

S·M·I·L·E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 SE 13th AVENUE, PORTLAND, OR 97202
STATION 503-234-3570 • CHURCH 503-233-1497

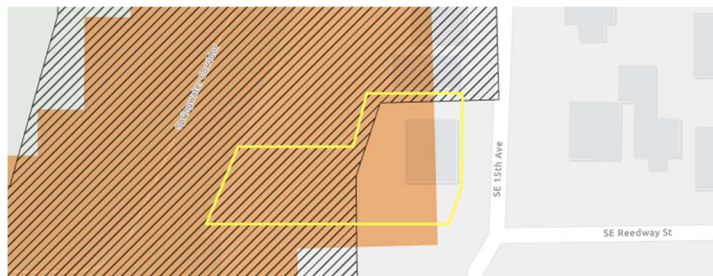
December 22, 2023

Portland Bureau of Planning and Sustainability
Land Division Code Update Project
1810 SW 5th Ave, Suite 7000
Portland, OR 97201

Dear Morgan:

The Sellwood Moreland Improvement League (SMILE) is pleased that the Potential Landslide Area Hazard Map is being updated as part of the Project. The Sellwood bluff in Southeast Portland poses a significant landslide risk and had a large landslide 12 years ago and has had many smaller landslides since. The old 1997 map is obviously outdated. The new map is a huge improvement that appears to accurately depict our commonsense observations of where there have been landslides and where there is landslide risk. We fully support adopting it.

The City should fully implement this new landslide map by updating the Constrained Sites Overlay Zone (aka the z-overlay). An example of why this is needed is that in 2011 a landslide at 1433 SE Reedway Street¹ closed trails in the Oaks Bottom Wildlife Refuge for months and the house had to be moved 15 feet back from the bluff in 2014². This property (yellow outline) is almost entirely in the updated landslide hazard zone (brown shading) but is not in the z-Overlay Zone. An update would help protect the lives and safety of future residents by expanding the z-overlay where there is landslide risk and landslides, such as the Sellwood bluff. For updating the z-overlay, please note that the 50-foot buffer previously used was too large to accurately depict the landslide risk along the very steep Sellwood bluff. A smaller buffer should be used when using the new map to modify the z-overlay.

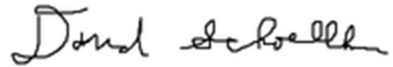


¹ Oregon Department of Geology and Mineral Industries, Landslide inventory, PDX_1490, <https://www.oregongeology.org/pubs/ims/IMS-57/storymap/index.html>

² https://www.portlandmaps.com/detail/permit/2012-149958-000-00-RS/3188372_did/?p=R122521

Thank you for the opportunity to submit comments.

Sincerely,

A handwritten signature in cursive script that reads "David Schoellhamer". The letters are fluid and connected, with a prominent capital 'D' at the beginning.

David Schoellhamer
Chair, Sellwood-Moreland Improvement League Land Use Committee