



Legislation Text

File #: 20-001, Version: 1

Resolution No. 20-01, Revocable Long-Term Permanent Obstruction in the Right-of-Way at 710 3rd Avenue

RECOMMENDED ACTION (Motion):

Approve Resolution No. 20-01 for a Revocable Long-Term Permanent Obstruction in the Right-of-Way (permit RWOBS-19-00038) for the property at Tax Lot 3-1E-01AA-00501 (710 3rd Avenue).

BACKGROUND:

A new residence is proposed for construction at 710 3rd Avenue (GLUA-19-00043). The construction of the new single-family residence was recommended for approval with conditions by the Historic Review Board Meeting on November 26, 2019 (HR-19-00003). Due to the topography and geologic hazard conditions of the site, the property owner seeks to use a retaining wall to provide a driveway which connects the garage and entrance of the new residence to the existing right-of-way for vehicular and pedestrian access. The property owner has applied for a Revocable Long-Term Permanent Obstruction in the Right-of-Way permit for the proposed wall.

As part of the land use application, the applicant's engineer shall submit engineered stamped calculations for the proposed retaining walls showing compliance with Oregon Structural Specialty Code. The conceptual site plan (Exhibit C of RWOBS-19-00038 permit application) shows a 3-foot-tall boulder retaining wall. The proposed retaining wall shall be designed per all applicable City standards, including compatibility with Historic Review Board standards. The proposed wall shall be located outside of the existing pavement of 3rd Avenue in an area that is currently an unimproved grassy hillside. Based on the existing street section and the development pattern of the area, Oregon City Public Works staff has determined that the proposed wall would not constrain the current public use of 3rd Avenue.

Based on past City Commission comments, staff have recommended that the applicant submit this application in advance of applying for the necessary Geologic Hazard, NROD and Site Plan review (s). This application is consistent with prior applications for new homes in Canemah in that the only way to obtain site access from 3rd Avenue requires some structure (wall and driveway) to transition approximately 33 feet horizontal and 12 feet vertical to the applicant's front property line. More detailed information on the "structure" will be forthcoming with further submittals.