

EROSION AND SEDIMENT CONTROL PERMIT

Case File: T1-2019-11782

Request: Erosion and Sediment Control Permit for ground disturbing activity associated with land use case #T2-2018-10982, which established a deck accessory structure and yurt accessory building (the yurt will be placed on top of the deck).

Location: 5238 SE Oxbow Parkway
Tax Lot 800, Township 1 South, Range 4 East, Section 15B, W.M.
Tax Account #R994150070 Property ID #R341817

Applicant(s): Rocky L. Eells

Owner(s): Oxbow Framily LLC

Base Zone: Commercial Forest Use (CFU)

Overlays: Significant Environmental Concern for Water Resources (SEC-wr)
Significant Environmental Concern for Wildlife Habitat (SEC-h)
Geologic Hazards (GH)

Decision: This permit is effective as of **Thursday, October 3, 2019** with on-going responsibilities, obligations, and limitations.

Issued by:

By:


Rithy Khut, Planner

For: Adam Barber,
Interim Planning Director

Date: Thursday, October 3, 2019



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

Commercial Forest Use Districts: MCC 39.4070(T) Allowed Uses

Ground Disturbing Activity and Stormwater: MCC 39.6210 Permits Required, MCC 39.6220 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]
 - i. For the accessory structure and building to be established, the buildings need to be constructed in compliance with the laws in effect at the time of establishment. The laws in effect shall include zoning, land division and building code requirements. Compliance with Building Code requirements shall mean that all permits necessary to qualify the structures were obtained and all qualifying permitted work completed.

Prior to any land disturbing activities:

2. When you are ready to start the grading work approved in this permit for the dwelling and/or accessory building, call the Staff Planner, Rithy Khut at (503) 988-0176 or rithy.khut@multco.us 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.2). These measures shall remain in place and in good working order. Such flagging, fencing, and/or markings shall be maintained until construction is complete.

5. Prior to any ground-disturbing activities or development occurring on the project site, the property owner(s), their agent(s), or their representative(s) shall have the Significant Environmental Concern for Water Resources (SEC-wr) overlay buffer zone marked as a "No Disturbance Zone." No equipment or development shall encroach into this zone without first obtaining a SEC-wr permit. Encroachment into the SEC-s buffer zone shall be a violation of this permit. [MCC 39.1510, MCC 39.5510(A), MCC 39.5560, and MCC 39.5800(A)]

During Construction:

6. 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)]
7. 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 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 City of Portland's Erosion Control Manual, copies of which are available for purchase at our office, or through the City of Portland. [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. Not allow ground disturbance or vegetation removal constituting development that is not authorized by this permit and shall remain at least 200 feet from the centerline of the protected stream. [MCC 39.1510, MCC 39.5510(A), MCC 39.5560, and MCC 39.5800(A)]
 - d. Seed and mulch all disturbed soils to prevent erosion and sedimentation in the channel. 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)]
8. 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 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. [MCC 39.6225(B)(20)]

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)]

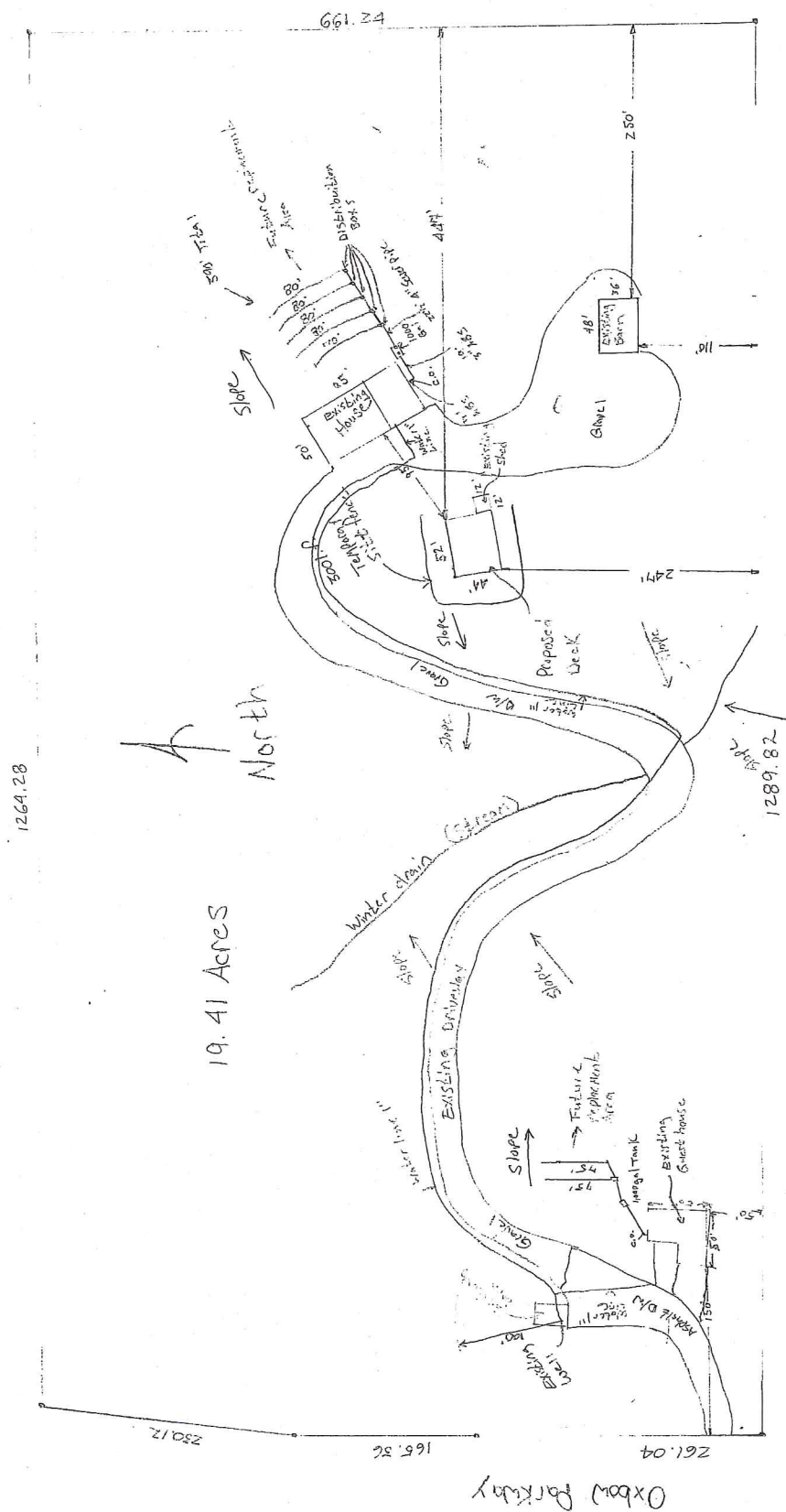
Exhibits:

'A' Applicant's Exhibits

'B' Staff 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 T1-2019-11782 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Type 1 Application Form	04/02/2019
A.2	8	Grading and Erosion Control Worksheet	04/02/2019
A.3*	1	Site Plan (11" x 17")	04/02/2019
A.4	1	Floor Plan (11" x 17")	04/02/2019
A.5	1	Elevation Plan – West (11" x 17")	04/02/2019
A.6	1	Elevation Plan – North (11" x 17")	04/02/2019
A.7	1	Site Plan Sketch Map (18" x 24")	04/02/2019
A.8*	1	Site Plan Sketch Map showing Deck and Yurt (18" x 24")	04/02/2019
A.9	7	Storm Water Certificate	04/02/2019
'B'	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 1S4E15B -00800 (R994150070)	04/02/2019
B.2	1	Department of Assessment, Records and Taxation (DART) Map with 1S4E15B -00800 (R994150070) Highlighted	04/02/2019



5238 SE Oxbow Parkway
Gresham OR 97030

Rocky L. Ellis
4-16-2018

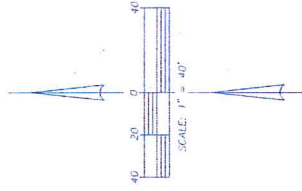
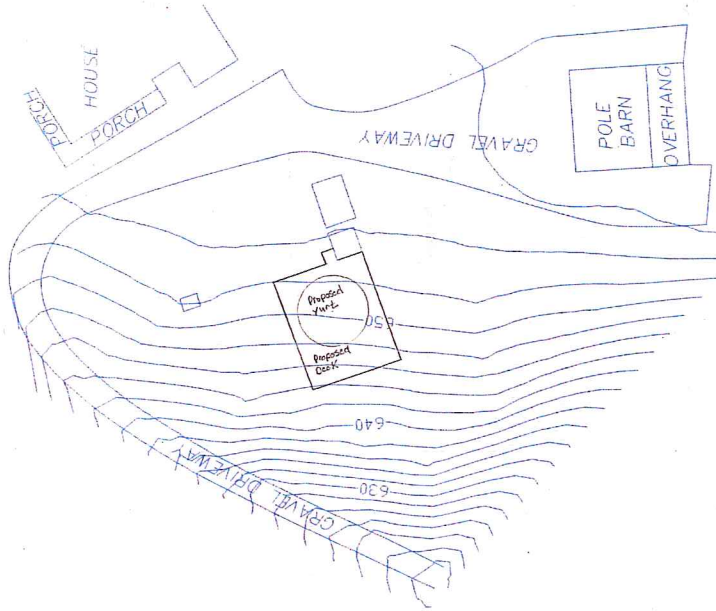
2712

SKETCH MAP DETAIL

SITE PLAN FOR YURT/DECK CONSTRUCTION
 154E15B TAX LOT 00800 - DOCUMENT NO. 2017-07800
 SITUATED IN THE N.W. 1/4, SECTION 15, T.15S, R.4E., W.M.
 MULTNOMAH COUNTY, OREGON
 GRESHAM

MARX ASSOCIATES
 18615 E. BURNSIDE STREET
 PORTLAND, OR 97233
 TEL: 503-666-8500
 FAX: 503-666-8500
 EMAIL: DOMMARX@GMAIL.COM

DATE: JANUARY 25, 2018
 ACCOUNT NO. 18127
 DRAWING NO. 18127SITEPLAN



154E15B TAX LOT 1400

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 FEBRUARY 14, 1985
 DANIEL S. BAUER
 2125

EXPIRATION DATE: 12/31/19



ZONING:
 CFU - COMMERCIAL FOREST USE

SITE SIZE:
 854,467 SQUARE FEET - 19.62 ACRES

PARCEL DATA:
 154E15B TAX LOT 00800 - DOCUMENT NO. 2017-078009

BENCHMARK
 WEST 1/4 CORNER, SECTION 15, T15S4E
 CITY OF PORTLAND BENCHMARK NO. 4260
 673.624 CITY OF PORTLAND DATUM