



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 26-99

August 26, 1999

PROPOSAL: A retroactive application for a Grading and Erosion Control (GEC) Permit for the placement of 50 to 80 cubic yards of material on the site. The applicant received approval under GEC 23-98 to cut approximately 1,346 cubic yards of earth material, to fill approximately 1,321 cubic yards of material, and to use 25 cubic yards of material for landscape areas on the subject parcel. The grading and filling work is to accommodate the construction of a new single-family dwelling. The applicant subsequently violated the parameters of the permit, GEC 23-98, and received a Stop Work Order from Multnomah County (violation case ZV 99-29). The applicant submitted a faxed response on 8/19/99 to address the Staff concerns in the 6/18/99 letter of incompleteness. A site plan is attached to this document.

LOCATION: 13818 NW Charlton Road
Island Tracts #9, Section 16, T2N, R1W, WM.
R#42300-2880.
See attached map.

**APPLICANT/
OWNER:** Vlad Voytilla
Green Mountain Homes/ Coastal Management Group, Inc.
15050 SW Koll Parkway, Suite 2D
Beaverton, OR 97006

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**, a Grading and Erosion Control (GEC) permit for the request to grade and fill on the site as described in the "Proposal" section above and described herein. A site plan is attached.

LIMITATIONS/ SCOPE OF APPROVAL:

1. **No additional cutting, filling, or stockpiling, or other grading activity, except the modifications specified by this permit, shall occur on the subject parcel without review of a Grading and Erosion Control (GEC) permit.**
2. The applicant shall maintain Best Erosion Control Practices, including the **erosion control measures**, 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 **photographs** illustrating the erosion control measures have been installed as illustrated on the submitted application materials.
3. 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.
4. 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.
5. Except as otherwise specified in the above conditions, this approval for **GEC 26-99** 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.
6. 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 26-99:

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