

City of West Linn Bolton Reservoir Replacement



Planning Commission Hearing
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Presented by:

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Project Description

- Project identified by adopted Water System Master Plan
- 2.5 million gallon open reservoir constructed in 1915
 - Liner installed 1992 for leak control
 - Cover installed 1996 per EPA requirements
 - Hydraulic hub of the City's water system
- Facilities are old and present maintenance, operational, and safety issues
- Proposed facilities will provide
 - Improved operational capabilities and drinking water quality
 - Reservoir structure meeting current design codes
 - Lowest cost approach

Aerial Image



Image from Bing Maps

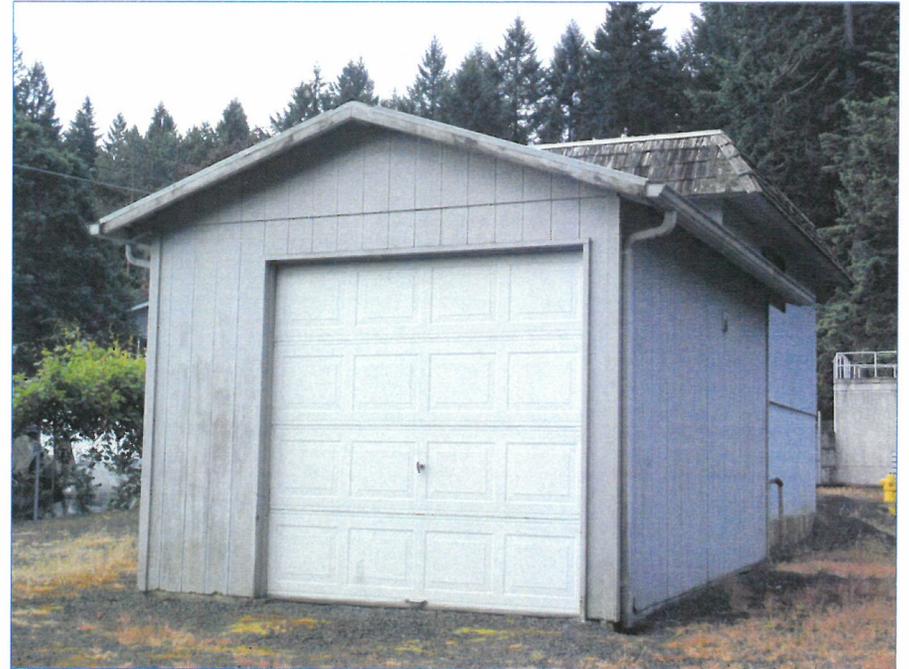
Existing Bolton Reservoir



Existing Bolton Pump Station



Existing Ancillary Buildings



Wood-framed storage building (above)

Old pump station (left)

Proposed Use

- This application requests approval to construct a new 4.0 million gallon reservoir that replaces a 100-year old, 2.5 million gallon reservoir and to install a new roof on the existing pump station.
 - The 3.23 acre site is zoned R-10 and is owned by the City.
 - The site is now used for the existing reservoir and pump station.
 - The old reservoir is not built to current seismic standards, is not appropriately located and does not meet current City capacity needs.
 - The new reservoir will have more capacity so that it meets current City capacity needs, not to serve other areas, meets seismic safety standards and is located on a geotechnically appropriate site.
 - The Application meets applicable R-10 zoning district and Design Review Standards, including presentation of existing landscaping and planting new landscaping to ensure compatibility with the five (5) adjacent homes.

Applications Requested for Approval

1. Conditional Use in the R-10 District.

- “Major utility” allowed as conditional use. CDC 10.060.9.
- “Major utility” defined in CDC 02.010 as including water storage tank.
- Conditional uses subject to approval criteria in CDC 60.070.1.-7.

2. Type II Design Review for Covered Reservoir.

- Conditional uses subject to CDC Chapter 55 Design Review.
- Approval criteria in CDC 55.100.

3. Type I Design Review for New Roof on the Bolton Pump Station.

- Approval criteria in CDC 55.090.

4. Issues not Considered in the Approval Criteria.

- Construction activities and impacts.
- Cost.

Conditional Use Approval Criteria

1. CDC 60.070.A.1.a.

- The 3.23 acre site is large enough to accommodate the 0.54 acre footprint of the new reservoir, which is less than the existing reservoir's 0.64 acre footprint (Application page 5).

2. CDC 60.070.A.1.b.

- The site has adequate area for aesthetic design treatment to mitigate any possible adverse effect on surrounding properties and uses. The reservoir will be partially buried with between 5' and 15' of exposed concrete wall (Application Figure 6). The distance to the property lines, the gray exterior color and existing and proposed vegetation will mitigate any possible adverse impacts on surrounding properties and uses (Application pages 5 and 6)

3. CDC 60.070.3.

- The new reservoir meets the overall needs of the community because it replaces a 100-year old reservoir that does not meet current seismic standards and provides system-wide storage needs (Application pages 8 and 9).

Conditional Use Approval Criteria

4. CDC 60.070.4.

- Adequate public facilities—roads and utilities—are available to serve the site (Application pages 9 and 10).

5. CDC 60.070.5.

- The R-10 dimensional standards are met (Application pages 10-15).

6. CDC 60.070.6.

- The requirements of CDC Chapters 52-55 are met.
- CDC Chapters 54, “Landscaping” (Application Pages 21- 26) and 55, “Design Review” (Application pages 39-54) are applicable.

7. CDC 60.070.7.

- The relevant West Linn Comprehensive Plan Policies are met (Application pages 21-38).

Class II Design Review Approval Criteria for the Covered Reservoir

- The submittal requirements in CDC 55.070 are included in the Application.
- The approval standards in CDC 55.100 are satisfied.
 - Significant tree requirements in CDC 55.100.B.2.b. are met (Application pages 44 and 45).
 - A geotechnical report confirms that the site is not subject to slumping and sliding as required by CDC 55.100.B.4. (Application pages 45 and 46).
 - The site and compatibility requirements of CDC 55.100.B.5.-G. and I.-O. are met. (Application pages 46-48).
- The Site Analysis Standards in CDC 55.110 are met (Application pages 48-50).

Class I Design Review for the New Roof on the Pump Station

- The approval standards in CDC 55.100.B.1.-6. for the roof are met (Application page 39).

Conclusion

- Ask Planning Commission to approve Application with recommended Conditions of Approval.