



DAVID EVANS  
AND ASSOCIATES INC.

MEMORANDUM

**DATE:** August 10, 2015

**TO:** Laura Terway, AICP  
City of Oregon City  
221 Molalla Avenue  
Oregon City, OR

**FROM:** Gigi Cooper, AICP

**SUBJECT:** Chapter 17.49 NROD Verification Review

**PROJECT:** Boulder Run  
ZC 15-01, NR 15-04, TP 15-02

**CC:** file

The City of Oregon City (the City) has contracted with David Evans and Associates, Inc. (DEA), to review permit applications located within the Natural Resource Overlay District (NROD) and mitigation plans, as applicable, to ensure they are complete and meet Oregon City zoning code criteria. This memorandum provides DEA's review related to the Applicant's development application (ZC 15-01, NR 15-04, TP 15-02). This review is based solely on the materials provided. A site visit was not conducted in conjunction with this review.

The applicant submitted an NROD Report, prepared by Schott & Associates and dated April 2015, as part of the application materials. The report authors determined that the drainage which originally precipitated the NROD overlay was culverted when the subdivision to the northeast was constructed and that there are no wetlands or waterways on the subject site.

Based on our review, the applicant meets the requirements of 17.49.260 for a Type II verification review, to be determined by the community development director.

**17.49.250 Verification of NROD boundary.**

**17.49.260. Type II verification.**

Verifications of the NROD which cannot be determined pursuant to the standards of Section 17.49.255 may be processed under the Type II permit procedure.

- A. Applicants for a determination under this section shall submit a site plan meeting the requirements of Section 17.49.220 as applicable.

**The applicant submitted site plans per 17.49.220 as part of the application packet.**

- B. Such requests may be approved provided that there is evidence that demonstrates in an environmental report prepared by one or more qualified professionals with experience and credentials in natural resource areas, including wildlife biology, ecology, hydrology and forestry, that a resource function(s) and/or land feature(s) does not apply to a site-specific area.

**The applicant provided an NROD report dated April 2015, prepared by Schott & Associates.**  
**The applicant provided the company profile and qualifications of the report preparers.**



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- C. Verification to remove a recently developed area from the NROD shall show that all of the following have been met...

**The request is not to remove a recently developed area (there are structures on the subject site, but they are not recent), therefore provision C does not apply.**

Attachments/Enclosures: List Items

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