

CODE COMPLIANCE OFFICE

Land Use and Right-of-Way Complaint Form



For Office Use Only

Case #: ZV-2021-14224

Received: 01/11/2021

COMPLAINT INTAKE AND CONFIDENTIALITY POLICY

Submission of anonymous complaints and/or complainant's unavailability as a witness will result in dismissal of the complaint. The County is required by law to disclose complainant's name if complainant is going to be a witness in an enforcement hearing.

Under Oregon law, the contents of this complaint become a matter of public record and may be disclosed to the public unless disclosure is prohibited or nondisclosure is authorized by law. Complainants bear the burden to know the law governing disclosure of public records. If complainant elects the opportunity provided below to submit complainant's name, home address, personal telephone number and e-mail address on the condition that such information be kept confidential, Multnomah County will not disclose such information unless disclosure is required by law. See *Oregon Revised Statutes (ORS) 192.502 (4)*.

Complainants concerned with personal safety are directed to *ORS 192.445 (1)* and *Oregon Administrative Rules (OAR) 137-004-0800*. Complainants concerned with personal privacy are directed to *ORS 192.502 (2)*.

COMPLAINANT INFORMATION

Name (required): Vera Jagendorf

Address (required): 720 SE Pounder Rd, Corbett OR 97019

Phone (required): 503-806-6164

Email (optional): _____

I am submitting my name and contact information in confidence (optional).

If requesting confidentiality, reason (required – use additional sheets(s) if needed): _____

ALLEGED VIOLATION INFORMATION

Property Address: 645 SE Pounder Rd, Corbett OR 97019

-or-

Location (If ROW or address is not known): _____

Property Owner/Person Responsible: Heather Moon

Nature of Alleged Violation (It is important to provide as much detail as possible, including photographs or other relevant documentation, if available): _____

Stop work order was posted and mailed 01/08/21. Property owners boyfriend is still working with backhoe next to the roadway. He was working at night and during the day on Saturday, 01/09/2021. He also used a trash pump in the hole he was digging and pumping the water across the road within a SEC overlay.

Continued on next page →

Continued Nature of Alleged Violation (if needed): _____

How long has the alleged violation existed? _____

Yes **No** Is the alleged violation visible from complainant's property? Answering "yes" does not waive any right to exclude people from your property.

Yes **No** Is the alleged violation visible from a public road? If not, what is the best public area viewpoint for inspection? _____

Yes **No** Are there any known or suspected hazards at the location of the alleged violation (e.g., dangerous occupants or animals, criminal activity, etc.)? If yes, describe hazard in detail: _____
Environmental harm, near Pounder Creek



⇓⇓ **For Office Use Only** ⇓⇓

Date Received: 01/11/21

Complaint Source:

- Web Form Email Counter Contact Phone Message Mail

Complaint Type:

- New Complaint Additional Complaint on open case file New Complaint on open case file

New Case #: ZV-2021-14224 **Existing Case #:** UR-2020-13222

Prior Compliance Cases: _____

Associated Land Use or ROW Cases/Permits: _____

Property Zoning: CFU4 Property Tax Account #: R994020700

O v e r l a y s:

- FD SEC Streams Tualatin Basin
 GEC WRG Balch Creek Basin
 HDP PAM _____ Known Wetlands

↻ **Watercourse:** On property Nearby

Include in complaint file: zoning map, aerial photo, & A&T summary



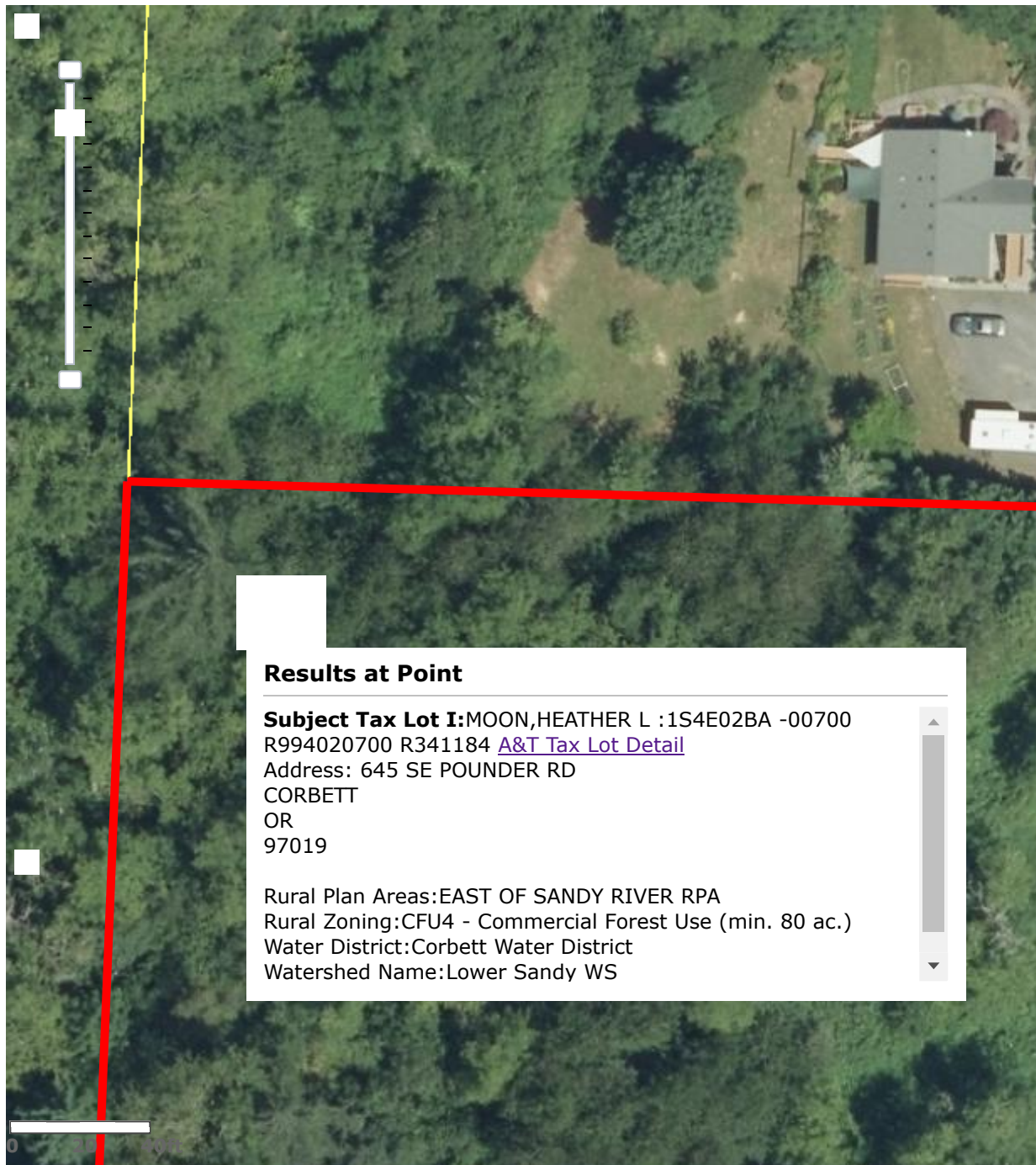
**Department of Community Services
Land Use Planning and Transportation
Program**
1600 SE 190th Ave.
Portland, OR 97233
Ph 503.988.3043
Fax 503.988.3389
Email: land.use.planning@multco.us

This map is based on data from non county sources.
 This map is not printed to scale and should not be used for measurement.
 Multnomah County cannot accept responsibility for errors, omissions or positional accuracy.
 There are no warranties expressed or implied.

Map Comments:

ZV-2021-14224/R994020700/645 SE Pounder Rd, Corbett OR, 97019 EAST OF SANDY RIVER RPA/SEC-s/SWO posted 010821. Property owner continues to work on Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment(backhoe) usage next to roadway and nearby creek. Strong smell of diesel and sheen on roadway.

[Web Layout](#)



Results at Point

Subject Tax Lot I:MOON,HEATHER L :1S4E02BA -00700
 R994020700 R341184 [A&T Tax Lot Detail](#)
 Address: 645 SE POUNDER RD
 CORBETT
 OR
 97019

Rural Plan Areas:EAST OF SANDY RIVER RPA
 Rural Zoning:CFU4 - Commercial Forest Use (min. 80 ac.)
 Water District:Corbett Water District
 Watershed Name:Lower Sandy WS

Land Use Planning Division
Code Compliance Office



FIELD INSPECTION REPORT

Property Address:	645 SE Pounder Rd		
Property Owner:	Heather Moon		
Tax Account #:	R994020700	Zone:	CFU4
Case File: UR-2020-13222			
Permits on File for property: None			
Other agencies/departments to notify: Mult Co. Sheriff			
Site Visit REMARKS			
Date/Time:	__1__ / __11__ / __2021__	Inspected By:	Robert Hyde
Permits on Location: None			
Measurements Taken:			
Witnesses Interviewed:			
I. Case Background: The initial complaint was received on __4__ / __27__ / __2021__. Updated: Call to investigate excavator work at property. Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.			

II. Site Visit Results:

Updated Report: Excavator is now stuck in deep mud in the disturbed ground work area (pics in folder). I went to the front door to get more information about continued work and there was no answer.

III. Land Use Code Violations, to be verified by the Land Use Planning office:

IV. Required Corrective Actions To be Determined by the Land Use Planning office:

V. Photographs Taken on site:

Photos located in the Photos/Reports- 2021 folder



01/11/2021



01/11/2021



01/11/2021

Land Use Planning Division
Code Compliance Office



FIELD INSPECTION REPORT

Property Address:	645 SE Pounder Rd		
Property Owner:	Heather Moon		
Tax Account #:	R994020700	Zone:	CFU4
Case File: UR-2020-13222			
Permits on File for property: None			
Other agencies/departments to notify: Mult Co. Sheriff			
Site Visit REMARKS			
Date/Time:	__1__ / __12__ / __2021__	Inspected By:	Robert Hyde
Permits on Location: None			
Measurements Taken:			
Witnesses Interviewed:			
<p>I. Case Background: The initial complaint was received on __4__ / __27__ / __2021__.</p> <p>Updated: Visit site to inform Heather Moon that she needs to comply with the Stop Work Order or more action will be taken. Neighbor complaints of continued work going on all hours including late night and early morning hours.</p> <p>Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.</p>			

II. Site Visit Results:

Updated Report: I visited the site with Mult Co. Sheriff Joe Kaiser. The ex-boyfriend of Heather Moon, Dennis Karman, was on site with 2 other ladies helping him clean up the site. They were washing the roadway and picking things up. I informed Dennis that no more work can be done since the SWO (Stop Work Order) has been delivered. He understood orders. The site was flooded and hay bales and equipment spread out all over the place. Heather Moon was not on site.

Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.

Pictures in the Photos- Reports 2021 folder

III. Land Use Code Violations, to be verified by the Land Use Planning office:

IV. Required Corrective Actions To be Determined by the Land Use Planning office:

V. Photographs Taken on site:

Photos located in the Photos/Reports- 2021 folder







Land Use Planning Division
Code Compliance Office



FIELD INSPECTION REPORT

Property Address:	645 SE Pounder Rd		
Property Owner:	Heather Moon		
Tax Account #:	R994020700	Zone:	CFU4
Case File: UR-2020-13222			
Permits on File for property: None			
Other agencies/departments to notify: Mult Co. Sheriff			
Site Visit REMARKS			
Date/Time:	__1__ / __13__ / __2021__	Inspected By:	Robert Hyde
Permits on Location: None			
Measurements Taken:			
Witnesses Interviewed:			
<p>I. Case Background: The initial complaint was received on __4__ / __27__ / __2021__.</p> <p>Updated: Visit site for pictures.</p> <p>Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.</p>			

II. Site Visit Results:

Updated Report: I visited the property for pictures. There are 2 excavators on the shoulder (see pics) of the roadway. The culvert is still plugged as water and silt continue to spill over the roadway. Hay bales line the shoulder for attempted erosion control. Logs placed in the way of mudslide to prevent it from going into the roadway.

Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.

Pictures in the Photos- Reports 2021 folder

III. Land Use Code Violations, to be verified by the Land Use Planning office:

IV. Required Corrective Actions To be Determined by the Land Use Planning office:

V. Photographs Taken on site:

Photos located in the Photos/Reports- 2021 folder



01/13/2021



01/13/2021



01/14/2021



01/14/2021



01/14/2021



01/14/2021

Land Use Planning Division
Code Compliance Office



FIELD INSPECTION REPORT

Property Address:	645 SE Pounder Rd		
Property Owner:	Heather Moon		
Tax Account #:	R994020700	Zone:	CFU4
Case File: UR-2020-13222			
Permits on File for property: None			
Other agencies/departments to notify: Mult Co. Sheriff			
Site Visit REMARKS			
Date/Time:	__1__ / __20__ / __2021__	Inspected By:	Robert Hyde
Permits on Location: None			
Measurements Taken:			
Witnesses Interviewed:			
<p>I. Case Background: The initial complaint was received on __4__ / __27__ / __2021__.</p> <p>Updated: Visit site for pictures. A large truck was observed on site possibly with a delivery.</p> <p>Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.</p>			

II. Site Visit Results:

Updated Report: I visited the property for pictures. The truck observed on site looks like they delivered large boulders to the work site. The rocks are there to help the landslide from going into the roadway. The culvert is still plugged and silt and mud continues to cover the road. Other vehicles are tracking mud up and down the road.

Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.

Pictures in the Photos- Reports 2021 folder

III. Land Use Code Violations, to be verified by the Land Use Planning office:

IV. Required Corrective Actions To be Determined by the Land Use Planning office:

V. Photographs Taken on site:

Photos located in the Photos/Reports- 2021 folder



01/20/2021



01/20/2021



01/20/2021



01/20/2021

Land Use Planning Division
Code Compliance Office



FIELD INSPECTION REPORT

Property Address:	645 SE Pounder Rd		
Property Owner:	Heather Moon		
Tax Account #:	R994020700	Zone:	CFU4
Case File: UR-2020-13222			
Permits on File for property: None			
Other agencies/departments to notify: Mult Co. Sheriff			
Site Visit REMARKS			
Date/Time:	__1__ / __25__ / __2021__	Inspected By:	Robert Hyde
Permits on Location: None			
Measurements Taken:			
Witnesses Interviewed:			
<p>I. Case Background: The initial complaint was received on __4__ / __27__ / __2021__.</p> <p>Updated: Visit site for pictures.</p> <p>Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.</p>			

II. Site Visit Results:

Updated Report: I visited the property for pictures. Culvert is still plugged. Silt is still spilling over the roadway. There is still a big mud pit on site. It appears work has subsided for now. Site is a little bit cleaner. Boulders still in place preventing landslides on the road. The excavators are off site.

Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.

Pictures in the Photos- Reports 2021 folder

III. Land Use Code Violations, to be verified by the Land Use Planning office:

IV. Required Corrective Actions To be Determined by the Land Use Planning office:

V. Photographs Taken on site:

Photos located in the Photos/Reports- 2021 folder



01/25/2021



01/25/2021



01/25/2021



01/25/2021

Land Use Planning Division
Code Compliance Office



FIELD INSPECTION REPORT

Property Address:	645 SE Pounder Rd		
Property Owner:	Heather Moon		
Tax Account #:	R994020700	Zone:	CFU4
Case File: UR-2020-13222			
Permits on File for property: None			
Other agencies/departments to notify: Mult Co. Sheriff			
Site Visit REMARKS			
Date/Time:	__2__ / __24__ / __2021__	Inspected By:	Robert Hyde
Permits on Location: None			
Measurements Taken:			
Witnesses Interviewed:			
<p>I. Case Background: The initial complaint was received on __4__ / __27__ / __2021__.</p> <p>Updated: Visit site for pictures. Report of shoulder collapsing by the creek.</p> <p>Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.</p>			

II. Site Visit Results:

Updated Report: The road shoulder collapsed probably due to the plugged culvert and on going water over the roadway. The water department set out cones on edge of collapse to prevent vehicles from driving into the broken road. And they added pea gravel fill to prevent further collapse. Lovett is the sub contractor hired by the city doing the work. Culvert is still plugged and silt is running over the road. Mult Co. survey crew is on site to establish ROW so crews can work on culvert.

Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.

Pictures in the Photos- Reports 2021 folder

III. Land Use Code Violations, to be verified by the Land Use Planning office:

IV. Required Corrective Actions To be Determined by the Land Use Planning office:

V. Photographs Taken on site:

Photos located in the Photos/Reports- 2021 folder



02/24/2021



02/24/2021



02/24/2021

MV
INTERNATIONAL

LOVETT

CERTIFIED
CLEAN IDLE
EPA 01

GVW 26000

NM66413

FIRE
EXTINGUISHER
INSIDE

ON ROAD
DIESEL
FUEL ONLY

Enaven
Truck Body

TOVEN

02/24/2021



03/01/2021



03/01/2021



03/01/2021



03/01/2021

Land Use Planning Division
Code Compliance Office



FIELD INSPECTION REPORT

Property Address:	645 SE Pounder Rd		
Property Owner:	Heather Moon		
Tax Account #:	R994020700	Zone:	CFU4
Case File: UR-2020-13222			
Permits on File for property: None			
Other agencies/departments to notify: Mult Co. Sheriff			
Site Visit REMARKS			
Date/Time:	__3__ / __17__ / __2021__	Inspected By:	Robert Hyde
Permits on Location: None			
Measurements Taken:			
Witnesses Interviewed:			
<p>I. Case Background: The initial complaint was received on __4__ / __27__ / __2021__.</p> <p>Updated: Visit site for pictures of the Mult Co maintenance crew work on culvert.</p> <p>Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.</p>			

II. Site Visit Results:

Updated Report: The Mult Co maintenance crew came in and unplugged the culvert. There isn't anymore water and silt spilling over the roadway anymore. Silt fencing is in place at the lower end on the shoulder next to the road. Pictures show the culvert is draining. There is some debris in the culvert but draining (see pics). And the ditch line is flowing properly.

Original Report: Non-permitted property development activity, including significant ground disturbance, excavation and site clearing work. A portion of the activity has occurred in an SEC overlay area. Environmental harm. Equipment (backhoe) usage next to the roadway and nearby creek. Strong smell of diesel and sheen on the roadway. Plugged culvert with water spilling over the roadway.

Pictures in the Photos- Reports 2021 folder

III. Land Use Code Violations, to be verified by the Land Use Planning office:

IV. Required Corrective Actions To be Determined by the Land Use Planning office:

V. Photographs Taken on site:

Photos located in the Photos/Reports- 2021 folder



03/17/2021



645

03/17/2021



03/17/2021



03/17/2021