

EROSION AND SEDIMENT CONTROL PERMIT

Case File: T1-2020-13665

Request: Erosion and Sediment Control (ESC) Permit for ground disturbing activity associated with T1-2020-13452, a Significant Environmental Concern for Wildlife Habitat (SEC-h) authorizing a new single-family dwelling to replace an existing single-family dwelling

Location: 12615 NW Skyline Blvd.
Tax Lot 1902, Section 31, Township 2 North, Range 1 West, W.M.
Tax Account #R649880740 Property ID #R613500

Applicant(s): Tim Labunsky

Owner(s): Jason and Deborah Babkes

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

Overlays: Significant Environmental Concern - Wildlife Habitat (SEC-h)

Decision: This permit is effective as of **Monday, November 9, 2020** with on-going responsibilities, obligations, and limitations.

Issued by:

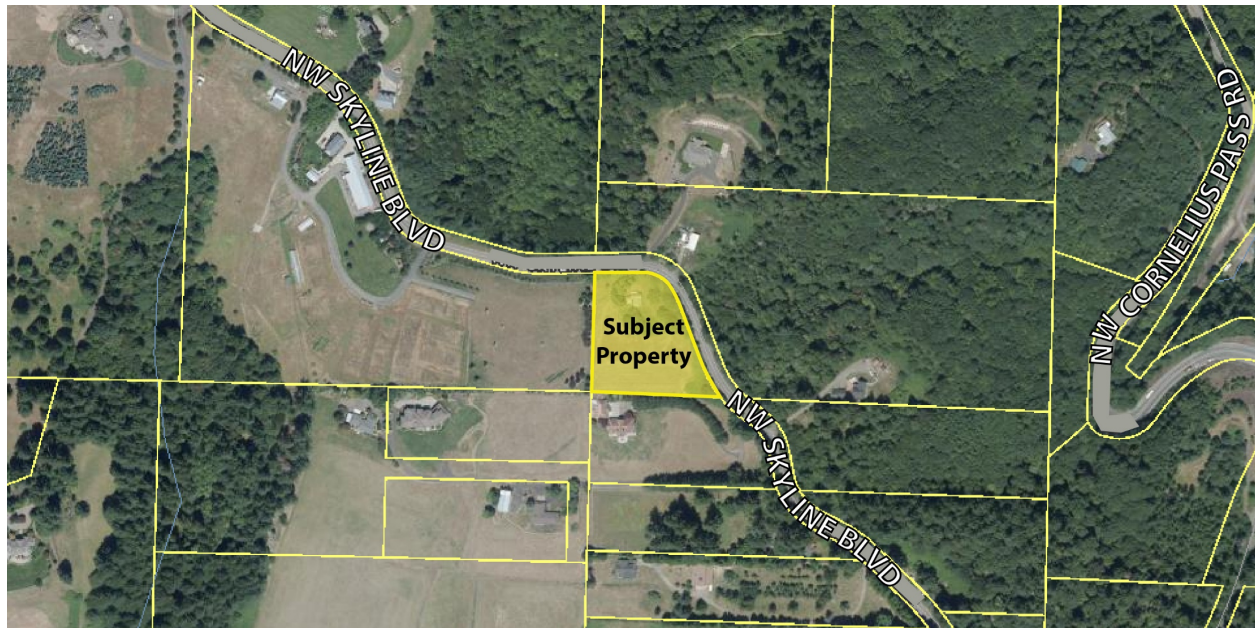
By: _____
Rithy Khut, Planner

For: Carol Johnson, AICP
Planning Director

Date: November 9, 2020

Vicinity Map

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

Multiple Use Agriculture – 20 (MUA-20): MCC 39.39.4310(A)

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 on **November 9, 2022** when construction has not commenced within two years of the date of the final decision. Commencement of construction shall mean actual construction of the foundation or frame of the approved structure.
 - b. If construction has commenced, this permit shall expire when the structure has not been completed within four years of the date of commencement of construction. Completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
 - c. In accordance with the timelines specified in Condition of Approval 1.a in land use case #T1-2020-13452. This permit shall expire at the same time as T1-2020-13452 pursuant to MCC 39.1183, 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. If an extension is sought T1-2020-13452, an extension of this permit will also be necessary unless all work under this permit has been completed. [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 replacement single-family dwelling, contact the Staff Planner, Aldo Rodriguez at (503) 988-4159 or aldo.rodriguez@multco.us and/or 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 issue 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 Staff Planner, Aldo Rodriguez at aldo.rodriguez@multco.us and/or Staff Planner, Rithy Khut at rithy.khut@multco.us. The e-mail shall contain photographic evidence of 3.a and 3.b

below to ensure that Best Management Practices are occurring. [MCC 39.6210(F)(2) and MCC 39.6225(B)]

- 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 Erosion Control Plan (Exhibit A.4). 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) that are not to be disturbed for the development (Exhibit B.8 shows the development area boundaries). The areas of Significant Environmental Concern for Wildlife Habitat (SEC-h) include the tree canopy east of the driveway and west of the existing single-family dwelling. Encroachments of ground disturbing activities, storage of materials or equipment, or development not authorized by T1-2020-13452 are not permitted. Such flagging and/or markings shall be maintained until construction is complete. [MCC 39.5510 and T1-2020-13452]

Work may commence after written notice is completed and erosion control measures have been installed. The County's inspector or Staff Planner may visit the project site to ensure that Best Management Practices are occurring. [MCC 39.6210(F)(2) and MCC 39.6225(B)]

During Construction:

4. The property owner(s), their agent(s), or their representative(s) shall be limited to the following ground disturbing activities:
 - a. 18,000 square feet of ground surface area to be disturbed in areas immediately adjacent to the new single-family dwelling, the demolition of the existing single-family dwelling, and the lengthening of the gravel driveway as shown in Erosion Control Plan (Exhibit A.4). [MCC 39.6210(F), MCC 39.6225(B)(8), MCC 39.6225(B)(9)]
 - b. 190 cubic yards of excavation of soil (cutting) to alter the topography of the subject property is permitted under this permit. The excavation of soil (cutting) is only permitted immediately adjacent to the location of new single-family dwelling and to lengthen the gravel driveway as shown in Erosion Control Plan (Exhibit A.4). [MCC 39.6225(B), MCC 39.6225(B)(3), MCC 39.6225(B)(4), MCC 39.6225(B)(9)]
 - a. The importing of fill to the site is not authorized under this permit. [MCC 39.6225(B)(1)]
 - b. The removal of trees east of the driveway and trees west of the existing single-family dwelling is not authorized under this permit. [MCC 39.5510 and T1-2020-13452]
 - c. The stockpiling of soil is not authorized under this permit. All excess excavated soil not used to alter the topography adjacent to the new single-family dwelling and driveway shall be removed off-site and taken to a location approved for the disposal of such material by applicable Federal, State and local authorities. [MCC 39.6225(B)(19)]
5. The property owner(s), their agent(s), or their representative(s) shall:

- c. 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 through the City of Portland. [MCC 39.6225(B)(12) through (15), and MCC 39.6225(B)(18)]
 - d. 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)]
 - e. 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)]
 8. No nuisance plants listed in [MCC 39.5580] shall be planted on the property. [MCC 39.5510 and T1-2020-13452]

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. Once seeded, the property owner shall send photographs to Staff Planner, Aldo Rodriguez at aldo.rodriguez@multco.us and/or Staff Planner, Rithy Khut at rithy.khut@multco.us within five (5) days of seeding [MCC 39.6225(B)(12)]
10. No nuisance plants listed in [MCC 39.5580] shall be planted on the property. [MCC 39.5510 and T1-2020-13452]

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 T1-2020-13655 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Type 1 Application Form	08/21/2020
A.2	10	Erosion and Sediment Control (ESC) Worksheet	08/21/2020
A.3	2	Zoning Review Checklist	08/21/2020
A.4*	1	Erosion Control Plan (11” x 17”)	08/21/2020
‘B’	#	Staff Exhibits	Date
B.1	2	Division of Assessment, Recording, and Taxation (DART): Property Information for 2N1W31 -01902 (Alt Acct # R649880740)	08/21/2020
B.2	1	Division of Assessment, Recording, and Taxation (DART): Map with 2N1W31 -01902 (Alt Acct # R649880740) highlighted	08/21/2020
B.3	1	Partition Plat No. 2008-019	08/21/2020
B.4	3	Site and Floor Plan	08/21/2020
B.5	2	Elevation Plan	08/21/2020
B.6	5	Septic Review Certificate	08/21/2020
B.7	7	Stormwater Certificate	08/21/2020
B.8*	1	Site Plan showing the boundaries of Significant Environmental Concern for Wildlife Habitat (SEC-h)	10/23/2020
B.9	6	T1-2020-13452	11/06/2020
‘C’	#	Administration & Procedures	Date
C.1	2	Email and Complete letter (day 1)	09/14/2020
C.2	6	Administrative decision	

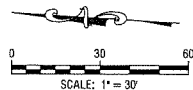
ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OUR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 503-232-1987). IF YOU HAVE ANY QUESTIONS ABOUT THE RULES YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

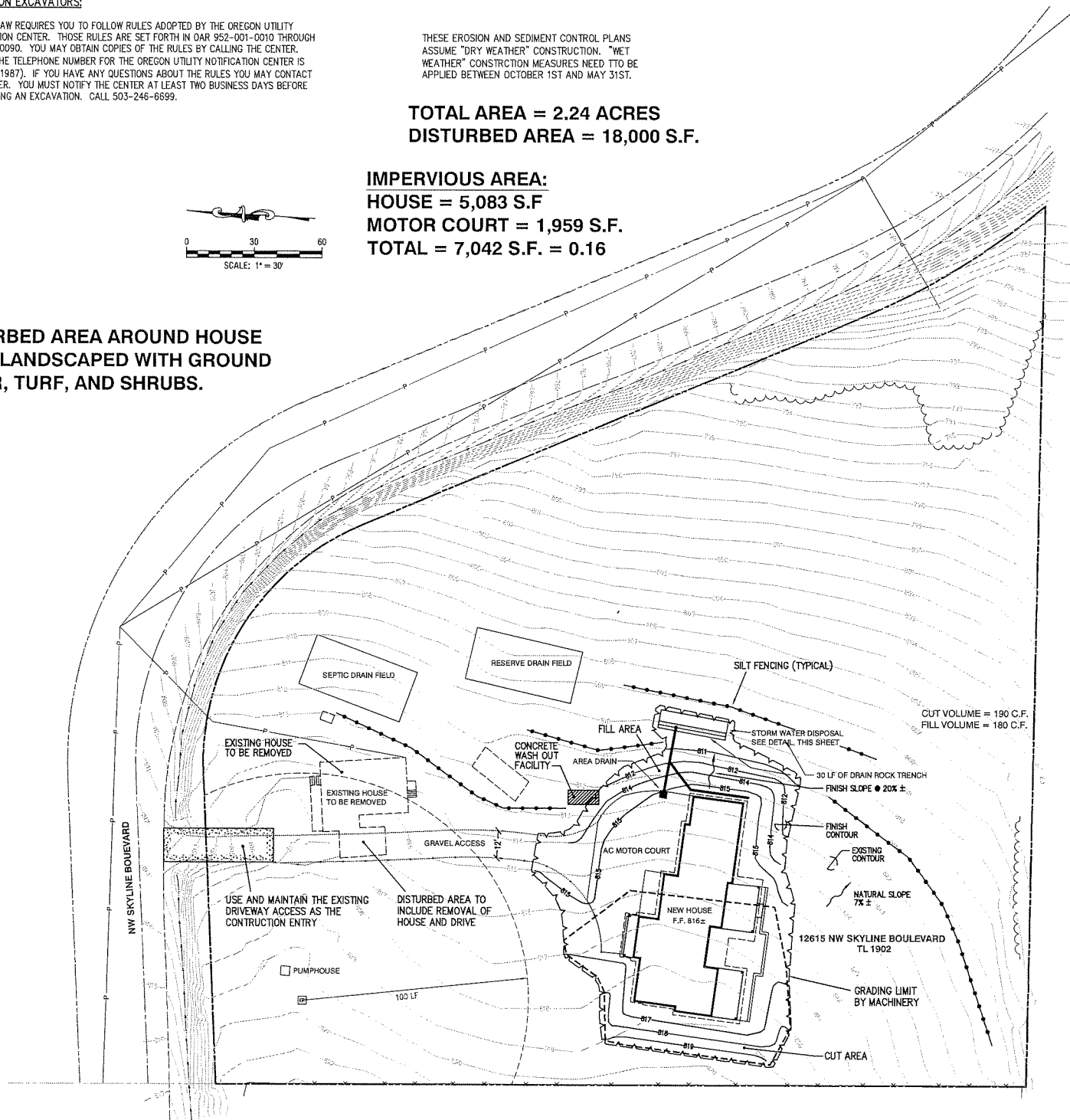
THESE EROSION AND SEDIMENT CONTROL PLANS ASSUME "DRY WEATHER" CONSTRUCTION. "WET WEATHER" CONSTRUCTION MEASURES NEED TO BE APPLIED BETWEEN OCTOBER 1ST AND MAY 31ST.

TOTAL AREA = 2.24 ACRES
DISTURBED AREA = 18,000 S.F.

IMPERVIOUS AREA:
HOUSE = 5,083 S.F.
MOTOR COURT = 1,959 S.F.
TOTAL = 7,042 S.F. = 0.16

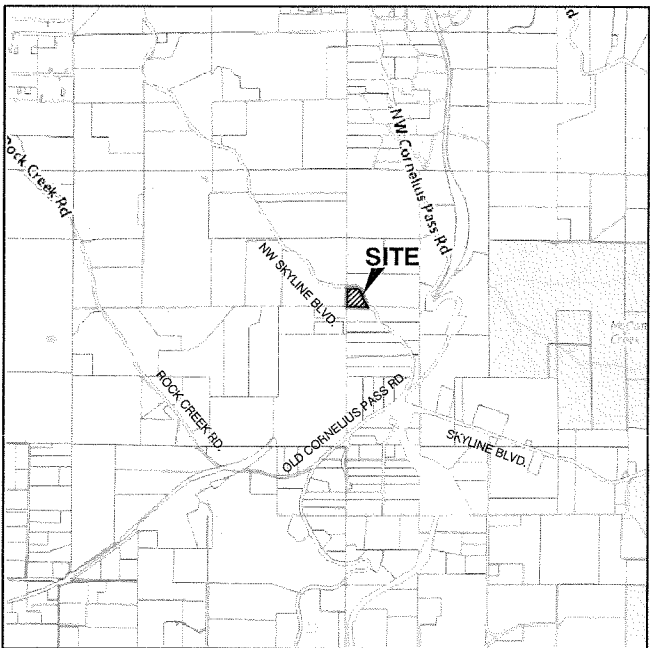


DISTURBED AREA AROUND HOUSE
TO BE LANDSCAPED WITH GROUND
COVER, TURF, AND SHRUBS.



EROSION CONTROL NOTES:

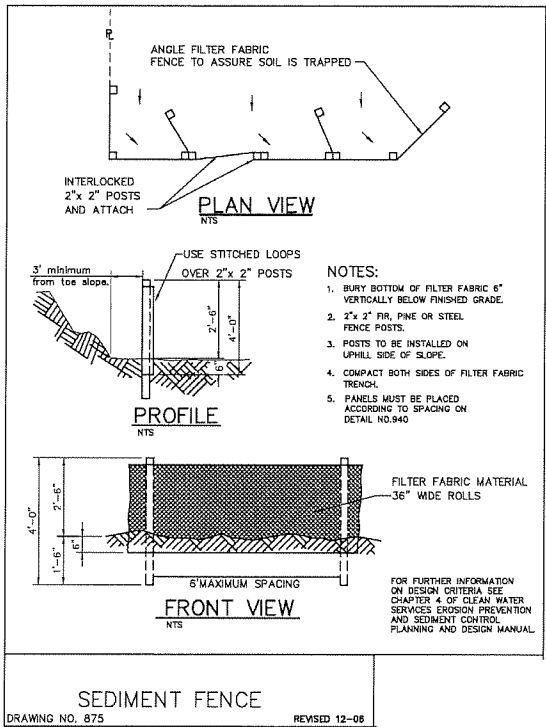
1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. SEDIMENT BARRIERS APPROVED FOR USE INCLUDE SEDIMENT FENCE, BERMS CONSTRUCTED OUT OF MULCH, CHIPPINGS, OR OTHER SUITABLE MATERIAL, STRAW WATTLES, OR OTHER APPROVED MATERIALS.
3. SENSITIVE RESOURCES INCLUDING, BUT NOT LIMITED TO, TREES, WETLANDS, AND REPAIRIAN PROTECTION AREAS SHALL BE CLEARLY DELINEATED WITH ORANGE CONSTRUCTION FENCING OR CHAIN LINK FENCING IN A MANNER THAT IS CLEARLY VISIBLE TO ANYONE IN THE AREA. NO ACTIVITIES ARE PERMITTED TO OCCUR BEYOND THE CONSTRUCTION BARRIER.
4. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, STREET SWEEPING, AND VACUUMING, MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.



ESTIMATED CUT VOLUME = 190 C.Y.
ESTIMATED FILL VOLUME = 190 C.Y.

VICINITY MAP

SCALE: NTS



ARCHITECT

Keith Abel
Residential Design, LLC
5757 Ridge Top Court
Lake Oswego, Oregon 97035

GEOTECHNICAL

Rapid Soil Solutions, Inc.
3915 SW Plum Street
Portland, Oregon 97219

ENGINEERING

Bruce D. Goldson, PE
Theta, LLC
PO Box 1345
Lake Oswego, Oregon 97035
Phone 503-481-8822

EXHIBIT

A.4



EXPIRES: 06/30/2021
SIGNATURE DATE: 08/18/2020

EROSION CONTROL PLAN

2020-342

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 30'			
DATE: April, 2020			
FILE: 12615 Skyline Prelim1	DATE	NO.	REVISION

Theta, LLC

ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

TL Remodel & Construction, Inc.
2503 SW Parkway Avenue #110
Wilsonville, Oregon 97070

12615 NW Skyline Boulevard
Portland, Oregon
2N1W3101902-R613500

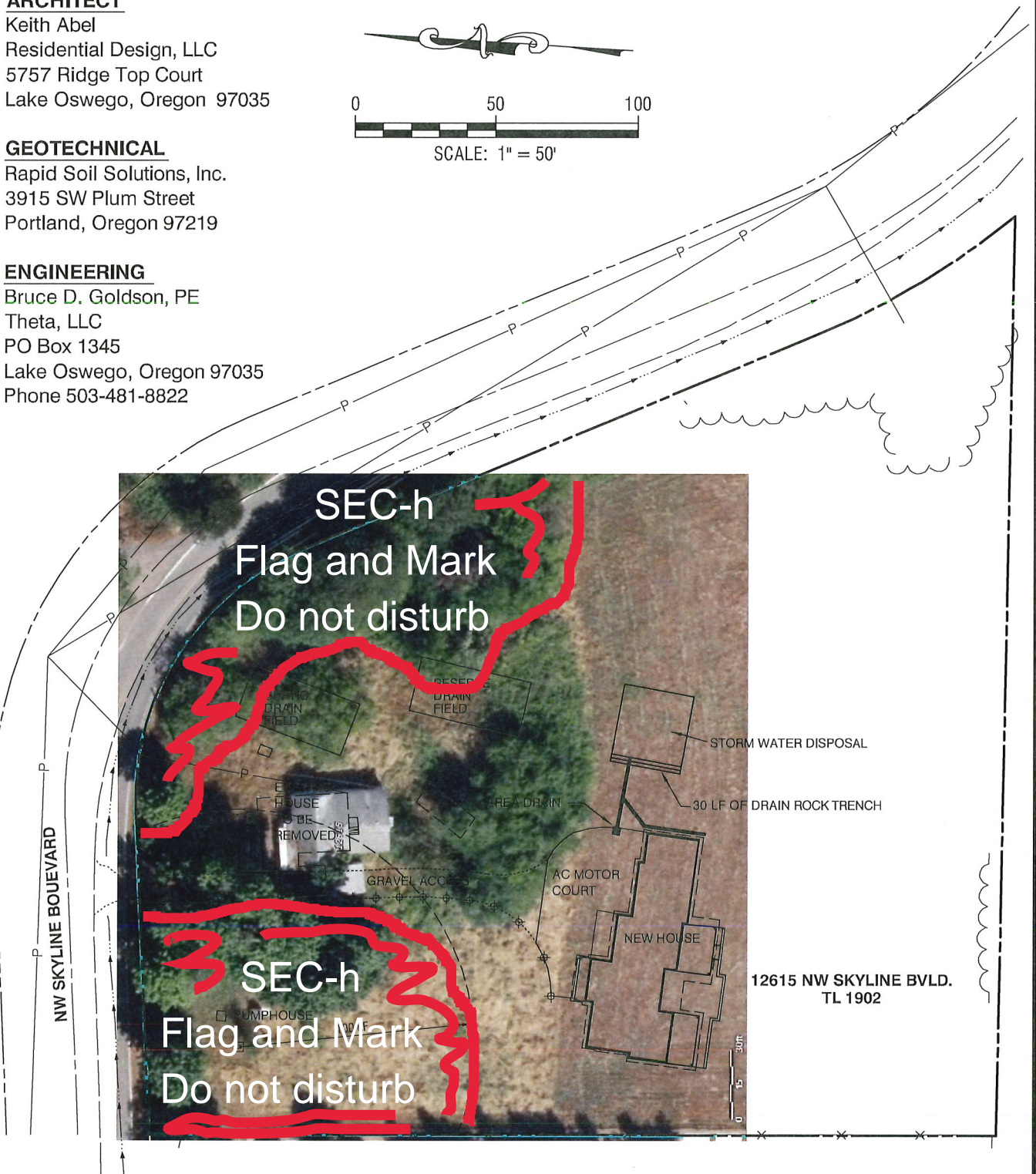
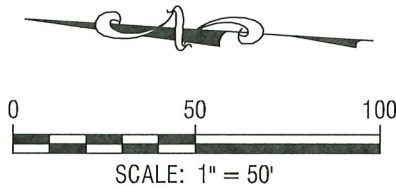
SHEET:

1/1

Keith Abel
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Phone 503-481-8822



TYPE 1 LAND USE APPLICATION EXHIBIT

503-481-8822
email: thetaeng@comcast.net

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**EXHIBIT
B.8**