



LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 1, 2011

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Upgrade water treatment plant and site improvements

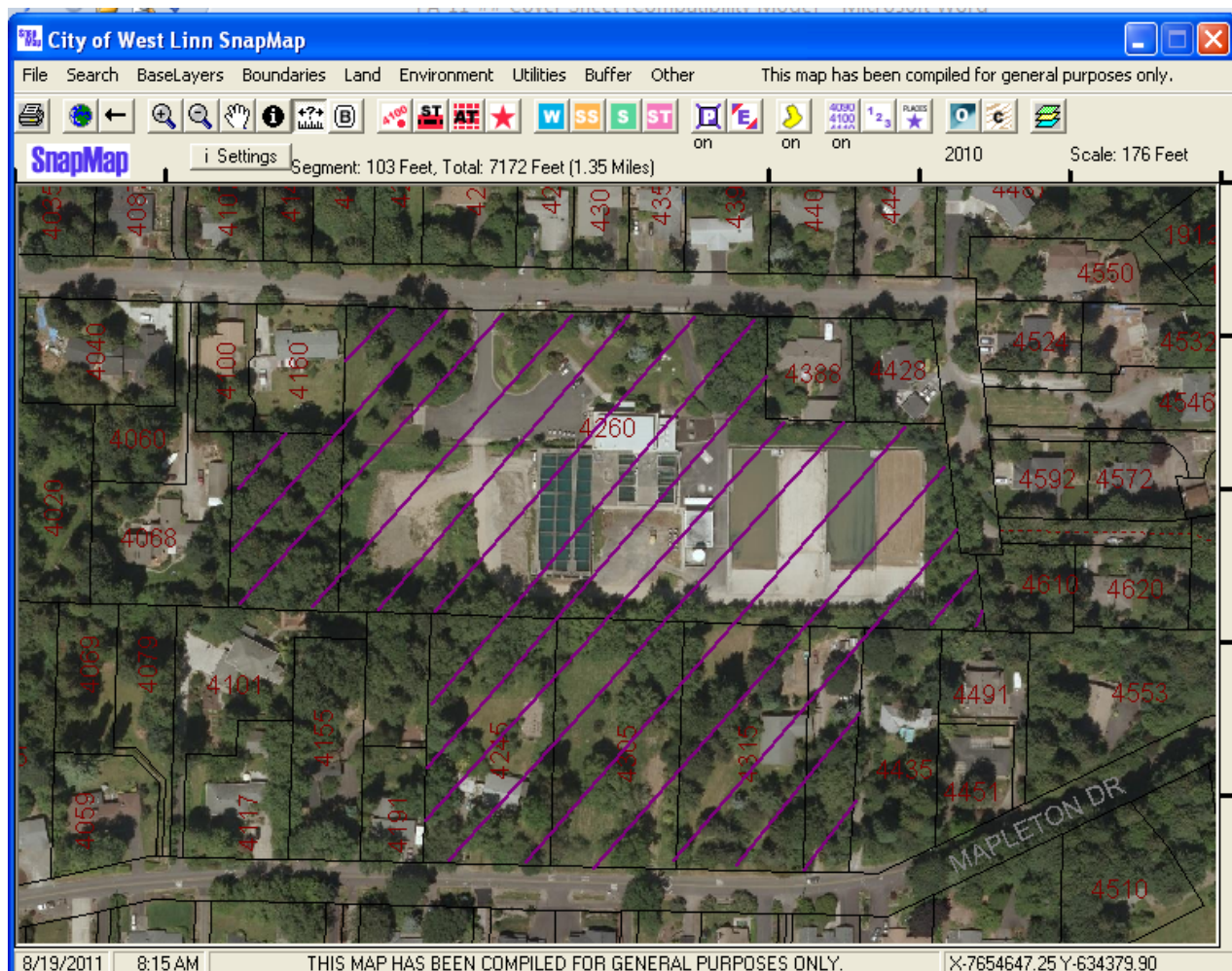
Applicant: Lake Oswego Tigard Water Partnership: Eric Day

Subject Property Address: 4260 Kenthorpe Way; 4245, 4305, 4315 Mapleton Dr.

Neighborhood Assn: Robinwood Neighborhood Association

Planner: Chris Kerr, Zach Pelz

Project #: PA-11-22



**PRE-APPLICATION CONFERENCE****THIS SECTION FOR STAFF COMPLETION**

CONFERENCE DATE:	9-1-2011	TIME:	9:00 am	PROJECT #:	PA-11-22
STAFF CONTACT:	C. Kerr / Z. Pelz			FEE:	1,000 ⁰⁰

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): **Kenthorpe Way; P.O. Box 369. 21E24BD00300, #00373198**

Brief Description of Proposal: **Upgrade of the water treatment plant and site improvements . Land use approvals: conditional use (major utility in a residential zone, Type II design review and lot line adjustment.**

Applicant's Name: **Lake Oswego Tigard Water Partnership: Eric Day**

Mailing Address: **4101 Kruse Way West End Building, Lake Oswego, OR 97034**

Phone No: **(503) 534-4238**

Email Address: **eday@ci.oswego.or.us**

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- | | |
|--|---|
| ➤ North arrow | ➤ Access to and from the site, if applicable |
| ➤ Scale | ➤ General location of existing trees |
| ➤ Property dimensions | ➤ Location of creeks and/or wetlands |
| ➤ Streets abutting the property | ➤ Location of existing utilities (water, sewer, etc.) |
| ➤ Conceptual layout, design and/or building elevations | ➤ Easements (access, utility, all others) |

Please list any questions or issues that you may have for city staff regarding your proposal:
See attached narrative and list of questions.

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

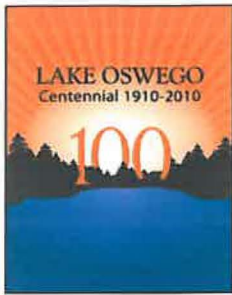
Property owner's signature

8/17/11

Date

4101 Kruse Way, Lake Oswego, OR. 97034

Property owner's mailing address (if different from above)



4101 Kruse Way
PO Box 369
Lake Oswego, OR 97034

503-534-4238
www.lotigardwater.org

MEMORANDUM

TO: City of West Linn
FROM: Eric Day, City of Lake Oswego, Eric Eisemann, E² Land Use Planning
SUBJECT: Lake Oswego – WTP Pre-application Conference
DATE: August 17, 2011

Narrative

The Lake Oswego water treatment plant (WTP) is located in a residential neighborhood in West Linn. The WTP facility occupies 6.05 acres and the city owns four adjacent lots to the south comprising 3.30 acres. The existing WTP was constructed as a conditional use; the four adjacent lots are undeveloped and contain private plat covenants limiting development of the lots.

The WTP has supplied drinking water to Lake Oswego and its customers since 1968. The current WTP is a direct filtration plant that has a maximum rated treatment capacity of 16 mgd. Typical Lake Oswego water demand in the summer months meets or slightly exceeds water production across a number of days each year. Lake Oswego, in conjunction with its partner, the city of Tigard, proposes to expand the treatment capacity of the WTP to serve the Lake Oswego Tigard Water partnership from a potential of 16 mgd to 38 mgd.

The key elements of the water treatment process include: increased water supply from the Clackamas River; rapid mix of water treatment chemicals to the raw water; coagulation, flocculation and sediment basins; filtration basins; clearwater storage; and pumping fresh water out of the WTP into the distribution system. On-site activity areas include: parking, operations building, chemical storage, sedimentation, sludge removal, water storage and pumping.

The City of Lake Oswego has met with the neighborhood to create a good neighbor plan which has identified several issues which are of concern to the neighbors: truck traffic, storage of chemicals, operational noise, glare, skyline profile, and tree preservation. The city of Lake Oswego will continue to work with interested neighbors through the land use approval process and afterwards.

Procedure

The applicant believes the following land use procedures and regulations apply to the proposed upgrade of the WTP:

1. Land use review. The project is subject to Class II design review, Conditional Use review and a lot line adjustment.
2. Type I and Type II lands. By definition (CDC 02.030), there are no Type I or Type II lands on site.
3. Goal 5. There are no identified Goal 5 resources on site.
4. Conditional Use – Comprehensive Plan. CDC 60.070(A)(7) requires that a proposed conditional use must comply with the applicable policies of the Comprehensive Plan. The applicant would like the West Linn staff to identify the Comprehensive Plan policies applicable to this request.
5. Neighborhood Coordination. CDC 99.038 requires coordination with affected neighborhoods. The city will conduct this meeting prior to submitting the land use application package.

6. Transportation Analysis. We do not believe that the volume of traffic currently generated or proposed to be generated warrants a transportation analysis.

Site and Design Issues

1. Underground utilities. We anticipate undergrounding utilities along the street front consistent with CDC 55.100(M).
2. Exterior materials and colors. CDC 55.070(E) requires samples of all exterior building materials and proposed building colors. We propose to provide color and material sample sheets as opposed to physical samples of bricks, metal, etc.
3. Trees. The project will require removal of some trees, potentially including diseased trees. There are no designated Heritage Trees on site. Diseased trees may be removed, as determined by the City arborist. CDC 55.100(B)(1). The applicant will work with the West Linn arborist to identify significant tree clusters and to classify the character of trees on site. Because the site does not contain Type I or Type II lands, CDC 55.100(B)(2)(a & b) (tree conservation easements and 20% set aside) do not apply. Tree removal will be consistent with chapter 8.620.
4. Architecture. CDC 55.100(B)(6). The proposed structure is a water treatment plant.
 - The architectural design standards in this sub-section have limited applicability to a utility structure.
 - A water treatment plant is not a residential building, but the facility, to the extent reasonably possible, will not contrast with neighborhood residential styles. How will the city measure whether our proposed design is “manifestly superior” to adjacent architecture in terms of creativity, design and workmanship?
 - To avoid contrasting with nearby residences, the project will rely on ‘distance and screening’ to address the “adequate separation” standard in CDC 55.100(B)(6)(e).
 - The project is a utility rather than an office or commercial structure. Therefore, CDC 55.100.B.6.f, 60% window glazing, does not apply to this structure.
5. Transportation Planning Rule (TPR) compliance. CDC 55.100(B)(7). Subsection (i) makes it clear that a water treatment plant is subject to the architectural standards in the design review chapter; however, the code recognizes that public utilities, due to their functional requirements, cannot readily comply with all architectural standards. The design of a utility can be made ‘sympathetic’ to the surrounding properties by means of landscaping, setbacks, buffers, and “all reasonable architectural means”. How does the city interpret the phrase “All reasonable architectural means”?
6. Light & air circulation. CDC 55.100(B)(5) requires ‘adequate distance’ between on-site buildings and off-site buildings to allow for light and air circulation. By complying with the setback standards for the zoning district and by providing noise buffering within buildings and by means of landscaping, we believe that the project will satisfy the ‘adequate distance’ matrix.
7. Noise. The applicant proposes to submit a noise study, consistent with DEQ standards and including mitigation measures, prepared by a licensed acoustical engineer. The applicant understands the City Council adopted Municipal Code section 5.487 and that the provisions of this chapter supersede the noise related provisions of CDC 55.100.C.3 and 55.100(B)(11) and 55.100(M), therefore, Chapter 55 noise standards do not apply.
8. Solar. There are no solar access or power requirements in the CDC. If the project proposes to incorporate solar power, are there special site or design standards that apply?
9. Pedestrian and auto circulation plan. CDC 55.070(D)(2)(g) requires a ‘pedestrian and automobile circulation plan’ but the code does not reference an applicable standards. Please provide an example of such a plan.
10. Additional materials. CDC 55.085(A) provides that the Planning Director may require additional information as part of the application. Please advise us as to what additional materials will be required.

Other issues

1. Changes to construction codes. West Linn, like other cities, may soon adopt changes to the building, life safety and structural codes. If so, when will that occur?
2. Structural permits. Are structural permits alone sufficient, rather than structural and building permits? Will city staff review construction plans or will review of construction plans be sent to sub-contractors for review?





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MWH®

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PROJECT MANAGER
APPROVED: _____ DATE: _____
BROWN AND CALDWELL

LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 2" - SCALE ACCORDINGLY)

DESIGNED: ###
DRAWN: ###
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CHECKED: ###
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EXTERNAL REFERENCE FILES	
50/REF9177	

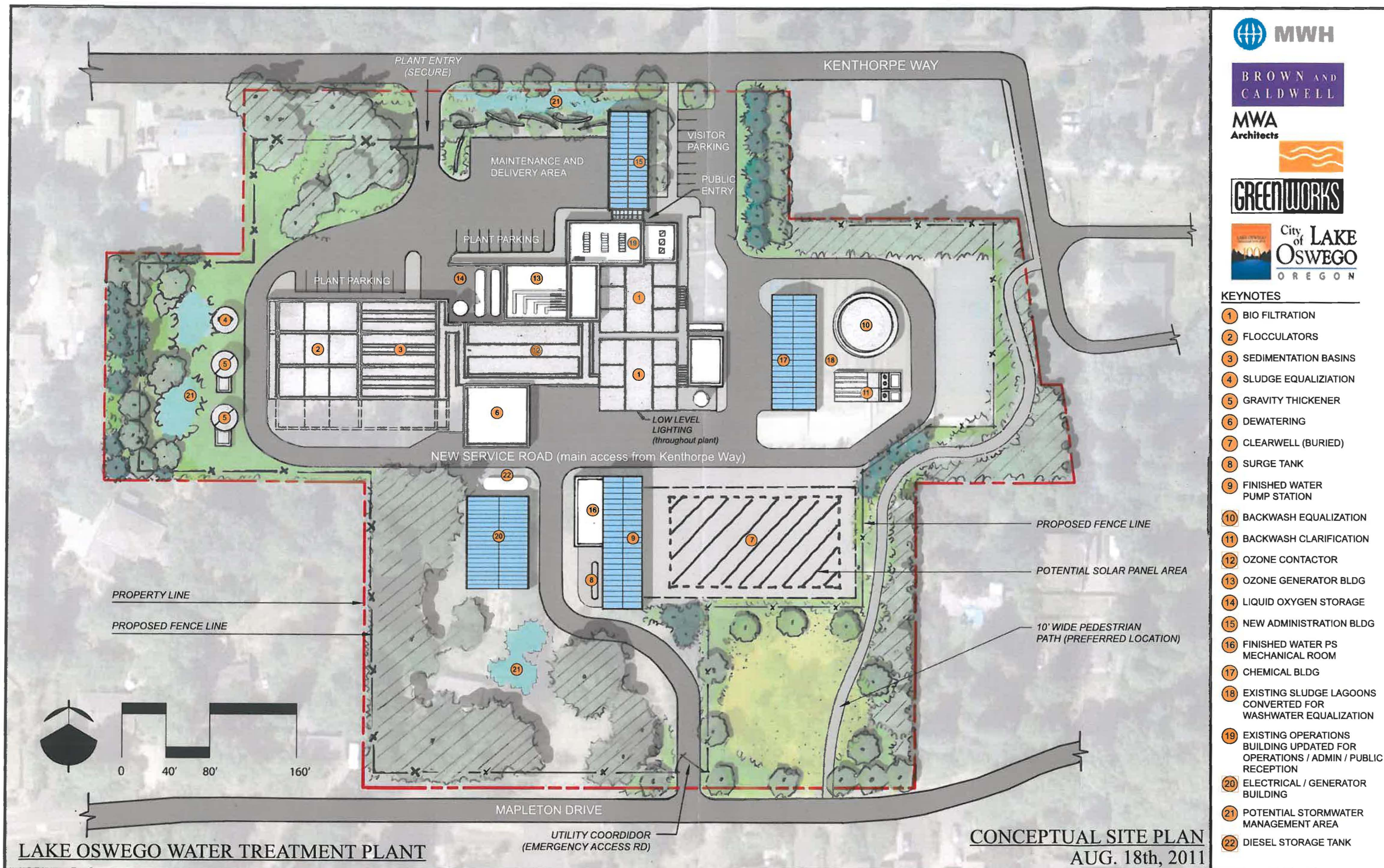
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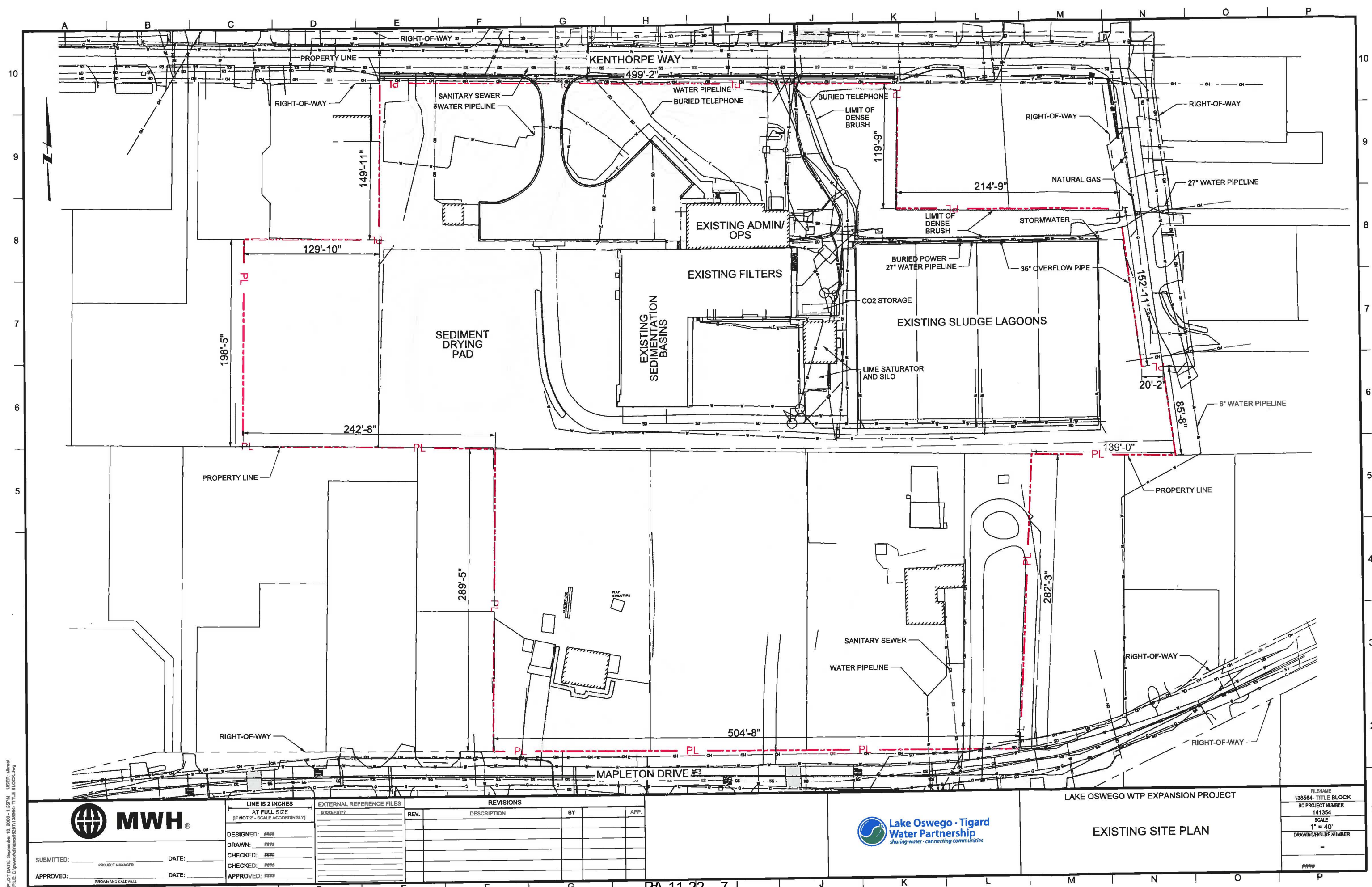


LAKE OSWEGO WTP EXPANSION PROJECT

EXISTING SITE AERIAL

FILENAME	138564-TITLE BLOCK
BC PROJECT NUMBER	141354
SCALE	1" = 40'
DRAWING/FIGURE NUMBER	-
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PLOT DATE: September 10, 2008 - 1:55PM USER: jbrunat
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REVISIONS				
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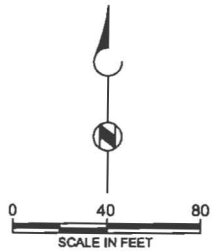
LAKE OSWEGO WTP EXPANSION PROJECT

EXISTING SITE PLAN

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BC PROJECT NUMBER 141354
SCALE 1" = 40'
DRAWING/FIGURE NUMBER -
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LEGEND:
● DECIDUOUS TREE
★ EVERGREEN TREE



BROWN AND CALDWELL

PORTLAND, OREGON

SUBMITTED: _____ DATE: _____
PROJECT MANAGER
APPROVED: _____ DATE: _____
BROWN AND CALDWELL

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(IF NOT 2" - SCALE ACCORDINGLY)

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EXTERNAL REFERENCE FILES
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THIS DRAWING IS NOT VALID FOR
CONSTRUCTION PURPOSES UNLESS IT
BEARS THE SEAL AND SIGNATURE OF A
DULY REGISTERED PROFESSIONAL



**WATER TREATMENT PLANT
TREE SURVEY**

FILENAME
TREESURVEY_081511
BC PROJECT NUMBER
141354
SCALE
1" = 40'
DRAWING/FIGURE NUMBER
1

DATE: August 17, 2011 - 3:00PM USER: mch
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