



MULTNOMAH COUNTY

Department of Environmental Services
Transportation and Land Use Planning Division
2115 SE Morrison Street
Portland, OR 97214 Phone: (503) 248-3043

NOTICE OF DECISION

GRADING AND EROSION CONTROL PERMIT

Case File No.: GEC 27-98

August 31, 1998

- WHAT:** An application for a Grading and Erosion Control (GEC) Permit to allow grading associated the proposed construction of a single-family residence, a detached garage/ art studio, and a driveway access on the subject parcel. The applicant proposes to move approximately 1000 cubic yards of earth materials to accommodate the construction of the structures and the road. Fill material is to be used for landscape purposes (non-structural) only. See also the related case, SEC 22-98.
- WHERE:** 14275 NW Old Germantown Road
Tax Lot 23, Section 9, T1N, R1W, WM.
R#02670-1000.
See attached map.
- APPLICANT/
OWNER:** Alan and Melinda Geist
2034 SE 32nd Avenue
Hillsboro, OR 97123
- ZONING:** Rural Residential (RR), Significant Environmental Concern for wildlife habitat (SEC-h.).
- APPROVAL
CRITERIA:** The applicable approval Criteria for this decision includes the following:
Grading and Erosion Control; Chapter 9, Multnomah County Code.
- DECISION:** **APPROVED**, for a Grading and Erosion Control Permit to grade approximately 1000 cubic yards of earth material and to stockpile some earth materials on the site. The request is to move earth materials to accommodate the proposed construction of a single-family residence, a detached garage with an art studio, and a driveway access as described above for the subject parcel.

LIMITATIONS/ SCOPE OF APPROVAL:

1. Prior to building permit sign-off, the applicant shall install erosion control measures such as geotextile barriers, hay bales, mulch, and silt fencing on the site. At the time of building permit submittal, provide photo documentation showing that the erosion control measures have been installed. The applicant shall also indicate the location of the areas material will be stockpiled on the site and what cover will be installed to prevent stockpiled material from eroding. The applicant narrative provides additional details. The applicant shall maintain Best Erosion Control Practices through all phases of development.
2. The applicant states that the cuts on-site are less than 3:1 (July 21, 1998 narrative) in accordance with Section .6730(A)(1)(b). The geotechnical report submitted by Foster Geotechnical, P.C. (dated May 22, 1998, see item #3) states that "Permanent or non-restrained cut and fill slopes should not exceed 2H:1V (50%), and temporary cuts deeper than 4 ft should be made no steeper than 1H:1V (100%)." The applicant shall comply with Foster's report.
3. The applicant shall comply with Foster Geotechnical P.C. report (May 22, 1998) item #4. The report states, "Structural loads for the residence may be supported on spread footing foundations. Spread footing foundations should be established at a minimum depth of 18 in. below the adjacent exterior grade and 12 in. below the adjacent interior grade. Foundations with a minimum width of 16 in. established in firm, undisturbed native soil or compacted structural fill with the recommended minimum embedments may be designed for a maximum allowable soil-bearing pressure of 2,000 psf."
4. The applicant shall comply with Foster Geotechnical P.C report (May 22, 1998) item #6. "A subsurface drain should be installed around the perimeter foundation for the residence. We recommend that the foundation drain consist of a minimum of 1 ft. clean (containing less than 2% finer than the No. 200 sieve) rain rock. The drain rock and the drain line should be encapsulated in a non-woven geotextile fabric to prevent soil contamination of the drain." The applicant narrative (dated July 21, 1998) states that "After construction, there will be a drainage system in place to allow excess water created by development to be stored in ground until it can percolate into the soil." The applicant states, "Area for the drain system will not be disturbed until the foundation and the foundation drain system are up and functional." At the time of issuance of building permits, the applicant shall illustrate on the site plan the location of the foundation drain system.
5. Non-erosion pollution associated with construction shall be prevented from leaving the construction site through the proper handling, disposal, continuous site monitoring, and clean-up activities.
6. 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 may submit a request for an extension of that date to the Multnomah County Land Use Planning Division. Appropriate erosion control measures shall be maintained until the site work, including revegetation, has been accomplished.

7. Prior to building permit sign-off, the applicant shall receive approval for a Significant Environmental Concern (SEC) permit. The applicant has submitted SEC 22-98.
8. The applicant shall comply with the conditions set forth in GEC 28-98, except as may be modified by this decision.
9. 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.
10. 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 five (5) copies of the building plans to Multnomah County. The County will keep one (1) copy of the building plans and send four (4) copies of the plans with the applicant to be reviewed by the City of Portland for building permit review.
11. 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.
12. 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 27-98:

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