

09/18/2025

RE: Director Determination on Investigation

Location: Vacant - Adjacent to 12424 NW Springville Rd Portland OR 97229
Complaint #: CCINT-2025-0028
Code Case # CCPR1-2025-0003

Determination: Evidence of Code Violation

To whom it may concern,

Multnomah County Code Compliance has concluded our investigation of community generated complaint CCINT-2025-0028 received on July 24, 2025. The complaint alleged potential Multnomah County code violations at property Vacant - Adjacent to 12424 NW Springville Rd Portland OR 97229 , including: non-permitted driveway development off of NW Springville Rd.

Following Multnomah County's investigation of the complaint, the Director has determined that there is sufficient evidence to validate the alleged code violations. As a result, we have added this additional alleged code violation to existing Code Case CCPR1-2025-0003 for the property, effective September 18, 2025.

You may view the Code Case online at the following link:

<https://multnomahcountyor-energovweb.tylerhost.net/apps/selfservice#/code/aa0a75a9-be16-4fb1-af08-52a5ec27f37b>

Please be aware that Multnomah County Code Cases can only be viewed through our online portal by case contacts. The complainant has been added as a case contact and will be able to view the status of the Code Case through the online portal, using the contact email provided with their complaint. The complainant's identifying information will not be visible to any other case contacts, including the property owner or respondent, if other.

Please contact Code Compliance Specialist, Heidi Konopnicki, by phone at (503) 988-0184 or via email at heidi.konopnicki@multco.us, if you have any questions regarding the closure of the investigation.

Thank you.

Heidi Konopnicki, Code Compliance Specialist

Appendix A: Director’s Determination on Investigation

Multnomah County Code Compliance staff conducted a preliminary site inspection from a public location on September 2, 2025 following receipt of a complaint alleging non-permitted driveway development. The inspector found evidence of recent excavation within a sloped area of hillside adjacent to NW Springville Rd, in order to level and clear a driveway or private road. Photos taken during that inspection support the inspector’s findings.

Inspection Photos – September 2, 2025



A review of Multnomah County zoning shows that this portion of the property is located within a Geologic Hazard (GH) area due to slope as well as Significant Environmental Concern – Stream (SEC-s). A review of Land Use permit records did not find a permit approving any development, including excavation, within this location.

A review of Multnomah County records, from which the subject property was determined to have an Exclusive Farm Use (EFU) base zone within mapped overlays of significant environmental concern – stream (SEC-s) and wildlife habitat (SEC-h), as well as geologic hazard (GH). A review of Multnomah County Code (MCC) requirements for the base zone and overlay(s) found that County review and approval would be required prior to the observed development activity, including excavation, within the SEC-s overlay. Farm practice, except for filling and placement of structures, is exempt from GH and SEC-h permit requirements. Since the Respondent previously identified development of driveways as related to farm practice, this new driveway development is likely exempt from those specific permit requirements.

Additionally, a Transportation ROW permit would be required prior to development of a new access to a public road. A review of Multnomah County permit records did identify a driveway permit GEN-2024-0028 issued for three driveways off of NW Springville Rd, including the subject driveway (identified as #2 North on the site plan). However, the driveway was represented as an existing driveway having already been developed. In addition, there did not appear to be any prior land use approval for excavation within the SEC-s in order to create or modify a driveway or private road in the observed location.

A review of Google street view images from June 2024 shows an area overgrown with vegetation/trees, with sloped ground. Google aerial images from August 2025 show a disturbed area, where vegetation and earth were cleared and leveled in order to open a driveway approach. The August 2025 Google aerial image also shows what appears to be two excavated driveway connections running from north to south, down the hillside. A portion of the driveway/access and the westernmost connection appears as a dirt track in 2006, but the eastern connection is not apparent.



Regardless of whether the driveway/connections were previously established as dirt tracks, current excavation in the vicinity of the driveway/connections is not consistent with maintenance of existing driveways and would require an SEC-s permit.

The findings of the Code Compliance inspection support the allegations of the complaint. Although a driveway is permitted at the subject location, development activity for a driveway is not permitted at this time.