

To: Oregon City Commission
625 Center Street
Oregon City, OR 97045
From: Sha Spady
P.O. Box 333
Blue River, OR 97413
Date: July 5, 2018

RE: File Number: PC 18-091
PZ 15-01 Comprehensive Plan Amendment
ZC 15-03 Zone Change

Dear Commissioners,

It is not surprising that pressure to increase density of developments in the Newell Creek watershed continues. It is also not surprising that the desire to do so without incurring public outcry, engaging the City's Natural Resource Committee for recommendations or coordinating with other water-quality related jurisdictions seems to be driving the process.

Though also not surprising, it is disappointing to see that the City Staff recommends that the City Commission not accept verbal testimony at tonight's hearing - especially since there were "technical tv difficulties" that kept the Planning Commission's hearing of testimony related to this proposal limited to only the few who were present in person. How would members of the public know what was said or why?

Please be clear, Newell Creek and Newell Creek Canyon have experienced a post-development history of slope instability, increased run-off from upstream developments, toxic sewage releases and failed storm water detention facilities - Forest Edge Apartments, for example - all adversely impacting Newell Creek. It is challenging to understand how the City can assume that the new uses being proposed by an increase in density and impervious surface will not "increase storm water volume or velocity or the increase levels of contamination entering Newell Creek.

I find it shortsighted that the City of Oregon City has NOT taken into consideration the millions of dollars of public funds and almost two decades of planning and active restoration that have gone into Newell Creek, a Regionally significant Goal 5 resource.

I find it shortsighted that the City of Oregon City has NOT engaged its own Natural Resource Committee to review this proposed Comprehensive Plan and Zone change since the area lies on the edge of Newell Creek Canyon, is directly across the street (Highway 213) from Forest Edge Apartments and storm water from this site will enter Newell Creek directly. What is the purpose of having a Natural Resource Committee if you don't engage them in reviewing land use applications in areas that are environmentally sensitive? OCMC 2.56.050 states:

The committee should receive and may review and comment on all land use applications that significantly impact natural resources and related projects and policies coming before the

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city commission and planning commission. The natural resources committee comments, if any, shall be included in the staff reports.

While this language does not imply that it is “mandatory” that the Natural Resources Committee receive and review land use applications, neither does it imply at all that the Natural Resource Committee be completely ignored in the land use application process, which is currently what is happening.

I find it short sighted that the City of Oregon City has not engaged in conversations (and allowed their Natural Resource Committee to engage in conversations) with other jurisdictions who have a stake in water quality issues related to Newell Creek. METRO, for one, has personnel actively engaged monitoring water quality in Newell Creek, doing fish studies in Newell and Abernethy Creeks as well as on-going streamside stabilization and restoration projects. METRO is currently in the process of creating a regional park in Newell Creek Canyon. I would think their input and that of their personnel on the ground regarding the potential adverse impacts from this proposal would matter.

I find it short sighted that the City of Oregon City has not considered comments from Clackamas County Water Environmental Services and Department of Transportation and Development, ODF&W DEQ, or The Greater Oregon City Watershed Council.

Finally, as mentioned in my written testimony before the Planning Commission, Clackamas Community College committed over three years and well over a million dollars to restore the headwaters of Newell Creek at the Environmental Learning Center (ELC). Clackamas Community College gave the restoration of headwaters of Newell Creek at the ELC as their 50th Anniversary gift to the community. People and the community CARE about what happens to Newell Creek.

This proposed Comprehensive Plan amendment and Zone change site lies between the monetary and environmental commitment two major public agencies (METRO and Clackamas Community College) have made to protect Newell Creek, a regional Goal 5 resource.

Knowing what we know about the importance of Newell Creek and the Newell Creek Canyon watershed and the many actualized and documented detrimental impacts development has had on this Goal 5 resource, I ask the City Commission to engage the Natural Resource Committee and consider solicited comments from other jurisdictions and community advocates (such as Clackamas Community College) before you consider your due diligence in this matter has been complete.

Thank you.