



MULTNOMAH COUNTY

Department of Environmental Services
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 39-98

October 6, 1998

PROPOSAL: An application for a Grading and Erosion Control (GEC) Permit to allow grading associated with the proposed construction of a single-family residence as approved under CU 7-97 and SEC 34-97. The applicant also proposes to build an accessory structure not approved under CU 7-97 and SEC 34-97. The structure does not qualify as a farm exempt structure because the property is in forest deferral. The applicant proposes to move approximately 250 cubic yards of earth materials to accommodate the construction of the house approved under CU 7-97 and SEC 34-97. The applicant proposes to move approximately 150 cubic yards of earth materials to accommodate the digging of the water trench/ power line area. See Map A, attached to this document, for site plan details.

WHERE: 4307 SE Oxbow Parkway
Tax Lot 8, Section 9, T1S, R4E, WM.
R#99409-0080.
See attached map.

**APPLICANT/
OWNER:** Mike Halstead
4191 SE 22nd Drive
Gresham, OR 97080

ZONING: Commercial Forestry Use (CFU), Significant Environmental Concern (SEC).

**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 cut and fill approximately 400 cubic yards of earth material on the site. The request is to move earth materials to accommodate the proposed construction of a single-family residence and the digging of a power line/ water trench area as described above in the "Proposal" section.

LIMITATIONS/ SCOPE OF APPROVAL:

1. 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 and site plan provide details on the type and location of erosion control measures to be 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 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. The applicant shall comply with the conditions set forth in GEC 39-98, except as may be modified by this decision.
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. The applicant shall comply with all requirements of the Right-of-Way Division, contact Alan Young at (503)-248-3582 for additional details.
6. Prior to issuance of building permits, the applicant/ property owner shall comply with all Conditions of Approval established in the Staff Report for CU 7-97/ SEC 34-97.
7. 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 four (4) copies of the building plans to Multnomah County. The County will keep one (1) copy of the building plans and send three (3) copies of the plans with the applicant to be reviewed by the City of Gresham for building permit review.
8. 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.
9. 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 39-98:

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