



Memorandum

To: West Linn Planning Commission

From: Tom Soppe, Associate Planner

Date: April 20, 2012

Re: Answers to commissioners' concerns on Bland Water Pump Station, CUP-12-01/DR-12-03

Below are the answers to questions and concerns brought up by Planning Commissioners to staff since the April 4 hearing on this project.

Also attached is staff correspondence with Ed Schwarz, answering his questions. Also attached is a comment from Kathie Halicki. To address her comment, staff reiterates that this application is only for the pump station, not for the potential future second water tank on this site, which would require its own Conditional Use and Class II Design Review application.

Q: What about the electrical capacity to serve the pump station and still allow for sufficient electrical service in neighborhood residences?

A: There is currently no 3-phase electrical service to the Bland Reservoir site. The pump station designer has stated that PGE will need to upgrade the electrical service in the area in conjunction with providing the 3-phase power so residents should benefit from the service upgrade.

As an additional point on the concern regarding the electrical service at the site, electrical flicker is most commonly seen when motors are started at full-voltage, where the starting current can be anywhere from 4-10 times the normal running current of the motor for a half second or thereabouts. This immediate demand for current can draw energy from surrounding systems, causing momentary voltage dips to surrounding areas, the culprit of flicker. Because Public Works is using variable frequency drives (VFDs) on pump station motors, they will never start motors at full speed. This avoids the issue of full-voltage starting. Secondly, although the applicant plans for 3 pumps and motors, they are not planning that more than 2 will run at any given time. Even with that, the pumps are not expected to run 24 hours a day.

PGE has told the applicant's consultant that this is currently an area with "one-phase" service, so an upgrade to a greater level of service ("three-phase") will need to be implemented as part of the pump station development.

Q: What about the lack of easements currently for the pipes, and the possible effects of the pipes on Mr. Mathews' property?

A: The easements are not in place but are being negotiated. Unlike with a private development that would need easements, the City ultimately has condemnation authority if it needs easements, though it uses that authority only as a last resort. Approving this application without the easements in place is not problematic in the same way it would be to approve a private development needing easements not yet in place. Also, if need be, the City can take the longer and more expensive route to connect to the Rosemont zone water lines via the existing access/utility easement to Bland Circle and utilizing the existing rights-of-way (ROWs) to make the pipeline connection to the Rosemont zone. The pipe techniques employed with this size of pipe ensure a stable and strongly connected line which should stay secure and unbroken even if the slope above the Mathews' property experienced some movement.

Q: If the original pre-app site plan is engineer stamped, why is it not still considered viable?

A: The site presented at the pre-application meeting was a tentative site before more thorough engineering analysis had been undertaken. The design process is an iterative one and a good designer considers and responds to the expressed needs of his client. Early in the design process, the City's Water System Supervisor expressed site design improvements that would result in better access to the pump station. The designer concurred and said that the new location would offer better pump station hydraulics as well. The original location remains viable but is not the preferred location for the reasons noted above. Staff finds that the current proposed location is better for the City and the abutting property owners.

Q: Would the original pre-app site plan, if used, cause damage to the fir trees due to new gravel drive/parking area near them?

A: The City Arborist does not think the original pre-app site plan would harm these fir trees.

Q: If the pre-app site plan were used, what about the fact that there could not be vegetative screening between the gate and the pump station building?

A: Wooden slots could be used on the proposed chain link gate.

Q: Could there be more trees besides/instead of arborvitae planted in the remaining area south of the pump station on the application site plan?

A: While on this site plan the pump station is close to the south property line, there would be room to plant trees where the gravel is now proposed, with or without the proposed arborvitae. Also, the City could work with Mr. and Mrs. Coppedge from the property to the south to plant screening on their property, if

they are willing. Any of these scenarios could provide screening for both the pump station building below and replace the current alder tree screening of the tank. (The trees marked as ash in the application are actually alders per the City Arborist.)

Q: What about drainage on site?

A: The new development includes the 352 square foot building, the 135 square foot area adjacent to the front door of the building, and the surrounding gravel. As only 487 square feet of impervious area are proposed, storm water treatment and detention are not proposed. Storm water treatment and detention are not required when there is less than 500 square feet of new impervious area. The building and pavement will drain into surrounding gravel and ground, and the site will drain downhill to the south as it always has, without significantly different impacts.

Q: Was the Water Master Plan properly noticed, and how does this relate to the legitimacy of proposing the pump station recommended by the plan at this location now?

A; The Water Master Plan and its noticing at that time are not the current purview of the Planning Commission in reviewing this land use application.

That being said, Chapter 100 of the Community Development Code, which provides for adoption of plans supporting the Comprehensive Plan, requires notice in the newspaper at least 10 days prior to a proposed plan's required Planning Commission hearing, and such notice at least 10 days prior to a proposed plan's required City Council hearing. In the Planning file for the review of the Water Master Plan, PLN-08-05, there is a copy of the West Linn Tidings published notice of October 2, 2008 regarding the October 15, 2008 Planning Commission hearing on the plan, as well as the October 30, 2008 Tidings notice regarding the November 10, 2008 City Council hearing on the plan. The record of

PLN-08-05 also shows that the City held an open house on September 24, 2008 to solicit public input on the plan. The record also states that the plan was vetted through the Utility Advisory Board and noticed in the City's newsletters delivered with water bills. The record also states that draft versions of the plan were made available on the City's website at that time. Legal notice requirements were therefore fulfilled and exceeded.

Q: What about seismic concerns, or anything else resulting in pipe leakage or breakage?

A: On a site that already has a large above-ground water reservoir, just about all of the risk that anyone nearby has in an earthquake already exists on site and is virtually unchanged by the addition of a pump station's underground pipes. That being said, both the submitted and alternative site plans keep the pump station at least 8 feet away from the very small landslide hazard area on site, which is shown on the map under Finding No. 22 in the staff report. The pipe will be connected utilizing Megalug connections which offer superior protection in the case of unusual ground movements.

Q: What about generator noise?

A: A generator will not be kept on site but would be brought in by truck if needed during an emergency. Municipal Code Section 5.487(3) exempts emergency equipment from the rest of Section 5.487, the City's noise ordinance: "Sounds produced by the performance of emergency work, vehicles or equipment, including police, fire and ambulance, are exempt from the provisions of this section." The same goes for other generators at pump stations, schools, and other sites in residential areas throughout the City whether stored on site or brought in by truck, such as the generator proposed by CUP-12-03/DR-12-07 approved by the Planning Commission on April 4. Again, the generator would only be brought in for emergency service.

Soppe, Tom

From: Soppe, Tom
Sent: Wednesday, April 18, 2012 10:44 AM
To: 'Ed Schwarz'
Cc: Whynot, Jimmy
Subject: RE: Bland Circle Pump Station Questions

Ed,

Regarding the noise, I refer you to Page 122 of the staff report packet, which is the noise study showing that noise would only be increased off site within 2 feet of the site, on the parcel to the south.

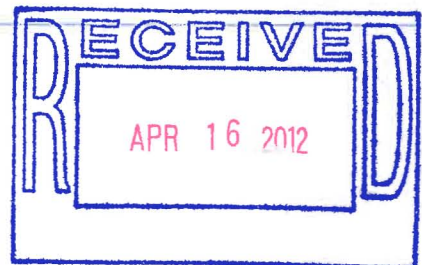
There are 5 existing pump stations in West Linn: Bolton, View Drive, Horton, Willamette, and the Lake Oswego Emergency Intertie (only used in emergencies as discussed in last email). Bolton is at the Bolton Reservoir site, 6111 Skyline Drive. View Drive is at the View Drive Reservoir site at 19168 View Drive. Horton is at the Horton Reservoir site at 6470 Horton Road. Willamette is at the Willamette Reservoir site at 23900 Salamo Road. The intertie is located on the small triangular City property at the junction of the Old River Drive and Willamette Drive right of ways, south of the Presbyterian Church. People are welcome to go on the unfenced parts of any of these sites, and look through any see-through fencing. 4B Engineering, the consultants on this project, did go to the pump stations with sound monitoring equipment and concluded there would not be a change in ambient noise for nearby residences. If people want to arrange a more formal visit with the right division, contact Jim Whynot at jwhynt@westlinnoregon.gov or 503-201-6933. I don't know if they have a policy allowing the public into such buildings.

The pump station shares its duties with the Horton pump station and the View Drive in supporting supply for the Rosemont zone. It would not be on all the time as these alternate. There is not necessarily an exact set schedule of which would be on at which time.

Thanks for waiting for these answers,

Tom

From: Ed Schwarz [<mailto:ed.schwarz@gmail.com>]
Sent: Monday, April 16, 2012 1:23 PM
To: Soppe, Tom
Subject: RE: Bland Circle Pump Station Questions



Tom,

I have a couple more questions regarding the pump(s)...

1. How often is it expected that the pump(s) will run? Is this only for emergencies or will it run on a schedule?
2. Is there an existing facility in West Linn with the same type of pump(s) as is being proposed? If so, can we arrange a visit for any neighbors who are interested?

One concern is obviously how much noise will be generated by the pump(s). That is why a visit to an existing and operating facility is desired.

Thanks Tom.

Ed

Soppe, Tom

From: Soppe, Tom
Sent: Wednesday, April 11, 2012 10:40 AM
To: 'Ed Schwarz'
Subject: RE: Bland Circle Pump Station Questions

Ed,

Below are answers with corresponding numbers.

1. There has been an anticipated supply deficiency in the Rosemont zone, anticipated to become an issue during the Rosemont zone's buildout to current zoning levels. The Water Master Plan identified this and planned for the pump station to pump water from the Bland zone to the Rosemont zone as the solution. While this was anticipated to happen sometime during buildout of the current Rosemont zone area, the building of Trillium Creek School is what triggers the need for it to happen at this time. However Engineering estimates that if what is now the school property had been gradually built into residential at R-10 levels instead, the eventual demand would actually be greater than having one school there.
2. I think the answer to question 1 also answers this one.
3. Yes, Khoi Le
4. The Bland pump station will only handle water coming from the Bland reservoir. The only way Lake Oswego would ever get any water from the West Linn system is during an emergency with one of the city's water systems, as there is the intergovernmental agreement to use the intertie so either city can provide water to the other if there is an emergency. This agreement and intertie have been in place for years already.
5. We haven't heard about this or had a pre-app for this, nor are there really any undeveloped annexed privately-owned parcels in that area that would be zoned for apartments. That general area is in the Rosemont zone, so any development that is allowed under the zoning and comes to that area would be served by the pump station, since the pump station is there to alleviate the supply deficiency in the Rosemont zone.

You're welcome.

Tom

From: Ed Schwarz [<mailto:ed.schwarz@gmail.com>]
Sent: Tuesday, April 10, 2012 11:43 AM
To: Soppe, Tom
Subject: Bland Circle Pump Station Questions



Tom.

I have some questions regarding the proposed Bland Circle Pump Station.

1. I am trying to understand the reasoning behind why we need this pump station now. We have lived here almost 10 years with no pump station so what has changed that created the need for it?
2. If we were to assume that West Linn is virtually at build-out (assume that very few, if any, new homes will be built in the future) would we still need the pumping station? If so, why?
3. Is there an appropriately licensed Professional Engineer on staff in West Linn who will be reviewing and approving the engineering plans for the pump station? If so, what is his or her name?

4. Will any of the water from the proposed Lake Oswego water extension in the Robinwood neighborhood flow through the Bland Circle pumping station?
5. I have heard that there are plans for a new apartment complex near Rosemont Ridge Middle School and the Adult Community Center. Will any of the water for this development flow through the Bland Circle pump station?

Thanks Tom.

Ed Schwarz
2206 Tannler Drive
West Linn

Soppe, Tom

From: Sonnen, John
Sent: Tuesday, April 10, 2012 1:42 PM
To: Soppe, Tom
Subject: FW: Bland Circle pump station CUP-12-01/DR-12-03

For the record

John Sonnen, Planning Director
Planning and Building, #1524

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From: Kathie Halicki [<mailto:khalicki@msn.com>]
Sent: Tuesday, April 10, 2012 12:50 PM
To: CWL Planning Commission
Subject: Bland Circle pump station CUP-12-01/DR-12-03

Dear Commissioners,

I spoke at the meeting the other night. After the meeting Dennis Wright came up to me and informed me about how the pump station and aging water lines are funded through two different means, and one can not be used for the other. After much thought I still feel that we need to put this project on hold until our crumbling pipes and other water storage issues are taken care of. I feel that adding the 800,000 gallons would perhaps put such a strain on the system that we will have more frequent and more severe failures. I still feel that we need to "fix the foundation before we add on". To me this is just common sense.

Thank you,
Kathie Halicki
2307 Falcon Dr.
West Linn, Or. 97068

