

**April 28, 2020**

Heather Moon  
645 SE Pounder Road  
Corbett, OR 97019

**RE: Stop Work Order**

Location: 645 SE Pounder Road, Corbett, OR 97019  
State ID: 1S 4E 02BA -00700  
Alt. Tax Account #: R994020700  
Zoning: Commercial Forest Use (CFU)-4  
Zoning Overlays: Significant Environmental Concern-streams (SEC-s)  
Case#: Under Review (UR)-2020-13222

Dear Property Owner,

This communication serves as an official **Stop Work Order**, which is being issued for your 645 SE Pounder Road property. The Stop Work Order is being issued for non-permitted development activity being conducted on the property, specifically extensive non-permitted ground disturbance, grading, site clearing and excavation work, and non-permitted development activity within a stream overlay area.

Your property is currently zoned *Commercial Forest Use (CFU)-4* with an overlay of *Significant Environmental Concern for streams (SEC-s)*. The *CFU-4* zone and the *SEC* overlay area have specific regulations governing the use and development of the property, which requires County review and approval prior to any development activity occurring or change of use. However, the County has no record of any recent permits issued or any land use decisions approved that would authorize the type and extent of development occurring on the property, specifically the extensive ground disturbance, grading, site clearing and excavation work.

Therefore the development activity occurring on the property, without prior County authorization or review, is a violation of the following:

- ***Multnomah County Code (MCC) 39.4065 Uses [Commercial Forest Use (CFU) zone].***
- ***Multnomah County Code (MCC) 39.5510 Uses; SEC Permit Required.***
- ***Multnomah County Code (MCC) 39.6210 Permits Required [Ground Disturbing Activity].***

Copies of the above referenced code sections are enclosed with the copy of this letter sent via standard mail. Additional copies are available upon request.

This office would like to be able to close the land use complaint case on file for your property. In order to do this, the following corrective actions need to be completed.

## Required Corrective Actions

**1. Immediately** cease all non-permitted development activity being conducted on the property, specifically the extensive non-permitted ground disturbance, grading, site clearing and excavation work and **immediately** install adequate erosion control measures (silt fencing, plastic covering, straw bales, etc.) to prevent any mud, debris or sediment run-off from entering the public right-of-way or adjacent properties. *Failure to comply with this Stop Work Order, failure to cease all development and construction activity and failure to install erosion control measures will result in the issuance of a Notice of Violation and associated civil penalties.*

**1.1.** A site inspection will be conducted no later than **May 13, 2020**, to verify that the development and construction activity has stopped, and to verify that erosion control measures have been installed.

**2. By June 12, 2020**, schedule and attend a Pre-Filing Meeting with the Land Use Planning (LUP) office to prepare for the submission of a *Significant Environmental Concern (SEC)* permit application and an *Erosion & Sediment Control (ESC)* permit application to potentially authorize the development and construction activity occurring on the property. *Please contact the Land Use Planning office, at (503)-988-3043, to schedule the required Pre-Filing Meeting and to determine what materials or documents are required for the meeting.*

**2.1. Within 90 days** of the Pre-Filing Meeting, submit to the LUP office your *SEC* and *ESC* permit applications.

**2.2.** In the event your *SEC* and *ESC* permit application(s) are deemed incomplete by staff, **within 60 days** of receiving an incomplete application notification letter from the LUP office, make the permit application(s) complete.

**2.3.** If the required *SEC* and *ESC* permit application(s) are approved: **Complete** all work and conditions of approval required by the permit application(s) approvals in the timelines specified by the approvals.

**-OR-**

**2.4.** If the required *SEC* and *ESC* 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 under taken: **Within 15 days** of the final decision, schedule and attend a meeting with the Code Compliance office and the LUP office to discuss the options available for moving forward with the resolution of this compliance case.

## Voluntary Compliance

The Voluntary Compliance process is designed to encourage voluntary correction of violations of Multnomah County Code. This process serves as an alternative to enforcement measures as it provides you the opportunity to work with the Code Compliance office to satisfy code requirements. Once you have satisfied code requirements, the case will be closed and no further action will be necessary as long as you continue to comply with Multnomah County Code.

Please keep in mind that if a matter no longer appears to be progressing towards resolution through the voluntary compliance process, you will be subject to enforcement action. Such action may include demanding compliance and imposing civil fines of up to \$3,500.00 *per day, per violation* until the violations are corrected.

Please contact me at (503) 988-0184, if you have any questions regarding this *Stop Work Order* letter. Please contact the Land Use Planning office, at (503) 988-3043, with specific questions you may have on land use or permit requirements for your property.

Sincerely,

*Bill Gotzinger*

Bill Gotzinger  
Code Compliance Specialist

Attachments: Site photographs

## Site photographs



**1.** View of the non-permitted development activity being conducted on the property, specifically the extensive non-permitted ground disturbance, grading, site clearing and excavation work, and non-permitted development activity within a stream overlay area.



**2.** Another view of the non-permitted development activity being conducted on the property, specifically the extensive non-permitted ground disturbance, grading, site clearing and excavation work, and non-permitted development activity within a stream overlay area.

Land Use Planning Division  
Code Compliance Office



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

April 28, 2020

Heather Moon  
645 SE Pounder Road  
Corbett, OR 97019

**RE: Stop Work Order**

Location: 645 SE Pounder Road, Corbett, OR 97019  
State ID: 1S 4E 02BA -00700  
Alt. Tax Account #: R994020700  
Zoning: Commercial Forest Use (CFU)-4  
Zoning Overlays: Significant Environmental Concern-streams (SEC-s)  
Case#: Under Review (UR)-2020-13222

Dear Property Owner,

This communication serves as an official **Stop Work** order for the development activity being conducted on the property at 645 SE Pounder Road. The Stop Work order is issued due to ground disturbance, grading, site clearing and excavation activity within a stream overlay area.

Your property is currently zoned *Commercial Forest Use* (*CFU-4*) and *Environmental Concern for streams (SEC-s)*. The specific regulations governing the use and development of your property require review and approval prior to any development activity. Multnomah County has no record of any recent permits issued that authorize the type and extent of development occurring on your property. Extensive ground disturbance, grading, site clearing and excavation activity within a stream overlay area is a violation of the following:

Therefore the development activity occurring on your property without authorization or review, is a violation of the following:

- *Multnomah County Code (MCC) 39.4065 U*
- *Multnomah County Code (MCC) 39.5510 U*
- *Multnomah County Code (MCC) 39.6210 F*

Copies of the above referenced code sections are attached to this standard mail. Additional copies are available upon request.

This office would like to be able to close the land use violation. In order to do this, the following corrective action is required:



Date: 4/28/20  
From: Bill G.

Please:

Fax To: \_\_\_\_\_ # \_\_\_\_\_

Print

Mail

Meter

Other

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

**OFFICIAL USE**

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage	\$

Postmark Here

Total Postage: UR-2020-13222  
Sent To: Heather Moon  
Street and: 645 SE Pounder Rd  
City, State: Corbett OR 97019

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Completed By: [Signature] Completion Date: 4/28/20

Mailing Form 2019

**FILE**

**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:

UR-2020-13222  
 Heather Moon  
 645 SE Pounder Rd  
 Corbett OR 97019



9590 9402 4270 8121 6554 78

2. Article Number (Transfer from service label)

7017 0190 0001 0421 7299

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X *[Handwritten Signature]*  
 B. Received by (Printed Name)  
*[Handwritten Name]*

- Agent
- Addressee

C. Date of Delivery

5/14/20

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt