



MULTNOMAH COUNTY

Department of Environmental Services
Land Use Planning Division
1600 SE 190th Avenue
Portland, OR 97233 Phone: (503) 248-3043

NOTICE OF DECISION

GRADING AND EROSION CONTROL PERMIT

Case File No.: GEC 2-99

March 10, 1999

- WHAT:** An application for a Grading and Erosion Control (GEC) Permit for excavating approximately 500 cubic yards of material and filling on the site. The applicant also proposes to build a berm in the southern part of the property to direct storm run-off. The applicant states that fill material will also be used to accommodate the work on the driveway. Site plans are attached to this document.
- WHERE:** 32153 SE Bluff Road
Tax Lot 166, Section 20, T1S, R4E, WM.
R#99420-1660.
See attached map.
- APPLICANT:** David Shaffer
1930 NE 201
Fairview, OR 97024
- OWNER:** Jeff and Christine Scott
1645 NE 20th Apt. 222
Gresham, OR 97030
- ZONING:** Multiple Use Agriculture (MUA-20).
- APPROVAL CRITERIA:** The applicable approval Criteria for this decision includes the following: Grading and Erosion Control; Chapter 29.300, Multnomah County Code.
- DECISION:** **APPROVED with conditions**, for a Grading and Erosion Control Permit for filling and grading 500 cubic yards of earth material on the subject parcel. The applicant also requests to build a berm on the subject parcel to accommodate stormwater run-off. See the "What" section above for additional description of the project.

LIMITATIONS/ SCOPE OF APPROVAL:

GEC 2-99

Decision Mailed: March 10, 1999

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Staff Planner: Tricia R. Sears

Phone: (503) 248-3043

1. The site plan showing the location of the cut areas and the fill areas with the proposed erosion control measures has been submitted. Prior to building permit sign-off, the applicant shall **install erosion control measures** on the site. Please call (503)-248-3043 for a site inspection or, at the time of building permit submittal, provide photo documentation showing that the erosion control measures have been installed. The applicant shall maintain Best Erosion Control Practices through all phases of development.
2. Replanting and/ or reseeding of all other areas disturbed by this project shall occur within **one (1) month** of completion of the proposed work. The applicant shall the Multnomah County Land Use Planning Division at (503)-248-3043 for a site inspection.
3. The applicant shall comply with the requirements of the **Right-of-Way Division**, including obtaining a driveway permit if required. Contact Alan Young at (503)-248-3582 for details.
4. The applicant shall construct the **stormwater detention area** to accommodate storage of **310 cubic feet of water** as calculated and required by Multnomah County Engineer Greg Kirby. The applicant Engineer, Thomas Burton, and the County Engineer have worked at length to establish the appropriate stormwater detention capacity for the site. Questions on stormwater calculations shall be directed to Greg Kirby at (503)-248-9623. The applicant shall provide documentation, at the time of building permit issuance, that the stormwater drainage capacity meets the requirement.
5. All work shall be performed in accordance with the Guidelines prescribed in the "Erosion Control Plans Technical Guidance Handbook" and "Surface Water Quality Facilities Technical Guidance Handbook". In the event of a conflict between the applicant's proposal and the "Erosion Control Plans Technical Guidance Handbook" and "Surface Water Quality Facilities Technical Guidance Handbook", those in the handbooks shall be required.
6. The applicant shall contact the Staff Planner, Tricia R. Sears, at (503)-248-3043, **for an appointment for building permit sign-off**. The applicant shall bring three (3) copies of the building plans to Multnomah County. The County will keep one (1) copy of the building plans and send two (2) copies of the plans with the applicant to be reviewed by the City of Gresham for building permit review.
7. Except as otherwise specified in the above conditions, this approval is based upon the applicant's submitted written testimony, site and development plans, and substantiating documents. The applicant shall be responsible for implementing the development plan as presented and approved. The applicant shall comply with the conditions set forth in **GEC 2-99**, except as may be modified by this decision.
8. No additional land use action and/ or permit requests shall be accepted, relating to the subject application, until such time as all required fees for the said application have been **paid in full**.

IN THE MATTER OF GEC 2-99:

Signed: Tricia R. Sears, *Land Use Planner*
For: Kathy Busse, *Planning Director*