

Scott & Stacy Reed  
13305 NW Cornell Rd, Ste C  
Portland, OR 97229  
Mailed First Class 06/12/2025  
By Heidi Konopnicki

**June 12, 2025**

Scott & Stacy Reed  
13305 NW Cornell Rd, Ste C  
Portland, OR 97229

**RE: Request for Voluntary Compliance following Stop Work Order**

Subject Property: 12424 NW Springville Rd, Portland, OR 97229  
State ID: 1N1W15C -00600, 1N1W16D -02800, 1N1W16D -03100  
Alt. Tax Acct #: R961150770, R961160130, R961160590  
Impacted Zoning: Exclusive Farm Use (EFU)  
Impacted Overlay(s): Significant Environmental Concern – Stream (SEC-s)  
**Code Case #: CCPR1-2025-0003**

Dear Property Owner(s),

This communication supports the **Stop Work Order** posted at the primary access points to your 12424 NW Springville Rd, Portland, OR 97229 address and adjacent properties on 06/05/2025.

The Multnomah County Code Compliance Office has received several community-generated complaints alleging non-permitted ground disturbing activities at the subject properties, including importation of earthen, gravel and crushed concrete materials and excavation; the complaints further allege that the non-permitted activity may have occurred within an area of significant environmental concern. Code Compliance Staff conducted a preliminary investigation to determine the validity of the complaints. Following this investigation, the Director has determined that the evidence of the investigation supports the allegations of the complaints and further supports the existence of one or more code violation(s) at the subject properties. The following alleged code violation(s) will be subject to further processing under the Enforcement Code:

1. Non-permitted ground disturbing activity (including excavation and importation of earthen, gravel and crushed concrete materials to the subject properties) within the Exclusive Farm Use (EFU) base zone in violation of:

**Multnomah County Code (MCC) Ground Disturbing Activity and Stormwater Common Development Standard Section 39.6210 Permits Required**

2. Non-permitted ground disturbing activity (including excavation and importation of earthen, gravel and crushed concrete materials to the subject properties) within the Significant Environmental Concern – Stream (SEC-s) overlay on the properties located within Metro's 2009 jurisdictional boundary in violation of:

**Multnomah County Code (MCC) Significant Environmental Concern Overlay**  
**Section 39.5510 Permits Required**

A full copy of the referenced code section(s) is available online at: Multnomah County Land Use Regulations (<https://multco.us/landuse/zoning-codes>).

The purpose of this letter is to notify you of the Director's determination on investigation, and to offer you an opportunity to voluntarily resolve the alleged code violation(s) outside of a formal enforcement process. Failure to resolve code violations could affect your ability to obtain land use approval, obtain zoning review approval, or obtain building permits. MCC 39.1250.

### **What is Voluntary Compliance?**

The Voluntary Compliance process is designed to encourage voluntary correction of violations of Multnomah County Code. This process serves as an alternative to enforcement measures as it provides you the opportunity to work with the Code Compliance office to satisfy code requirements without incurring fines. Once you have satisfied code requirements, the case will be closed and no further action will be necessary as long as you continue to comply with Multnomah County Code.

If a matter no longer appears to be progressing towards resolution through the Voluntary Compliance process, you may be subject to enforcement action through a written Notice of Violation affirmed by Final Order of a Multnomah County Hearings Officer. Such action may include demanding compliance and imposing civil fines of up to *\$3,500.00 per day, per violation*, until the violations are corrected.

### **Required Corrective Action**

This office would like to be able to close the code case on file for your property. In order to do this, the following required corrective action must be completed

1. **Immediately cease all non-permitted development.**
2. **Immediately install erosion and sediment control best management practices (BMPs)** to stabilize the site such that no disturbed ground is visible, and so no visible or measurable erosion or sedimentation occurs; **and** have submitted photo evidence of BMP installation to the Code Compliance office at ([lut.compliance@multco.us](mailto:lut.compliance@multco.us)) or via text message to (503) 453-7516 no later than **June 19, 2025 (7 days from notice)**.
3. **By June 19, 2025 (7 days from notice)**, have scheduled an appointment with a Multnomah County Planner on Duty to discuss the non-permitted development / use and options for resolution.

Appointments may be scheduled online at <https://calendly.com/lup-scheduling> or by contacting me directly at (503) 988-0184 or [lut.compliance@multco.us](mailto:lut.compliance@multco.us).

4.

- a. If the Planner on Duty determines that a formal Pre-Filing or Pre-Application meeting is required for the application type necessary to potentially retroactively permit the development that has already occurred, **and your intent is to pursue retroactive permitting:**
  - i. **By September 12, 2025 (60 days from notice)**, have submitted the requisite meeting request to the Land Use Planning (LUP) office to prepare for the submission of a land use permit application to potentially authorize the non-permitted development / use. The Planner will provide you with instructions to schedule the required meeting.
  - ii. **By December 12, 2025 (180 days from notice)**, have submitted the application(s) identified by LUP as necessary to bring the property into full compliance.
    1. If the application is approved, complete all required conditions of approval in the sequence outlined in the written decision, **including completion of any required erosion control inspection awarded with a passing grade.**
    2. If the application is withdrawn, abandoned, or results in a denial at the conclusion of all options for appeal, within 30 days of the applicable event, have completed (b) below.

**-OR-**

- b. **By December 12, 2025 (180 days from notice)**, have ceased and/or removed all non-permitted development and have scheduled an inspection with Code Compliance Office to verify that the required corrective action has been completed. Inspections may be scheduled online at the following link:

<https://calendly.com/code-compliance-inspections/west-county-inspection>

Once you have completed the Required Corrective Action outlined above, you will receive written notification from this office confirming that the Code Case has been closed as a result of voluntary compliance.

Please contact me at (503) 988-0184 ([lut.compliance@multco.us](mailto:lut.compliance@multco.us)) if you have any questions regarding this letter.

Thank you.

A handwritten signature in black ink that reads "Heidi Konopnicki". The signature is written in a cursive style with a large, looped initial 'H'.

Heidi Konopnicki, Code Compliance Specialist

Attachments:

Appendix A: Summary of Complaint Investigation

## Appendix A: Summary of Complaint Investigation

Multnomah County Code Compliance staff conducted site inspections from a public location on June 03, 2025 and June 05, 2025 following receipt of several complaints alleging non-permitted ground disturbing activities at the subject properties, including excavation and importation of earthen, gravel and crushed concrete materials to the subject properties and within an area of Significant Environmental Concern due to proximity to stream (SEC-s).



*Figure 1- 2022 Aerial Map showing the three subject properties outlined in red*



*Figure 2- 2022 Aerial Map with SEC-s overlay represented by blue diagonal lines.*

The inspector found preliminary evidence of earthen material being imported to the property and excavation occurring within the mapped SEC-s overlay on the southwest corner of property R961160130 as well as stockpiled earthen materials on the northern side of that property outside of the SEC-s overlay area.



*Figure 3 - Dump Truck transporting earthen material to the properties from NW Springville Rd*

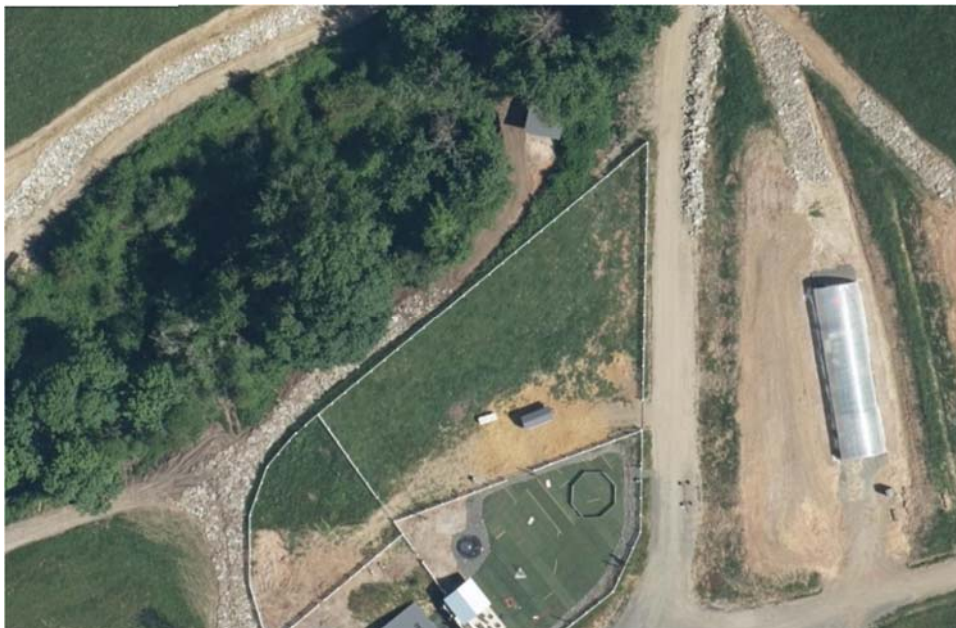


*Figure 4 – Excavator moving deposited dirt on the southwest corner of property R961160130 within the SEC-s overlay*



*Figure 5 – Stockpiled dirt with no erosion control measures in place, located on the northern side of property R961160130*

In addition to the photos obtained during site inspections, aerial photos from 2023 and 2024 appear to show earthen, gravel and crushed concrete materials deposited within the boundary of the SEC-s overlay on properties R961160130, R961160590 and R961150770.



*Figure 6 – 2023 aerial image showing crushed concrete deposited on the northern side of properties R961160130 and R961150770 within the SEC-s overlay*



*Figure 7- 2024 aerial image showing crushed concrete and gravel/asphalt material deposited and/or stockpiled within the SEC-s overlay on the northern side of properties R961160130 and R961150770*



*Figure 8- 2023 Aerial photos showing addition of gravel/grading within the SEC-s overlay on the southeast corner of property R96116059*

A review of Multnomah County Code (MCC) requirements suggests that County review and approval would be required prior to the ground disturbing activity documented in this report. However, Code Compliance staff were unable to find any record of prior approval for the activity observed within the SEC-s overlay or any current approval for ground disturbing activity at the subject properties. All historic permits allowing ground disturbance at the subject properties have expired.

Due to the potential environmental impact of the non-permitted work, a stop work order was placed at the two main entrances to the subject properties on 06/05/2025. Further corrective action will be outlined in a written Request for Voluntary Compliance issued to the property owners.

Multnomah County  
Pursuant To Multnomah County Code (MCC) Sections 39.1510 and 39.1540:  
**All Persons Are Hereby Ordered To**  
**Stop Work Immediately**

Date: 06/05/2025

Due to:  Work Without Permit  Work Outside of Permit  Danger to Health & Safety  Environmental Harm

Property Address/Location: 12424 NW Springville Rd Portland OR 97229

Violation(s): Non-permitted ground disturbing activity within a protected environmental overlay;  
Importation of dirt fill material and excavation without permit.

You are further ordered to comply with the following as noted below:

- Immediately install and maintain adequate erosion control measures.
- Contact the Code Compliance Specialist at (503)4537516 within one working day to schedule an appointment.
- Submit the necessary permit applications to correct the above listed violation(s) or remove the development.
- Other \_\_\_\_\_

Failure to submit necessary land use or other permit applications and/or correct the violation(s) within specified time frames may result in civil penalties: MCC 39.1510.

By: *Heidi Kongshik*  
Code Compliance Specialist

Failure to comply with this Stop Work Order will result in a Notice of Violation. A civil penalty will be assessed as part of the Notice of Violation: MCC 39.1530(A). Penalties may be imposed for each 24-hour period of non-compliance with this Order: MCC 39.1540.

06/05/2025 11:57



*Figure 9- Stop Work Order posted at property access at NW Springville Rd*



*Figure 9- Stop Work Order placed at property access at NW Redfox Dr*