CITY OF West Linn

22500 Salamo Road
West Linn, OR 97068

STAFF REPORT
FOR THE PLANNING COMMISSION

FILE NUMBER:	CUP-12-01/DR-12-03
HEARING DATE:	April 4, 2012
REQUEST:	Conditional Use and Class II Design Review approval for construction of a pump station at the Bland Reservoir site at 23120 Bland Circle
APPROVAL CRITERIA:	Community Development Code (CDC) Chapter 12, Single-family Residential Detached and Attached, R-7; Chapter 55, Design Review; and, Chapter 60, Conditional Uses.
STAFF REPORT PREPARED BY:	Tom Soppe, Associate Planner

Planning Director's Initials _____ City Engineer's Initials KQL

EXECUTIVE SUMMARY

The West Linn Public Works Department requests Conditional Use and Class II Design Review approval for a new water pump station on a site containing the existing Bland Reservoir at 23120 Bland Circle in the Savanna Oaks neighborhood of West Linn. The City's 2008 Water Master Plan identifies the need for a water supply and pressure supplement for the Rosemont Zone 9 (See Map on page 6). This need is best satisfied for at the Bland Reservoir site with the installation of the proposed pump station (see Finding 5).

The applicant proposes to house the pump station equipment inside a proposed 15.5 foot tall, 16-foot by 22-foot concrete block building located near the southeast corner of the site (see Exhibit PC-3, Proposed Site Plan, page 113). New water lines would connect the pump to the reservoir and distribute water to the Rosemont Water Pressure Zone.

The site appears to have sufficient space for the existing reservoir, the building proposed for the pump station, and associated landscaping. Both the existing reservoir and the proposed pump station building are at least 20 feet from any property line. The applicant proposes to screen the proposed structure with Arbovitae (see Exhibit PC-3, Landscaping Plan, page 119). A proposed 6-foot tall cyclone fence would separate the site from the adjoining

residences (see Exhibit PC-3, Proposed Site Plan, sheet 6, page 114). Proposed Condition of Approval 6 calls for the fence to be located behind the proposed arborvitae.

Two ash trees, 8 and 12 inches in diameter respectively (not significant trees), are proposed be removed, but at least one shade tree will be planted by the gravel parking area per proposed Condition of Approval 2 (see Finding 19).

Potential sound impacts are addressed (see findings 9 and 33).

Staff has reviewed the applicant's proposal relative to all applicable CDC requirements and finds that there are sufficient grounds for approval, subject to the proposed conditions listed on page 13.

TABLE OF CONTENTS

STAFF ANALYSIS AND RECOMMENDATION

EXECUTIVE SUMMARY 1-2
GENERAL INFORMATION 4
BACKGROUND 5-12
RECOMMENDATION 12-13

ADDENDUM

APPLICABLE REGULATIONS AND ASSOCIATED SUPPLEMENTAL FINDINGS 14-39

EXHIBITS

PC-1 AFFIDAVIT OF NOTICE AND MAILING PACKET 41-47
PC-2 COMPLETENESS LETTER 48
PC-3 APPLICANT'S SUBMITTAL 49-125

GENERAL INFORMATION

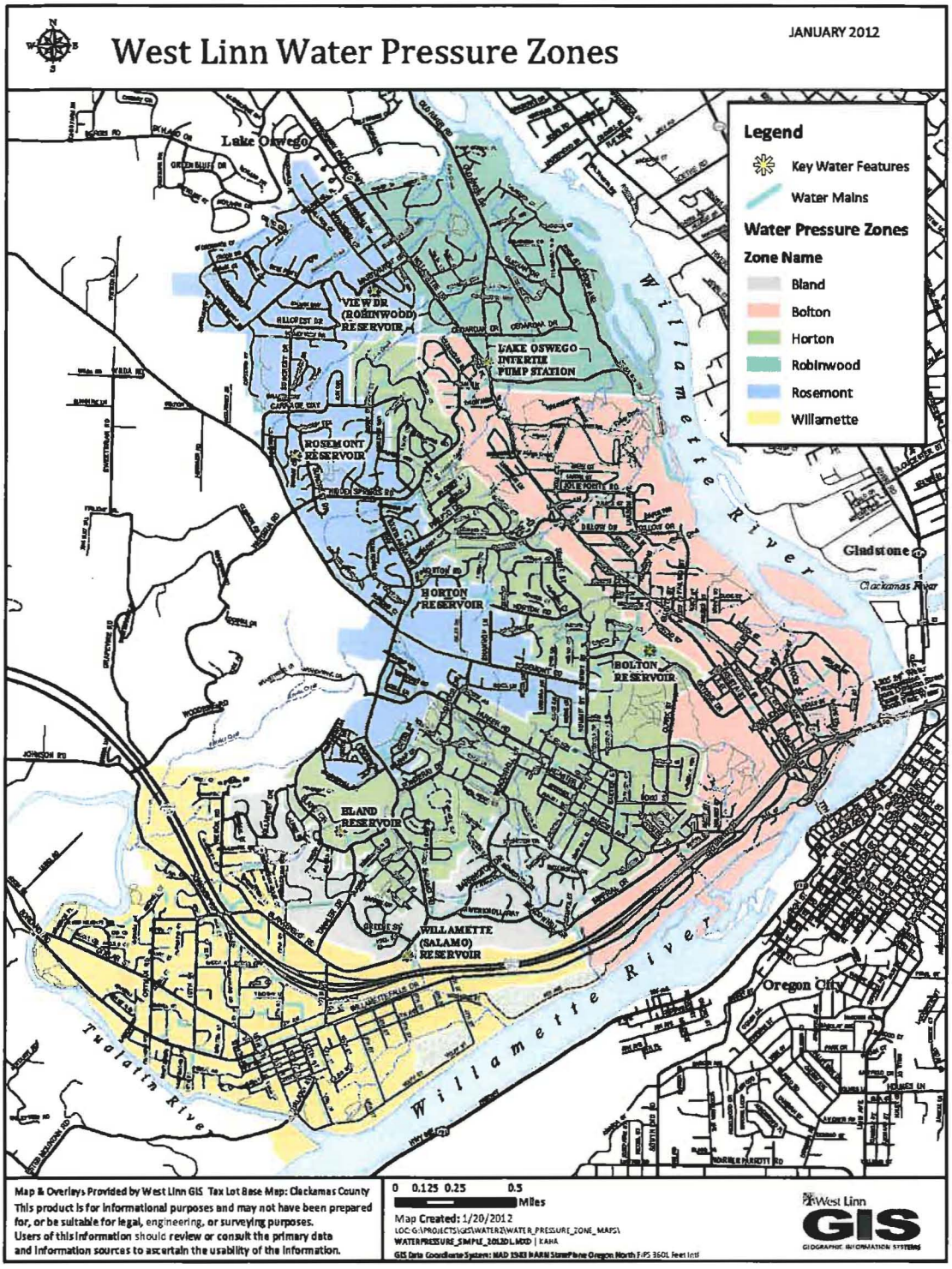
APPLICANT:	City of West Linn Public Works Department 22500 Salamo Road, West Linn, OR 97068
CONSULTANT:	Adam Butts, Ed Butts, and Brooke Saltarello 4B Engineering & Consulting, LLC 3700 River Rd. N., Ste. 2 Keizer, OR 97303
SITE LOCATION:	23120 Bland Circle (Bland Reservoir site)
LEGAL DESCRIPTION:	Clackamas County Assessor's Map 2-1E-35B, tax lot 504
SITE SIZE:	Approximately 1.0 acres
ZONING:	R-7, Single-family Residential Detached and Attached
COMP PLAN DESIGNATION:	Low-Density Residential
120-DAY PERIOD:	This application was resubmitted complete on January 26, 2012. The applicant having subsequently granted a 60 day extension of the original 120-day period, the 120-day maximum application-processing period ends on July 24, 2012.
PUBLIC NOTICE:	Public notice was mailed to the Savanna Oaks and Willamette neighborhood associations and to affected property owners on March 14, 2012. The property was posted with a sign on March 15, 2012. In addition, the application has been posted on the City's website and was published in the West Linn Tidings on March 22, 2012. The notice requirements have been satisfied.

BACKGROUND

The site, which was annexed to West Linn in 2006, has contained the City's Bland Reservoir facility since 1980. The reservoir is a cylindrical above-ground tank approximately 3 stories tall and 42 feet in diameter. The property does not directly front on a street and has vehicular access only to Bland Circle via an easement containing a driveway on the parcel to the south, 23128 Bland Circle (see Exhibit PC-3, Proposed Site Plan, sheet 6, page 114) This adjacent parcel is an unincorporated "county island" surrounded by the City. The Public Works Department proposes this water pump station at this site at this time due to an item in the City's 2008 Water Master Plan which states, in part, the following:

> Bland Intertie Supply to Rosemont: The storage and pumping analysis identified a deficiency in supply to the Rosemont pressure zone under future conditions. Construction of a third pump station to boost water from a lower pressure zone into the Rosemont pressure zone is recommended. Through discussions with City staff it was determined that the best location for this pump station is at the Bland Reservoir site. Siting the pump station at this location provides a geographical distribution of the supply to the Rosemont pressure zone, is a hydraulically suitable location with adequate suction supply to the pump station and is located relatively close (approximately one-half mile) from an existing 12-inch diameter transmission main in the Rosemont pressure zone.

The following map shows the location of the pressure zones of the City including the Rosemont zone, in relation to the location of the site.

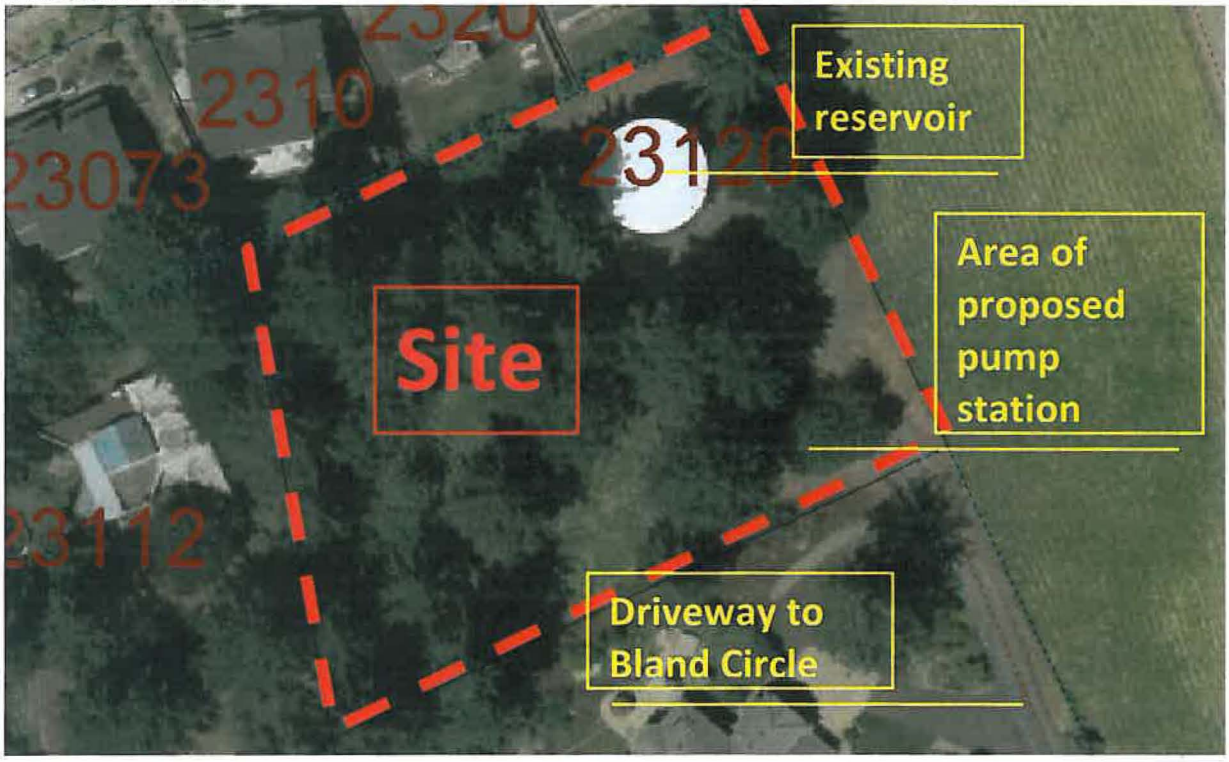


City of West Linn Water Pressure Zones Map. "Bland Reservoir" denotes the site, which is in the Horton Zone. The reservoir on site serves the Bland Zone (gray) and the pump station would serve the Rosemont Zone (blue).

Site Conditions:

As the photograph below shows, the 1-acre City-owned water reservoir site is heavily wooded, with the cylindrical above-ground reservoir tank surrounded by a fence in its northeast corner. The site does not directly front on a street. South of the reservoir is a gravel parking and turnaround area that accesses only to Bland Circle, through an easement along the eastern edge of the unincorporated property to the south. This property to the south also contains a single-family residence, which shares the access to Bland Circle. The driveway shared by the house to the south and the project site itself is gravel. The site slopes gently to the south and west and becomes more wooded and thick with vegetation further west.

Site Aerial View



Source: West Linn GIS, 2012

Existing reservoir on site, as seen from the south, from the area where pump station is proposed. The pump station is proposed to match the "forest green" color of the reservoir.

Project Description:

The City of West Linn Public Works Department requests Conditional Use and Class II Design Review approval for a new water pump station on the site of the existing Bland Reservoir. The pump station is called for by the City's current 2007 Water Master Plan (see "Background" section above) to serve the Rosemont water pressure zone (see the water pressure zone map in the background section above). See the Water Master Plan quote above for the further reasoning behind why this location was selected for a pump station to overcome the supply deficiency in the Rosemont zone.

The pump station equipment is proposed to be located in an approximately 14.5-foot-tall, 16-foot by 22-foot building. This building is proposed to be located in the southeast area of the site along the west side of the existing gravel driveway (see Exhibit PC-3, Proposed Site Plan, page 113). The equipment in the building would include three variable frequency drive pumps operating at up to 1800 gallons per minute. There would be a power outlet provided for a backup generator that can be brought on site in case of power failure. Since the backup generator is a portable device that is not built into the site and which would only be brought on site and used during emergencies, the noise it may produce is incidental, infrequent, and not regulated by the CDC. It would need to meet Municipal Code regulations for noise only. The applicant proposes to screen the proposed structure with Arbovitae (see Exhibit PC-3, Landscaping Plan, page 119). A new 6-foot tall fence would separate the site from the adjoining residence to the south (see Exhibit PC-3, Proposed Site Plan, Sheet 6, page 113).

An underground pipe would connect the pump station to the reservoir on the north side of the site. A new water line would connect the pipe to existing waterlines in the Rosemont zone. See Exhibit PC-3, proposed site plans, on Pages 113-114.

Area of site where pump station is proposed, looking west from gravel driveway

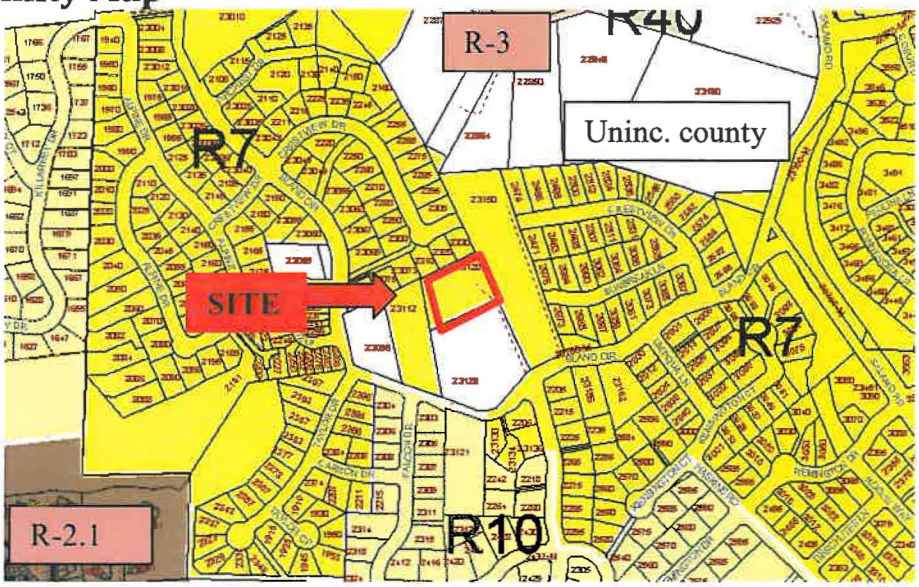
Surrounding Land Use and Zoning: The site is situated in the Savanna Oak Neighborhood of West Linn. Bordering it and nearby to it are mainly incorporated properties, many of which have been built out to their maximum density. However, some (particularly to the north) have not.

Existing house to south. Driveway to the site (not shown) passes through this property.

Looking east from site. Subdividable property next door is in foreground. Existing subdivision is in background

Looking northeast from area of the site proposed for pump station, houses on eastern part of Crestview are on the right, existing house on subdividable property in between is on the left.

Zoning Vicinity Map



Source: West Linn GIS, 2012

Table 1 Surrounding Land Use and Zoning

DIRECTION FROM SITE	LAND USE	ZONING
North	Single-family residential detached subdivisions and acreages. Apartments and the Tanner Spring assisted living facility in R-3 area beyond this.	R-7; R-3; R-20 Clackamas County FU-10
East	Single-family residential detached.	R-7
South	Single-family residential detached	R-10; R-7; Clackamas County FU-10
West	Single-family residential attached and detached, condominiums further downhill at southwest corner (R-2.1) of above map.	R-7; R-10; R-2.1; Clackamas County FU-10

Sources: West Linn GIS, 2012; http://www.clackamas.us/docs/dtd/planning/zoningurb.pdf, 2012

Approval Criteria and Analysis

The proposal of a pump station at this location requires Conditional Use approval. Pump stations and water tanks are both listed in the Chapter 2 definition of major utility, and major utilities are conditional uses in the R-7 zone per Section 12.060(4). Changes to sites with existing conditional uses (e.g. the water tank at this site) require a new Conditional Use application per Section 60.050(B), and new conditional uses require such an application per Section 60.010. Therefore, the applicable approval criteria include Chapter 12, the applicable chapter for the R-7 zoning district, Chapter 60, Conditional Uses, and Chapter 55 Design Review.

The approval criteria for Conditional Uses are contained in Section 60.070. The purpose of these standards is to provide flexibility in the location of certain facilities while ensuring compatibility with surrounding uses. The approval criteria for Class II Design Review are in Section 55.100. R-7 zone standards are found throughout Chapter 12.

As previously noted, the City's 2008 Water Master Plan identifies the need for a water supply and pressure supplement for the Rosemont Zone which is best provided for at the Bland Reservoir site with the installation of the proposed pump station (see Finding 5). The site appears to have sufficient space for the existing reservoir, the small building proposed for the pump station, and associated landscaping. Both the existing reservoir and the proposed pump station building are at least 20 feet from any property line. The applicant proposes to screen the proposed structure with arborvitae (see Exhibit PC-3, Landscaping Plan, page 119) and paint the structure a forest green color matching the existing reservoir on site and blending with the wooded landscape. A new 6-foot chain link fence would separate the site from the adjoining residences (see Exhibit PC-3, Proposed Site Plan, Sheet 6, Page 114).

Two ash trees, 8 and 12 inches in diameter respectively (not significant trees), are proposed be removed, but at least one shade tree will be planted by the gravel parking area per proposed Condition of Approval 2 (see Finding 19).

The Sound Levels plan on Page 122 of Exhibit PC-3 shows that the pump station will not cause ambient noise to change off site except possible the rearmost 2 feet of the site to the south, which does not reach the existing house on that site and which is within the areas where setbacks would prevent development if that site was ever annexed to the City. The proposed arborvitae screening on the east and south of the proposed pump station, existing trees, and the existing reservoir structure will somewhat mitigate impacts on surrounding properties. There is no language in either the CDC or the West Linn Municipal Code prohibiting the level of noise off-site that would result from this proposal.

While City property signage is exempt from sign permits and from the provisions of Chapter 52 Signs, the sign provisions of Chapter 55 still apply as the CDC does not specify that City signs are exempt from these provisions when a Design Review approval is required for the related project. Proposed Condition of Approval 4 requires the applicant to use the Parks and Recreation Department's sign style (i.e. what Parks uses for signs identifying each park) to ensure neighborhood compatibility and therefore comply with CDC Sections 55.100 L (2)and (3) (See Finding 41).

Staff has reviewed the applicant's proposal relative to all applicable CDC requirements and finds that there are sufficient grounds for approval, subject to the conditions listed on pages 12-13. Please see the following Supplementary Findings for details.

Public comments:

No public comments have been received to date.

RECOMMENDATION

Staff recommends approval of application CUP-12-01/DR-12-03 subject to the following conditions:

1. Site Plan. With the exception of modifications required by these conditions, the project shall conform to the Proposed Site Plans dated January 25, 2012 located on Page 113 (close-up) and Page 114 (entire site) of Exhibit PC-3, and to the Building Elevations plan dated January 25, 2012 on Page 115 of Exhibit PC-3.

2. Shade Tree for Parking Area. A minimum of one shade tree at least 2 inches in diameter at breast height (DBH) at shall be planted beside at least one of the new gravel areas where parking may occur. The species and exact location of the tree(s) shall be approved by the City Arborist.

3. Front Gate Height. The proposed gate at the driveway entrance shall be a maximum of 8 feet in height.

4. Signage. The sign proposed to be located on the gate identifying the site and its utilities, as discussed on pages 64 and 67 of Exhibit PC-3 by the applicant, shall be of the style and material used by the Parks and Recreation Department for signs identifying parks, as this will make the signage compatible with the residential neighborhood.

5. Utility easement on 23150 Bland Circle. The utility easement proposed by the applicant to accommodate sanitary sewer and electrical lines serving the site, connecting from the site to Bland Circle along the west edge of the 23150 Bland Circle property, or an alternative easement approved by the City Engineer, must be recorded with Clackamas County before final inspection is approved for the project.

6. Screening. In the areas where arborvitae screening is proposed, the proposed fence location shall be shifted 5 feet away from the property boundary (per Section 54.020 E[3][b]) to accommodate the shrubs on the pump station site and to allow the shrubs to screen these fencing areas.

Notes to Applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.

- Additional Permits Required. Your project may require the following additional permits:

  - Public improvement permit: contact Pat in Engineering at (503) 723-5501 or prich@westlinnoregon.gov

  - Public works permit: contact Pat in Engineering at (503) 723-5501 or prich@westlinnoregon.gov

  - On-Site Utilities: contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov. (Electrical permits are through Clackamas County, not the City of West Linn.)

  - Building permit, the final permit after others are completed and conditions of approval are fulfilled. Contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov.

- Final inspection, for occupancy: Call the Building Division's Inspection Line at (503) 722-5509.
- Note that as razor wire is not proposed atop the areas of new fencing, if it is ever proposed greater screening will be required.

ADDENDUM

APPROVAL CRITERIA AND FINDINGS

CHAPTER 12, SINGLE-FAMILY RESIDENTIAL DETACHED AND ATTACHED, R-7 DISTRICT

12.020 PROCEDURES AND APPROVAL PROCESS

C. The approval of a conditional use (CDC 12.060) is discretionary with the Planning Commission. The approval process and criteria for approval are set forth in Chapter 60 CDC, Conditional Uses. If a use is not listed as a conditional use, it may be held to be a similar unlisted use under the provisions of Chapter 80 CDC.

12.060 CONDITIONAL USES

The following are conditional uses which may be allowed in this zoning district subject to the provisions of Chapter 60, Conditional Use.

10. Utilities, major.

FINDING NO. 1:
CDC Chapter 2, Definitions defines "Utility, major" as "A utility facility or service that will have, or the installation of which will have, a significant impact on the surrounding uses or the community in terms of generating or disrupting traffic, interfering with access to adjacent properties, creating noise or causing adverse visual effects. 'Major utility' includes, but is not limited to, a substation, pump station, water storage tank, sewer plant, transmission lines for water, drainage or sewerage collection systems, gas or electric, or other similar use." As a pump station, the proposal clearly fits into the major utility category. The existing use on site, the water storage tank (reservoir), is also a major utility per this definition. Therefore this application proposes a conditional use, the addition of which on this site would also constitute a change to an existing conditional use on site. The application is therefore being processed in the manner prescribed for Conditional Uses listed in 12.020.

12.080 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Except as may otherwise be established by this Code, the appropriate lot size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in Section 60.070(1) and (2).

FINDING NO. 2:
The lot is over 43,000 square feet in size, much larger than the zone's required minimum size of 7,000 square feet. All other dimensional requirements for lots with permitted uses (as listed in Section 12.070) are met; however, these size requirements do not necessarily apply to Conditional Uses as implied by Section 12.080. The site appears to have sufficient space for the existing reservoir, the small building proposed for the pump station, and landscape screening between the proposed structure and the residence to the south. Both

the existing reservoir and the proposed pump station building are at least 20 feet from any property line. The criterion is met.

12.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

B. The provisions of Chapter 55, Design Review, apply to all uses except detached single-family dwellings, residential homes and residential facilities.

FINDING NO. 3:
As this is a new non-residential building, Class II Design Review approval is required, and the application is being processed as such. The criterion is met.

CHAPTER 60, CONDITIONAL USES

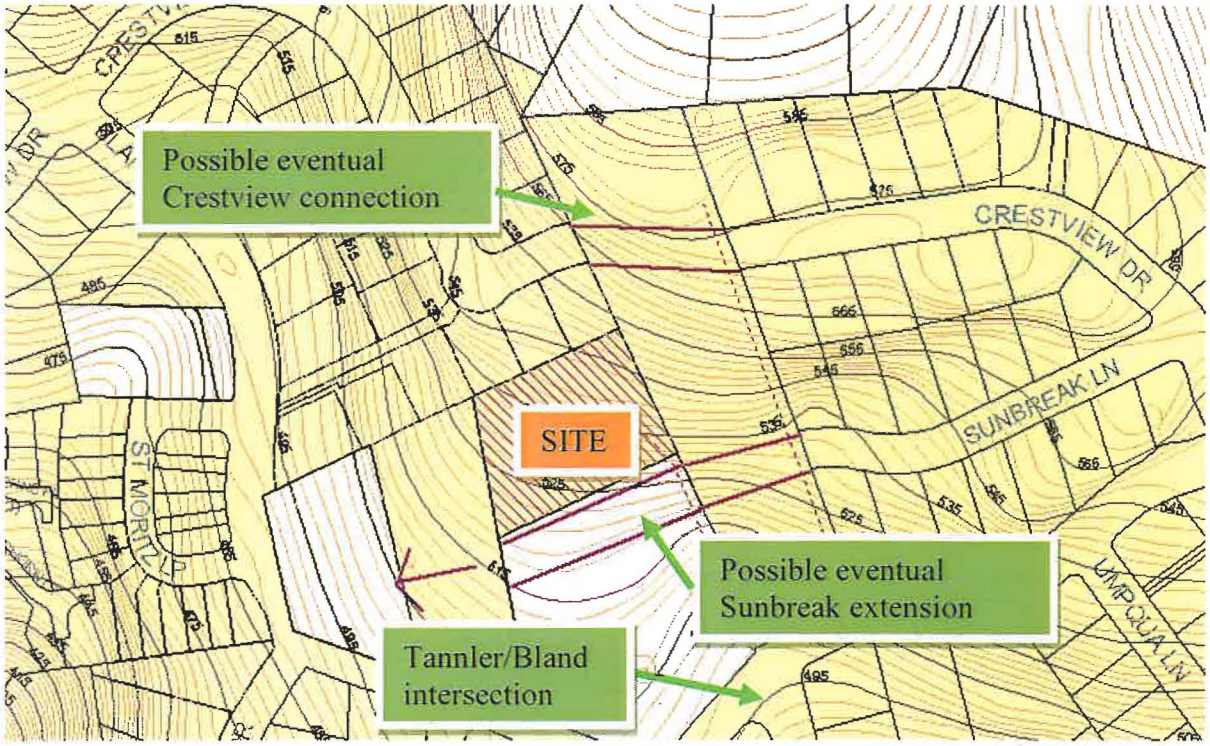
60.070 APPROVAL STANDARDS AND CONDITIONS

A. The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in Section 36.030, or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

1. *The site size and dimensions provide:*
    a. *Adequate area for the needs of the proposed use; and,*
    b. *Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.*
2. *The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.*

FINDING NO. 4:
The site is approximately 1 acre (43,560 square feet) and currently only contains the reservoir and surrounding fencing, which use approximately 7,920 square feet of the site, leaving approximately 35,600 square feet that is undeveloped except for the driveway approach to the reservoir and its small gravel turnaround. The new pump station building is proposed to be 16 by 22 feet in size, which is 352 square feet. The building is proposed to be built along the west side of the existing gravel driveway. Most of the site will be left undeveloped west of the reservoir, fencing, gravel, and pump station, and will continue to consist of trees and vegetation. There is adequate room to screen the proposed pump station from nearby properties, and arborvitae is proposed for this as seen on the landscape plan on Page 119 of Exhibit PC-3. The site slopes gently to the south and west, and the pump station is proposed in a fairly flat area of the site, convenient to the reservoir and to existing and proposed water utilities. Two ash trees, 8 and 12 inches in diameter respectively, will be removed, but at least one shade tree will be planted by the gravel parking area per proposed Condition of Approval 2 (see Finding 19 for details on this condition). The trees proposed for removal are not considered significant by the City Arborist. In all, the site is suitable for the addition of the proposed pump station and allows for appropriate screening for the proposed use.

The development of the proposed new conditional use on site would not prevent future street connections that could be made via existing stub streets in the area. The map below shows that to the east are two stub streets, Sunbreak Lane and the eastern section of Crestview Drive. Should the site to the east develop, Crestview Drive would connect to the stubbed western section of Crestview Drive north of the site. Sunbreak Lane would be able to stub at the west end of this site along the property to the south of the project site, as seen in the map below. Should the property to the south ever annex and be subdivided, Sunbreak Lane could be dedicated through that property, and subsequently be extended further west if properties to the west are subdivided or partitioned. This is shown with an example with the purple lines and arrow on the map below. Therefore, placing the pump station building at the south end of the project site does not hinder the ability to develop an existing stub street westward as a possible eventual through street, should this ever occur. Alternately, when the property to the east and/or the property to the south of the project site develop, Sunbreak Lane could be extended southward to connect to Bland Circle at the Tannler Drive intersection as well.



The criteria of subsections 60.070(A)(1) and (2) are met.

3. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the community.*

FINDING NO. 5:

The Rosemont Pressure Zone has a small reservoir for the size of the zone it serves. A pump station providing a boost in pressure from another zone is needed for appropriate water pressure in the Rosemont Pressure Zone, which serves a large swath of the City. See the West Linn Water Pressure Zones map in the Project Description subsection above. Also see the Background section regarding how the City's 2008 Water Master Plan discussed the need for a supply and pressure supplement for the Rosemont Zone, how this was able to be

provided by the Bland Zone, and how the Bland Reservoir site was the most practical location for a pump station for this purpose. Due to this, staff finds that the granting of the proposal provides a facility that is consistent with the overall needs of the community.

While the Rosemont Zone does border the Stafford areas outside the City limits that are now designated Urban Reserve by Metro, the proposal is to meet the basic needs of the Rosemont Zone as it is now designated within the City limits. It is not meant to serve, or make it easier to ever serve, areas that are currently outside the City limits and/or the urban growth boundary. The City's current position against the urbanization of Stafford does not change due to this or any other current upgrade to City utility systems, and many other changes including new pipe sizes would be needed for it to even be physically possible to serve Stafford anyway. For this reason also, staff finds that the granting of the proposal provides only for a facility consistent to serve the needs of the City of West Linn within its current City limits, and that it is consistent with the needs of the City to function properly within those limits.

4. *Adequate public facilities will be available to provide service to the property at the time of occupancy.*

FINDING NO. 6:
The subject water utility site will not have public access. The only new infrastructure needed to serve the pump station, outside the pump station itself, will be water pipes to connect it to the Bland Reservoir and to other water lines leading to the Rosemont Zone that. These are shown on the Proposed Site Plans on pages 113-114 of Exhibit PC-3. An easement is needed through properties to the north to the Weatherhill Road water line which leads eventually via other water lines to the Rosemont Zone. If this easement is not attained, the existing utility/access easement through the property to the south will be used to connect to the water line under Bland Circle. This would lead via other water lines to the Rosemont Zone. The criterion is met.

5. *The applicable requirements of the zone are met, except as modified by this chapter.*

FINDING NO. 7:
Consistency with the applicable requirements of the R-7 zone is described in findings 1-3. The criterion is met.

6. *The supplementary requirements set forth in Chapters 52 to 55, if applicable, are met.*

FINDING NO. 8:
See findings 12-42 pertaining to the requirements of Chapter 55. City signs are exempt from the requirements of Chapter 52 per Section 52.109(D). No public sidewalk uses are planned, so Chapter 53 is not applicable. See Finding 19 below regarding Chapter 54.

7. *The use will comply with the applicable policies of the Comprehensive Plan.*

FINDING NO. 9:
The application is consistent with the Comprehensive Plan and Tanner Basin Neighborhood Plan. (Tanner Basin is the former name of the Savanna Oaks neighborhood).

Tanner Basin Neighborhood Plan:

Goal 3: *Designate and Obtain Permanent Open Spaces for Native Habitat, Upper Woodland Habitat, Mature Trees and Access to Recreation.*

Goal 4: *Implement and enforce statewide Planning Goal 5 (Open Space, Scenic and Historic Resources, Natural Resources) resources and protections with special emphasis on upper woodlands habitat.*

West Linn Comprehensive Plan:

Goal 5-3: *Preserve trees in park lands, natural areas, and open space wherever possible.*

Policy 5-1: *Implement site design standards that prescribe how to place roadways and buildings to preserve trees.*

Policy 5-3: *Provide buffer areas around heritage trees, significant trees, and tree clusters to ensure their preservation.*

The City-owned site, in the upper areas of the city topographically, has woodland habitat areas and mature trees. The location of the pump station on site removes a few non-significant trees along the already-developed areas of the site while preserving the rest of the site.

Policy 8-3: *Encourage the use of alternative permeable materials for construction of parking areas to reduce stormwater runoff and improve water quality.*

The parking area will be gravel.

Goal 6-4-1: *Maintain and promote a quiet and healthful environment for the citizens of West Linn.*

Policy 6-4-1: *Require measures to adequately buffer residential developments and other noise-sensitive uses that are proposed to be located in noise congested areas.*

Policy 6-4-2: *Require development proposals that are expected to generate noise to incorporate landscaping and other techniques to reduce noise impacts to levels compatible with surrounding uses.*

Policy 6-4-3: *Require new commercial, industrial, and public facilities to be designed and landscaped to meet Department of Environmental Quality (DEQ) and City noise standards.*

The Sound Levels plan on Page 122 of Exhibit PC-3 shows that the station will not cause ambient noise to change off site except possible the rearmost 1-2 feet of the site to the south, which does not reach the existing house on that site and which is within the areas where setbacks would prevent development if that site was ever annexed to the City. The proposed arborvitae screening on the east and south of the proposed pump station, existing trees, and the existing reservoir structure will further mitigate impacts on surrounding properties.

Goal 7-1: *Protect life and property from flood, earthquake, other geological hazards, and terrorist threats or attacks.*

Policy 7-1: *Require development and associated alterations to the surrounding land to be directed away from hazardous areas.*

While there is one very small area on site that is a landslide hazard area per the Natural Hazards Mitigation Plan, the pump station is not proposed in this area. A geotechnical study addressing any such concerns about this development at this site will be required by the

Building Division as part of building permit review for the project. See Finding 22 below for further analysis of this aspect of the site.

> **Policy 9-5**: *Maintain public facilities (specifically right-of-way improvements in established commercial and industrial districts to promote economic activity).*

The pump station is proposed to alleviate a water supply deficiency in the Rosemont Pressure Zone, which includes the Cascade Summit Shopping Center and adjacent clinic building. Therefore the pump station helps to maintain the viability of existing water facilities in an established commercial area.

> **Policy 11-1**: *Establish, as the City's first priority, the maintenance of existing services and infrastructure in all areas within the existing City limits.*
>
> **Policy 11-5**: *Where appropriate monitor, coordinate with, and regulate the activities of the following, as they affect existing and future residents and businesses:*
>
> *a: Water supply*

The pump station is proposed to alleviate a water supply deficiency in the Rosemont Pressure Zone, which includes much existing water infrastructure that needs maintenance to an expected and acceptable level of water supply and pressure.

> **Policy 11-10**: *Assure all visible public facilities are constructed with attractive design and materials where appropriate.*

The pump station will be well-screened, but will also be a forest green color matching the existing reservoir on site and blend into the wooded landscape.

> **Goal 11-2-1**: *Provide municipal potable water service for public, commercial, and domestic uses within the city limits of West Linn.*
>
> **Policy 11-2-1**: *Establish the City's Water Master Plan, 1999, which is a supporting document of the Comprehensive Plan, as guide for the development of future water storage and distribution facilities. A list of the planned water system projects shall be included in the public facilities plan summary required under Public Facilities and Services General Action Item 1.*

As discussed in the Background section above, the proposal of the pump station to supplement the Rosemont Zone at this location is a direct fulfillment of an item in the City's 2008 Water Master Plan which states, in part, the following:

> Bland Intertie Supply to Rosemont: The storage and pumping analysis identified a deficiency in supply to the Rosemont pressure zone under future conditions. Construction of a third pump station to boost water from a lower pressure zone into the Rosemont pressure zone is recommended. Through discussions with City staff it was determined that the best location for this pump station is at the Bland Reservoir site. Siting the pump station at this location provides a geographical distribution of the supply to the Rosemont pressure zone, is a hydraulically suitable location with adequate suction supply to the pump station and is located relatively close (approximately one-half mile) from an existing 12-inch diameter transmission main in the Rosemont pressure zone.

This item reflects a need in the Rosemont Zone for adequate supply, which is part of the basic goal of providing water service and is one of the necessary projects to do so.

Staff finds that the application complies with the applicable goals and policies of the Comprehensive Plan and the Tanner Basin Neighborhood Plan, which is incorporated into the Comprehensive Plan as a specific plan for what is now known as the Savanna Oaks neighborhood. Also the project is compatible with the Water Master Plan as the project fulfills a specific item required in that plan.

B. An approved conditional use or enlargement or alteration of an existing conditional use shall be subject to the development review provisions set forth in Chapter 55.

FINDING NO. 10:
Major utilities are a conditional use in the R-7 zone. The proposal is for an additional, related major utility on a site that already has a major utility. Therefore the proposal alters a conditional use site by adding another conditional use facility of the same category. Class II Design Review approval is required, so compliance with the criteria of Chapter 55 in Section 55.100 is required. See findings 12-42 below.

C. The Planning Commission may impose conditions on its approval of a conditional use which it finds are necessary to assure the use is compatible with other uses in the vicinity. These conditions may include, but are not limited to, the following:

1. *Limiting the hours, days, place, and manner of operation.*
2. *Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust.*
3. *Requiring additional setback areas, lot area, or lot depth, or width.*
4. *Limiting the building height, size or lot coverage, or location on the site.*
5. *Designating the size, number, location and design of vehicle access points.*
6. *Requiring street right of way to be dedicated and the street to be improved including all steps necessary to address future street improvements identified in the adopted Transportation System Plan.*
7. *Requiring participation in making the intersection improvement or improvements identified in the Transportation System Plan when a traffic analysis (complied as an element of a condition use application for the property) indicates the application should contribute toward.*
8. *Requiring landscaping, screening, drainage, and surfacing of parking and loading areas.*
9. *Limiting the number, size, location, height, and lighting of signs.*
10. *Limiting or setting standards for the location and intensity of outdoor lighting.*
11. *Requiring berming, screening, or landscaping and the establishment of standards for their installation and maintenance.*
12. *Requiring and designating the size, height, location, and materials for fences.*

13. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.

FINDING NO. 11:
The location, screening, and fencing proposed by the applicant, along with the proposed conditions of approval regarding some of the above concerns and other aspects of the project, make the project compatible with the surrounding residential uses in the vicinity. While staff therefore does not find there is a need for additional conditions regarding the items listed in Section (C), the Planning Commission is free to add such conditions or modify proposed conditions if it finds that this is necessary to comply with the provisions of Section (C).

CHAPTER 55, DESIGN REVIEW

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II design review application.

A. The provisions of the following chapters shall be met:

1. Chapter 33 CDC, Stormwater Quality and Detention.

FINDING NO. 12:
Section 33.020 Applicability states, "This chapter applies to all new development and redevelopment sites, as required by the City's Public Works Design Standards, except one- and two-family dwellings that do not involve a land division." While it applies to most new non-residential buildings, the small size of this building (16 by 22 feet equals 352 square feet) does not trigger the need for storm water treatment and detention. If a new building, addition, and or new pavement make for 500 or more new square feet of impervious area, the Public Works Design Standard of requiring treatment (and detention, if appropriate) is triggered. The proposed building will be surrounded by new and existing gravel, so only 352 square feet of new impervious surface is proposed. Chapter 33 does not apply for this reason.

2. Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.

FINDING NO. 13:
To clarify from above, although the proposed building is small enough to be considered an accessory structure per the CDC, staff does not consider it to be an accessory structure as it performs a significant utility function that is more than incidental to the existing conditional use utility (reservoir) on site. Therefore Chapter 34 does not apply.

5. Chapter 42 CDC, Clear Vision Areas.

FINDING NO. 14:
Chapter 42 only regulates intersections of public right of ways with other public right of ways, and intersections of public right of ways with driveways. The site does not front a street, so clear vision is not an issue within the site. The proposal will not change the area where the access to this site and the adjoining property to the south intersects with the street. There are not sight-obscuring structures at the intersection of the driveway and the street, which is where Bland Circle also intersects with Tannler Drive across the street. The Bland-Tannler is a three-way stop, so vehicles on the public right of ways will already be stopped when other vehicles enter or exit the site's access easement.

6. *Chapter 44 CDC, Fences.*

FINDING NO. 15:
While the provisions of Chapter 44 limit fencing to 3 feet tall within front setback areas and 6 feet elsewhere, Subsection 55.100(J)(8) exempts security fences from these requirements and allows them to be up to 8 feet tall. The applicant proposes a 6-foot tall fence around the site. Per the applicant new fencing will not have razor wire on the top, unlike the existing fencing for the reservoir, and will therefore be more compatible with the residential neighborhood. This is allowed within all areas of the site including the front 20-foot setback area due to the provisions of 55.100(J)(8). See Finding 39 below regarding 55.100(J)(8).

7. *Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.*

Excerpted from Chapter 46:

46.100 PARKING REQUIREMENTS FOR UNLISTED USES

A. Upon application and payment of fees, the decision-making authority, as provided by CDC 99.060(B), may rule that a use not specifically listed in CDC 46.090 is a use similar to a listed use and that the same parking standards shall apply. The ruling on parking requirements shall be based on the requirements of Chapter 99 CDC and findings that:

1. The use is similar to and of the same general type as a listed use;

2. The use has similar intensity, density and off-site impacts as the listed use; and

3. The use has similar impacts on the community facilities as the listed use.

FINDING NO. 16:
Utilities and/or pump stations are not uses listed under Section 46.090, which lists the minimum parking requirements for most uses in the City. Nor is the pump station similar in use to other uses listed in 46.090. The site will be gated off to the public, and when it is served it would normally be served by one or two staff members at a time in one vehicle.

There is room to park more than one vehicle within the site. Therefore the parking needs are met.

8. *Chapter 48 CDC, Access, Egress and Circulation.*

Excerpted from Chapter 48:

48.030 MINIMUM VEHICULAR REQUIREMENTS FOR RESIDENTIAL USES

E. Access and/or service drives for multi-family dwellings shall be fully improved with hard surface pavement:

3. Minimum vertical clearance of 13 feet, six inches.

4. Appropriate turnaround facilities per Fire Chief's standards for emergency vehicles when the drive is over 150 feet long. Fire Department turnaround areas shall not exceed seven percent grade unless waived by the Fire Chief.

5. The grade shall not exceed 10 percent on average, with a maximum of 15 percent.

6. A minimum centerline turning radius of 45 feet for the curve.

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

A. Service drives for non-residential uses shall be fully improved with hard surface pavement:

1. With a minimum of 24-foot width when accommodating two-way traffic;

3. Meet the requirements of CDC 48.030(E)(3) through (6).

B. All non-residential uses shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property and designed according to CDC 48.030(A). In no case shall the design of the service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley.

D. Gated accessways to non-residential uses are prohibited unless required for public safety or security.

FINDING NO. 17:
The access, egress, and circulation on site meet all provisions of Chapter 48 except for the following:

- Subsection 48.040(A)(1) is not met as it requires two-way service driveways for non-residential uses to be 24 feet wide, whereas the site has a 15-foot-wide driveway through the neighboring property in a 20-foot-wide easement.
- Subsection 48.030(E)(4) which requires a turnaround of a certain size for emergency vehicles.
- Subsection 48.030(E)(5) which requires the maximum driveway grade be 15%.

The Site Analysis on Page 110 of Exhibit PC-3 shows that parts of the driveway leading down to Bland Circle are 16% to 25% grade. All three of these are existing non-conforming conditions at this site. The pump station proposal itself conforms to the CDC even if some existing conditions at the site do not, and even if some conditions of site's off-site access do not. Subsection 66.080(B)(1) states that if the alteration of a non-conforming structure (or, as implied, a non-conforming site) meets the provisions of the code, it is permitted. Therefore the criteria of Chapter 48 are met for the proposal of the pump station itself, and an authorization to enlarge/alter a Non-Conforming Structure is not needed. Also, the letter from Tualatin Valley Fire and Rescue on pages 103-104 of Exhibit PC-3 indicates that the site is exempt from further improvements to fire access. The site will be gated for security as it is a utility.

9. Chapter 52 CDC, Signs.

FINDING NO. 18:
The applicant plans for signage to eventually be on the proposed fencing at the proposed gate to the site. City signs are exempt from the provisions of Chapter 52 per Section 52.109(D).

10. Chapter 54 CDC, Landscaping.

Excerpted from Section 54.020(E):

E. Landscaping – By type, location and amount.

2. Non-residential uses. A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.

3. All uses (residential uses (non-single-family) and non-residential uses):

a. The landscaping shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area. There shall be one shade tree planted for every eight parking spaces. These trees shall be evenly distributed throughout the parking lot to provide shade. Parking lots with over 20 spaces shall have a minimum 10 percent of the interior of the parking lot devoted to landscaping. Pedestrian walkways in the landscaped areas are not to be counted in the percentage. The perimeter landscaping, explained in subsection (E)(3)(d) of this section, shall not be included in the 10 percent figure. Parking lots with 10 to 20 spaces shall have a minimum five percent of the interior of the parking lot devoted to landscaping. The perimeter landscaping, as explained above, shall not be included in the five

percent. Parking lots with fewer than 10 spaces shall have the standard perimeter landscaping and at least two shade trees. Non-residential parking areas paved with a permeable parking surface may reduce the required minimum interior landscaping by one-third for the area with the permeable parking surface only.

b. The landscaped areas shall not have a width of less than five feet.

d. A parking, loading, or service area which abuts a street shall be set back from the right-of-way line by perimeter landscaping in the form of a landscaped strip at least 10 feet in width. When a parking, loading, or service area or driveway is contiguous to an adjoining parcel, there shall be an intervening five-foot-wide landscape strip. The landscaped area shall contain:

1) Street trees spaced as appropriate to the species, not to exceed 50 feet apart on the average;
2) Shrubs, not to reach a height greater than three feet, six inches, spaced no more than five feet apart on the average; or
3) Vegetative ground cover such as grass, wildflowers, or other landscape material to cover 100 percent of the exposed ground within two growing seasons. No bark mulch shall be allowed except under the canopy of low level shrubs.

f. A parking, loading, or service area which abuts a property line shall be separated from the property line by a landscaped area at least five feet in width and which shall act as a screen and noise buffer, and the adequacy of the screen and buffer shall be determined by the criteria set forth in CDC 55.100(C) and (D), except where shared parking is approved under CDC 46.050.

i. Outdoor storage areas, service areas (loading docks, refuse deposits, and delivery areas), and above-ground utility facilities shall be buffered and screened to obscure their view from adjoining properties and to reduce noise levels to acceptable levels at the property line. The adequacy of the buffer and screening shall be determined by the criteria set forth in CDC 55.100(C)(1).

FINDING NO. 19:

Landscaping for the site will remain well above the 20% minimum for non-residential sites as provided by Subsection 54.020(E)(2). There will be a gravel area to the south of the pump station that could be used as a new parking space, and the applicant (on Page 63 of Exhibit PC-3 under their response to Chapter 46) mentions one parking space to be north of the building as well. Subsection 54.020(E)(3)(a) requires one shade tree to be planted for every 8 new spaces. Therefore, rounding up, Condition of Approval 2 requires a shade tree to be planted next to one of these spaces. The location and species of the tree will be required by Condition of Approval 2 to be approved by the City Arborist. The landscape strip south of the new gravel area, up against the property to the south, will be more than 5 feet wide. Screening in the form of arborvitae is proposed for the edge of the gravel areas to the east and south of the building, against the properties to the south and east. The criteria of Chapter 54 are met upon the implementation of Condition of Approval 2.

B. *Relationship to the natural and physical environment.*

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction.

2. All heritage trees, as defined in the municipal code, all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist's findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.

a. Non-residential and residential projects on Type I and II lands shall protect all heritage trees and all significant trees and tree clusters by either the dedication of these areas or establishing tree conservation easements. Development of Type I and II lands shall require the careful layout of streets, driveways, building pads, lots, and utilities to avoid heritage trees and significant trees and tree clusters, and other natural resources pursuant to this code. The method for delineating the protected trees or tree clusters ("dripline + 10 feet") is explained in subsection (B)(2)(b) of this section. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply.

b. Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the area to protect trees and tree clusters that are determined to be significant, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees, either by dedication or easement. The exact percentage is determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this "dripline plus 10 feet" measurement shall be the basis for calculating the percentage (see figure below). The City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters, the developer shall not be required to save the excess trees, but is encouraged to do so.

d. For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.

FINDING NO. 20:
There are no heritage trees on site. The trees proposed to be removed for the pump station footprint are not significant, per the City Arborist. All significant trees on site will be preserved. No dedication is necessary as this is already a City-owned site. The location of the pump station does not preclude possible densification of the site for other uses in the future, so (d) is met as well as the other criteria above.

3. The topography and natural drainage shall be preserved to the greatest degree possible.

FINDING NO. 21:
The existing topography and natural drainage slope gently to the south and west and will continue to do so after the installation of the proposed pump station building. The small building is proposed for a relatively flat area of the site. The criterion is met.

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

FINDING NO. 22:
The most updated material related to the subject matter addressed by this criterion is in the City's Natural Hazards Mitigation Plan. Map 16, Potential Landslides, in this plan shows the Oregon Department of Geology and Mineral Information (DOGAMI) potential landslide areas, none of which are on this site. Map 17 Landslide Vulnerability Analysis shows landslide hazard areas in the City. One very small landslide hazard area overlaps the border between this site and the parcel to the east. An enlarged excerpt from this map below shows this area in pink. The arrow on the map shows where the northeast corner of the proposed pump station building would be. This is a very small landslide hazard area on a slope that is not steep, and the small building is proposed approximately 8 feet west of it. Because the building is not proposed within the hazard area and because staff does not see a potential for danger in being very close to this small area, staff finds the criterion is met. Also, at building permit stage the Building Division will require a geotechnical study to show that it is safe to build the pump station facilities at this location.

Excerpt of Map 17, Landslide Vulnerability Analysis, Page 52, West Linn Natural Hazards Mitigation Plan. Light pink represents landslide vulnerability areas. The darker pink dot identifies the site. The arrow points to where the northeast corner of the proposed structure will be located. The very small landslide area overlapping the site boundary starts approximately 8 feet east of where the structure is proposed.

Approximate area of small landslide hazard area that overlaps with site (pink area on above map)

5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

FINDING NO. 23:
The proposed pump station building will be approximately 75 feet from the existing reservoir structure. The proposed pump station building will be approximately 100 feet from the nearest off-site building (the house on the property to the south). The criterion is met.

6. Architecture.

a. The predominant architecture of West Linn identified in the West Linn vision process was contemporary vernacular residential designs emphasizing natural materials: wood with brick and stone detail. Colors are subdued earth tones: greys, brown, off-whites, slate, and greens. Pitched roofs with overhanging eaves, decks, and details like generous multi-light windows with oversized trim are common. Also in evidence are the 1890s Queen Anne style homes of the Willamette neighborhood. Neo-traditional homes of the newer subdivisions feature large front porches with detailed porch supports, dormers, bracketed overhanging eaves, and rear parking for cars. Many of these design elements have already been incorporated in commercial and office architecture.

b. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing, materials and colors of surrounding buildings in the proposed structure.

FINDING NO. 24:
The pump station building will be forest green, matching the color of the existing reservoir on site as seen in the below photo. It will have a pitched roof and overhanging eaves as seen on the applicant's Building Elevations page, Page 115 of Exhibit PC-3. The building is one story and approximately 14.5 feet high and 16 by 22 feet in size. It is not an oversized scale for a residential area. No windows are proposed, but this is a building for a utility not open to the public. The walls will be concrete, as this is a utility building.

Existing reservoir on site. The proposed pump station building would have the same color.

c. While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that "step down" or "step up" from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.

FINDING NO. 25:
The proposed building is small and one-story, so transitioning in terms of bulk is not necessary. If anything, the pump station building would act as a new transition between the reservoir to the north and the residences to the south. The building will be heavily screened from views from nearby residential land.

d. Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.

FINDING NO. 26:
The pump station is small in scale and will match the existing reservoir in color. It will be screened from existing residences nearby. The criterion is met.

e. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.

The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the "height and width" ratio referenced in this section.

g. Variations in depth and roof line are encouraged for all elevations. To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

h. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.

FINDING NO. 27:
This is a one-story 16 by 22 foot building which will be heavily screened by vegetation, so it does not need to further comply with the aesthetic prescriptions that these criterion provide for larger buildings that have enough mass to affect solar access on other properties. The size of the building itself is inherently "human scale", and the building is on a site that does not border a sidewalk or any other public right-of-way. The building will have skylights to provide light on the inside for when workers are servicing, maintaining, or otherwise dealing with the equipment.

7. Transportation Planning Rule (TPR) compliance. The automobile shall be shifted from a dominant role, relative to other modes of transportation, by the following means:

d. Accessways, parking lots, and internal driveways shall accommodate pedestrian circulation and access by specially textured, colored, or clearly defined footpaths at least six feet wide. Paths shall be eight feet wide when abutting parking areas or travel lanes. Paths shall be separated from parking or travel lanes by either landscaping, planters, curbs, bollards, or raised surfaces. Sidewalks in front of storefronts on the arterials and main store entrances on the arterials identified in CDC 85.200(A)(3) shall be 12 feet wide to accommodate pedestrians, sidewalk sales, sidewalk cafes, etc. Sidewalks in front of storefronts and main store entrances in commercial/OBC zone development on local streets and collectors shall be eight feet wide.

e. Paths shall provide direct routes that pedestrians will use between buildings, adjacent rights-of-way, and adjacent commercial developments. They shall be clearly identified. They shall be laid out to attract use and to discourage people from cutting through parking lots and impacting environmentally sensitive areas.

FINDING NO. 28:
While the site can be expected to have occasional utility workers walking among the reservoir, the pump station, and their parked vehicles, there is not a need to meet these criteria in that the site will only be open to utility workers and not the public.

f. At least one entrance to the building shall be on the main street, or as close as possible to the main street. The entrance shall be designed to identify itself as a main point of ingress/egress.

FINDING NO. 29:
The site does not front a street. It is a utility and will be fenced per the applicant's proposal to surround the site with 6-foot fencing. The entrance to the pump station building does face the gravel driveway leading to the street, however. The criterion is met.

h. Projects shall bring at least part of the project adjacent to or near the main street right-of-way in order to enhance the height-to-width ratio along that particular street. (The "height-to-width ratio" is an architectural term that emphasizes height or vertical dimension of buildings adjacent to streets. The higher and closer the building is, and the narrower the width of the street, the more attractive and intimate the streetscape becomes.) For every one foot in street width, the adjacent building ideally should be one to two feet higher. This ratio is considered ideal in framing and defining the streetscape.

FINDING NO. 30:
The site does not front a street, but proposed pump station building will be 22 feet from the front of the site, just 2 feet beyond the minimum 20 foot setback. The criterion is met as much as it can apply to a proposal on this site.

i. These architectural standards shall apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional

requirements, cannot readily be configured to meet these architectural standards. However, attempts shall be made to make the design sympathetic to surrounding properties by landscaping, setbacks, buffers, and all reasonable architectural means.

FINDING NO. 31:
The pump station will be screened with arborvitae in the directions it would otherwise be visible from off-site. The site does not border a street so its architecture does not affect the pedestrian-friendliness, bicycle-friendliness, or architectural atmosphere of the surrounding streets. The small proposed pump station building, as discussed in findings 24-27 regarding architecture above, appropriately meets architectural criteria and keeps a low profile visually in the neighborhood.

C. *Compatibility between adjoining uses, buffering, and screening.*

1. In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.

b. The size of the buffer required to achieve the purpose in terms of width and height.

c. The direction(s) from which buffering is needed.

d. The required density of the buffering.

e. Whether the viewer is stationary or mobile.

2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

a. What needs to be screened?

b. The direction from which it is needed.

c. How dense the screen needs to be.

d. Whether the viewer is stationary or mobile.

e. Whether the screening needs to be year-round.

3. Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.

FINDING NO. 32:
The pump station proposed is a small one-story building. However as a windowless utility building on a site surrounded by residential uses, screening is appropriate. The pump station will be barely visible if at all from the residential uses to the west and northwest. This is due to the multitude of trees located in the central and western areas of the site and on the next site to the west. Also, the reservoir is located directly north of the proposed pump station footprint, as are some other trees on site. The entire site will be fenced with a 6-foot perimeter cyclone fence as part of what is proposed in this application. The new fencing will not have razor wire atop the chain link, unlike the current fencing around the reservoir. Additionally, two rows of arbor vitae will be planted to better screen the pump station building from residential areas to the south and east. This will include an approximately 45-foot-long row (starting west from the gate) of arborvitae along the south edge of the site, and an approximately 90-foot long row starting north of the gate) of arborvitae along the east edge of the site. Since the arborvitae are a more attractive entity to view than the adjacent proposed fencing, Condition of Approval 6 requires that the fencing be behind the arborvitae in the areas where the arborvitae is proposed. The criteria are met.

D. Privacy and noise.

3. Structures or on-site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in subsection C of this section where applicable.

4. Businesses or activities that can reasonably be expected to generate noise in excess of the noise standards contained in West Linn Municipal Code Section 5.487 shall undertake and submit appropriate noise studies and mitigate as necessary to comply with the code. (See CDC 55.110(B)(11) and 55.120(M).)

If the decision-making authority reasonably believes a proposed use may generate noise exceeding the standards specified in the municipal code, then the authority may require the applicant to supply professional noise studies from time to time during the user's first year of operation to monitor compliance with City standards and permit requirements.

FINDING NO. 33:
The Sound Levels plan on Page 122 of Exhibit PC-3 shows that the station will not cause ambient noise to change off-site, except possible the rearmost 1-2 feet of the site to the south, which does not overlap with the existing house on that site and which is within the development setbacks for the zone. Lighting will be directed downward and the proposed arborvitae screening will further help screen this from surrounding properties. Pump station lighting will not be on at all hours. The highest possible sound level the proposal would cause off-site would be 55 decibels when two pumps are running. There is no language in the CDC or the West Linn Municipal Code prohibiting projects from causing this noise level on the edges of nearby properties. The criteria are met.

G. Demarcation of public, semi-public, and private spaces. The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:

1. *A deck, patio, fence, low wall, hedge, or draping vine;*
2. *A trellis or arbor;*
3. *A change in level;*
4. *A change in the texture of the path material;*
5. *Sign; or*
6. *Landscaping.*

Use of gates to demarcate the boundary between a public street and a private access driveway is prohibited.

FINDING NO. 34:
The site is a major utility site. It is publicly owned, but is not in an area usable to the public. Access is meant only for staff maintenance and operation of the utilities. The site does not front a street but has access through a private residential property to the south via an easement. The applicant proposes 6-foot fencing and a 12 foot gate. Proposed Condition of Approval 3 requires the gate to be only 8 feet tall as utility fences are limited to 8 feet tall per Subsection 55.100(J)(8) below. This gate does not demarcate a boundary between a public street and a private access driveway; it instead demarcates the boundary between an easement on private property and a publicly-owned limited-access utility site. The fence and gate appropriately demarcate the space per the above criteria upon the implementation of Condition of Approval 3.

I. Public facilities. An application may only be approved if adequate public facilities will be available to provide service to the property prior to occupancy.

2. Drainage. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine off-site impacts from a 25-year storm. The City Engineer shall adjust storm drainage facilities for applications which contain permeable parking surfaces based upon a quantitative analysis of the increased water retention and water quality characteristics of the permeable parking surface. Catch basins shall be installed and connected to pipelines leading to storm sewers or drainageways. All plans will then be reviewed by the City Engineer.

FINDING NO. 35:
Less than 500 new square feet of impervious surface will be added as the pump station building, combined with its pervious pavement area at the entrance, will be 462 square feet in size. 500 new square feet of impervious surface are needed to require stormwater treatment and detention improvements per Public Works standards for any new

development. There will be no new impervious pavement added besides the strip along the east side entrance to the building, and the pump station's impervious footprint will be surrounded by gravel to mitigate runoff effects. Parking for Public Works vehicles will be in the existing and new gravel in this part of the site. The criterion is met.

3. Municipal water. A registered civil engineer shall prepare a plan for the provision of water which demonstrates to the City Engineer's satisfaction the availability of sufficient volume, capacity, and pressure to serve the proposed development's domestic, commercial, and industrial fire flows. All plans will then be reviewed by the City Engineer.

FINDING NO. 36:
The City's Public Works Engineering Division is the applicant, and the application has been prepared by an engineering consulting firm. No water infrastructure is needed to serve the pump station in terms of water usage at the station, and the application proposes the appropriate infrastructure to be included with the station to fulfill its purpose of aiding the Rosemont Pressure Zone further north in the City. As explained in Finding 6 above, an easement is needed for the proposed water line to connect to the line in Weatherhill Road, and if that is not able to be acquired by Public Works, the alternative is to connect through the existing utility and access easement south to the water line in Bland Circle. The criterion is met.

4. Sanitary sewers. A registered civil engineer shall prepare a sewerage collection system plan which demonstrates sufficient on-site capacity to serve the proposed development. The City Engineer shall determine whether the existing City system has sufficient capacity to serve the development.

FINDING NO. 37:
There is currently no sanitary sewer on site. The only sanitary sewer proposed on site as part of the project is for the purpose of removing any water, should water collect due to leakage or testing from the pump station. This would be drained via a floor drain, with a four-inch drain line linking to the line under Bland Circle and Tannler Drive downhill. The applicant proposes this drain between the site and Bland Circle to be within the westernmost 7.5 feet of the adjoining property to the east at 23150 Bland Circle. This is a property that is also R-7 and is large enough to be divided as a subdivision in the future. The applicant is working with the owner of 23150 Bland Circle to secure an easement to contain this drain; its location within the westernmost 7.5 feet of the property will ensure that R-7 side setbacks can be implemented with any new development on the property in the future. Proposed Condition of Approval 5 requires this easement to be recorded before the pump station project undergoes final inspection.

J. Crime prevention and safety/defensible space.

1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.
2. Interior laundry and service areas shall be located in a way that they can be observed by others.

4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.

5. Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.

6. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.

7. Lines of sight shall be reasonably established so that the development site is visible to police and residents.

FINDING NO. 38:
The site is proposed to be fully fenced and gated as part of this project. Therefore the site itself should not be vulnerable to crime on site regardless of the lighting on site. As a utility building not open to the public, there are no windows (except skylights) or interior service areas. The newly developed areas of the site will be screened well from surrounding residents, but this is reasonable per Subsection (7) above since there will not be public access. Lighting will be directed downward and the proposed arbor vitae screening will further help screen this from surrounding properties. Pump station lighting will not be on at all hours.

8. Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location.

FINDING NO. 39:
A 6-foot-tall fence is proposed to surround the site as a utility security fence. The gate is proposed on the site plans (see pages 113-114 of Exhibit PC-3) to be 12 feet tall. Proposed Condition of Approval 3 requires the gate to be 8 feet tall or less to comply with this criterion.

K. Provisions for persons with disabilities.

1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

FINDING NO. 40:
The building will be one story. There are not other buildings on site that have interiors, as the other structure on site is the existing reservoir. There are no stairs, only a driveway, between the site and Bland Circle. There is no transit service in the area. The site will not be open to the public. The Building Division ensures that any legally required ADA compliance will occur in order for the building permit to be approved.

L. Signs.

1. Based on considerations of crime prevention and the needs of emergency vehicles, a system of signs for identifying the location of each residential unit, store, or industry shall be established.
2. The signs, graphics, and letter styles shall be designed to be compatible with surrounding development, to contribute to a sense of project identity, or, when appropriate, to reflect a sense of the history of the area and the architectural style.
3. The sign graphics and letter styles shall announce, inform, and designate particular areas or uses as simply and clearly as possible.
4. The signs shall not obscure vehicle driver's sight distance.
5. Signs indicating future use shall be installed on land dedicated for public facilities (e.g., parks, water reservoir, fire halls, etc.).
6. Signs and appropriate traffic control devices and markings shall be installed or painted in the driveway and parking lot areas to identify bicycle and pedestrian routes.

FINDING NO. 41:
There are no residential units, stores, or industries on site. The only signage will be on the gate, so no signs will obscure drivers' clear vision area where streets intersect or where the driveway intersects with the street. There are not necessarily future uses beyond the reservoir and pump station planned. There are not bicycle and pedestrian routes on site as the site is not open to the public. Therefore staff finds that subsections 1 and 4-6 above are met.

Regarding subsections (2) and (3) above, while City property signage is exempt from sign permits and from the provisions of Chapter 52 Signs, the above criteria do apply. Therefore Proposed Condition of Approval 4 requires the applicant to use the Parks and Recreation Department's standard material and colors for the sign, so it is compatible with these two subsections regarding neighborhood compatibility and clarity.

M. Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground, as practical. The design standards of Tables 1 and 2 above, and of subsection 5.487 of the West Linn Municipal Code relative to existing high ambient noise levels shall apply to this section.

FINDING NO. 42:
The site does not front on a street, so new street lights are not proposed. There will be no need for television or other utilities that pertain to buildings that will be occupied by

businesses or residents. The applicant proposes the electrical conduit, including the vault, between the site and Bland Circle to be within the westernmost 7.5 feet of the adjoining property to the east at 23150 Bland Circle. This is a property that is also R-7 and is large enough to be divided as a subdivision in the future. The applicant is working with the owner of 23150 Bland Circle to secure an easement to contain this electrical conduit and to contain the sanitary sewer drain discussed in Finding No. 37 above. These utilities' location within the westernmost 7.5 feet of the 23150 property will ensure that R-7 side setbacks can be implemented with any new development on that property in the future. Condition of Approval 5 requires this easement or an alternative easement to be recorded before the pump station project undergoes final inspection.

EXHIBITS PC-1 AND PC-2

AFFIDAVIT AND NOTICE MAILING PACKET AND COMPLETENESS LETTER

FILE NO.: CUP-12-01/DR-12-03

REQUEST: CONDITIONAL USE AND CLASS II DESIGN REVIEW APPROVAL FOR NEW WATER PUMP STATION AT EXISTING BLAND RESERVOIR SITE AT 23120 BLAND CIRCLE

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL
File No. CUP-12-01 / DR-12-03 Applicant's Name CWL - Engineering
Development Name BLAND RESERVOIR
Scheduled Meeting/ Decision Date 4/4/12

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. **(check below)**

TYPE A ✓

A.	The applicant (date) 3-14-12	(signed)	S. Shroyer
B.	Affected property owners (date) 3-14-12	(signed)	S. Shroyer
C.	School District/Board (date)	(signed)	
D.	Other affected gov't. agencies (date) 3-14-12	(signed)	S. Shroyer
E.	Affected neighborhood assns. (date) 3-14-12 (ALL)	(signed)	S. Shroyer
F.	All parties to an appeal or review (date)	(signed)	

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 3/22/12 (signed) S. Shroyer
City's website (posted date) 3-14-12 (signed) S. Shroyer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 3/15/12 (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. **(check below)**

TYPE B _____

A.	The applicant (date)	(signed)	
B.	Affected property owners (date)	(signed)	
C.	School District/Board (date)	(signed)	
D.	Other affected gov't. agencies (date)	(signed)	
E.	Affected neighborhood assns. (date)	(signed)	

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: (signed)

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) (signed)

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) (signed)

p:\devrvw\forms\affidvt of notice-land use (9/09)

CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-12-01/DR-12-03

The West Linn Planning Commission is scheduled to hold a public hearing, on Wednesday April 4, 2012, **starting at 7:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Conditional Use and Class II Design Review for a City of West Linn water pump station at the site of the existing Bland Reservoir at 23120 Bland Circle.

Conditional Use criteria are found in Chapter 60 of the CDC. Criteria for Design Review are found in Chapter 55. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site 23120 Bland Circle. (Tax Lot 504 of Clackamas County Assessor's Map 2-1E-35B) and/or as required by Chapter 99 of the West Linn Community Development Code. See the attached 500-foot radius map.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at http://westlinnoregon.gov/planning/23120-bland-circle-installation-new-booster-pump-station-city-west-linn, or copies can be obtained for a minimal charge per page. At least ten days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Tom Soppe, Associate Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, tsoppe@westlinnoregon.gov, or 503-742-8660.

The hearing will be conducted in accordance with the rules of Section 99.170 of the Community Development Code, adopted December 14, 1987, Ordinance 1129. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, or close the public hearing and take action on the application. If a person submits evidence in support of the application, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing. Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

SHAUNA SHROYER
Planning Administrative Assistant

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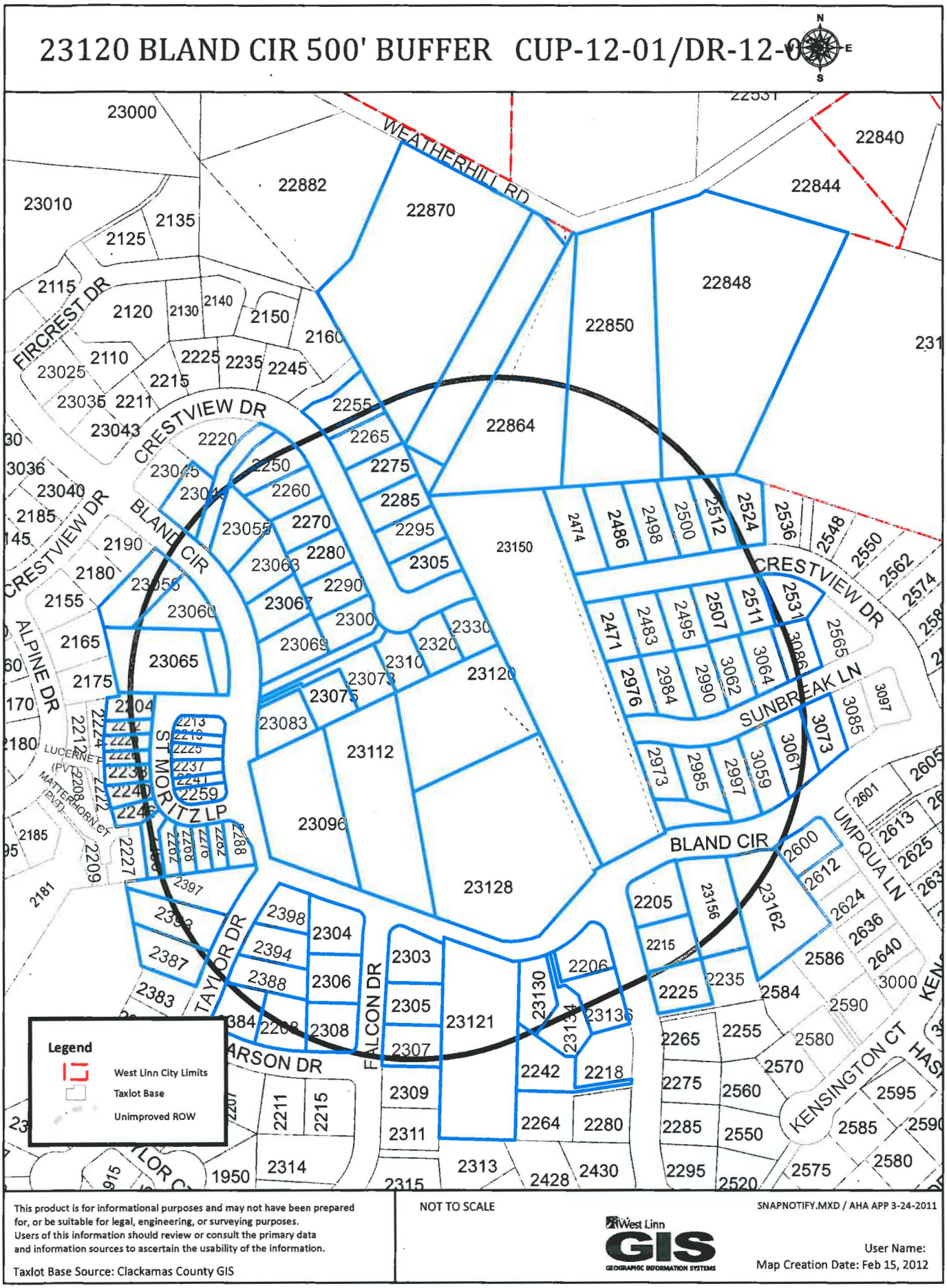
23120 BLAND CIR 500' BUFFER CUP-12-01/DR-12-0
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CRESTVIEW DR
BLAND CIR
ALPINE DR
SUNBREAK LN
ST MORITZ LP
LUCERNE PL (PVT)
MATTERHORN CT (PVT)
TAYLOR DR
FALCON DR
ARSON DR
UMPQUA LN
KENSINGTON CT
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Legend
West Linn City Limits
Taxlot Base
Unimproved ROW
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.
Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.
Taxlot Base Source: Clackamas County GIS
NOT TO SCALE
SNAPNOTIFY.MXD / AHA APP 3-24-2011
West Linn GIS GEOGRAPHIC INFORMATION SYSTEMS
User Name:
Map Creation Date: Feb 15, 2012

DEVRIES JOHN C TRUSTEE
22850 S WEATHERHILL RD
WEST LINN, OR 97068

WEI LI & LI LI
22864 S WEATHERHILL RD
WEST LINN, OR 97068

OMLOR JOHN J & RACHEL
23150 BLAND CIR
WEST LINN, OR 97068

BIALAS FAMILY TRUST
3059 SUNBREAK LN
WEST LINN, OR 97068

TALAGA JENNIFER J & RONALD F JR
3061 SUNBREAK LN
WEST LINN, OR 97068

JACKSON RONALD A & L M DONOHUE
3073 SUNBREAK LN
WEST LINN, OR 97068

WOODWORTH KENDALL & KELLI
2524 CRESTVIEW DR
WEST LINN, OR 97068

HAWK CHRISTOPHER E & KARIN S
2512 CRESTVIEW DR
WEST LINN, OR 97068

PAKULA JENNIFER L & SCOT GELFAND
2500 CRESTVIEW DR
WEST LINN, OR 97068

ROETHE DAVID & SUSAN
2507 CRESTVIEW DR
WEST LINN, OR 97068

SWANSON W ERIK
2511 CRESTVIEW DR
WEST LINN, OR 97068

MOORE MICHAEL L & JESSICA
2531 CRESTVIEW DR
WEST LINN, OR 97068

CARR JOHN T & HEIDI A
3086 SUNBREAK LN
WEST LINN, OR 97068

BARNETT JEFFREY C & TRACEY B
3064 SUNBREAK LN
WEST LINN, OR 97068

SPELLMAN KEVIN M & JULIA R
3062 SUNBREAK LN
WEST LINN, OR 97068

BROSSMAN ROBERT K & BEVERLY J
2997 SUNBREAK LN
WEST LINN, OR 97068

FEWELL JASON M & JULIE K
2985 SUNBREAK LN
WEST LINN, OR 97068

JACOBY JAMES M & MEGAN S
2973 SUNBREAK LN
WEST LINN, OR 97068

ARNONE JOSEPH & LISA M
2990 SUNBREAK LN
WEST LINN, OR 97068

WILSON GARY CARLOS & DEBORAH JOYCE
2984 SUNBREAK LN
WEST LINN, OR 97068

EGLAND ERIC G
2976 SUNBREAK LN
WEST LINN, OR 97068

BOSSAERT PIERRE G
2471 CRESTVIEW DR
WEST LINN, OR 97068

CRAWFORD STEVE P & ANN E
2483 CRESTVIEW DR
WEST LINN, OR 97068

NANCE DANIEL J & HEATHYR
2495 CRESTVIEW DR
WEST LINN, OR 97068

CONLIN ROBERT S & CINDY S
2498 CRESTVIEW DR
WEST LINN, OR 97068

PARKER CHARLES H & THERESA A
2486 CRESTVIEW DR
WEST LINN, OR 97068

BRIGGS C C & C J VAUGHN-BRIGGS
2474 CRESTVIEW DR
WEST LINN, OR 97068

CITY OF WEST LINN
22500 SALAMO RD #600
WEST LINN, OR 97068

VAN HORN REBECCA M TRUSTEE
2225 TANNLER DR
WEST LINN, OR 97068

VERSOZA FLORENTINO B & COLLETTE R
2215 TANNLER DR
WEST LINN, OR 97068

MORALES VINCENT P
2205 TANNLER DR
WEST LINN, OR 97068

REAMS RONALD JOSEPH CO-TRUSTEE
2600 UMPQUA LN
WEST LINN, OR 97068

MOE RANDY
23162 BLAND CIR
WEST LINN, OR 97068

CHAN JOSEPH L
2555 REMINGTON DR
WEST LINN, OR 97068

DEAN DAVID E & DIANA E
22870 S WEATHERHILL RD
WEST LINN, OR 97068

COPPEDGE JOHNNY N & LAURIE A
23128 BLAND CIR
WEST LINN, OR 97068

PATELZICK DANA L & ROSALEE
23096 BLAND CIR
WEST LINN, OR 97068

LANDAU DAVID & NICOLLE R
23065 BLAND CIR
WEST LINN, OR 97068

ROGOWAY RICHARD S
PO BOX 1744
CLACKAMAS, OR 97015

ADAMSON MELBA
2219 ST MORITZ LOOP
WEST LINN, OR 97068

ARIANA ANAHITA
2225 ST MORITZ LOOP
WEST LINN, OR 97068

HAGERTY JOELLEN M TRUSTEE
2237 ST MORITZ LOOP
WEST LINN, OR 97068

LINDSEY DARLA D
2241 ST MORITZ LOOP
WEST LINN, OR 97068

LATHAM JAMES D JR & LINDA
2259 ST MORITZ LOOP
WEST LINN, OR 97068

PATRICK VICKI
2288 ST MORITZ LOOP
WEST LINN, OR 97068

MOORE GREGORY
64367 E IDLEWIND
TUCSON, AZ 85739

HAWK RONALD
2276 ST MORITZ LOOP
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JACKSON B PAUL & MARY K
333 S STATE ST STE V
LAKE OSWEGO, OR 97034

JORGENSEN TERI P
2262 ST MORITZ LOOP
WEST LINN, OR 97068

JETTON JEFFREY
16697 MAPLE CIR
LAKE OSWEGO, OR 97034

LYONS MARK E & CRISTINE DOBLER
2246 ST MORITZ LOOP
WEST LINN, OR 97068

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1132 SW 19TH AVE #106
PORTLAND, OR 97205

CRAMPTON WILLIAM S & BARBARA W
2238 ST MORITZ LOOP
WEST LINN, OR 97068

DEPAOLA JEFFREY M & CONNIE J
2226 ST MORITZ LOOP
WEST LINN, OR 97068

NEWTON SARA J
2220 ST MORITZ LOOP
WEST LINN, OR 97068

UMBRAS JOHN C & JANET L
2212 ST MORITZ LOOP
WEST LINN, OR 97068

TUININGA WILLIAM D TRUSTEE
2204 ST MORITZ LOOP
WEST LINN, OR 97068

KLING DANIEL & JENNIFER A
23056 BLAND CIR
WEST LINN, OR 97068

HEMMADY JAY S & JANICE E POTTS
23060 BLAND CIR
WEST LINN, OR 97068

ROWER JEREMY A
2255 CRESTVIEW DR
WEST LINN, OR 97068

KARR DARREN & LESLIE
2265 CRESTVIEW DR
WEST LINN, OR 97068

QUESNEL DAVID A & SANDRA R
2275 CRESTVIEW DR
WEST LINN, OR 97068

BLISS PATRICK D & ALISA C
2285 CRESTVIEW DR
WEST LINN, OR 97068

BUTLER JAMES
2295 CRESTVIEW DR
WEST LINN, OR 97068

MATHEWS CHARLES W III & ROBERTA R
2305 CRESTVIEW DR
WEST LINN, OR 97068

RADCLIFFE WADE & MARAYA DELINE
2300 CRESTVIEW DR
WEST LINN, OR 97068

BELL BRIAN N
2290 CRESTVIEW DR
WEST LINN, OR 97068

GHORBANI-ELIZEH EDISON & TAMARA J
2280 CRESTVIEW DR
WEST LINN, OR 97068

RAMASWAMY VALERIE S
2270 CRESTVIEW DR
WEST LINN, OR 97068

XAVIER ANTONIO L
2260 CRESTVIEW DR
WEST LINN, OR 97068

CHAN JOHN H TRUSTEE
2250 CRESTVIEW DR
WEST LINN, OR 97068

MREEN RICHARD
23049 BLAND CIR
WEST LINN, OR 97068

HUOT CORY L & JODI L
23055 BLAND CIR
WEST LINN, OR 97068

MEAGHER JAMES P & JENNIFER L
23063 BLAND CIR
WEST LINN, OR 97068

BHATIA VEENA & MICHAEL E POSEY
71 VIEW ST
LOS ALTOS, CA 94022

BRUUN LORENTZ S & ALISON F
23069 BLAND CIR
WEST LINN, OR 97068

GRIFFITH TERRY L & SANDRA J
23083 BLAND CIR
WEST LINN, OR 97068

HILLSON ANN M
23073 BLAND CIR
WEST LINN, OR 97068

PENDERGRAFT TROY ALLEN & ERIN K
23073 BLAND CIR
WEST LINN, OR 97068

KALKOFEN DONALD AUGUST &
DEEANNA R
2310 CRESTVIEW DR
WEST LINN, OR 97068

KAYKEL INVESTMENTS LLC
15375 NW WEST UNION RD
PORTLAND, OR 97229

GARCIA GREGORY P & JULIE S YU
2397 TAYLOR DR
WEST LINN, OR 97068

NOPSON STEPHEN D & ROBERTA
2393 TAYLOR DR
WEST LINN, OR 97068

SUMMERS STEVEN P
2387 TAYLOR DR
WEST LINN, OR 97068

FORRESTER JACKIE L & KAREN J
2208 CARSON DR
WEST LINN, OR 97068

GLAUNERT PAUL
2350 FALCON DR
WEST LINN, OR 97068

PYLE ALISON
17550 SE ROYER RD
DAMASCUS, OR 97089

TORRES SAMUEL E
2394 TAYLOR DR
WEST LINN, OR 97068

STROBBE JASON
2398 TAYLOR DR
WEST LINN, OR 97068

DEVAULT MARILYN
23121 BLAND CIR
WEST LINN, OR 97068

KARL FREDERICK T & BRIE G
23130 BLAND CIR
WEST LINN, OR 97068

SCHWARZ EDWARD W JR
2206 TANNLER DR
WEST LINN, OR 97068

LI MING & GUOLING ZHANG
23136 BLAND CIR
WEST LINN, OR 97068

CANARY BONNI C
286 SW FOREST COVE RD
WEST LINN, OR 97068

SALEH MOHAMMAD Y TRUSTEE
2242 TANNLER DR
WEST LINN, OR 97068

HALICKI MICHAEL R & KATHLEEN C
2307 FALCON DR
WEST LINN, OR 97068

MOONEY RICHARD E & KELLY M
2305 FALCON DR
WEST LINN, OR 97068

GEYER JAMES C & JENNIFER T
2303 FALCON DR
WEST LINN, OR 97068

WALLACE DAVID L & LAURIE A
2304 FALCON DR
WEST LINN, OR 97068

PETTERSON BRUCE & ANN
MCWHORTER
2306 FALCON DR
WEST LINN, OR 97068

JUENGER JOSH C & MELISSA L
2308 FALCON DR
WEST LINN, OR 97068

4B Engineering & Consulting, LLC
3700 River Rd. N., Ste 2
Keizer, OR 97303

STEVE GARNER
BHT NA PRESIDENT
3525 RIVERKNOLL WAY
WEST LINN OR 97068

SALLY MCLARTY
BOLTON NA PRESIDENT
19575 RIVER RD # 64
GLADSTONE OR 97027

ALEX KACHIRISKY
HIDDEN SPRINGS NA PRESIDENT
6469 PALOMINO WAY
WEST LINN OR 97068

JEF TREECE
MARYLHURST NA PRESIDENT
1880 HILLCREST DR
WEST LINN OR 97068

BILL RELYEA
PARKER CREST NA PRESIDENT
3016 SABO LN
WEST LINN OR 97068

THOMAS BOES
ROBINWOOD NA PRESIDENT
18717 UPPER MIDHILL DR
WEST LINN OR 97068

~~DEAN SUHR~~
~~ROSEMONT SUMMIT NA PRESIDENT~~
~~21345 MILES DR~~
~~WEST LINN OR 97068~~

DAVE RITTENHOUSE
SAVANNA OAKS NA PRESIDENT
2101 GREENE ST
WEST LINN OR 97068

KRISTIN CAMPBELL
SKYLINE RIDGE NA PRESIDENT
1391 SKYE PARKWAY
WEST LINN OR 97068

TROY BOWERS
SUNSET NA PRESIDENT
2790 LANCASTER ST
WEST LINN OR 97068

BETH SMOLENS
WILLAMETTE NA PRESIDENT
1852 4TH AVE
WEST LINN OR 97068

ALMA COSTON
BOLTON NA DESIGNEE
PO BOX 387
WEST LINN OR 97068

SUSAN VAN DE WATER
HIDDEN SPRINGS NA DESIGNEE
6433 PALOMINO WAY
WEST LINN OR 97068

KEVIN BRYCK
ROBINWOOD NA DESIGNEE
18840 NIXON AVE
WEST LINN OR 97068

DOREEN VOKES
SUNSET NA SEC/TREAS
4972 PROSPECT ST
WEST LINN OR 97068

DENNIS WRIGHT
CITY OF WEST LINN
22500 SALAMO RD
WEST LINN, OR 97068

WEST LINN CHAMBER OF COMMERCE
1745 WILLAMETTE FALLS DR
WEST LINN OR 97068

MIKE MCCALLISTER
CLACKAMAS COUNTY PLANNING
150 BEAVERCREEK RD
OREGON CITY OR 97045

MAILED
3-14-12 SS

CUP-12-01/DR-12-03

CITY HALL 22500 Salamo Rd. West Linn Oregon 97068 telephone: (503) 657 0331 fax: (503) 650 9041

City of West Linn

January 27, 2012

Dennis Wright
City of West Linn Public Works

SUBJECT: CUP-12-01/DR-12-03 City water pump station at 23120 Bland Circle

Dear Dennis:

You submitted this application on January 11, 2012. The Planning Department finds that this application is **complete** as of your January 26, 2012 resubmittal. The City now has 120 days (until May 25, 2012) to exhaust all local review per state statute. The application has been tentatively scheduled for a Planning Commission hearing on March 7, 2012. At least 20 days before the hearing you will receive a copy of the hearing notice.

Please contact me at 503-742-8660, or by email at tsoppe@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Tom Soppe
Associate Planner

c: 4B Engineering & Consulting, LLC, 3700 River Rd. N., Ste. 2, Keizer, OR 97303

c: Dave Rittenhouse, Savanna Oaks NA President, 2101 Greene St., West Linn, OR 97068

c: Beth Smolens, Willamette NA President, 1852 4th Ave., West Linn, OR 97068

p:/devrvw/projects folder/projects 2012/CUP-12-01 23120 Bland pump/compl-CUP-12-01

EXHIBIT PC-3
APPLICANT'S SUBMITTAL

FILE NO.: **CUP-12-01/DR-12-03**

REQUEST: **CONDITIONAL USE AND CLASS II DESIGN REVIEW APPROVAL FOR NEW WATER PUMP STATION AT EXISTING BLAND RESERVOIR SITE AT 23120 BLAND CIRCLE**

Soppe, Tom

From: Soppe, Tom
Sent: Monday, January 30, 2012 1:13 PM
To: Wright, Dennis
Subject: RE: Sewer and electrical on Proposed Site Plan

Thanks

From: Wright, Dennis
Sent: Monday, January 30, 2012 12:08 PM
To: Soppe, Tom; 'Adam Butts'
Cc: Whynot, Jimmy
Subject: RE: Sewer and electrical on Proposed Site Plan

Tom,
Good catch. We are negotiating an easement with the property owner for a 7.5 foot easement from Bland Circle up to the reservoir property. The 7.5 foot should match with the required side-yard setback to minimize impact on the future development.
Thanks.
Dennis

Dennis Wright, City Engineer
Public Works, #1514

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: Soppe, Tom
Sent: Monday, January 30, 2012 10:15 AM
To: 'Adam Butts'
Cc: Wright, Dennis
Subject: Sewer and electrical on Proposed Site Plan

Adam,

On the proposed site plan it looks like the green and red lines for the sanitary sewer and electrical are actually east of the property line and the 20 foot access/utility easement through the neighboring property. Were they meant to be shown within the property line and easement? If not, is there a reason they need to be on the next property to the east and are there plans to acquire an easement on that property for these?

Thanks for letting me know what you might know about this,

Tom

Tom Soppe, Associate Planner
Planning, #1521

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

City of West Linn

PRE-APPLICATION CONFERENCE MEETING

Notes

October 6, 2011

SUBJECT: Conditional Use Permit and Class II Design Review for new pump station at 23120 Bland Circle

ATTENDEES: Applicants: Dennis Wright (City of West Linn Public Works), Brooke Saltarello, Ed Butts, Adam Butts (all of 4B Engineering)

Review Staff: Tom Soppe (Planning Department), Khoi Le (Engineering)

Neighborhood: Dave Rittenhouse (Savanna Oak NA)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. <u>These comments are PRELIMINARY in nature</u>. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

<u>Project Details</u>

The applicant, the City Public Works Department, proposes a new water pump station at an existing Bland Reservoir site in the Savanna Oak neighborhood. The pump station would pump water from the Bland Reservoir into the Rosemont water zone further uphill when need arises, but would normally be on "standby" mode. Currently the site only contains the Bland Reservoir, fencing around the reservoir, a driveway from Bland Circle to access the reservoir, and multiple trees. The reservoir is a towerlike structure containing water, not an open water body. The reservoir and its surrounding fencing take up approximately the northeastern 20% of the site. Per the site plan submitted at the conference, the pump station would be in the east central area of the site, just south of the fenced reservoir area, where the driveway approaches the reservoir gate. While the current application is only for the pump station, the submitted site plan also shows a potential future water tank west of the existing water tank/reservoir. That would require its own permitting process but is shown on this site plan as a reference to how the applicant plans to further develop the site, explaining in part why the pump station is placed south rather than west of the existing reservoir.

All pump station equipment is proposed to be inside a one-story building approximately 18 feet by 26 feet in size and approximately 17 feet in height, located above the existing

water line in the east central area of the site. It will have concrete walls and will be partly nestled into the hillside, per the applicant and the submitted elevations. In these ways the proposal seeks to mitigate noise and visual effects as much as possible. The pump station is proposed in an area with no trees.

If the pump station equipment were to fail, the water would simply not be pumped out of the reservoir. Therefore possible equipment failure would not result in leakage or flooding but would simply result in the water staying in the reservoir where it is already being stored.

View of existing reservoir and surrounding fencing from parking area/driveway; pump station would be in foreground on right

View west from driveway, across the site. Area with trees but with clear ground in foreground, "brush line" in background as noted on applicant's site plan

The pump station is identified in the City's Water Master Plan as needed improvement. The Water Master Plan can be seen at http://westlinnoregon.gov/publicworks/water-master-plan. See "Bland Intertie Supply to Rosemont" on Page 8-7, as well as Table 8-6 on Page 8-12. The pump station improvement is tied in part to serving possible growth within the Rosemont pressure zone within the current city limits. While the Rosemont zone borders the western city limits, the Water Master Plan specifically excludes planning for any growth into the Stafford Triangle, so the pump station is not proposed to serve the Stafford Triangle.

The applicant's pre-application conference submittal originally proposed a zone change to allow this, but in conversations with Planning staff the applicants have agreed that a Conditional Use Permit and Class II Design Review are the more appropriate course of action. Major utilities (pump stations included, per CDC Chapter 3 definitions) are a conditional use in this zone, the R-7 zone. In fact, they are a conditional use in every zone in the city except for Campus Industrial where they are not allowed, and General Industrial (GI) where they are a permitted use. Since this is a conditional use in this zone it would be more appropriate and feasible to apply for this (and the concurrent required Class II Design Review) than to rezone this residential parcel in a residential neighborhood to industrial zoning.

As discussed above, a pump station requires a Class II Design Review approval along with the Conditional Use Permit approval. This can be inferred from the CDC because Class I Design Review covers "Minor modifications and/or upgrades of pump stations..." per 55.020(M), meaning that the more major change of building an entirely new pump station where one doesn't currently exist is a Class II Design Review activity. Another reason Class II Design Review is required is that the equipment is proposed to be in a new building.

Design Review and Conditional Use criteria that may be most relevant to the review of the site include screening new development from surrounding existing residential properties, architecture of the building, and noise. Keep in mind the possible future development of the site to the east when responding to criteria.
Also, for the Conditional Use criteria, the applicant should address how the pump station fulfills the Water Master Plan and how it serves the current city population and potential growth within the current city limits.

Site to the east, which has one house at north end but could be redeveloped to similar density of existing subdivision in background

Existing house to the south, which shares a driveway with the City-owned site

Process

Conditional Use and Class II Design Review permits are required.

A neighborhood meeting is required for this application, since it involves a Conditional Use Permit. The site is in the Savanna Oaks neighborhood but within 500 feet of the Willamette neighborhood. A neighborhood meeting is required with Savanna Oaks

(Willamette must still at least be contacted) and is encouraged with Willamette. Contact Dave Rittenhouse, President of the Savanna Oaks Neighborhood Association, at (503) 635-0800 or daver@europa.com, and Beth Kieres, President of the Willamette Neighborhood Association, at 503-722-1531 or willametteneighborhood@gmail.com. Follow the provisions of 99.038 precisely, including regarding what needs to be submitted with the application regarding the meeting.

The applicant is required to provide the neighborhood association with conceptual plans and other material at least 10 days prior to the meeting.

The criteria of 60.070 and 55.100 shall be responded to individually in a narrative. N/A is not an acceptable response to the approval criteria.

Prepare the application and submit to the Planning Department with deposit fees and signed application form. Follow 60.060 and 55.070 strictly and completely regarding submittal requirements (including plans, maps, etc.) that should accompany the narrative and the application form.

Submittal requirements may be waived but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Director and must identify the specific grounds for that waiver. The waiver may or may not be granted by the Planning Director. Since the applicant is another City department, the Planning Department plans to waive application fees.

Once the submittal is deemed complete, the staff will schedule a hearing with the Planning Commission and will send out public notice of the hearing at least 20 days before it occurs. The Planning Commission's decision may be appealed to City Council by the applicant or anyone with standing.

Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Thus, there is no "shelf life" for pre-apps.

CITY OF WEST LINN – PUBLIC WORKS DEPARTMENT
Bland Circle Intertie Water Pump Station
Conditional Use and Class II Design Application Narrative

I. INTRODUCTION

The purpose of this document is to demonstrate that the design for the Bland Circle booster pump station complies with all applicable requirements as found in the City of West Linn Community Development Code (CDC). Because the pump station site has been zoned as "Single-Family Residential Detached and Attached, R-7," it was necessary to procure a conditional use permit to place a utility building on a residential site. Additionally, as this construction reflects a more than minimal change to the site, a Type II Design Review was required.

II. PROJECT SUMMARY

This project entails the construction of a water booster pump station with three (3) variable frequency drive (VFD) pumps totaling 1800 gallons per minute (GPM), with the ability to operate on a backup generator. Additionally, this project contains ductile iron piping from the proposed pump station to connect to the Rosemont water pressure zone piping located in Weatherhill Road.

The construction of the pump station is the primary purpose of this design review.

The approximately 1 acre site presently contains the Bland Reservoir, fencing around the reservoir, and natural vegetation, including plants and trees.

The application packet includes this narrative and supporting documents, all associated plans and maps, and a CD with a digital copy of the application documents, as required.

III. CONDITIONAL USE APPLICATION NARRATIVE

The following are written responses to the applicable portions of section 60 of the City of West Linn Community Development Code (CDC). The Site Plan and Map as required in Section 60.080 is attached as an exhibit and should be reviewed in conjunction with this narrative.

Section 60.060(C): Meeting with Respective City-recognized neighborhood association

99.038(E)(1): A copy of the certified letter sent to the neighborhood association with a copy of the return receipt is provided as an attachment to this document.

99.038(E)(2): A copy of the letter to the officers of the association and to property owners within 500 feet, including an affidavit of mailing and a copy of the mailing list containing the addresses of such owners and residents is provided as an attachment to this document.

99.038(E)(3): A copy of the required posted notice in 11" x 17" size, as well as an affidavit of posting, are posted to this narrative.

99.038(E)(4): An e-mail demonstrating that the meeting summary was provided to and deemed acceptable by the NA president David Rittenhouse is included as an attachment to this narrative.

99.038(E)(5): An audible recording of the neighborhood meeting is provided on the provided project file CD under the file names "CommunityMeetingPart1.wav" and "CommunityMeetingPart2.wav".

Section 60.070(A): Approval Standards and Conditions Criteria

60.070(A)(1): Site size and dimensions provide:
60.070(A)(1)(a): Adequate area for the needs of the proposed use
The pump station is planned to be 22' x 16' in dimension, with a 5' sidewalk along the eastern side. The existing location for the pump station currently contains the Bland Reservoir in the northeast corner, fencing around the reservoir, and vegetation and trees, primarily on the western half of the site. Of the non-vegetative area on the site, there exists an access road to the reservoir and a landing area comprised of gravel and dirt. The pump station will sit on the site with appropriate setbacks on all sides. The site in total is 1 acre ± in size, more than adequate for the pump station footprint, while still leaving room to negotiate vehicles around the site for access to the pump station and the reservoir, as well as minimizing changes to existing landscaping.

60.070(A)(1)(b): Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.
The current design of the pump station calls for the station to be located on the southeast of the site, near the access road. It will be buffered on the south and west sides with vegetation, either with existing trees or new arborvitae. At the present, there are no structures on the adjoining property to the east of the site. The pump station is planned to be located a minimum of 30' from the east fence, to mitigate aesthetic and sound detriment to any potential future development on the neighboring property. The added trees on the south side of the pump station, as well as trees along the fenceline between the pump station/reservoir site and the plot of land to the east, were selected to visually and audibly conceal the pump station.

60.070(A)(2): The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.
The site was selected for a pump station due to the fact that the Bland Reservoir that will supply the station with a suction supply of water currently exists on the site. However,

the size and layout of the site, as well as its existing vegetation, make it an ideal location for a pump station. As the pump station will be located at a lower elevation than the reservoir that is feeding it, this will also aid in the design of the pumps, by providing a static head on the suction side of the pumps.

60.070(A)(3): The granting of the proposal will provide for a facility that is consistent with the overall needs of the community.

The site currently has an underutilized water storage reservoir. Of the six water storage reservoirs existing in the City of West Linn, only the Bland and Rosemont reservoirs lack associated booster pump stations. As Rosemont is the highest elevation reservoir of the six city reservoirs, at 860 ft, there is not a necessity for a booster pump station at that site. However, there is a purpose for a booster pump station at the Bland Reservoir. This pump station will service the Rosemont zone, providing an additional method to transport water around the city. It will help to bolster the Rosemont pressure zone, and allow for future growth within the existing UGB and thereby, additional demand for the city's water system.

60.070(A)(4): Adequate public facilities will be available to provide service to the property at the time of occupancy.

This pump station will have restricted access, to the City of West Linn Public Works Department, and no additional public facilities are planned into this project.

60.070(A)(5): The applicable requirements of the zone are met, except as modified by this chapter.

The site in question has been zoned as "Single-Family Residential Detached and Attached, R-7," as found in Chapter 12 of the CDC. The usage has been labeled "Utilities, major," which falls under 12.060(10), Conditional Use.

a. **12.070**: the size of the lot in question is larger than the minimum of 50 foot wide. The building height will be less than the maximum 35 feet. The accessway to the site is existing and is at a minimum, 15 feet wide in total, which complies with the required minimum width.
b. **12.080:** As this is a conditional use, the dimension requirements (12.080) are developed from the criteria set out in 60.070(A) and (B). The site plan and map for this project demonstrate our detailing of a response to these criteria.
c. **12.090(A), Other applicable development standards**
    i. **12.090(A)(1): Chapter 34, Accessory Structures, Accessory Dwelling Units, and Accessory Uses:** NA, as we will not have any accessory structures, dwelling units, or uses on this project.
    ii. **12.090(A)(2): Chapter 35, Temporary Structures and Uses:** NA. There will be no temporary structures built on this site.
    iii. **12.090(A)(3): Chapter 38, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections Into Yards:** This structure will be more than three feet from the property line, more than 25 feet from the nearest street, will have nothing stored on site, and will not have any

projections extending into the front or rear yard (such as porches, decks, or balconies) by more than five feet.

iv. **12.090(A)(4): Chapter 40, Building Height Limitations, Exceptions:** NA, Repealed by Ord. 1604

v. **12.090(A)(5): Chapter 41, Building Height, Structures on Steep Lots, Exceptions:** Our building will be less than 45 feet in height, measured from both the lowest and highest grading points of the building.

vi. **12.090(A)(6): Chapter 42, Clear Vision Areas:** NA. This project site is not located at a street intersection. It is not located at a street and accessway intersection.

vii. **12.090(A)(7): Chapter 44, Fences**: As part of the project, a cyclone perimeter fence will be installed along the perimeter of the site.

1. **44.040, Landscaping:** We will be planting trees along a section of the eastern fence area, and southern side of the pump station. These areas do not conflict with the clear vision area, as the road does not include a street intersection or street and accessway intersection.

viii. **12.090(A)(8): Chapter 46, Off-Street Parking, Loading, and Reservoir Areas**

1. **46.020:** As detailed on the site plan, an area for parking will be established on the site to allow public works employees a location to park vehicles.
2. **46.090:** Space for a minimum of one vehicle will be provided, to the south of the pump station. Additionally, there is ample room for additional vehicles to park on the site.
3. No parking will be provided for the public or visitors.
4. No bicycle facilities will be placed on this site.

ix. **12.090(A)(9): Chapter 48: Access, Egress, and Circulation**

1. Access to the site already exists with the shared driveway that leads to the Bland Reservoir.
2. **48.040: Minimum Vehicle Requirements for Non-Residential Uses**
   a. The existing access/service drive is made of hard surface pavement, with a minimum width of 15 foot with horizontal clearances of 2.5' wide on either side of the driveway, to allow for one-way traffic.
   b. The minimum vertical clearance of the access road is 13 feet, six inches, to comply with the requirements of this provision.
3. **48.060: Width and Location of Curb Cuts and Access Separation Requirements**: There will not be any curbs on the access road to the site. Thus, this provision is not applicable to this project.

4. **48.080: Bicycle and Pedestrian Circulation**: This is not a multi-family development or subdivision. Thus, this provision is not applicable to this project.

x. **12.090(A)(10): Chapter 52: Signs**: There will be no signs leading up to the pump station site. The signage for the site will be located on the south gate/fence of the pump station site to identify the site. As per 52.109(D), and the fact that the sign will be a City of West Linn sign, this sign shall be exempt from Chapter 52 CDC.

xi. **12.090(A)(11): Chapter 54: Landscaping: All reasonable efforts to maintain the existing vegetation and trees on the site are made.**

1. **54.020(D). Heritage Trees.** A meeting between a representative of 4B Engineering and Consulting and City of West Linn City Arborist Mike Perkins was held on December 29, 2011. During this meeting, Mr. Perkins verified that there were no heritage trees on the site.
2. **54.020(E)(2):** Existing vegetation to remain on site will ensure that a minimum of 20% of the site is landscaped. City of West Linn City Arborist Mike Perkins approved the usage of arborvitae trees for screening for the pump station.
3. **54.040. Installation**. All landscaping to be added to the site will comply with the requirements of installation as laid out in this section.

d. 12.090(B): The provisions of Chapter 55 are answered in Section IV of this document: CLASS II DESIGN REVIEW NARRATIVE

60.070(A)(6): The supplementary requirements set forth in Chapters 52 to 55 CDC, if applicable, are met.

a. Chapter 52: See response to requirement 5, item x.
b. Chapter 53: Sidewalk Use: There will be no sidewalks on this site. Thus, standards regarding the use of sidewalks are not applicable to this project.
c. Chapter 54: See response to provisions of Chapter 54 in item C(xi) in response to provision 60.070(A)(5): **The applicable requirements of the zone are met, except as modified by this chapter.**
d. Chapter 55: Design Review: **The provisions of Chapter 55 are answered in Section IV of this document: CLASS II DESIGN REVIEW NARRATIVE**

60.070(A)(7): The use will comply with the applicable policies of the Comprehensive Plan.

As this is a public facility, the construction of this pump station corresponds with Goal 11 of the City's Comprehensive Plan: Public Facilities and Services. Specifically, it will help the City to provide adequate access to water service, as referenced in Goal 11, Policy 1: "Establish, as the City's first priority, the maintenance of existing services and infrastructure in all areas within the existing City limits." Constructing this pump station will provide flexibility and buffering to the overall water system by adding an additional

method to transport water around the City's infrastructure, allowing for future growth. The need for this pump station was identified on Page 8-7 of the City's 2008 Water Master Plan, performed by Murray, Smith & Associates, Inc.

> "Bland Intertie Supply to Rosemont: The storage and pumping analysis identified a deficiency in supply to the Rosemont pressure zone under future conditions. Construction of a third pump station to boost water from a lower pressure zone into the Rosemont pressure zone is recommended. Through discussions with City staff it was determined that the best location for this pump station is at the Bland Reservoir site. Siting the pump station at this location provides a geographical distribution of the supply to the Rosemont pressure zone, is a hydraulically suitable location with adequate suction supply to the pump station and is located relatively close (approximately one-half mile) from an existing 12-inch diameter transmission main in the Rosemont pressure zone."

60.070(B): For verification that the approval of the conditional use complies with the development review provisions as set forth in Chapter 55 CDC, see responses to Section IV of this document: Class II Design Review Narrative.

60.070(C): NA. The extra conditions detailed in this section do not apply to this project, as these items were taken into consideration with the design of the site to ensure that the site design would be the most effective for the city's use and as unobtrusive as possible.

60.080: Site Plan and Map: The site plan and map are attached to this document
60.080(B)(4): The utility easements along the south side of the Crestview properties are detailed on the site plan.

60.090 Additional Criteria for Transportation Facilities (Type II)& 60.100: Additional Criteria for Schools and Other Government Facilities: These provisions do not apply, as this project is neither a transportation facility nor a school or other government facility that attracts a regular and significant volume of users.

IV. CLASS II DESIGN REVIEW NARRATIVE

55.070: Submittal Requirements

55.070(D)(2)(a): A site analysis: The site analysis is contained as an attached document. A supporting narrative is found in the response to **CDC 55.110** in this document.

55.070(D)(2)(b): A site plan: The site plan is contained as an attached document.

55.070(D)(2)(c): A grading plan: The grading plan is contained as an attached document.

55.070(D)(2)(d): Architectural drawings, indicating floor plan and elevation: The architectural drawings with floor plan and elevation are contained as attached documents.

55.070(D)(2)(e): A landscape plan: The landscape plan is contained as an attached document.

55.070(D)(2)(f): A sign plan: This section is not applicable, as the area of the CDC referenced (55.160) does not exist. Additionally, no signs on the property will be large or obtrusive to the surrounding parcels.

55.070(D)(2)(g): A pedestrian and automobile circulation plan: NA. The pump station proposed for this site is to be a major utility, carrying particular safety and security issues. Thus, no pedestrians will be allowed on the site. The automobile circulation for the site will include only areas for turn-around of vehicles, as detailed on the site plan.

55.070(D)(2)(h): The application shall include a submittal appropriate to respond to the approval criteria of CDC 55.100(I)(1) through (5) relating to streets, drainage, municipal water, sanitary sewers, solid waste, and recycling storage.

1. Streets: NA, no new streets will be added.
2. Drainage: NA, to mitigate changes in permeable surfaces, the surrounding area of the pump station will not be paved. The runoff and drainage potential will not be affected with the installation of this pump station.
3. Municipal Water: NA, the pump station will not require any municipal water fire flow. The municipal water for the site will come from the Bland Reservoir and be pumped up the hill to the north.
4. Sanitary Sewers: The only sanitary sewer on this site will be to remove any water due to leakage or testing from the pump station via a floor drain, with a 4" drain line going down the hill, being fed by gravity.
5. Solid waste and recycling storage areas: NA, as there will not be any solid waste or recycling storage areas needed for the operation of this pump station.

55.070(E): The applicant shall submit samples of all exterior building materials and colors in the case of new buildings or building remodeling: The exterior building material will be cast in place concrete, similar to other booster pump stations in the City of West Linn. The color of the building will match the Bland reservoir that is already on site. A photographic example of this color is shown in the picture of the Bland reservoir, provided as an attachment to this document, with the intended color being "Forest Green."

55.070(F): The applicant shall pay the required fee. As this is a City project, the application fee has been waived.

<u>55.100: Approval Standards – Class II Design Review</u>

55.100(A)(1): Chapter 33 CDC, Stormwater Quality and Detention. NA, as there will not be a stormwater detention facility on this site.

55.100(A)(2): Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses. NA, as there will not be any accessory structures, dwelling units, or uses on this project.

55.100(A)(3). Chapter 38 CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards. This structure will be more than three feet from the property line, more than 25 feet from the nearest street, will have nothing stored on site, and will not have any projections extending into the front or rear yard (such as porches, decks, or balconies) by more than five feet.

55.100(A)(4). Chapter 40 CDC, Building Height Limitations, Exceptions. NA, Repealed by Ord. 1604

55.100(A)(5). Chapter 42 CDC, Clear Vision Areas. This project site is not located at a street intersection. It is not located at a street and accessway intersection. Thus, this CDC does not apply.

55.100(A)(6). Chapter 44 CDC, Fences. As part of the project, a cyclone perimeter fence will be installed along the perimeter of the site, not to exceed six feet in height. **44.040, Landscaping:** We will be planting trees along a section of the fence east of the pump station, and on the southern side of the pump station. These areas do not conflict with the clear vision area, as the road does not include a street intersection or street and accessway intersection.

55.100(A)(7). Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.

1. **46.020:** As detailed on the site plan, parking will be made available on the site to allow public works employees access to park vehicles. These parking spaces will be made available by the time of the final building inspection.
2. **46.090**: Space for a minimum of one vehicle will be provided, to the north of the pump station. Additionally, there is ample room for additional vehicles to park on the site.
3. No parking will be provided for the public or visitors.
4. No bicycle facilities will be placed on this site.

55.100(A)(8). Chapter 48 CDC, Access, Egress and Circulation.

1. Access to the site already exists with the shared driveway that leads to the Bland Reservoir.
2. **48.030(E)(4-6):** NA, as the Tualatin Valley Fire & Rescue has stated that there is not a need for turnaround facilities on the site. See attached e-mail and letter from Karen Mohling, Deputy Fire Marshal for the TVFR.
3. **48.040: Minimum Vehicle Requirements for Non-Residential Uses**
    e. The existing access/service drive is made of hard surface pavement, with a minimum width of 15 foot with horizontal clearances of 2.5' wide on either side of the driveway, to allow for one-way traffic.
    f. The minimum vertical clearance of the access road is 13 feet, six inches, to comply with the requirements of this provision.

4. **48.060: Width and Location of Curb Cuts and Access Separation Requirements**: There will not be any curbs on the access road to the site. Thus, this provision is not applicable to this project.
5. **48.080: Bicycle and Pedestrian Circulation**: This is not a multi-family development or subdivision. Thus, this provision is not applicable to this project.

55.100(A)(9). Chapter 52 CDC, Signs. There will be no signs leading up to the pump station site. The signage for the site will be located on the south gate/fence of the pump station site to identify the site. As per 52.109(D), and the fact that the sign will be a City of West Linn sign, this sign shall be exempt from Chapter 52 CDC.

55.100(A)(10). Chapter 54 CDC, Landscaping. All reasonable efforts to maintain the existing vegetation and trees on the site are made.

1. **54.020(D). Heritage Trees.** A meeting between a representative of 4B Engineering and Consulting and City of West Linn City Arborist Mike Perkins was held on December 29, 2011. During this meeting, Mr. Perkins that there are no heritage trees on the site.
2. **54.020(E)(2):** Existing vegetation to remain on site will ensure that a minimum of 20% of the site is landscaped. City of West Linn City Arborist Mike Perkins approved the usage of arborvitae trees for screening of the pump station.
3. **54.040. Installation**. All landscaping to be added to the site will comply with the requirements of installation as laid out in this section. The plants to be removed from the site were approved for removal by the City Arborist, and this project will yield a greater amount of vegetation and trees than currently exist on the site.

55.100(B). Relationship to the natural and physical environment.
55.100(B)(1): No heritage trees will be taken out as a result of this project.
55.100(B)(2): The only trees to be moved as a result of this project are not considered to be significant trees by the City Arborist. Additionally, no heritage trees or trees on Type I or Type II lands will be removed as a result of this project. In order to maintain appropriate setback of the pump station from existing trees for dripline purposes, the distance between the pump station footprint and existing trees will be a minimum of ½ foot per 1 inch of tree diameter, as per City Arborist.
55.100(B)(3): The topography and natural drainage of the site is being maintained to the greatest degree possible. By maintaining the current condition of the driveway and turnaround area of the site, the existing rocked drainage will not be disturbed. The footprint of the pump station is the only area that will have its value of runoff coefficient (Rational Formula) changed to a greater value than it currently is, preserving the vast majority of the site. Additionally, the areas of the site that will have their topography changed will be those areas required for the construction of the pump station and a parking/loading area. The topography changes are detailed on the Grading Plan attached to this document. The majority of the site will maintain its existing topography, particularly those areas that are natural drainage paths for the site.
55.100(B)(4): As shown on the included sheet entitled LANDSLIDE HAZARD MAP, although there is a slight landslide hazard on the east portion of the site, the pump station is not . Additionally, Map 16: Potential Landslides, and Map 17: Landslide Vulnerability

Analysis from the West Linn Natural Hazards Mitigation Plan are included for reference. The pink dot in the middle of the LANDSLIDE HAZARD MAP image represents the approximate 1 acre site upon which the planned pump station is to be constructed (as well as the location of the Bland Reservoir). The only landslide area is on the very east side of the site. Our pump station will be located away from this area, and will therefore not be in a landslide hazard area.

55.100(B)(5): The distance between the planned pump station and any other buildings is more than sufficient to allow for adequate light and air circulation, as well as fire protection. The two nearest structures to the planned pump station are the house to the southwest and the Bland reservoir to the north.

55.100(B)(6): The architecture of this building will be modeled after existing City pump stations, for conformity. This will include straight walls with poured in-place concrete, a single story building with roof hatches for access to the pumps, and a single entry point for the building.

55.100(B)(7)(d): NA. The main pedestrian traffic on this site will be of a public works employee walking between the pump station and the Bland reservoir. Creating a raised footpath between the two will disturb natural drainage routes on the site and will cause detriment to the existing and proposed grading.

55.100(B)(7)(e): NA, the site will not be open to public use. As a result, the main pedestrian use will be for the public works employees to walk between the pump station and the Bland reservoir or around the site in general. To create a path between the pump station and the reservoir would decrease the ability of the site to naturally drain and would require the removal of existing landscaping and increase the amount of grading, causing detriment to the site. Thus, there will be no negative effect on environmentally sensitive areas.

55.100(B)(7)(f): The one entrance to the pump station will be on the east side of the building. As the accessway for the pump station will also be on the east side, this places the access door as close to the main street as possible.

55.100(B)(7)(i): The pump station location was selected to provide the optimal setback that would still allow for easy access for the public works crew. Additionally, in order to make the design sympathetic to surrounding properties, we will be installing tree screening on the south side of the pump station, and near the fence to the east of the pump station, to provide visual and sound buffering for neighboring houses.

55.100(C). Compatibility between adjoining uses, buffering, and screening. As mentioned in the previous response and shown on the drawings, we will be installing new trees and landscaping around the pump station to best facilitate buffering between the pump station and neighboring houses, both visually and audibly. This, coupled with existing trees, will provide adequate buffering and screening.

55.100(D). Privacy and noise.

1. Although the pump station will make noise, the noise level will not be in excess of the noise standards in the West Linn Municipal Code. From a field study performed on a similar City of West Linn pump station, we have determined that two pumps running at the same time does not add to ambient noise level at a

distance of 25 feet or greater. As there is 30 feet of distance between the eastern wall of the pump station with the door (where the sound level will be greatest) and the fence, the pump station will not add to the ambient noise level of the surrounding community. This, coupled with the fact that we will be providing trees around the pump station for sound buffering, means that the noise level will not exceed the noise standards in the West Linn Municipal Code.

2. Additionally, the outdoor lighting to be on-site is designed to shine down, so that the radius of influence is made as small as possible. Lighting for the pump station will be on a switch, so that the light will not be on all of the time. This is done to lessen the effect of lighting on the surrounding area of the site.

55.100(E). Private outdoor area. NA, as this section applies only to multi-family projects.

55.100(F). Shared outdoor recreation areas. NA, as this section applies only to multi-family projects and projects with 10 or more duplexes or single-family attached dwellings on less than 4,000 square feet.

55.100(G). Demarcation of public, semi-public, and private spaces. A boundary fence around the approximate 1 acre site will demarcate the site and provide for safety and crime prevention.

55.100(H). Public transit. NA. There will not be a need for public transportation for this facility.

55.100(I). Public facilities.

1. Streets: NA, no new streets will be added.
2. Drainage: NA, to mitigate changes in permeable surfaces, the surrounding area of the pump station will not be paved. The runoff and drainage potential will not be affected with the installation of this pump station.
3. Municipal Water: NA, the pump station will not require any municipal water fire flow. The municipal water for the site will come from the Bland Reservoir and be pumped up the hill to the north.
4. Sanitary Sewers: The only sanitary sewer on this site will be to remove any water due to leakage or testing from the pump station via a floor drain, with a 4" drain line going down the hill, being fed by gravity.
5. Solid waste and recycling storage areas: NA, as there will not be any solid waste or recycling storage areas needed for the operation of this pump station.

55.100(J). Crime prevention and safety/defensible space. A security fence of up to 8 feet with a locked gate will be established around the site, in order to protect the site and public safety. Lighting fixtures with downward facing bulbs and motion sensors will be established on the site to aid with crime prevention.

55.100(K). Provisions for people with disabilities. The site will be, as much as possible, designed to accommodate people with disabilities, without violating codes for height placement of electrical panels or safety of the overall site.

55.100(L). Signs. There will be no signs leading up to the pump station site. The signage for the site will be located on the south gate/fence of the pump station site to identify the site.

55.100(M). Utilities. As detailed on the proposed site plan, the primary electrical conduit to the site will be underground. The piping will also be underground, outside of the pump station.

55.100(N). Wireless communication facilities (WCFs). NA, as this project is not a WCF.

55.100(O). Refuse and recycling standards. NA, as there will be no solid waste or recycling storage area necessitated for the operation of this pump station.

55.110: Site Analysis.

55.110(A). A vicinity map showing the location of the property in relation to adjacent properties, roads, pedestrian and bike ways, transit stops and utility access is shown in both the site analysis drawing, as well as the included GIS map of the site.

55.110(B)(1-5): Refer to attached Site Analysis drawing.

55.110(B)(6): Potential natural hazard areas: As detailed in the attached documents, there are no potential natural hazard areas on this site, including floodplain areas, areas subject to a high water table, landslide areas, and areas having a high erosion potential.

55.110(B)(7): Resource areas: There are no marsh, wetland or wildlife habitat areas on this site.

55.110(B)(8): Site features: There are no large rock outcroppings, areas having unique views or streams and stream corridors on this site.

55.110(B)(9): There are no potential historic landmarks or registered archaeological sites on this site.

55.100(B)(10): Refer to Site Analysis drawing. All trees having a six-inch caliper at five feet on the site are listed on the site analysis drawing, as well as the site plan, grading plan, and landscaping plan. The trees to be affected by the proposed construction are detailed on the site analysis. Additionally, as the site is heavily wooded, an aerial photograph at the same scale as the site analysis (1"=20'0") is included as an attachment to this narrative, as "Site Aerial View." The calculation of the "dripline plus 10 feet" protected area per CDC 55.100(B)(2) is as follows:

The total area of trees and "dripline plus 10 feet" on non-Type I and Type II lands is equal to 21,700 square feet. This represents 49.8% of the total site, which itself is equal to approximately one acre. Subtracting Type I and Type II lands (a total of 2100 square foot), the total percentage of trees and "dripline plus 10 feet" on non-Type I and Type II lands is 52.4%.

Note: Except for the three ash trees identified to be removed, no other trees will affected by the proposed construction, as appropriate setbacks have been established to protect all remaining trees on site.

55.110(B)(11): Refer to Sound Level drawing. This drawing details testing done to estimate the sound level from the pump station, with readings taken at the View Drive Pump Station.

55.110(B)(12): Refer to Site Analysis drawing.

55.110(B)(13):

	Type I Land	**Type II Land**
Square Footage	1500	600
Percentage of Total Site Area	3.44%	1.38%

55.110(B)(14): Policy 2 of the Natural Environment section of Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Resources requires the planting of trees as a condition of approval for land use development. As a part of this project, we will be planting trees along two sides of the pump station and along the fence directly east of the pump station, keeping in line with the aforementioned policy. Additionally, the preservation of existing trees, as well as setback requirements from trees, were taken into account for the location of the pump station, to maintain the greatest amount of trees as possible.

55.120: Site Plan

55.120(A-F): Refer to Site Plan Drawing

55.120(G): Refer to attached Utilities Map.

55.120(H-I): Refer to Site Plan Drawing.

55.120(J): Refer to Lighting Plan.

55.120(K): Refer to Elevation View drawing.

55.120(L): There are no mailboxes on this site.

55.120(M): Refer to Sound Level drawing. The sound level of the pumps will not exceed noise standards.

55.125: Transportation Analysis: Not required.

55.130: Grading Plan

55.130(A): Refer to Grading Plan drawing.

55.130(B): As the grading for this project will involve less than 5000 cubic yards, it is considered to be "regular grading." If a grading permit is required for this project separate from the building permit, we will submit all information relating to the requirements spelled out in Appendix 33 of the Uniform Building Code. The Grading Plan drawing that is submitted with this application demonstrates the general vicinity of the proposed site, and the location of any buildings and structures within 15 feet of the proposed grading. All cuts, fills, setbacks, drainage and terracing (if required) as dictated in Appendix 33 of the UBC will be followed. Erosion control methods on any cut and fill slopes will be performed.

55.130(C): The off-site impacts from a 10 year storm are taken into consideration. To determine the increased runoff off-site as a result of the pump station being constructed, the rational method of determining runoff was used.

- The equation for the rational method is Q = CIA, where Q = peak runoff, cfs; C = runoff coefficient representing ratio between runoff to rainfall, dimensionless; I = average rainfall intensity, inches/hour; A = drainage area contributing to the point-of-interest, acres.
- Method to determine the runoff coefficient was based on the soils in the affected area. The soils at this site are in the hydrologic soil group C. Information regarding these soils are attached as part of this application. The changes to the site will include creating a flat area of packed gravel/finished dirt on the north and east side of the pump station, as shown in the drawings. From Table 6.5 of the City of Portland Bureau of Environmental Services Sewer and Drainage Facilities Design Manual, the runoff coefficient for packed gravel areas and walks is 0.8, and for pavement and roof, is 1.0.
- To determine the average rainfall intensity for a 10 year storm, the City of Portland BES Sewer and Drainage Facilities Design Manual was again referenced. Figure 6.1, which is attached as part of this application, shows the rainfall intensity for a 10 year storm with a worst case scenario for time of concentration of 5 minutes. The rainfall intensity is thus slightly under 3 inches/hour.
- The area will be approximately 2200 square feet (0.05 acres) in total, with 1700 square feet (0.04 acres) of gravel/dirt, and the pump station footprint of approximately 500 square feet (slightly greater than 0.01 acre, so use 0.02 acres for calculation).
- With these figures, the total runoff of the site is equal to the combined runoff from the two areas of interest, $Q = Q_1 + Q_2 = (0.8)*(3 \text{ inches/hour})*(0.04 \text{ acre}) + (1.0)*(3 \text{ inches/hour})*(0.02 \text{ acre}) = 0.156$ cfs (70 gallons/minute).
- The majority of this site already consists of dirt and gravel. The location where the pump station will be placed is currently grassy and is most accurately considered as "Lawn, Pasture and Meadow" from Table 6.5 of the City of Portland BES Manual. The major change to the site as a result of this project will

be the addition of the pump station. Thus, a more accurate representation of the change in runoff will be as a result of the change in the runoff coefficient of the footprint of the pump station from 0.45 to 1.0. This means the actual change in runoff is Q = (1-0.45)*(3 inches/hour)*(0.02) = 0.033 cfs (15 gallons/minute).

- Thus, although the runoff flow for the site will increase slightly, there will be no adverse impacts from increased intensity of runoff off-site. The affected area in the site is approximately 1.1% of the site.

55.130(E): Refer to Grading Plan drawing.

55.140: Architectural Drawings: Refer to Building Elevations and Proposed Mechanical drawings.

55.150: Landscape Plan:
55.150(A): Refer to Landscaping Plan drawing.
55.150(B)(1): The erosion controls used for the site include minimal changes to grading with the addition of arborvitaes on the site. Although the main purpose for the trees is for visual and audible buffering, the addition of the arborvitae screening also provides erosion control for the site.
55.150(B)(2): The trees for the site will be planted during major construction of the pump station, estimated during summer of 2012.

55.170: Exceptions to Underlying Zone, Yard, Parking, Sign Provisions, and Landscaping Provisions
There are no exceptions being requested.

Supporting Documents for Completion of CDC Article 60.060(C)

3700 River Road N
Suite 2
Keizer, Oregon 97303
Phone: 503-589-1115
Fax: 503-589-1118

4B ENGINEERING & CONSULTING, LLC

October 11, 2011

To: Willamette and Savanna Oaks Neighborhood Associations
From: 4B Engineering & Consulting, LLC for City of West Linn

Dear Homeowner:

4B Engineering is currently in the design phase for a new pump station for the City of West Linn planned for construction at 23120 Bland Circle. We are planning on attending the Savanna Oaks Neighborhood Association's monthly meeting on November 3, 2011 at 7:00pm at the West Linn City Hall to formally respond to inquiries and concerns pertaining to this project. A representative from the West Linn Public Works Department will also be in attendance.

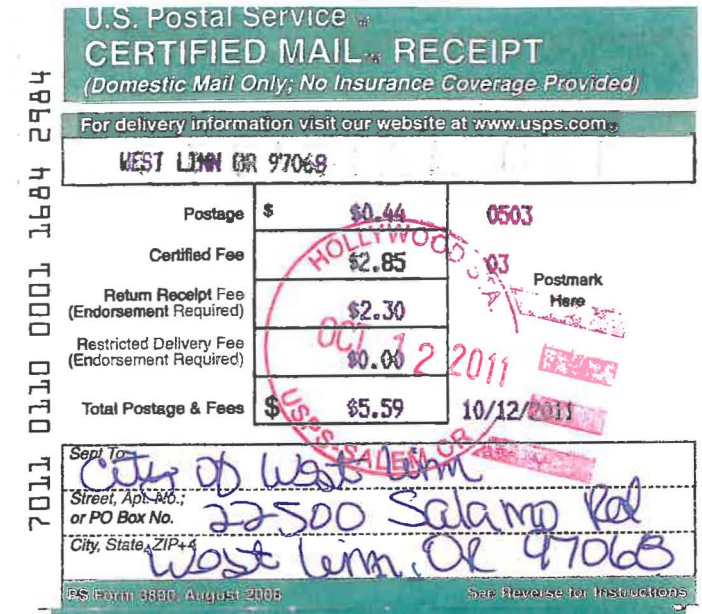
The Savanna Oaks Neighborhood Association meeting will be conducted as a standard meeting and this issue may or may not be the only topic of discussion planned for the meeting agenda.

Please contact your association president with any questions prior to the meeting that you would like to have addressed at the meeting if you are unable to attend.

On behalf of the City of West Linn and 4B Engineering and Consulting, we thank you for your cooperation and interest in this matter.

Brooke Saltarello

Brooke Saltarello
Engineer Technician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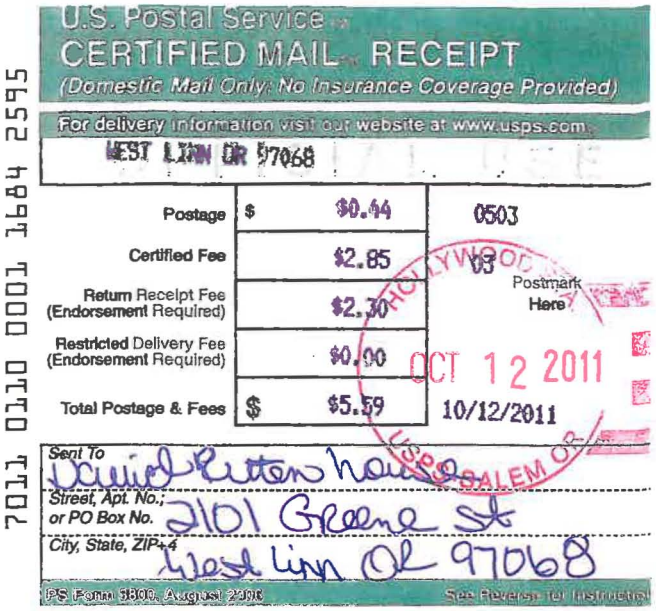
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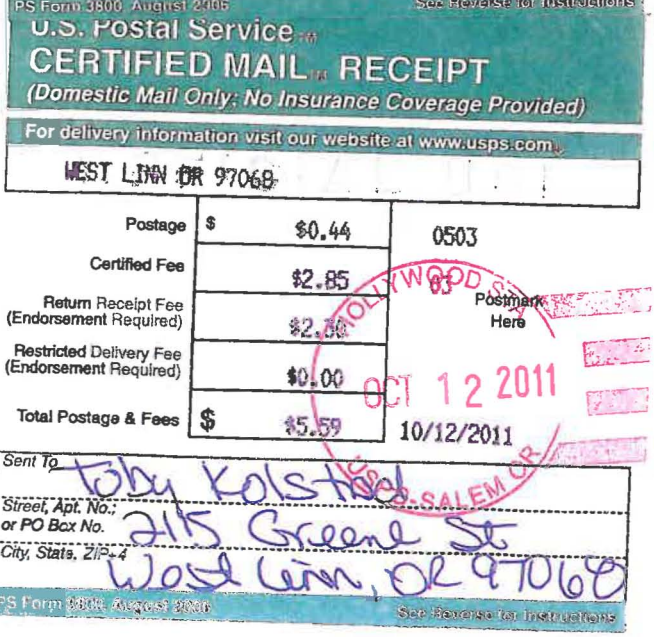
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Property Owner at:
22 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2265 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2275 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2285 Crestview Drive
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Property Owner at:
2295 Crestview Drive
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2305 Crestview Drive
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23055 Bland Circle
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Property Owner at:
22870 Weatherhill Road
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Property Owner at:
22864 Weatherhill Road
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22850 Weatherhill Road
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Property Owner at:
22848 Weatherhill Road
West Linn, Oregon 97068

Property Owner at:
23[illegible]0 Bland Circle
West Linn, Oregon 97068

Property Owner at:
23065 Bland Circle
West Linn, Oregon 97068

Property Owner at:
2313 St Moritz Loop
West Linn, Oregon 97068

Property Owner at:
2219 St Moritz Loop
West Linn, Oregon 97068

Property Owner at:
2225 St Moritz Loop
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West Linn, Oregon 97068

Property Owner at:
2250 St Moritz Loop
West Linn, Oregon 97068

Property Owner at:
2227 St Moritz Loop
West Linn, Oregon 97068

Property Owner at:
2246 St Moritz Loop
West Linn, Oregon 97068

Property Owner at:
2240 St Moritz Loop
West Linn, Oregon 97068

Property Owner at:
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Property Owner at:
2220 St Moritz Loop
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Property Owner at:
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West Linn, Oregon 97068

Property Owner at:
2204 St Moritz Loop
West Linn, Oregon 97068

Property Owner at:
2212 St Moritz Loop
West Linn, Oregon 97068

Property Owner at:
2397 Taylor Drive
West Linn, Oregon 97068

Property Owner at:
2393 Taylor Drive
West Linn, Oregon 97068

Property Owner at:
2394 Taylor Drive
West Linn, Oregon 97068

Property Owner at:
2398 Taylor Drive
West Linn, Oregon 97068

Property Owner at:
2388 Taylor Drive
West Linn, Oregon 97068

Property Owner at:
2387 Taylor Drive
West Linn, Oregon 97068

Property Owner at:
2383 Taylor Drive
West Linn, Oregon 97068

Property Owner at:
2384 Taylor Drive
West Linn, Oregon 97068

Property Owner at:

2? Carson Drive

West Linn, Oregon 97068

Property Owner at:

2308 Falcoln Drive

West Linn, Oregon 97068

Property Owner at:

2306 Falcoln Drive

West Linn, Oregon 97068

Property Owner at:

2304 Falcoln Drive

West Linn, Oregon 97068

Property Owner at:

2303 Falcoln Drive

W Linn, Oregon 97068

Property Owner at:

2305 Falcoln Drive

West Linn, Oregon 97068

Property Owner at:

2307 Falcoln Drive

West Linn, Oregon 97068

Property Owner at:

2309 Falcoln Drive

West Linn, Oregon 97068

Property Owner at:

2311 Falcoln Drive

West Linn, Oregon 97068

Pro erty Owner at:

23120 Bland Circle

West Linn, Oregon 97068

Toby Kolstad
Sec/Treasurer-Savanna Oaks Neighborhood Association
2115 Greene Street
West Linn, Oregon 97068

David Rittenhouse
President-Savanna Oaks Neighborhood Association
2101 Greene Street
West Linn, Oregon 97068

Ken Pryor
Vice President-Savanna Oaks Neighborhood Association
2119 Greene Street
West Linn, Oregon 97068

Beth Kieres
President-Willamette Neighborhood Assoc.
22106 Horizon Drive
West Linn, Oregon 97068

City of West Linn
Attn: Tom Soppe
22500 Salamo Road
West Linn, Oregon 97068

City of West Linn
Attn: Jim Whynot
22500 Salamo Road
West Linn, Oregon 97068

City of West Linn
Attn: Dennis Wright, PE
22500 Salamo Road
West Linn, Oregon 97068

Property Owner at:

2584 Kensington Ct

West Linn, Oregon 97068

Property Owner at:

2586 Kensington Ct

West Linn, Oregon 97068

Property Owner at:

2590 Kensington Ct

West Linn, Oregon 97068

Property Owner at:

2580 Kensington Ct

West Linn, Oregon 97068

Property Owner at:

2570 Kensington Ct

West Linn, Oregon 97068

Property Owner at:

2560 Kensington Ct

West Linn, Oregon 97068

Property Owner at:

2550 Kensington Ct

West Linn, Oregon 97068

Property Owner at:

23056 Bland Circle

West Linn, Oregon 97068

Property Owner at:
24[illegible] Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2474 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2486 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2498 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2500 Crestview Drive
We[illegible]Linn, Oregon 97068

Property Owner at:
2512 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2524 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2536 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2548 Crestview Drive
West Linn, Oregon 97068

Pro[illegible]rty Owner at:
2550 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2973 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
2985 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
2997 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
3059 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
3061 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
3073 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
3085 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
3097 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
2976 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
2984 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
2990 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
3062 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
3064 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
3086 Sunbreak Lane
West Linn, Oregon 97068

Property Owner at:
2565 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2531 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2511 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2507 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2495 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2483 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2? 9 Bland Circle
West Linn, Oregon 97068

Property Owner at:
23045 Bland Circle
West Linn, Oregon 97068

Property Owner at:
2220 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2245 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2160 Fircrest Drive
W Linn, Oregon 97068

Property Owner at:
2150 Fircrest Drive
West Linn, Oregon 97068

Property Owner at:
2235 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
23130 Bland Circle
West Linn, Oregon 97068

Property Owner at:
23134 Bland Circle
West Linn, Oregon 97068

Pro erty Owner at:
23136 Bland Circle
West Linn, Oregon 97068

Property Owner at:
2206 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2218 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2242 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2264 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2280 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2205 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2215 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
23156 Bland Circle
West Linn, Oregon 97068

Property Owner at:
23162 Bland Circle
West Linn, Oregon 97068

Property Owner at:
2600 Umpqua Lane
West Linn, Oregon 97068

Property Owner at:
2225 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2265 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2235 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2255 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2275 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2285 Tannler Drive
West Linn, Oregon 97068

Property Owner at:
2612 Umpqua Lane
West Linn, Oregon 97068

Property Owner at:
2624 Umpqua Lane
West Linn, Oregon 97068

Property Owner at:
2636 Umpqua Lane
West Linn, Oregon 97068

Property Owner at:
2640 Umpqua Lane
West Linn, Oregon 97068


West Linn

CITY OF West Linn

This site is subject to a proposed development of a new water pump station for the City of West Linn.

Please contact:

4B Engineering & Consulting, LLC
Contact: Edward Butts, PE
3700 River Road N, Suite 2
Keizer, Oregon 97303
Phone: 503-589-1115

-OR-

City of West Linn
Contact: Dennis Wright, PE
22500 Salamo Road
West Linn, Oregon 97068
Phone: 503-657-0331

For any questions or concerns.

Affidavit of mailing:

As per the requirements of the City of West Linn Community Development Code Article 60.060(C) and thereby, 99.038(B) and 99.038(C), and 99.038(E)(2), I hereby declare that copies of certified letters regarding a presentation to the applicable neighborhood association were sent to the applicable neighborhood associations and property owners within 500 feet of the expected project site on October 12, 2011.

Adam Butts
Associate Engineer
4B Engineering and Consulting

Affidavit of sign posting

As per the requirements of the City of West Linn Community Development Code Article 60.060(C) and thereby, 99.038(D) and 99.038(E)(3), I hereby declare that two (2) signs were posted at the project site. One sign was located at the intersection of Bland Circle, Tannler Drive and the driveway providing entrance to the site. The second sign was located outside of the fence of the existing Bland Reservoir. This second sign was posted to fulfill the requirement of 98.038(D), "

Adam Butts
Associate Engineer
4B Engineering and Consulting

City of West Linn
Bland-Rosemont Pump Station
Neighborhood Association Meeting
November 3, 2011
7pm

Introduction of presenters by President of Association
Ed Butts: Introduction of Edward and Adam Butts from 4B Engineering in Salem

- Adam Butts to discuss PowerPoint presentation
- We distributed six sets of plans
- Presentation
  - Project overview
    - Project is to build a booster pump station with 3 pumps, 2 performing at a time
    - Total buildout of 1800 GPM through the pump station
    - Ability to connect backup generator if power into site fails
    - Site also includes existing water storage reservoir,
    - Part of the project is to assure open room for additional tank in future
    - Piping up the hill to Rosemont pressure zone
  - Site plan
    - Shows existing tank
    - Road down to Bland Circle
  - Proposed site plan
    - Details tree coverage
    - Sound and visual and lighting issues
    - Underground waterlines
  - Closer view of proposed site plan
    - Yard light
    - Underground piping
  - Mechanical view
    - 3 pumps to bring water into station and back up the hill
  - Elevation view
    - Cast in place concrete walls
  - Painting options - with/without color
    - Paint chips
    - Existing tank is green, City wants to match that color
    - Front and side view of proposed pump station
  - Electrical pictures
    - Motor control center
  - Sound
    - Decibels - 10 dB increase is twice as loud
    - Prolonged exposure to 85 dB or greater can cause long-term hearing damage
    - Chart from CDC
    - Existing pump station sound
    - Ambient noise without pumps running: 50-55 dB
    - Beyond 20' from pump station, back to ambient noise level
    - Chart of noise for proposed pump station
  - Lighting
    - Cut sheet of lighting fixture - shines down and not out as much
    - Lighting plan
    - Show affected area of lighting
- Questions
  - Citizen from 2305 Crestview has concern about lighting
    - Q: Why is lighting needed
    - A: Two purposes

        - Security for site for vandalism
        - Means of allowing personnel to enter site and see what they're doing
    - Fixture is shown, but light does not always have to be on
        - Discussion of lighting switches, on building or gate
- Question about easement for pipeline
    - Dennis Wright: negotiations to attain easement through private property to bring pipe from Bland to Weatherhill, not successful yet in attaining easements
    - If not successful, pipeline will have to go down Bland Circle, up Salamo and connect to Weatherhill that way
- Question regarding city's easement as regards to walking path
    - Approved land use action for property on east side of the pump station site
    - Pathway would be over the pipe
    - Fir tree would be removed
- Question to HOA President regarding course of action to oppose pump station
    - The HOA can oppose to plarming commission or appeal to city council
    - HOA President: Now is time to raise concerns for engineers to potentially adjust the plan
- Revisiting sound concerns
    - Question regarding ambient noise as existing sound without pumps running
    - Edward Butts answered question regarding sound and local houses people living right on top of facility
        - Two elements to facility design
            - Blend in as much as possible with local environment
            - Safe for City operators
                - Emergency service at night may be necessary
- Lighting concerns
    - Need some method to allow illuminate site for emergency
    - Many different methods to turn on lights
        - Infrared, remote, inside switches
    - Fixture is shown, does not mean it will illuminate every night or all the time
- Sound
    - Noise is potential concern
    - Incorporated venting and access ports to direct noise away from active neighbors as much as possible
    - Motors make noise, design lends itself to buffering noise
    - Additional mitigation?
        - Thickness of walls and ceiling to mitigate noise as much as possible
        - Buffering over motors with ceiling and insulation and thick concrete walls
    - Cannot make building perfectly soundproof
        - Need ventilation for heat - motors and electrical equipment
    - Balance between operating efficiency/life of equipment and concerns of neighbors
- Q: Sound escaping from skylights?
    - Thick material, located on roof
    - Air space and insulation buffering between ceiling and roof
    - Must have way to pull pumps for service and maintenance
    - Skylights are preferable to hatches for sound
- Q: Air flow through pump station
    - Varies with HP and electrical equipment
    - Typically: 1200-1500 CFM air movement
    - Motorized dampers
- Ambient noise at night
    - 4B did not measure levels at night
    - Rise of dB will be same from whatever threshold exists
        - Design has implemented steps to screen backside and south side of building to provide buffering for sound

- Q: Will pumps run all the time?
  - A: No, pump control is driven by water level in reservoir
  - Potentially less pumping at night due to lowered demand
- Additive sound
  - Q: Do two sources with 50 dB create 100 dB?
  - A: No. Explained with demonstration of difference with 1 pump or 2 pumps running
- Q: Was nearest home consulted?
  - Yes. Nearest homes made aware of project
- Q: Does sound travel downhill?
  - A: Due to transmission of sound in air, it dissipates rapidly
  - City of Keizer has many deep well pump stations located right next to residential homes successfully buffered sound
  - Deep well louder than booster pump station
- Q: Fencing
  - A: Demonstrate site fencing on site plan drawing
- Q: Any additional buffering solutions?
  - A: There are no more effective solutions to buffering.
  - Cannot perceive sound 40-50 foot away from pump station at other stations
  - Continued discussion on sound dissipation procedures and ambient noise
  - Dennis Wright invited public to drive by other pump stations to experience sound level first-hand
- Light
  - Jim Whynot mentioned that there is an existing light at the site
- Frequency of sound
  - Difficult to quantify the exact frequency of the sound
  - The motors in question are vertical, hollow-shaft motors
- Q: Will putting big motors in cause drain on the system
  - A: To run pumps, will need to bring in 3 phase power. Installation of 3 phase power should yield improved electrical service for neighborhood
  - Flicker in neighborhood is biggest problem with electric motors
  - We add devices and methods to prevent flicker
    - Reduced voltage starting methods
    - Electrical devices
- Q: Earthquake safety of existing water tank?
  - Water master plan did not identify existing reservoir as a seismic hazard
  - Existing reservoir is already tied down
- Q: Earthquake safety of pump station?
  - Pump stations are often viewed as essential facilities
  - Very stout, "earthquake bunkers"
- Question of who will pay for damage as result of flooding if the reservoir breaks
  - Dennis Wright directed citizen to City of West Linn Risk Management Office for information
- Q: Cost of the project?
  - Project cost is $1 .25 million for pump station and piping
- 4B altered the site plan to provide for best sound and visual buffering as possible
- Is pump station sized for 2nd reservoir?
  - Pump station is sized for the demand, and a 2nd reservoir provides additional suction supply only
- Piping coming out of the station
  - 12" diameter, ductile iron (DI)
  - Buried 3-5 feet (City of West Linn standards require 3' minimum cover)
  - City of West Linn uses ductile iron pipe - most earthquake resistant pipe
  - Low chance of DI pipe breaking in seismic event
  - Corrosion?

        - DI pipe has low corrosion
        - Cement lining inside to provide barrier between water and pipe
        - In very corrosive soil, PE wrapping on exterior
            - Rare event
- Project timing
    - Answered by Dennis Wright
    - Trillium school application triggered need for improvement
    - School is inside city boundaries
    - School will not use all of the water
    - Fire flow, other demand
    - Pump station built for future buildup of area
- Is water flowing through pipe audible?
    - Possible with high velocity
    - We will be using slower velocities
    - A hum may be heard, if standing right over pipe
- Is there any way to stop the pump station?
    - The contract for the design is already let, the construction contract has not
    - Will be advertised to construction bidders once the project is designed
- Comment: At around 5' deep, there is thick basalt rock
    - Jim Whynot: Recent potholding did not find any basalt
- Q: Existing easements
    - A: 20' easement on driveway to reservoir is only existing easement
- Q: Is existing easement sufficient to put pipe in if piping route follows Bland Circle?
    - Jim Whynot says he imagines so. Further investigation will be required

From: daver@europa.com
Subject: Re: Bland-Rosemont Intertie Neighborhood Association meeting summary
Date: 12/02/2011 03:20 PM
adam@4bengineering.com, dwright@westlinnoregon.gov

These notes look just fine.

David Rittenhouse
Savanna Oaks NA

On 11/10/11 1:47 PM, "Adam Butts" <adam@4bengineering.com>; wrote:

> As per the stipulations of West Linn procedure 99.038(E)(4), we are furnishing
> you with a summary of the meeting comments from the November 3 neighborhood
> association meeting.
>
> Thank you,
> Adam Butts, EI
> Associate Engineer
> 4B Engineering and Consulting
> 3700 River Road North
> Suite #2
> Keizer, OR 97303
> Ph: 503-589-1115
> Cell: 503-428-7797

Map

Water Mains

Fire Hydrants

Sewer Pipes

Storm Lines

Storm Pipes

Storm Pipes County

Storm Pipes ODOT

Ditches and Creeks

Private Pipes

Tax Lot Lines

2011 West Linn GIS Map Disclaimer, click here

West_Linn_Base_Map_EX1109V1

West Linn GIS Map Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

MILO - Mineral Information Layer for Oregon

Oregon Department of Geology and Mineral Industries

Mineral Information Layer for Oregon-Release 2 (MILO-Release 2) is a geospatial database that stores and manages information regarding Oregon's mineral occurrences, prospects, and mines. A **subset of the data** is shown on this data viewer site; see the bottom of this page to order the full data set.

To view the map, your browser must be JavaScript enabled and must allow cookies. *Internet Explorer users*: If you get a message asking if you want to stop loading slow scripts, click "No" or view in another browser (e.g., Firefox, Safari, Chrome).

Respect the rights of private property owners. Understand that recreation in or around inactive mine sites is extremely dangerous and can result in serious injury or death. Stay out and stay alive!

Baker-
- south of Durkee
- north of Durkee and east of Baker City
- north of Durkee and west of Baker City

Benton
Clackamas
Clatsop

Go!

MILO Data Viewer - *Due to the large number of data points, please select a county area from the dropdown menu first. After selecting an area, you can view data as a **MAP**, by **DETAILS**, or as a **TABLE**. Click on the map image above to view a large PDF of the map.*

Filter by:

Commodity Type

645 aggregate <javascript:{}>
2 coal <javascript:{}>
29 industrial mineral <javascript:{}>
18 metal <javascript:{}>

Commodity

1 bauxite, iron, titanium <javascript:{}>
3 borrow / fill / topsoil <javascript:{}>

Site Name

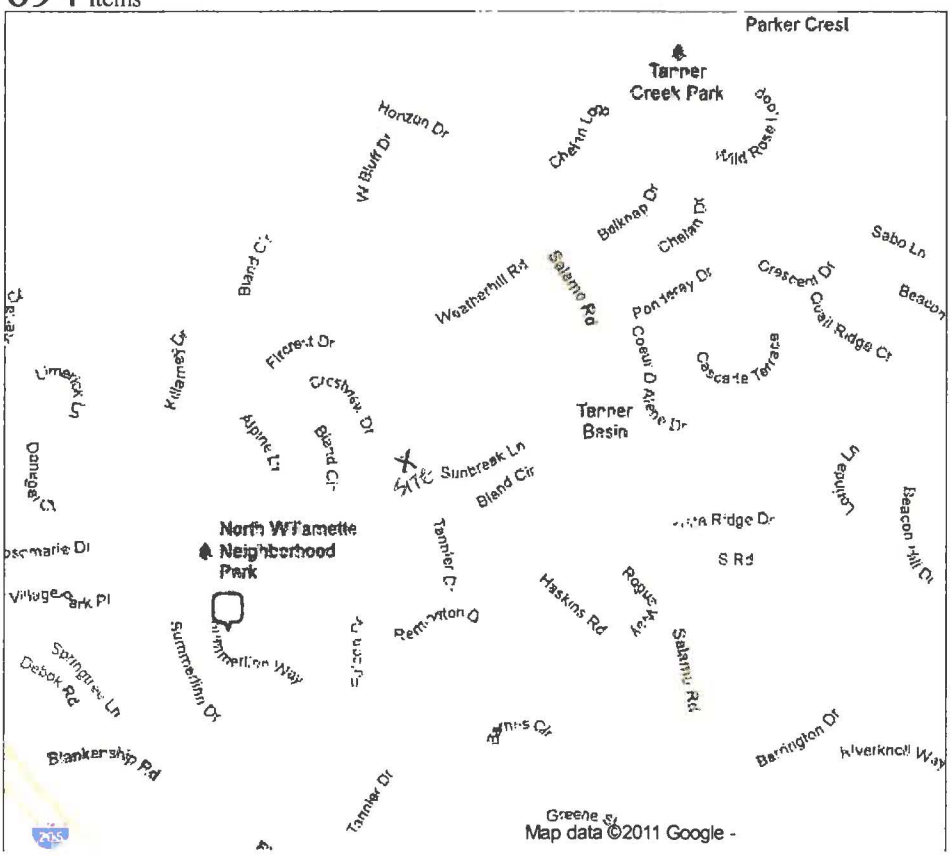
1 100-120 Pit <javascript:{}>
1 107 Pit <javascript:{}>
1 111-112 Pit <javascript:{}>
1 130 Pit <javascript:{}>

Mining District

1 Chena Creek <javascript:{}>
3 GTE <javascript:{}>

LOCATION MAP • DETAILS • TABLE

694 Items



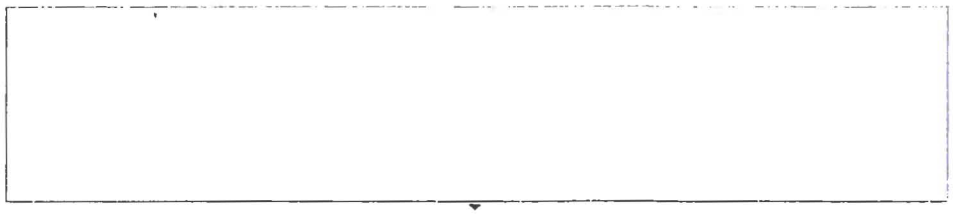
1 LEG <javascript:{}>

Rock Type

3 (missing this field) <javascript:{}>

10 Alluvium <javascript:{}>

1 Alluvium,



aggregate coal industrial mineral metal mixed

Search:

Disclaimer: No warranty expressed or implied is made regarding the accuracy or utility of the data on any other system or for general or scientific purposes, nor shall the act of distribution constitute any such warranty. This disclaimer applies both to individual use of the data and aggregate use with other data. We also urge you to pay careful attention to the contents of the metadata file associated with these data and to the compilation process and limitations described therein. The Oregon Department of Geology and Mineral Industries shall not be held liable for improper or incorrect use of the data described and/or contained herein. **Data are not intended for site-specific investigations.**

This site contains a **subset of the data** in MILO-2. Order <http://www.naturenw.org/cgi-bin/quikstore.pl?store=maps&product=000611> the complete MILO-2 database and GIS data from Nature of the Northwest for $30.

Program Contact:

Clark Niewendorp <mailto:Clark.Niewendorp@dogami.state.or.us>
Industrial Minerals Geologist
800 NE Oregon St. #28, Ste. 965
Portland, OR 97232

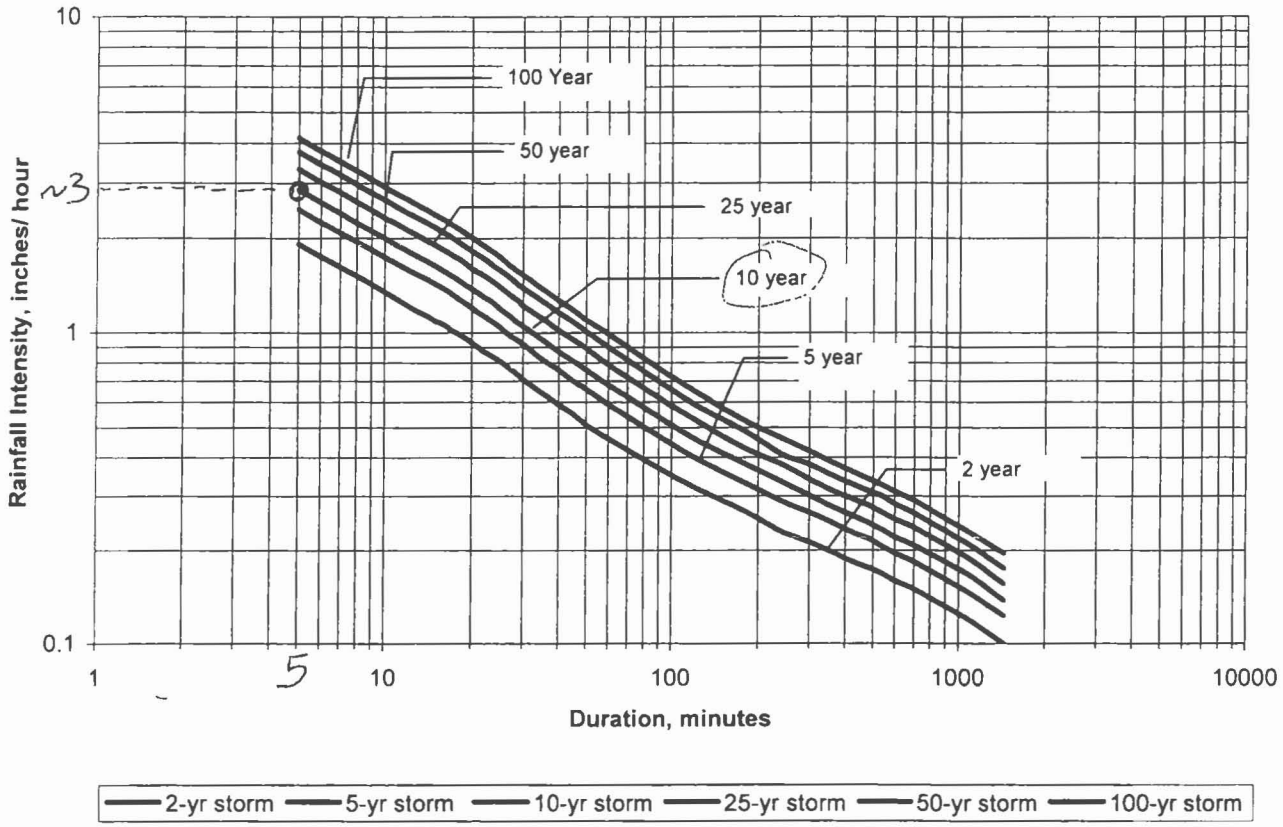
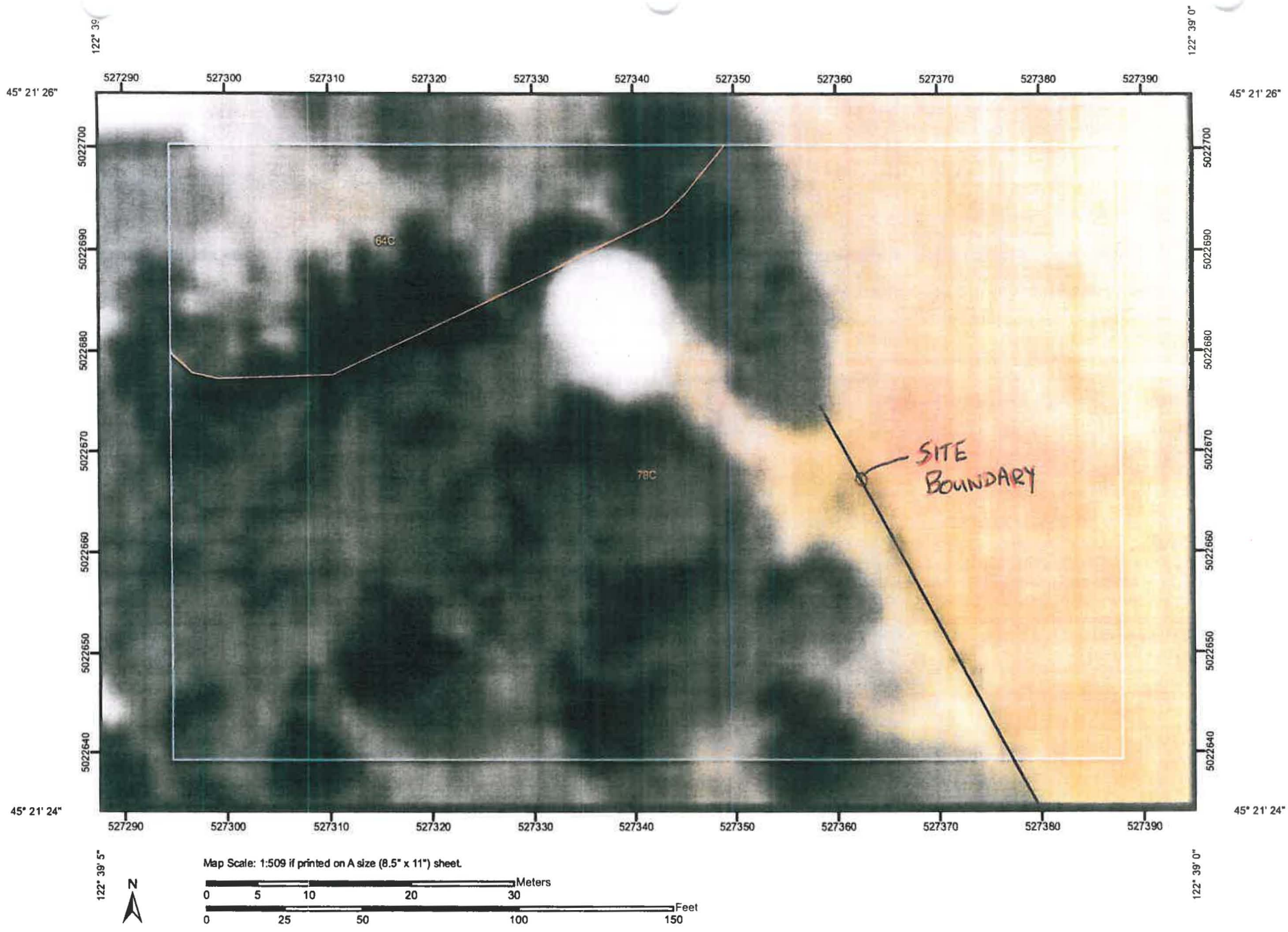


Figure 6.1 Intensity Duration Frequency (IDF) Curves for Portland, Oregon

Table 6.11 contains the tabulated data used to develop these curves. There is no precipitation value given for less than a 5-minutes duration.


122° 39' 5"
122° 39' 0"
45° 21' 26"
45° 21' 24"
527290
527300
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527320
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527340
527350
527360
527370
527380
527390
5022700
5022690
5022680
5022670
5022660
5022650
5022640
64C
78C
SITE BOUNDARY
Map Scale: 1:509 if printed on A size (8.5" x 11") sheet.
N
Meters
0 5 10 20 30
Feet
0 25 50 100 150

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:509 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 6, Feb 9, 2010

Date(s) aerial images were photographed: 8/3/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Clackamas County Area, Oregon (OR610)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
64C	Nekia silty clay loam, 8 to 15 percent slopes	0.2	15.2%
78C	Saum silt loam, 8 to 15 percent slopes	1.2	84:8%
Totals for Area of Interest		1.4	**100.0%**

Clackamas County Area, Oregon

64C—Nekia silty clay loam, 8 to 15 percent slopes

Map Unit Setting

Elevation: 250 to 1,200 feet
Mean annual precipitation: 40 to 60 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days

Map Unit Composition

Nekia and similar soils: 80 percent

Description of Nekia

Setting

Landform: Hillslopes
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Nose slope, crest, interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium derived from basalt

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 6.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability (nonirrigated): 3e

Typical profile

0 to 19 inches: Silty clay loam
19 to 39 inches: Clay
39 to 43 inches: Unweathered bedrock

Data Source Information

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 6, Feb 9, 2010

Clackamas County Area, Oregon

78C—Saum silt loam, 8 to 15 percent slopes

Map Unit Setting

Elevation: 250 to 800 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days

Map Unit Composition

Saum and similar soils: 80 percent

Description of Saum

Setting

Landform: Hillslopes
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Material silty and colluvium

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: 40 to 60 inches to lithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability (nonirrigated): 2e

Typical profile

0 to 8 inches: Silt loam
8 to 26 inches: Silty clay loam
26 to 50 inches: Gravelly silty clay loam
50 to 54 inches: Unweathered bedrock

Data Source Information

Soil Survey Area: Clackamas County Area, Oregon
Survey Area Data: Version 6, Feb 9, 2010

Engineering Properties

Clackamas County Area, Oregon

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash.

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	In				*Pct*	*Pct*					*Pct*	
64C:												
Nekia	0-19	Silty clay loam	ML	A-6	0	0-15	100	85-100	85-95	70-90	35-40	10-15
	19-39	Clay, Cobbly clay, Gravelly clay, Silty clay	CL, GC	A-7	0	0-30	70-100	50-100	50-95	40-85	40-50	15-25
	39-43	Unweathered bedrock	—	—	—	—	—	—	—	—	—	—

Engineering Properties

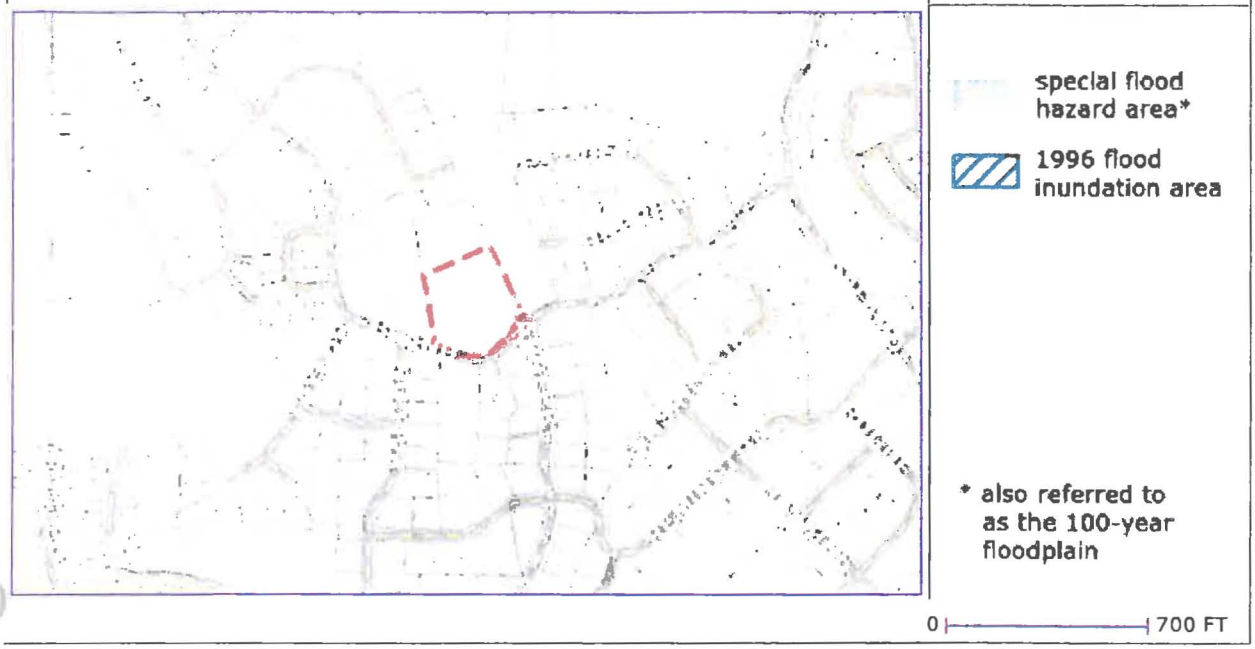
Clackamas County Area, Oregon

Absence of an entry indicates that the data were not estimated. The asterisk '*' denotes the representative texture; other possible textures follow the dash.

Map symbol and soil name	Depth	USDA texture	Classification		Fragments		Percent passing sieve number--				Liquid limit	Plasticity index
			Unified	AASHTO	>10 Inches	3-10 Inches	4	10	40	200		
	In				*Pct*	*Pct*					*Pct*	
78C:												
Saum	0-8	Silt loam	ML	A-4	0	0	90-95	90-95	80-95	65-85	30-40	5-10
	8-26	Silty clay loam	ML	A-6, A-7	0	0	80-90	80-90	75-90	75-85	35-45	10-15
	26-50	Cobbly silty clay loam, Gravelly silty clay, Gravelly silty clay loam, Stony silty clay loam	MH	A-7	0-30	10-30	60-80	60-75	55-75	50-70	50-55	15-20
	50-54	Unweathered bedrock	---	---	---	---	---	---	---	---	---	---

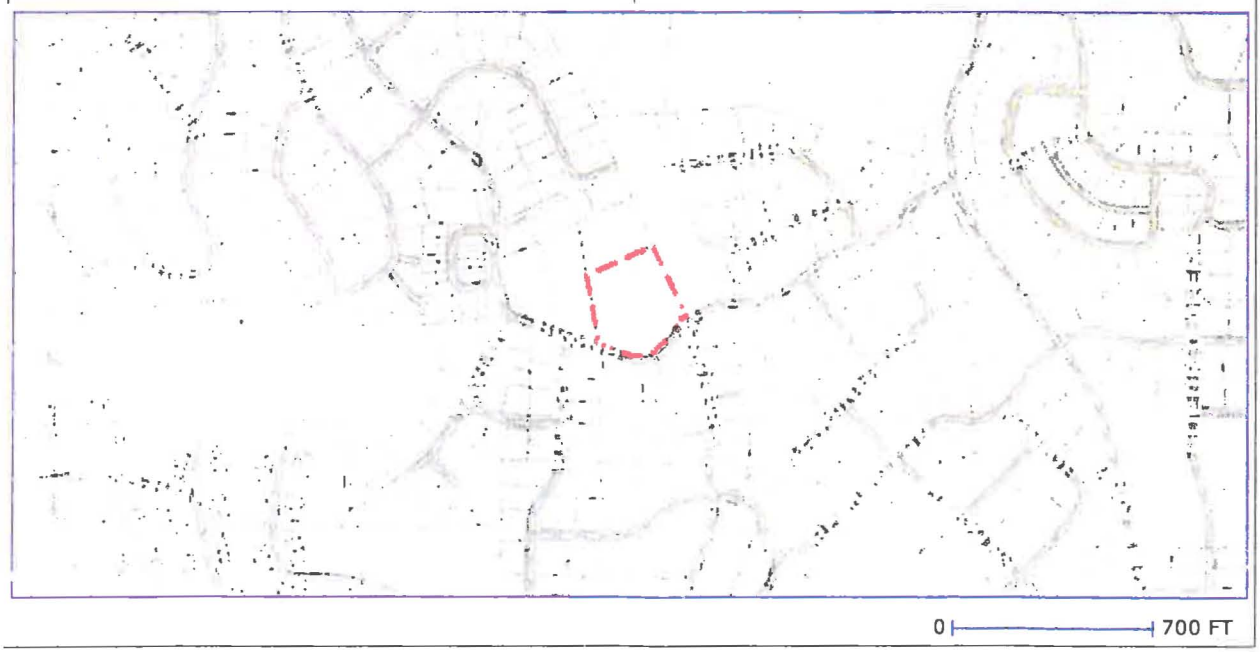
Flood Hazards: FEMA Special Flood Hazard Area (SFHA) & 1996 Flood Inundation Area

Is this property within 50' of the SFHA?	No



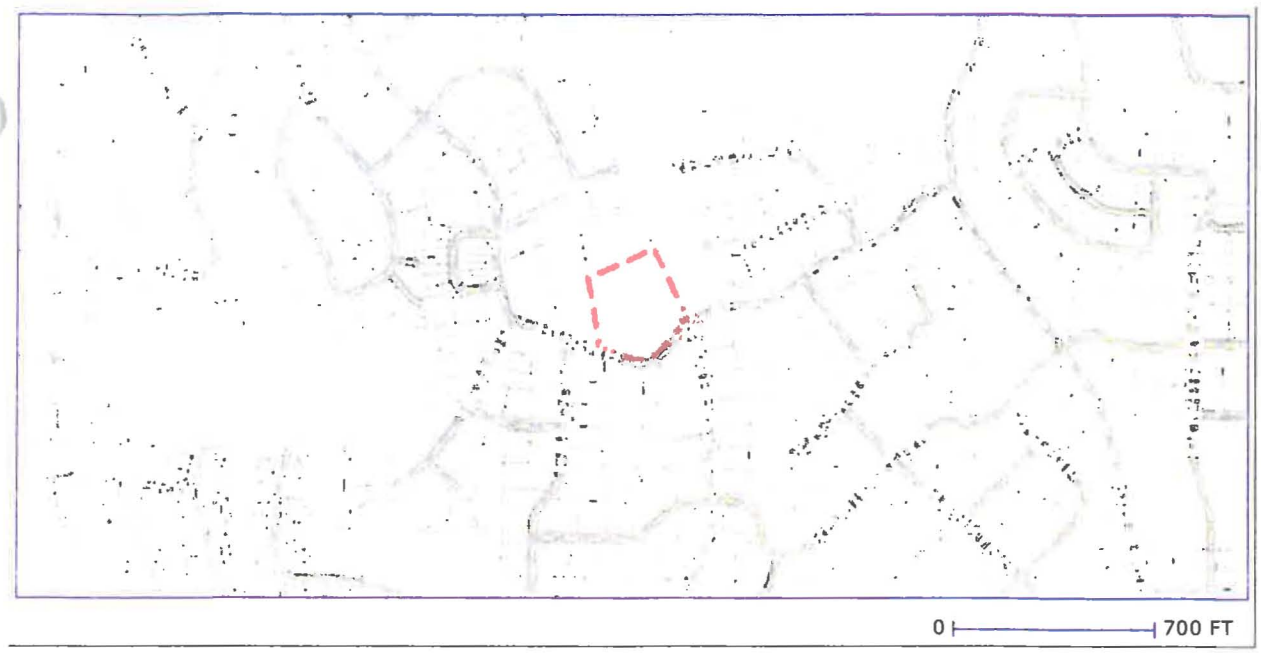
Steep Slope (25%)

On Steep Slope	No

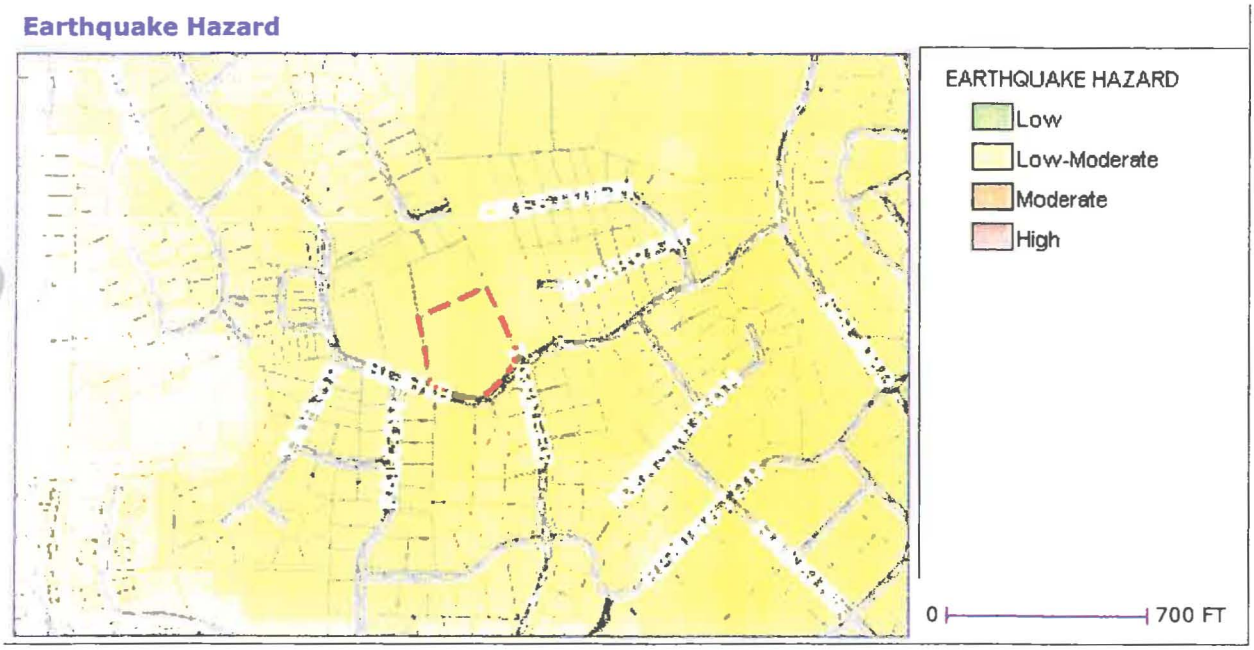


Wild Lands Fire Hazard

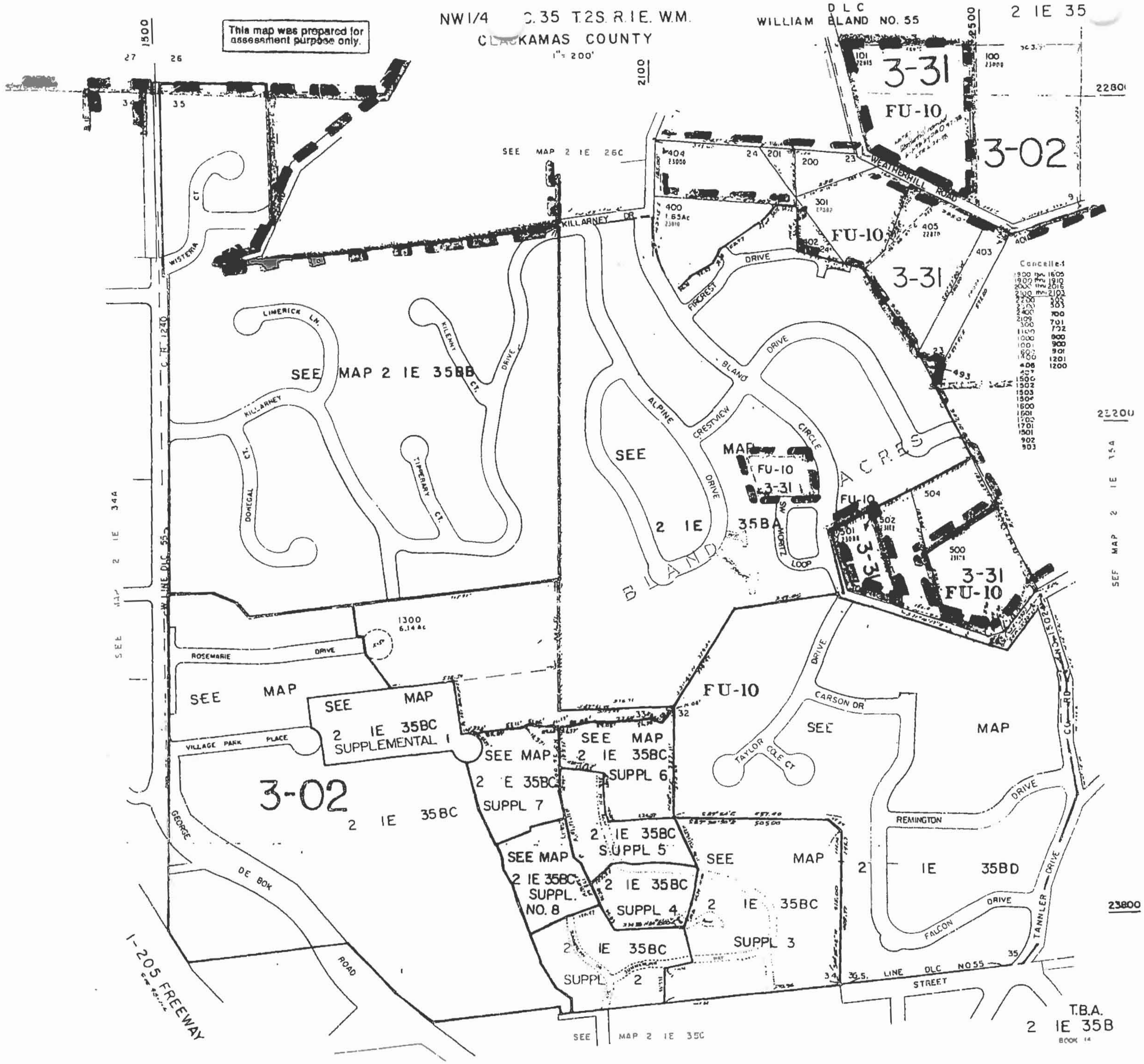
Wild Fire Hazard	No



Earthquake Hazard



City of Portland, Corporate GIS 12/19/2011


This map was prepared for assessment purpose only.
NW1/4 C.35 T.2S. R.1E. W.M.
CLACKAMAS COUNTY
1" = 200'
DLC
WILLIAM BLAND NO. 55
2 1E 35
3-31
FU-10
3-02
WEATHERHILL ROAD
SEE MAP 2 1E 26C
KILLARNEY DR
FIRCREST DRIVE
SEE MAP 2 1E 35BB
LIMERICK LN.
KILLARNEY CT.
DONEGAL CT.
TIPPERARY CT.
WISTERIA CT
BLAND DRIVE
CIRCLE
ALPINE CRESTVIEW DRIVE
SEE MAP 2 1E 35BA
SW MORITZ LOOP
ROSEMARIE DRIVE
1300 6.14 Ac
SEE MAP
SEE MAP 2 1E 35BC SUPPLEMENTAL 1
VILLAGE PARK PLACE
SEE MAP 2 1E 35BC SUPPL 6
SEE MAP 2 1E 35BC SUPPL 7
2 1E 35BC SUPPL 5
SEE MAP 2 1E 35BC SUPPL. NO. 8
2 1E 35BC SUPPL 4
2 1E 35BC SUPPL 3
2 1E 35BC SUPPL 2
2 1E 35BC
GEORGE
DE BOK ROAD
I-205 FREEWAY
CARSON DR
TAYLOR COLE CT
SEE MAP 2 1E 35BD
REMINGTON DRIVE
FALCON DRIVE
TANNLER DRIVE
LINE DLC NO 55
STREET
T.B.A.
2 1E 35B
SEE MAP 2 1E 35C
SEE MAP 2 1E 34A
SEE MAP 2 1E 35A
23800
22800

55.070(E): The applicant shall submit samples of all exterior building materials and colors in the case of new buildings or building remodeling:

The colors presented here represent possibilities for painting concrete. The color we are intending to use is "Forest Green."

January 26, 2012

Adam Butts, EI
Associate Engineer
4B Engineering
3700 River Rd North
Keizer, OR 97303

Re: West Linn Water Pump Station

Dear Mr. Butts,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

1) **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (IFC 503.1.1)

   The proposed access road would be serving an existing 3 million gallon water reservoir and a new 352 sq. ft. pump house – the fire code allows an exception to modify fire department access if the road is serving less than three Group U occupancies.

2) **DEAD END ROADS:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. (IFC 503.2.5)

   A modification of the 150' requirement will be permitted for this proposal.

3) **FIRE APPARATUS ACCESS ROAD EXCEPTION FOR AUTOMATIC SPRINKLER PROTECTION:** When buildings are completely protected with an approved automatic fire sprinkler system, the requirements for fire apparatus access may be modified as approved by the fire code official. (IFC 503.1.1)

4) **FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (12 feet for up to two dwelling units and accessory buildings), and an unobstructed vertical clearance of not less than 13 feet 6 inches.

   A 12 foot wide road is acceptable to serve the pump house and reservoir.

5) **SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). (IFC D102.1)

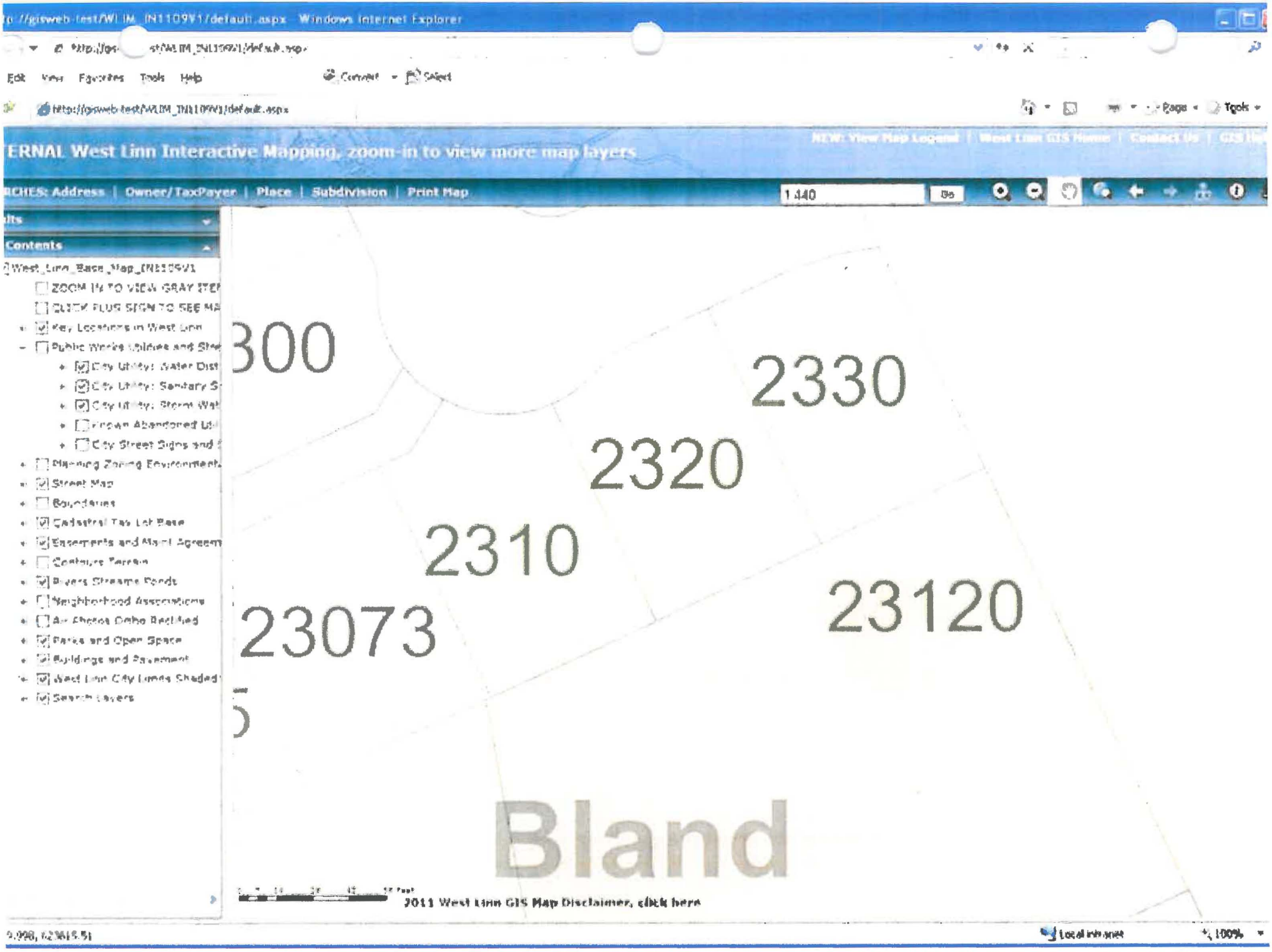
6) **GATES:** Provide a means for fire district personnel to access locked gate. A Knox padlock can be interlocked with your padlock. Knox devices must be ordered through the TVF&R. (IFC D103.5)

)u have questions or need clarification, please call me at (503) 612-7012.

Sincerely,

Karen Mohling

Karen Mohling
Deputy Fire Marshal


ERNAL West Linn Interactive Mapping, zoom-in to view more map layers
Contents
300
2330
2320
2310
23073
23120
Bland

From: Karen.Mohling@tvfr.com
Subject: RE: FW: Alternate idea for City of West Linn Water Pump Station
Date: 01/26/2012 09:38 AM
adam@4bengineering.com

Adam,

As the road for this project serves a only a 350 sq ft pump house and a water reservoir, the road as proposed will meet the emergency needs of the fire district.

I will be sending you a complete fire plan review letter for this project.

Please contact with any questions.

Karen Mohling

Deputy Fire Marshal

TVF&R

503-259-1215

From: Adam Butts [mailto:adam@4bengineering.com]
Sent: Wednesday, January 25, 2012 9:26 AM
To: Mohling, Karen A.
Subject: Re: FW: Alternate idea for City of West Linn Water Pump Station

Hi Karen-

Thank you for your response. My original idea was to try the modified Y, but I wasn't sure that we could get the angle to create it on the right side, as the driveway is next to the fence. I will work to draw something up today to send to you.

Thank you,
Adam Butts, EI
Associate Engineer
'B Engineering and Consulting
700 River Road North
Suite #2
Keizer, OR 97303
Ph: 503-589-1115
Cell: 503-428-7797

MAP 16

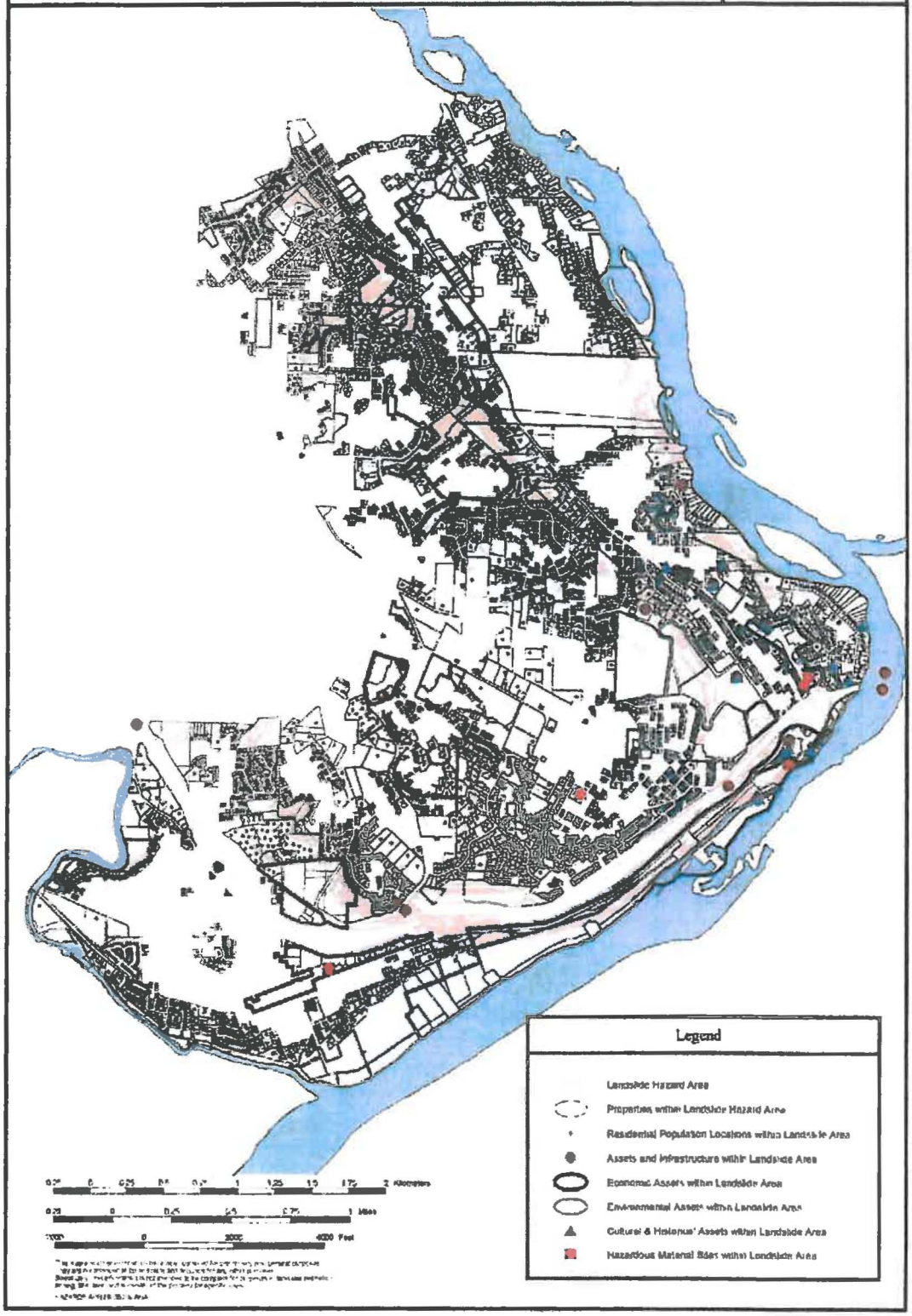
WEST LINN NATURAL HAZARDS MITIGATION PLAN

Potential Landslides

MAP 17

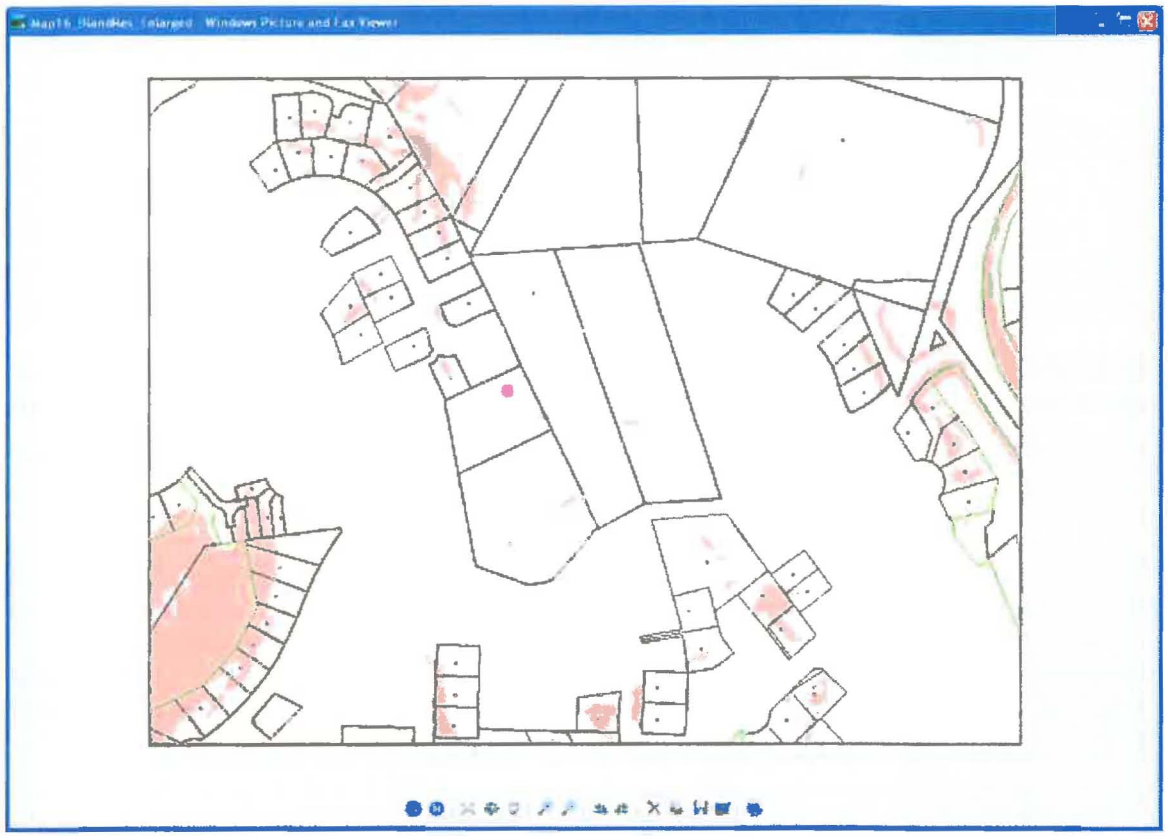
WEST LINN NATURAL HAZARDS MITIGATION PLAN

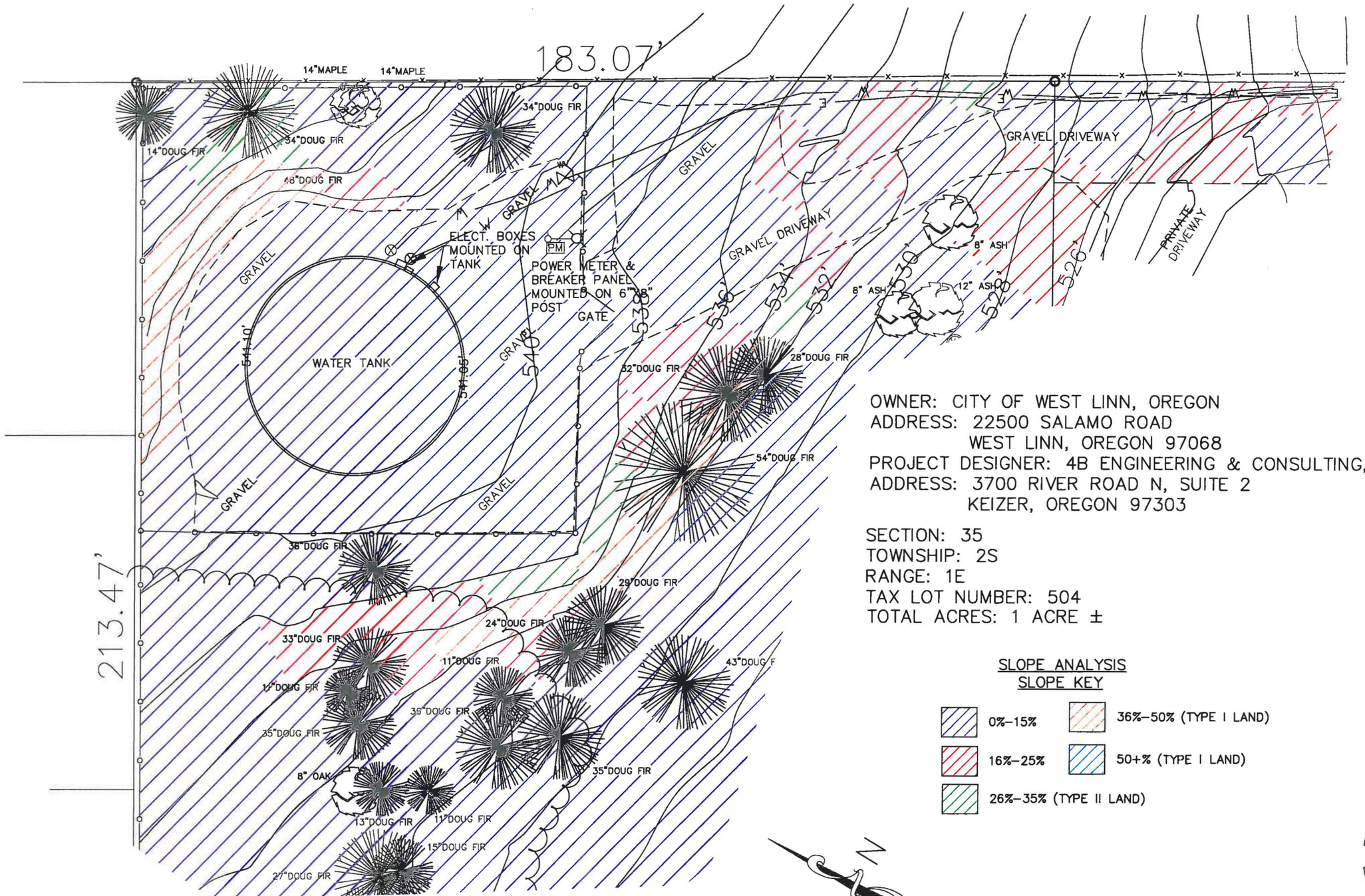
Landslide Vulnerability Analysis



Slide Hazard Map From City GIS.

Note: This image demonstrates the site in question. The project site is located at the property with the pink dot. The pump station will not be located near the landslide hazard area.





OWNER: CITY OF WEST LINN, OREGON
ADDRESS: 22500 SALAMO ROAD
WEST LINN, OREGON 97068
PROJECT DESIGNER: 4B ENGINEERING & CONSULTING, LLC
ADDRESS: 3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303

SECTION: 35
TOWNSHIP: 2S
RANGE: 1E
TAX LOT NUMBER: 504
TOTAL ACRES: 1 ACRE ±

SLOPE ANALYSIS
SLOPE KEY

- 0%–15%
- 16%–25%
- 26%–35% (TYPE II LAND)
- 36%–50% (TYPE I LAND)
- 50+% (TYPE I LAND)

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
SITE ANALYSIS

PREPARED FOR:
CITY OF WEST LINN

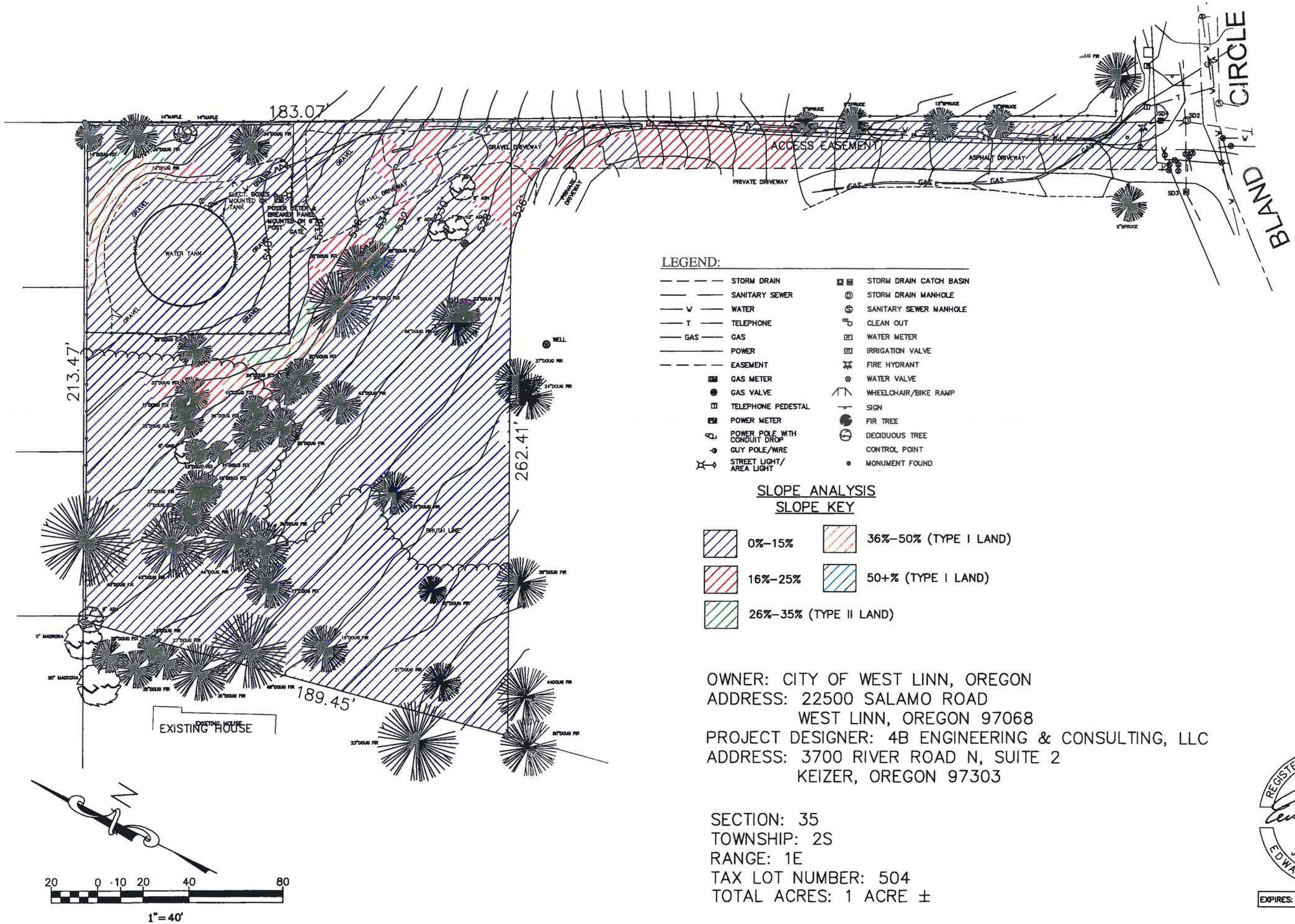
DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, EI
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 1

REGISTERED PROFESSIONAL ENGINEER
43,250
OREGON
JULY 17, 1986
EDWARD P. BUTTS
EXPIRES: 12-31-13



LEGEND:

STORM DRAIN	STORM DRAIN CATCH BASIN
SANITARY SEWER	STORM DRAIN MANHOLE
WATER	SANITARY SEWER MANHOLE
TELEPHONE	CLEAN OUT
GAS	WATER METER
POWER	IRRIGATION VALVE
EASEMENT	FIRE HYDRANT
GAS METER	WATER VALVE
GAS VALVE	WHEELCHAIR/BIKE RAMP
TELEPHONE PEDESTAL	SIGN
POWER METER	FIR TREE
POWER POLE WITH CONDUIT DROP	DECIDUOUS TREE
GUY POLE/WIRE	CONTROL POINT
STREET LIGHT/ AREA LIGHT	MONUMENT FOUND

SLOPE ANALYSIS
SLOPE KEY

- 0%–15%
- 16%–25%
- 26%–35% (TYPE II LAND)
- 36%–50% (TYPE I LAND)
- 50+% (TYPE I LAND)

OWNER: CITY OF WEST LINN, OREGON
ADDRESS: 22500 SALAMO ROAD
WEST LINN, OREGON 97068
PROJECT DESIGNER: 4B ENGINEERING & CONSULTING, LLC
ADDRESS: 3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303

SECTION: 35
TOWNSHIP: 2S
RANGE: 1E
TAX LOT NUMBER: 504
TOTAL ACRES: 1 ACRE ±

REGISTERED PROFESSIONAL ENGINEER
13250
OREGON
JULY 17, 1986
EDWARD P. BUTTS
EXPIRES: 12-31-13

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
SITE ANALYSIS

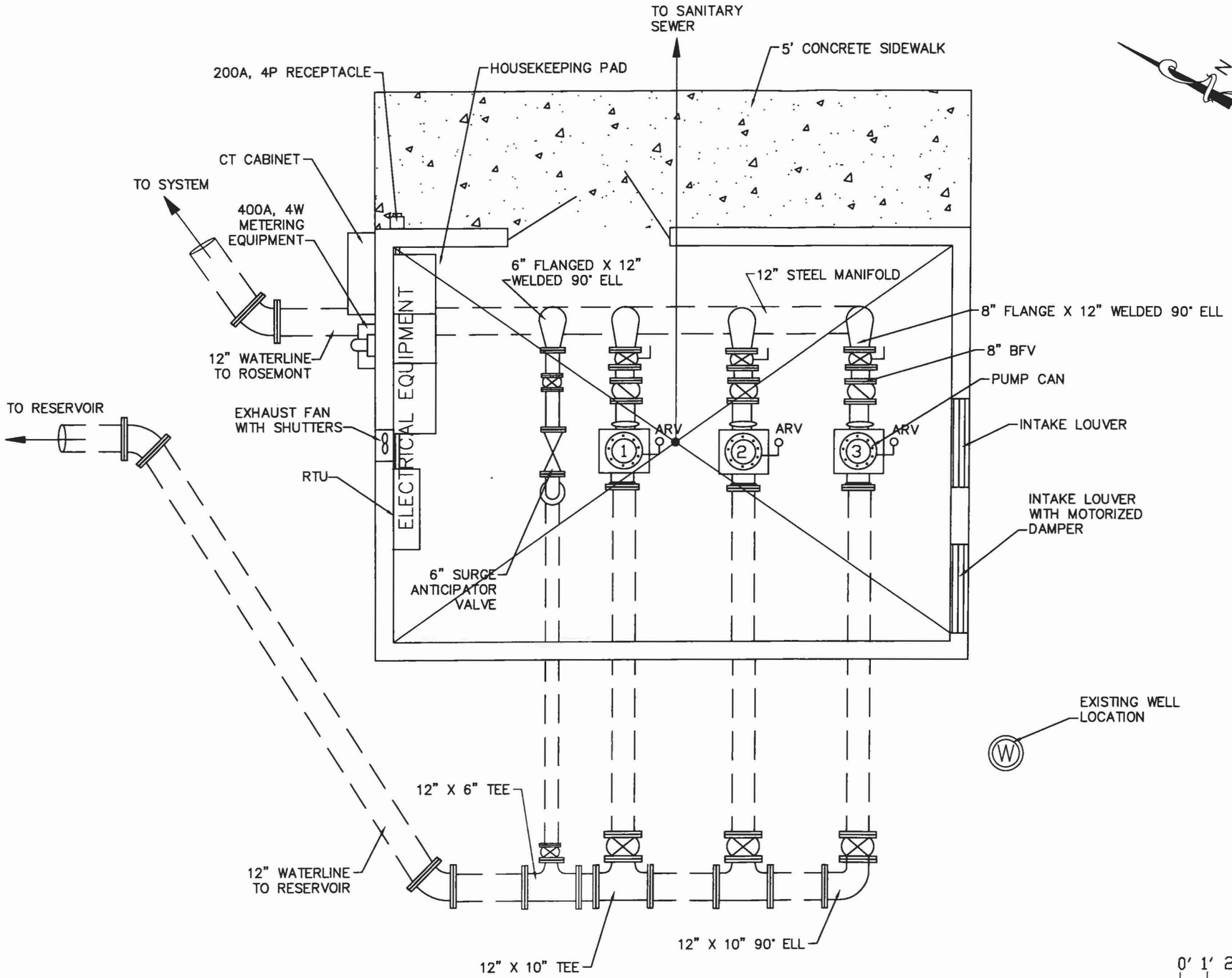
PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, EI
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 23, 2012
DRAWING:
SCALE: AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 2



MECHANICAL PIPING
SCALE: 1/4" = 1'0"

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
PROPOSED MECHANICAL

PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS P.E.
ROBERT E. BUTTS II
DRAWN: BROOKE SALVARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

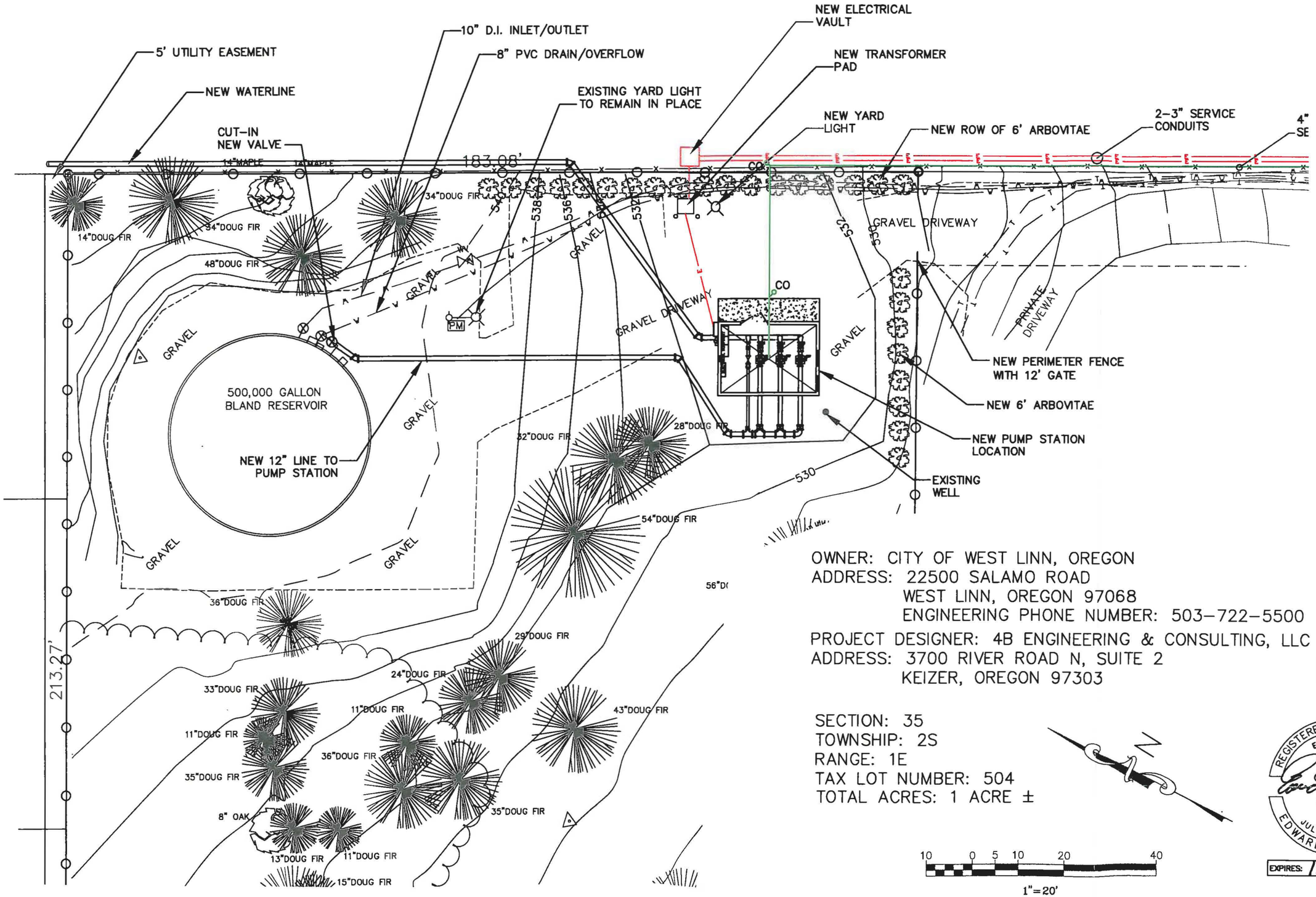
REVISIONS:

No.	Date	By

SHEET: 10

REGISTERED PROFESSIONAL ENGINEER
15,250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13



OWNER: CITY OF WEST LINN, OREGON
ADDRESS: 22500 SALAMO ROAD
WEST LINN, OREGON 97068
ENGINEERING PHONE NUMBER: 503-722-5500

PROJECT DESIGNER: 4B ENGINEERING & CONSULTING, LLC
ADDRESS: 3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303

SECTION: 35
TOWNSHIP: 2S
RANGE: 1E
TAX LOT NUMBER: 504
TOTAL ACRES: 1 ACRE ±

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
PROPOSED SITE PLAN

PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, EI
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 23, 2012
DRAWING:
SCALE: AS SHOWN

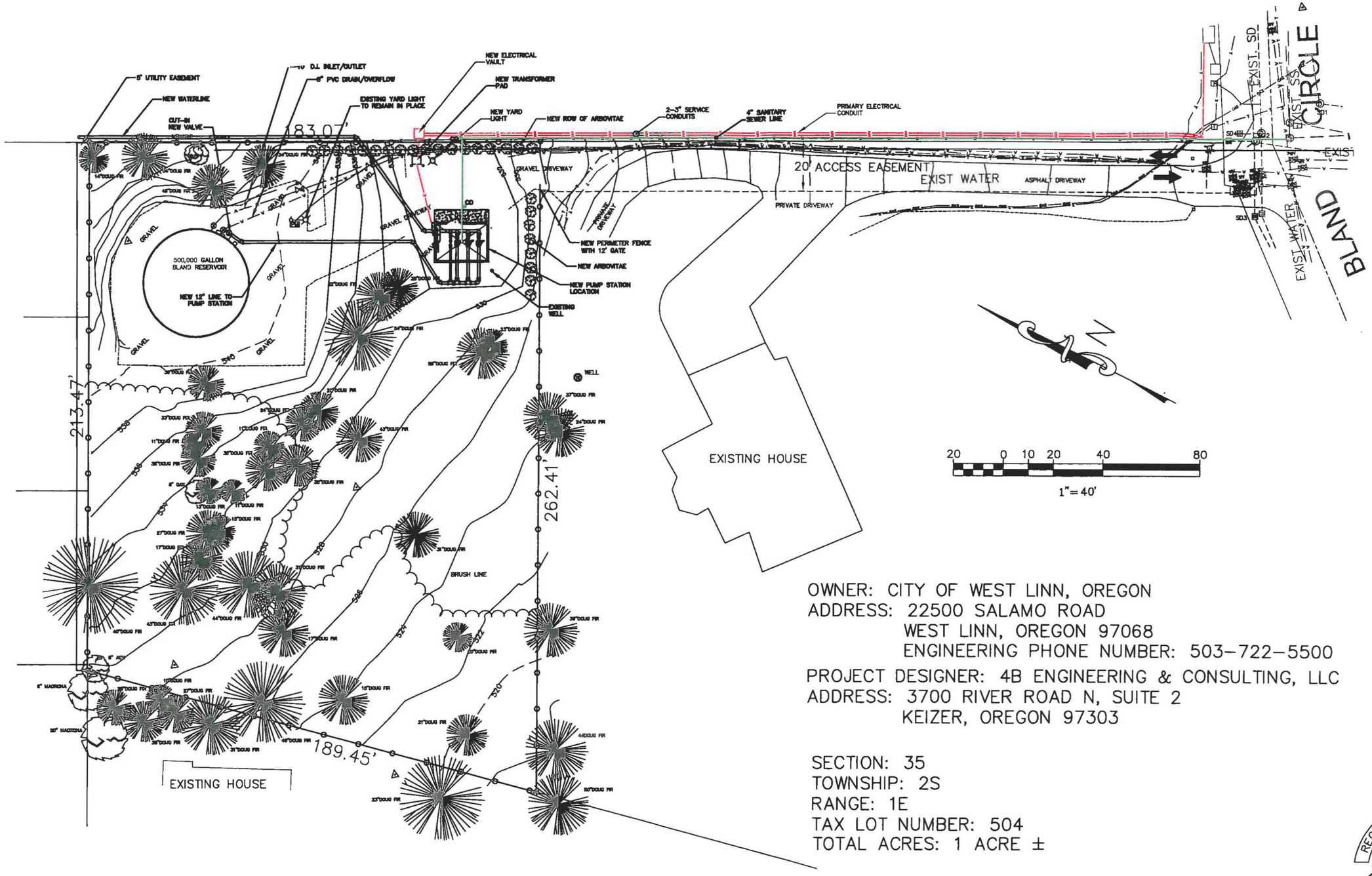
REVISIONS:

No.	Date	By

SHEET: 5

REGISTERED PROFESSIONAL ENGINEER
13,250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13



OWNER: CITY OF WEST LINN, OREGON
ADDRESS: 22500 SALAMO ROAD
WEST LINN, OREGON 97068
ENGINEERING PHONE NUMBER: 503-722-5500

PROJECT DESIGNER: 4B ENGINEERING & CONSULTING, LLC
ADDRESS: 3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303

SECTION: 35
TOWNSHIP: 2S
RANGE: 1E
TAX LOT NUMBER: 504
TOTAL ACRES: 1 ACRE ±

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
PROPOSED SITE PLAN

PREPARED FOR:
CITY OF WEST LINN

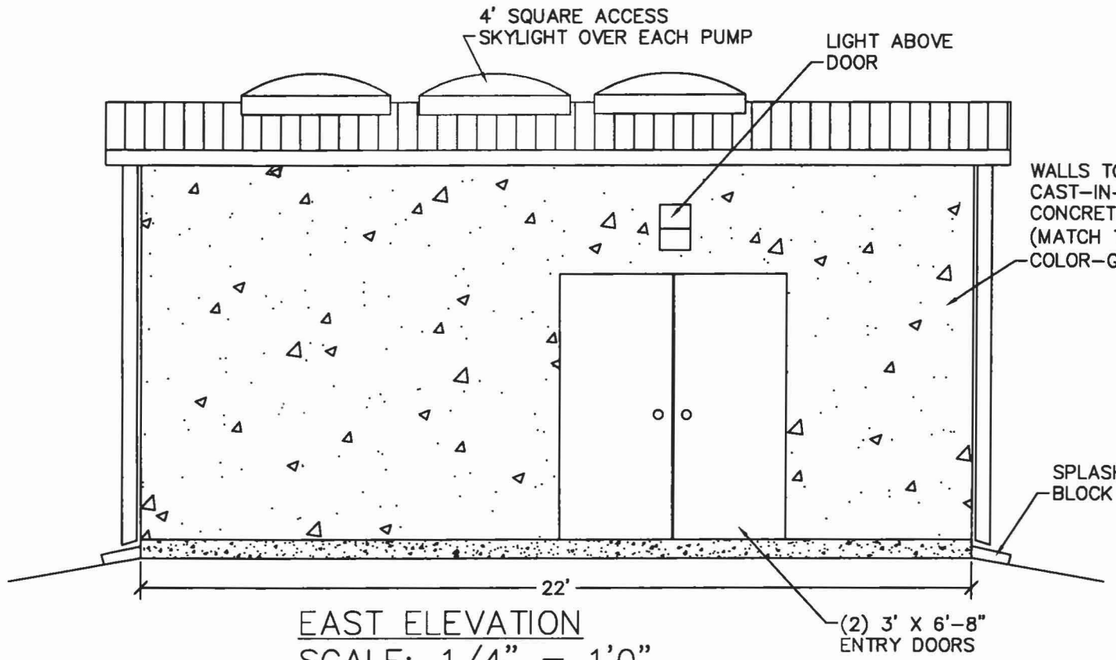
DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, EI
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 6

REGISTERED PROFESSIONAL ENGINEER
15,250
OREGON
JULY 17, 1986
EDWARD P. BUTTS
EXPIRES: 12-31-13



EAST ELEVATION
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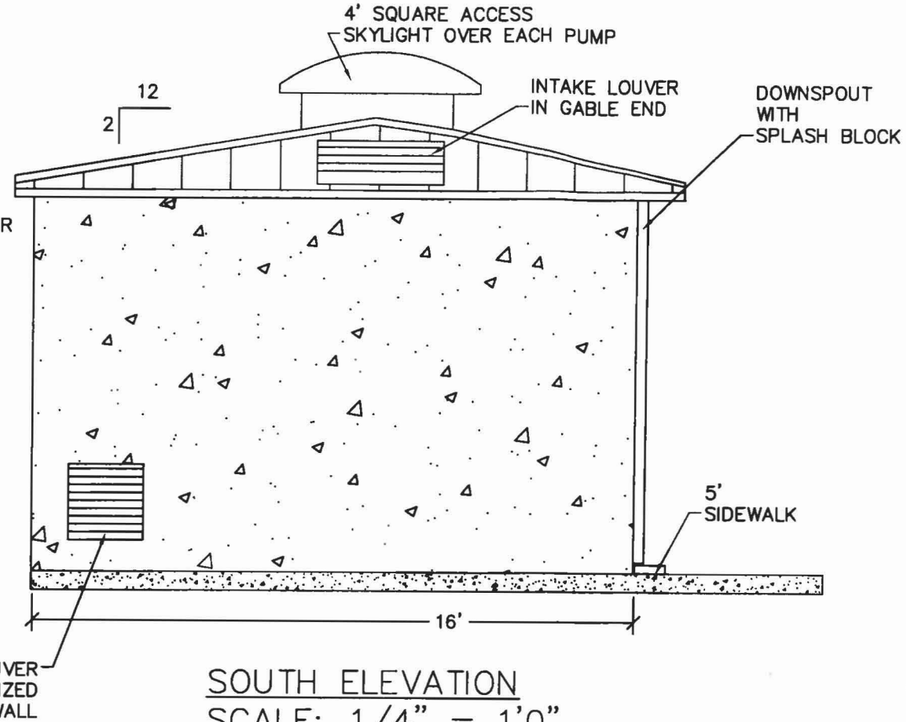
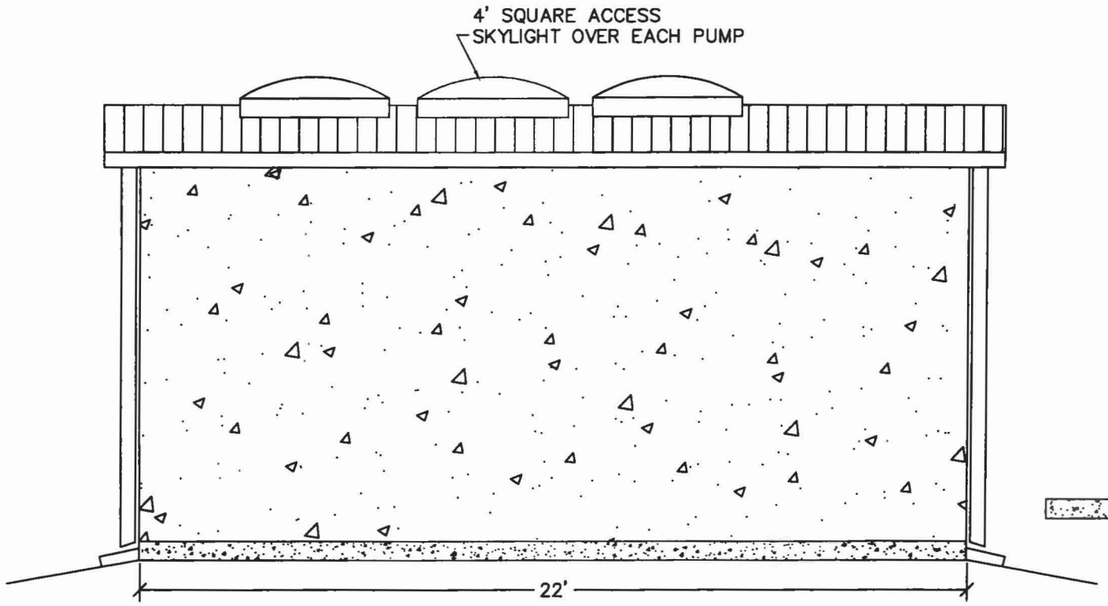
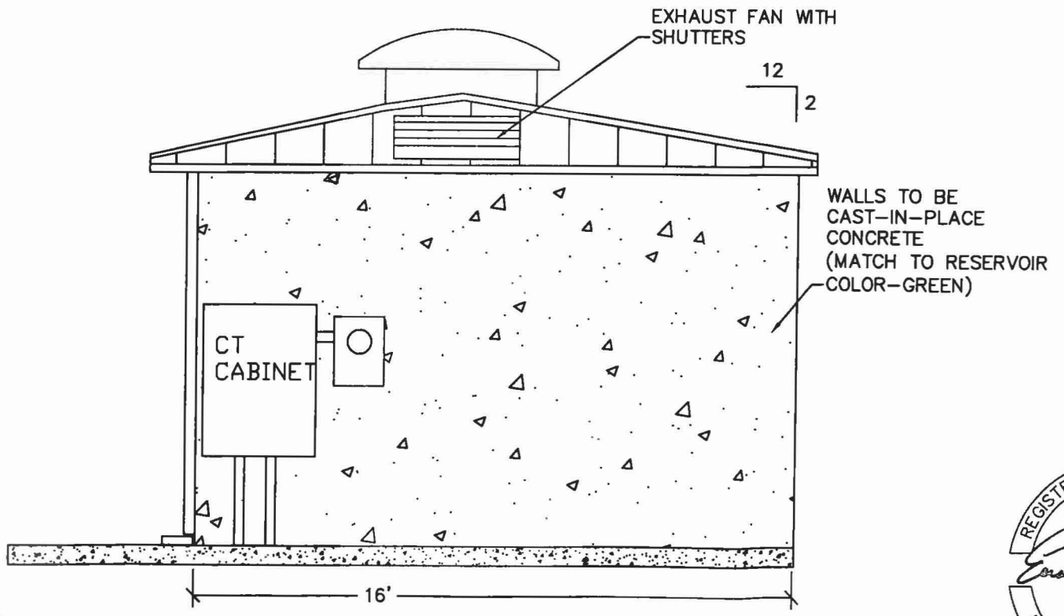


SOUTH ELEVATION
SCALE: 1/4" = 1'0"



WEST ELEVATION
SCALE: 1/4" = 1'0"



NORTH ELEVATION
SCALE: 1/4" = 1'0"

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
BUILDING ELEVATIONS

PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, B
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

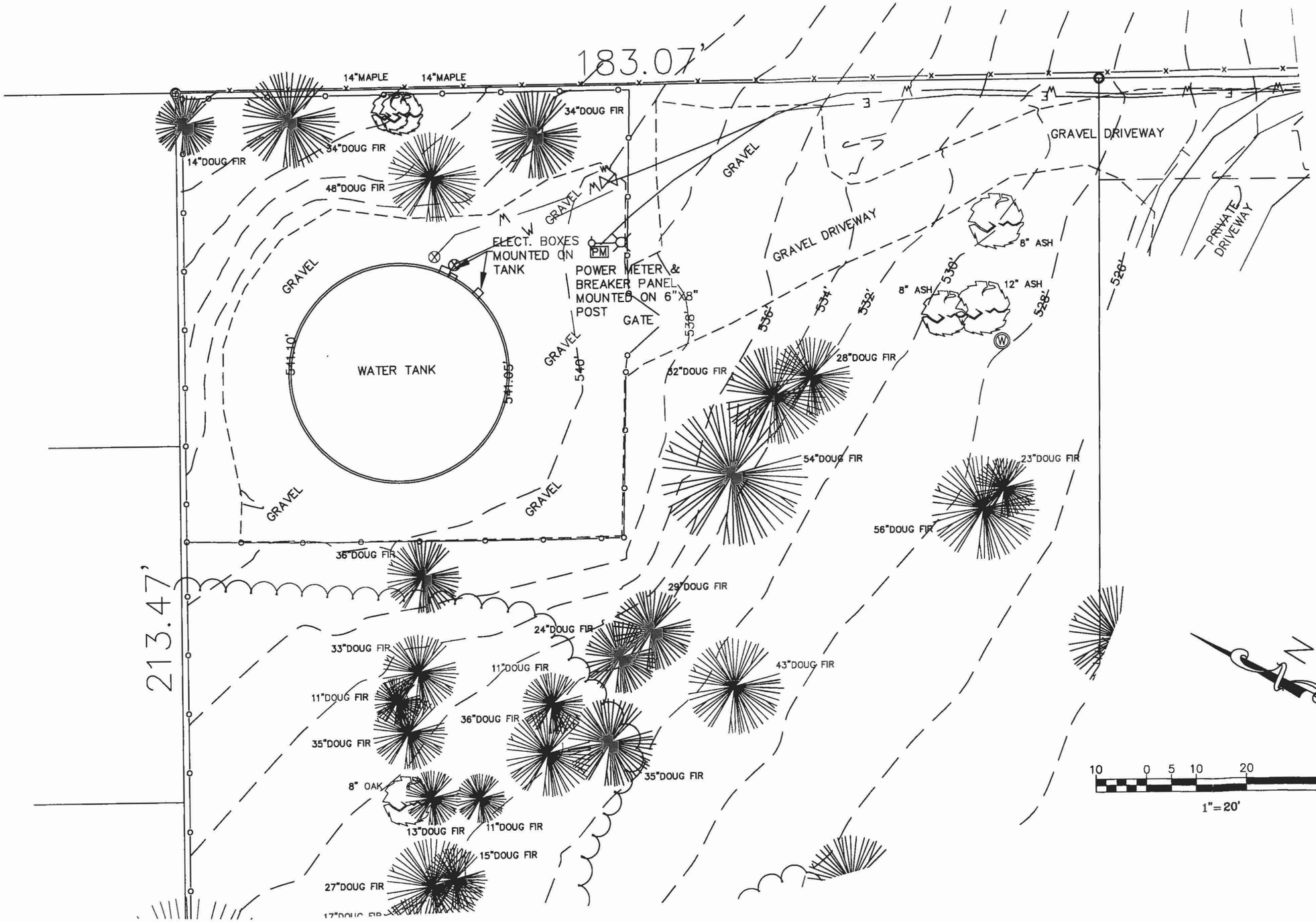
REVISIONS:

No.	Date	By

SHEET: 9

REGISTERED PROFESSIONAL ENGINEER
13,250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13



4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
EXISTING SITE PLAN

PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E. ADAM E. BUTTS, B
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

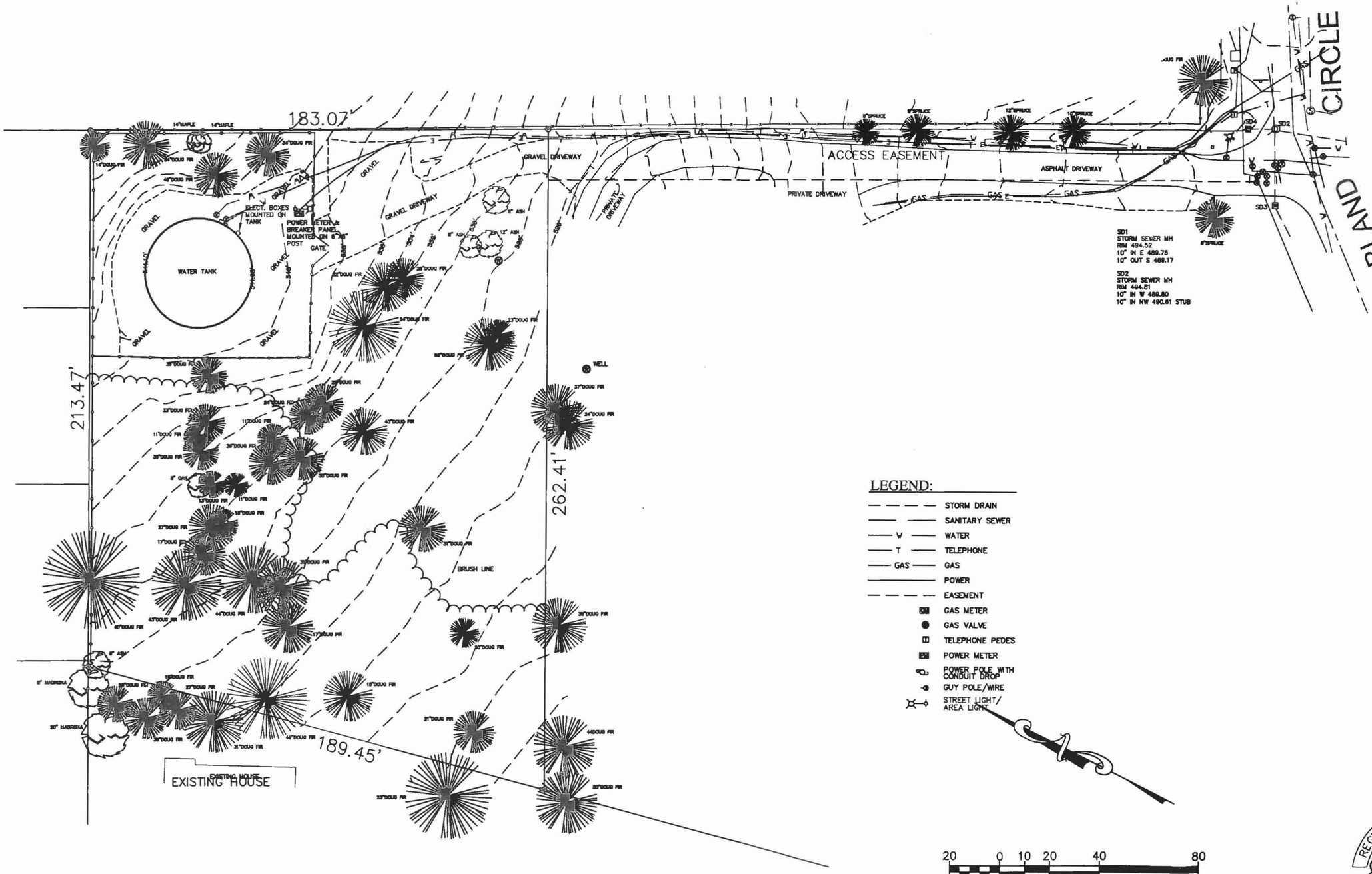
REVISIONS:

No.	Date	By

SHEET: 3

REGISTERED PROFESSIONAL ENGINEER
13250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13



4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
EXISTING SITE PLAN

PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, EI
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

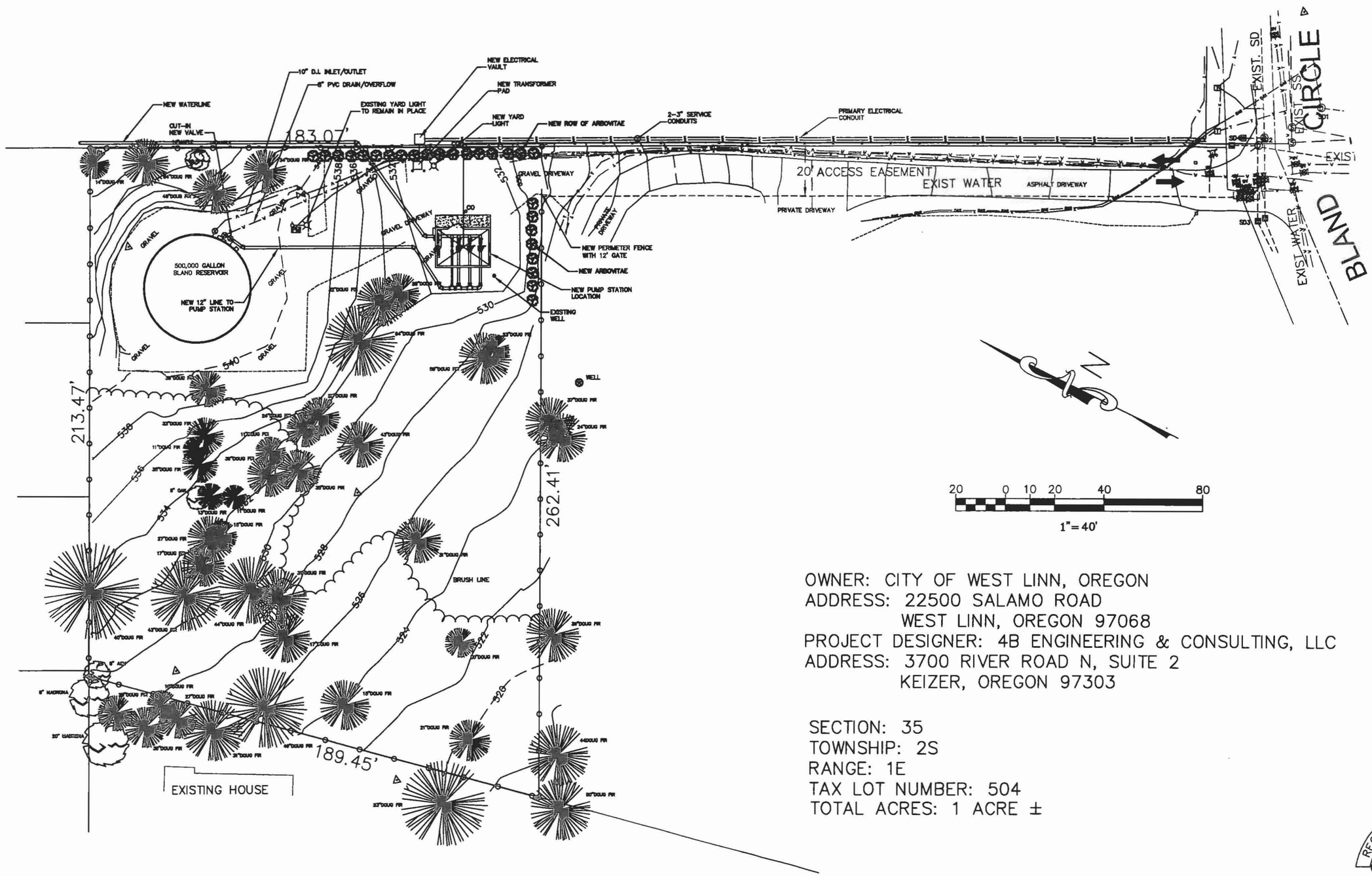
REVISIONS:

No.	Date	By

SHEET: 4

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 17, 1986
EDWARD P. BUTTS
13,250

EXPIRES: 12-31-13



OWNER: CITY OF WEST LINN, OREGON
ADDRESS: 22500 SALAMO ROAD
WEST LINN, OREGON 97068
PROJECT DESIGNER: 4B ENGINEERING & CONSULTING, LLC
ADDRESS: 3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303

SECTION: 35
TOWNSHIP: 2S
RANGE: 1E
TAX LOT NUMBER: 504
TOTAL ACRES: 1 ACRE ±

REGISTERED PROFESSIONAL ENGINEER
13250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
LANDSCAPE PLAN

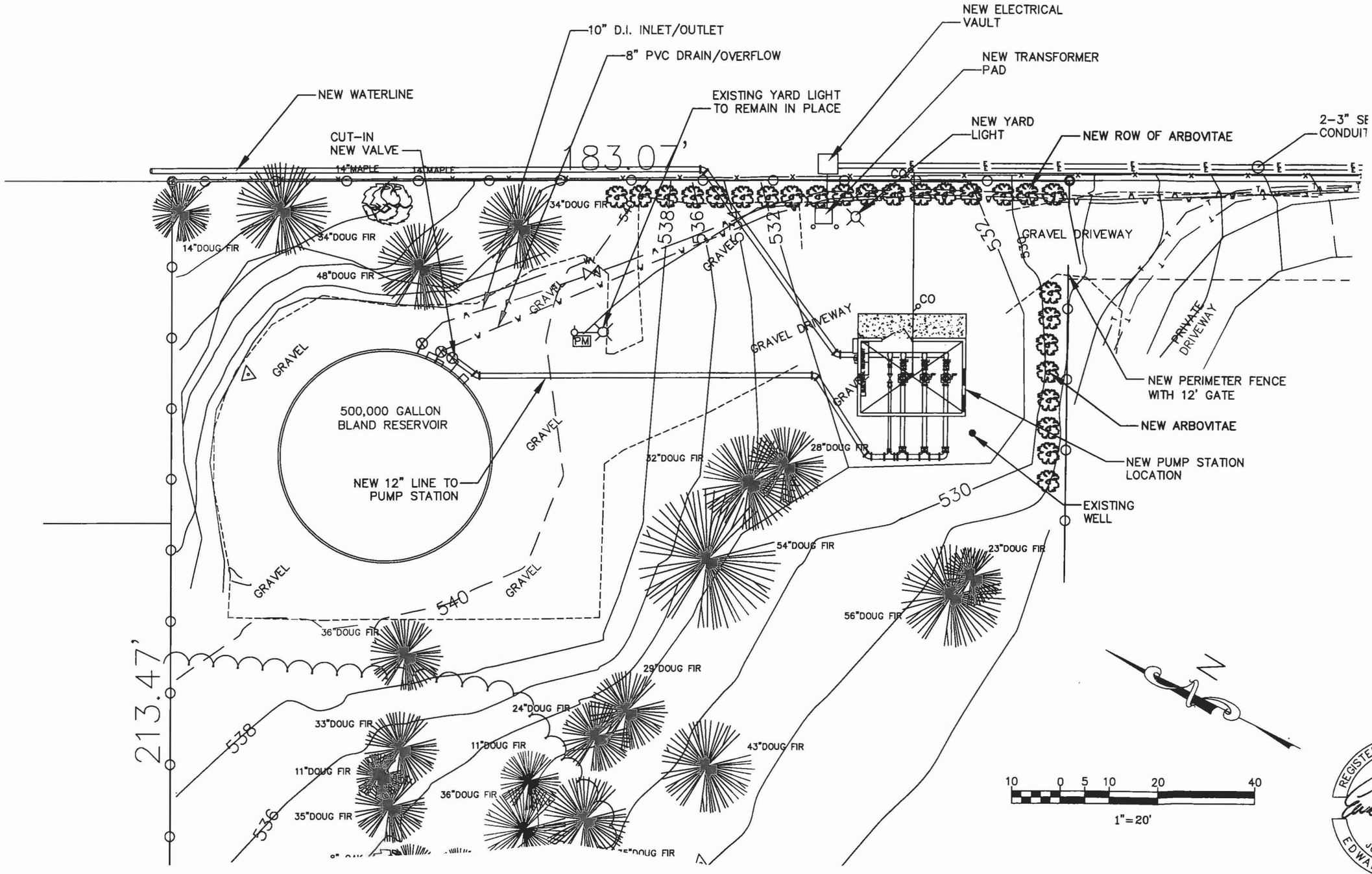
PREPARED FOR:
CITY OF WEST LINN

DESIGN:	EDWARD P. BUTTS, P.E. ADAM E. BUTTS, EI
DRAWN:	BROOKE SALTARELLO
DATE:	JANUARY 23, 2012
DRAWING:	
SCALE:	AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 12



4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
LANDSCAPE PLAN

PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, EI
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

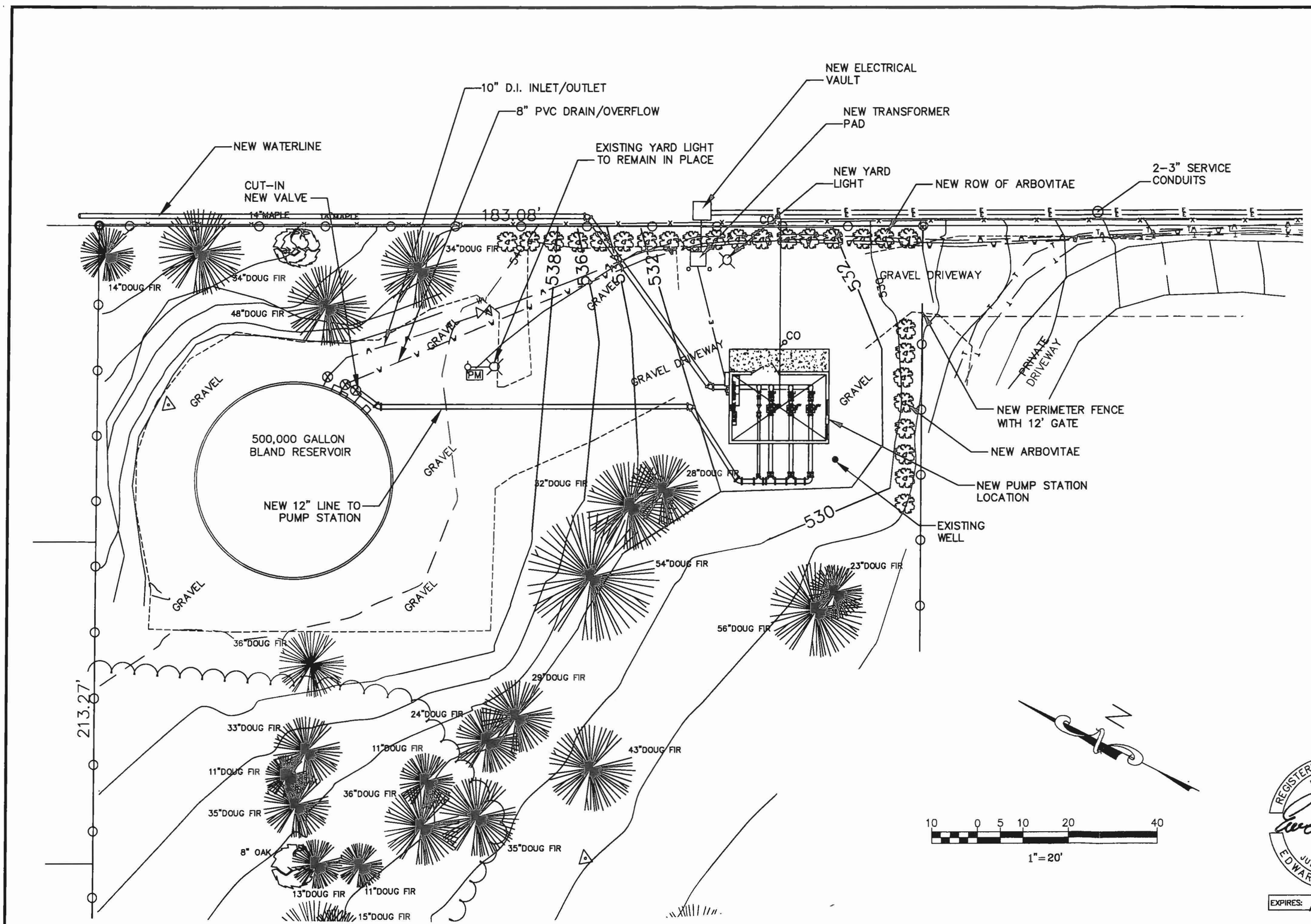
REVISIONS:

No.	Date	By

SHEET: 11

REGISTERED PROFESSIONAL ENGINEER
13,250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13



4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
GRADING PLAN

PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E. ADAM E. BUTTS, EI
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

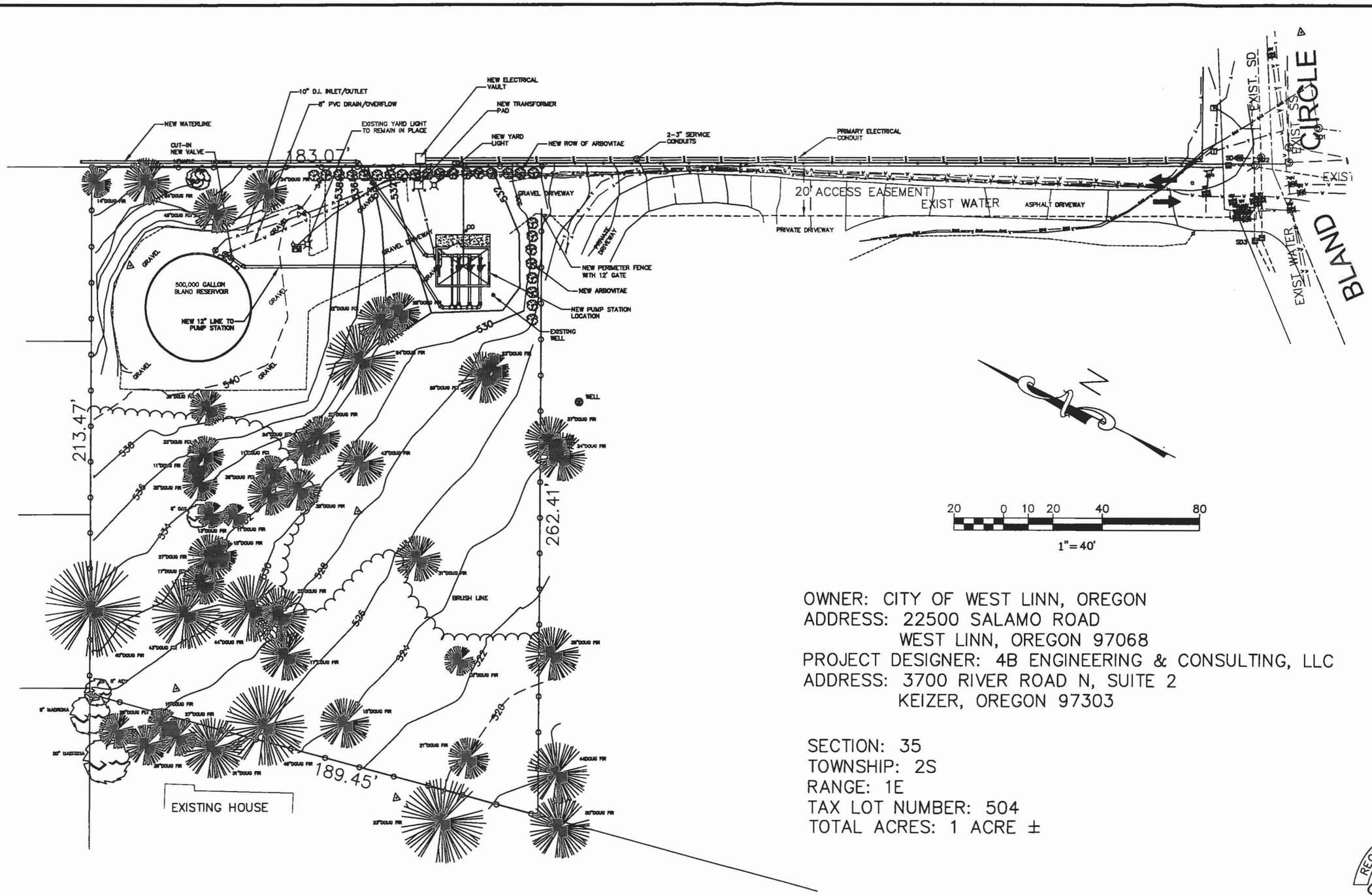
REVISIONS:

No.	Date	By

SHEET: 7

REGISTERED PROFESSIONAL ENGINEER
13,250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13



OWNER: CITY OF WEST LINN, OREGON
ADDRESS: 22500 SALAMO ROAD
WEST LINN, OREGON 97068
PROJECT DESIGNER: 4B ENGINEERING & CONSULTING, LLC
ADDRESS: 3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303

SECTION: 35
TOWNSHIP: 2S
RANGE: 1E
TAX LOT NUMBER: 504
TOTAL ACRES: 1 ACRE ±

REGISTERED PROFESSIONAL ENGINEER
15,250
OREGON
JULY 17, 1986
EDWARD P. BUTTS
EXPIRES: 12-31-13

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
GRADING PLAN

PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, E.I.
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 23, 2012
DRAWING:
SCALE: AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 8

dB LEVEL WITH ONE PUMP

dB LEVEL WITH TWO PUMPS

183.08'

G FIR

GRAVEL

GRAVEL DRIVEWAY

PRIVATE DRIVEWAY

53 dB — 55 dB

54 dB — 56 dB

56 dB — 58 dB

60 dB — 64 dB

71 dB — 78 dB

ELECTRICAL EQUIPMENT

ARV

32"DOUG FIR

28"DOUG FIR

54"DOUG FIR

23"DOUG FIR

530

532

534

536

538

540

KEY

5' RADIUS

10' RADIUS

15' RADIUS

20' RADIUS

5 0 5 10 20

1"=10'

N

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
SOUND LEVELS

PREPARED FOR:
CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, E.I.
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 14

REGISTERED PROFESSIONAL ENGINEER
13250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13

EXISTING YARD LIGHT TO REMAIN IN PLACE

LIGHTING ZONE

NEW YARD LIGHT

LIGHTING ZONE

183.08'

213.27'

14"MAPLE

14"MAPLE

34"DOUG FIR

14"DOUG FIR

34"DOUG FIR

48"DOUG FIR

GRAVEL

GRAVEL

GRAVEL

GRAVEL DRIVEWAY

GRAVEL DRIVEWAY

GRAVEL DRIVEWAY

PRIVATE DRIVEWAY

CO

CO

PM

500,000 GALLON BLAND RESERVOIR

NEW 12" LINE TO PUMP STATION

GRAVEL

GRAVEL

GRAVEL

32"DOUG FIR

28"DOUG FIR

54"DOUG FIR

23"DOUG FIR

56"DOUG FIR

36"DOUG FIR

29"DOUG FIR

24"DOUG FIR

33"DOUG FIR

11"DOUG FIR

43"DOUG FIR

11"DOUG FIR

36"DOUG FIR

35"DOUG FIR

35"DOUG FIR

8" OAK

13"DOUG FIR

11"DOUG FIR

15"DOUG FIR

N

10 0 5 10 20 40

1"=20'

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
LIGHTING PLAN

PREPARED FOR:
CITY OF WEST LINN

DESIGN:	EDWARD P. BUTTS, P.E. ADAM E. BUTTS, EI
DRAWN:	BROOKE SALTARELLO
DATE:	JANUARY 23, 2012
DRAWING:	
SCALE:	AS SHOWN

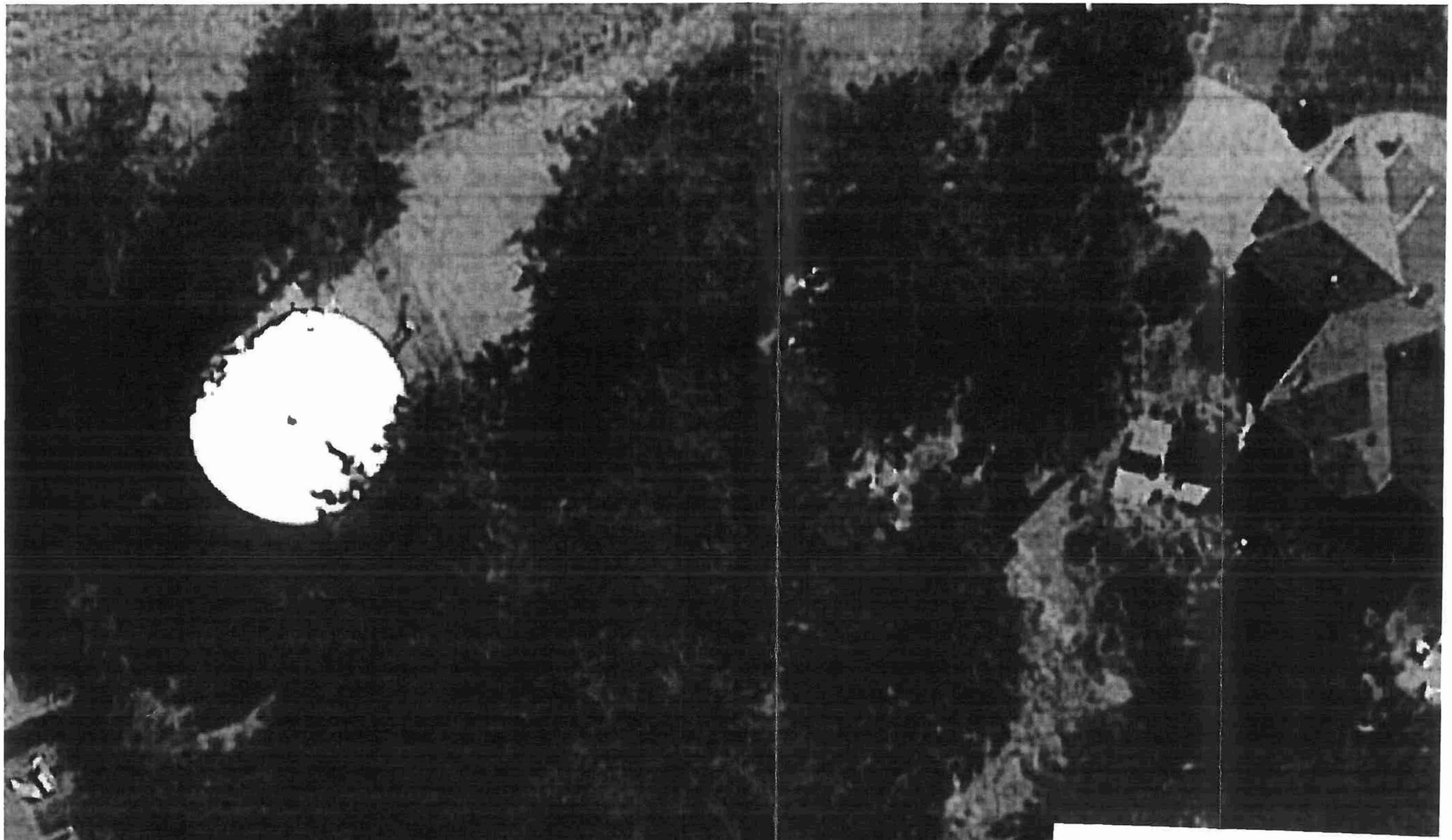
REVISIONS:

No.	Date	By

SHEET: 13

REGISTERED PROFESSIONAL ENGINEER
13,250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13



PREPARED FOR:
CITY OF WEST LINN

CITY OF WEST LINN
BLAND CIRCLE INTERTIE
WATER PUMP STATION
SITE AERIAL VIEW

4B ENGINEERING & CONSULTING, LLC
3700 RIVER ROAD N, SUITE 2
KEIZER, OREGON 97303
(503) 589-1115

DESIGN:	EDWARD P. BUTTS, P.E. ADAM E. BUTTS, EI
DRAWN:	BROOKE SALTARELLO
DATE:	JANUARY 25, 2012
DRAWING:	
SCALE:	AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 15

N

10 0 5 10 20 40

1"=20'

REGISTERED PROFESSIONAL ENGINEER
13250
OREGON
JULY 17, 1986
EDWARD P. BUTTS

EXPIRES: 12-31-13

City of West Linn
Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S). ~~DR-12-03~~ CU-12-01	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- ☐ Annexation (ANX)
- ☐ Appeal and Review (AP) *
- ☒ Conditional Use (CUP)
- ☒ Design Review (DR)
- ☐ Easement Vacation
- ☐ Extraterritorial Ext. of Utilities
- ☐ Final Plat or Plan (FP)
- ☐ Flood Management Area
- ☐ Hillside Protection & Erosion Control
- ☐ Historic Review
- ☐ Legislative Plan or Change
- ☐ Lot Line Adjustment (LLA) */**
- ☐ ~~Minor Partition (MIP) (Preliminary Plat or Plan)~~
- ☐ Non-Conforming Lots, Uses & Structures
- ☐ Planned Unit Development (PUD)
- ☐ Pre-Application Conference (PA) */**
- ☐ Street Vacation
- ☐ Subdivision (SUB)
- ☐ Temporary Uses *
- ☐ Time Extension *
- ☐ Variance (VAR)
- ☐ Water Resource Area Protection/Single Lot (WAP)
- ☐ Water Resource Area Protection/Wetland (WAP)
- ☐ Willamette & Tualatin River Greenway (WRG)
- ☐ Zone Change

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require ~~different or additional application forms, available on the City website or at City Hall.~~

RECEIVED
JAN 20 2012
PLANNING & BUILDING
CITY OF WEST LINN
INIT. TIME

Site Location/Address:	Assessor's Map No.: 21E35B
Estimated 23120 block of Bland Circle (Map number 21E35B 00504)	Tax Lot(s): 00504
	Total Land Area: 1 ACRE +/-

Brief Description of Proposal: NEW BOOSTER PUMP STATION FOR THE CITY OF WEST LINN.

Applicant Name: (please print)	CITY OF WEST LINN	Phone: 503-657-0331
Address:	22500 SALAMO ROAD	Email:
City State Zip:	WEST LINN, OREGON 97068	dwright@westlinnoregon.gov
Owner Name (required): (please print)	CITY OF WEST LINN	Phone: 503-657-0331
Address:	22500 SALAMO ROAD	Email:
City State Zip:	WEST LINN, OREGON 97068	dwright@westlinnoregon.gov
Consultant Name: (please print)	4B ENGINEERING & CONSULTING, LLC	Phone: 503-589-1115
Address:	3700 RIVER ROAD N, SUITE 2	Email:
City State Zip:	KEIZER, OREGON 97303	BROOKE@4BENGINEERING.COM

1. All application fees are non-refundable (~~excluding deposit~~). ~~Any overruns to deposit will result in additional billing.~~
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.**

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Dennis E Wright — Applicant's signature — 12/12/2011 — Date

Dennis E Wright — Owner's signature *(required)* — 12/12/2011 — Date