



**DEPARTMENT OF ENVIRONMENTAL SERVICES  
LAND USE PLANNING DIVISION**

**1600 SE 190<sup>TH</sup> Avenue  
Portland, OR 97233  
(503) 248-3043 FAX: (503) 248-3389**

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**NOTICE OF DECISION**

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**GRADING AND EROSION CONTROL PERMIT**

**Case File No.: GEC 23-99**

**August 30, 1999**

**Proposal:** Application for a Grading and Erosion Control (GEC) permit for grading and filling on the subject parcel to accommodate the construction of a parking lot and driveway. The applicant also proposes to move the location of the access driveway from NW Marina Way to the site. The applicant is required to raise the level of the parking lot and driveway pursuant to the Conditions of Approval from the Hearings Officer Decision issued December 3, 1998 for CS 1-98/ CU 6-98/ WRG 2-98. The applicant has a related case, DR 3-99, on file with Multnomah County Land Use Planning.

**Location:** 12940, 12902, 12900 NW Marina Way  
Tax Lot 51, Section 28, T2N, R1W.  
Tax Lots 16, 24, and 30, Section 33, T2N, R1W, WM.  
R#97128-0510, R#97133-0160, R97133-0240, R#97133-0300.

**Applicant:** Kevin Brady  
Fulcrum Consulting  
3463 SW Alice  
Portland, OR 97219

**Property Owner:** Michael and Pamela Yerger  
4909 Willamette Drive  
Vancouver, WA 98661

**Zoning:** Multiple Use Agriculture (MUA); Willamette River Greenway (WRG).

**APPROVAL**

**CRITERIA:** The applicable approval Criteria for this decision include the following:  
Grading and Erosion Control; Chapter 9, Multnomah County Code.

**LIMITATIONS/ SCOPE OF APPROVAL:**

**GEC 23-99  
Decision Mailed: August 30, 1999**

**Staff Planner: Tricia R. Sears  
Phone: (503) 248-3043**

1. The applicant shall install a **sedimentation manhole with sump** as shown in the Standard Details sheet attached to this decision document. The applicant or property owner shall provide proof of installation of the sedimentation manhole within one (1) month of completion of the project work outlined by **GEC 23-99 and DR 3-99**.
2. Prior to work occurring on the site for the construction of the parking lot and driveway, the applicant shall **install erosion control measures**. The applicant shall maintain Best Erosion Control Practices through all phases of development. The applicant shall contact Staff, Tricia R. Sears, at (503)-248-3043 for a **site inspection** upon installation of the erosion control measures or the applicant may submit photos of the site that show the erosion control measures have been installed.
3. The applicant site plan requires twelve (12) parking spaces for the site. In accordance with the parking standards found in Section .6142 (D) (10) and (D)(11), **fifteen (15)** parking spaces are required for the site (See the DR 3-99 decision). The applicant shall install the required number of parking spaces for the site.
4. 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. The site inspection will include review of the site for compliance with parking standards (dimensional requirements, surface materials, number of parking spaces, etc.).
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. 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 23-99 and DR 3-99**, except as may be modified by this decision.
7. 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 23-99:**

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