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**EROSION AND SEDIMENT CONTROL PERMIT**  
**Case File: T1-2019-12421**

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

**Location:** 30632 SE Dodge Park Boulevard  
Tax Lot 200, Township 1 South, Range 4 East, Section 20, W.M.  
Tax Account #R994201870 Property ID #R342439

**Applicant(s):** Russ Fehinger, Fehringer Construction, Inc.

**Owner(s):** The Wolcott Family Living Trust (Registered Agent: Guy Wolcott)

**Base Zone:** Multiple Use Agriculture – 20 (MUA-20)

**Overlays:** None

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**Decision:** This permit is effective as **Thursday, October 24, 2019** of with on-going responsibilities, obligations, and limitations.

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**Issued by:**

By:   
Rithy Khut, Planner

For: Adam Barber,  
Interim Planning Director

Date: Thursday, October 24, 2019

## Vicinity Map

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### **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

Multiple Use Agriculture (MUA-20): MCC 39.4310(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 and/or accessory building, call the Staff Planner, Rithy Khut at (503) 988-0176 or [rithy.khut@multco.us](mailto: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](mailto: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. 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. 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)]
6. 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)]
7. 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:**

8. 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

‘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 T1-2019-12421 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Type 1 Application Form	09/03/2019
A.2	8	Erosion Control Disturbed Area Calculations	09/03/2019
A.3*	1	Site Plan (Reduced to 8.5” x 11”)	09/03/2019
A.4	1	Grading and Erosion Control Worksheet	09/03/2019
A.5	1	Stormwater Certificate completed by Dan Symons, Registered Professional Engineer	09/03/2019
‘B’	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 1S4E20 -00200 (R994201870)	09/03/2019
B.2	1	Department of Assessment, Records and Taxation (DART) Map with 1S4E20 -00200 (R994201870) Highlighted	09/03/2019
‘C’	#	Procedural Exhibits	Date
C.1	1	Complete Letter	10/01/2019
C.2	5	Erosion and Sediment Control Permit	



