



Legislation Details (With Text)

File #:	PC 18-162	Version:	1	Name:	
Type:	Land Use Item	Status:		Agenda Ready	
File created:	12/3/2018	In control:		Planning Commission	
On agenda:	12/10/2018	Final action:			
Title:	NR 18-08 and US 18-02: Natural Resource Overlay District and Geologic Hazard Review for existing patio and related improvements at 1st Avenue between Jerome and Miller Streets in Canemah				
Sponsors:	Kelly Reid				
Indexes:					
Code sections:					
Attachments:	1. Commission Report, 2. Revised Staff Report, 3. Exhibit 1. Vicinity Map, 4. Exhibit 2. Full Application Materials, 5. Exhibit 3. Public Comments as of 11.19.18, 6. Exhibit 4. Geologic Hazard Memo from Tim Pfeffer, 7. NEW Letter to Planning Commission, 8. November 26th Hearing Items and Comments, 9. Natural Resources Committee Comment Cards, 10. Natural Resources Committee Presentation, 11. Natural Resources Committee Meeting Video				

Date	Ver.	Action By	Action	Result
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NR 18-08 and US 18-02: Natural Resource Overlay District and Geologic Hazard Review for existing patio and related improvements at 1st Avenue between Jerome and Miller Streets in Canemah

RECOMMENDED ACTION (Motion):

Staff recommends approval with conditions.

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 requested approval for the aforementioned development with the Natural Resource Overlay, Geologic Hazard Overlay, and Floodplain overlay districts.

Natural Resource Overlay District: 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 erred on the side of caution and considered all of the development as disturbance. The applicant proposed mitigation on the portion of the property they control through an easement, however, the site area is too small for the full 2:1 ratio of mitigation. Thus, the applicant requested an adjustment to allow a smaller area and has requested to count the existing native plants on the site towards the required mitigation. Staff recommended 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.

Geologic Hazard Overlay District: 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.

Flood Management Overlay District: The applicant estimated 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 recommended a condition of approval to excavate an equal amount of material within the floodplain.

The staff report provides additional findings and conditions of approval pertaining to flood regulations, grading, and mitigation plan details. The staff report has been updated from the November 26th Planning Commission review to include clarification of conditions of approval 15-17 and modification of condition of approval 13 following conversations with the applicant.

BUDGET IMPACT:

Amount:

FY(s):

Funding Source: