



MULTNOMAH COUNTY

Department of Environmental Services  
Land Use Planning Division  
1600 SE 190<sup>th</sup> Avenue  
Portland, OR 97233 Phone: (503) 248-3043

## **NOTICE OF DECISION**

### **GRADING AND EROSION CONTROL PERMIT**

**Case File No.: GEC 52-98**

**February 12, 1999**

- WHAT:** An application for a Grading and Erosion Control (GEC) Permit for retroactive approval for grading and filling on the site. The site work has already occurred, in violation of the Multnomah County Code (a Stop Work Order has been issued) and the applicant has submitted the application, GEC 52-98, in accordance with the conditions of the violation case, ZV 98-47. The applicant states the amount of fill material (volume) already filled is 200 cubic yards of earth material and proposes to add 200 cubic yards of material to the site. A total of 400 cubic yards of material has been or will be filled on the subject parcel (applicant information 2/11/99). Site plans are attached to this document.
- WHERE:** 24637 NW Oak Island Road  
Tax Lot 17, Section 32, T3N, R1W, WM.  
R#98132-0170.  
See attached map.
- APPLICANT:** Roger Blythe  
2467 NW Savier  
Portland, OR 97210
- OWNER:** Robert Geiger/ Hollow Goose Farm  
12385 SW Clara Lane  
Lake Oswego, OR 97035
- ZONING:** Exclusive Farm Use (EFU).
- 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**, for a retroactive Grading and Erosion Control Permit for filling and grading 400 cubic yards of earth material on the subject parcel. See the "What" section above for additional description of the project.

### **LIMITATIONS/ SCOPE OF APPROVAL:**

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. On February 11, 1999, the applicant submitted photos showing the location of the installed erosion control measures. 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 shall the Multnomah County Land Use Planning Division at (503)-248-3043 for a site inspection.
3. The applicant shall comply with the conditions set forth in GEC 52-98, 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 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.
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. **This permit does not authorize any fill other than as presented by the applicant in this application, established at 400 cubic yards.**
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 52-98:**

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