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**12424 NW Springville Road**

3 messages

**Charlene Cowling** <char0987@hotmail.com>  
To: "lup-hearings@multco.us" <lup-hearings@multco.us>

Mon, Apr 27, 2026 at 3:37 PM

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Hearings Officer: I am submitting in writing for the hearing scheduled for Friday, May 29th, 2026 at 10:30 a.m. for the virtual meeting, to be read.

CODE CASE FILE: CCPR1-2025-0003

I am only interested in the activities around my own property ranch:

All statements are for the area around Reed's property #3 G SW LINE  
THIS PROPERTY IS A WETLAND AREA UNDER SIGNIFICANT INCLUDING; WILDLIFE

I own the ranch at [12800 NW Springville Road, Portland, Oregon](#). My lower ranch property is a wetland area, unbuildable zoned: FARM. My ranch is next door to the Scott and Tracy Reed's ranch property. Last September, 2025, I found Scott Reed's men working on his fences along my property line which was permitted however on the SW side and ATV's were running around on my property in the middle without my permission and stuck in the mud and had to be pulled out!

This was not permitted by me to do. In great concern I hired a survey company and found my original monuments had been taken out of the ground, SW corner only where excavating activity is noted, and a pipe had been found in my pond, without my permission, SW side, which was being drained into a conduit pipe on to the Reed's property #3. This began my 6 months research into trying to find the permits and allowances of this including a dump that had been placed on my line to view.

I could not get anyone from Multnomah County to come and view from my line. I made contact with two Head Planners, and Code Compliance and I had a formal meeting with them in Gresham. I was told to turn my eyes away from the dump. I was told that I was the only neighbor in the area that had concerns. The true matter was, many complaints had gone in to Multnomah county, on the Reed property, including Bethany residents, Washington County who view the dump and the commercial dumping activities in closer proximity. The reality of this was commercial type trucks were dumping large amounts of asphalted materials into a wetland area, unbuildable, where significant wildlife and significant streaming had been noted for our area, which is a 50- year untouched cycle.

I found also that permits had been allowed by Multnomah County under Agriculture for buildings, and a residential home permitted thru Public Hearing &, under the Oregon Department of Agriculture where farming buildings can be erected without too many permits or inspections needed, under the Right to Farm Act.

However, this is not the case in any areas where significant wildlife and streaming is concerned. Excavation along my wildlife and wetland property had no barriers or protection from dangerous poisons seeping into

my own ground and water area. This includes the other two ranchers next to the Reed dump property #3.

After doing more research into this activity, I also found that ranchers were to have a public notification from Multnomah County, before a residential homesite, or buildings would be permitted for the discussion of wetland and wildlife areas such as upper Springville Road is concerned. Ranchers were to be able to discuss "replenishment by the owner" This is under the Multnomah County Comprehensive Plan. This never happened, rather, the permits for these were rushed thru without consideration, thru Multnomah County with no concerns whatsoever!

To make things very clear: The Oregon Legislature has laws in place for the protection of wildlife and streaming. To DATE: NOTHING HAS BEEN ENFORCED BY ANY BRANCH OF ANY GOVERNMENT WHATSOEVER FOR THIS ADDRESS AT:

[12424 NW Springville Road, Portland, Oregon 97229](#) owners: Scott and Tracy Reed

This is what I am seeking for: 12424 NW Springville Road Property #3

Where are the permits for the stopping up of a State Land owned creek that is just at my lower property line at 12800 property as shown on the map.

Where are the permits for the 2-way road at the end of Property #3 that is asphalted into the creek basin from State Lands and their permission for the stopping up of the waterflow which has been in place, since mappings of our upper Springville Road area. Where is the permits for the covert that is placed at the bottom of the Reed's property. Where has the water gone, and where is it being stored? As a rancher, I am entitled to use this water for future irrigation if needed, under Oregon Department of Agriculture. Where has this water gone that ran past my ranch property for 60 years of ownership at: 12800? If I am not entitled to use this water, where is the written documentation from the owner and State Lands on this to myself and to the other ranchers property further on down?

AREA #3

Where are the permits for the draining of my pond onto the property of Reed's #3

Where are the permits for excavation next to my property line?

Where are the permits for the extension of time for the excavation of property at my line? Mr. Reed has been excavating over 3 years into this area next to my line, no visible buildings being built at this time? How long does it take to erect a building?

Where are the recommendations from the Fire Marshall for our area which is a high danger zoned area in summer months when massive buildings are being permitted for: 12424

How will the CITY OF PORTLAND FIGHT A FIRE WHEN WE HAVE LIMITED WATER RESOURCES!

Where are the recommendations for water when we are limited with no city piped water at this time around 12424 #3 when our area is zoned: FARM I want to know for my own property ranch protection including area ranchers who own next to: 12424 NW Springville Road, #3 SW SIDE

Where are the protective wildlife Barriers next to my line? Other ranch properties also, #3

Where are the permits for commercial dumping into this wildlife and streaming area?

Where are the permits for the massive amounts of tree trunks in this area next to my property line?  
Permission and permits for the cutting down of these trees, including rusting equipment and gasoline trucks being stored, plastic bagging's with ties, around streaming and wildlife?

Noise considerations in area #3

DUMP Viewing consideration in area #3

Where is the owners "replenishment plans" for the streaming and wildlife which has been taken away in this area thru massive commercial dumping and excavation next to my property line? Including area ranchers' properties?

Submitted:

Charlene Sue Cowling

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**LUP Hearings** <lup-hearings@multco.us>  
To: Charlene Cowling <char0987@hotmail.com>

Tue, Apr 28, 2026 at 7:28 AM

Hello,

We have received your comment and added it to the record in the case. Thank you.

Best regards,  
Land Use Planning

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**Multnomah County**  
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