



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 28-98

August 20, 1998

- WHAT:** An application for a Grading and Erosion Control (GEC) Permit to allow grading associated the proposed construction of a single-family residence and driveway entrance on the subject parcel. The applicant proposes to extend the existing driveway to access the proposed new dwelling. The applicant proposes to move no more than 250 cubic yards of earth materials to accommodate the activities. See also the related case, SEC 23-98.
- WHERE:** 14649 NW Germantown Road
Tax Lot 500, Section 8, T1N, R1W, WM.
Parcel A of Partition Plat 1990-107
R#64970-6380
See attached map.
- APPLICANT:** Charles Wiens
5256 SW Dosch Road
Portland, OR 97201
- OWNER:** Thomas & Judy Duncan
6625 W. Burnside #244
Portland, OR 97210
- ZONING:** Exclusive Farm Use (EFU), Significant Environmental Concern for wildlife habitat and streams (SEC-h, -s), Tualatin Basin.
- 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 fill approximately 250 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 and driveway entrance as described above for the subject parcel.

LIMITATIONS/ SCOPE OF APPROVAL:

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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 shall be submitted prior to building permit sign-off. 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 narrative provides additional details. 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 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.
3. Prior to building permit sign-off, the applicant shall submit an application and receive approval for a determination of "substantial compliance with the farm management plan" for the subject parcel. The application for this determination shall be made as a Use Under Prescribed Conditions or PRE application to Multnomah County Land Use Planning.
4. The applicant shall comply with the conditions set forth in GEC 28-98, except as may be modified by this decision.
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 five (5) copies of the building plans to Multnomah County. The County will keep one (1) copy of the building plans and send three (4) copies of the plans with the applicant to be reviewed by the City of Portland 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.
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 25-98:

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