

NR 18-08 / US 18-02

Natural Resources Overlay District & Geologic Hazard Overlay Review
For Boat Dock, Patio, and Access Stairs in Canemah
11/14/2018 – Natural Resources Committee

Clackamas County Map 2-1E-36DD, Tax Lot 200



Code Criteria

Oregon City Municipal Code

- *Administration and Procedures are set forth in Chapter 17.50*
- *Natural Resource Overlay District in Chapter 17.49;*
- *Geologic Hazards in Chapter 17.44;*
- *Flood Management Overlay District in Chapter 17.42,*
- *Willamette River Greenway in Chapter 17.48; and*
- *R-6 Dwelling District in Chapter 17.08*

The City Code Book is available on-line at www.orcity.org



Project Description

- The Applicant has river access through an easement that is located on Tax Lot 200, Map No. 2-1E-36DD. The property is owned by the Canemah Club.
- The boat dock, access stairs and patio were constructed starting in 2013. The applicant wishes to retain the existing improvements.
- The easement contains a permitted dock, and easement improvements including a concrete “Manor Stone” type block stairway for pedestrian access, low “Manor Stone” concrete block retaining walls, a rock retaining wall, a graded fine gravel patio with 356 square feet, and a Manor Stone block fire pit and approximately 259 square feet of a concrete patio.
- Additional site work included grading, removal of existing vegetation (mostly invasive) and new landscaping



Project Description

- Note: The development is located below the “top of bank”. The site is small and consists of a steep rocky bank
- Current owners purchased the home with easement rights to the dock in 2015
- Code Enforcement process initiated in 2016
- On-land improvements trigger certain permitting requirements (however, floating docks are exempt from city planning requirements)
- To remedy the project impacts and assure code is met, the owners have applied for the applicable Land Use approvals
- Requires a Type III Review (Planning Commission)
- Planning Commission public hearing is scheduled for **November 26, 2018,**
7 p.m. at City Hall, 615 Center St, Oregon City



Permits

Building Permits

- Floodway, possible structural permits for stairs, retaining walls

Land Use (Planning)

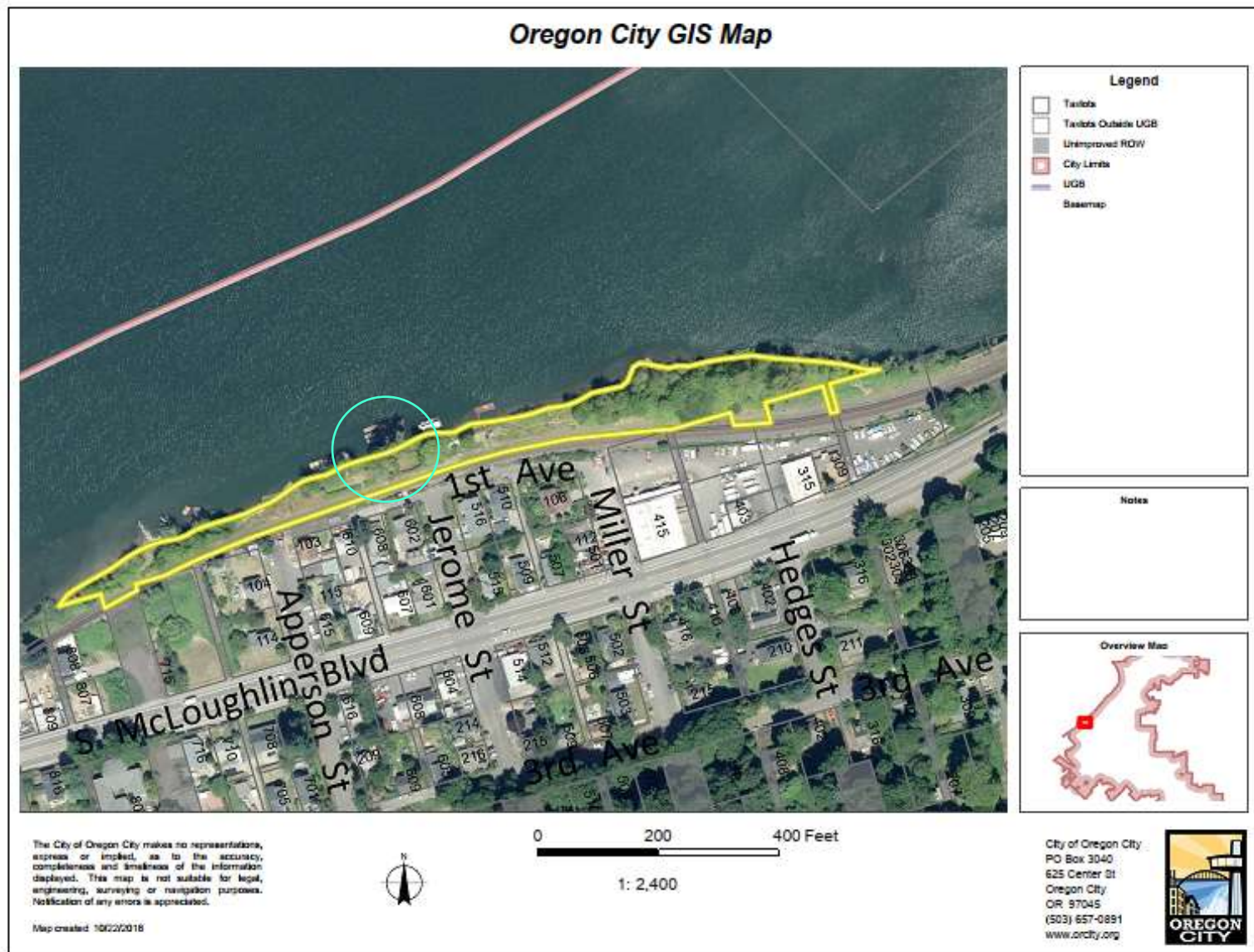
- Natural Resources Overlay District
 - Mitigation Plan and Report prepared by a qualified environmental professional
- Geologic Hazard Review
 - Geologic Assessment and Geotechnical Report prepared by a geotechnical engineer/licensed engineering geologist
 - Assess site grading, amount of cut and fill

Public Works

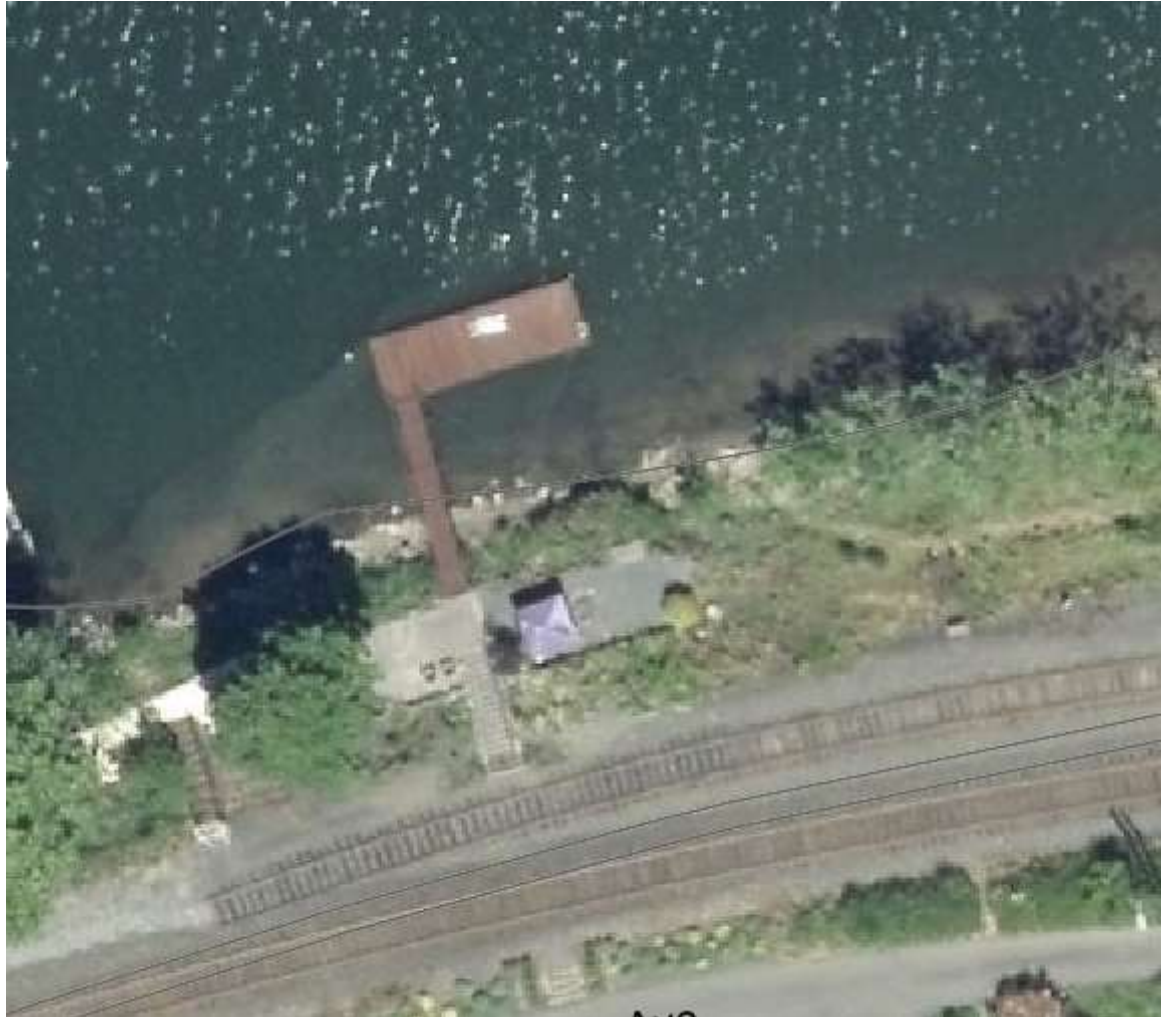
- Revocable Right-of-Way Permit for Staircase
- Grading Permit

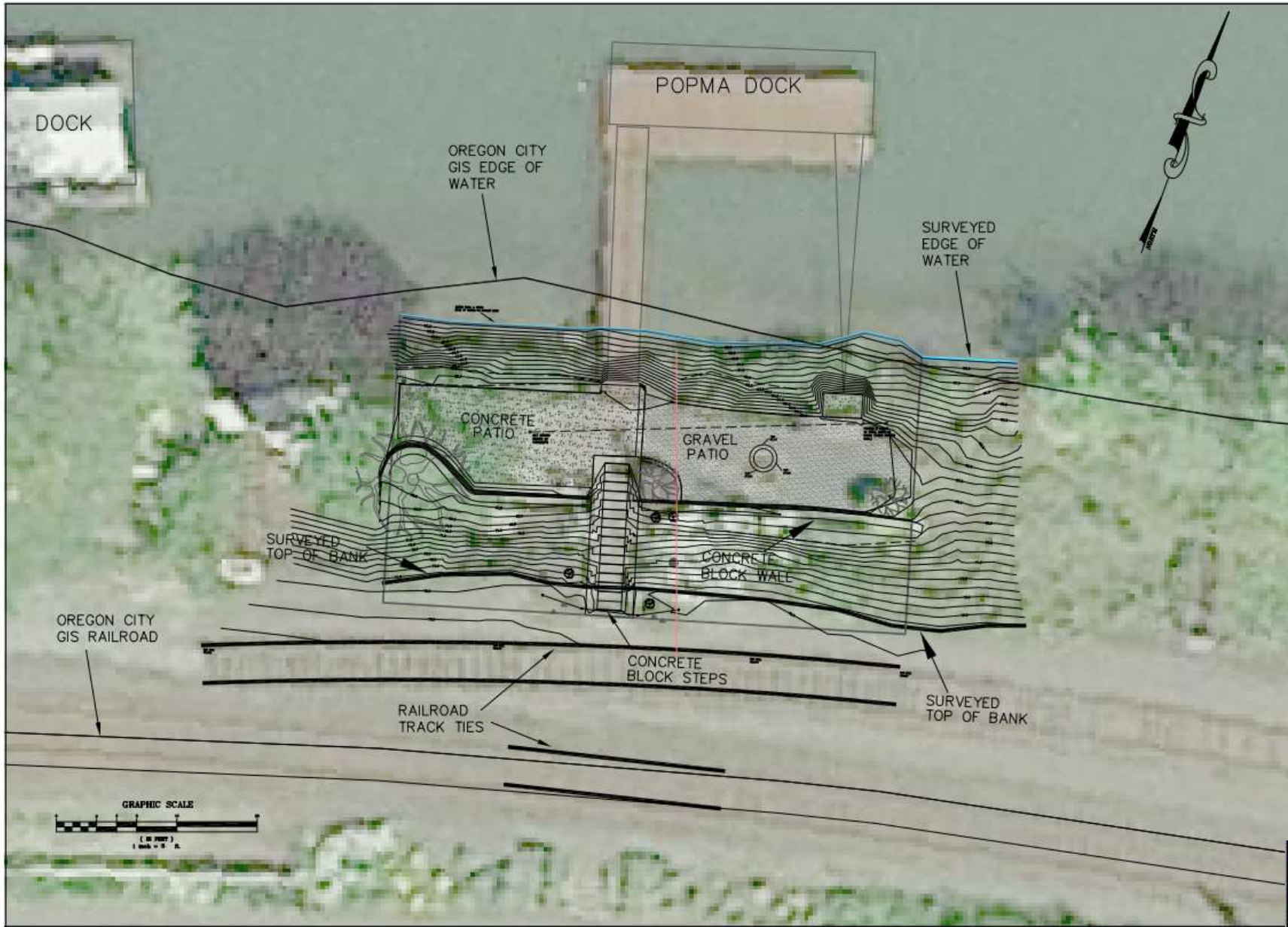


Vicinity



Site - Aerial Photo





LEONARD A. FIDELL, P.E., P.L.S.
Professional Engineer
1000 NE Oregon Street, Suite 200
Portland, Oregon 97232
Phone: (503) 281-1000
Fax: (503) 281-1001
E-Mail: leonard@fidell.com
LEONARD A. FIDELL, P.E., P.L.S.
Professional Engineer - Lead Engineer - S.E.E.

SEAL
Professional Engineer
State of Oregon
No. 12345
Exp. 12/31/2018

AS-CONSTRUCTED FINISH GRADING PLAN
POPMA DOCK EASEMENT
Located in the Southeast Quarter of the Southeast Quarter Section 36
Township 2 South, Range 1 East of the Willamette Meridian
City of Oregon City, Clackamas County, Oregon

Prepared for:
Brant and Carolyn Popma
501 First Avenue
Oregon City, Oregon 97045
Phone: (503) 997-6755
E-Mail: BCPopma@gmail.com

W.D. No. 1720
Design: [Signature]
Drawn: [Signature]
Date: 30 August 2018
Dwg. PB-077/000

Sheet
5 of 7





EAST GRAVEL PATIO AND WALL



RIVER BANK AND DOCK LOOKING NORTHEAST TOWARDS FALLS



RIVER BANK FROM DOCK LOOKING DOWNSTREAM



PATIO LOOKING UPSTREAM



PATIO DURING FLOODING

Exhibit 7D
Looking Downstream



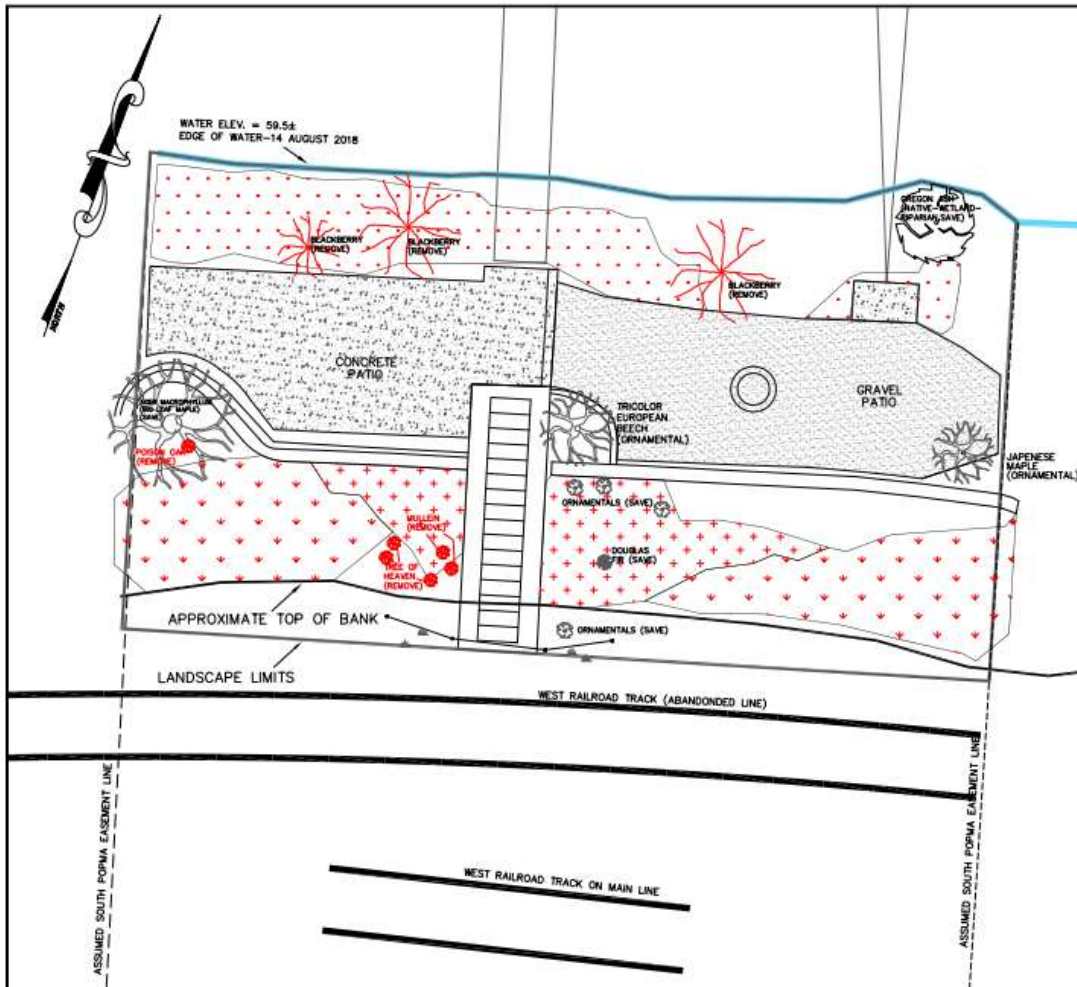


Exhibit 7E
Looking Upstream

Mitigation

- Note: The development is located below the “top of bank”. The site is small and consists of a steep rocky bank.
- Removal of non-native invasive vegetation from the easement area’s frontage on the river.
- Planting of appropriate native plant materials to enhance the resource values of the property’s frontage on the river.
- There is no vegetated corridor along this stretch of the Willamette River because of the existing site development and grading associated with the railroad.





VEGETATION REMOVAL AREAS

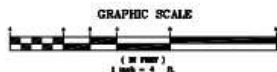
- Remove Noxious Reed
Canary Grass
- Remove Noxious
Ox-eye Daisy
- Remove Noxious, Invasive
or Non Native Annuals or
Perennials
- Remove Blackberry
- Remove Invasive Shrubs

VEGETATION REMOVAL NOTES

- River's Edge Noxious/Invasive/Non-Native Plant Species to Remove**
- Purple Loosestrife *Lythrum Salicaria* (perennial; seeds/stem fragments)
 - Reed Canary Grass *Phalaris arundinacea* (perennial; seeds/rhizomes/stem fragments)
 - Yellow Water Iris *Iris pseudacorus* (perennial; stem fragments detach/float, seeds, all parts toxic)
- River Bank Noxious/Invasive/Non-Native Plant Species to Remove**
- Himalayan Blackberry *Rubus discolor*
 - Reed Canary Grass *Phalaris arundinacea*
- Upland Slope Noxious/Invasive/Non-Native Plant Species to Remove**
- Ox-eye Daisy *Leucanthemum vulgare*
 - Tree Of Heaven *Ailanthus altissima* (noxious, allelopathic, suckering by root sprouts, winged seeds)
 - Himalayan Blackberry *Rubus discolor* (noxious, long runner roots)
 - Poison Oak *Toxicodendron diversilobum* (hazardous)
- Prickly Lettuce** *Lactuca scariola* (by seed annual and/or biennial)
- Taraxacum officinale** *Gnaphalium polycephalum* (biennial)
- Robert Geranium** *Geranium robertianum* (annual, or biennial)
- Mullein** *Verbascum thapsus* (biennial herb)
- Common Field Horsetail** *Equisetum arvense* (perennial in Oregon, rhizomes)
- Queen Anne's Lace** *Daucus carota* (by biennial/first growth/long taproot)
- Yellow Hawkweed** *Hieracium barbatum* (spread vegetatively from stolons, seeds)

VEGETATION RETENTION NOTES

- River's Edge Native Plant Species to Retain (Neutral or Increase)**
- Douglas Spruce *Picea douglasii* (increase)
 - Oregon Ash *Fraxinus latifolia*
- River Bank Native Plant Species to Retain (Neutral or Increase)**
- Douglas Spruce *Picea douglasii* (increase)
 - Oregon Ash *Fraxinus latifolia*
- Various less significant very small-sized native wildflowers and weeds that will not affect remediation process**
- Upland Slope Native Plant Species to Retain (Neutral or Increase)**
- Big Leaf Maple *Acer macrophyllum*
 - Douglas Fir *Pseudotsuga menziesii* (seedling, make free-to-grow)
 - Fogwren (naturalized) *Digitaria purpurea*
 - Common Evening Primrose *Oenothera biennis*



RIVER

WATER ELEV. = 59.5±
EDGE OF WATER-14 AUGUST 2018

RAMP TO DOCK

DOUGLAS SPIREA PLANTS EXIST
ALONG THE EDGE OF WATER.
REMOVE COMPETING VEGETATION

CRITICON, ASH
CLATIVE—WETLAND
BIRAPURAM

CONCRETE
PATIO :

GRAVE
PATIO

TRICOLOR
EUROPEAN
BEACH
PERMANENT

JAPANESE
MAPLE
(ORNAMENTAL)

MANO
STONE
STEPS

LANDSCAPE LIMIT

WEST RAILROAD TRACK (ABANDONED LINE



VEGETATION PLANTING SCHEDULE



River's Edge Native Tree Species (Moist or Wet Soil; Full Sun or Part Shade)

Red Alder	<i>Alnus rubra</i> (large deciduous tree 80ft tall, 30–40ft wide; tolerates seasonal flooding)
Oregon Ash	<i>Fraxinus latifolia</i> (large deciduous tree 70ft tall, 25ft wide; great wetland/riparian tree)
Bitter Cherry	<i>Prunus emarginata</i> (small deciduous tree 30ft tall, 20ft wide)
Scowler's Willow	<i>Salix scouleriana</i> (small deciduous tree 35ft tall, 30ft wide)



River's Edge Native Shrub Species (Moist or Wet Soil; Full Sun or Part Shade)

Pacific Ninebark	<i>Physocarpus capitatus</i> (deciduous shrub 8–12ft tall, 4–7ft wide)
Swamp Rose	<i>Rosa pisocarpa</i> (deciduous shrub 6ft tall, 2–3ft wide)
Red Twig Dogwood	<i>Cornus sericea</i> (deciduous shrub 15ft tall, 6–9ft wide)
Douglas Spirea	<i>Spiraea douglasii</i> (deciduous shrub 6ft tall, 3–7ft wide; existing, increase)



Riverbank Native Tree Species (Dry or Moist Soil; Full Sun or Part Shade)

Vine Maple	Vine Maple	<i>Acer circinatum</i> (small deciduous tree 20–25ft tall, 15–20ft wide)
Serviceberry	Serviceberry	<i>Amelanchier alnifolia</i> (deciduous shrub 6–18ft tall, 10ft wide)



Riverbank Native Shrub Species (Dry or Moist Soil; Full Sun or Part Shade)

Nootka Rose	Nootka Rose	<i>Rosa nutkana</i> var. <i>nutkana</i> (deciduous shrub 6–10ft tall, 3–4ft wide)
Thimbleberry	Thimbleberry	<i>Rubus parviflorus</i> (deciduous shrub 4–6ft tall, 2–3ft wide)
Red-flowering Current	Red-flowering Current	<i>Ribes sanguineum</i> var. <i>sanguineum</i> (deciduous shrub 4–10ft tall, 3–10ft wide)
Pacific Rush	Pacific Rush	<i>Juncus effusus</i> ssp. <i>pacificus</i> (evergreen perennial, grass-like 1–3ft tall, 3–4 ft wide)
Dagger-leaf Rush	Dagger-leaf Rush	<i>Juncus ensifolius</i> (perennial, Iris-like 1–3ft tall, 3–4 ft wide)



Upland Slope Native Tree Species (Dry or Moist Soil; Full Sun)

Douglas Fir	Douglas Fir	<i>Pseudotsuga menziesii</i> (120–240ft tall, 30ft wide; fast growing conifer)
Bigleaf Maple	Bigleaf Maple	<i>Acer macrophyllum</i> (large deciduous tree 90ft tall, 70ft wide)



Upland Slope Native Shrub Species (Dry or Moist Soil; Full Sun)

Baldhip Rose	Baldhip Rose	<i>Rosa gymnocarpa</i> (small deciduous shrub 5ft tall, 2–8ft wide)
Common Snowberry	Common Snowberry	<i>Symphoricarpos albus</i> (small deciduous shrub 3–6ft tall, 6–13ft wide)



Upland Slope Native Groundcover Species (Dry or Moist Soil; Full Sun)

Kinnikinnick	Arctostaphylos uva-ursi (small evergreen groundcover 5-8 inches tall, 2-15ft wide)
Yarrow	Yarrow Achillea millefolium (perennial 1-2ft tall, 2ft wide)
Showy Milkweed	Showy Milkweed Asclepius speciosa (perennial 3ft tall, 1-2ft wide)
Common Camas	Common Camas Camassia quamash (perennial 2-3ft tall, 0.5-1 ft wide, needs dry summer soil)
Woodland Strawberry	Woodland Strawberry Fragaria virginiana ssp. platypetala (semi-evergreen perennial ground cover 0.2ft, 1ft)
Oregon Redwood	Oregon Redwood Sorrel Oxalis oregana (perennial ground cover, dry shade under Maple 0.5ft tall, 2-3 ft wide)
Oregon Stonecrop	Oregon Stonecrop Sedum oregonum (evergreen perennial succulent groundcover 0.6ft tall, 1.5 ft wide)
Broadleaf Stonecrop	Broadleaf Stonecrop Sedum spathulifolium (evergreen perennial succulent groundcover 0.6ft tall, 1.5 ft wide)

Plant native plants in the area that is being controlled after the bulk of the invasive plants are removed. This will help to repopulate the area with desired species and prevent new and recurring invasions. Monitor the site. It is crucial to recheck every 6–12 months to reassess the area and to pull the inevitable regrowth that has sprouted from vegetative below-ground reproduction and before new seed heads form. This will effectively prevent re-infestation.



Upland Slope Non-native Ornamental Plant Species to Possibly Retain (Neutral impact on natives)

Japanese Maple	Japanese Maple	<i>Acer palmatum</i> (Asia)
Stonecrop	Stonecrop	<i>Sedum</i> spp. L. (rapid spreading, not invasive)
Escallonia 'Pink Princess'	Escallonia 'Pink Princess'	<i>Escallonia x exoniensis 'Fradesii'</i> (<i>Escallonia</i> spp. are native to N. and S.America)
Tricolor European Beech	Tricolor European Beech	<i>Fagus sylvatica</i> (Europe)
Blue Fescue	Blue Fescue	<i>Festuca ovina glauca 'Elija Blue'</i> (S.France)
Stella de Oro DayLily	Stella de Oro DayLily	<i>Hemerocallis 'Stella D'Oro'</i>

