



MULTNOMAH COUNTY

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

NOTICE OF DECISION

GRADING AND EROSION CONTROL PERMIT

Case File No.: GEC 8-99

March 23, 1999

WHAT: An application for a Grading and Erosion Control (GEC) Permit for filling and grading activity on the subject parcel. The applicant states approximately 240 cubic feet of earth material will be excavated. The applicant proposes to replace the existing boat ramp with a new cast-in-place boat ramp in a new location. The applicant states that a riprap border will be placed around the perimeter of the ramp and at the toe. In addition, the applicant proposes to widen the existing single lane access road to a two-lane access road with a turn around area at the top of the boat ramp. *The applicant has submitted this application as a modification of the original GEC permit, GEC 25-98.* The applicant states that trees and vegetation will be replanted at a 5:1 and 2:1 ratio **as requested**; a site plan and planting plan have been included with the application materials.

WHERE: **Property Location:**
Dabney State Park
29650 E. Historic Columbia River Highway
T1S, R4E, Section 6, Tax Lot 49.
R#99406-0490.
See attached map.

WHO: **Property Owner & Applicant:**
Ramin Pakdel for
Oregon Parks and Recreation Dept.
11115 Commercial St. NE, Suite 1
Salem, OR 97306

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

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

Notice:

This decision does not constitute a land use action and therefore may not be appealed.

LIMITATIONS/ SCOPE OF APPROVAL:

1. **The applicant shall install erosion control measures on the site immediately.** 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. Appropriate erosion control measures shall be maintained before, during, and after the project work as needed.
3. The applicant shall comply with the conditions set forth in **GEC 25-98 and MC 10-98**, except as may be modified by this decision, **GEC 8-99**.
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 three (3) copies of the building plans to Multnomah County. The County will keep one (1) copy of the building plans and send two (2) copies of the plans with the applicant to be reviewed by the City of Gresham 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 8-99:

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