

Complaint Intake and Document Investigation

Report Date: 08/28/2025
Author: Heidi Konopnicki

Complaint #	CCINT- 2025-0028	Complaint Date:	07/24/2025
Source: Confidential	<input type="checkbox"/> Web	<input type="checkbox"/> US Mail	<input checked="" type="checkbox"/> Email
	<input type="checkbox"/> Counter	<input type="checkbox"/> Phone	
Submitted Evidence:	<input checked="" type="checkbox"/> Photo	<input type="checkbox"/> Video	<input type="checkbox"/> Other
	<input type="checkbox"/> None		
Complaint Type:	<input checked="" type="checkbox"/> LUP	<input checked="" type="checkbox"/> ROW	<input type="checkbox"/> SWR
	Allegation		Complainant
	<input type="checkbox"/> Initial	<input checked="" type="checkbox"/> Additional	<input checked="" type="checkbox"/> Initial
			<input type="checkbox"/> Additional

Subject Property:	12424 WI?NW SPRINGVILLE RD PORTLAND, OR 97229
Alt. Account #	R961150770
Zoning:	EFU and CFU2
Overlay(s):	SEC-h, SEC-s, GH
Watercourse:	<input checked="" type="checkbox"/> Onsite <input type="checkbox"/> Nearby

File Includes:	<input checked="" type="checkbox"/> Aerial Photo	<input checked="" type="checkbox"/> Zoning Map
	<input checked="" type="checkbox"/> Case & Permit History Report	<input checked="" type="checkbox"/> A&T Property Report

Initial Assessment:

- | | | |
|-----------|----|--|
| No | 1. | Is the reported development/use exempt from County permit/approval requirements? If no, proceed. |
| Unsure | 2. | Was the reported development/use likely established at a time that County permit/approval would not have been required? If no, proceed. |
| Partially | 3. | Is there a permit/approval on file that likely authorizes the reported development/use? If no, proceed. |
| No | 4. | Does the investigation of the reported development/use require an onsite inspection authorized by the property owner? If no, proceed to field inspection. If yes, draft Request for Inspection letter. |

Summary of Findings:

The complaint alleges that a non-permitted driveway access point is being installed off of NW Springville Rd to access vacant property R961150770. The complainant provided a photo from July 2025, which appears to show a recently excavated driveway based on the color of the soil and the lack of vegetation. There also appears to be sloped areas on either side of the disturbed area.

A review of Multnomah County zoning shows that this portion of the property is located within a Geologic Hazard (GH) overlay due to slope and a Significant Environmental Concern - Stream (SEC-s) overlay. Land Use permit records did not find any permit approving ground disturbance, including excavation or grading, within this location. Of Note: Hearings Officer Decision T2-2021-14981 discusses the requirements for a Geologic Hazard permit for driveway access, but is specific to Driveway #1 on the site plan for the new dwelling. The GH requirements for other accesses is not discussed. In that decision, the Hearings Officer finds: "The exemption is only for "maintenance". It appears from the record that placement of asphalt on top of existing gravel without any other ground disturbance would qualify for exemption (O) Exhibit H.3, page 31. If the application is refiled, and the access permit is reviewed and only asphalt is required over existing driveway, the Hearings Officer finds that Appellant may qualify for an exemption from the GH overlay." One can assert from the Hearings Officer findings, that excavation to clear an "existing" driveway is not among exempt "maintenance" activity in the GH overlay, and would require a GH permit. The disturbed ground is also within the SEC-s overlay, of which, farm practice within the 2009 jurisdictional boundaries, is not exempt from SEC permit requirements.

A review of Transportation permit records found permit GEN-2024-0028, issued 09/11/2024, which approved three access points off of NWSpringville Rd. On the included site plan, the subject driveway is identified as #2 North. It's unclear from the permit whether this was intended to be a retroactive approval for an existing access, or approval for a new access. Driveways 1 and 3 on the approved site plan are well established. Code Compliance has not seen driveway #2 when performing prior field inspections.

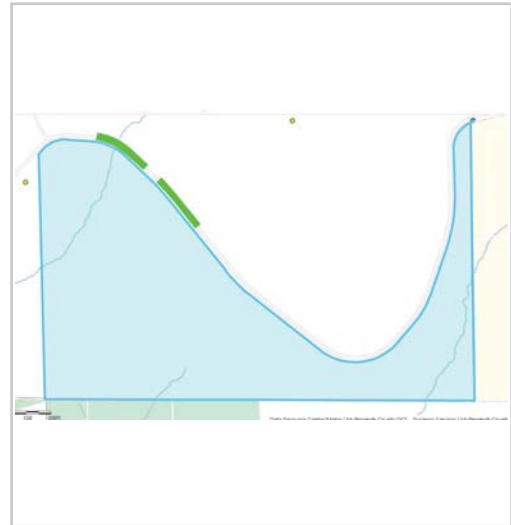
Google street images from June 2024 show an area overgrown with vegetation/trees, with sloped ground. Google aerial images from August 2025 show a disturbed area where vegetation and earth were recently cleared and the ground graded in order to open a driveway approach. The August 2025 aerial image also shows what appears to be two recently excavated connections from the driveway, running from north to south down the hillside. The newly excavated driveway and connections were not apparent in previous aerial images. The access to NW Springville Rd is visible in the older aerial images from 2002 and 2019, but there is no apparent driveway to provide access onto the property. Although the access is permitted under GEN-2024-0028, activity other than maintenance in order to develop a private driveway on the private property would require land use approval, and no approval has been issued by land use for this ground disturbing activity.

Recommend escalating to code case. Since there is an existing code case CCPR1-2025-0003 on this property, this additional alleged violation will be consolidated into that case for resolution.

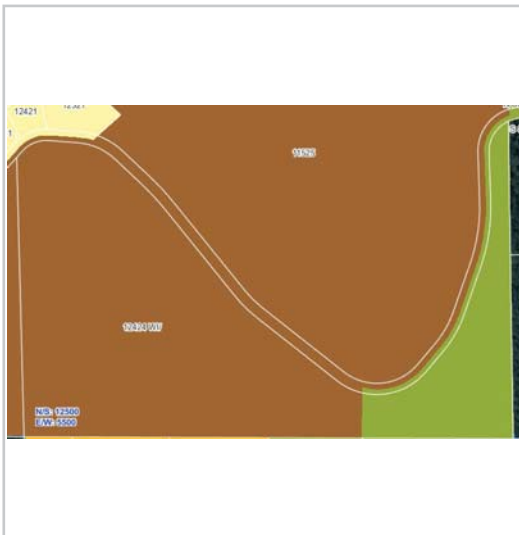
2025 Aerial Photo



Streetmap



EFU/CFU Base Zone



GH Overlay



SEC-s Overlay



SEC-h Overlay

02/2025

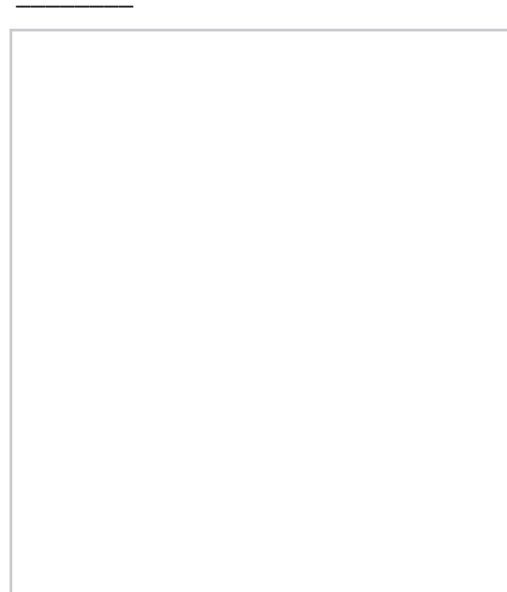


07/2024

05/2019



08/2002



Property Owner Property Address 2025 Assessed Value
 R501639 REED,SCOTT & REED,STACY 12424 WI/ NW SPRINGVILLE RD, PORTLAND, OR 97229 \$57,060

GENERAL INFORMATION

Property Status A Active
 Property Type RP Residential
 Legal Description SECTION 15 1N 1W, TL 600 54.49 ACRES, SPLIT MAP R324300 (R961160130), DEFERRAL-POTENTIAL ADDITIONAL TAX
 Alternate Account Number R961150770
 Neighborhood RB4146 Forest Park
 Map Number 1N1W15C -00600
 Property Use B - RESIDENTIAL IMPROVED
 Levy Code Area 391

RELATED PROPERTIES

Split/Merge data prior to February 6, 2018 is not available online, please call Multnomah County Assessment & Taxation division.
 Linked Properties -
 Property Group ID G237
 Grouped Properties R324300, R324339
 Split / Merge Date -
 Split / Merge Accounts -
 Split / Merge Message -



OWNER INFORMATION

Owner Name REED,SCOTT & REED,STACY
 Mailing Address 13305 NW CORNELL RD STE C PORTLAND, OR 97229

EXEMPTIONS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
FOU	FOU-Forest Unit (Info Only)	-
FAU	FAU-Farm Unit (Info Only)	-

LAND SEGMENTS

LAND NO	LAND TYPE	LAND SIZE
L1	EC EFU CLS 3, DRY	15.40 acres
L2	ED EFU CLS 4, DRY	6.09 acres
L3	FC ZN A, CL C	33.00 acres
TOTALS		2,373,584 Sq. ft / 54.49 acres

ASSESSED VALUES

YEAR	IMPROVEMENTS	LAND	SPECIAL MARKET / USE	RMV	MS VALUE	EXEMPTIONS	MSO ASSESSED
2025		\$0 \$0	\$820,670 / \$57,060	\$820,670	\$95,260	FOU,FAU	\$57,060
2024		\$0 \$0	\$820,670 / \$57,490	\$820,670	\$85,350	FOU,FAU	\$57,490
2023		\$0 \$0	\$850,260 / \$55,810	\$850,260	\$85,960	FOU,FOU,FAU	\$55,810
2022		\$0 \$0	\$828,200 / \$54,180	\$828,200	\$83,680	FOU,FOU,FAU	\$54,180
2021		\$0 \$0	\$717,850 / \$52,610	\$717,850	\$71,120	FOU,FOU,FAU	\$52,610
2020		\$0 \$0	\$629,580 / \$51,080	\$629,580	\$71,620	FOU,FOU,FAU	\$51,080
2019		\$0 \$0	\$684,720 / \$49,590	\$684,720	\$65,130	FOU,FOU,FAU	\$49,590
2018		\$0 \$0	\$684,720 / \$48,140	\$684,720	\$63,570	FOU,FOU,FAU	\$48,140
2017		\$0 \$0	\$667,100 / \$19,370	\$667,100	\$40,010	FOU,FOU,FAU	\$19,370
2016		\$0 \$0	- / \$18,810	\$634,000	\$37,670	FOU,FOU,FAU	\$18,810
2015		\$0 \$0	\$576,600 / \$17,960	\$576,600	\$32,230	FOU,FOU,FAU	\$17,960
2014		\$0 \$0	\$288,420 / \$0	\$288,420	\$27,710	FOU,FAU,FOU	\$17,730
2013		\$0 \$0	\$286,140 / \$0	\$286,140	\$26,910		\$17,210

SALES HISTORY

DEED	SELLER	BUYER	INSTR #	DATE	CONSIDERATION AMOUNT
BSD	REED,SCOTT & REED,STACY REED,SCOTT REED,SCOTT & REED,STACY REED,STACY	REED,SCOTT & REED,STACY	2018011696	1/30/2018	\$0
WD	BURGER FARMS LLC	REED,SCOTT & REED,STACY	2014061384	6/23/2014	\$850,000
WD	BURGER,DALE R TR	BURGER FARMS LLC	2007112599	6/22/2007	-
DECR	BURGER,VIOLA T TR	BURGER,DALE R TR	2011073819	6/30/2011	-
DECR	BURGER,GAZA TR & BURGER,VIOLA T TR	BURGER,VIOLA T TR	2011073818	6/30/2011	-
BSD	BURGER,GAZA & BURGER,VIOLA T	BURGER,GAZA TR & BURGER,VIOLA T TR	94006714	1/12/1994	-

- * POTENTIAL ADDITIONAL TAX LIABILITY *
- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TOTAL TAXES DUE	
Current Year Due	\$1,110.58
Past Years Due	\$0.00
Total Due	\$1,110.58

TAX SUMMARY

Effective Date: 10/16/2025 [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2025	\$1,144.93	\$1,144.93	\$0	\$1,144.93	\$0.00	-	\$1,110.58
2024	\$1,098.51	\$1,098.51	\$0	\$1,098.51	\$0.00	-	\$0.00
2023	\$1,085.94	\$1,085.94	\$0	\$1,085.94	\$0.00	-	\$0.00
2022	\$1,053.14	\$1,053.14	\$0	\$1,053.14	\$0.00	-	\$0.00
2021	\$973.97	\$973.97	\$0	\$973.97	\$0.00	-	\$0.00
2020	\$933.46	\$933.46	\$0	\$933.46	\$0.00	-	\$0.00
2019	\$885.60	\$885.60	\$0	\$885.60	\$0.00	-	\$0.00
2018	\$856.46	\$856.46	\$0	\$856.46	\$0.00	-	\$0.00
2017	\$367.14	\$367.14	\$0	\$367.14	\$0.00	-	\$0.00
2016	\$332.57	\$332.57	\$0	\$332.57	\$0.00	-	\$0.00
2015	\$318.15	\$318.15	\$0	\$318.15	\$0.00	-	\$0.00
2014	\$310.34	\$310.34	\$0	\$310.34	\$0.00	-	\$0.00
2013	\$302.35	\$302.35	\$0	\$302.35	\$0.00	-	\$0.00
2012	\$270.05	\$270.05	\$0	\$270.05	\$0.00	-	\$0.00
2011	\$262.97	\$0.00	\$0	\$262.97	\$0.00	-	\$0.00
2010	\$244.16	\$0.00	\$0	\$244.16	\$0.00	-	\$0.00
2009	\$237.73	\$0.00	\$0	\$237.73	\$0.00	-	\$0.00
2008	\$227.37	\$0.00	\$0	\$227.37	\$0.00	-	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	PAYMENT AMOUNT
2024	MULT-2306663	7-9-2025	\$2,461.13
2023	MULT-2285987	3-14-2025	\$31.59
2022	MULT-1656537	6-12-2023	\$32.01
2022	MULT-1654476	5-24-2023	\$31.59
2022	MULT-1613294	12-7-2022	\$1,021.55
2021	MULT-1236784	11-15-2021	\$944.75
2020	MULT-756863	11-9-2020	\$905.45
2019	MULT-374570	10-28-2019	\$859.03
2018	MULT-345343	5-31-2019	\$29.89
2018	MULT-284733	12-5-2018	\$830.77
2017	8604407	11-6-2017	\$356.13
2016	8258234	11-3-2016	\$322.59
2015	7903439	11-4-2015	\$308.61
2014	7585915	11-6-2014	\$301.03
2013	7156490	10-23-2013	\$293.28
2012	6815710	10-30-2012	\$261.95
2011	6437804	10-25-2011	\$255.08
2010	6068491	10-26-2010	\$236.84
2009	5706463	10-28-2009	\$230.60
2008	5329638	10-21-2008	\$220.55