



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 8-98

April 28, 1998

WHAT: An application for a Grading and Erosion Control (GEC) Permit to retroactively approve grading associated with the construction of a horse riding arena. The property owner constructed a barn before the land use applications were submitted. The applicant's related case files, SEC 23-97 and HV 13-97 were denied. The applicant states that the GEC application is to document that the work done on the site is in compliance with the applicable code provisions. The applicant is required to submit this application in compliance with ZV 97-03. The barn will be modified to an open air riding arena, see Condition of Approval #6.

WHERE: 11272 NW Skyline Boulevard
Tax lot 29, Section 32, T2N, R1W
R#97132-0290
See attached map.

OWNER: Leslie and Florence Shields
11272 NW Skyline Boulevard
Portland, OR 97231-2633

APPLICANT: Karl Korocho
REPRESENTATIVE: CIDA, Inc.
5200 SW Macadam Avenue, Suite 420
Portland, OR 97201

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 for grading associated with the construction of a riding arena on the site (already constructed). The applicant is required to submit this application in compliance with ZV 97-03. The existing barn will be converted to a riding arena as required by Condition of Approval #6.

LIMITATIONS/ SCOPE OF APPROVAL:

1. 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".
2. The applicant shall maintain Best Erosion Control Practices through all phases of development. The applicant narrative, geotechnical narrative, and geotechnical plans, provide details on the measures the applicant took to protect the site during and after construction of the barn/ arena.
3. Replanting and/or reseeding of all areas disturbed by this project has been accomplished. The applicant has provided photos of the site which verify the area has been revegetated.
4. Compliance with the conditions set forth in GEC 8-98, except as may be modified by this decision.
5. The applicant shall be responsible for implementing the development plan as presented and approved. In the event of a conflict between the applicants proposal and the "Erosion Control Plans Technical Guidance Handbook" and "Surface Water Quality Facilities Technical Guidance Handbook", those in the handbook shall be required.
6. The barn shall be substantially disassembled by July 31, 1998, in accordance with the agreement established by Multnomah County, Leslie and Florence Shields, and Christopher Brand of Davis Wright Tremaine LLP.

IN THE MATTER OF GEC 8-98

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