



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 0-16 Floodplain Development Permit FD 0-7 September 20, 2000

Proposal: Grading and fill to construct a replacement dwelling and driveway, to temporarily relocate the existing dwelling, and construction of the new dwelling within the 100-year flood boundary.

Location: The subject property is located at:
19300 NW Gillihan Rd.
Tax Lot 7 of Section 14, 2N-1W SID 2N1W14A 100
Tax Account R971140070

Applicant/ Marion Skoro
Owner: 19300 NW Gillihan Rd.
Portland, OR 97231-1510

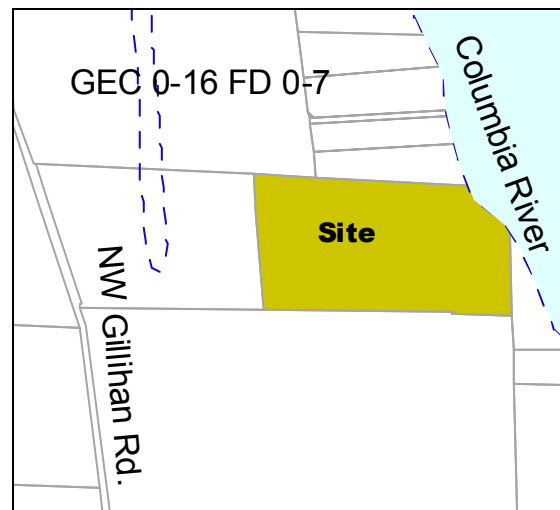
Zoning: EFU Exclusive Farm Use

APPROVAL STANDARDS:

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

VICINITY MAP
SCALE: 1" = 1000'

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APPROVED, subject to limitations of work, a Grading and Erosion Control Permit to complete the proposed grading and fill, and a Floodplain Development Permit to construct the dwelling within the 100-year flood boundary and floodway.

PROJECT DESCRIPTION

The proposed work includes construction of a replacement dwelling in the same location as the existing dwelling. The existing dwelling will be relocated to another area of the property and will be occupied by the property owner during construction of the new dwelling. The relocated

existing dwelling will then be converted into a studio or private shop. The new dwelling location is on the riverward side of the dike, adjacent to an area where bank stabilization was authorized in prior permits GEC 28-99 and FD 4-99. The site notes on the grading plan (sheet 2) indicate that no cuts other than for the foundation and storm drain line are planned. Fill is to be placed under the slab and porch, between the new dwelling and the dike (areas not covered by the porch), and at the new parking area below the dike. The amount of fill to be placed between the dwelling and dike (not including the area under the porch) is calculated by staff as approximately 360 cubic yards. The plans indicate that 65 cubic yards of gravel is to be placed in the new parking area at the south end of the dwelling. The small amount of soil removed for the foundation of the relocated existing dwelling is proposed to be placed in the fill between the dike and the new dwelling, or adjacent to the relocated dwelling.

LIMITATIONS, GEC 0-16:

1. This approval is based on the 6 sheet set of plans dated 6/5/00, including the revisions to sheet 3 dated 7/28/00, and on the additional documentation submitted by the applicant. These documents include a drainage certificate and stormwater plan, statement of responsibility, and letter dated 6/5/00. No excavation or fill shall occur under this permit other than that which is documented in these plans. It shall be the responsibility of the property owner to comply with these documents and the limitations of approval described herein.
2. The property owner shall install sediment fencing in accordance with the ***Erosion Control Handbook*** section 3.3.2. When the sediment fencing is in place and prior to start of construction, the property owner shall inform staff that the fencing is in place.
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 Multnomah County Soil and Water Conservation District, or the U.S. Natural Resources Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects.

Follow up requirements after grading:

7. The property owner shall stabilize and complete revegetation of all disturbed areas as soon as grading is completed. If final grading does not occur at the time of initial disturbance, or if reseeding cannot occur due to weather, all disturbed areas must be protected by mulching as shown in section 3.3.7 of the *Erosion Control Handbook*.

LIMITATIONS, FD 0-7:

8. This approval is based on the plans by Bob Schatz dated 6/5/00, and on the Elevation Certificate and letter from Paul Cleary, P.E. dated 6/4/00, Conveyance and Surface Analysis dated 6/7/00, and letter dated 3/27/00, and on these limitations. No development shall occur under this permit other than what is specified in these documents. It shall be the responsibility of the property owner to comply with these documents and the limitations of approval described herein.
9. Prior to issuance of the building permit, the property owner shall provide the County with a performance bond or cash deposit in the amount of \$1000 in order to assure that the elevation survey required under #10 below is completed. The bond or cash deposit shall be released to the property owner on submittal of the bond unless utilized to obtain compliance.

Follow up requirements:

10. Prior to occupying the new dwelling, the property owner shall submit a completed as-built elevation survey prepared by an Oregon Registered Professional Engineer of Land Surveyor that certifies that the lowest floor is at least one foot above the base flood level.

GENERAL LIMITATION:

11. These two permits are intended to promote the public health, safety and general welfare by minimizing erosion and related environmental damage from development activities that are subject to the ordinance, and to minimize loss due to flood hazard and allow property owners to participate in the National Flood Insurance Program. These permits are limited to Multnomah County ordinances only and do not waive the applicant's responsibility to comply with any other applicable State or Federal regulations.

Note: 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 988-3043 to set a time for Building Permit sign-off.

Issued by:

Signed: Chuck Beasley, Planner

For: Kathy Busse, Planning Director
Tuesday, September 20, 2000

Please sign this document in the space provided below and return a copy to the Staff Planner within 10 days of the approval date. Your signature acknowledges that you have read, understand and will comply with the limitations of this permit.

Applicant's Signature

Date