



Legislation Text

File #: 18-554, **Version:** 1

Canemah Dock Land Use Application (Planning Files NR 18-08/US 18-02)

RECOMMENDED ACTION (Motion):

Discuss and provide comment.

BACKGROUND:

This application will be heard by the Planning Commission on November 26, 2018 at 7:00 PM at City Hall.

Project webpage: <https://www.orcity.org/planning/project/nr-18-08-us-18-02>

The subject site is under code enforcement for construction of improvements in the Natural Resource Overlay and Geologic Hazard overlay, and Floodplain overlay without permits or land use approval. According to the applicant, the previous owners of the property constructed two patio improvements on the river bank in 2013.

The Applicant has river access through an easement on the subject site. The easement contains a permitted dock, and development includes 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 an approximately 259 square foot concrete patio.

The site is a rocky bank of the railroad grade. The rocky bank consists of rocks and fine gravel with some soil. Existing vegetation is a mixture of native plants, noxious plants, naturalized plants and ornamental plants. The site area from the top of bank to the water is approximately 2,312 square feet. The

disturbance area enclosed by the back of walls, stairway, concrete and gravel is approximately 930 square feet, or 40% of the site.

The applicant is requesting approval for existing dock easement improvements including a concrete block stairway for pedestrian access, low concrete block retaining walls, a rock retaining wall, a graded gravel patio with a concrete block fire pit, and a concrete patio.

The site area from the top of bank to the water is approximately 2,312 square feet. The disturbance area enclosed by the back of walls, stairway, concrete and gravel is approximately 930 square feet, or 40% of the site.

The applicant has proposed to provide mitigation for disturbance to the NROD. Due to the limited size of the subject site, the applicant is requesting that the mitigation requirements be interpreted to apply only to the site under the applicant’s control.