



## MULTNOMAH COUNTY OREGON

### LAND USE AND TRANSPORTATION PROGRAM

1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233

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[http://www.co.multnomah.or.us/dbcs/LUT/land\\_use](http://www.co.multnomah.or.us/dbcs/LUT/land_use)

## GRADING AND EROSION CONTROL AND FLOODPLAIN DEVELOPMENT PERMIT

**CASE FILE: T1-05-039**

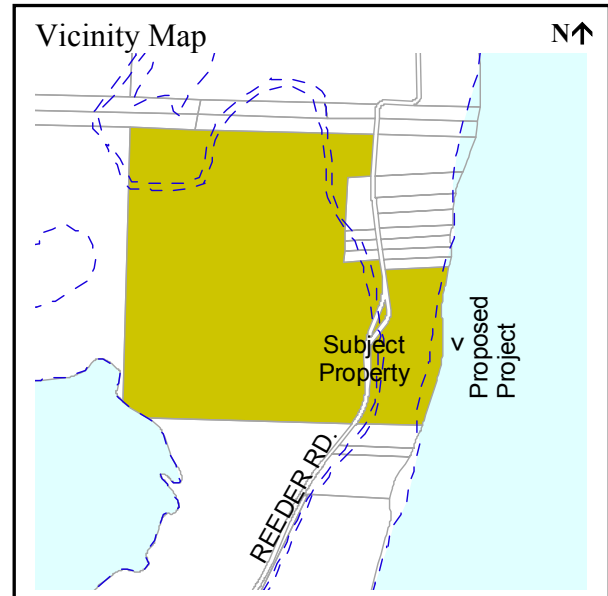
**February 2, 2006**

**Request:** Grading and Erosion Control Permit and Floodplain Development Permit for a riprap project and associated grading activities on the Columbia River bank. This project is a continuance of the project that was permitted under Cases SEC 12-99, GEC 16-99 and FD 2-99. This project has been approved under T2-05-068.

**Location:** 26214 NW Reeder Road  
TL 100, Sec 26, T3N, R1E, W.M.  
Tax Account # R981260050

**Applicant** Donald Eudaly  
Donald Eudaly Inc.  
6920 NE 42<sup>nd</sup>. Ave.  
Portland, OR 97218

**Owner:** Earl & Ida Reeder  
26214 NW Reeder Rd.  
Portland, OR 97231



### **I. GRADING AND EROSION CONTROL PERMIT**

#### **Ordinance Requirements:**

Applicable standards for this permit can be found in Chapter 29.330 through 29.348: Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our office.

#### **Modifications and Limitations:**

This permit is based on written narrative(s) and plan(s) provided by the applicant (attached as Exhibit 1.1 through 1.11). No development shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner to comply with these



documents and the limitations described herein.

1. The erosion control permit notice (attached) is to be posted at the driveway entrance from Reeder Road in a clearly visible location (print towards the road). This notice is to remain posted until such time as the grading work is completed. In the event this sign is lost, destroyed, or otherwise removed prior to the completion of the grading work, the applicant shall immediately contact the Land Use Planning Office to obtain a suitable replacement.
2. Sediment fencing shall be installed at the base of the bank between the ordinary high water line and the excavation area as shown on Exhibit 1.3. Fencing shall be installed prior to any earth excavation and shall be maintained during the all phases of construction until the rip rap rock is in place. Prior to any work occurring, the property owner shall call County Land Use Planning for a Grading and Erosion Control Inspection and receive the inspector's approval of erosion control installation.
3. The Performance Bond filed with the Multnomah County for this project under the previous permit Case GEC 16-99 shall continue to be in effect until the project authorized by Permits T2-05-068 and T1-05-039 has been completed (Exhibit 1.11). The County shall release this performance bond upon completion of the project, subject to a final inspection demonstrating the project has been completed according the requirements of Permits T2-05-068 and T1-05-039. [MCC 29.345(C)(1)]
4. Prior to further work on this project contact Allen Young, County Right-of-Way Program regarding truck access to and from property. Reeder Road shall be kept clean of dirt and other construction materials. If tracking or deposit of any materials from this project on to the public right-of-way becomes a problem, it is the property owner's responsibility to cover the cost of clean up. If any materials are tracked or deposited in the right-of-way, County Transportation may require a \$1000.00 bond to assure that the right-of-way remain free of materials related to the project.
5. The trucks related to this project shall meet the posted weight limits for the use of the Sauvie Island Bridge.

**On-Going Conditions:**

1. Earth disturbing activities on this site, excluding landscaping, shall occur between May 1 and October 15 for years that this permit is valid.
2. The County may require supplementation of described erosion control techniques if turbidity or other down stream erosion impacts result from on-site grading work. The Portland Building Bureau (Special Inspections Section), the West Multnomah County Soil and Water Conservation District, or the U.S. Soil Conservation Service can advise or recommend measures to respond to unanticipated erosion effects.
3. The property owner shall maintain best erosion control practices through all phases of development.
4. Spoil materials that are to be excavated and removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities.



5. Any stock piled materials shall have erosion control measures installed around the stock piles immediately, and the erosion control measures shall be maintained in a working state. Stock piles shall be located more than 50 feet from the top of the riverbank.

### **Follow Up Conditions After Construction:**

1. The property owner shall ensure that when a portion of a project is installed that area shall be planted with vegetation, during the early fall rainy season. The plantings shall be as outlined in the application submittal for this permit and as outlined in Case T2-05-068. All areas of existing installed riprap shall be planted as described in the applicant's submittal and in SEC Permit T2-05-039.
2. An engineer, shall inspect the work completed to date no later than November 30 of each year until the project is completed and provide a report within two weeks to the County Land use Planning stating whether the work has been done according to plan and that erosion is not occurring or is minimal. If erosion is occurring, the engineer shall recommend corrections. If required by the County, the project shall be modified to include the engineer's recommendations.
3. The property owner or representative thereof shall call County Land Use Planning to request a Grading and Erosion Control inspection after the riprap placement work is completed for each year the project continues. The property owner or representative thereof shall call County Land Use Planning to request an inspection of the project upon completion of the project including the required vegetative plants.
4. Grading and erosion control activities shall be completed within two (2) years from the date of this approval, unless an extension is requested and approved by the Planning Director. A request for an extension shall be submitted at least one month prior to the expiration date of this permit.

## **II. FLOOD PLAIN DEVELOPMENT PERMIT**

### **Permit Required**

**MCC 29.603: No structure, dwelling or manufactured home shall be erected, located, altered, improved, repaired or enlarged and no other new development including but not limited to grading, mining, excavation and filling shall occur on lands within the 100-year flood boundary unless a Floodplain Development Permit specifically authorizing the proposal has been obtained from Multnomah County..**

**Staff:** A base flood elevation of 26 feet is established for the subject property pursuant to Panel #35 of the Federal Emergency Management Agency Flood Insurance Rate Maps for Multnomah County, dated March 18, 1986. The entire parcel is within the 100 year floodplain. Thus, all of the fill proposed is to occur within the 100-year floodplain. Therefore, a Floodplain Development Permit is required.



## **Floodway Requirements**

**MCC 29.607: In areas identified as floodway on the Flood Boundary and Floodway Maps, the following restrictions, in addition to the requirements of MCC 29.606, shall apply:**

- A. No development shall be permitted that would result in any measurable increase in base flood levels.**
  - 1. Encroachment into the floodway is prohibited, unless a detailed step backwater analysis and conveyance compensation calculations, certified by a Registered Professional Engineer, are provided which demonstrates that the proposed encroachment will cause no measurable increase in flood levels (water surface elevations) during a base flood discharge.**

**Staff:** MCC 29.606 mostly addresses structures as buildings and requires that all structures in the 100 year floodplain be flood proofed. The riprap structure has been designed by an engineer for the purpose of protecting this area of riverbank from flood damage thus is flood proofed.

A “no rise” certification stamped and signed by Steven P. Eudaly, Registered Professional Engineer was submitted and included as Exhibit 1.8 The applicant also submitted a conveyance compensation analysis included as Exhibit 1.9, which demonstrates that the proposed development will not measurably increase base flood levels. A detailed step backwater analysis is not required, because the applicant has submitted evidence that the proposed riprap embankment will not encroach beyond the toe of the existing bank line or extend above the elevation of the natural ground it is protecting.

## **Watercourse Relocation and Alteration.**

**MCC 29.609 Prior to approving any relocation, encroachment or alteration of a watercourse, the Land Use Planning Division shall provide mailed notice of the proposal to adjoining communities and to the Department of Land Conservation and Development Floodplain Coordinator. Copies of such notice shall also be provided to the Federal Insurance Administration.**

- A. No relocation, encroachment or alteration of a watercourse shall be permitted unless a detailed hydraulic analysis, certified by a Registered Professional Engineer, is provided which demonstrates that:**
  - 1. The flood carrying capacity for the altered or relocated portion of the watercourse will be maintained;**
  - 2. The area subject to inundation by the base flood discharge will not be increased;**
  - 3. The alteration or relocation will cause no measurable increase in base flood levels.**

**Staff:** The applicant submitted a “no-rise” certification stamped and signed by Steven P. Eudaly, Registered Professional Engineer, included as Exhibit 1.8. Mr. Eudaly states that the area subject to inundation will not be increased; the area will remain the same. The applicant also submitted a conveyance compensation analysis included as Exhibit 1.9 which demonstrates that the proposed development will not measurably increase base flood levels.

## **Exhibits submitted by the Applicant**



- Exhibit 1.1: Application submitted 7/5/05 (1 page);
- Exhibit 1.2: Site Plan submitted 10/18/05 (2 pages);
- Exhibit 1.3: Structural Plans including Erosion Control submitted 7/5/05 and 10/18/05 (12 pages);
- Exhibit 1.4: Narrative addressing GEC standards submitted 7/5/05 (1 page);
- Exhibit 1.5: Addendum to narrative addressing GEC standards submitted 8/25/05 (2 pages);
- Exhibit 1.6: Addendum to narrative addressing GEC standards submitted 10/18/05 (1 page);
- Exhibit 1.7: Narrative addressing FD standards submitted 10-18-05 (1 page);;
- Exhibit 1.8: No-Rise Certification stamped and signed by Steven P. Eudaly PE submitted 10/18/05 (1 page);
- Exhibit 1.9: Conveyance Calculations stamped and signed by Steven P. Eudaly PE submitted 10/18/05 (5 page);
- Exhibit 1.10: Riprap planting schematic submitted 10/18/05 (1page); and
- Exhibit 1.11: Performance Bond documents (3 pages).

**Exhibit included by County**

- Exhibit 2.1: County Assessment Record for the properties (1 page).
- Exhibit 2.2: Grading and Erosion Control Permit GEC 16-99
- Exhibit 2.3: Flood Hazard and Significant Environmental Concern Permit FD 2-99 and SEC 12-99

**Issued by:**

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Signed: George A. Plummer, Planner  
For: Karen Schilling - Planning Director

Date: Thursday February 2, 2006