



**MULTNOMAH COUNTY**  
**LAND USE AND TRANSPORTATION PROGRAM**  
1600 SE 190<sup>TH</sup> Avenue Portland, OR 97233  
PH: 503-988-3043 FAX: 503-988-3389  
<http://www.co.multnomah.or.us/landuse>

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## **GRADING AND EROSION CONTROL PERMIT**

### **CASE FILE: T1-07-010**

**October 31, 2007**

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**Request:** Grading and Erosion Control Permit and application for grading and development activities associated with a 1,440 sf agricultural building and driveway extension in the GGA-20 Zone.

**Location:** 931 NE Salzman Road  
TL 200, Sec 36D, T1N, R4E, W.M.  
Tax Account #R944360640

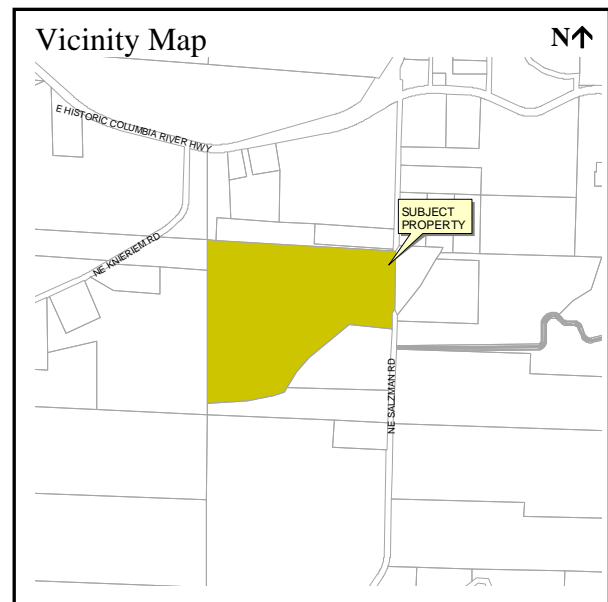
**Applicant /** Clair and Beverly Klock  
**Owner:**

### **ORDINANCE REQUIREMENTS:**

Applicable standards for this permit can be found in Chapter 29.330 et seq., Grading and Erosion Control Code of the Multnomah County Building and Specialty Codes, copies of which are available at our office.

### **MODIFICATIONS AND LIMITATIONS:**

This permit is based on written narrative(s) and plan(s) provided by the applicant (attached). 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 to comply with these documents and the limitations described herein.



### **On-going restrictions:**

1. The property owner shall maintain best erosion control practices through all phases of development. Erosion control measures are to include the installation of straw bales, sediment fencing and post construction re-establishment of grass seed and mulched ground cover. Straw mulch, erosion blankets, or 6-mil plastic sheeting shall be used as a wet weather measure to provide erosion protection for exposed soils. All erosion control measures are to be implemented as prescribed in the current edition of the *Erosion Prevention Sediment Control Plans Technical Guidance Handbook*, copies of which are available for purchase at our office, or through the City of Portland.
2. 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.

3. On-site disposal of construction debris is not authorized under this permit. Any spoil materials removed off-site shall be taken to a location approved for the disposal of such material by applicable Federal, State and local authorities. This permit 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.
4. The property owner is responsible for removing any sedimentation caused by development activities from all neighboring surfaces and/or drainage systems. If any features within adjacent public rights-of-way are disturbed, the property owner shall be responsible for returning such features to their original condition or a condition of equal quality.
5. Drainage of storm water run-off attributed to the structure shall be retained on-site to accommodate a 10-year/24-hour storm event by the storm sewer and detention system as described in Exhibit A.3. A drainage certificate has been stamped by Dan Symons, Professional Engineer, certifying that the newly generated stormwater from the structure will be handled adequately on site for a 10-year/24-hour storm event.

**Prior to any land disturbing activities:**

6. When you are ready to start the grading work approved in this permit, call the Staff Planner, Ken Born, AICP, at (503) 988-3043 extension 29397, to set up an appointment for plan check, payment of the \$77 inspection fee, and issuance of the Erosion Control Permit notice card. You will need to provide 2 copies of the approved erosion control plan. The permit notice card is to be posted at the driveway entrance in a clearly visible location (point toward NE Salzman Rd). 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.
7. The property owner shall also verify that all erosion control measures are properly installed and in working order prior to initiating grading activities.

**Follow up requirements after grading:**

8. All disturbed areas are to be seeded or planted within fourteen (14) days of the date grading activities are concluded.

**Note:** Based on the narrative and other application materials provided by the applicant, staff finds that the proposed use of the agricultural barn will be for the primary purpose of obtaining a profit, consistent with the definition of “farm use” pursuant to ORS 215.203(2). As such, the proposal will be exempt from building permit requirements [ORS 455.315(2)]. However, Multnomah County must review and sign off the final plan set before issuing an Exempt Farm Building Land Use Permit. Two (2) sets each of the site plan and building plans are needed for this sign off. Please contact Ken Born at 503-988-3043 (ext. 29397) to obtain an appointment for sign-off review.

**Issued by:**

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Signed: Ken Born, AICP, Planner  
For: Karen Schilling - Planning Director

Date: October 31, 2007

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	GEC/FD Application Form	04/13/07
A.2	1	Erosion Control/Grading Plan	04/13/07
A.3	12	Stormwater Certificate / Stormwater Report	04/13/07
A.4	1	Site Plan	06/18/07`
'B'		Staff Exhibits	Date
B.1	1	A&T Property Information	N/A
B.2	1	Aerial Photograph w/ 10 ft contours	N/A