

Oregon City Planning Commission

February 25, 2013

RE: Testimony of Christine Kosinski
File ZC 12-01, TP 12-04, US 12-01
19370 Pease Road Oregon City, OR

City records show that a portion of the subject property is in the NROD district. There is a storm pipe passing through the property, but no stream corridor is present, although there is an intermittent ditch to the southwest and a storm sewer that outfalls to this ditch at the property line. In addition, the area of the property in question was filled in approximately 1991.

Was the property legally or illegally filled? Prior to 1991 it was in a natural resource area, but since it's been filled, you are saying it is not?

I have strong concerns for the intermittent ditch here since I note the property is located extremely close to an area of steep slopes and a cluster of very large Landslides. In Fact, 19370 Pease Road sits only one fourth of a mile from a Deep Complex Landslide that measures almost a mile in length by one half of a mile in width.

The drainage and storm water retention in this entire development area will be of the utmost importance. I ask that you consider the present drainage in this neighborhood, how will excavation and the placement of underground utilities affect this area, and as well, where will the waters be diverted from irrigation by the many homeowners living here. If a large amount of drainage from irrigation, stormwater and rainwater are allowed to flow into this valley of large slides, then you will only be feeding the slides allowing them to re-activate once again.

Oregon City has continued to develop heavily in the Central Point, McCord, Hazel Dell areas, when you consider the water and drainage patterns coming from all these new homes, I wonder if you have considered the huge threat these landslides could pose for the City if they re-activate again? Have you diverted water and drainage away from these large slides, sitting within steep slopes, in an area fed by Mud Creek and filled with wetlands and a network of probable underground springs?

This property located at 19370 Pease Road is in an area where the Oregon City Geologic Hazards, Chapter 17.44 of Oregon City Municipal Code, should prevail in their entirety. Section 17.44.050 outlines all application requirements, review procedures and approvals, Section 17.44.060 gives the requirements for development standards with Section 17.44.090 covering Stormwater drainage, then Section 17.44.100 outlines Construction Standards followed by Section 17.44.110, Approval of development, which must meet approval from the City Engineer, and/or outside Geological Review.

I cannot emphasize more strongly that the Planning Commission act to require that the Oregon City Geologic Hazards, Chapter 17.44 of Oregon City Municipal Code, apply to this Land Use application. I believe the City should take more caution in this area of Oregon City as future development occurs, there may be a tipping point here when continued development will put too much pressure upon these steep slopes and landslides.

It is interesting to note that when studying the DOGAMI Lidar Maps for this area, I was rather shocked to see some homes off Schaeffer Drive, in the Royal Avenue area, actually sitting within the toe of a huge landslide, measuring close to 3/4th of a mile long by more than 1/3rd of a mile wide!

It therefore would be my recommendation to apply the Geologic Hazards, Chapter 17.44 of Oregon City Municipal Code, to this application for development located at 19370 Pease Road in Oregon City. Furthermore, I would recommend that the NROD designation for this property not be removed, due to the Intermittent ditch which may point to underground water conditions. I'm also concerned that this lot has been partially filled, certainly this is not a good idea anywhere, but in this more fragile location it could pose possible drainage or water issues.

Lastly, DOGAMI will be releasing their new "Susceptibility Landslide Maps" this coming May. The Susceptibility Maps will show lands that may be prone to fail in the future. It may be prudent for the City to study these Maps as soon as they are available since the City may want to adopt these into their Geologic Hazards regulations.

Christine Kosinski
Unincorporated Clackamas County

Laura Terway

From: britenshin@aol.com
Sent: Monday, March 04, 2013 2:31 PM
To: Tony Konkol; Laura Terway; ckidwell@leebarc.com; damonmabee@comcast.net; McGriffD@pdc.us; pespe@ci.oswego.or.us; emahoney240@msn.com; qmunicator@yahoo.com; zhenkin9000@gmail.com
Cc: britenshin@aol.com
Subject: Planning File TP 12-04, ZC 12-01-Agenda Item PC 13-012

To: Tony Konkol and Laura Terway: As I promised, here is my e-mail to the Planning Commissioners with information on how to access the DOGAMI website for more in-depth information about the steep slopes and landslides that predominate in the Central Point area of Oregon City. I am asking that this e-mail, and the information contained therein, be entered into The Record for this land use application since the Record remains open. Thank you for the opportunity to present this valuable information to the City Planning Commissioners.

Christine Kosinski
Unincorporated Clackamas County

Dear Planning Commissioners: At the February 25th, 2013 Planning Commission meeting, I gave testimony on Agenda Item 4(a) PC 13-012, 19370 Pease Road in Oregon City.

Part of my testimony was to bring to your attention the miles of large deep-seated landslides which sit in close proximity to the 11 new homes being proposed for development. I also wanted to draw your attention to the importance of diverting water from drainage, stormwater, irrigation and pervious surfaces, since large amounts of water will only feed the slides, potentially allowing them to re-activate once again. Diversion of all waters away from the Landslides is of extreme importance prior to undertaking any development.

In my testimony, I gave the Commission valuable information regarding the chain of steep slopes and landslides that sit close to much development taking place in the Central Point, McCord, Hazel Dell and Pease Rd areas. The Oregon City website does have a link to the LIDAR Landslide Maps, however by using the DOGAMI Interactive Maps, information is available by address and interactive tools give you the ability to "Identify, Measure and Type landslides, and will provide more in-depth studies allowing you to closely study certain areas of steep slopes and landslides.

At the end of my testimony, I stated that I would send you the information for the DOGAMI website and how each of you can access this important landslide information and how it relates to the heavy development taking place in this area.

Here are the directions:

Go to YAHOO Search and type DOGAMI

Scroll down and click on the 4th article "Dogami Interactive Maps"

Scroll down and click on the 7th series of Maps titled "Slido 2-statewide landslide information database for Oregon"

Now you will see a small green/white map to the right center of the page, click on "go to map"

Then click to continue

Please note, just above the top of the map, you will see 6 interactive tools, if you run your mouse over the 6 icons or symbols, they will say "Map contents, Identify, Draw & Measure, Lidar Derived Landslides, Find an Address, Print."

Click on the mailbox "find an address" and you will see a box come up at the bottom left of your screen.

Type in the street, city and zip: 19370 Pease Rd Oregon City 97045 and then click on Locate

You will note that you can Zoom in and Zoom Out with your mouse. When fully Zoomed out you will see the vast amount of homes in this entire area, probably thousands, also note Mud Creek, BeaverCreek, Cahill Creek and many areas of water feeding these landslides and wetlands.

When Zooming in you can see the close proximity of a valley of very large landslides that stretch over an area of more than 4 miles in width.

Note: On the upper left side of the screen, you will see a directional finder that you can move East or West, North or South, also you can Zoom in and out here.

Other useful tools here allow you to identify and type each landslide, and as well, you can measure the width and length of each slide. For the depth of a slide, I believe it is easier to use the Lidar Maps for this. For instance, the landslide that sits closest to the proposed development on Pease Road, measures "72 feet deep". This is a deep seated slide that will never be able to be mitigated, these landslides will be here forever, thus the high importance for diverting all waters away from them, since continued high amounts of water surely will re-activate them again.

These landslides in the Central Point area of Oregon City are **"Very Unstable and are exactly the same type of landslides that have brought much devastation to the Newell Creek Apartments and to Holly Ln as well!"**

I hope this information is helpful to you, please let me know if you experience any problems accessing this information from the Dogami website.

Respectfully,

Christine Kosinski
Unincorporated Clackamas County
e-mail:britenshin@aol.com
3/4/2013

Oregon City Planning Commission
Meeting of April 22nd, 2013

RE: PC 13-012 / 19370 Pease Road

Testimony of: Christine Kosinski, Unincorporated Clackamas County

In my previous testimony of February 25th, 2013, I brought several concerns before the Commission regarding this proposed land use. Some of these concerns were for an intermittent ditch on the property, questions about the fill, drainage and storm water retention, heavy development in the area, and most importantly the miles of very large Landslides which surround the Central Point, McCord, Hazel Dell, Leland and Pease Road areas.

While visiting with some friends last month who live in this area, we decided to do a site visit and drove to many of these areas. What was most noticeable were the many wetlands and the high water table. At the home of my friend, she showed me an area that is so wet, water sits on top of the soil as if the ground is fully saturated. She even showed me the imprint of her shoes in the ground where they had sunk into the soil.

I remain concerned about the drainage in the entire area listed above. Yes, there are several detention ponds to serve the homes, however I was quite interested in the pond located at Kolar Street as I note it is only one block away from a huge landslide. Even though the detention pond will temporarily store the water, within a short period of time the waters are discharged, and in the case with the Kolar pond, the waters will discharge directly into the landslide. Please be reminded that the #1 ingredient to re-activate a landslide is "WATER".

Again, in my previous testimony to you, I stated that I have strong concerns for the heavy development taking place in the Central Point and Pease Road areas, and their close proximity to this very large chain of landslides. Heavy development can radically change the previous natural drainage for these areas which can have dramatic affects upon these landslides. I mentioned to you that eventually if heavy development continues to take place here, at some point you will reach a tipping point or saturation level. In all the development that has taken place in these neighborhoods, the lands have been cleared of old trees and vegetation has been removed, taking the stability of the soil away. The remaining soil is then left with less tree roots to absorb the rain water resulting in further potential for landslides.

In my February testimony I spoke of Oregon City's landslide regulations and I asked that these regulations overlay this entire district to bring safety measures for these people and their properties. I continue to encourage the City to seek a Geological Study of the very large chain of landslides on Central Point Road which do pose a serious threat, especially since they are unstable and in the same class of landslides as those found in Newell Canyon and on Holly Lane. The DOGAMI Susceptibility Maps, being released this coming May, will help guide the City with the type of Geological landslide studies that should be done in this area, where the City is proposing much more residential development.

ENTERED INTO THE RECORD
DATE RECEIVED: 4-22-13
SUBMITTED BY: APPLICANT
SUBJECT: TP 12-04
2012-01
0512-01

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 4/22/13

Item Number From Agenda PC 13-012

NAME: JEFF STROHECKER

ADDRESS: Street: 19400 Peace Rd

City, State, Zip: _____

PHONE NUMBER: _____

SIGNATURE: [Handwritten Signature]

TP 12-04 1

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 4/22/13

Item Number From Agenda PC 13-012

NAME: Linda Strohecker

ADDRESS: Street: _____

City, State, Zip: _____

PHONE NUMBER: _____

SIGNATURE: [Handwritten Signature]

TP
12-04

Oregon City TSP COMMENT FORM

Name: CHRISTINE KOSINSKI

Date: 4-22-13



PC 13-012

Please note comments may be posted on the TSP website www.OCTransportationPlan.org.

3

Oregon City TSP COMMENT FORM

Name: Linda Strohecker

Date: 4/8/2013



Re-Zone Pavilion Place from Zone 10 to G
Water issue onto property 19400 Pease Rd.

Linda Strohecker

Please note comments may be posted on the TSP website www.OCtransportationPlan.org.

Oregon City TSP COMMENT FORM

Name: Tracy Owens

Date: 4-8-13



Re-Zone of Pease lots to R6 from R11
Road entrance onto Pease

Please note comments may be posted on the TSP website www.OCtransportationPlan.org.

COMMENT FORM



PLEASE PRINT CLEARLY

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- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 14 Jan 13

Item Number From Agenda 4a

NAME: WILLIAM GIFFORD

ADDRESS: Street: 1324 BEAVER LN

City, State, Zip: OC OR 97045

PHONE NUMBER: 503.723.3456

SIGNATURE: [Handwritten Signature]

TP 12-04

COMMENT FORM



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- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 2-25-2013

Item Number From Agenda 3 + 4A

NAME: Todd LAST

ADDRESS: Street: 12465 Rogue River Way

City, State, Zip: OC 97045

PHONE NUMBER: 503 387 3046

SIGNATURE: _____

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COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 25 FEB 13

Item Number From Agenda 4b + 41b

NAME: WILLIAM GIFFORD

ADDRESS: Street: 1324 BEAVER LN

City, State, Zip: OC OR 97045

PHONE NUMBER: 503 723 3456

SIGNATURE: [Signature]

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TP 12-04

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 2/25/13

Item Number From Agenda 4a

NAME: Nicola LAST

ADDRESS: Street: 12485 Rogue River Way
 City, State, Zip: OR City OR 97045

PHONE NUMBER: 503 387 3046

SIGNATURE: [Handwritten Signature]

3

TP 12-04

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 2/25/13

Item Number From Agenda 4A

NAME: CHRISTINE KOSINSKI

ADDRESS: Street: _____
 City, State, Zip: _____

PHONE NUMBER: 503-654-1029

SIGNATURE: Christine Kosinski

C

COMMENT FORM



*****PLEASE PRINT CLEARLY*****

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 2/25/13

Item Number From Agenda #3

NAME: Linda Strohecker

ADDRESS: Street: 19400 Pease

City, State, Zip: OREGON CITY OR 97045

PHONE NUMBER: 503 650 7529

SIGNATURE: Linda Strohecker

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COMMENT FORM



*****PLEASE PRINT CLEARLY*****

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 2-25-13

Item Number From Agenda 3

NAME: ~~Tracy~~ TRACY OWENS

ADDRESS: Street: 19395 Pease Rd

City, State, Zip: OREGON CITY OR 97045

PHONE NUMBER: 503-723-4416

SIGNATURE: Tracy Owens

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to 3 MINUTES.
- Give to the City Recorder in Chambers prior to the meeting.

Date of Meeting 2-25-13

Item Number From Agenda 4A

NAME: Tom O'Brien

ADDRESS: Street: 19344 S. HAZELGROVE DR.
 City, State, Zip: OR. CITY, OR 97045

PHONE NUMBER: 503-723-3334

SIGNATURE: Tom O'Brien

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