

CCINT-2026-0012 RFI

SCOTT & STACY REED
13305 NW CORNELL RD, STE C
PORTLAND OR 97229

MAILED: FIRST CLASS
2/5/2026
S. ROBISON

February 6, 2026

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

RE: Request for Inspection

Location: 12424 NW Springville Rd, Portland, OR 97229
State ID: 1N1W15C -00600, 1N1W16D -02800, 1N1W16D -03100
Alt. Tax Account #: R961150770, R961160130, R961160590
Base Zoning: Exclusive Farm Use (EFU)
Zoning Overlays: Significant Environmental Concern – Stream (SEC-s)
Significant Environmental Concern – Stream (SEC-s)
Geologic Hazards (GH)
Reference #: CCINT-2026-0012 and CCPR1-2025-003

Dear Property Owner(s),

The Multnomah County Code Compliance office is conducting a follow-up investigation after receiving several community-generated complaints in relation to your 12424 NW Springville Rd, Portland, OR 97229 properties since our Request for Voluntary Compliance (RVC) notice was issued to you on June 12, 2025. The complaints allege potential Multnomah County Code (MCC) violations, including:

- Non-compliance with conditions of Erosion & Sediment Control (ESC) permits T1-2024-0058 and T1-2025-0014 due to excess of daily truck trips and fill allowance; and failure to install necessary BMPs resulting in creek turbidity.
- Unpermitted dumping of both organic and inorganic materials within the SEC-s overlay and adjacent to a wetland
- Unpermitted excavation encroaching on a neighboring property and resulting in removal of a property marker; and
- Unpermitted conversion of an agricultural building (barn) to dwelling.

The Code Compliance office is requesting a site inspection at this time to further assess the Multnomah County Code violations alleged for your property and to determine what remedial steps may be required. We would also like to take this opportunity to assess the status of corrective actions outlined in the RVC issued to you on June 12, 2025. Per the RVC, you were required to submit a Pre-Filing meeting request by September 12, 2025 and permit application by December 12, 2025 for unpermitted ground disturbing activity outlined in the RVC. Based on our records, neither of these actions were completed.

Please schedule an inspection by February 20, 2026. The inspection date must be within

30 days of the scheduling date. You may schedule an inspection online at [Ex. C.5, Pg. 3](#)

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

If you require assistance with scheduling, please contact me at (503) 988-0184 or via email at heidi.anderson@multco.us.

Thank you.

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

Heidi Anderson, Code Compliance Specialist