



City of Oregon City

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Staff Report

File Number: PC 18-148

Agenda Date: 11/26/2018

Status: Draft

To: Planning Commission

Agenda #:

From: Christina Robertson-Gardiner

File Type: Land Use Item

SUBJECT:

NR 18-08 and US 18-02: Natural Resource Overlay District and Geologic Hazard Review for existing patio and realted improvements at 1st Avenue between Jerome and Miller Streets in Canemah

RECOMMENDED ACTION (Motion):

Staff recommends approval with conditions, along with a deadline for compliance.

BACKGROUND:

According to the applicant, the previous owners of the property, located between the Willamette River and 510 1st Avenue in Canemah, constructed a dock, concrete block stairway, concrete block retaining walls, a rock retaining wall, a graded gravel patio with a concrete block fire pit, and a concrete patio in 2013. The applicant is requesting approval for the aforementioned development for compliance with applicable standards in the Natural Resource Overlay, Geologic Hazard Overlay, and Floodplain overlay without permits or land use approval. While the dock was approved by the Department of State Lands, the grading, patio, stairs, and a retaining wall were not reviewed by the City.

The applicant estimates that 12.1 cubic yards of fill was brought in during the construction of the patio. However, because the site is within the floodplain, no net fill is permitted. Staff recommends a condition of approval to excavate an equal amount of material within the floodplain.

Stormwater treatment and Geologic Hazard review are waived by the City because the impervious surfaces, heights, and amounts of cuts and fills fall under the City's thresholds. The development created 848 square feet of disturbance area within the Natural Resource Overlay District. It is not clear how much of the area was previously impervious, but the applicant is erring on the side of caution and considering all of the development as new disturbance area. The applicant has proposed mitigation on the portion of the property that is controlled by the applicant through an easement, and the small site area does not allow for the full 2:1 ratio of mitigation. Thus, the applicant requests an adjustment to allow a smaller area and has requested to count the existing native plants on the site towards the required mitigation.

Staff recommends conditions of approval to meet the full planting quantity requirements, not counting existing plants, and has provided four options for the applicant to increase mitigation area to meet the standard.

The staff report provides additional conditions of approval pertain to flood regulations, grading, and mitigation plan details.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: