



**VICKI L. WALKER**  
**STATE SENATOR**  
DISTRICT 7  
LANE COUNTY

**COPY**

July 20, 2004

Board of County Commissioners  
Lane County Public Service Building  
125 East 8<sup>th</sup> Street  
Eugene, OR 97401

Dear Commissioners Morrison, Dwyer, Green, Hampton and Sorenson:

I am writing in regards to Jim and Adele Varco and their recent experience with the Lane County Building Department and the Lane County inspection process.

Mr. Varco contacted our office nearly six months ago in regards to the problems his family was having with both the state and county in relation to their "dream home" in Elmira, Oregon. While the house was in the last stages of being built, Mr. Varco became concerned with a number of structural problems, despite having been granted a final occupancy permit by the building department. The building department later pulled the final occupancy permit and allowed time for repairs. The builder refused to take part in all of the necessary repairs and Mr. and Mrs. Varco settled with P.D. Boggs Construction Company out of desperation for \$16,000. The building department reinstated the final occupancy permit despite unfinished work and repairs.

While the Varcos settled with the construction company for \$16,000, I am concerned that the county allowed occupancy of a deficient home and overlooked many needed structural repairs. Since granting the final occupancy permit new problems, which may have been overlooked by the Lane County inspector, have come to light. Unable to keep up with payments and repairs, the Varcos have recently filed for bankruptcy.

While the Varco family does not reside in my senate district, I am concerned with this case because it involves both the Lane County building department and the Oregon State Building Codes Division. I would like to ask the Commission to look into Jim and Adele Varco's case, ensure the case was handled accordingly with state and county regulations, and make certain this type of problem does not happen again in Lane County.

Sincerely,

Vicki L. Walker  
State Senator

cc: Representative Gordon Anderson



Representative Alan Brown  
Representative Terry Beyer  
Representative Joanne Verger  
Senator Bill Morrisette  
Senator Floyd Prozanski  
Senator Ken Messerle  
Jim and Adele Varco