

## **Pete Walter**

---

**From:** Dennis Anderson <go2danderson@gmail.com>  
**Sent:** Monday, February 3, 2020 1:18 PM  
**To:** Pete Walter  
**Subject:** Public Hearing Feb10  
**Attachments:** draft1a.pdf; 514Backyard1JPG.JPG; 514Backyard2.JPEG; 514Backyard3.jpg

Pete Walter. Good Day. I would like you to put forth the enclosed material to be available for the Public Hearing Feb. 10, 2020, at the City Hall, Planning Commission meeting.

Items that accompany this note are as follows: 1. Letter to you stating the imposition and concerns placed on a singular resident , 2. some visual aids to illustrate the area in question.

Hoping this all travels well, but if there are any problems or you would desire me to post all things differently —please let me know. Thanks Dennis

Dennis Anderson  
804 4Th Avenue  
Oregon City,OR 97045  
go2danderson@gmail.com

**February 2, 2020**

**Pete Walter, AICP**

Senior Planner  
ATT: Planning Commission  
City Hall Commission Chambers  
625 Center Street  
Oregon City, OR 97045  
pwalter@orcite.org

Concerning the NROD proposal, Ordinance Number 19-1021(Planning File LEG 19-00006) before the Oregon City Planning Commission, if put in place would have some questionable implications .

Historically, in the area of question—there has been NO apparent land use damage, there has been NO history of flooding, and there has been NO visible turbidity to water quality.

What is alarming, is the exaggerated urgency and directive of restricted use, that of a setback of 50’ either side of the trickle of a stream which would be an impoverishment of the 514 4th Avenue property and render it a meadow. This would impose an unnecessary hardship on a single widow, who has been a good steward and property owner of long standing, some 25 years within this community.

At this date in time, there may be a question of extended favoritism to one property owner, with allowances that indicate the waved restrictions of the “vegetation corridor” directive while another property owner appears to have been given a complete pass, even with the knowledge that there exists a culvert buried under 45 truck loads of dirt, blocking what would be a natural water flow.

Finally and perhaps more problematic —if not illegal —there may exist a case of “inverse condemnation” because there has been no attempt at mediation or offer of compensation for the 514 th Avenue property. Don’t you think reasonable consideration should be applied without the harsh impact of a land grab of one’s personal property?

Alternatively— as stated at our Canemah Neighborhood meeting in September by Senior Planner Pete Walter—the City Planning Commission, in a Type II decision and acting as quasi-judicial body, has discretion to revise this proposal. Therefore, it would be my hope for a more pragmatic approach—more sensible to suit the conditions that exist with these three separate but adjacent properties in our established community. Thank You for your attention.

Attachments included: Affected Area (graphic) and 514 Backyard (3 pictures)









