



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 25-98

July 30, 1998

- WHAT:** An application for a Grading and Erosion Control (GEC) Permit to allow grading associated the proposed improvements to Dabney State Park for the widening of a one lane access road to a two lane road with a turn around at the top of the boat ramp and relocating the existing boat ramp. The applicant has eliminated the request to construct the gravel parking area. The applicant site map showing the location of the proposed alterations to the site is attached to this document. The revised plans were received July 24, 1998.
- WHERE:** Dabney State Park
29985 E. Historic Columbia River Highway
Tax Lot 49, Section 6, T1S, R4E, WM.
R#99406-0490
See attached map.
- OWNER/
APPLICANT:** Ramin Pakdel for the
Oregon Parks and Recreation Department
1115 Commercial Street NE
Salem, OR 97310-1001
- ZONING:** Commercial Forestry Use (CFU), Significant Environmental Concern (SEC), Flood Hazard (FH), Tualatin Basin.
- 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 fill approximately 240 cubic yards of earth material and to stockpile some earth materials on the site. The applicant proposes to cut and fill by/ around bank lines in a "very minimal or non-existence" manner. The request is to move earth materials to accommodate the proposed park improvements described above for the subject parcel.

LIMITATIONS/ SCOPE OF APPROVAL:

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 site plan showing the location of the cut areas and the fill areas with the proposed erosion control measures is attached to this document. 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. 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 submit an application for an Administrative Decision by the Planning Director for an alteration to a non-conforming use or an application for a Conditional Use for a Community Service designation. This application shall be made and approval received prior to building permit sign-off and prior to any site work occurring on the subject parcel.
4. The applicant shall provide narrative responses to the Flood Hazard criteria in Section .6315, Development Standards. The applicant shall provide this narrative with the required land use application noted in Condition of Approval #3. Portions of the subject parcel are within the 100 year floodplain (FIRM community panel #410179-0238A). By Sections .6303 and .6307 of the Multnomah County Code, the proposed site work is subject to the Flood Hazard criteria.
5. The applicant shall comply with the conditions set forth in GEC 25-98, except as may be modified by this decision.
6. 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.
7. 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 four (4) copies of the building plans to Multnomah County. The County will keep one (1) copy of the building plans and send three (3) copies of the plans with the applicant to be reviewed by the City of Gresham for Building permit review.
8. 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.

9. 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 25-98:

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