

General Information						
Due <b>4/24/2026 AM</b>	Status: <b>Ready to Bill</b>			SR# <b>1276052</b>		
Request Title: <b>CCPR1-2025-0003 Hearing Notice 04242026</b>				Form Number:		
Creation Date: <b>4/22/2026 9:29:41 AM</b>			Submit Date: <b>4/22/2026 9:32:19 AM</b>			
<b>Created By</b>			<b>Shipping Instructions</b>			
<b>Scott Robison</b> <b>Multnomah County</b> <b>(503) 988-0187</b>			<b>B274</b> <b>Multnomah County Mailroom</b> <b>Scott Robison</b> <b>(503) 988-0187</b>			
Billing Information						
City Cost Object: <b>O:4MFPDMULTCAP - Multnomah County P&amp;D Billing</b>						
Multnomah County Cost Center: <b>901000</b>						
Service Items:		Duplicating \$109.57 <b>Total \$109.57</b>				
Printing Options						
	Originals	Copies	Paper Selection	Paper Color	Ink/Toner Color	
<b>Text</b>	<b>5</b>	<b>111</b>	<b>AEPP 20# WHITE-11</b>		<b>Black</b>	
<b>Covers</b>	<b>2</b>	<b>111</b>	<b>Special/Other (Specify)</b>	<b>70# WHITE</b>	<b>Black</b>	
Originals						
Print-Ready						
Delivery Medium	File Name			PC-MAC	Source Format	Comments
<b>Electronic: Attached</b>	<b>CCPR1-2025-0003 Hearing Notice Mailing List.xlsx</b>			<b>PC</b>	<b>Excel</b>	
<b>Electronic: Attached</b>	<b>CCPR1-2025-0003 Hearing Notice 04242026.pdf</b>			<b>PC</b>	<b>PDF</b>	
Addressing/Mailing Options						
Records on File: <b>111</b>	Mailing List: <b>Data File</b>		Postage: <b>First Class</b>			
Addressing/Mailing Comments: <b>to county mailroom for postage</b>						
Finishing Options			Bindery Options			
Finished Size: <b>8.5x11</b> <b>Double Sided: head-to-head</b> <b>Assemble</b> <b>Fold: Third</b> <b>Staple: One Upper Left</b> <b>Tab/Wafer</b>						
Instructions/Comments						
Special <b>print, address, staple, fold, tab</b>						
P&D						

## CCPR1-2025-0003 Hearing Notice Mailing List

	A	B	C	D	E
1	PARCEL ID	INFO1	NAME	ADDRESS	CITYSTATEZIP
2	R961160790		SUSAN & KIRK ANDREWS	13410 NW SPRINGVILLE RD	PORTLAND OR 97229
3	R2133119		SINGH PADMARAJ & VISHALA	11105 CAP STONE DR	AUSTIN TX 78739
4	R649729160		BUELL FAMILY REV TR	11223 NW SALTZMAN RD	PORTLAND OR 97229
5	R2133138		PREMI MICHAEL & MALIA	1124 NW FRAZIER CT	PORTLAND OR 97229
6	R961150130		EVANKA BEOVICH REV LIV TR	11525 NW SPRINGVILLE RD	PORTLAND OR 97229-1315
7	R2189780		ALURU BHASKAR	1208 DILLON LAKE BEND	LEANDER TX 78641
8	R961150120		VATNE FAMILY TR & ROLF	12321 NW SPRINGVILLE RD	PORTLAND OR 97229
9	R961150380		TALBOT JOHN & LINDA	12421 NW SPRINGVILLE RD	PORTLAND OR 97229-1350
10	R961160250 & R961150280		DOUGLAS DANIEL & JUDI	12455 NW SPRINGVILLE RD	PORTLAND OR 97229
11	R961160630 & R961160980		WOOD COURTNEY & WALKER JACOB	12521 NW SPRINGVILLE RD	PORTLAND OR 97229
12	R961160880		HAZEL JOSEPH LEE	12535 NW SPRINGVILLE RD	PORTLAND OR 97229-1642
13	R2133154		CHOPRA VIPUL & KAVITA	12601 NW LARRY CT	PORTLAND OR 97229
14	R2133137		VIDYARTHI ANISH & KOKILA	12604 NW ALLY ELIZABETH CT	PORTLAND OR 97229
15	R2133158		MAHBAI NIKA	12606 NW LARRY CT	PORTLAND OR 97229
16	R2133136		HEU DANIEL & SARAH	12608 NW ALLY ELIZABETH CT	PORTLAND OR 97229
17	R2133135		PRAKASHKESAVAN	12612 NW ALLY ELIZABETH CT	PORTLAND OR 97229
18	R2133134		CHINNAKONDA RAJKUMAR R	12616 NW ALLY ELIZABETH CT	PORTLAND OR 97229
19	R2133155		THAKOR RAJENDRASINH & NEETA	12617 NW LARRY CT	PORTLAND OR 97229
20	R2133139		KATZENBERG TYLER PRESCOTT	12619 NW ALLY ELIZABETH CT	PORTLAND OR 97229
21	R2133140		GOODWIN KATHRYN ANN & CHARL	12625 NW ALLY ELIZABETH CT	PORTLAND OR 97229
22	R2133141		KARAMCHEDU MURALI & AMBALAM CHUDAMA	12633 NW ALLY ELIZABETH CT	PORTLAND OR 97229
23	R2133156		BANGRAKULAR KRISHNA K & PENUMARTHI	12633 NW LARRY CT	PORTLAND OR 97229
24	R2133142		CROYSDALE KEVIN W	12639 NW ALLY ELIZABETH CT	PORTLAND OR 97229
25	R2133133		MALLADI SIRISHA	12642 NW ALLY ELIZABETH CT	PORTLAND OR 97229
26	R2133132		KONDURU PADMARAJU FAMILY TRUST	12650 NW ALLY ELIZABETH CT	PORTLAND OR 97229
27	R2133143		SINGH GAGANDEEP & KAUR MANJOT	12655 NW ALLY ELIZABETH CT	PORTLAND OR 97229
28	R2133131		GOPI & LAKSHMI LIV TRUST	12658 NW ALLY ELIZABETH CT	PORTLAND OR 97229
29	R2133144		DRAGO RAT LIV TRUST	12663 NW ALLY ELIZABETH CT	PORTLAND OR 97229
30	R2133130		MAGHSOUDLOU MAHMOUD	12664 NW ALLY ELIZABETH CT	PORTLAND OR 97229
31	R2133145		ABUSULTAN MONTHER & AYA	12671 NW ALLY ELIZABETH CT	PORTLAND OR 97229
32	R961160600		WEBSTER JUDY	12749 NW SPRINGVILLE RD	PORTLAND OR 97229
33	R2182256		MA LIN & BAO BANGBEN	12812 NW O'CONNOR DR	PORTLAND OR 97229
34	R961160240		WOLFF NATHAN G C	12821 NW SPRINGVILLE RD	PORTLAND OR 97229
35	R2187700		KANCHAGAR ANAND & CHITR	12831 NW O'CONNOR DR	PORTLAND OR 97229
36	R2187699		CHATURVEDI-SHRIMALI LIVING TRUST	12838 NW O'CONNOR DR	PORTLAND OR 97229
37	R961160810		RAMIREZ SMITH FAMILY TR	12839 NW SPRINGVILLE RD	PORTLAND OR 97229-1605
38	R2187702		LEE MAMIE REV TRUST & CHEN PETER RE	12875 NW O'CONNOR DR	PORTLAND OR 97229
39	R961160310		FARHAT AZHAR FAMILY TR	12900 NW SPRINGVILLE RD	PORTLAND OR 97229
40	R2187696		MEHER RAJESH & PREETI	12904 NW O'CONNOR DR	PORTLAND OR 97229

## CCPR1-2025-0003 Hearing Notice Mailing List

	A	B	C	D	E
41	R961160230		ZIZYS GIEDRIUS & ZIZIENE AUSRA	12931 NW SPRINGVILLE RD	PORTLAND OR 97229-1645
42	R2187694		BADIGANTI CHANDRASHEKHAR & PADALA S	12948 NW O'CONNOR DR	PORTLAND OR 97229
43	R2187706		CHEN ZUN & WU QIHUA	12963 NW O'CONNOR DR	PORTLAND OR 97229
44	R2187596		DUGGIRALA AMRUTA & TUMMALA DIVYATEJ	12998 NW O'CONNOR DR	PORTLAND OR 97229
45	R961160700 & R961160780 ETC		PLEP HERBERT S	13011 NW SPRINGVILLE RD	PORTLAND OR 97229
46	R2189703		GAETE PABLO A & NAVARRO CAROLINA PE	13053 NW LOMBARDY DR	PORTLAND OR 97229
47	R2189700		ASWAL LIV TRUST	13107 NW LOMBARDY DR	PORTLAND OR 97229
48	R2189699		OGG JASON & OGG JOY	13139 NW LOMBARDY DR	PORTLAND OR 97229
49	R151500300		CAVE MICHAEL & DIANNA	13145 NW SPRINGVILLE RD	PORTLAND OR 97229-1609
50	R961160650		BELL NOAH	13150 NW SPRINGVILLE RD	PORTLAND OR 97229
51	R2189698		ALLENE & CHENNAMANENI LIVING TRUST	13171 NW LOMBARDY DR	PORTLAND OR 97229
52	R2189697		CHEN ZHAO TRUST	13195 NW LOMBARDY DR	PORTLAND OR 97229
53	R961160130 & R961160590 ETC		REED SCOTT & STACY	13305 NW CORNELL RD STE C	PORTLAND OR 97229
54	R961160940 & R961160280		MALINOWSKI FERN E TR	13450 NW SPRINGVILLE RD	PORTLAND OR 97229
55	R961220280 & R961220290 ETC		TUALATIN HILLS PARK & RECREATION	15707 SW WALKER RD	BEAVERTON OR 97006
56	R2133151		WANG TONG & FU YUEJUN	15755 NW ANDALUSIAN WAY	PORTLAND OR 97229
57	R649722670		PUNTNEY MICHAEL W	1615 CANDLEWOOD DR	SALEM OR 97301
58	R2239803 & R2239804 ETC		NOYES DEVELOPMENT CO	16305 NW BETHANY CT STE 101	BEAVERTON OR 97006
59	R961160150		TUALATIN VALLEY WATER DISTRICT	1850 SW 170TH AVE	BEAVERTON OR 97006-4211
60	R961150500		PAMPLONA TR & KACAL PROPERTIES LLC	3320 W 7TH ST	FORT WORTH TX 76107
61	R2189426		KANABAR BHAVIK & APARNA	4009 BRADY RIDGE DR	CEDAR PARK TX 78613
62	R649729140		BROCK ISAAC	433 N CAMDEN DR #730	BEVERLY HILLS CA 90210
63	R2189431 & R2189432 ETC		DR HORTON INC-PORTLAND	4350 GALEWOOD ST STE 200	LAKE OSWEGO OR 97035
64	R2189436		O'CONNOR JE FAMILY REV LIV TRUST	4380 SW MACADAM AVE #200	PORTLAND OR 97239
65	R2133098		LEE DAVID K & CHU M REV TRUST	5708 NW BANNISTER DR	PORTLAND OR 97229
66	R2189709		ACHARYA MANORANJAN & SAHU SONIA	5718 NW PRIMINO AVE	PORTLAND OR 97229
67	R2133097		HILLIER PHILIP R III & HILLIER INGE	5730 NW BANNISTER DR	PORTLAND OR 97229
68	R2133121		LUQUIN JASON & KRISTINA	5732 NW 126TH TER	PORTLAND OR 97229
69	R2133096		LEE YOUNG SOOK & JUN JIN MAN	5752 NW BANNISTER DR	PORTLAND OR 97229
70	R2133122		KAPADIA DINESH	5754 NW 126TH TER	PORTLAND OR 97229
71	R649960380		VICTORIA M TAYLOR REV TR	5757 NW SKYLINE BLVD	PORTLAND OR 97229-1333
72	R2189770		NETTER STEVEN & AMANDA	5768 NW 131ST AVE	PORTLAND OR 97229
73	R2133123		SOKHAN-SANJ SIROOS & DOBBIN LORI	5786 NW 126TH TER	PORTLAND OR 97229
74	R2189755		KANG WONJAE & HYUN	5786 NW 132ND AVE	PORTLAND OR 97229
75	R2189769		MOLER JAMES C & LIFANG	5790 NW 131ST AVE	PORTLAND OR 97229
76	R2189705		MENON SACHIN & RAJAGOPAL LEKSHMI	5806 NW PRIMINO AVE	PORTLAND OR 97229
77	R2189424		BUTZEN NICOLAS & JAGER KATE	5808 NW BANNISTER DR	PORTLAND OR 97229
78	R2133124		KULJANIN SANJA & EVANS DEREK J	5808 NW REDFOX DR	PORTLAND OR 97229
79	R2189704		KUMAR PADMASHEELA J	5820 NW PRIMINO AVE	PORTLAND OR 97229
80	R2189422		GIANI ASHISH & HARSHITA LIV TRUST	5821 NW BANNISTER DR	PORTLAND OR 97229

## CCPR1-2025-0003 Hearing Notice Mailing List

	A	B	C	D	E
81	R2133125		JEON JAE HYEON & HERMINA KUNG	5822 NW REDFOX DR	PORTLAND OR 97229
82	R2189420		CHANG SHILIANG	5833 NW BANNISTER DR	PORTLAND OR 97229
83	R2133126		BAKSHI SHEKHAR & SHILPA PACH	5836 NW REDFOX DR	PORTLAND OR 97229
84	R961150260		MARTIN J TASSONI & DIANA B TASSONI	5837 NW SKYLINE BLVD	PORTLAND OR 97229
85	R2189429		ENE-PIETROSANU LIVING TRUST	5838 NW BANNISTER DR	PORTLAND OR 97229
86	R2133153		MOHAMMADI ELHAM & DAVOODY AMIRHOSSE	5841 NW REDFOX DR	PORTLAND OR 97229
87	R2189430		HASAN SHAMS REVOCABLE LIVING TRUST	5844 NW BANNISTER DR	PORTLAND OR 97229
88	R2189418		PANDYA ANUP & TRIVEDI HETALBAHEN	5845 NW BANNISTER DR	PORTLAND OR 97229
89	R2133127		XUE BIN & SU HUIQIONG	5850 NW REDFOX DR	PORTLAND OR 97229
90	R2133152		MANTHA RAMESH & NIRUPAMA	5853 NW REDFOX DR	PORTLAND OR 97229
91	R2189416		BANDI BHASKARA KRISHNA MOHAN	5857 NW BANNISTER DR	PORTLAND OR 97229
92	R2189415		CLOSE ELIZABETH & WILLIAM	5863 NW BANNISTER DR	PORTLAND OR 97229
93	R2133128		KHANNA RAHUL & SANGEETA	5864 NW REDFOX DR	PORTLAND OR 97229
94	R2133129		DAVIDSON DEBRA & VARGAS EDUARDO	5878 NW REDFOX DR	PORTLAND OR 97229
95	R2133150		RAHMAN REZAUR & KHALID FARZANA	5893 NW REDFOX DR	PORTLAND OR 97229
96	R2133149		MURTHY BALAJI & KANTH MALINI	5907 NW REDFOX DR	PORTLAND OR 97229
97	R649722700		KIRKHAM WILLIAM J	5919 NW SKYLINE BLVD	PORTLAND OR 97229-1330
98	R2133148		KABIR MOHAMMAD	5921 NW REDFOX DR	PORTLAND OR 97229
99	R2133147		MILLER DALE & CATHERINE	5935 NW REDFOX DR	PORTLAND OR 97229
100	R2133146		PEYNADO ENGELBERTO & DELI	5989 NW REDFOX DR	PORTLAND OR 97229
101	R649774500		STORC LISE & COMEAU ANDREW R	6021 NW SKYLINE BLVD	PORTLAND OR 97229-1328
102	R961160830		STOLLBERG ERIC J TR	6140 NW SKYLINE BLVD	PORTLAND OR 97229-1327
103	R961150520		WINKLER KARL J ET AL	6335 NW SKYLINE BLVD	PORTLAND OR 97229-1306
104	R961150710		BOND CELESTE & JOSHUA	7015 NW SKYLINE BLVD	PORTLAND OR 97229
105	R961160320		COWLING CHARLENE S	7040 SW SHADY LN	PORTLAND OR 97223
106	R649722680		WAGNER CRAIG C	866 N COLUMBIA BLVD #B211	PORTLAND OR 97217
107	R2189425		AL-MOMANI EMAD & RAJAA	8703 FARMDALE CV	AUSTIN TX 78749
108	R2133120		CHAN CHUNG-LUN & LEUNG YVETTE	955 NW MUIRFIELD CT	BEAVERTON OR 97006
109	R2187701		LOUTRAKI INVESTMENTS LLC	PO BOX 1697	BEAVERTON OR 97075
110		LAND USE CONTACT	CAROL CHESAREK - C/O FOREST PARK NA	13300 NW GERMANTOWN RD	PORTLAND OR 97231
111		LAND USE CONTACT	LAURI BREWSTER - OR DEPT OF FISH & WILDLIFE	Lauri.B.BREWSTER@odfw.oregon.gov	
112		LAND USE CONTACT	MICHELE LEVIS - WMSWCD	3236 S KELLY AVE, SUITE 200	PORTLAND OR 97239
113		CCPR1-2025-0003 Hearing Noti	MULT COUNTY LAND USE PLNG DIV	1600 SE 190TH AVE	PORTLAND OR 97233

## NOTICE OF PUBLIC HEARING

This notice concerns a public hearing scheduled to consider the Code Case described below.

**Code Case File: CCPR1-2025-0003**

Scheduled before one of the County's Hearing's Officer on **Friday, May 29<sup>th</sup>, 2026 at 10:30 a.m.** via virtual hearing. Virtual Hearing Instructions may be found at [www.multco.us/landuse/public-notice](http://www.multco.us/landuse/public-notice).

This Hearing will be open to the public. Interested parties may contact our office to register for this event. Please provide your name, phone number, and email address either by phone to 503-988-3043 or by email to [LUP-hearings@multco.us](mailto:LUP-hearings@multco.us) **no later than noon on Thursday, May 28<sup>th</sup>.**

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**SUBJECT OF THE HEARING:** Appeal of Notice of Violation – Unpermitted ground disturbing activity and unpermitted development within the Significant Environmental Concern Stream (SEC-s) overlay

**LOCATION:** 12424 NW Springville Rd, Portland, OR and adjacent properties

Map, Tax lot:	Alt. Acct. #
1N1W15C -00600,	R961150770,
1N1W16D -02800,	R961160130,
1N1W16D -03100	R961160590

**APPELLANT:** Scott Reed

**OWNER(s):** Scott and Stacy Reed

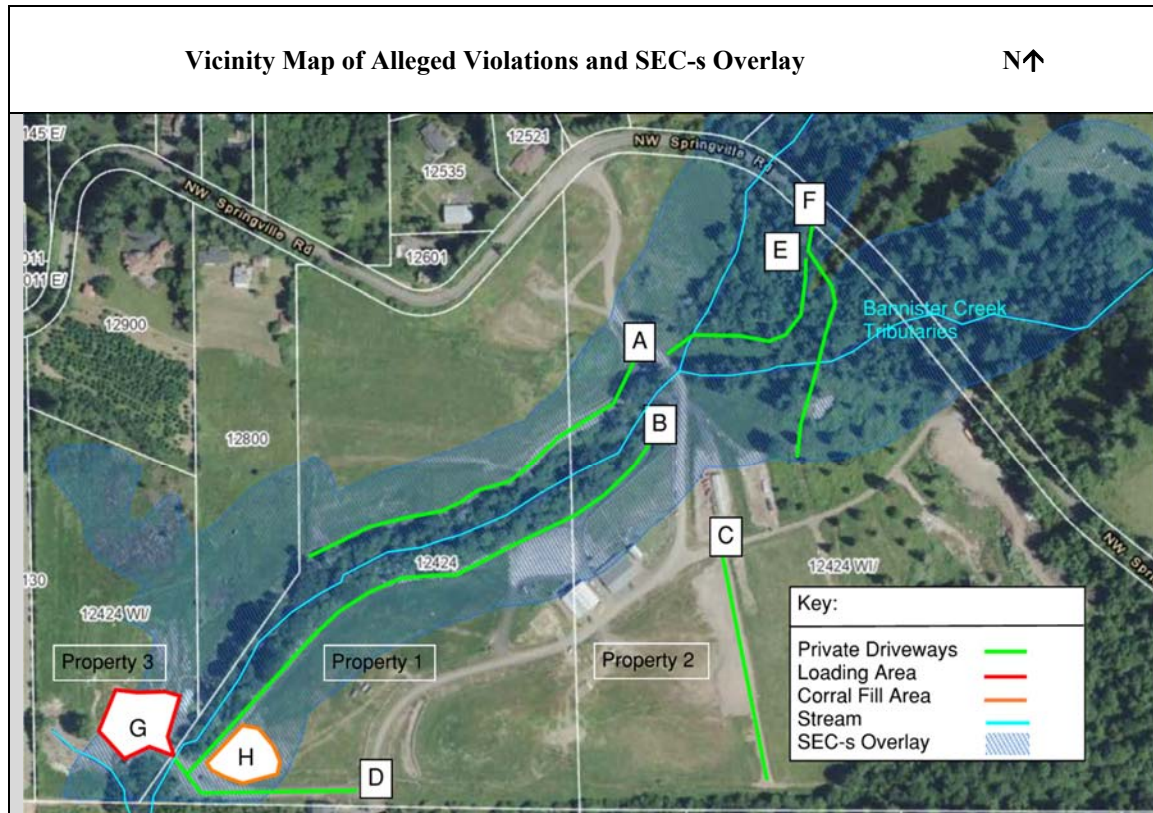
- 
- ❖ **PUBLIC PARTICIPATION AND HEARING PROCESS:** A copy of the Notice of Violation (NOV), Staff Report, and all evidence submitted in support of the NOV is available for inspection, at no cost, by contacting [LUP-hearings@multco.us](mailto:LUP-hearings@multco.us) or by visiting our website at [www.multco.us/landuse/hearings-officer](http://www.multco.us/landuse/hearings-officer). Paper copies of all documents may be purchased at the rate of \$0.71/page. For further information on this case, contact [LUP-hearings@multco.us](mailto:LUP-hearings@multco.us).

All interested parties may appear and testify virtually or submit written comment on the NOV at or prior to the hearing. Comments should address either support of, or opposition to, the specific violation(s) of Multnomah County Code being appealed; and must be received prior to the close of the public hearing record. The hearing procedure will follow the Hearings Officer's *Rules of Procedure* and will be explained at the hearing. must be received

prior to the close of the public hearing. The hearing procedure will follow the Hearing Officer's Rules of Procedure and will be explained at the hearing.

The Hearings Officer may announce a decision at the close of the hearing or on a later date, or the hearing may be continued to a time certain. Notice of the decision will be mailed to the hearing participants, usually within 10 days of the announcement. A decision by the Hearings Officer may be appealed by the appellant, the County, or any aggrieved

party to the Oregon Circuit Court, or the Columbia River Gorge Commission if the property in violation is located in the Columbia River Gorge National Scenic Area.



❖ **APPLICABLE ENFORCEMENT CRITERIA** [Multnomah County Code (MCC)]:

Violations, Enforcement and Fines: MCC 39.1530 Notice of Violation, Abatement, Fine and Right to Appeal, and 39.1550 Appeal.

Base Zone: MCC 39.4215 Exclusive Farm Use (EFU) Uses

Permit Requirements: MCC 39.6210 Ground Disturbing Activity and Stormwater - Permits Required; and MCC 39.5510 Significant Environmental Concern (SEC) Overlays - Permits Required

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-3043 or by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link **Multnomah County Comprehensive Plan**.

**Notice to Mortgage, Lien Holder, Vendor, or Seller:**

ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.



**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.<sup>00</sup> per day (the total of two daily civil fines of \$210.<sup>00</sup> and \$315.<sup>00</sup>)** 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*

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Megan Gibb  
Planning Director  
Land Use Planning Division

Enclosures:

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