



## Legislation Details (With Text)

<b>File #:</b>	PC 20-004	<b>Version:</b>	1	<b>Name:</b>	Forest Edge Apartments Stabilization
<b>Type:</b>	Planning Item	<b>Status:</b>		<b>Status:</b>	Public Hearing
<b>File created:</b>	1/6/2020	<b>In control:</b>		<b>In control:</b>	City Commission
<b>On agenda:</b>	1/15/2020	<b>Final action:</b>		<b>Final action:</b>	
<b>Title:</b>	Forest Edge Apartments Stabilization: Geologic Hazard Review, Natural Resource Overlay District, and Site Plan & Design Review				
<b>Sponsors:</b>	Laura Terway				
<b>Indexes:</b>					
<b>Code sections:</b>					

**Attachments:** 1. Staff Report, 2. GLUA 19-00008 Forest Edge Staff Report, 3. Geo Hazard Plans- Updated July 2019, 4. Site Plan with NROD Mitigation Plan, 5. Geotechnical Evaluation Geo Design Inc, 6. Geotechnical Evaluation -Geo Design Inc Supplementary Letter 3.12.19, 7. Geotechnical Evaluation - Geo Design Inc Response to Staff Comments 6.28.19, 8. Geotechnical Evaluation-Geo Design Inc Memo 1.6.20, 9. Geo Hazard Preliminary Drainage Report, 10. NROD and Site Plan Application and Narrative, 11. NROD and Site Plan Mitigation Findings and Management Plan, 12. December 4, 2019 CC Worksession Agenda, 13. 12.4.19 Exhibit Staff Report, 14. 12.4.19 Exhibit-Building Division Requirements for Occupancy of Lower Units, 15. 12.4.19 Exhibit Applicant's Pre-Application Package Submittal, 16. 12.4.19 Exhibit Forest Edge 2015 Evacuation Area Graphic, 17. 12.4.19 Exhibit Initial Geotechnical Report, 18. Public Comment: Oregon City School District, 19. Public Comment December 21, 2019 Email Doug Neely and John Lewis Response, 20. Public Comment: Applicant Response to City Questions from Josh Wheeler and John Lewis, 21. Public Comment: Applicant Response to City Stormwater Questions from Josh Wheeler and John Lewis, 22. Public Comment: Applicant Response and Clarification

Date	Ver.	Action By	Action	Result
1/15/2020	1	City Commission	adopt	Fail
1/15/2020	1	City Commission	adopt	Pass

Forest Edge Apartments Stabilization: Geologic Hazard Review, Natural Resource Overlay District, and Site Plan & Design Review

### RECOMMENDED ACTION (Motion):

Staff recommends conditional approval of GLUA 19-0008/Forest Edge Apartments Stabilization: SP-19-00127/Site Plan and Design Review, NROD-19-00012/Natural Resource Overlay District, GEO 19-00012/Geologic Hazard Review.

### BACKGROUND:

The applicant is requesting approval of a review for proposed stabilization measures, a new internal roadway connection and general sitework at the lower campus of the Forest Edge Apartments. The applicant is applying for a Geotechnical, Natural Resource and Site Plan Type II Administrative review for the existing drywells and proposed driveway connection onsite (GLUA 19-0001: SP-19-00127, NROD-19-00012, GEO 19-00012)

Background information on the project was presented to the City Commission at the December 4, 2019 City Commission Work Session.

At the December 18, 2019 City Commission Meeting, the City Commission requested to call up the Type II application for review at the January 15, 2020 City Commission Meeting meeting. By calling up the review, the public is invited to participate in a *de novo* decision making process where new evidence may be submitted both in writing and in person before the City Commission.

While the application is being reviewed at a noticed public meeting, the review criteria are outlined in the municipal code for a Type II Administrative Review. Staff and the City Commission review is limited to the applicable criteria and both parties must explain in writing how the proposal meets or fails to meet applicable standards. If the applicant fails to meet the applicable criteria and a condition of approval can be added with specificity to show compliance, the city is obligated to include those conditions.

The combined project is subject to the following Type II Land Use reviews, which have been combined into one staff report.

1. **SP 19-00127 Site Plan and Design Review:** Primarily the review of the service road and fire truck access extension.
2. **GEO 19-00002 Geologic Hazards Review:** Primarily the review of the dewatering wells, underground storm detention system and service road extension.
3. **NROD 19-00012 Natural Resource Overlay District:** Primarily any new impervious surface or disturbance constructed within the Natural Resource Overlay District will require review and mitigation. This includes the new service road extension, new disturbance area associated with installing the underground stormwater tank and 5 dewatering wells that were placed within existing vegetation and repairs to the existing stormwater facility.