From:	Paul Edgar
To:	Trevor Martin; Laura Terway; John M. Lewis; Todd Iselin; Jon Ares - Canemah - 311 4th Ave
Cc:	Ron Bistline - Beavercreek & Canemah; Patty Edgar; Dr. Scott Burns - PSU Geology
Subject:	HR 17-01 / US 17-01 Historic and Geologic Review - Initial Comments, more to come
Date:	Wednesday, February 01, 2017 11:09:18 AM

We are starting an initial review of the applications for the placing a house at the site of: Southwest intersection of 4th Avenue and unimproved Ganong Street, Oregon City, Oregon (Lot # 3-2E-06BB-00300).

For the record, my wife and I own the two unimproved 5,000 Sq. Ft. lots directly above, this 10,000 Sq. Ft. lot under consideration for development. We also own all of the adjoining property directly across unimproved Ganong Street Right-of-Way (ROW) from 4th Avenue to 5th Avenue (Block 50).

On Page 7 of the Redmond Geotechnical Services document, that is part of the Geotechnical Investigation of this identified Tax Lot No. 300, Project No. 1477.003.G, Paragraph of Landslides, we believe has omissions of fact.

Historically related to me first hand, from our grandmother who owned our house (211 5th Avenue, Lot No. 32E06BB00200) and others property, I offer the following statement/comment:

Grandmother Crystal (Smith) Linn experienced a Landslide in this immediate area, during her life time. This lady was not of any diminished mental awareness. This landslide started on the bluff approximately 25' from our porch, that looks directly down on this property and intersection of 4th Avenue and unimproved Ganong Street. The debris field from this slide is the hump of soil in (to the most part) located in a combination of unimproved 4th Avenue and Ganong Street ROW. It now has a clump of what appears to be Maple Trees and brush on it. It was told to me within comments, where she told me, "Do not disturb this hillside in any way".

This Landslide of Record, occurred while she live in our house, a house that she was born in. She lived here virtually her whole life, to just before her death at 103 years of age. This Landslide also left a partially exposed multi-ton rock protruding from the hillside directly above the proposed area, identified for consideration for excavation and improvements that will effect the stability of an approximate 35%+ slope of this hillside. This area is all interrelated Geologic Conditions.

This hillside and area has been identified by the State of Oregon, Department of Geology and Minerals Industries (DOGAMI) as having the "Highest Susceptibility of both Shallow and Deep Landslides.

There are major considerations that we believe must be addressed for this site and for our Canemah National Register Historic District that include all of the adjoining properties to ensure that actions/disturbances do not undermine or create conditions that places our properties and that of other into jeopardy in anyway. Additionally there are health and safety considerations that must be fully identified.

We know of NO ability to gain Landslide Insurance to fully protect the property owner and all other parties that can be effected. If in fact what is being proposed causes or enhances conditions that in the future enable in some way, landslides that result in: Freeing up a visible Multi-Ton Rock, where it would probably go all of the way to the Willamette River going through everything in its way.

The existence of this Rock and what could happen, we want to be placed into record.

We would like to enter into discussions, in how to minimize any and all disturbances to these Landslide Prone Slopes, that could result from what is currently being proposed, in HR 17-01 & US 17-01?

We would like for the developer to access 3rd party Geotechnical Engineers, where all of this information can be cross validated and that should include DOGAMI?

We believe that there are set-back requirements, within OCMC 17.44 that must be complied with - from known Landslides, that were not reflected within the plans that are under consideration?

Within this initial review, a suggestion would be to consider the possible to move the house closer to the front property line, which is way back from the Historic Wall in the 4th Avenue ROW, to minimize/reduce any and all cuts/disturbances?

There is a indentation from what was the foundation of one of the oldest structures in Canemah on its hillside of what was Historic Judges House, that can be observed. It should be taken advantage of.

Would it also be possible, to move the garage further away from unimproved Ganong Street and closer to 4th Avenue thus reducing the needed cuts and disturbance into this landslide prone slope?

Thank you,

Paul and Patty Edgar

211 5th Avenue (503) 656-6704, or my cell (503) 260-7010

From:	Paul Edgar
To:	Trevor Martin; Laura Terway
Cc:	Angela Trimble - Canemah; Howard Post - Canemah; Patti Webb; Carolyn & Reed Rothschild; Ron Bistline - Beavercreek & Canemah; Clint & Tori Goodwin - Canemah; Sheila Decker - Canemah; Todd Iselin
Subject:	Re: HR 17-01 Application
Date:	Monday, March 06, 2017 11:09:17 AM
Attachments:	ATT00001.pdf

Thank you and can you look at making a request to the architect and property owner to move this house and garage closer to 4th Avenue on the lot.

The street surface directly abuts the Historic Wall and lot line is approximately 15' back from the wall. The house appears to than have a setback which again appears to be approximately 25' from the lot line.

Proportionately the setback for the garage reflects a cut into this slide prone hillside of what looks to be/reflects "that of six - 6 - Gradient lines" on the topology map, of the siting of the house and garage.

If what I am seeing is a correct read, that is far to much of a cut into this hillside for this garage. This is a location which is also to close to a known previous landslide and this requires some change.

Virtually any cut into a hillside that has in the past had a landslide, where the cut into the hillside is less than 75' away from it, there should be attempts to mitigate any and all cuts, thus reducing them.

My recommendation is to move the house to within 5' of the lot line and 10' or more closer to the road. Everything reasonable has to be done to not trigger a Landslide, by all parties.

This would than move in proportion, the garage, to where it is further away from the known landslide and at the same time reduce the amount of cut into the hillside.

Thank you, Paul Edgar

PS: Please come to the Canemah and let me show you around.

On 3/3/2017 4:07 PM, Trevor Martin wrote:

> Good afternoon Paul,
>
> Here is a copy of the land use application you requested.
>
> Thank you,
> Trevor
>
> ---
>
> <!--[if !vml]--><!--
>
> **Trevor Martin**
> **Planner**
> **Planning Division**
> City of Oregon City
> PO Box 3040
> 221 Molalla Avenue, Suite 200

Oregon City, Oregon 97045
Direct - 503.496.1562
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[endif]-->

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Think **GREEN** before you print.

Please visit us at 221 Molalla Avenue, Suite 200 between the hours of 8:30am-3:30pm Monday through Friday.

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