

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT TOM SOPPE	PROJECT NO(S). AP-12-01	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL 0

Type of Review (Please check all that apply):

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

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.

Site Location/Address: CUP-12-01	Assessor's Map No.: ON FILE
23120 BLAND CIRCLE	Tax Lot(s): ON FILE
	Total Land Area: ON FILE

Brief Description of Proposal: **BOOSTER PUMPING STATION**

Applicant Name: SAVANNA OAKS NA <small>(please print)</small>	Phone: 503-635-0800
Address: 2101 GREENE STREET	Email: daver@europa.com
City State Zip: WESTLINN OR 97068	

Owner Name (required): CITY OF WEST LINN <small>(please print)</small>	Phone: ON FILE
Address: ON FILE	Email: ON FILE
City State Zip:	

Consultant Name: SONA <small>(please print)</small>	Phone: 503-635-0800
Address: 2101 GREENE ST	Email: daver@europa.com
City State Zip: WESTLINN OR 97068	

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.

	May 17, 2012		
Applicant's signature	Date	Owner's signature (required)	Date

RECEIVED

MAY 17 2012

PLANNING BUILDING
CITY OF WEST LINN
INT. _____ TIME _____

Savannah Oaks Neighborhood Association Meeting

May 3, 2012

7:00 PM

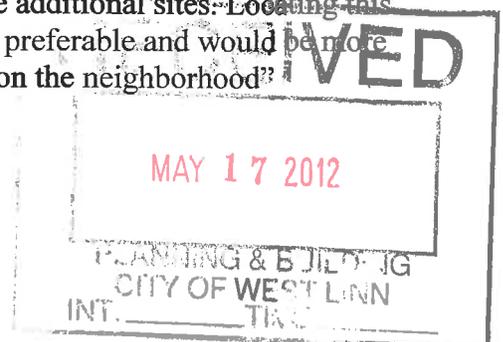
Minutes

New Business:

1. Roberta Schwarz proposed that the Association appeal the recent decision of the Planning Commission regarding the approval of the water storage and pump installation on the land near the intersection of Bland Circle and Tannler. There was a lively discussion of the water tower issues and after a 30 minute debate the following proposal was made and seconded and approved by a vote of 14 to 0, with no abstentions. A quorum was established. There also were three non-SONA residents in attendance.

It was proposed that: the Planning Commission approval of the Bland Water Pump Station, CUP 12-01/DR-12-03 should be appealed by the Savanna Oaks Neighborhood Association to the West Linn City Council. The reasons for the appeal include but are not limited to the following:

1. This application is a violation of the Comprehensive Plan because this water will be used to go into the Stafford area which is not part of West Linn.
2. It should not be a Conditional Use Permit but an actual Zoning Change application because this is a new development not an expansion (it is an industrial plant which should not be located in a residential neighborhood.
3. It should have to go through a Comprehensive Plan Amendment Process since it has dramatically significant changes to the WL Comp. Plan.
4. There will be additional safety hazards with the building of this booster pump and additional 300,000 gallon reservoir.
5. The seismic hazards to our neighborhood have not been adequately addressed. Nor have the geologic issues been studied adequately and addressed. One of our neighbors was sent an email that stated that the homes nearby would not be covered by city insurance if there were "an act of God". An earthquake or land movement or flooding fall in that category.
6. There is no emergency back-up generator on site. We were told it would be brought in if necessary. However, in an emergency it might not be possible to bring it to the site.
7. An environmental impact study should be done. We have gone from being told no trees would be cut in the initial meeting with the neighborhood and the pre-app conference to now several trees will be cut and some of them are significant trees.
8. The alternate sites that this booster pumping station could be located on should be studied more carefully. The neighborhood was not privy to any of the additional sites. Locating this industrial plant on a site that is not close to existing homes is preferable and would be more consistent with the "Benefit to the community" and "Impact on the neighborhood" provisions of the code.



9. No notification was given to the neighbors who would be adversely affected by this industrial plant when the Water Master Plan was changed in 2008. This is in violation of CDC 99.038 (B)
10. CDC 01.020 states that the purpose of the code itself is to improve and maintain the existing quality and character of West Linn. This application does neither. This is not in compliance.
11. CDC 55.010 states that the purpose and intent of design review is to conserve and enhance the appearance of the city and this application does not meet that criteria. This is not in compliance.
12. CDC 54.020 (A) Approval Criteria states that every reasonable attempt shall be made to preserve and protect existing trees. This code is not met with this application. Indeed we had conflicting testimony when the contractor stated that he was told to move the location by the city so that now the trees must come down but the city said that it was the contractor who stated it must be relocated and the trees must come down. This is not in compliance.
13. CDC 54.020 (E) (3) states that above ground utilities shall be buffered and screened to obscure the view and reduce noise levels and this application does not meet that code either.
14. When the school was put on the ballot it was never stated in the voter guide that there wasn't adequate water for the new primary school. Therefore there must currently be water available for the school or the voters were not told pertinent information before they voted for this school. That is a serious issue that bears looking into.
15. There have been instances when pumps fail, pipes leak, water spills. With a total of 800,000 gallons of water uphill of dozens of houses this is just not an acceptable site. Deny this application and make the applicant (the City of West Linn) go back to the drawing board and use one of the other sites that is not in such close proximity and at the same time so steeply uphill from so many residences.
16. This is not consistent with the Savanna Oaks Neighborhood Plan which was written by members of the SONA with the guidance of a consultant hired by the City of West Linn and with the support of the City of West Linn.
17. There are several engineering concerns which have been brought up by the citizens and not addressed prior to the Planning Commission decision to approve the application. These have yet to be adequately addressed.
18. Partially burying the second reservoir and the pumping station were not considered even though photographs were provided from another city (Idaho Falls) which has done so successfully.
19. An attorney who was not on staff and not a consultant of the City of West Linn who was at the hearing for an different application altogether was allowed to advise the Planning Commission on this hearing and her opinions were solicited by the PC. This is unprecedented.

2. There was another discussion regarding the recent news that the Parker development on the West Side of Tannler Drive might include 250 apartment units. The traffic situation was discussed at length and the committee decided to follow these developments closely.
3. The last item discussed was the disruption to normal life that might occur if the Street of Dreams project on Salamo Road is not properly managed and controlled. Dave Rittenhouse promised to carefully track this project as it develops.

Meeting was adjourned *at 8:15 PM*

Vote to Appeal Planning Commission Approval of Booster Pumping Station By SONA members:

Aye:

No:

Abstain:

Pat M

None

None

Toby K

Mike N

Rebecca V

Ken S

Al B

Ed S

Linda K

Lisa N

Roberta S

Ken P

Norine B

Alex M

David R

