

## Pete Walter

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**From:** Paul Edgar <pauloedgar@q.com>  
**Sent:** Friday, February 21, 2020 11:53 AM  
**To:** John M. Lewis; Tony Konkol; Laura Terway; recorderteam; Denyse McGriff; Rachel Lyles Smith; Frank O'Donnell; Rocky Smith, Jr.; Dan Holladay  
**Cc:** Doug Neeley; Jerry Herrmann - The Protector; Mike Mitchell; Pete Walter; Bob La Salle; Tom Geil  
**Subject:** Being responsible and investigating Canemah and how we can again become Good Steward's of this National Register Historic District with National Historic Place Status  
**Attachments:** Photo Comparison Tool 2003.png; Photo Comparison Tool 2018.png

John and everyone, here is an example of effective overlaying of Ariel Photo's within "Discovery of the Truth" of what has happened in lands that are part of the National Register Historic District of Canemah and of a Wetland's and Wetland Vegetative Corridor's. We need this to be part of the City Commission Work Session, now scheduled for March 10th where Canemah is to be discussed.

Again I am suggesting, I invite you all to come to Canemah and have a upfront visual walk through, before your March 10th Work Session on Canemah.

You can take advantage of what these Ariel Photo's from 2003 and 2018 show us and see a geographic section of Historic Canemah, the provides before and after photographic evidence that includes an area between improved 4th Avenue and unimproved 5th starting at what is Miller Street and running to unimproved Apperson Street. The 2018 Ariel Photo reflects what existed even before any development and thousands of yards of land movement that has taken place within the Cottage Home Development.

And even earlier possible Ariel Photo's, maybe from 1985 and/or 1995 periods would be very reveling. This is important in that it would show all of the construction of this illegal pipe/conduit that was installed, that illegally eliminated much of this natural Vegetative Wetland Corridor. There is this need to time stamp when it happened and under who's watch, when it was allowed to be buried without any permits in violation of many codes within; The State of Oregon, Clackamas County, Metro, and Oregon City Codes as it crossed and/or went through, two (2) alleyways and also these unimproved Right-of-Ways and streets of Jerome and Apperson.

Would you please add this to any discussion on intrusions into Historic Canemah, and it's Canemah Wetland Complex within what needs and actions are necessary so that they can be brought into the Wetlands and NROD inventory.

We also need to bring Oregon City into compliance with Metro's Urban Growth Management Functional Plan "Mandates" found in Chapter 3.07, Title 3, Water Quality and Flood Management.

If we are going to be responsible, it would be my suggestion that efforts are taken to engage the Public - Citizenry, and ask all of the Neighborhood Association, to enter into a new efforts where City Staff and the Oregon Natural Resources Committee create a new plan on how to update and inventory all of our Natural Water Resources.

One of the tools within "Advanced Identification of Wetlands" would be in the development of a methodology to identify these Wetlands and Water Quality resources in Canemah and through what is developed an action plan to be used all over the rest of the City of Oregon City.

The City' has this "photo comparison tool" and it captured the attached these screen shots of the subject wetland identified in the Canemah National Register Historic District - Nomination Document within 2003 and 2018 time frames.

We now have a "limited" delineation wetland boundary (the owner of Cottage Home Property could not and did not extend his Wetland Investigation into the other properties) of what we know is part of a larger wetland complex. The 2003 aerial suggests that the wetland complex extended over the rear part of houses and properties starting at 514 4th Ave., and unimproved right-of-way of Jerome Street and it encompassed for millennium, in a natural crease where the water flowed gradually in an environmentally in a perfect open an vegetative corridor to unimproved Apperson Street.

This corridor was illegally filled in and it was done without any permits, that also including these important Right-of-Way permits, only approved and issued by the City Commission and that never happened !!

This most recent 2018 aerial photo, shows the portion of the wetland on 514 4th Ave. to have been significantly impacted, including channelization, and the portion of the wetland within the Jerome St. ROW to have been filled altogether. I reported to you John, of massive fill and leveling of property that was going on with the owner of the house and property at 606 4th Avenue and that we maybe 3 or 4 years ago. It appeared to be illegal in nature and in violation of our OCMC Codes from 17.40 and 17.44 and 17.49 that appeared to prohibit those activities in one way or another. Thousands and thousands of yards of soils have been moved around, all illegally and without permit over a period of time.

Important here is that we now have an effective Dam that was also created. The piping that was illegally put in, is of inadequate capacity or debris blocked its ability to transport extreme water event conditions and this whole basin flooded over, to where water flowed over Miller Street and down through yards of the house at 416 4th Avenue. This can be verified by talking to the owner of this house, Maureen (Mo) Barber, who was raised in this house. Mo and the other kids played in these Wetlands and can come very close in identifying when things were done and who did what. At a recent Planning Commission meeting this information and knowledge of this flooding miss-represented in testimony before the Planning Commission.

My wife and I our first party history did not start in detail until we bought Grandma's House in 1995, however we did not move to Canemah until the house was rebuilt and the project was completed in 2002.

Also important is that condition have in recent years been altered by the owner of the house at 606 4th Avenue, to where he dug out the entry pipe and put in new "blue-green pipe of larger size" to make it appear that this piping and its water carrying is of greater capacity and that it would never result in the flooding of this Wetland Basin. I believe this to be true, but this can only be validated by and with an In-depth and Independent Investigation, as part of any responsible determination of what needs to be done in this National Register Historic Place of Canemah.

It would be appropriate at this time, with the requests that have been made by the City Commission to access the significance of the impacts, both positive and negative on the environment. We need to reveal everything and gain in-depth knowledge of all of these impacts. We have properties that have building and things done from and within time frames where Canemah was its own legal Township.

Blocks of one acre were sold without any identification of having alleyways, prior to Canemah being Legally Platted. These Deeds of Record were recorded and the Legal Township of Canemah existed to 1928 in many cases did not recognize that an alleyway existed, that are now in what the City of Oregon City has determined to be their Right-of-Way easements. The example is of the Blocks of 17 that had the house of the first Federal Judge of the Oregon Territory on it. Block 18 both had houses built over what is reflected as an alleyway on it. Subsequent selling of lots on Block 18 followed what was identified in the 1865 Platt of Canemah. But the original house and ownership tracks with owning of what is now thought of as alleyway because it was the 310 3rd Avenue house built before Canemah was legally platted in 1865.

We have the associated Historic Canemah Waterworks that feed the Canemah Wetlands at 5th and Miller Street. We have the springs and wetlands on 3rd Avenue, where proposed development is on the shelf and in evaluation for immediate development, that is not listed in our Wetland Inventory. We have the springs that are pumping water right

out of the hillside, across the street from my house and properties at 211 5th Avenue. There is a Big Pond and a lot of identifiable Wetland Habitat, and a stream with piping/conduit that carries this water under 5th Avenue and through my property and it has not been adequately inventoried as a Delineated Wetland with a boundary.

At least as far as 514 4th Avenue and the Canemah Cottages site, we know that there is additional wetlands that must be delineated on that property. Emotional appeals that were made to the Planning Commission to exempt this property from having a 50' foot Wetland Vegetative Corridor setback boundary around this important habitat. Are we going to turn our collective backs is something that anyone with knowledge of and knowledge of our codes and responsibilities could support.

We need a change in direction back towards protection and restoration of wetland functions and values, including water quality, habitat, and flood control.

Thanks,

Paul Edgar, Friends of Canemah





## Comparing Aerial Photos

- ➡ Move the swipe bar back and forth to view differences between the photos
- ➡ Change the photo years by selecting from the two drop-down boxes







# Comparing Aerial Photos

- ➡ Move the swipe bar back and forth to view differences between the photos
- ➡ Change the photo years by selecting from the two drop-down boxes



LEFT photo:

2003



RIGHT photo:

2018

514 4th Ave.  
Wetland

Canemah  
Cottages  
Wetland

Jerome Street  
ROW Wetland