



MULTNOMAH COUNTY
LAND USE PLANNING DIVISION
1600 SE 190TH Avenue Portland, OR 97233
(503) 248-3043 FAX: (503) 248 -3389

PERMIT

Grading and Erosion Control Application GEC 77-99 Floodplain Development Permit FP 0-2

Proposal: A Grading and Erosion Control Permit application for grading activities associated with sand stockpiling for a dredging operation in the Columbia River by Gresham Sand and Gravel Co., and Floodplain Development Permit for alteration of a watercourse.

Location: The subject property is located at:
Sundial Beach, Troutdale
Tax Lots 100 and 200 of Section 23B, T1NR3E
Tax Lots 200 and 300 of Section 14, T1NR3E

Applicant/ Professional Service Industries
Owner: Charles Lane
P.O. Box 17126
Portland, OR 97217

Gresham Sand and Gravel Co.
Roger Ekstrom
P.O. Box 450
Gresham, OR 97030

APPROVAL STANDARDS:

Applicable approval standards for this permit can be found in Chapter 29.300 (previously Chapter 9.40), Grading and Erosion Control Code and Chapter 29.600 Flood Hazard of the Multnomah County Building and Specialty Codes.

APPROVED, subject to limitations of work, a Grading and Erosion Control Permit for the proposed sand stockpiling operation, and Floodplain Development Permit for Watercourse Alteration associated with proposed dredging.

LIMITATIONS OF WORK:

1. This approval is based on the site plan and narrative submitted by the applicant, and on these limitations. The narratives and site plans are those submitted December 21, 1999 (Exhibit A1.) and on January 28, 2000 (Exhibit A2.). No excavation or fill shall occur under this permit other than that which is specified within this permit and in these limitations of work. It shall be the responsibility of the property owner to comply with these documents and the limitations of approval described herein.
2. This permit authorizes stockpiling to occur in the areas designated as Zone "B" and "C" as indicated in the 1982 and 1986 FIRM Maps. This limitation is intended to make this permit consistent with the decision in MC 15-99.

3. The property owner shall maintain best erosion control practices as described in the ***Erosion Prevention and Sediment Control Plans Technical Guidance Handbook***, through all phases of development. The Standard Notes for Erosion Control Plans apply to this permit. The applicant shall install all sediment and stormwater control devices needed to control development related disturbance prior to beginning ground disturbing activities on the site.
4. Fill materials shall be clean and non-toxic. This permit does not authorize dumping or disposal of hazardous or toxic materials, synthetics, petroleum based materials, or other solid wastes which may cause adverse leachates or other off-site water quality effects.
5. The property owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems. If any features within adjacent public or private right-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality.
6. The County may require supplementary erosion control techniques if turbidity or other down slope erosion impacts result from on-site grading work. The City of Portland Building Bureau, the East Multnomah County Soil and Water Conservation District, or the U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects.

Note: No additional action and/or permit requests relating to this application shall be accepted until such time as all required fees for processing this decision have been paid in full.

The Planning Director's policy is for the case planner to provide zoning approval of the final Building Plans on an appointment basis. Please contact Chuck Beasley at 248-3043 to set a time for Building Permit sign-off.

IN THE MATTER OF GEC 77-99

Signed: Chuck Beasley, Planner
For: Kathy Busse, Planning Director