



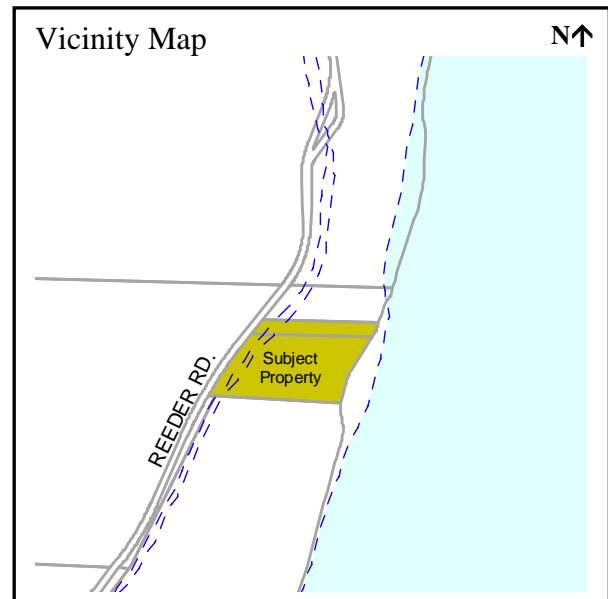
MULTNOMAH COUNTY OREGON
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

**GRADING AND EROSION CONTROL AND
FLOODPLAIN DEVELOPMENT PERMIT**
CASE FILE: T1-06-047
March 16, 2007

Request: Grading and Erosion Control Permit and Floodplain Development Permit for a 600 foot riprap project and associated grading activities on the Columbia River bank.

Location: 25602 NW Reeder Road
Tax Lot 200 and 300, Section 26,
Township 3 North, Range 1 West,
W.M Tax Account #R981260220 and
R981260260

Applicant/ Thomas Hicks
Owner: 17937 NW Sauvie Island 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 1.8). 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. The proposed grading, excavation and installation of rip rap shall be entirely on the subject property. **This permit does not authorize any work beyond the applicant/owner's property boundary unless approved by the Division of State Lands.**

Prior to any land disturbing activities:

1. When you are ready to start the grading work approved in this permit, call the Staff Planner, George Plummer at (503) 988-3043 extension 29152, to set up an appointment for payment of the \$77 inspection fee, and issuance of the Erosion Control Permit notice card. The permit notice card is to be posted at the driveway entrance in a clearly visible location. This notice is to remain posted until such time as the grading work is completed. In the event the notice is lost, destroyed, or otherwise removed prior to completion of the grading work, the applicant shall immediately contact the Land Use Planning office to obtain a replacement.
2. The in-water work shall be done during the Oregon Department of Fish and Wildlife in-water work period. The work below ordinary high water line shall be occur during a low water flow and be accomplished without entering the water with any machinery.
3. Prior to work on this project contact Allen Young, County Right-of-Way Program (503-988-3582) 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.
4. The trucks related to this project shall meet the posted weight limits for the use of the Sauvie Island Bridge.

On-Going Conditions:

1. 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.
2. An engineer shall inspect the work during installation. If erosion is occurring during the project, the engineer shall recommend corrections. The property owner shall maintain best erosion control practices through all phases of development to ensure sediment does not enter the river.
3. 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. Spoils shall not be used as fill on the property.
4. 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 and shall be covered with plastic sheeting to prevent erosion..

Follow Up Conditions After Construction:

1. The property owner shall ensure that 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 conditions of Case T2-06-075.
2. An engineer shall inspect the work during installation and when completed provide a report to County Land Use Planning stating whether the work has been done according to plan. 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. The property owner or representative thereof shall call County Land Use Planning to request an inspection of the project upon completion of planting of the required 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.

Development Standards

MCC 29.606 The following standards shall apply to all new construction, substantial improvement or other development in areas within the 100-year flood boundary:

(A) All Structures.

(1) All new construction and substantial improvement shall:

* * *

(c) Use materials resistant to flood damage.

- (d) Using methods and practices that minimize flood damage.
- (C) Nonresidential Structures. New construction and substantial improvement of any commercial, industrial or other non-residential structure shall:

* * *

- (b) Have structural components capable of withstanding hydrostatic and hydrodynamic loads, effects of buoyancy, flood depths, pressures, velocities and other factors associated with the base flood; and
- (c) Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied.

Staff: The applicant has submitted a narrative signed and stamped by a Registered Professional Engineer stating these standards are met by the proposed design (Exhibit 1.7).

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: The applicant has submitted an analysis stamped and signed by H. Stanley Kelsay, Registered Professional Engineer which certifies that the proposed structure is not in the floodway nor will it result in a measurable increase in flood levels during a base flood (Exhibit 1.8.) The engineer states there has been at least 20 feet of erosion of the bank in this area and the project would replace about three feet of this if no removal of existing bank was part of the part. However the project plans show a there will be a greater volume of earth materials removed than volume of rip-rap replaced.

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 has submitted an analysis stamped and signed by H. Stanley Kelsay, Registered Professional Engineer which certifies that the proposed structure is not in the floodway nor will it result in a measurable increase in flood levels during a base flood (Exhibit 1.8.) The engineer states there has been at least 20 feet of erosion of the bank in this area and the project would replace about three feet of this if no removal of existing bank was part of the part. However the project plans show a there will be a greater volume of earth materials removed than volume of rip-rap replaced.

Exhibits submitted by the Applicant

- Exhibit 1.1: Application (1 page);
- Exhibit 1.2: Site Plan (5 pages);
- Exhibit 1.3: Structural Plan (1 page);
- Exhibit 1.4: General Narrative (1 page);
- Exhibit 1.5: Narrative addressing GEC standards (2 pages);
- Exhibit 1.6: Geotechnical Evaluation and Riverbank Stabilization Report by H. Stanley Kelsay, Registered Professional Engineer (1 page);
- Exhibit 1.7: Floodplain Development Standards Narrative signed and stamped by H. Stanley Kelsay, Registered Professional Engineer (2 pages);
- Exhibit 1.8: Floodway Requirements and Watercourse Relocation and Alteration standards narrative signed and stamped by H. Stanley Kelsay, Registered Professional Engineer (8 pages);

Exhibit included by County

- Exhibit 2.1: County Assessment Record for the properties (1 page).
- Exhibit 2.2: FIRM Map Community Panel 410179 0035 B (2 pages)
- Exhibit 2.3: Floodway Map Community Panel 410179 0035 B (1 page)

Issued by:

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

Date: March 16, 2006