
**FLOODPLAIN DEVELOPMENT PERMIT and
GRADING AND EROSION CONTROL PERMIT**
Case File: T1-2020-13609

Request: The applicant is requesting an Erosion and Sediment Control permit and a Floodplain Development permit for the replacement of a deck and an addition to a single-family dwelling. The development is to occur on land located within the 100-year flood boundary as identified on Flood Insurance Rate Maps (FIRM) published by the Federal Emergency Management Agency (FEMA).

Location: 7920 SE 252nd Avenue, Gresham
Tax Lot 4201, Section 23D, Township 1 South, Range 3 East, W.M.
Tax Account #R649921810 Property ID #R705373

Applicant(s): Jenny Beal

Owner(s): Richard Bergeron and Joyce Bergeron

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

Overlays: Significant Environmental Concern for Water Resources (SEC-wr)
Significant Environmental Concern for Wildlife Habitat (SEC-h)
Flood Hazard (FH)

Tributary: McNutt Creek, a Tributary of Johnson Creek

FRIM: Panel 4101790409J, dated on 02/01/2019

Decision: This permit is effective as of **Wednesday, October 28, 2020** with on-going responsibilities, obligations, and limitations.

Issued by:

By: _____
Rithy Khut, Planner

For: Carol Johnson, AICP
Planning Director

Date: October 28, 2020

Vicinity Map

N↑



ORDINANCE REQUIREMENTS:

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

Flood Hazard Overlay (FH): MCC 39.5015 Permits, MCC 39.5025 Application Information Required, MCC 39.5030 Development Standards, MCC 39.5040 Procedure When Base Flood Elevation Data is Not Available, MCC 39.5050 County Records

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) 988-3043 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 within 180 days of the date of issue of your building permit from the City of Gresham. Once you have begun work, this permit expires if work is suspended or abandoned for 180 days or more. This permit expiration may be extended, if you receive permission from the City of Gresham to extend your building permit from the City of Gresham. If an extension is granted by the City of Gresham, you shall notify Staff Planner, Rithy Khut at rithy.khut@multco.us of the extension, which will extend this permit to match the extension authorized by the City of Gresham. This permit will automatically expire if the building permit from the City of Gresham expires. [MCC 39.1183]

Prior to any land disturbing activities and zoning review for building permits:

2. Amend the site plan to show the boundary of the Significant Environmental Concern for Wildlife Habitat (SEC-h) and Significant Environmental Concern for Water Resources (SEC-wr) buffer zones. A note shall be added to the site plan that the boundary of the SEC-h and SEC-wr zones shall be marked and no development, equipment, or ground disturbance shall occur within the SEC-h or SEC-wr zone. [MCC 39.5510]
3. When you are ready to start the grading work approved in this permit for the replacement of a deck and an addition to a single-family dwelling, contact 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 and the disturbed ground has been re-vegetated. In the event the notice is lost, destroyed, or otherwise removed prior to completion of the grading work, the applicant shall immediately contact Staff Planner, Rithy Khut to obtain a replacement. [MCC 39.6210(F)(2) and MCC 39.6225(B)]
4. When ground-disturbing activities authorized by this permit are ready to commence, e-mail Staff Planner, Rithy Khut at rithy.khut@multco.us. Work may commence after written notice is completed and erosion control measures have been installed.

- a. 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 - Sheet A0.0). 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)]
- b. Prior to any earth disturbing activity, the property owner(s), their agent(s), or their representative(s) shall flag or mark the areas of Significant Environmental Concern for Wildlife Habitat (SEC-h). Encroachment of ground disturbing activities or development into areas of Significant Environmental Concern for Wildlife Habitat (SEC-h) is not permitted. Such flagging and/or markings shall be maintained until construction is complete. [MCC 39.5510]

For the purposes of 4.a and 4.b above, upon completion of the installation of flagging, fencing and other marking photographs of the flagging, fencing and other marking shall be sent to Staff Planner, Rithy Khut at rithy.khut@multco.us to ensure that Best Management Practices are occurring. [MCC 39.6210(F)(2) and MCC 39.6225(B)]

During Construction:

5. No ground disturbance, placement of fill, development, or any other physical improvements shall occur within the 100-year floodplain (Exhibit A.2, Sheet A0.0) on the subject property. [MCC 39.5015]
6. No ground disturbance, placement of fill, development, or any other physical improvements shall occur within the boundary of the Significant Environmental Concern for Wildlife Habitat (SEC-h) and Significant Environmental Concern for Water Resources (SEC-wr) buffer zones. [MCC 39.5510]
7. The property owner(s), their agent(s), or their representative(s) 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 as described in the Site Plan (Exhibit A.2 - Sheet A0.0). 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 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 from leaving the ground disturbance areas. 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. The importing of fill to the site is not authorized under this permit. [MCC 39.6225(B)(1)]
9. 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)]
10. 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:

11. 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 ground disturbing activities are concluded. [MCC 39.6225(B)(12)]

Exhibits:

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

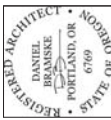
Exhibits with a “*” after the exhibit # have been included and reduced to a size of 8.5” x 11” as part of the mailed decision. All other exhibits are available for review in Case File T1-2020-13609 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Type 1 Application Form	08/07/2020
A.2*	1	Site and Erosion Control Plan (36” x 24”) - Sheet A0.0	08/07/2020
A.3*	22	Building Plans (36” x 24”) - A1.1 Existing Floor Plans - *A2.1 Proposed Floor Plans - *A2.2 Proposed Floor Plans - A3.1 Sections - A4.1 Existing Elevations - *A4.3 Proposed Elevations - *A4.4 Proposed Elevations - A8.1 Details Structural - S0.01 Abbreviations, Symbols, Hatches, and Sheet Index - S0.02 General Structural Notes - S0.03 General Structural Notes - S0.04 Special Inspection Tables - S2.01 Structural Foundation Plan - S2.02 Structural Floor Framing Plan - S2.03 Structural Roof Framing Plan - S3.01 Shearwall and Holdown Schedules - S5.01 Typical Concrete Details - S5.02 Concrete Details - S7.01 Typical Wood Details - S7.02 Typical Wood Details	08/07/2020
A.4	1	Partition Plat No. 2020-46	08/07/2020
A.5	8	Elevation Certificate completed by Erric D. Jones, Registered Professional Land Surveyor	08/07/2020
A.6	2	Stormwater Drainage Control Certificate signed by Janet L. Turner, Registered Professional Engineer	08/07/2020
A.7	19	Stormwater Management Memo from Janet L. Turner, Registered Professional Engineer	08/07/2020

A.8	6	Septic Review Certification	08/07/2020
A.9	3	Fire Service Agency Review	08/07/2020
A.10	2	Transportation Planning Review	08/07/2020
A.11	6	Application for a Permit to Use Public Road Right of Way under the jurisdiction of Multnomah County ("Access Permit")	08/07/2020
A.12	28	Revised Application for a Permit to Use Public Road Right of Way under the jurisdiction of Multnomah County ("Access Permit")	08/10/2020
A.13	3	Revised Fire Service Agency Review	09/16/2020
A.14	28	Application for a Permit to Use Public Road Right of Way under the jurisdiction of Multnomah County ("Access Permit")	08/10/2020
A.15	1	Revised Fire Service Agency Review Comments	10/01/2020
'B'	#	Staff Exhibits	Date
B.1	2	Department of Assessment, Records and Taxation (DART): Property Information for 1S3E23D-04201 (#R649921810)	08/07/2020
B.2	1	Department of Assessment, Records and Taxation (DART) Map with 1S3E23D-04201 (#R649921810) Highlighted	08/07/2020
'C'	#	Procedural Exhibits	Date
C.1	1	Complete Letter (Day 1)	08/28/2020
C.2	13	Email, Erosion and Sediment Control Permit and Exhibits	10/28/2020

BERGERON GARAGE & DECK
PERMIT SET - 6/1/20

THIS DOCUMENT HAS BEEN CREATED
ON THE RECORD DRAWINGS SUPPLIED
BY THE ARCHITECT. THE ARCHITECT
HAS REVIEWED THE DRAWINGS FOR
CONFORMANCE WITH THE PERMIT
REQUIREMENTS. THE ARCHITECT
DOES NOT WARRANT THE
PERFORMANCE OF THE WORK OR
THE RESULTS OF THE WORK.



SCOPE

- REPLACEMENT OF EXISTING 1-STORY DECK AT REAR OF RESIDENCE
 - ADDITION OF (2) STORY, 1,800 SF GARAGE AT SOUTH OF RESIDENCE
- NOTE: NO ADDITIONAL LIVING SPACE, NO NEW CONDITIONED SPACE IN THIS SCOPE OF WORK
ALL MECHANICAL, PLUMBING, AND ELECTRICAL WORK TO BE BY SEPARATE PERMIT

OWNER

RICK & JOYCE BERGERON
1400 SE 252ND AVE
GRESHAM, OR 97030
ABBE7MAE23@GMAIL.COM

ARCHITECT

DANIEL BRANSSELL, NCARB
3415 SE 15TH AVENUE
PORTLAND, OR 97236
651.724-8281
DANIELBRANSSELL@GMAIL.COM

CONTRACTOR

JBEALS CONSTRUCTION
CDB# 178628
1400 SE 252ND AVE
PORTLAND, OR 97213
JOHN BEAL, OWNER
JBEALS@GMAIL.COM
JBEALS@GMAIL.COM

STRUCTURAL ENGINEER

WAYPOINT ENGINEERING
601 MAIN STREET, SUITE 400
VANCOUVER, WA 98660
SCOTT HOWARD, P.E.
SCOTT@WAYPOINTVA.COM

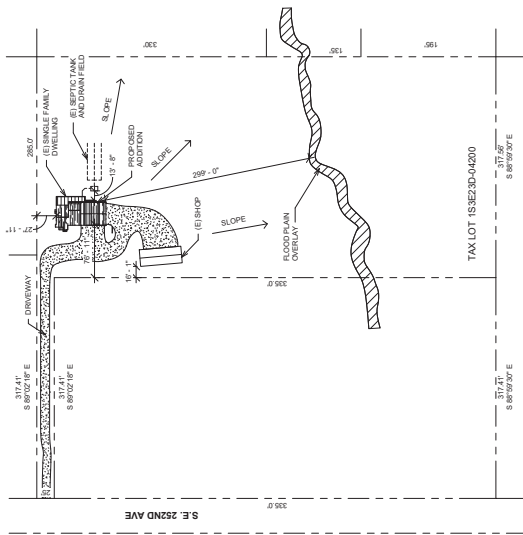
BIDDER DESIGN DEFERRED SUBMITTALS

THE FOLLOWING WILL BE DESIGN-BUILD BY DESIGN-BUILD CONTRACTOR TO BE SELECTED.
THE DESIGN-BUILD CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, MATERIALS, AND
CONSTRUCTION AS REQUIRED FOR PERMIT AND CODE COMPLIANT INSTALLATION, CONSTRUCTION,
AND MAINTENANCE OF THE PROJECT.

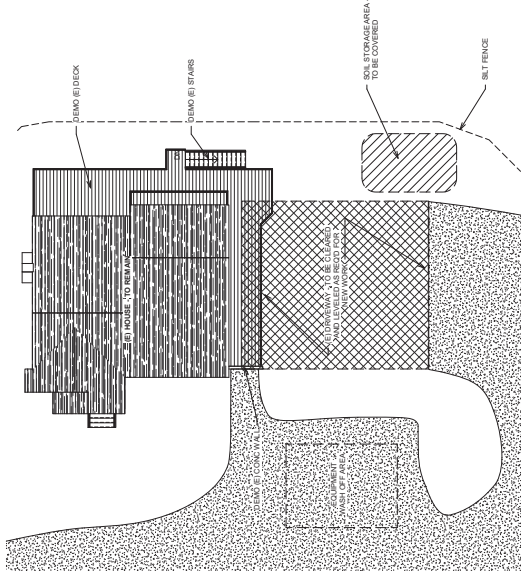
- TRUSS DRAWINGS AND CALCULATIONS - PROVIDED BY MANUFACTURER

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING THE CONSTRUCTION.
- IF DISCREPANCIES OR INCONSISTENCIES ARE FOUND WITHIN THE DOCUMENTS, THEY SHALL BE RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATIONS, AND ELEVATIONS OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL REPORT THEM TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.
- DIMENSIONS ARE TO FACE OF STRUCTURAL OR FINISH MEMBERS, UNLESS OTHERWISE NOTED.
- IF DISCREPANCIES OR INCONSISTENCIES ARE FOUND WITHIN THE DOCUMENTS, THEY SHALL BE RESOLVED BY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK IN THE AFFECTED AREA.



1 SITE PLAN
1" = 50'-0"



2 DEMO / EROSION CONTROL PLAN
1" = 10'-0"

SHEET INDEX

- ARCHITECTURAL
A0.0 COVER
A1.1 EXISTING FLOOR PLANS
A2.1 PROPOSED FLOOR PLANS
A2.2 PROPOSED FLOOR PLANS
A3.1 SECTIONS
A4.1 EXISTING ELEVATIONS
A4.2 PROPOSED ELEVATIONS
A4.3 PROPOSED ELEVATIONS
A4.4 PROPOSED ELEVATIONS
A8.1 DETAILS

- STRUCTURAL
S0.1 GENERAL SYMBOLS, HATCHES, AND SHEET INDEX
S0.2 GENERAL STRUCTURAL NOTES
S0.3 SPECIAL INSPECTION TABLES
S0.4 SPECIAL INSPECTION TABLES
S2.02 STRUCTURAL FLOOR FRAMING PLAN
S2.03 STRUCTURAL FLOOR FRAMING PLAN
S3.01 SHEARWALL AND HOLDOWN SCHEDULES
S5.01 TYPICAL CONCRETE DETAILS
S5.02 CONCRETE DETAILS
S5.03 TYPICAL WOOD DETAILS
S7.02 TYPICAL WOOD DETAILS

- ATTACHMENTS:
STRUCTURAL CALCULATIONS

CODE SUMMARY

SITE
ADDRESS: 7920 SE 252ND AVE, GRESHAM, OR 97080
PROPERTY ID: R118917
TAX LOT: 1S3E23D04000
ZONING: R118917
BUILDING SETBACKS:
NORTH: 15 FT
EAST: 35 FT
SOUTH: 35 FT
WEST: 35 FT
SITE AREA: 4.69 ACRES
PROPOSED BUILDING FOOTPRINT: 2,701 SF

BUILDING & AREA SUMMARY

EXISTING BUILDING AREA: 1,800 SF
EXISTING DECK AREA: 1,800 SF
EXISTING GARAGE AREA: 1,800 SF
EXISTING DRIVEWAY: 1,800 SF
EXISTING TOTAL AREA: 7,200 SF
PROPOSED BUILDING AREA: 2,701 SF
PROPOSED DECK AREA: 1,800 SF
PROPOSED GARAGE AREA: 1,800 SF
PROPOSED DRIVEWAY: 1,800 SF
PROPOSED TOTAL AREA: 8,101 SF

BERGERON RESIDENCE
7920 SE 252ND AVENUE, GRESHAM, OR 97080

PERMIT SET

No.	Date

COVER

A0.0



② PROPOSED BASEMENT PLAN
1/4" = 1'-0"

THIS DOCUMENT HAS BEEN CREATED
ON THE RECORD DRAWINGS SUPPLIED
TO THE ARCHITECT BY THE CLIENT.
HIDDEN CONDITIONS SHOULD BE FIELD
VERIFIED AND THE ARCHITECT SHALL BE
RESPONSIBLE FOR ANY DISCREPANCIES
BETWEEN THE RECORD DRAWINGS AND
THE EXISTING CONDITIONS. THE ARCHITECT
SHALL BE RESPONSIBLE FOR ANY
IMPROVEMENTS ARE REQUIRED TO
MEET CURRENT CODE.



BERGERON RESIDENCE
7920 SE 252ND AVENUE, GRESHAM, OR 97080

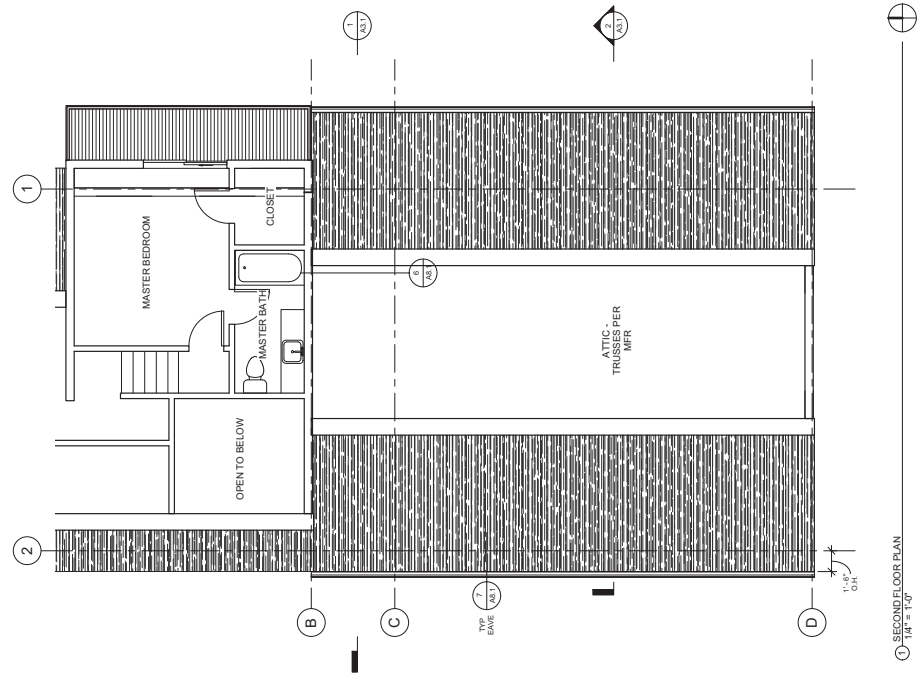
PERMIT SET

6/1/20

No.	Date

PROPOSED FLOOR
PLANS

A2.2



1 SECOND FLOOR PLAN
1/4" = 1'-0"

THIS DOCUMENT HAS BEEN CREATED
ON THE RECORD DRAWINGS SUPPLIED
TO THE ARCHITECT BY THE OWNER.
HIDDEN CONDITIONS SHOULD BE FIELD
VERIFIED BY THE ARCHITECT PRIOR TO
NEW WORK. ARCHITECT OF RECORD
IS NOT RESPONSIBLE FOR
RESPONSIBILITY FOR PART 1. EXISTING
CONDITIONS. ARCHITECT OF RECORD
HAS CONDUCTED VISUAL GENERAL
REVIEW EXISTING CONDITIONS AND
IMPROVEMENTS ARE REQUIRED TO
MEET CURRENT CODE.



BERGERON RESIDENCE

7920 SE 252ND AVENUE, GRESHAM, OR 97080

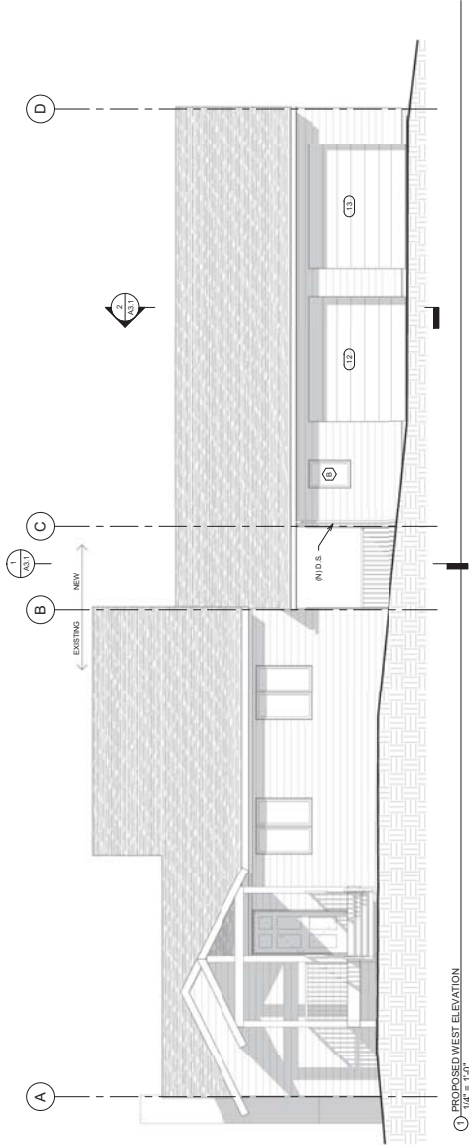
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6/1/20

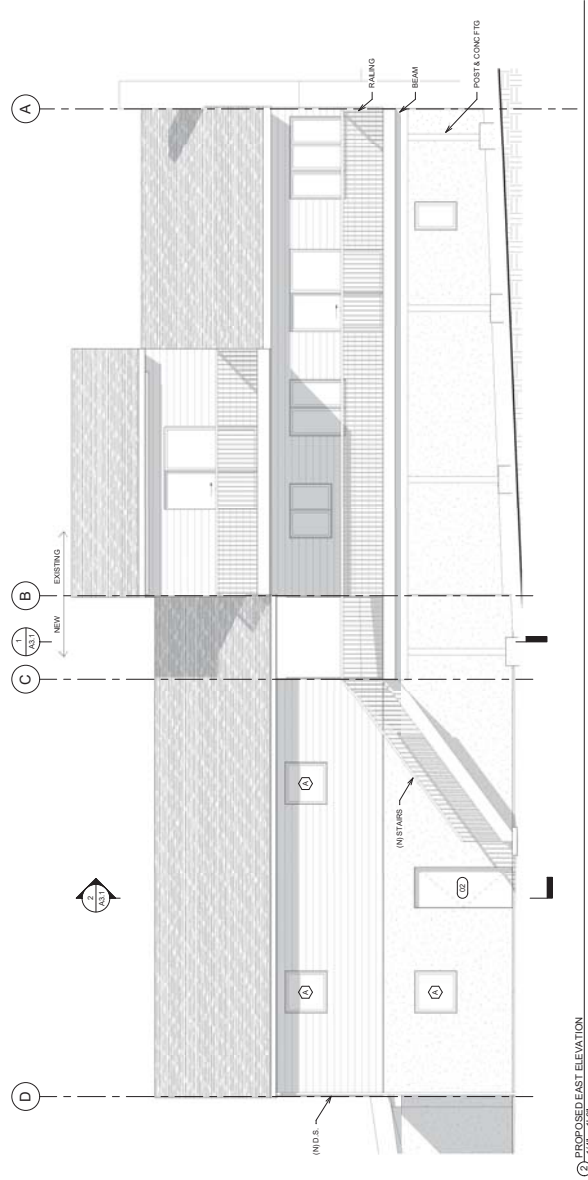
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PROPOSED
ELEVATIONS

A4.3



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"



2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

