



Legislation Details (With Text)

File #: PC 16-073 **Version:** 1 **Name:**
Type: Land Use Item **Status:** Agenda Ready
File created: 6/30/2016 **In control:** Planning Commission
On agenda: 7/11/2016 **Final action:** 7/11/2016
Title: Planning Files US 16-02 / NR 16-04 / SP 16-04 / VR 16-01: Retaining Wall to Mitigate a Landslide at Berryhill Apartments.
Sponsors: Pete Walter
Indexes:
Code sections:

Attachments: 1. Commission Report, 2. Staff Report with Findings and Recommendation, 3. Exhibits 1a. through 1j. US 16-02 Application, 4. Exhibit 2a. Completeness Review Transmittal, 5. Exhibit 2b. Geologic Hazards application completeness review, Foundation Engineering, dated June 2, 2016., 6. Exhibit 2c. NROD completeness review, David Evans and Associates, dated June 3, 2016., 7. Exhibit 3a. Revised retaining wall plans, dated June 7, 2016., 8. Exhibit 3b. Geohazard completeness review response letter, dated June 9, 2016., 9. Exhibit 3c. Narrative and Code Criteria Response, dated June 10, 2016., 10. Exhibit 4. Determination of Completeness, dated June 10, 2016, 11. Exhibit 5. Public Notices, 12. Exhibit 6. Applicant's email regarding tree removal, dated June 24, 2016., 13. Exhibit 7. DEA comments, dated June 16, 2016, 14. Exhibit 8. Applicant's narrative and code responses, describing modifications to wall design, dated July 1, 2016., 15. Exhibit 9. Applicant's photographs of the site indicating existing screening of wall from below, dated July 1, 2016., 16. Exhibit 10. Vicinity Map

Date	Ver.	Action By	Action	Result
7/11/2016	1	Planning Commission	approve	Pass

Planning Files US 16-02 / NR 16-04 / SP 16-04 / VR 16-01: Retaining Wall to Mitigate a Landslide at Berryhill Apartments.

RECOMMENDED ACTION (Motion):

Approval with Conditions.

BACKGROUND:

The applicant, Berryhill Equity LLC, represented by the consulting engineering firm Shannon and Wilson, Inc. proposes a 246-foot long X 12-foot high retaining wall with a fence on the Berryhill Park Apartments property to mitigate a landslide.

The property is located at 13945 Beaver Creek Rd & 14155 Beaver Creek Rd, Oregon City, OR 97045. The slide area and proposed wall location is located below an 8-plex building and a duplex building as shown on the attached site plan.

Brief Description of Permits Sought:

1. **US 16-02:** Geologic Hazards Review. This application is required to show compliance with the City's Geologic Hazard Overlay District standards. This application is primarily a technical, engineering review of the applicant's engineer's proposal which is then peer-reviewed by the City's

consulting Geologic Engineer.

2. **NR 16-04:** Natural Resources Overlay District. This application is required to show compliance with the City's Natural Resource Overlay District. The applicant has provided evidence to show that the project is located outside of the NROD (verification) and will not impact the NROD.

3. **SP 16-04:** Minor Site Plan and Design Review. This application is required to show compliance with Chapter 17.62 for non-single family properties. While many of the site plan and design review criteria are not applicable to the retaining wall proposal (for example, off-street parking, multi-family architectural standards, etc.), the application is required to show compatibility with related applicable criteria such as building material compatibility, tree removal, landscaping, etc.

4. **VR 16-01 - Variances.** A variance is requested from the development standards for cut and fill slopes within the Geologic Hazard Overlay District, which require that cut slopes that exceed 7' in height be terraced (See OCMC 17.49.060.D). The second part of the variance request is to exceed the combined maximum height of a fence on a retaining wall, which is 8 ½ feet per code (See OCMC 17.54.100.B.4 - Exceptions).

Please refer to the attached recommended findings and application materials for further details.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: