



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 28-99
Floodplain Development Permit FD 4-99
March 20, 2000

Proposal: A Grading and Erosion Control Permit application for placement of fill, and Floodplain Development Permit for alteration of a watercourse. Applications are also to resolve Zoning Violation ZV 99-19.

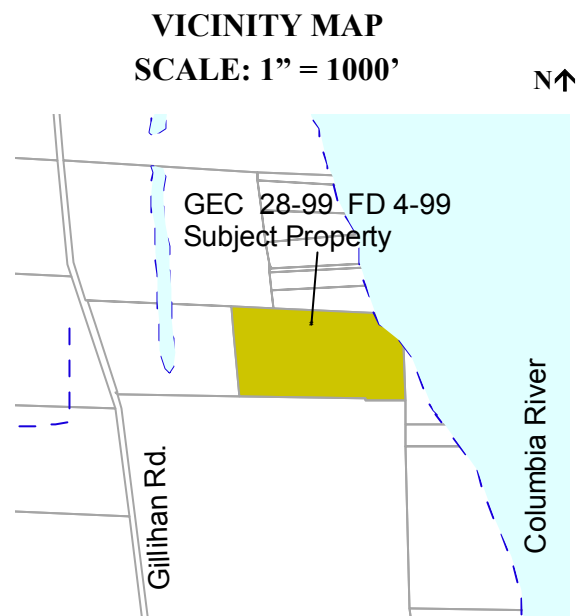
Location: The subject property is located at:
19300 NW Gillihan Rd.
Tax Lot 7 of Section 14, 2N-1W SID 2N1W14A 100
Tax Account R971140070

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.



APPROVED, subject to limitations of work, a Grading and Erosion Control Permit to complete fill authorized under prior permits GEC 34-97 and GEC 37-97, and to add approximately 80 cubic yards of fill to the west side of the existing secondary access.

PROJECT DESCRIPTION

The soil which is the subject of zoning violation ZV 99-19 was placed in two areas of the property in April of 1999 according to the 5/24/99 Notice in Support of Stop Work Order. Based on the photographs in the zoning violation file, approximately 14 loads were placed along the top of the bank east of the Driveway/Access area. The location is approximately between STA 5+90 and 7+50 as shown on the NRCS plan. Fill in this area was authorized in prior permits GEC 37-

97 and GEC 34-97, and by the subsequent Natural Resources Conservation Service Streambank Stabilization project. The NRCS project was different than the GEC approved projects in that it authorized placement of less material on the bank than the GEC permits, and the NRCS project specified a soil and vegetated surface whereas the GEC project specified a rip-rap surface. The conclusion that less fill was authorized for the NRCS project is contained in the 2/17/00 letter from Richard Verboort, P.E. The NRCS project was finally inspected on 10/21/98. The NRCS submitted a "No Rise" certification dated 10/22/99 which shows that the project resulted in no negative effect on flood conveyance.

The other soil placement occurred west of the driveway at the toe of the dike. The area was originally lower than the driveway, and after the fill is slightly below and slopes upward onto the dike. Approximately 14 loads were placed in this area. The fill did not result in measurable effect on the 100-year floodplain based on a step-backwater report dated March 23, 1999 as described in the 2/17/00 letter from Richard Verboort P.E.

LIMITATIONS OF WORK GEC 28-99:

1. This approval is based on the site plan and narrative submitted by the applicant, by the photographs in the casefile of ZV 99-19 and those submitted by the applicant, and on these limitations. No excavation or fill shall occur under this permit other than that which was placed as documented in ZV 99-19. 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 stabilize and complete revegetation of the fill areas on the river side of the driveway using the same measures shown on the NRCS plan date stamped May 11, 99, sheets 2 and 6. These measures must be completed within 60 days of the date this permit is issued.
3. The property owner shall grade the fill area west of the driveway to make a consistent slope using the material that is currently in place. The area shall then be revegetated with grass. These measures must be completed within 60 days of the date this permit is issued.
4. 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.
5. 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.
6. 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.

7. 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 28-99 and FD 4-99

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