



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 23-98**

**July 23, 1998**

- WHAT:** An application for a Grading and Erosion Control (GEC) Permit to allow grading associated the proposed construction of a single-family residence. The applicant has received a Stop Work Order from Multnomah County. The applicant proposes to cut approximately 1,346 cubic yards of earth material and fill approximately 1,321 cubic yards of earth material. The applicant proposes to use the remaining 25 cubic yards of earth material in landscape areas. The proposed residence will not be built upon the cut or fill areas. The applicant site map showing the location of the cut and fill area is attached to this document.
- WHERE:** 13818 NW Charlton Road  
Tract 9 of Island Tracts, Section 16, T2N, R1W, WM.  
R#42300-2880  
See attached map.
- OWNER/  
APPLICANT:** Vlad Voytilla  
Green Mountain Homes/ Coastal Management Group, Inc.  
15050 SW Koll Parkway, Suite 2D  
Beaverton, OR 97006
- ZONING:** Multiple Use Agriculture (MUA-20).
- 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 approximately 1,346 cubic yards of earth material, to fill approximately 1,321 cubic yards of earth material, and to use approximately 25 cubic yards of earth material for landscape purposes to accommodate the construction of a single-family residence on the subject parcel.

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

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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 the erosion control measures have been installed. The attached site plan shows the location of the cut areas and the fill areas with the erosion control measures. The applicant narrative provides additional details. The applicant shall maintain Best Erosion Control Practices through all phases of development.
2. The applicant shall plant permanent vegetation on the site in accordance with the applicant narrative. Replanting and/ or reseeding of all areas disturbed by this project shall occur within one (1) month of occupancy of the residence. The applicant may request an extension of that date; 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. Please call (503)-248-3043 for a site inspection unless it can be determined from documentation that the replanting has occurred.
3. 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.
4. 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.
5. 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 in case file GEC 23-98.
6. 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 23-98:**

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