
EROSION AND SEDIMENT CONTROL PERMIT
Case File: T1-2019-12603

Request: Erosion and Sediment Control Permit for ground disturbing activity associated with a new single-family dwelling

Location: 7234 SE Ruth Lane, Gresham
Tax Lot 2100, Township 1 South, Range 4 East, Section 19BD, W.M.
Tax Account #R747810550 Property ID #R680438

Applicant(s): Mate Skoro

Owner(s): Charlie Klingner and Keri Harker-Klingner

Base Zone: Orient Rural Center Residential (OR)

Overlays: None

Decision: This permit is effective as **Thursday, December 12, 2019** of with on-going responsibilities, obligations, and limitations.

Issued by:

By: 
Rithy Khut, Planner

For: Adam Barber,
Interim Planning Director

Date: Thursday, December 12, 2019

N↑



ORDINANCE REQUIREMENTS:

Applicable standards for this permit can be found in Multnomah County Code (MCC) Chapter 39 under:

Violations, Enforcement and Fines: MCC 39.1515 Code Compliance and Applications

Orient Rural Center Residential (OR): MCC 39.4610(A) Allowed Uses

Ground Disturbing Activity and Stormwater: MCC 39.6210 Permits Required, MCC 39.6225 Erosion and Sediment Control Permit, MCC 39.6235 Stormwater Drainage Control

Copies of the referenced Multnomah County Code sections are available by contacting our office at (503) 988-304 or by visiting our website at <http://multco.us/landuse/zoning-codes/> under the link

Chapter 39: Multnomah County Zoning Code

ON-GOING RESPONSIBILITIES, OBLIGATIONS, MODIFICATIONS, AND LIMITATIONS:

The following requirements are necessary to ensure that proposed development complies with the Type 1 criteria for this land use permit. This permit is based on the submitted written narrative(s) and plan(s). No development shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. Where a restriction relates to a specific criterion, the code citation for that criterion follows in brackets.

General Requirements:

1. Permit Expiration - This land use permit shall expire as follows:
 - a. This permit shall expire **six (6) years** after the date the permit was issued, unless the development was established according to all specifications and ongoing responsibilities and obligations. Expiration of this permit means that a new application is required for uses that are not established within the approval period. No extension of time may be granted for this permit. [MCC 39.1183]

Prior to any land disturbing activities:

2. When you are ready to start the grading work approved in this permit for the dwelling, e-mail Staff Planner, Rithy Khut at rithy.khut@multco.us or call (503) 988-0176 to set up an appointment for Land Use Planning review to authorize a building permit and issuance of the Erosion Control Permit notice card.
 - a. The permit notice card is to be posted at the driveway entrance in a clearly visible location.
 - b. This notice is to remain posted until such time as the grading work is completed. In the event the notice is lost, destroyed, or otherwise removed prior to completion of the grading work, the applicant shall immediately contact the Land Use Planning office to obtain a replacement. [MCC 39.6210(F)(2) and MCC 39.6225(B)]
3. When ground-disturbing activities authorized by this permit are ready to commence, please e-mail Rithy Khut at rithy.khut@multco.us. Work may commence after written notice is completed and erosion control has been installed. The County's inspector will be visiting the project site to ensure that Best Management Practices are occurring. [MCC 39.6210(F)(2) and MCC 39.6225(B)]
4. Prior to any earth disturbing activity, the property owner(s), their agent(s), or their representative(s) shall install erosion control measures consistent with the approved erosion control plan. Flag, fence, or otherwise mark, the project area as described in the Site Plan (Exhibit A.3). These measures shall remain in place and in good working order. Such flagging, fencing, and/or markings shall be maintained until construction is complete. [MCC 39.6225(B)(13), MCC 39.6225(B)(14), and MCC 39.6225(B)(18)]

During Construction:

5. No fill shall be brought to the site as described in the Grading and Erosion Control Worksheet. [MCC 39.1170 and MCC 39.6225(B)]
6. The property owner(s), their agent(s), or their representative(s) are shall:
 - a. Maintain best erosion control practices through all phases of development. Erosion control measures are to include the installation of sediment fences/barriers at the toe of all disturbed areas and post construction re-establishment of ground cover. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be required to provide erosion protection for exposed and stockpiled soils. All erosion control measures are to be implemented as prescribed in the current edition of the City of Portland's Erosion Control Manual, copies of which are available through the City of Portland or the City of Gresham's Erosion Prevention and Sediment Control Manual, copies of which are available for purchase through the City of Gresham. [MCC 39.6225(B)(12) through (15), and MCC 39.6225(B)(18)]
 - b. Remove any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems. If any features within adjacent public right-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality. [MCC 39.6210(E)(1) and (2)]
 - c. Seed and mulch all disturbed soils to prevent erosion and sedimentation off the subject property. Monitor daily to ensure vegetation is sprouting and that no erosion or sedimentation is occurring. Monitoring may cease when vegetation on the disturbed soils have stabilized the disturbed soils. [MCC 39.6225(B)(10) and MCC 39.6225(B)(12)]
7. On-site disposal of construction debris is not authorized under this permit. This permit also does not authorize dumping or disposal of hazardous or toxic materials, synthetics (i.e. tires), petroleum-based materials, or other solid wastes which may cause adverse leachates or other off-site water quality effects. Any spoil materials, construction debris, hazardous or toxic materials, synthetics, petroleum-based materials, or other solid wastes removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities. [MCC 39.6225(B)(20)]
8. The County may supplement described erosion control techniques if turbidity or other down slope erosion impacts results from on-site grading work. The Portland Building Bureau (Special Inspections Section), the local Soil and Water Conservation District, or the U.S. Soil Conservation Service can also advise or recommend measures to respond to unanticipated erosion effects. [MCC 39.6210(F)(2)]

Follow up requirements after construction:

9. The property owner(s), their agent(s), or their representative(s) shall gravel or seed with native grasses all disturbed areas within five (5) days of the date grading activities are concluded. [MCC 39.6225(B)(12)]
10. The property owner(s), their agent(s), or their representative(s) shall prepare a post-construction report stamped and signed by an Oregon Professional Engineer and provide the report to Multnomah County Land Use Planning within 90 days of completion of the project.

The post-construction report shall include a written report, post-construction photos, and a description of any deviation from the letter written by Miah Mahedy, PE, GE on December 6, 2019. The report will:

- a. Confirm that the berms were constructed appropriately and certify that the cuts and fills will not endanger or disturb adjoining property.
- b. Confirm that the water conveyed from the GWI and discharged onto the riprap on the southeast corner of the property does not exceed a rate of runoff for a 10-year 24-hour storm event than that which existed prior to development at the property line.
- c. Describe any variation from approved designs or conditions of approval shall be clearly indicated.
- d. Confirm the project has been in completed in compliance with approved designs and all conditions of Multnomah County Land Use permit #T1-2019-12603.

Exhibits:

‘A’ Applicant’s Exhibits

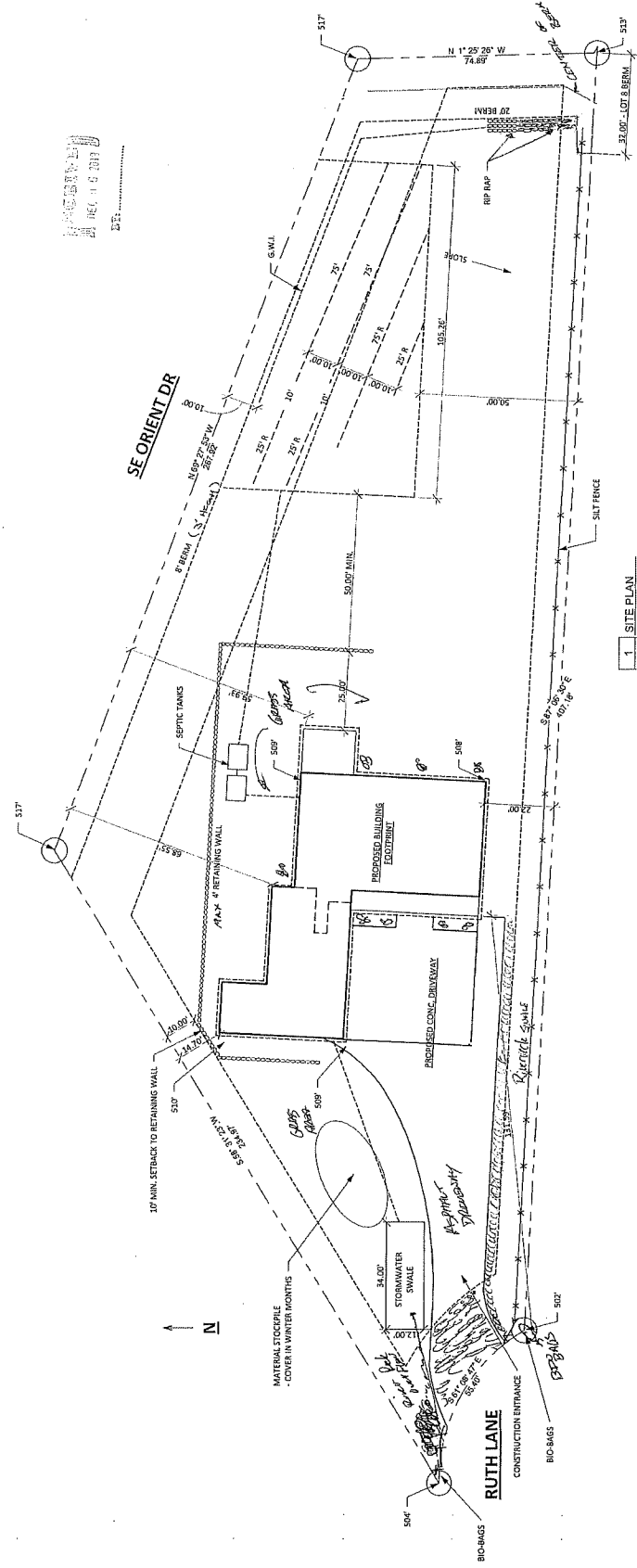
‘B’ Staff Exhibits

‘C’ Procedural Exhibits

Exhibits with a “*” after the exhibit # have been included and reduced to a size of 8.5” x 11” as part of the mailed decision. All other exhibits are available for review in Case File T1-2019-12603 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Type 1 Application Form	10/22/2019
A.2	8	Grading and Erosion Control Worksheet	10/22/2019
A.3	1	Site Plan (18” x 30”)	10/22/2019
A.4	26	Stormwater Certificate completed by Mia C. Mahedy, Registered Professional Engineer	10/22/2019
A.5	3	Letter from Multnomah County Land Use Planning to Applicant	12/06/2019
A.6	2	Revised Applicant Narrative	12/06/2019
A.7	2	Building Plan Sections (11” x 17”)	12/06/2019
A.8	2	Letter from Mia C. Mahedy, Registered Professional Engineer concerning Erosion and Sediment Control Site Review	12/06/2019
A.9*	1	Revised Site Plan (18” x 30”)	12/06/2019

'B'	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 1S4E19BD -02100 (R747810550)	10/22/2019
B.2	1	Department of Assessment, Records and Taxation (DART) Map with 1S4E19BD -02100 (R747810550) Highlighted	10/22/2019
B.3	27	Stormwater Certificate completed by Mia C. Mahedy, Registered Professional Engineer reviewed by Multnomah County Transportation Division	12/05/2019
B.4	1	Erosion Control Sign	
'C'	#	Procedural Exhibits	Date
C.1	1	Complete Letter	11/15/2019
C.2	4	Follow-up Letter raising additional erosion and sediment control concerns	11/25/2019
C.2	7	Erosion and Sediment Control Permit	



1 SITE PLAN
 0.SP 1" = 20'-0"

7234 SE RUTH LN
 GRESHAM, OR 97080
 PROPERTY ID: 0905438
 TAX MAP: 10-01-0000-0000-0000
 LOT 9
 COUNTY: Multnomah
 CITY: Gresham
 NEW STATE ID: 15463310 02300
 AR: Account Number 1747810550
 Map Number 13154E
 LAND TYPE: RESIDENTIAL LAND
 TOTAL SQUARE FEET: 12,000 SF

Term: 6 months
12,000 SF
B-2 VARIOUS SHOPS

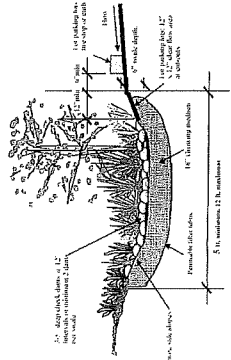


Figure 3.3.2: Vegetated Swale



Land Use Planning Division
1600 SE 190th Ave, Ste 116
Portland OR 97233

EROSION OR SEDIMENTATION CONCERNS?

CALL 503-988-3043

PERMIT#/ADDRESS **T1-2019-12603 / 1234 SE RUTH LANE**

THIS DEVELOPMENT HAS BEEN REVIEWED BY MULTNOMAH COUNTY LAND USE PLANNING AND IS REQUIRED TO KEEP EROSION AND SEDIMENTATION TO A MINIMUM. IF YOU ARE CONCERNED ABOUT THE CONDITION OF THE EROSION AND SEDIMENT CONTROL MEASURES, PLEASE CONTACT THE ABOVE NUMBER WITH THE FOLLOWING INFORMATION: PERMIT # OR ADDRESS OF PROJECT AND A GENERAL DESCRIPTION OF YOUR CONCERNS.