

# NR 16-01

Type III NROD Review for 13648 Frederick Street

# Description of Property

- The 0.11-acre project area is located on tax lot 2-2E-28BC-04000. The proposed development would occur on the existing lot of record number 4.

# Aerial w/ NROD



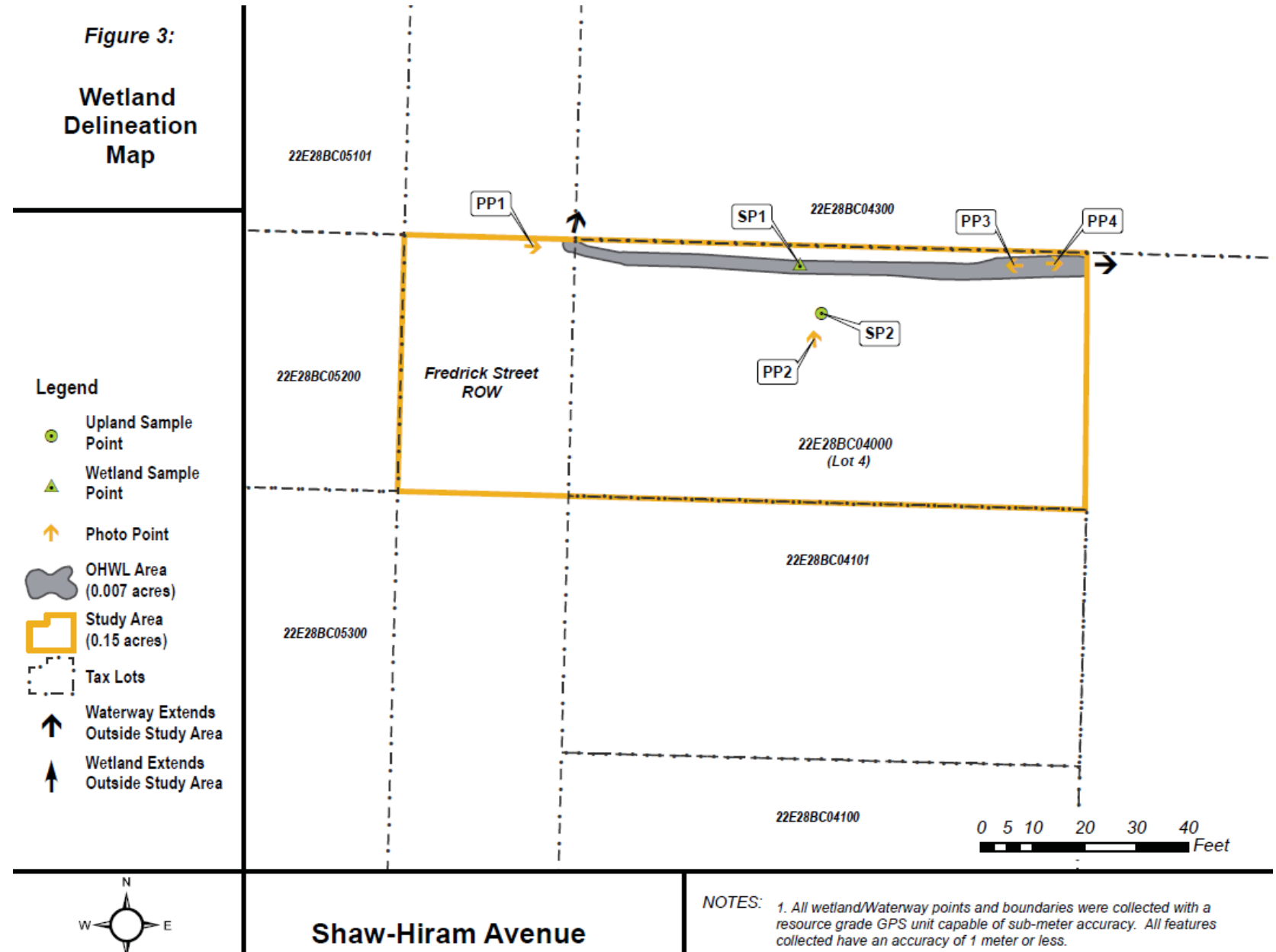
# Project Description

- The applicant proposes to construct a single-family residence. The house would occupy 1,032 sq ft and the driveway, sidewalk, and rear patio would occupy 468 sq ft.
- The total impervious surface and encroachment into the Vegetated Corridor created by the proposed development would be 1,500 sq ft.
- Code permits a maximum disturbance area of 1500 sf for a pre-existing lot of record, and:
- A minimum setback of 25' from the OHW or top-of-bank
- A setback of less than 25' from the delineated resource. The application requires a Type III review.

# Description of Resource

- One freshwater perennial stream was identified within the project area. The creek flows from east to west along the northern property boundary.
- This reach of “Fergusson” Creek is classified as Riverine Upper Perennial using Classification of Wetlands and Deepwater Habitats of the United States (Cowardin et al, 1979).
- According to Oregon City Municipal Code (“OCMP”) Table 17.49.110, a perennial stream has a 50-foot Vegetated Corridor.
- **Local Wetland Inventory**
- The stream / wetland appears on the *Oregon City Local Wetland Inventory and Riparian Assessment* (Shapiro and Associates, Inc., 1999) as wetland PP3D.
- This wetland is not listed as locally-significant in Table 5 of the inventory report.

# Delineation



# Site Plan

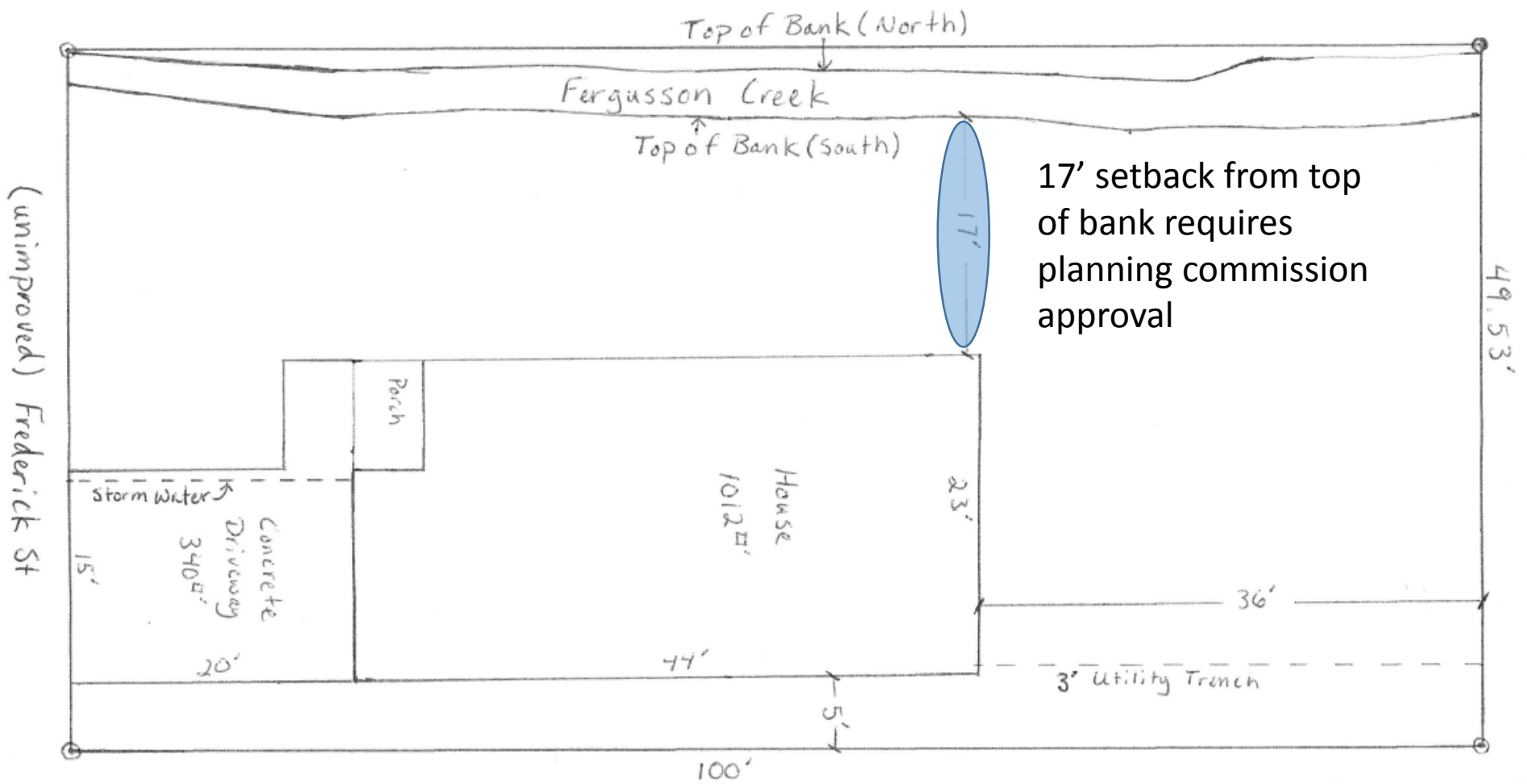
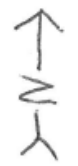


Figure 7. Proposed Site Plan	
Disturbance Summary	
House	1012 sq'
Driveway	340 sq'
Utility Trench	108 sq'
Total	1460 sq'



SCALE 1" = 10'

# Mitigation

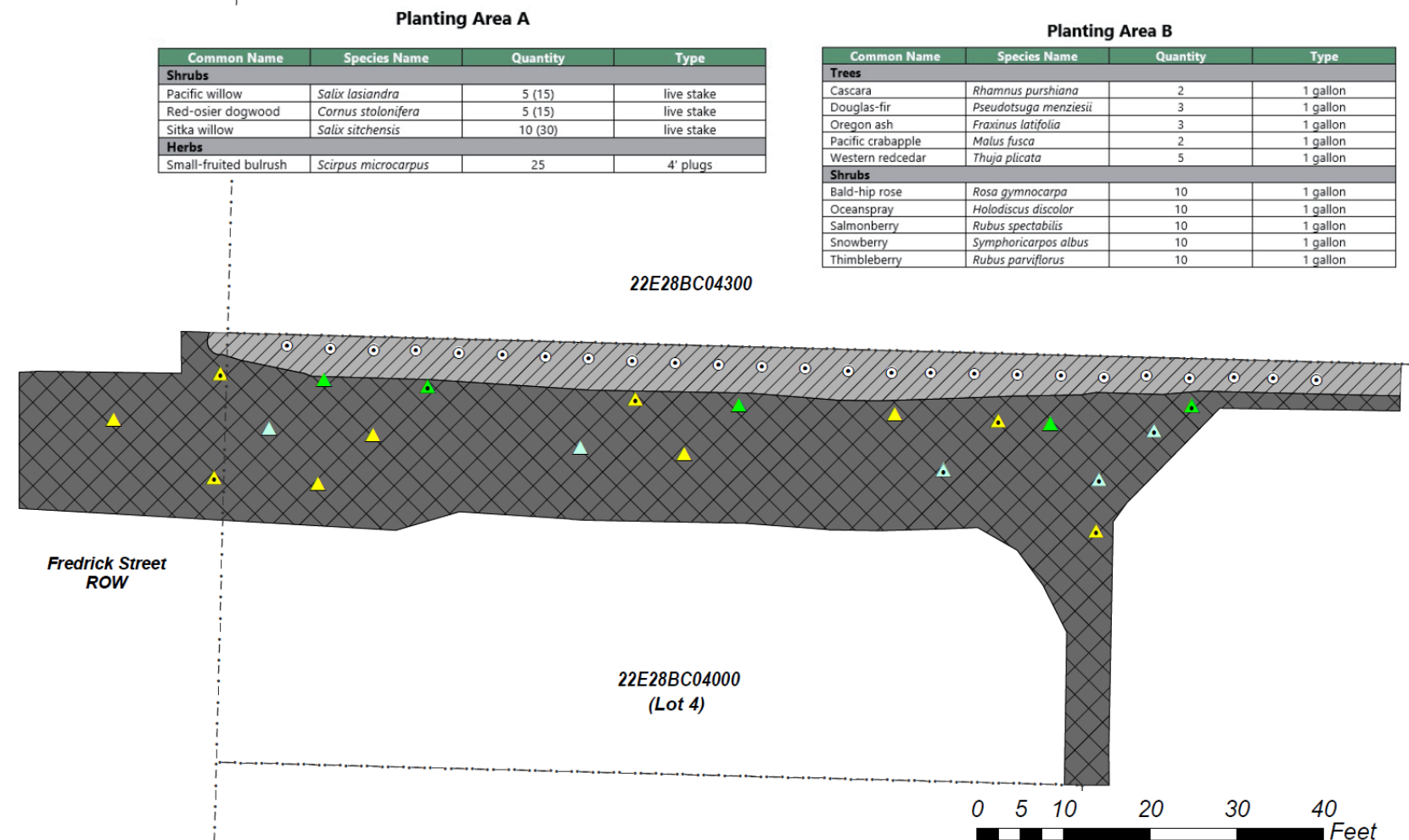
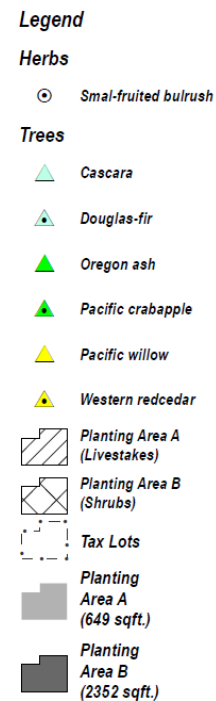
- The existing fence and railroad ties south of the creek will be removed. There will be no detrimental impact on resources or functional values in the area designated to be left undisturbed.
- The planting plan include 2 areas, the area within the OHW next to the creek – Area A and Area B which is outside the OHW.
- Total SF of mitigation area proposed = 3000 sf.
- 15 trees and 50 shrubs will be planted.
- There will be no detrimental impact related to the migration, rearing, feeding, or spawning of fish caused by the development or mitigation proposal.



# Mitigation Plan

Figure 4:

## Mitigation Plan



# Photos



Photopoint 1. Fergusson Creek looking east



# Photos



**Photopoint 3. Fergusson Creek looking west**



# Photos



**Photopoint 4. Fergusson Creek looking east**

# Next Steps

- Public Notice will be sent out by April 15, 2016.
- David Evans and Associates is reviewing for compliance with OCMC 17.49.
- Staff Report is due March 2, 2016.
- Planning Commission public hearing on May 9, 2016.