



DEPARTMENT OF ENVIRONMENTAL SERVICES
LAND USE PLANNING DIVISION
1600 SE 190TH AVENUE
PORTLAND, OREGON 97233
(503) 248-3043 FAX: (503) 248-3389

NOTICE OF DECISION

GRADING AND EROSION CONTROL PERMIT

Case File No.: GEC 6-99

March 23, 1999

WHAT: Application for a Grading and Erosion Control (GEC) Permit for the excavation, filling and grading of approximately 163 cubic yards of material on the subject parcel. The applicant proposes to build a new single-family residence on the vacant 13.67-acre parcel on the south side of NW Gillihan Road. A site plan is attached to this document. The applicant has two related cases currently being reviewed by the County, PRE 19-98 and WRG 9-98; the decision document for those cases will be issued separately.

WHERE: **Property Location:**
16525 (built) and 16450 (vacant) NW Gillihan Road.
T2N, R1W, Section 22, Tax Lots 1 and 34.
R#97132-0010 and R#97132-0340.
See attached map.

WHO: **Applicant and Property Owner:**
Bob and Kari Egger
16525 NW Gillihan Road.
Portland, OR 97231.

ZONING: Exclusive Farm Use (EFU) and Willamette River Greenway (WRG).

**APPROVAL
CRITERIA:** The applicable approval Criteria for this decision include the following:
Grading and Erosion Control; Chapter 29.300, Multnomah County Code.

LIMITATIONS/ SCOPE OF APPROVAL:

GEC 6-99
Decision: March 23, 1999

Staff Planner: Tricia R. Sears
Phone: (503) 248-3043

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 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 to accommodate the residence. The applicant may submit a request for an extension of that date to the Planning Director, the Planning Director will then establish a date certain for the replanting and/ or reseeding of the disturbed areas on-site. Appropriate erosion control measures shall be maintained.
3. The applicant shall comply with the conditions set forth in **GEC 6-99**, 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.**
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 6-99:

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