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Tracking Number:

Remove X

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Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to the front desk, reception area, or mail room at 9:57 am on March 9, 2026 in PORTLAND, OR 97229.

Delivered

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PORTLAND, OR 97229

March 9, 2026, 9:57 am

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FAQs

CCPR1-2025-0003 NOV

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

MAILED: CERTIFIED
3/4/2026
S. ROBISON

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

SCOTT REED
 13305 NW CORWELL RD
 STE C
 PORTLAND OR 97229



9590 9402 7339 2028 6450 47

2. Article Number (Transfer from service label)

9589 0710 5270 2807 4959 18

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- Agent
- Addressee

B. Received by (Printed Name)

C. Date of Delivery

- D. Is delivery address different from item 1? Yes
- If YES, enter delivery address below: No

3. Service Type

- Adult Signature
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- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Registered Mail
 Registered Mail Restricted Delivery
 (over \$500)

March 5, 2026

Scott and Stacy Reed (Owners/Respondents)
13305 NW Cornell Rd Ste C
Portland, OR 97229

Subject Property: 12424 NW Springville Rd, Portland, OR 97229
Map Tax Lot: 1N1W15C -00600, 1N1W16D -02800,
1N1W16D -03100
Alt. Tax Account #: R961150770, R961160130, R961160590

Zoning: Exclusive Farm Use (EFU)
Affected Overlay(s) Significant Environmental Concern – Stream (SEC-s)

Code Case #: CCPR1-2025-0003

Multnomah County)
) **NOTICE OF CIVIL VIOLATION**
 v.)
) **Zoning Violation CCPR1-2025-0003**
Scott and Stacy Reed)

I. **NATURE OF VIOLATION: Respondents have engaged in the following activity relevant to this Notice of Civil Violation (NCV):**

A. Ground Disturbing Activity

1. Respondents conducted or allowed to be conducted filling related to the development of four private driveways (A, B, C and D), a loading area (G), and ground preparation for a corral (H) in violation of MCC 39.6210.
2. MCC 39.6210 requires a permit for all ground disturbing activities, including filling and excavation, unless exempt.
3. Filling related to farming practice is not exempt from permit requirements for ground disturbing activity. MCC 39.6215(F).
4. Respondents assert that the development of the private driveways, the loading area, and ground preparation for a corral are farming practices.
5. Respondents engaged in filling, which is not exempt under MCC 39.6215(F), even if done in support of farming practices.

6. Respondents do not have a permit authorizing ground disturbing activity.
- B. Significant Environmental Concern – Stream (SEC-s)
1. Respondents conducted or allowed to be conducted excavation, filling or a combination thereof related to the development of five private driveways (A, B, D, E and F), a loading area (G), and ground preparation for a corral (H) within the SEC-s overlay of the subject properties in violation of MCC 39.5510.
 2. MCC 39.5510 requires a permit for development within SEC overlays, including the SEC-s overlay, unless exempt.
 3. Within the Metro 2009 jurisdictional boundary, an SEC-s permit is required for development associated with farm practices and agricultural uses other than agricultural fences. MCC 39.5515(B)(2).
 4. The subject properties are located within the Metro 2009 jurisdictional boundary.
 5. Respondents assert that the development of the private driveways, the loading area, and ground preparation for a corral are farming practices.
 6. Respondents engaged in development within the SEC-s consisting of excavation, filling or a combination thereof, which is not exempt under MCC 39.5515(B)(2), even if done in support of farming practices.
 7. Furthermore, change, alteration, or expansion of a lawfully established use that increases ground coverage in excess of 400 square feet is not exempt from SEC-s permit requirements. MCC 39.5515(A)(4)(b).
 8. Activities that change the size, scope and configuration of a roadway or driveway beyond the original design are not “maintenance” exempt from SEC permit requirements. MCC 39.5515(A)(9); MCC 39.2000.
 9. Respondents claim to be conducting maintenance of existing farm roads.
 10. Respondents engaged in development of driveways that increased the ground coverage of any existing roads within the SEC-s overlay of the subject properties in excess of 400 square feet, which is not exempt under MCC 39.5515(A)(4)(b).
 11. Respondents do not have a permit authorizing development within the SEC-s overlay.

II. **CIVIL FINES:** Pursuant to MCC 39.1560 and, as applicable, MCC 39.1545 and 39.1550, the following civil fines will be recommended to a County Hearings Officer for imposition on Respondent based on the activity described in Section 1:

- A. **CONTINUING CIVIL FINE** of **\$525.⁰⁰ per day (the total of two daily civil fines of \$210.⁰⁰ and \$315.⁰⁰)** beginning on the date of the Hearings officer Final Order and continuing until the violations are corrected,

except that the civil fine shall not accrue from the time that an application seeking to resolve the below violations is received by the Land Use Planning office and until a written determination is made on that application or the application is withdrawn by the applicant.

- B. The acts described in Section I of this NOV constitute a violation of MCC 39.6210 (requiring a permit for ground disturbing activity) and MCC 39.5510 (requiring a permit for development within Significant Environmental Concern overlays).

NOTE: Payment of the civil fines does not relieve you of the requirement to correct the violations. MCC 39.1530(B).

III. **COMPLIANCE ACTIONS:** Pursuant to MCC 39.1530 and, as applicable, MCC 39.1545 and 39.1550, the following actions will be recommended to a County Hearings Officer for inclusion in a final order requiring Respondents' compliance:

- A. **Immediately** cease all unpermitted development, including ground disturbing activity and development within the SEC-s overlay, until such time that an application for the necessary permits is approved by the County.
- B. Of the following:
1. Submit to the Land Use Planning office an application seeking approval for the ground disturbing activity and development within the SEC-s overlay.
 - OR-
 2. Remove all earthen and non-earthen materials deposited on the subject properties in order to develop the four private driveways, the loading area, and ground preparation for a corral, and return the properties to their pre-development condition.
- C. Of the following:
1. If the required permit application(s) are approved: Complete all work and conditions of approval required by the permit application approval in the timeline specified by the approval.
 - OR-
 2. If the required permit application(s) are not approved and you have either accepted the decision or have utilized all appeal rights provided by relevant code and statute, then the following needs to be undertaken: **Within 15 days of the final decision**, schedule and attend a meeting with staff from the Code Compliance and Land Use Planning offices to discuss the options available for moving forward with the resolution of this compliance case.

IV. **APPEAL RIGHTS:** Pursuant to MCC 39.1530 and MCC 39.1550, you may appeal this Notice of Civil Violation to a County Hearings Officer. To appeal, you must complete and return the enclosed Notice of Violation Appeal form together with payment of the \$250.00 appeal fee payable to “Multnomah County” **within 14 days of** the date of this notice to:

Code Compliance
Land Use Planning Division
1600 SE 190th Avenue
Portland, OR 97233

If you do not appeal, the Multnomah County Code Compliance Specialist will forward this Notice to the County Hearings Officer pursuant to MCC 39.1545 for review and final determination of the validity of the alleged violations and any civil fine and other recommended actions.

IT IS SO ORDERED:
MARGI BRADWAY, DIRECTOR OF MULTNOMAH COUNTY
DEPARTMENT OF COMMUNITY SERVICES

Megan Gibb

Megan Gibb
Planning Director
Land Use Planning Division

Enclosures:
Fine Calculation Form
Appeal of Notice of Violation Form
Map of Violations

1600 SE 190th Avenue, Portland Oregon 97233 • PH. (503) 988-5508 • Fax (503) 988-3389

Appeal of Notice of Violation

Notice of Violation Case #: _____

Address or Legal Description as listed in the Notice of Violation:

Appellant Name: _____ Phone: _____

Mailing Address: _____

Representative Name: _____ Phone: _____

Mailing Address: _____

(Attach to this appeal form, documentation demonstrating you are an authorized agent of the property owner.)

Briefly state what in the Notice of Violation you are appealing and why (use additional paper as needed):

Appellant/Representative's Signature

Date

Code Enforcement Appeals Are Governed By:
Multnomah County Code (MCC) 39.1530, 39.1545, 39.1550

1. An Appeal of Notice of Violation must be filed by an eligible party and the \$250.00 appeal fee paid to Multnomah County within 14 days of the date of service of the Notice of Violation. The appeal fee may be paid via check or credit card. **Please email lup-hearings@multco.us or phone (503) 988-5508, option 0 to request an electronic invoice for credit card payment.**
2. A Notice of Public Hearing will be served on the property owner and respondent, if different, at least 15 days prior to the date of hearing. The appellant must provide all evidence supporting the appeal to the Hearings Officer prior to the hearing or following the hearing if the Hearings Officer elects to keep the record open for a prescribed time period. Evidence may include: building permits, approved plans, photographs, aerial photographs, Assessment & Taxation records, letters, receipts, affidavits, written explanations or any other documents supporting the Appeal. **Appeal evidence is to be mailed to Attention of Administrative Staff, 1600 SE 190th Avenue, Portland, OR 97233 or submitted via email to lup-hearings@multco.us.** The Hearings Officer may request additional evidence or explanations.
3. The Hearings Officer will review all evidence and written comments from interested parties, and determine by a preponderance of the evidence whether the violation(s) occurred and affirm the imposition and amount of the civil penalty. A Decision of Appeal will be mailed to the appellant, representative and interested parties who attend.

FOR STAFF USE ONLY – CASE NUMBER: _____

Appeal of Notice of Violation Fee: \$250.00

Received by: _____ Date: _____