



**Clackamas County Planning and Zoning Division  
Department of Transportation and Development**

Development Services Building  
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)  
[www.clackamas.us/planning](http://www.clackamas.us/planning)

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**NOTICE OF LAND USE APPLICATION IN YOUR AREA**

**Date of Mailing of this Notice:** 09/16/2025

**Notice Mailed To:** Property owners within 500 feet of the subject property  
Community Planning Organizations (CPO)  
Interested Agencies

**File Number:** Z0363-25

**Application Type:** Temporary Dwelling for Care

**Proposal:** This is an application to renew a Temporary Dwelling for Care Permit to continue to authorize the temporary placement of a manufactured home on the subject property, in addition to the primary dwelling, in the provision of care to Julie Poe. If approved, Julie, who requires care due to medical This is an application to renew a Temporary Dwelling for Care Permit to continue to authorize the temporary placement of a manufactured home on the subject property, in addition to the primary dwelling, in the provision of care to Julie Poe. If approved, Julie, who requires care due to medical conditions, would continue to reside with her husband in the temporary dwelling and the care providers would reside in the permanent dwelling. At this time, the applicants are also requesting to have the current primary dwelling switched to the temporary dwelling and the new replacement dwelling under MH0004922 become the primary dwelling. The original primary dwelling will be demolished under permit B0368022

**Applicable Zoning and Development Ordinance (ZDO) Criteria:** In order to be approved, this proposal must comply with ZDO Sections 202, 316, 1204, & 1307. The ZDO criteria for evaluating this application can be viewed at <https://www.clackamas.us/planning/zdo.html>

**Applicant:** CAMPBELL, THOMAS

**Property Owner:** CAMPBELL THOMAS TAYLOR

**Site Address:** 21331 S JUBB RD  
ESTACADA, OR 97023

**Location:** property is located on S. Jubb Rd and corner of Tennys Creek Ln.

**Assessor's Map and Tax Lot:** 33E24B 01800

**Zoning:** FF10-FARM FOREST 10 ACRES

**Staff Contact:** Michelle Salo Reiter 503-742-4532     **E-mail:** [MSalo@clackamas.us](mailto:MSalo@clackamas.us)

**File Number:** Z0363-25

**Community Planning Organization:** The following recognized Community Planning Organization (CPO) has been notified of this application. This organization may develop a recommendation. You are welcome to contact the CPO and attend their meeting on this matter, if one is planned.

REDLAND-VIOLA-FISCHERS MILL CPO  
LANCE WARD 503-631-2550  
LANCECWARD@AOL.COM

If this CPO is currently inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at [communityinvolvement@clackamas.us](mailto:communityinvolvement@clackamas.us). In some cases where there is an inactive CPO, a nearby active CPO may review the application. To determine if that applies to this application, call or email the staff contact.

**How to Review this Application:** A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. Copies may be purchased at the rate of \$2.00 per page for 8 1/2" x 11" or 11" x 14" documents, \$2.50 per page for 11" x 17" documents, \$3.50 per page for 18" x 24" documents and \$0.75 per sq ft with a \$5.00 minimum for large format documents. You may view or obtain these materials:

- Online at <https://aca-prod.accela.com/clackamas>. After selecting the Planning tab enter the file number to search. Select File Number and then select Attachments from the dropdown list, where you will find the submitted application; or
- By emailing or calling the staff contact.

**Decision Process:** Following the closing of the comment period, a written decision on this application will be made and a notice of decision will be mailed to you. If you disagree with the decision, you may appeal to the Land Use Hearings Officer, who will conduct a public hearing. There is a \$250 appeal fee.

**How to Comment on this Application:**

To ensure your comments are considered prior to issuance of the decision, they must be received within 20 days of the date of this notice. Comments may be submitted by email to the staff contact or by regular mail to the address at the top of this notice. Please include the file number on all correspondence, and focus your comments on the approval criteria identified above or other criteria that you believe apply to the decision.

Comments:

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Your Name/Organization

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Telephone Number

*Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at least three (3) business days before the meeting at 503-742-4545 or [DRenhard@clackamas.us](mailto:DRenhard@clackamas.us).*

¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? |  
翻译或口译? | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



**Planning and Zoning**  
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**STAFF USE ONLY**

**RECEIVED**

SEP 02 2025

Clackamas County  
 Planning & Zoning

Staff Initials: *NAH 9/2/25* File Number: Z0363-25

Land use application for:

# TEMPORARY DWELLING FOR CARE

Application Fee: \$863

APPLICANT INFORMATION			
Applicant name: Thomas Taylor Campbell	Applicant email: ttcampb1@outlook.com	Applicant phone: 503-502-1452	
Applicant mailing address: 21355 S Jubb Rd.	City: Estacada	State: OR	ZIP: 97023
Contact person name (if other than applicant): Kirsten Rae Zamoida Campbell	Contact person email: kzamoida@hotmail.com	Contact person phone: 541-285-3123	
Contact person mailing address: 21355 S Jubb Rd.	City: Estacada	State: OR	ZIP: 97023

PROPOSAL
Brief description of proposal: Renew current hardship permit to help with care for Julie Ann Poe (mother of applicant) and property.

SITE INFORMATION			
Site address: 21331 S Jubb Rd. Estacada, OR 97023	Comprehensive Plan designation: Outside UGB	Zoning district: FF10	
Map and tax lot #:	Township: <u>3</u> Range: <u>3E</u> Section: <u>24B</u> Tax Lot: <u>01800</u>	Land area: 8.84/10.11 Acres	
	Township: _____ Range: _____ Section: _____ Tax Lot: _____		
	Township: _____ Range: _____ Section: _____ Tax Lot: _____		
Adjacent properties under same ownership:	Township: _____ Range: _____ Section: _____ Tax Lot: _____		
	Township: _____ Range: _____ Section: _____ Tax Lot: _____		

Printed names of all property owners: <i>Thomas Taylor Campbell</i>	Signatures of all property owners: <i>[Signature]</i>	Date(s): 9-1-25
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<b>I hereby certify that the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.</b>	
Applicant signature: <i>[Signature]</i>	Date: 9-1-25

## A. Review applicable land use rules:

This application is subject to the provisions of [Section 1204, Temporary Permits](#) of the [Clackamas County Zoning and Development Ordinance](#) (ZDO).

It is also subject to the ZDO's definitions, procedures, and other general provisions, as well as to the specific rules of the subject property's zoning district and applicable development standards, as outlined in the ZDO.

## B. Turn in all of the following:

- Complete application form:** Respond to all the questions and requests in this application, and make sure all owners of the subject property sign the first page of this application. Applications without the signatures of all property owners are incomplete.
- Application fee:** The cost of this application is **\$863**. Payment can be made by cash, by check payable to "Clackamas County", or by credit/debit card with an additional card processing fee using the [Credit Card Authorization Form](#) available from the Planning and Zoning website. Payment is due when the application is submitted. Refer to the FAQs at the end of this form and to the adopted [Fee Schedule](#) for refund policies.
- Site plan:** Provide a site plan (also called a plot plan). A [Site Plan Sample](#) is available from the Planning and Zoning website. The site plan must be accurate and drawn to-scale on paper measuring no larger than 11 inches x 17 inches. The site plan must illustrate all of the following (when applicable):
  - Lot lines, lot/parcel numbers, acreage/square footage of lots, and contiguous properties under the same ownership;
  - All existing and proposed structures, fences, roads, driveways, parking areas, and easements, each with identifying labels and dimensions;
  - Setbacks of all structures from lot lines and easements;
  - Significant natural features (rivers, streams, wetlands, slopes of 20% or greater, geologic hazards, mature trees or forested areas, drainage areas, etc.); and
  - Location of utilities, wells, and all onsite wastewater treatment facilities (e.g., septic tanks, septic drainfield areas, replacement drainfield areas, drywells).
- Floor plans:** Attach detailed, accurate, and to-scale floor plans for the primary dwelling. Also include floor plans of any existing accessory dwelling on the property. Label all rooms, show their dimensions, include their square footage, and identify all doors and partition walls.
- Licensed healthcare provider's signed statement(s):** Have a licensed healthcare provider complete, sign, and date the statement page at the end of this application form, or another written statement that includes all of the same information, for each proposed care recipient. The signed statement(s) must be dated within 90 days preceding the date this permit application is submitted. Please note that the information provided on the healthcare provider's signed statement is part of a land use application and is available for public review.
- Evidence for separate on-site wastewater treatment system (if applicable):** If you are requesting that the proposed temporary dwelling use a *separate* on-site wastewater treatment system than the primary dwelling, you must include evidence that the system serving the primary dwelling is not adequate to serve the temporary dwelling, unless you provide evidence that more than one lawfully established on-site wastewater treatment system exists on the subject lot of record or tract.

- Utility provider's statement for separate service (if applicable):** If you are requesting that the proposed temporary dwelling have *separate* water, electricity, natural gas, or sanitary sewer service than those of the primary dwelling, or have any separate utility meter, you must include a written statement from the utility provider substantiating that separate service is *required*, unless you provide evidence that more than one lawfully established service exists on the subject lot of record or tract.

**For new (not renewal) applications:**

- Evidence that the property is a lot of record:** Lot of record is defined by [Section 202 of the ZDO](#). Evidence may include prior research conducted by Planning and Zoning, deeds, ownership logs from the Office of Assessment and Taxation, or a map demonstrating that the property is a lot or parcel in a recorded plat. If you would like Planning and Zoning staff to conduct this research for you, complete a [Research Request Form](#) and submit it with the required fee.
- Evidence that the existing primary dwelling was lawfully established:** Typically it is best to provide copies of the "appraisal jacket", obtained from the County Department of Assessment & Taxation, and, if available, permit numbers for land use, septic, building and manufactured dwelling placement permits for the dwelling.
- If the property is zoned AG/F, evidence to demonstrate whether the tract was predominantly agriculture or predominantly forestry on January 1, 1993:** Evidence may include, but is not limited to, dated aerial photos, tax records or sales receipts.
- If the property is zoned AG/F (and the predominant use of the subject tract was forestry on January 1, 1993) or TBR, evidence of fire protection:** If the dwelling is not within a fire protection district, provide evidence that you have asked to be included within the nearest such district. If inclusion within a fire protection district or contracting for residential fire protection is impracticable, you must propose an alternative means for protecting the dwelling from fire hazards and the means selected must comply with [ZDO Subsection 406.08\(B\)\(1\)](#).

**C. Answer the following questions:**

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Is this an application to renew a previously approved *Temporary Dwelling for Care* permit?

NO, this is an application for a new permit.

YES, and the file number for the most recent approval is: Z 0377-22.

2. Identify the type of temporary dwelling proposed (see ZDO [Section 202](#) for complete definitions of these dwelling types):

**Manufactured home** (Constructed on or after June 15, 1976, in accordance with federal manufactured housing construction and safety standards/regulations)

**Mobile home** (Constructed between January 1, 1962, and June 15, 1976, in accordance with the construction requirements of Oregon mobile home law)

**Residential trailer** (Greater than 400 square feet, less than 700 square feet, and constructed, for movement on the public highways, before January 1, 1962, in accordance with federal manufactured housing construction and safety standards /regulations)

**Recreational vehicle** (Not exceeding 400 square feet in gross floor area in the set-up mode and licensed by the State of Oregon as a vehicle, with or without motive power, that is designed for human occupancy and to be used temporarily for recreational, seasonal, or emergency purposes)

3. What are the names of all proposed care recipients?

Care recipient name(s): Julie Ann Poe

4. What are the names of all proposed care providers?

Care provider name(s): Thomas Taylor Campbell & Kirsten Rae Zamoida Campbell

5. Will the proposed temporary dwelling be located on the same lot of record or tract as a lawfully established permanent dwelling? (A "tract" is one or more contiguous lots of record under the same ownership.)

NO

YES

6. Identify everyone who will occupy each dwelling on the subject lot of record or tract:

<i>Occupant name</i>	<i>Age</i>	<i>Relationship to care recipient(s)</i>
<b>PERMANENT PRIMARY DWELLING</b>		
Thomas Taylor Campbell	37	Son & Property owner
Kirsten Rae Zamoida Campbell	38	Daughter-in-law
Brooklyn Nicole Campbell	12	Granddaughter
Colton Jon Archer Campbell	2	Grandson
<b>TEMPORARY DWELLING</b>		
Julie Ann Poe	63	Care recipient
Larry A. Poe	80	Spouse of care recipient
<b>ANY OTHER DWELLING (e.g. ADU, accessory historic dwelling, or other permanent dwelling)</b>		

7. Explain why the use of any existing housing on the subject lot of record or tract, including rented or vacant housing, is not a reasonable alternative to the proposed temporary dwelling.

Also explain why the care recipient and care provider cannot reasonably be expected to reside in an existing permanent dwelling on the subject lot of record or tract.

If the reasoning is based on insufficient space in an existing dwelling or the need for privacy, you must include supporting details (such as the size of the existing housing and the number of bedrooms and bathrooms in the existing housing) in a detailed floor plan.

At present, the previous primary dwelling has received a permit for demolition (approved permit B0368022) due to severe weather damage, and a replacement dwelling (approved and finalized permit MH0004922) was brought in to ensure that Julie Poe (care recipient) and Larry Poe (spouse) had a safe home to reside within.

The previous primary dwelling was 2600sf and the replacement is 1296sf. Due to the downsize, the replacement dwelling is no longer large enough for both families.

Julie's care requires privacy for daily naps, assistance with bathing, and assistance using the restroom. It also requires adequate space for safely maneuvering throughout the home because she is in a wheel chair. With Thomas' family continuing to grow, there is not enough consistent privacy and space available for Julie due to constant daily activities, property maintenance needs, and fluctuating work/daycare/school schedules.

As part of this renewal, we are also requesting to have the current temporary dwelling designated as the primary dwelling, so that in the event of any significant life changes, this home will remain on the property as the primary, and the aforementioned replacement dwelling would be the temporary.

8. Would another adult live with the care recipient(s) if this permit is approved?

NO

YES, but that/those other adult(s) cannot provide the care for the following reasons:

Larry's age and multiple joint replacements prevent him from providing all aspects of Julie's care. He can do small daily tasks (like meal prep), but he is unable to lift Julie when needed or maintain the property and household alone.

9. Does any proposed care recipient *currently* reside on the subject lot of record or tract?

NO

YES, and no relative of the care recipient lives nearby.

YES, but other nearby relatives cannot provide care because (explain in the box below):

Julie's closest relatives have passed away and her spouse's age and physical health prevent him from being able to solely provide full care.

10. Is there another temporary dwelling for care already on the subject lot of record or tract?

NO

YES

11. What year was the primary dwelling built, or if a manufactured dwelling, what year was it placed on the property?

The current temporary dwelling, proposed now as the new permanent dwelling, was placed in 2018

**D. If the property is zoned AG/F, EFU or TBR, answer the following questions:**

Accurately answer the following questions in the spaces provided. Attach additional pages, if necessary.

1. Is every proposed care recipient a resident of an existing dwelling located on the subject lot of record or tract, or the relative of such a resident?

NO, the proposed care recipient does not currently reside at the subject property and is not the relative of a current resident.

YES, the proposed care recipient currently resides at the subject property or is the relative of a current resident.

2. **If this is a renewal application, you may skip this question.** A new temporary dwelling for care cannot be approved if it will force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use or if it will significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use. To allow this to be evaluated:

- **Using a map or aerial photograph**, identify the surrounding lands, the farm and forest operations on those lands, the accepted farm practices on each farm operation, and the accepted forest practices on each forest operation. For example, if there is a berry farm next door and they use propane sound cannons to scare away birds and protect the crop, the berry farm would be identified as a farm operation and the propane sound cannon as an accepted farm practice. If there are no farm or forest operations on surrounding lands, state that in the box below.

- Identify the individual impacts of the temporary dwelling to each farm and forest practice that you have identified above. Examples of potential impacts may include but are not limited to traffic, water availability and delivery, introduction of weeds or pests, damage to crops or livestock, litter, trespass, reduction in crop yields, or flooding. Potential impacts also include impacts relating to the construction or installation of the proposed use (temporary dwelling and related site preparation, utilities, access, etc.).

- Explain whether the temporary dwelling is likely to have an important influence or effect on any of the identified farm and forest practices.

- Explain whether all identified impacts of the proposed use **when considered together** could have a significant impact to any identified farm or forest operation in a manner that is likely to have an important influence or effect on that operation.

**E. If the property is zoned AG/F (and the predominant use of the subject tract was forestry on January 1, 1993) or TBR, answer the following:**

**If this is a renewal application, you may skip this section.**

1. Explain how the proposed temporary dwelling will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

2. Explain how the proposed dwelling and any accessory structures will be sited so that:
  - They have the least impact on nearby or adjoining forest or agricultural lands;
  - The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
  - The amount of forest lands used to site access roads, service corridors, and structures is minimized; and
  - The risks associated with wildfire are minimized.

3. Will road access to the dwelling be by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management (BLM), or the United States Forest Service (USFS)?

NO, as shown in the attached site plan.

YES, and proof of a long-term road access use permit or agreement is attached.

#### **F. Understand the following conditions:**

The temporary permit, if approved, will be subject to these conditions, unless an exception is specifically requested in your application and approved:

1. The temporary dwelling shall be connected to a sanitary sewer system or to an onsite wastewater treatment system approved by the County. The temporary dwelling shall use the same onsite wastewater treatment system used by the permanent dwelling, if that system is adequate to accommodate the additional dwelling. An exception may also be granted if more than one lawfully established onsite wastewater treatment system exists on the subject lot of record or tract.
2. The temporary dwelling shall comply with the minimum yard depth standards for primary buildings in the applicable zoning district.
3. All water, electricity, natural gas, and sanitary sewer service for the temporary dwelling shall be extended from the permanent dwelling services. No separate meters for the temporary dwelling shall be allowed. An exception may be granted if the utility provider substantiates that separate service is required or if more than one lawfully established service exists on the subject lot of record or tract.
4. The temporary dwelling shall use the same driveway entrance as the permanent dwelling, although the driveway may be extended. An exception may be granted if more than one lawfully established driveway entrance to the subject lot of record or tract exists.
5. The temporary dwelling shall be located within 100 feet of the permanent dwelling. This distance shall be measured from the closest portion of each structure. This distance may be increased if the applicant provides evidence substantiating that steep slopes, significant natural features, significant existing landscaping, existing structures, other physical improvements, or other similar constraints prevent compliance with the separation distance standard. The increase shall be the minimum necessary to avoid the constraint. An exception may also be granted if the temporary dwelling will be sited in the same or substantially similar location as a previous, lawfully established temporary dwelling for care.
6. A written statement shall be recorded in the County deed records recognizing that a dwelling approved pursuant to ZDO Subsection 1204.04 is temporary and that the temporary permit is not transferable when the property is conveyed to another party.

7. The temporary dwelling shall not be a source of rental income.
8. If the temporary dwelling is a manufactured dwelling or residential trailer, it shall be removed from the subject property when the permit expires or the need for care ceases, whichever first occurs. An exception to this provision may be granted if a temporary manufactured dwelling is converted to a permanent dwelling. Such a conversion shall be allowed only if the temporary dwelling complies with all applicable standards of the Zoning and Development Ordinance for a permanent dwelling, including any that limit the number of dwelling units permitted on the subject property. If the temporary dwelling is a recreational vehicle, it shall be removed from the subject property or placed in a stored condition when the permit expires or the need for care ceases, whichever first occurs. A recreational vehicle shall be deemed to be placed in a stored condition when it ceases to be used for residential purposes and is disconnected from any on-site wastewater treatment system and all utilities other than temporary electrical connections for heating necessary to avoid physical deterioration. Storage of a recreational vehicle shall comply with all other applicable requirements of the Zoning and Development Ordinance.
9. If the property is zoned AG/F, EFU, or TBR, the landowner shall sign and record in the deed records for the County a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under Oregon Revised Statutes (ORS) 30.936 or 30.937.
10. If the property is zoned AG/F (and the predominant use of the tract was forestry on January 1, 1993) or TBR, the landowner shall record in the deed records for the County a statement that recognizes the rights of the adjacent and nearby landowners to conduct forest operations consistent with the Oregon Forest Practices Act and Rules.
11. If the property is zoned AG/F (and the predominant use of the tract was forestry on January 1, 1993) or TBR, the following siting criteria apply:
  - **Fuel-free Breaks:** The dwelling shall comply with [ZDO Subsection 406.08\(A\), Fire-Siting Standards for New Structures](#).
  - **Roofing Materials:** The dwelling must have a fire-retardant roof.
  - **Slope:** The dwelling shall not be sited on a slope of greater than 40 percent.
  - **Chimneys:** If the dwelling has a chimney or chimneys, each chimney must have a spark arrester.
  - **Water Supply:** Evidence must be provided that the domestic water supply is from a source authorized in accordance with the Oregon Water Resources Department's (OWRD's) administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Oregon Forest Practices Rules (OAR Chapter 629). "Evidence of a domestic water supply" means:

- Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;
- A water use permit issued by OWRD for the use described in this application; or
- Verification from OWRD that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county .

## FAQs

### **When is a Temporary Dwelling for Care permit required?**

The County's Zoning and Development Ordinance (ZDO) allows the use of a manufactured dwelling, residential trailer, or recreational vehicle as a dwelling to provide care to one or more persons due to an age-related or medical condition. This type of temporary use requires a Temporary Dwelling for Care permit land use permit.

### **What is the permit application process?**

Temporary Dwelling for Care permits are subject to a "Type II" land use application process, as provided for in [Section 1307](#) of the ZDO. Type II decisions include notice to owners of nearby land, the Community Planning Organization (if active), service providers (sewer, water, fire, etc.), and affected government agencies. If the application is approved, the applicant must comply with any conditions of approval identified in the decision. The Planning Director's decision can be appealed to the County Land Use Hearings Officer.

### **What is needed for the County to approve a land use permit?**

Temporary dwellings for care *may* be permitted after an evaluation by the County of applicable standards of the ZDO. The applicant is responsible for providing evidence that their proposal does or can meet those standards. In order to address the standards, the information requested in this application should be as thorough and complete as possible. A permit will only be approved or denied after a complete application is received and reviewed. The County approves an application only if it finds that the proposal meets the standards or can meet the standards with conditions.

### **If approved, how long would the temporary permit be valid?**

A Temporary Dwelling for Care permit may be approved for a period not to exceed two years in the AG/F, EFU, and TBR Districts and for a period not to exceed three years in any other zoning district. The permit may be renewed for a period not to exceed two years in the AG/F, EFU, and TBR Districts and three years in any other zoning district. A temporary permit for a dwelling for care *may* be renewed an unlimited number of times.

### **How long will it take the County to make a decision about an application?**

The County makes every effort to issue a decision on a Type II land use application within 45 days of when we deem the application to be complete. State law generally requires a final County decision on a land use permit application in an urban area within 120 days of the application being deemed complete, and within 150 days for a land use permit in a rural area, although there are some exceptions.

### **How expensive is it to set up a new Temporary Dwelling for Care?**

The land use application for a new or renewed Temporary Dwelling for Care costs **\$863**. The temporary dwelling must connect to piped sanitary sewer system or on-site wastewater treatment system approved by the County, which may require additional costs; contact the sewer service provider, or the County's Septic and Onsite Wastewater Program (503-742-4740 or [septicinfo@clackamas.us](mailto:septicinfo@clackamas.us)), for more information. The temporary dwelling may also require a placement permit from the County's Building Codes Program; contact Building Codes at 503-742-4240 or [bldservice@clackamas.us](mailto:bldservice@clackamas.us) for more information about those additional costs. The Transportation Engineering Program (503-742-4691, [engineering@clackamas.us](mailto:engineering@clackamas.us)) assesses System Development Charges (SDCs) for temporary dwellings.

## FAQs continued

### **If an application is submitted and then withdrawn, will a refund be given?**

If a submitted Type II application is withdrawn before it is publicly noticed, 75% of the application fee paid will be refunded. If a submitted application is withdrawn after it is publicly noticed, but before a decision is issued, 50% of the application fee will be refunded. No refund will be given after a decision is issued. The \$5 Technology Fee is non-refundable.

### **I need help operating my farm or improving or maintaining my property, or have a financial hardship. Do one or more of these needs alone qualify me for a *Temporary Dwelling for Care*?**

No, not in the absence of a documented need for assistance with personal activities (bathing, grooming, eating, etc.) or a need for personal supervision due to cognitive impairment.

### **I want to use a recreational vehicle (RV) as a *Temporary Dwelling for Care* and can have the on-board wastewater tank dumped regularly. Is that OK?**

No. A *Temporary Dwelling for Care*, even an RV, must connect to a piped sanitary sewer system or on-site wastewater treatment system approved by the County.

### **Why do I have to keep renewing an approved *Temporary Dwelling for Care* permit?**

State and County law limit the *Temporary Dwelling for Care* permit's period of validity, so it must be renewed before it expires. A renewal application must substantiate that the care provider and care recipient continue to live on the subject property and that a similar or greater level of assistance continues to be required.

### **Who can help answer additional questions?**

For questions about the County's land use permit requirements and this application form, contact Planning and Zoning at **503-742-4500** or [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us). You can also find information online at the Planning and Zoning website: [www.clackamas.us/planning](http://www.clackamas.us/planning).

*Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or [drenhard@clackamas.us](mailto:drenhard@clackamas.us).*

**503-742-4545:** ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод?  
翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?



**Planning and Zoning**  
**Department of Transportation and Development**  
 Development Services Building  
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 503-742-4500 | zoninginfo@clackamas.us

## Licensed Healthcare Provider's Statement

**DISCLAIMER:** The information provided on the healthcare provider's signed statement is part of a land use application and is available for public review.

PATIENT INFORMATION	
Patient's name: Julie Ann Poe #51174521	Patient's age: 63
Patient's address: 21331 S Jubb Rd. Estacada, OR 97023	

**This section must be fully completed only by the signed licensed healthcare provider.**

**1. The patient suffers from at least one of the following:**

<input checked="" type="checkbox"/> Age-related condition(s) generally described as: <div style="background-color: yellow; padding: 5px; margin-top: 5px;">Stroke</div>	<input checked="" type="checkbox"/> Medical condition(s) generally described as: <div style="background-color: yellow; padding: 5px; margin-top: 5px;">Stroke</div>
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**2. The condition(s) require assistance with the following daily activities (check all that apply):**

<input checked="" type="checkbox"/> Bathing/grooming <input checked="" type="checkbox"/> Dressing <input type="checkbox"/> Eating <input checked="" type="checkbox"/> Property maintenance or improvement <input type="checkbox"/> Ambulation/transferring <input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Supervision due to cognitive impairment	<input checked="" type="checkbox"/> Food preparation <input checked="" type="checkbox"/> Laundry <input type="checkbox"/> Routine shopping <input type="checkbox"/> Toileting <input checked="" type="checkbox"/> Medication management <input type="checkbox"/> Other daily activity: <div style="background-color: yellow; padding: 5px; margin-top: 5px;"></div>
--	---

*I, the undersigned, do certify that I have completed this form and that the above information is true. I have marked boxes in Question 1 and boxes in Question 2.*

Healthcare provider's name: RICHARD VARAN	License number: MD 25583	Name of healthcare practice: KAISER PERMANENTE
Address of healthcare practice: 9800 SE Sunnyside Rd Clackamas, OR 97015		Phone: 503-813-2000
Healthcare provider's signature: Richard Varan MD		Date: 8/26/25

**This form is part of a land use application for a Temporary Dwelling for Care.**



7/29/2025

Julie A Poe  
21331 S Jubb Rd  
Estacada OR 97023

To whom it may concern,

Ms. Poe,

Is under my care and needs a hardship permit for Clackamas County. She has an arteriovenous malformation and stroke and is in a wheelchair, has much difficulty getting around. She is unable to drive, needs assistance with food preparation and bathing.

Sincerely,

<<Signed electronically - 7/29/2025 3:50 PM by Mark A. Wozniak, MD.>>

Mark A. Wozniak, MD

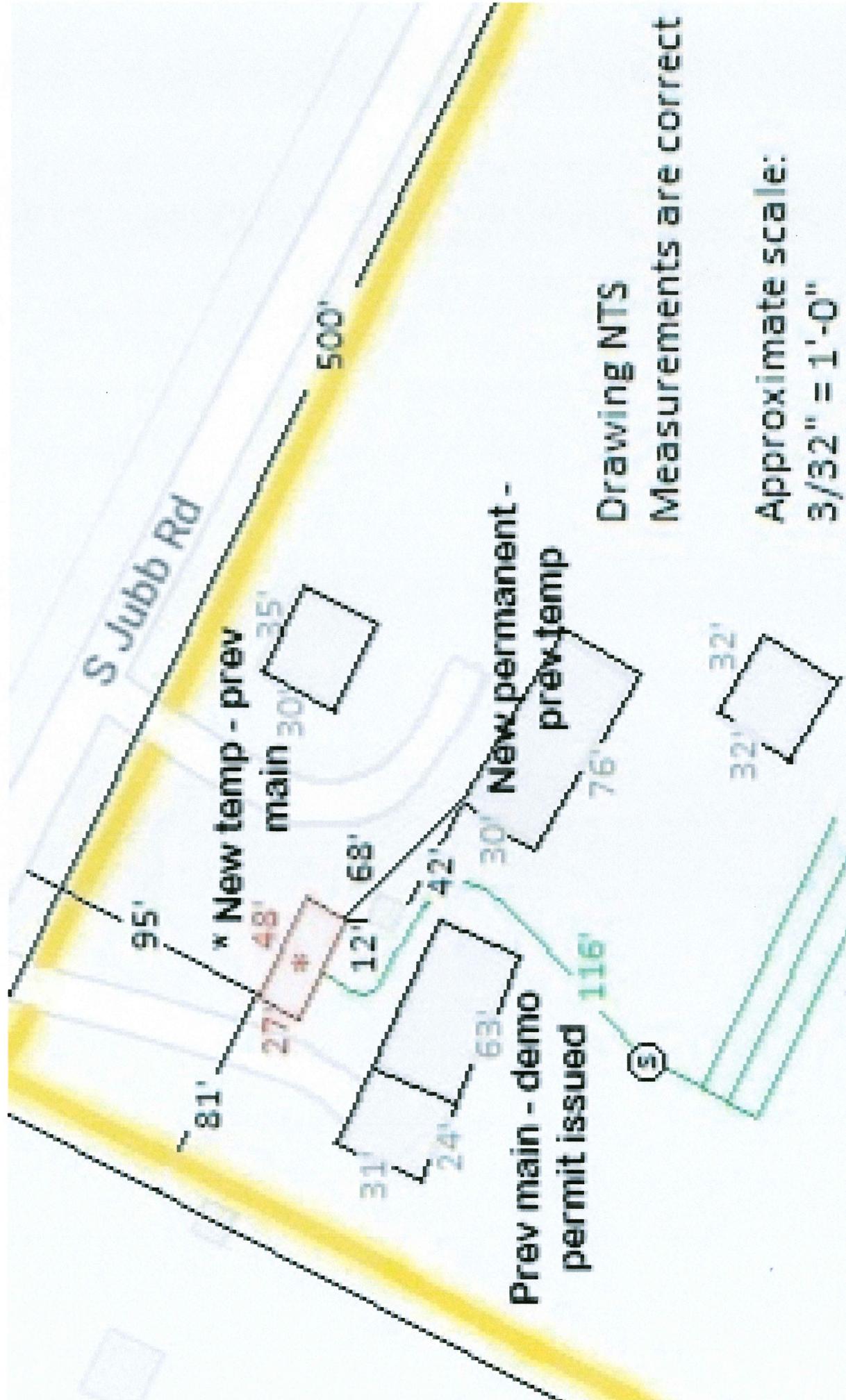
---

KAISER PERMANENTE NW  
Mt Scott Medical Office  
9800 S E Sunnyside Rd  
Clackamas, Or 97015-9750  
(800) 813-2000  
Julie A Poe

g NTS  
ements are correct

imate scale:  
1'-0"





Drawing NTS  
 Measurements are correct

Approximate scale:  
 $3/32" = 1'-0"$

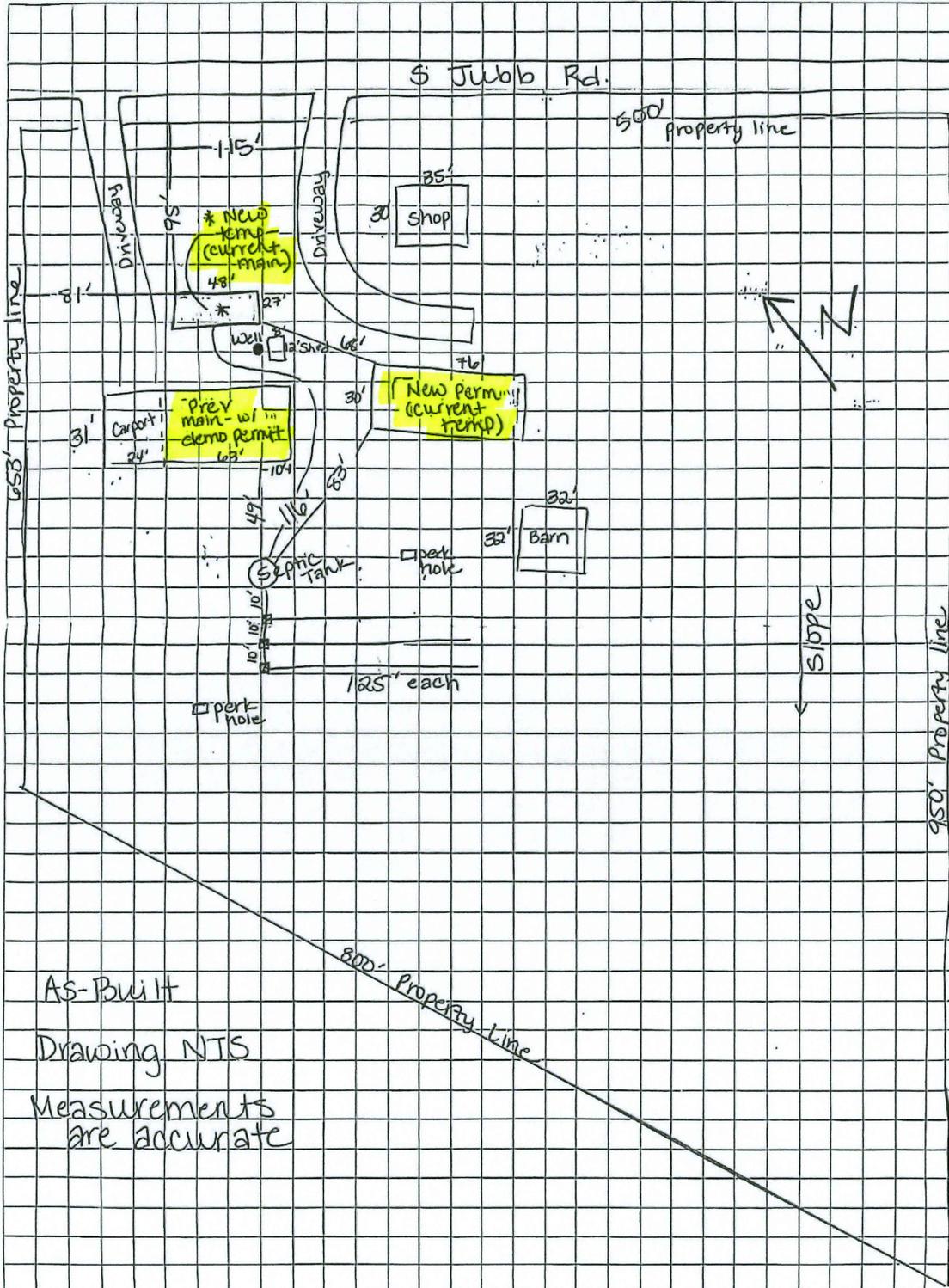
# SEPTIC PLOT PLAN

As-Built

Applicant Thomas Campbell

Township 3 Range 3E Section 24B Tax Lot 01800

Address 21331 S. Jubb Rd. Estacada, OR 97023



# HD MILLERSBURG - CAMPBELL - 8/17/17



Palm Harbor Homes

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All Rights Reserved

Plant Location: 20-Millersburg  
Customer: X  
Drawn By: X  
Date: 3-10-15  
Series: 400  
Model Number: HD30783C  
Page Number:  
Designer:

## ELEVATION

Rev. By: -  
Revision: -

## Approvals

P.E.

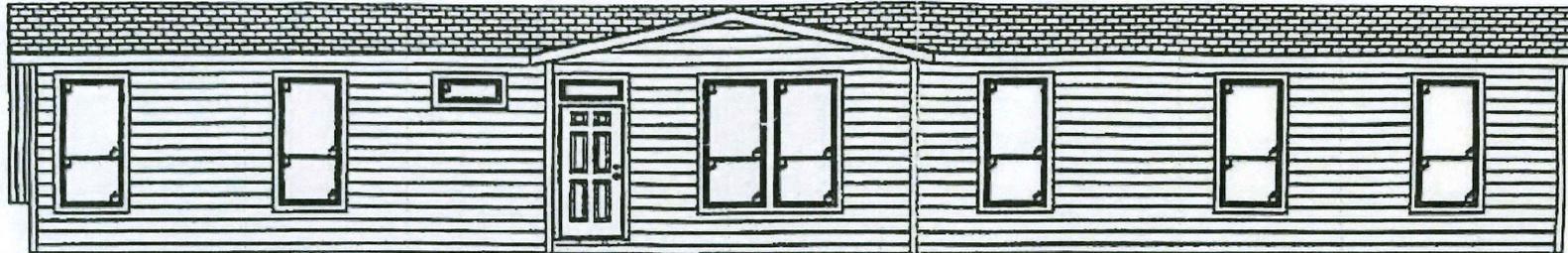
3rd Party:

### STOP

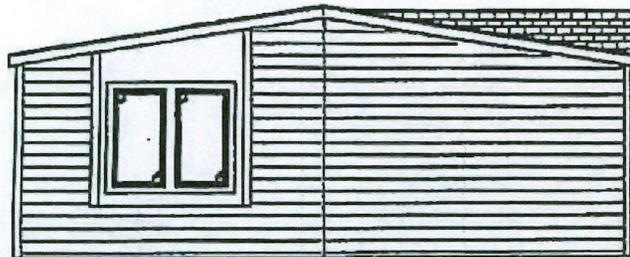
I HAVE REVIEWED THE  
CONFIRMATION  
BUILD AS IS BUILD W/CHANGES

SIGNATURE

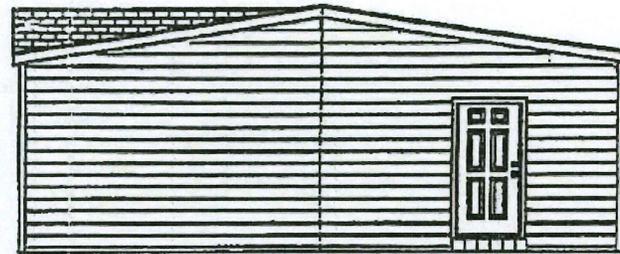
DATE \_\_\_\_\_



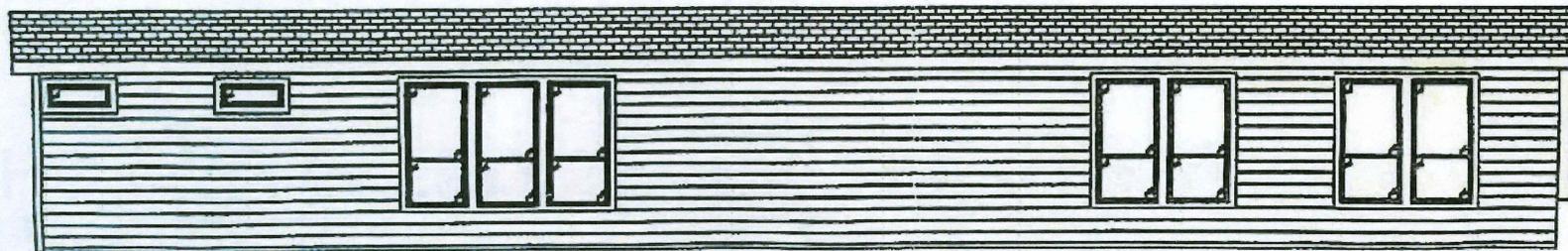
Front View



Left View



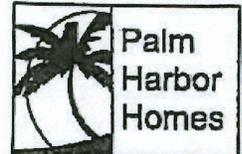
Right View



Rear View

*New Primary*

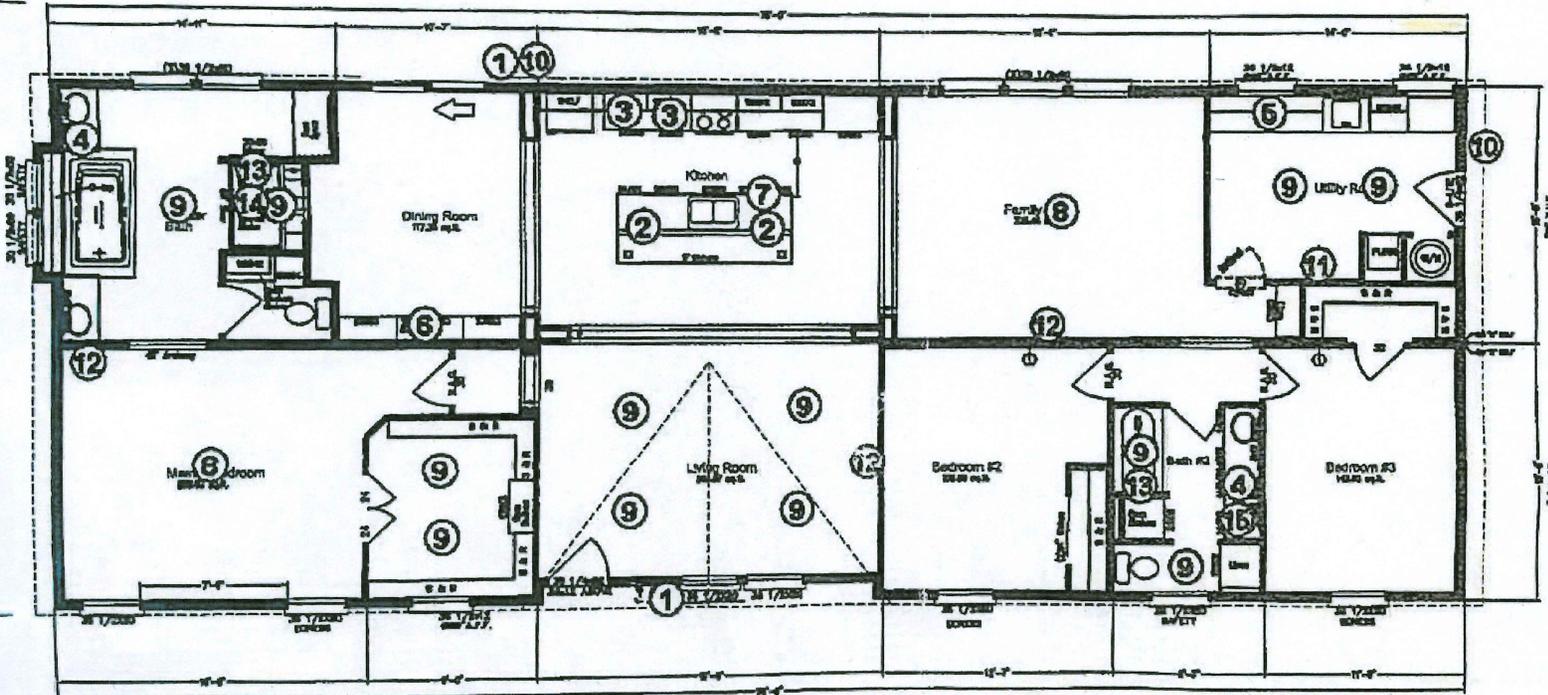
# HD MILLERSBURG - CAMPBELL - 8/17/17



Palm Harbor Homes

COPYRIGHT © 2015  
Palm Harbor Homes, Inc.  
All Rights Reserved

Plant Location:	20-Millersburg
Customer:	X
Drawn By:	X
Date:	3-10-15
Series:	400
Model Number:	HD30763C

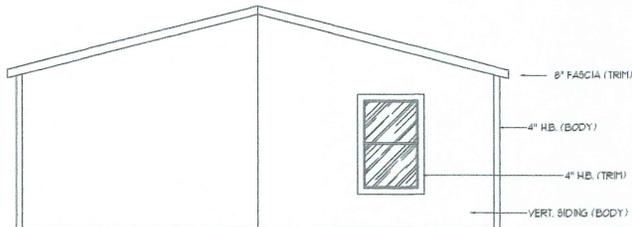


130

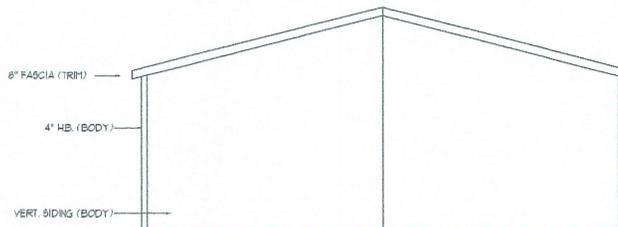
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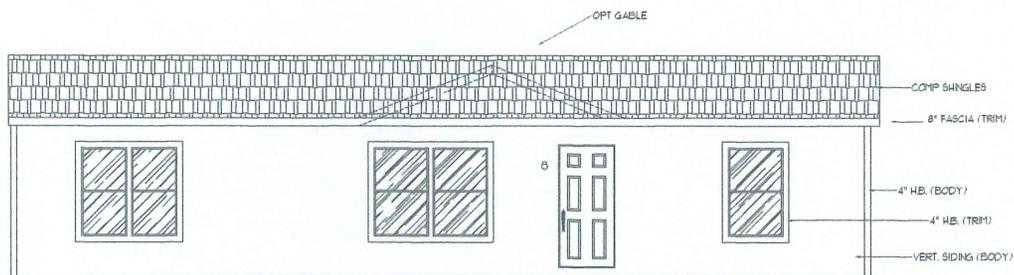
New Primary



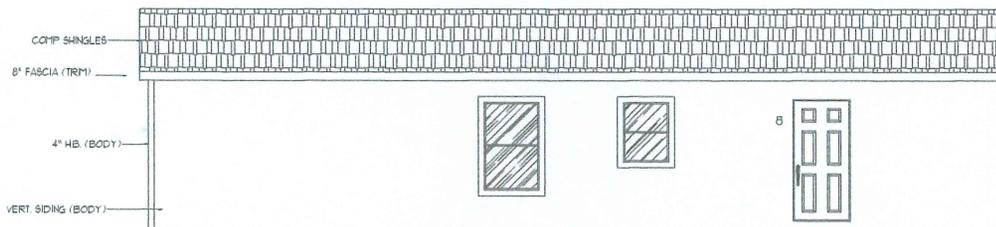
FRONT ENDWALL ELEVATION



REAR ENDWALL ELEVATION



FRONT SIDEWALL ELEVATION

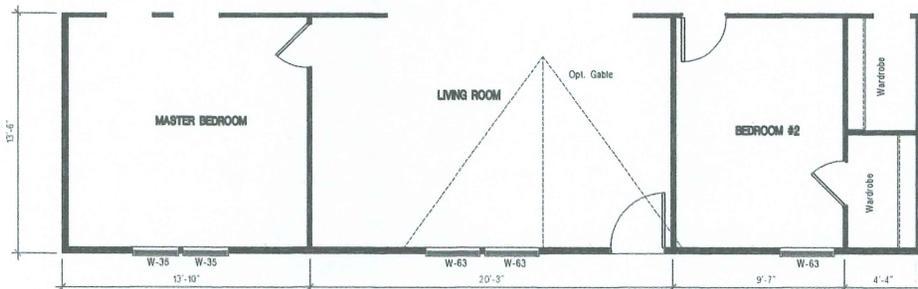
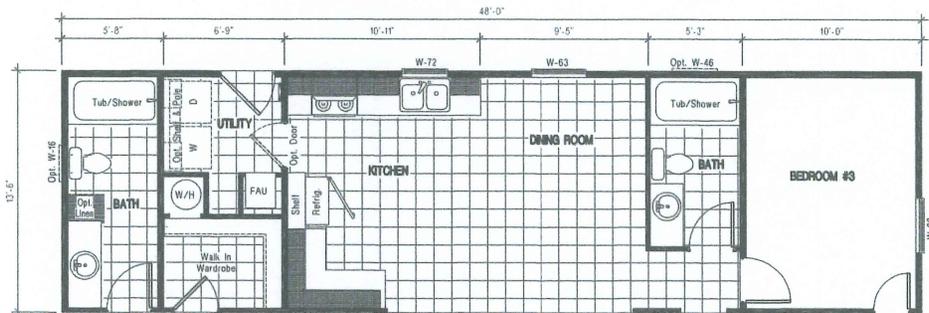


REAR SIDEWALL ELEVATION

**Manufacturing West, Inc.**  
 Albany Division - Plant #972  
 2445 S.W. PACIFIC BLVD.  
 ALBANY, OR 97321  
 Phone (541) 926-8631  
 Fax (866) 491-6847

DRAWING TITLE	
<b>EXTERIOR ELEVATION</b>	
ORIGINAL DRAWING BY : G. LUND	
SIDEWALL: 4" OR 6" <b>4" WALLS</b>	
PRODUCT	MODEL NO.
DREAM SERIES	<b>DREAM 48-1</b>
SQ. FT.	DATE
1,296	1-9-14
SHEET	REVISED
2-A	4-2-14

Temp



**DREAM 48-1**  
 THREE BEDROOM, TWO BATH - 1,296 SQ. FT.

**Manufacturing West, Inc.**  
 Albany Division - Plant #972  
 2445 S.W. PACIFIC BLVD.  
 ALBANY, OR 97321  
 Phone (541) 926-8631  
 Fax (866) 491-6847

DRAWING TITLE	
SALES FLOOR PLAN	
ORIGINAL DRAWING BY : G. LUND	
SIDEWALL: 4" OR 6" <b>4" WALLS</b>	
PRODUCT	MODEL NO.
DREAM SERIES	<b>DREAM 48-1</b>
SQ. FT.	DATE
1,296	1-9-14
SHEET	REVISED
1-A1	-

Temp.



**Clackamas County Planning and Zoning Division  
Department of Transportation and Development**

Development Services Building  
150 Beaver Creek Road | Oregon City, OR 97045

503-742-4500 | [zoninginfo@clackamas.us](mailto:zoninginfo@clackamas.us)  
[www.clackamas.us/planning](http://www.clackamas.us/planning)

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07/30/2025

CAMPBELL, THOMAS TAYLOR  
21355 S JUBB RD  
ESTACADA, OR 97023

RE: File Number: Z0377-22, Temporary Permit Renewal  
Assessor Map's & Tax Lot(s): 33E24B 01800

On 09/07/2022 a permit was issued to you for a Temporary Dwelling for Care. This permit was issued for a certain need and under specific conditions and will expire on 09/07/2025. If the need and conditions remain unchanged, such as the same care recipient and the same primary dwelling floor plan, you may be eligible to renew your permit.

A renewal application shall include the following:

1. A completed Temporary Dwelling for Care application signed by the property owner (form enclosed).
2. Application fee of \$863.00.
3. An updated healthcare provider's statement substantiating the continued need for assistance. (see last page of enclosed form)
4. A site plan.
5. A floor plan of the primary dwelling.

Please submit the above no later than 09/07/2025. Please notify this office at 503-742-4500 or [ZoningInfo@clackamas.us](mailto:ZoningInfo@clackamas.us) if temporary use has ceased.