




**Date:** June 2, 2016  
**To:** Aleta Froman-Goodrich, P.E.  
City of Oregon City  
**From:** Timothy J. Pfeiffer, P.E., G.E.   
**Subject:** Geohazards (Chapter 17.44) Completeness Review  
**Project:** Berryhill Park Retaining Wall - US 16-02  
Project # 2152001 (221)

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A soldier pile and tieback retaining wall is proposed to stabilize the ground upslope of a landslide headscarp and prevent the landslide from increasing in size. The wall will allow the Berryhill Apartment buildings to be reoccupied. The proposed development is intended to mitigate a known existing hazard.

The application included the following pertinent documents:

1. Land use application narrative by Shannon and Wilson, dated May 4, 2016.
2. Retaining Wall Design Letter - Berryhill Apartments Landslide by Shannon and Wilson, dated April 5, 2016
3. Berryhill Park Apartments Retaining Wall Plan by Brett Kornes, dated March 25, 2016
4. Erosion and Sediment Control Plan by AKS, Engineering and Forestry, LLC.

The following provides a review of the completeness by section of the application in regards to Chapter 17.44 -Geohazards:

#### 17.44.50 (A)

(1) Applicant must review the pertinent geologic studies for information on the project site.

(2) Applicant must provide recommendations regarding drainage and an assessment of the project's impact on drainage.

(9) b and c. Applicant must provide recommendations for any development restrictions for the area adjacent to the retaining wall and within the geologic hazard area.

(9) f. Applicant must provide statement regarding the effect of the proposed development (mitigation) on the slope stability of the property and the adjacent properties.

(10) a. Applicant must provide a scaled drawing of the work site showing trees greater than 6-inches and identifying any trees to be removed.

(10) b. Applicant must provide a scaled drawing of the work site showing existing and proposed grading and net increase or loss of soil. The wall plans appear to show different earthwork areas than the erosion control plans.

17.44.60.A - Applicant's response that no removal of trees or ground cover is anticipated appears to conflict with the Erosion Control Plans. The applicant must identify the extent of surface disturbance and grading.

17.44.60.B - Construction of the wall should be completed before October 31, 2016 to avoid additional risk from construction in the winter or leaving the slope through another winter season.

17.44.60.D - Applicant has requested a variance for exceeding the maximum exposed wall height without terracing.

We hope this discussion meets your current needs and look forward to assisting you further. Please do not hesitate to call with any questions.