

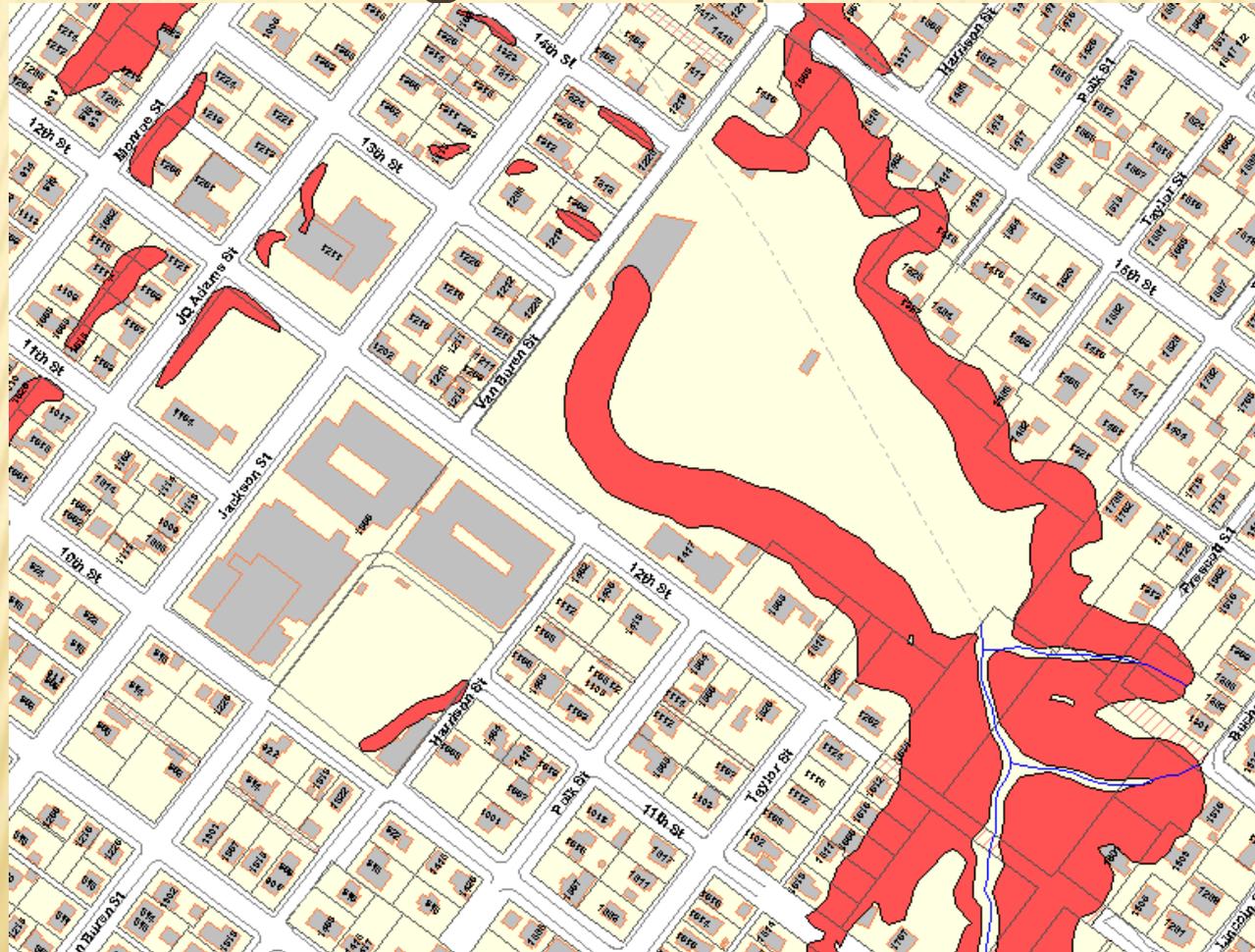
OREGON CITY MUNICIPAL CODE: GEOLOGIC HAZARDS PROTECTION FOR NEW DEVELOPMENT

Laura Terway, AICP
October 13, 2011



WHAT ARE GEOLOGIC HAZARDS?

Land with a 25% or greater slope

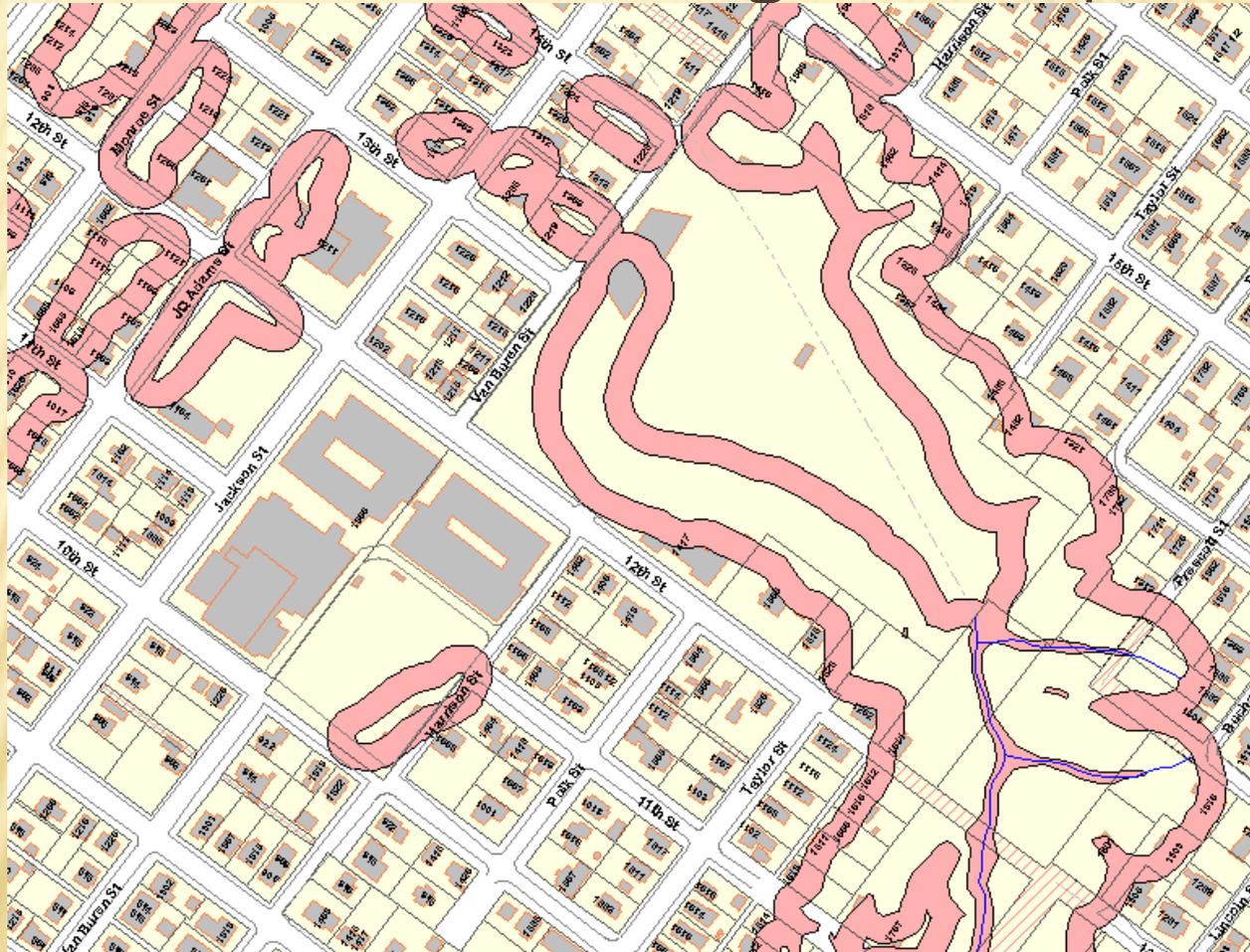


25% Slope:
1 ft rise/fall over
4 ft distance

727.16 acres or 9% of the City

WHAT ARE GEOLOGIC HAZARDS?

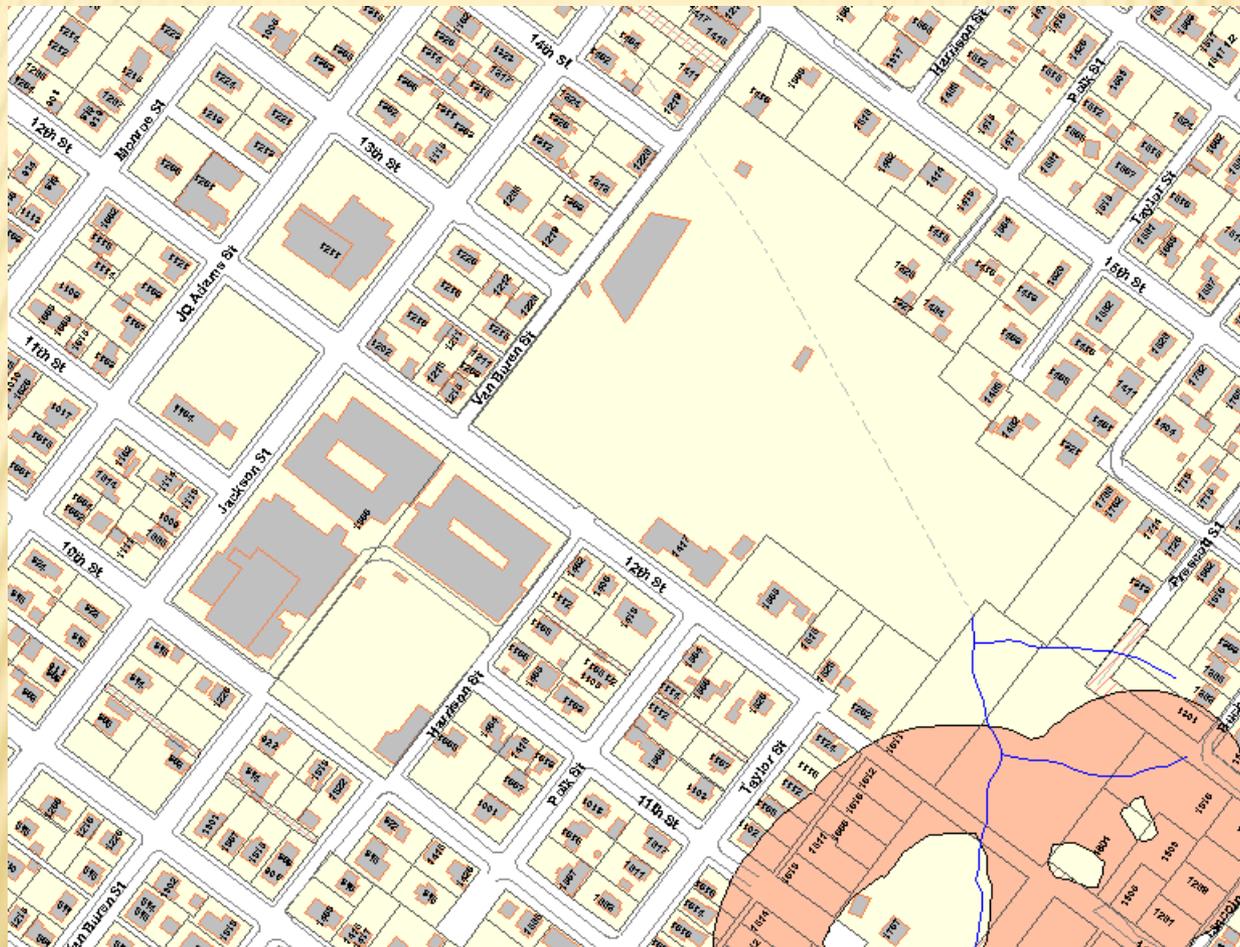
Land within 50 feet of a 25% or greater slope



902.19 acres or 11% of the City

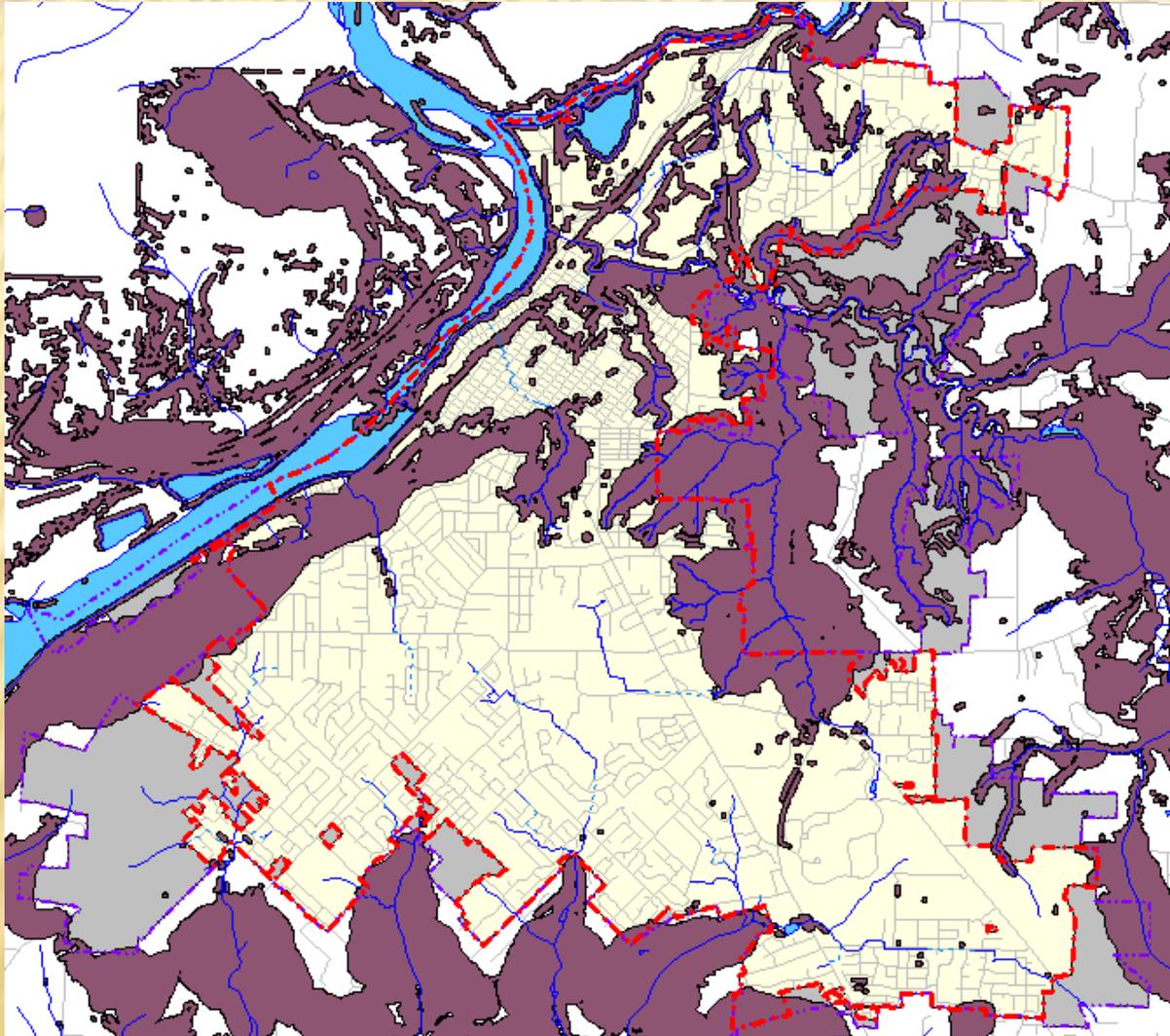
WHAT ARE GEOLOGIC HAZARDS?

Land within 200 feet of known landslides



570.33 acres or 7% of the City

GEOLOGIC HAZARDS OVERLAY



- Slope of 25% or Greater
- Within 50ft. of Slopes
- Landslides
- Within 200ft. of Landslides

1,830.32 acres or slope % of the City

IS MY PROPERTY WITHIN THE GEOLOGIC HAZARDS OVERLAY?

- ✘ Call the Planning Division at (503) 722-3789
- ✘ Check the City website. Go online to www.orcity.org and click on OCWebMaps.

OCWebMaps Quick Search:

About Searches Layers Legend Key Map Bookmarks Print Map Help

Parcel Tools View Tools Markup Tools Add'l Tools

Map Layers

- Base Layers
- Taxlot Parcels
- Addresses
- Buildings
- Parks
- Streets
- Streets (for Street View)
- Streams
- Rivers
- Aerial Photos
- Contours/Terrain
- Contours
- Aspect
- Hillshade
- Slope Categories
 - > 35%
 - 0 - 10%
 - 10 - 25%
 - 25 - 35%
- Community
- Historic
- Land Use
- Flood Info
- Water Quality
- Utilities

Automatically Refresh Map
 Show Legends

Oregon City Property Report Taxlot: 2-2E-32BA-07500

Report generated 10/13/2011




Taxlot Information

Taxlot #: 2-2E-32BA-07500
 Site Address: 1417 12TH ST OREGON CITY OR 97045
 Parcel Acres: 18.18
 Twin/Ring/Sec: 025 02E 32
 Ref. Tax Map: 22E32BA

Planning Designations

Zoning:	R6
Zoning Description:	6,000 SINGLE FAMILY DWELLINGS DISTRICT
Comprehensive Plan:	QP
Comp. Plan Description:	PUBLIC/QUASH-PUBLIC
Subdivision:	NONE
PUD No. (if known):	n/a
Neighborhood Assn:	MCLOUGHLIN NA
Urban Renewal Dist:	n/a
Historic District:	n/a
Hist. Desig. Structure Dist:	n/a

Overlay Information

In Willamette Greenway:	N
Geologic Hazards (Steep Slope):	Y
Slope Category (%):	35+
In Nat. Res. Overlay District (NROD):	Y
In 1000 Floodplain:	N
In Historic District:	N
Historic Designated Structure:	N

Values

As of:	2010-11-30
Land Value (Market):	\$293,587
Building Value (Market):	\$2,589,170
Net Value (Market):	\$3,212,737

Disclaimer: The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. Data errors and omissions may exist in map and report. This map is not suitable for legal, engineering, or surveying purposes. Please contact the City of Oregon City Planning Department to verify report information is complete and accurate.

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 P.O. Box 3040
 605 Center St
 Oregon City, OR 97045
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WHAT TYPE OF PROJECTS REQUIRE CITY REVIEW?

Nearly anything within the Geologic Hazards Overlay requires review.



WHAT PROJECTS ARE EXEMPT FROM CITY REVIEW?



Excavation of less than 2 feet in depth, or less than 25 cubic yards of volume.



Construction, or replacement of utility lines in the city right-of-way, or public easement.



Alteration of a structure of less than 500 square feet that does not involve grading.



Fill of less than 2 feet in depth or 25 cubic yards of volume.



Emergency actions to prevent imminent threat to public health, safety, or danger to property.



Removal of noxious vegetation.

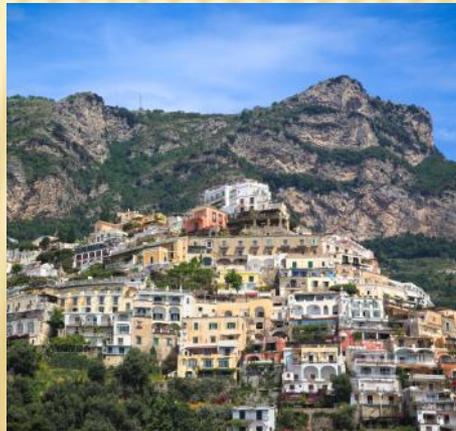
WHAT DOES THE REVIEW ENTAIL?

- ✘ Compliance with Chapter 17.44 of the Oregon City Municipal Code
- ✘ Analysis of site conditions and proposed development by professionals. Examples include:
 - + Soil
 - + Groundwater
 - + Drainage
 - + Topography
 - + Tree removal
 - + Grading
 - + Erosion control techniques
 - + Construction (i.e. size and location)
 - + Stability of adjacent properties
 - + Impact of development on the lot and the adjacent properties
 - + Procedures to ensure requirements are completed



EXAMPLES OF CITY CODE REQUIREMENTS

- ✘ Limit construction dates (primarily May-October).
- ✘ Requirements for terracing to avoid large vertical cuts
- ✘ Limiting density
 - + Slopes 25-35%- density limited to 2 dwelling units per acre.
 - + Slopes Above 35% - development is prohibited with exceptions.
- ✘ Limiting Disturbances
 - + Slopes 25-35%- No more than 50% or 4,000 square feet of the surface area, whichever is smaller, may be graded or stripped of vegetation or covered with structures or impermeable surfaces.
 - + Slopes Above 35% - Avoid locating roads, utilities, and public facilities on or across slopes exceeding thirty-five percent.



WHAT IS THE PROCESS FOR REVIEW?

It depends on:

- ✘ The specific site and
- ✘ The proposed development.

No Review Required

In-House Review

Public Review

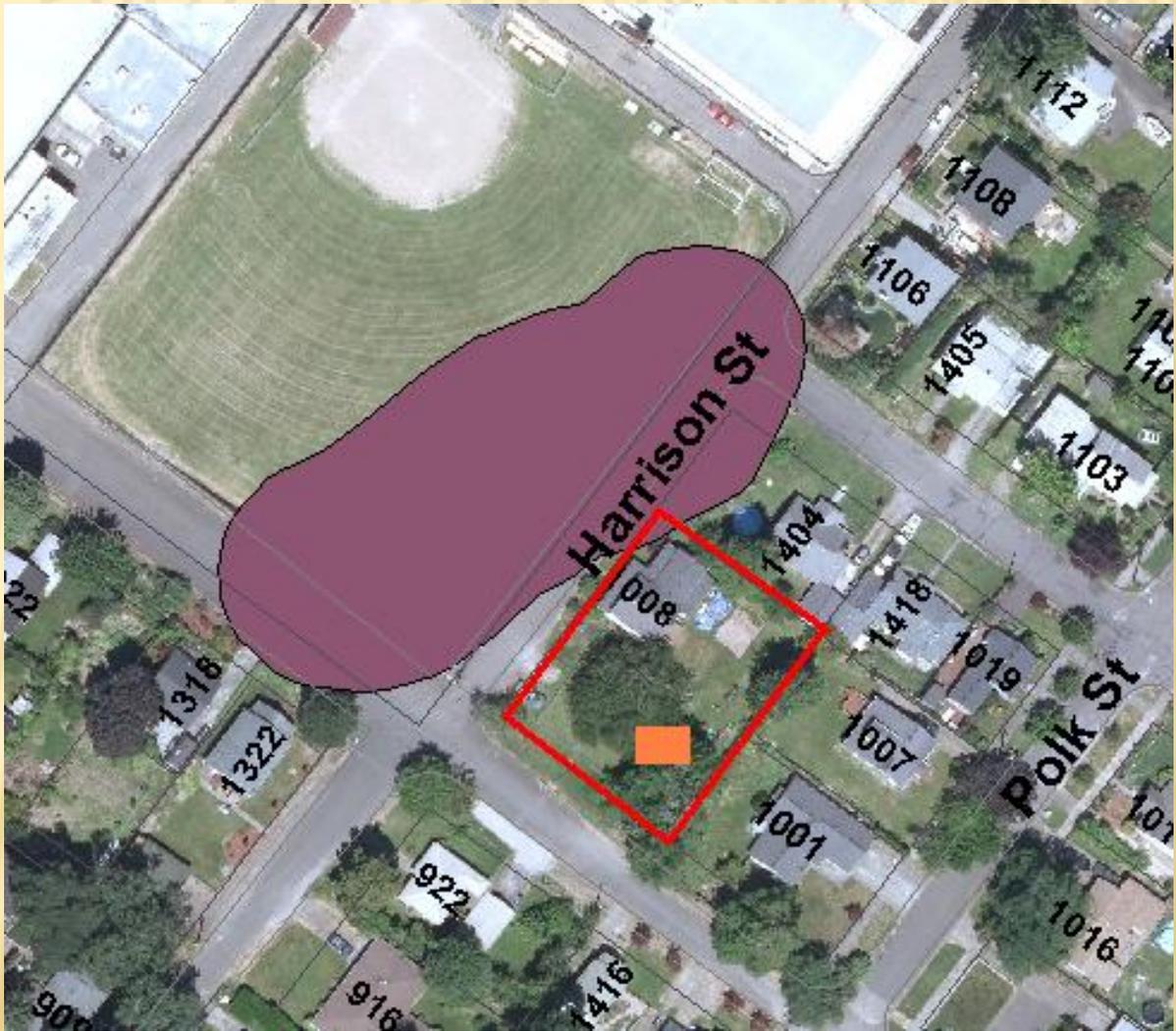


EXAMPLE: SMALL SHED OUTSIDE HAZARD AREA

Meet with the City Engineer to Determine the Level of Review



No Geologic Hazards Review Required



This is a fictional example.



EXAMPLE: REAR PORCH IN HAZARD AREA

Meet with the City Engineer to Determine the Level of Review



Hire a Professional to meet with City Engineer



In-House Review:
Building Permit



Construction and Inspections



This is a fictional example.



EXAMPLE: LARGE ADDITION IN HAZARD AREA

Meet with the City Engineer to Determine the Level of Review



Hire a Professional to meet with City Engineer



Public Review:
Application for Geologic Hazards Review
Public Notice and Comment



Staff Report
Appeal Period



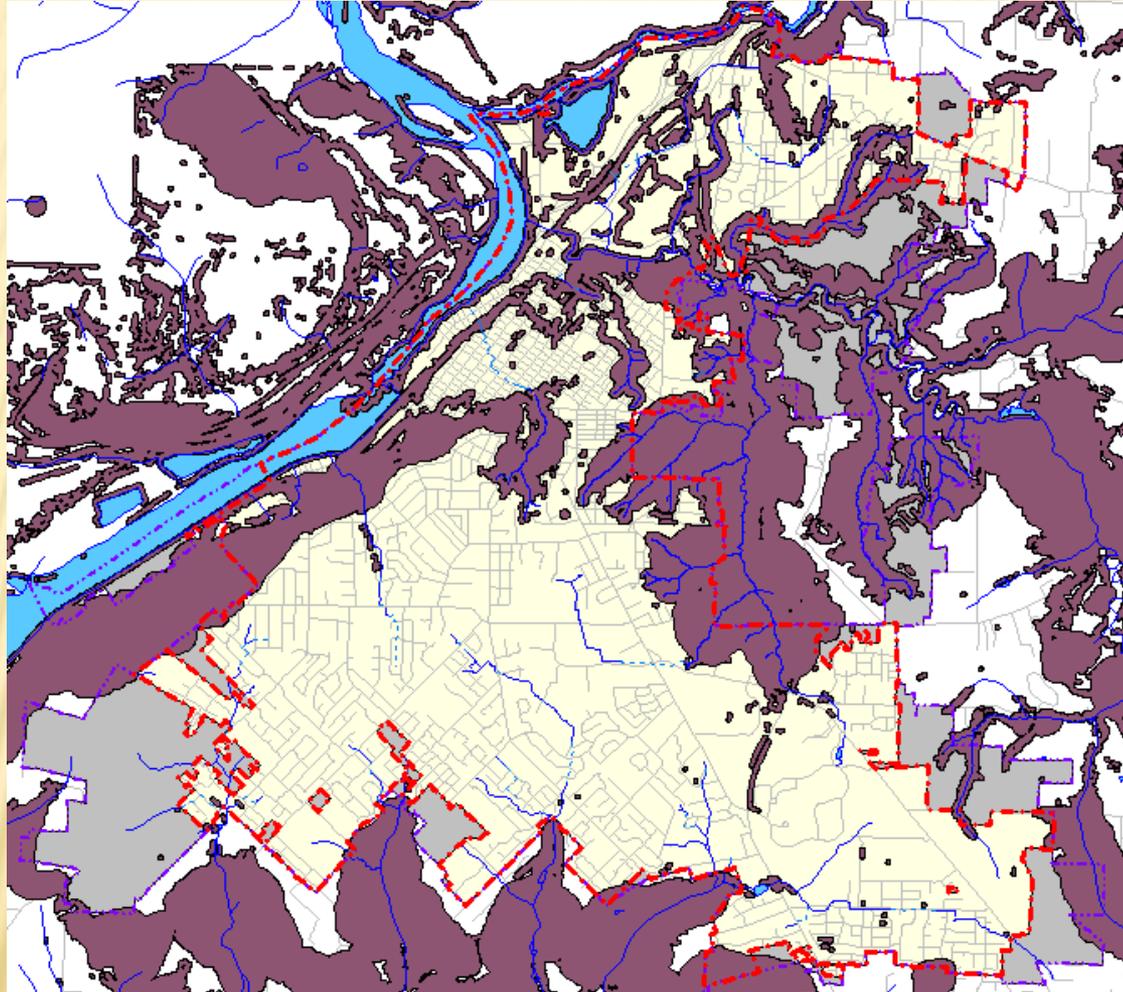
Construction and Inspections



This is a fictional example.



QUESTIONS?



www.orcity.org

