



22500 Salamo Road
West Linn, OR 97068

STAFF REPORT FOR THE CITY COUNCIL

FILE NO: AP-12-01

HEARING DATE: June 25, 2012

REQUEST: Appeal by the Savanna Oaks Neighborhood Association of the Planning Commission's approval of a Conditional Use Permit and Class II Design Review for a proposed water pump station at the Bland Reservoir Site, 23120 Bland Circle (CUP-12-01/DR-12-03).

APPROVAL CRITERIA: The approval criterion for Conditional Uses is contained in Community Development Code (CDC) Chapter 60. The approval criterion for Class II Design Review is contained in CDC Chapter 55. The site is in the R-7 zone, so CDC Chapter 12 also applies.

STAFF REPORT
PREPARED BY: Tom Soppe, Associate Planner

EXECUTIVE SUMMARY

On May 17, 2012, the Savanna Oaks Neighborhood Association (SONA) appealed the Planning Commission's Conditional Use and Design Review approval for a proposed water pump station at the Bland Reservoir site, citing 19 grounds for appeal (see appellant's submittal, Exhibit CC-4, pages 30-31).

The City of West Linn Water System Master Plan calls for a new pump station to alleviate a water supply deficiency in the Rosemont Pressure Zone, one of several water pressure zones that comprise the City's water system. (The pressure zones are shown on Exhibit CC-7 on Page 148.) The Master Plan identified the Bland Reservoir site as the most appropriate location for the needed pump station for several reasons, including the fact that the reservoir, which has been on the site since 1980, would be the source of the water used to remedy the deficiency in Rosemont Pressure Zone.

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 at least 20 feet from the property line (see Exhibit CC-7, Proposed Site Plan, Page 256). The proposed building is to be painted the same green color as the existing reservoir on site, to match the reservoir and help it blend in with the wooded surroundings. New water lines would connect the pump station to the reservoir and distribute water to the Rosemont Water Pressure Zone. A proposed 6-foot tall cyclone fence screened by evergreen trees and shrubs would separate the site from the adjoining residences.

The Planning Commission approved the project subject to 7 Conditions of Approval on April 25, 2012 (see Exhibit CC-5). The approved site plan calls for 8 Scouler's Willow trees (previously thought to be ash or

alder trees), each between 3 and 12.5 inches in diameter, and a small Douglas fir (not significant trees) to be displaced by the pump station. These trees provide seasonal screening of the existing reservoir from properties to the south and the appellant wants them saved. The Planning Commission's Condition of Approval 6 requires the southern boundary of the site, where the pump station would be located and the willow cluster would be removed, to be screened by evergreen trees (e.g., fast growing Leland cypress) interspersed with native shrubs (see Exhibit CC-5, Page 37.) This would result, with a few years, in year-around screening of the proposed pump station and the existing reservoir. All of the significant trees on site would be preserved. Of the 35 trees on site to be preserved, 31 are Douglas firs, and 28 of these are 12 inches or greater in diameter. (The largest is 56 inches in diameter.) In addition, a shade tree would be planted per Condition of Approval 2.

Detailed information related to the project, the approval criteria and associated findings, site conditions, surrounding land use and zoning, and public comments presented as part of the Planning Commission record are contained in the Staff Report for the Planning Commission (Exhibit CC-7). The Planning Commission included 4 additional findings in their final decision. See Exhibit CC-5, pages 35-36.

The issues raised by SONA are grouped by topic along with staff's response below. The issue before the City Council is to determine whether the Planning Commission properly applied the approval criteria to the proposal. Staff believes they did and recommends upholding the Planning Commission's decision.

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GENERAL INFORMATION

APPELLANT: Savanna Oaks Neighborhood Association
David Rittenhouse, President
2101 Greene St.
West Linn, OR 97068

PROPERTY
OWNER/
APPLICANT: City of West Linn Public Works Department
22500 Salamo Rd.
West Linn, OR 97068

LOCATION: 23120 Bland Circle

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: The 120-day period for the original application lapses on July 24, 2012.

PUBLIC NOTICE: Public notice of the June 25, 2012 City Council hearing was mailed to the Savannah Oaks and Willamette (which is within 500 feet of the site) neighborhood associations and, on June 1, 2012, to affected property owners within 500 feet. The property was posted with a sign on June 7, 2012. Notice appeared in the West Linn Tidings on June 14, 2012. In addition, the application has been posted on the City's website. Therefore, notice requirements have been satisfied.

BACKGROUND

The site proposed to accommodate the pump station 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 site does not directly front on a street and has vehicular access to Bland Circle via an easement containing a driveway on the parcel to the south, 23128 Bland Circle (see Exhibit CC-7, Proposed Site Plan, sheet 6, page 269). This adjacent parcel is an unincorporated "county island" surrounded by the City.

Pump stations are classified as a major utility in the CDC, and major utilities require Conditional Use approval in the R-7 zone where the site is located. In addition, the structure proposed to house the pump station requires Class II Design Review per CDC Chapter 55.

The Planning Commission approved the proposed pump station on April 25, 2012 with 7 Conditions of Approval. The Savanna Oaks Neighborhood Association (SONA) appealed the decision on May 17. As part

of their appeal materials they submitted the SONA meeting minutes showing that the motion to appeal was approved (see Exhibit CC-4). The minutes listed 19 reasons for appeal, which are analyzed below.

Detailed information related to site conditions, the project description, approval criteria and associated findings, surrounding land use and zoning, and public comments are contained in the Staff Report for the Planning Commission (Exhibit CC-7).

Public Comments: No public comments have been received subsequent to the Planning Commission's decision, as of the publishing of this staff report, other than the appellant's submittal.

APPELLANT'S BASIS FOR APPEAL AND STAFF RESPONSE

Staff has grouped the appellant's reasons for the appeal by topic and responded to them below. Following that analysis, on pages 14-15, is a summary of other issues raised at the Planning Commission's hearing. As noted above, the findings regarding the project's compliance with the approval criteria are listed in Exhibit CC -7, pages 157-182. The Planning Commission included 4 additional findings in their final decision. See Exhibit CC-5, pages 35-36.

Inconsistency with the Comprehensive Plan

A. Appellant's contention: "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."

Staff response: Comprehensive Plan Goal 11, Water Policy 2 states: "Coordinate water service to future users to allow for the most efficient provision of service within the City and projected subsequent expansion of the City limits within the Urban Growth Boundary as it existing in October 2002, calculated to serve a buildout population not to exceed 31,000".

Comprehensive Plan Goal 11, Water Policy 1 states: "Establish the City's Water Master Plan, 1999, which is a supporting document of the Comprehensive Plan, as a guide for development of future water storage and distribution facilities. A list of the planned water system development projects shall be included in the public facilities plan summary under Public Facilities and Services General Action Item 1".

The City's Water Master Plan, which is a supporting document of the Comprehensive Plan, was developed specifically to serve the needs within the City as it existed at the time the plan was prepared; it does not address the Stafford Basin. The Water Master Plan Executive Summary states:

"The planning period for transmission and distribution facilities is to saturation development of the City's water system planning area which is concurrent with the UGB."

The proposed water pump station at the Bland Reservoir site would alleviate an existing deficiency in the Rosemont Pressure Zone, which is entirely within the current City limits.

B. Appellant's contention: "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)."

Staff response: CDC Section 2.30 defines major utilities 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. (Emphasis added).*

The definition above specifically defines pump stations (and the existing water storage tank on site) as major utilities. Major utilities are allowed as a conditional use in the R-7 zone. Webster's Third New International Dictionary's, which is adopted by reference for words not specifically defined in the CDC, defines industrial plant as "the land, buildings, machinery, apparatus, and fixtures employed in carrying on a trade or a mechanical or other industrial business", and "a factory or workshop for the manufacture of a particular product." Neither of these definitions fit the proposed public water utility used for the distribution of water from the adjacent existing reservoir.

The application was properly processed as a conditional use.

Incidentally, there are 5 pump stations in West Linn: in Bolton, View Drive, Horton, Willamette, and at the Lake Oswego Emergency Intertie. All of these facilities are in residential zones in predominately residential neighborhoods, except for Willamette which is not zoned but is adjacent only to residential zoning.

C. Appellant's contention: "It should have to go through a Comprehensive Plan Amendment Process since it has dramatically significant changes to the West Linn Comp Plan."

Staff response: As noted above, The Water Master Plan, a supporting document for the Comprehensive Plan, provides for water infrastructure consistent with the Comprehensive Plan. The proposed pump station is specifically called for in the proposed location by the updated Water Master Plan. In addition, pump stations are a conditional use in the R-7 zone which implements the Comprehensive Plan.

Further, the applicable approval criteria in CDC chapters 12, 55, and 60 are intended to implement the Comprehensive Plan. The project was evaluated relative to these criteria on pages 157-182 of Exhibit CC-7. Finding 9 on page 160-163 of Exhibit CC-7 addresses the project's compliance with specific relevant Comprehensive Plan policies.

D. Appellant's contention: "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."

Staff response: The Neighborhood Plan is adopted and is part of the Comprehensive Plan. Below, in italic, are all of the policies of the Neighborhood Plan which could be related to the proposal and its effects. "Tanner Basin Neighborhood" refers to the Savanna Oaks Neighborhood as that is its former name.

"Policy 2.5: Reduce Noise and Light Pollution.

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

Policy 3.1: Identify and protect significant natural areas and sufficient open space in the Tanner Basin Neighborhood for achieving the open space target over time.

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.”

While the site has woodland habitat areas and mature trees it is not designated for open space; it is a water infrastructure site that has served that purpose for more than 30 years. Nevertheless, all of the significant trees on site are preserved under the Planning Commission’s decision.

“Goal 5: Ensure a recognizable, welcoming, and family-friendly neighborhood and environment.

Goal 6: Enhance neighborhood safety.

Policy 6.2: Ensure adequate fire and emergency vehicle access.

Policy 6.4: Ensure safe neighborhoods for kids.”

The Sound Levels plan on Page 277 of Exhibit CC-7 shows that the station will not cause ambient noise to change off site except possibly 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 required screening of the proposed pump station, the existing trees, and the existing reservoir structure will further mitigate impacts on surrounding properties. The proposed fencing will keep children out of the site and thereby prevent them from potential on-site dangers. In their letter on Pages 258-259 of Exhibit CC-7, Tualatin Valley Fire and Rescue (TVFR) stated that the existing driveway width is sufficient for them to serve the site. Possible risks associated with a water release in the event of a major earthquake are discussed in item 6 below.

Inappropriate site in a residential area

E. Appellant’s contentions: “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.”

Staff response: The Planning Commission evaluated the project before them relative to the applicable approval criteria. The subject site, which was identified in the adopted Water Master Plan as the desired location for a pump station, has accommodated a City reservoir since 1980. Identification and analysis of alternative sites was not required per the code and the Planning Commission had no authority to require it.

CDC Subsection 60.070A(3) states:

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

The Rosemont Pressure Zone has a small reservoir given the large size of the swath of the City it serves. A pump station providing a boost in pressure from another zone is needed to achieve appropriate water pressure in that zone. The City’s Water Master Plan states:

“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 Planning Commission found that the granting of the proposal provides a facility that is consistent with the overall needs of the community.

CDC Subsection 60.070 A(1)states:

“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.”*

Finding 4 in Exhibit CC-7 states:

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 [note: replaced in the Planning Commission’s decision with evergreen trees and shrubs] 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 [later found to be several small Scouler’s willow] 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.

As previously noted, there are 5 pump stations in West Linn: in Bolton, View Drive, Horton, Willamette, and at the Lake Oswego Emergency Intertie. All of these facilities are in residential zones in predominately residential neighborhoods.

Safety hazards

F. Appellant's contentions: "There will be additional safety hazards with the building of this booster pump and an additional 300,000 gallon reservoir."

"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."

"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."

Staff response: The Planning Commission decision only pertains to the proposed pump station and associated underground pipes. The possible location of a second reservoir on the site was not part of the application.

A geotechnical study addressing seismic and other geotechnical concerns about the pump station will be required by the Building Division as part of building permit review and any issues that are identified will be addressed per the Building Code. The approved site plan locates the pump station at least 8 feet away from the very small (questionable) landslide hazard area (which is shown on the map in Exhibit CC-6 on Page 67 under Finding No. 22). A geotechnical report previously performed for the site by Foundation Engineering states that "the relative earthquake hazard for the site is mapped as Zone C to Zone D, low to very low hazard." Thus, the precautions taken for the project reflect conservative efforts to ensure that the piping and pump station are designed to withstand all reasonable and potential causes of the loss of water.

The pipes to be connected to the pump station would employ Megalug connections which offer superior protection from leaks in the event that unusual ground movements occur. The applicant anticipates all piping for this project to be ductile iron which is frequently used for high pressure water transmission due to its strength. Each pump in the pump station has two manual isolation valves (one on each of the suction and discharge lines) and a discharge check valve. Regarding the potential concern of the pipes or the station itself breaching, below are other precautions that can be taken along each proposed section:

Between the tank and the pump station (suction line): The existing reservoir is located only a few feet in elevation above the pump station inlet pipe, such that even if the tank were completely full, the maximum pressure in this line will be far less than the capacity of the pipe. The greatest cause for concern in the suction line is the potential of breakage from a severe seismic event. One possible method to prevent tank drainage in a seismic event would be the installation of a one-way control valve controlled by a seismic sensor device. In the event of an earthquake (assuming valve and sensors remain operational), the sensor would close the valve to hold the water in the tank (assuming tank or piping are not leaking). The applicant plans to place thrust blocks against underground piping fittings or changes of direction greater than 11 degrees, which will provide sufficient restraint against ground settlement and pipe movement. All joints will be restrained type or flanged joints to provide the greatest amount of resistance to underground movement.

The pump station itself: The applicant plans to encase all three pump cans in concrete, making them much stronger and far less likely to burst. The applicant could also install a sump in one corner of the station along with a transmitter and time delay that would shut off the pumps if the transmitter senses standing water. The applicant can also place a vent with external manual louver to create one-way flow about 8 inches off the ground to remove water in an emergency. As

the piping is proposed underground, the pipes are also braced against movement and water hammer effects and are more protected than if they were above ground.

The discharge line. On this line the applicant could install an auxiliary check valve, which would close in the event that the pumps turned off, to prevent water from backfeeding into the pump station. Once the pumps are turned off, this auxiliary check valve would close down due to lack of water flow. This would isolate the pump station in the event of a discharge line break.

If there is a leak or other incident causing water to leave the site and affect other properties, it would be covered by the City's insurance if it is due to City error or negligence, but it would not be covered if it were an "act of God", meaning a natural disaster such as earthquake.

As previously noted, the existing reservoir has been on site for more than three decades, well before most of the houses directly downhill (between the site and Blankenship Road) were built. To the extent that there is risk of water damage to downhill properties in a potential seismic event, most of the risk would be due to the existing reservoir rather than the pump station.

Loss of trees and aesthetic impact

G. Appellant's contentions: "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."

"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."

Staff response: An environmental impact study is not required for this application.

Nothing in the code binds the applicant to the original proposal presented at the neighborhood meeting or the pre-application conference prior to submitting an application. Projects often change from the time they are initially presented at such meetings, often in response to what is said at those meetings.

The Planning Commission's decision would result in the preservation of all significant trees on site but, eight small Scouler's willow trees and a small Douglas fir (shown below) would be displaced by the proposed pump station. The City Arborist found that none of the trees proposed to be removed from the site are significant.



The willow and fir cluster referenced in the appeal as viewed from the driveway that extends to Bland

An alternate site plan (the original plan submitted at the neighborhood meeting) that the Planning Commission considered would have preserved the cluster of willow and fir trees. The applicant expressed concerns that alternative site plan could pose access problems for large utility vehicles, equipment, and emergency vehicles attempting to reach the existing reservoir and a possible future reservoir to the west. The possibility of locating the pump station in the central or south central areas of the site was previously rejected because this would place the pump station directly behind and much closer to the deck of the house to the south. The applicant's consultants stated that the area occupied by the cluster of willows was the only place where the pump station could go that would neither cause difficulties in accessing other parts of the site, nor unnecessarily develop other parts of the site further west where there are more and larger significant trees. (The City Arborist stated (see email on Page 53 of Exhibit CC-6) that none of the trees proposed for removal on the approved site plan are significant. However he has also stated that no trees including the significant firs on site would be removed or put in danger by the original concept plan either.) The consultant noted that the approved location would result in improved hydraulic performance of the system

H. Appellant's contention: "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."

Staff response: The referenced CDC section above, the general purposes for the Design Review Chapter, are not approval criteria, but could be used to shed light on ambiguous approval criteria.

The appealed decision pertains to installation of utility equipment on a site accommodating major water facilities. It would result in preserving all significant trees on the site, removal of eight Scouler's willows, generally considered to be low value and relatively short life expectancy, and a small Douglas fir, which provide screening of the existing reservoir from the south when the willows are leafed out. The Planning Commission's decision requires screening of the pump station with evergreens and native shrubs, screening of some areas of the new fencing, and planting of a new shade tree in the parking area. Under the decision, far more trees would be added to the site than are removed, and, in a few years, they would provide better year around screening than the trees proposed to be removed. Also, the proposed building is to be painted the same green color as the existing reservoir on site to help it blend in with the wooded surroundings.

(If the City Council finds that more aesthetic improvements to the pump station building or site are necessary to make it compatible with the surroundings, the Council can add to or modify conditions of approval. The applicant has indicated that they are willing to do what is necessary to make the development of the pump station on this site acceptable to surrounding residents and the City's decision making bodies).

I. Appellant's contention: "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."

Staff response: The pump station location approved by the Planning Commission's decision is effectively screened by numerous existing trees and structures from the north and west and will be screened from the view from the east and south per Condition of Approval 6:

"a. In the areas where vegetative 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 proposed vegetation on the pump station site and to allow it to screen these fencing areas.

b. The proposed arborvitae on the east and south frontages shall be replaced with evergreen trees, such as Leyland cypress, interspersed with native shrubs. The applicant will coordinate landscaping and fencing materials with the property owner to the south to screen the pump station and reservoir."

As approved, the entire site will be fenced with a 6-foot tall perimeter cyclone fence. (The new fencing will not have razor wire atop the chain link, unlike the current fencing around the reservoir.) The Planning Commission's condition above requires that the fencing be behind the vegetative screening in the areas where screening is proposed in order to screen the fencing as well as the pump station.

J. Appellant's contention: "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."

Staff response: The possible future second reservoir on site is not a part of this application. The applicant responded to questions from the Planning Commission about the possibility of burying the pump station building a few feet to give it a lower profile and the applicant indicated that they would be willing to do so if conditioned as such. Presumably, the Planning Commission thought that the vegetative screening they required and the fence were sufficient.

K. Appellant's contention: "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."

Staff response: The referenced CDC section above, the general purposes for the entire code, are not approval criteria, but could be used to shed light on ambiguous approval criteria. That said, Subsection G below is related to the current case. The referenced CDC section in its entirety is as follows:

01.020 PURPOSE. As a means of promoting the general health, safety and welfare of the public, this code is designed to set forth the standards and procedures governing the development and use of land in West Linn and to implement the West Linn Comprehensive Plan. To these ends, it is the purpose of this code to maintain and improve the existing character and quality of West Linn through:

- A. Identifying and protecting resource lands from urban development encroachment.*
- B. Providing for the natural and cultural resources of the community.*
- C. Providing adequate land to meet anticipated future demands for development in a logical and orderly manner.*
- D. Encouraging flexibility and innovation in development techniques to permit diversity within the community.*
- E. Providing for a range of housing types and costs in order to offer a wide variety of choices to present and future West Linn residents.*
- F. Contributing to a healthy and diverse economy in West Linn.*
- G. Providing for an orderly and timely provision of public facilities and services for future urban development. (Emphasis added).***
- H. Providing for citizen participation in all phases of the planning process.*

The following issues raised by the appellant are not relevant to the approval criteria.

L. Appellant's contention: "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)."

Staff response: The contention above is not relevant in determining whether the application meets the applicable criteria of chapters 11, 55, and 60 of the CDC. That said, CDC Subsection 99.038(B) applies only to quasi judicial cases. The preparation and approval of the Water Master Plan was a legislative matter processed under CDC Chapter 100 which provides for adoption of plans supporting the Comprehensive Plan, such as the Water Master Plan. That chapter 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, as well as the October 30, 2008 Tidings notice regarding the November 10, 2008 City Council hearing on the plan. In addition, 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.

M. Appellant's contention: "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."

Staff response: This issue is not relevant in determining whether the application meets the criteria of CDC chapters 11, 55, and 60. The Planning Commission determined that since there is no applicable approval criteria pertaining to emergency generators it was not under their purview to address the subject in their decision.

N. Appellant's contention: "An attorney who was not on staff and not a consultant of the City of West Linn who was at the hearing for a different application altogether was allowed to advise the Planning Commission on this hearing and her opinions were solicited by the PC. This is unprecedented."

Staff response: This issue is not relevant in determining whether the application meets the criteria of chapters 11, 55, and 60 of the CDC. However, the attorney referred to above, Pamela Beery, is a consultant on retainer to the City. At the time, she was advising the City on three matters.

O. Appellant's contention: "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."

Staff response: All concerns from citizen correspondence and testimony were responded to with answers or modifications to the project during the Planning Commission stage. Concerns discussed but not included in the appellant's list of 19 grounds for the appeal are addressed below.

P. Appellant's contention: "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."

Staff response: This issue is not relevant to approval criteria or the Planning Commission's decision.

Other issues raised during Planning Commission stage:

A. Neighborhood electrical capacity: During one of the Planning Commission hearings, one neighborhood resident discussed an electrical flicker problem during peak usage times. In response Public Works staff discussed how this is currently a "one-phase" PGE service area. 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 approximately 0.5 seconds. This immediate demand for current can draw energy from surrounding systems, causing the momentary voltage dips to surrounding areas that cause flicker. Because the new pump station will use variable frequency drives on the motors, the motors will never start at full speed. This avoids the issue of full-voltage starting.

In addition, PGE will implement the three-phase service to serve the pump station and to ensure that the pump station and neighborhood could simultaneously use the electricity they need without flicker or other problems, upon the operation of the pump station. The pump station will not be allowed to operate until this upgrade is complete.

B. Easements: New water pipes will connect from the pump station site to the Rosemont Zone. The applicant prefers the shortest possible route, which is uphill to pipes under Weatherhill Road. If easements are not obtained in the properties between the site and Weatherhill Road, the applicant would have to build new pipes in the existing easement connecting the site to Bland Circle, under Bland to Salamo Road, and north on Salamo into the Rosemont Zone. The applicant can obtain easements through condemnation of the part(s) of the property or properties needed if any given property owner is unwilling to negotiate easements, so this is another possibility besides the longer pipe route should the easements not be able to be negotiated. While there was concern among some Planning Commission members about this practice and about the lack of easements secured at this time, the Planning Commission recognized that its purview was over the application for the pump station itself, as the pipes off site connecting the site to the Rosemont Zone were not part of the application.

C. Fencing: During the Planning Commission hearings neighbors raised concerns regarding the aesthetics and neighborhood compatibility of the proposed chain link fencing. Currently chain link fencing topped with razor wire surrounds the reservoir, and some of the site borders neighbors' wooden fences. There is also the thin wire fencing along the property line to the east. For security purposes, the applicant proposes to remove the chain link fencing around the reservoir area of the site and surround the entire site with chain link fencing, except for areas that already use neighbors' wooden fencing. Neighbors pointed out that residences in this neighborhood, which dominate the land use in the area, have wooden rear yard fences and not chain link. This is true, although chain link is used around City-owned storm facilities around the neighborhood. The applicant expressed concern regarding the higher cost and the long-term maintenance cost and commitment required by wooden fencing, and in the end the Planning Commission did not condition the approval to require anything other than the proposed chain link fencing.

RECOMMENDATION

Staff has reviewed the appeal relative to all approval criteria and does not find sufficient grounds to overturn the Planning Commission's decision. Therefore staff recommends upholding the Planning Commission decision.

Exhibit CC-1

Tidings Column and Blogposts by Bob Thomas

Abandon 2008 Water Master Plan

In the West Linn Tidings on May 31, 2012, there is an article by Lori Hall, editor of the Tidings, titled "Residents appeal pump," with a subtitle of "Water project tied in with needs of new school." The appellant is the Savanna Oaks Neighborhood Association. City staff has fed Lori Hall a lot of misinformation about a so-called need to construct a new pump station to meet the water demand of a new primary school being built on the east side of Rosemont Road near the top of Hidden Springs Road.

"There is no need whatsoever for the subject pump station to be built to meet the water demand of that primary school."

There is no need whatsoever for the subject pump station to be built to meet the water demand of that primary school. The school's water needs can be amply catered for with existing enlarged water system facilities that supply the Rosemont water pressure zone.

This is covered in the "Introduction" of the first column in my blog, accessed by opening any browser and typing "informing WL blogspot.com." But the new school's water need is being used as a lame excuse to build the pump station (properly called a booster pump station). This booster pump station was outrageously approved a while ago by the ruling council majority comprising Mayor Kovash and councilors Carson,

CITIZEN'S VIEW

Bob Thomas

Jones and Tan using the above lame excuse.

To set this whole matter into proper perspective, this booster pump station is part of an excessively expensive and oversized Water Master Plan adopted in November 2008.

Former councilor Scott Burgess instigated it. He was previously involved in attempts to build two different water reservoirs, each with the capability to supply water to the Stafford triangle, which Mayor Dodds immediately put a stop to when he took office in January 2001. That didn't put an end to Burgess' goal to supply water for urban development of West Linn into the Stafford triangle.

This 2008 adopted Water Master Plan embodies the capability to supply water for development of urban expansion of West Linn into the Stafford triangle. That capability is provided by excessively large proposed reservoirs, which include a second Bland Circle reservoir from which the booster pump station would pump water into the Rosemont zone where it can be relayed into the Stafford triangle.

When Burgess took office as a councilor in January 2005, he started bad mouthing the 2004 adopted Water Master Plan written during the Dodds adminis-

tration. He claimed it had a serious deficiency by not having enough storage to provide adequate water during emergencies. One can only guess what he meant by "emergencies." If it were a major earthquake, having a lot of water in storage reservoirs becomes useless because breaks in water transmission and distribution lines and the possible collapse of above-ground reservoirs make it impossible to deliver water to customers anyway. It's not an unanticipated inability of our water supplier to transmit water to West Linn, then West Linn could be supplied water from Lake Oswego through our mutual emergency intertie.

The 2008 adopted water plan should be abandoned, and the 2004 adopted water plan should be retained. It was designed to be perfectly adequate through build-out of West Linn within its present boundaries and deliberately did not include facilities to supply water to the Stafford triangle, as does the 2008 plan. It also costs \$6,914,000 less than the 2008 plan.

Bob Thomas is a resident of West Linn.

(Editor's note: The city responds: "The city of West Linn's Water Master Plan was developed by a team of experts who have developed similar plans for dozens of other communities. That plan states that the 'study area of this planning effort is the entire area within the city urban growth boundary.' It does not include any part of the undeveloped Stafford area.")

Frank: Come mingle with your neighbors

■ From page A4

will be announced once a mob has been formed.

For those who are unaware of what a cash mob is, a cash mob is the movement that started as a derivative to the ever-popular flash mobs. Instead of a mass of choreographed individuals dancing, the focus on the cash mob is to encourage a large number of individuals to help support a selected local business during a set time and date and provide an economic stimulus.

The impacts of these cash mobs are significant. Many times this could be the difference in making a profit for the month.

Supporting a local business generates more than the average person sees. It might allow the business to hire needed service workers such as accountants, plumbers or maintenance/repair services. It might provide the needed staples to help families survive by providing food on the table.

Whatever it may be, you and I can help with this event, magnifying the economic rip-

"Supporting a local business generates more than the average person sees. It might allow the business to hire needed service workers such as accountants, plumbers or maintenance/repair services."

ple effect while having fun doing it.

Come meet and mingle with your neighbors, meet new faces, discover a new business and do your part to help make an economic difference within our community! For more information, visit my website at ThomasAF.com.

rank.com. Hope to see you there!

Thomas Frank is a chamber of commerce member, serves on the West Linn Planning Commission and is a candidate for city council.

HAVE AN OPINION?

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Informing West Linn residents

TUESDAY, APRIL 24, 2012

No need for large water revenue increases in West Linn

No need for large water revenue increases in West Linn

This column by Bob Thomas will also be on his Blog at--
<http://informingWL.blogspot.com>

INTRODUCTION

This column stresses that there have been and still are plenty of funds available to carry out a program for replacing all of West Linn's old deteriorated waterlines without asking voters to approve increases in water rates beyond the charter limitation of 5% annually in order to accomplish that. It points out that these funds have been misdirected elsewhere and should be redirected to maintain such an ongoing program. It also points out that if bonding (revenue bonds or alternatively general obligation bonds) might be needed to replace the old 2 million gallon Bolton Reservoir with a new Bolton Reservoir, that it should not be replaced with the excessively large 4 million gallon reservoir costing an estimated \$8 million as proposed in the very expensive and unnecessary 2008 adopted Water Master Plan (initiated and promoted by former Councilor Scott Burgess) but should instead be replaced with the adequate 2.4 million gallon reservoir costing much less at an estimated \$3,515,379 in 2008 dollars, as proposed in the much less costly 2004 adopted Water Master Plan (written during the former Mayor Dodds Administration) that is adequate through build out of the City within its present boundaries. It deliberately did not incorporate water facilities that make it possible to supply water for urban expansion of West Linn into the Stafford Triangle, as does the 2008 adopted Plan.

One of the reasons the 2008 Plan costs considerably more than the 2004 Plan is because it involves building bigger water reservoirs than needed and building a booster pump station near the hilltop to pump water from a proposed new additional Bland Circle Reservoir into the Rosemont pressure zone from where it can be fed into the Stafford Triangle for urbanized expansion of West Linn. This booster pump station has no other purpose. But it is claimed, in the 2008 Water Plan, that it is needed to eliminate a deficiency in water supply to the Rosemont zone. This is not the case. An existing enlarged Bolton Pump Station with room for an additional pump can supply ample water up hill to the existing Horton Reservoir to supply all of the Horton zone's needs through build out of the City within its present boundary. And the expanded Horton Pump Station (that was required of a developer), which pumps water to the Rosemont Water Tower, and a new View Drive Pump Station that feeds a new transmission line going up into the Rosemont zone (all having been required of another developer) can both in combination supply more than enough water to the Rosemont zone through build out.

Outrageously, the ruling council majority, consisting of Mayor Kovash and councilors Carson, Jones and Tan which always votes against and fails to vote for the best interests of West Linn and its residents, fairly recently approved construction of the above-described booster pump station under the excuse that it was required in order to supply a new elementary school on Rosemont with enough water. That school can be supplied plenty of water from the existing capability of the Rosemont zone as described above without building that booster pump station.

About Me

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Robert

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Three fairly recent articles by a Tidings' reporter relate to lack of a responsible ongoing program for replacement of old, deteriorated water pipes. The first was in Nov. 24, 2011 Tidings, entitled "FLOOD of activity --- Rash of pipe breaks in one week speaks of city's aging water system". The second was in Feb. 9, 2012 Tidings about a phone survey claiming public support for a "drinking water bond". The third was in Feb. 16, 2012 Tidings about Council goal setting. This included ruminations about various ways to generate large revenue increases to finance water infrastructure projects.

Page 2

There's no excuse for lack of the above-mentioned ongoing program to replace old watertines. There've been ample revenues to fund it, but they've been largely misdirected elsewhere. Redirecting them to maintain such an ongoing program would of course make any drinking water bond or other big increases in water-related revenue entirely unnecessary. The revenue sources to fund this will be elaborated upon further along in this column.

Also, in his state of the city address on March 6, 2012 given preferentially to the Chamber of Commerce up at the Oregon Golf Club at taxpayers' expense instead of at no expense if presented to the general public at City Hall, Mayor Kovash spouted his usual misguided and unsupportable claim that we have a growing \$21 million dollar problem. He, like the rest of the ruling council majority, which includes Jody Carson, Mike Jones and Jenni Tan, remain stubbornly and foolishly wedded to the unnecessary, oversized and excessively expensive new Water Master Plan adopted in 2008 which claims there is a need for \$21 million in supposedly "required" water infrastructure projects.

Among these supposedly "required" projects are means to begin supplying water for expansion of West Linn into the Stafford Triangle. The consulting firm which devised the 2008 adopted Plan, the city engineer, the staff's water operations supervisor and no member of the ruling council majority will ever acknowledge that to be the case, but it is nevertheless.

As explained in the INTRODUCTION, there is no need for the larger water reservoirs (larger than in the 2004 Plan) nor the booster pump station (not in the 2004 Plan) called for in the very expensive and oversized 2008 Plan other than to supply water to begin urban development of the Stafford Triangle.

The 2008 Plan should be abandoned and the much less expensive (\$6,914,000 less) 2004 adopted Water Master Plan should be retained. It is perfectly adequate through build out within West Linn's present boundaries and deliberately did not include means to supply water to the Stafford Triangle. It proposes an ample-sized new Bolton Reservoir of 2.4 million gallons costing an estimated \$3,515,379 in 2008 dollars in contrast to the \$8 million estimated cost for the larger 4 million gallon reservoir proposed in the 2008 adopted Plan. Councilor Cummings has repeatedly pointed out that according to the City's official build out population there remains room for not more than 6000 more people, for which the proposed new 2.4 million gallon Bolton Reservoir in the 2004 Plan is perfectly adequate.

Previously, at a goal setting meeting, the ruling council majority advocated two different ways to raise money to replace old deteriorated waterlines at an erroneous estimated cost of \$10 million and replace the old 2 million gallon Bolton Reservoir with an oversized 4 million gallon reservoir at an estimated cost of \$8 million in 2008 dollars (as called for in the 2008 adopted Water Master Plan). One of the ways considered to raise money for financing these water projects was to ask voters to approve water rate increases beyond the charter limitation of 5% annually in order to finance revenue bonds to be spent on such water projects. The other way suggested was to ask voters to approve general obligation bonds to finance such water projects at a related increase in property taxes. All of this is totally unnecessary. It's based on the fallacious assumption that the 2008 adopted Water Master Plan has to be followed and financed.

In Nov. 2010 voters were asked to approve Measure 3-364. It proposed raising water rates considerably beyond our charter limitation of five percent annually to finance revenue bonds to pay for \$21,000,000 in supposedly "required" water infrastructure projects

Exhibit CC-2

Public Notice

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. AP-12-01 Applicant's Name SavannahDaksNA - Dave Rittenhouse
Development Name _____
Scheduled Meeting/Decision Date 6/25/12 (CC)

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) 6/1/12 (signed) S. Shroyer
- B. Affected property owners (date) 6/1/12 (signed) S. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) 6/1/12 (signed) S. Shroyer
- E. Affected neighborhood assns. (date) 6/1/12 (All) (signed) S. Shroyer
- F. All parties to an appeal or review (date) 6/1/12 (signed) S. Shroyer

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

Tidings (published date) 6/14/12 (signed) S. Shroyer
City's website (posted date) 6/5/12 (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) 6/7/12 (signed) [Signature]

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) _____

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. AP-12-01**

The West Linn City Council is scheduled to hold a public hearing on Monday, June 25, 2012, **starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider an appeal by the Savanna Oaks Neighborhood Association of the Planning Commission approval of 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. The Conditional Use and Class II Design Review case is file number CUP-12-01/DR-12-03.

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 appeal by the City Council 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), because you had standing on case CUP-12-01/DR-12-03, 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-booster-pump-station-appeal-planning-commission-decision>, 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 at no cost, or copies can be obtained for a minimal charge per page. 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. All written testimony or other documents presented to Council for consideration must be submitted to the City Manager's office by 5:00 p.m. on June 18. All other written materials must be presented in person at the hearing. Oral testimony may be presented at the public hearing. At the public hearing, the City Council will receive a staff presentation, and invite both oral and written testimony. The City Council may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. 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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MOONEY RICHARD E & KELLY M
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GEYER JAMES C & JENNIFER T
2303 FALCON DR
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WALLACE DAVID L & LAURIE A
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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~~ ANTHONY BRACCIO
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

GARY HITESMAN
2188 CLUBHOUSE DR
WEST LINN, OR 97068

ALICE RICHMOND
3939 PARKER RD
WEST LINN, OR 97068

KEN PRYOR
2119 GREENE ST
WEST LINN, OR 97068

MAILED
6-1-12

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. AP-12-01**

The West Linn City Council is scheduled to hold a public hearing on Monday, June 25, 2012, **starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider an appeal by the Savanna Oaks Neighborhood Association of the Planning Commission approval of 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. The Conditional Use and Class II Design Review case is file number CUP-12-01/DR-12-03.

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 appeal by the City Council 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.

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-booster-pump-station-appeal-planning-commission-decision>, 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 at no cost, or copies can be obtained for a minimal charge per page. 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. All written testimony or other documents presented to Council for consideration must be submitted to the City Manager's office by 5:00 p.m. on June 18. All other written materials must be presented in person at the hearing. Oral testimony may be presented at the public hearing. At the public hearing, the City Council will receive a staff presentation, and invite both oral and written testimony. The City Council may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. 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

Exhibit CC-3

Tidings Article About Appeal

say-die spirit that local author Ray Pitz has captured in his book, "Tualatin Valley Fire & Rescue" — a portrait of a century of

See TV&R / Page A6

Residents appeal pump

Water project tied in with needs of new school

By LORI HALL
The Tidings

The city of West Linn is running into some speed bumps with its most recent water system improvement project, as an appeal has been filed by the Savanna Oaks Neighborhood Association.

The city plans to build a new pump station and install a new water line at its Bland Circle reservoir in the Savanna Oaks neighborhood. The project, included in the city's six-

See PUMP STATION / Page A15

preservation league publishes a list of historic buildings, sites, districts, structures and landscapes that are at risk of losing their significance and integrity.

According to NPO, the Willamette Falls locks were the first significant navigational improvement on the Willamette River and in the greater Columbia River drainage basin. Today the locks are unique in Oregon and a rare example of an intact piece of America's canal building era.

The other endangered locations named this year are the Jantzen Beach Carousel in Portland, the Ice House in Eagle Point, the Uppertown Net Loft in Astoria, the Skidmore/Old Town Historic District in Portland, the Rivoli Theater in Pendleton, the Rosemont Farm Smokehouse in Yamhill, the St. Francis Hotel in Albany and the View Point Inn in

The am Corps t Willam

Trillium Cree

Staff assigned, parents to meet

By REBECCA RANDALL
The Tidings

More than just a brick-and-mortar-building, the school district is working on building Trillium Creek Primary School's first community. Teachers were reassigned from other schools in the West Linn-Wilsonville School District this month, and parents met together for the first time last week.

Charlotte Morris, the long-time principal at Boeckman Creek Primary School in Wilsonville, will be the new princi-

pal.

Teachers will shift along with students to a new home at Trillium Creek. Boeckman Creek in Wilsonville will shift the most staff — six teachers. Additionally, Sunset will lose five teachers, Willamette and Cedaroak Park will each lose two and Boones Ferry in Wilsonville will lose one teacher.

Bolton and Stafford primaries are not contributing any teachers to Trillium Creek, however a number of other staffing shifts will occur at all schools this year as a result of the opening of Trillium Creek and Lowrie Primary School, the new school opening in Wilsonville this fall.

Sunset, Cedaroak Park and



INDEX

Opinion	A4	Neighbors	B1
Police	A10	Community	B2
Education	A12	Entertainment	B6

BOOM!

The 'dirt' on senior gardening with horticultural therapist

Patty Cassidy

See SPECIAL SECTION, inside





TIDINGS PHOTO: VERN UYETAKE

The proposed pump station on Bland Circle will match the forest green color of the current reservoir.

Pump station: Appeal June 25

■ From page A1

year capital improvement plan, is budgeted at \$1.25 million.

The plan calls for housing the pump station equipment inside a 15.5-foot-tall, 16-foot-by-22-foot concrete block building located near the southeast corner of the site. New water lines would connect the pump to the reservoir and distribute water to the Rosemont water pressure zone.

The city's water system is broken zone into four zones. Each zone has a pump station and a reservoir to help manage water pressure. The new Bland Circle pump station will service the Rosemont neighborhood.

The site, which was annexed to West Linn in 2006, has contained the city's Bland reservoir facility since 1980. The current reservoir is a cylindrical, above-ground tank approximately three stories tall and 42 feet in diameter, according to city records.

The plan calls for constructing a new pump station to address increased need with the construction of the new Trillium Creek Primary School. A large portion of funding for the project is being paid for through system development charges paid by the school district.

According to city staff, the Rosemont reservoir storage is significantly undersized and redundant water pipeline interconnections are required to overcome this deficiency. Completion of this project is tied to the occupancy of the new Trillium Creek Primary School.

The city is not adding more storage to the facility, but improving water pressure, Public Works Director Ken Worcester said. Along with the new pump station, a larger 12" line is proposed along Weatherhill Road, which will tie into the Rosemont pressure zone, which feeds water to the Tanner Basin and the Savanna Oaks neighborhood.

The city is currently working with neighbors to gain easements to run the new line.

An underground pipe would connect the pump station to the reservoir on the north side of the site, and a new water line would connect the pipe to existing waterlines in the Rosemont zone.

"We are meeting with adjacent property owners to work out agreements," Worcester said, adding that planners are trying to avoid removing some of the large trees nearby.

The planning commission approved a conditional use permit for the project during

its April 25 meeting. Some members raised concerns about the lack of a backup generator, but Worcester said the city owns several portability generators that could be brought to the site if the pump and other built-in redundancies failed.

"It's really more about having these extra redundancies," Worcester said.

Although the planning commission approved the project, the Savanna Oaks Neighborhood Association filed an appeal against it on May 17, citing a laundry list of reasons.

One of the reasons listed is that the new pump station would service the Stafford area, but Worcester said that is not true and that the pump will service those already in the urban growth boundary.

"Everything is designed to serve everyone in the urban growth boundary," Worcester said.

Those appealing the site also listed seismic hazards, safety hazards, environmental impact, lack of proper screening and engineering concerns.

The project and the appeal will be heard by the West Linn City Council during its June 25 meeting. If the council denies the appeal and approves the project, residents could then appeal with the Land Use Board of Appeals.

Saturdays
9am - 2pm

Red Soils Campus
2051 Kaen Rd.

Open Wednesdays
starting June

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- 100% Organic and Soil Co
- Soil Health Compost T Organic Fe
- Organic T for Pests an

Add Warmth To Your Windows

Exhibit CC-4

Appellant's Submittal

Savannah Oaks Neighborhood Association Meeting

May 3, 2012

7:00 PM

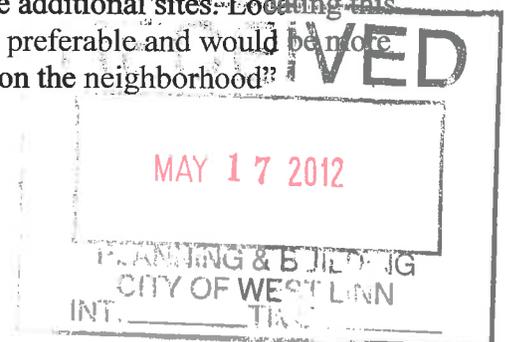
Minutes

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

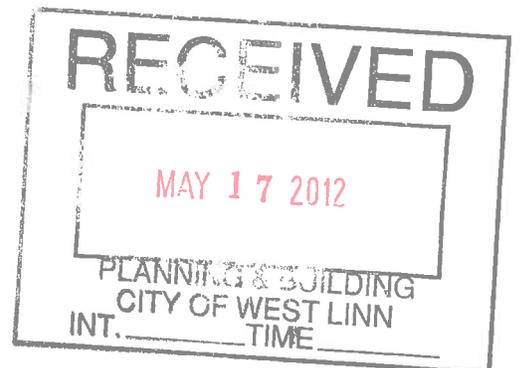
Roberta S

Ken P

Norine B

Alex M

David R



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

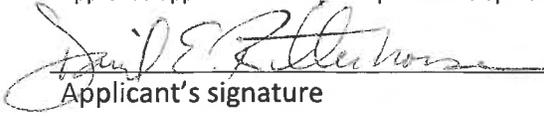
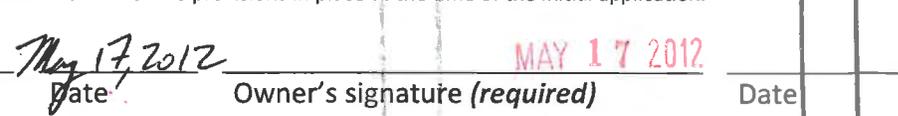
Owner Name (required): (please print) CITY OF WESTLINN Address: ON FILE City State Zip:	Phone: ON FILE Email: ON FILE
--	--

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

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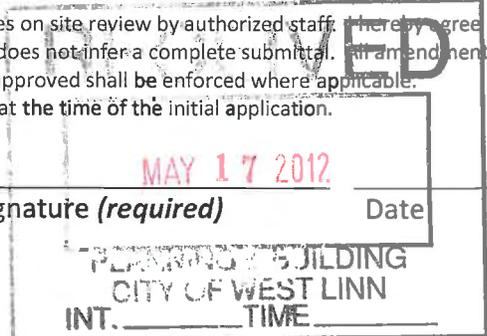


Exhibit CC-5

CUP-12-01/DR-12-03 Final Decision
and Mailing List

WEST LINN PLANNING COMMISSION

FINAL DECISION NOTICE

CUP-12-01/DR-12-03

IN THE MATTER OF THE PROPOSAL OF A CONDITIONAL USE PERMIT AND CLASS II DESIGN REVIEW FOR A PUMP STATION AT 23120 BLAND CIRCLE

At their meeting of April 4, 2012, the West Linn Planning Commission held a public hearing to consider the request by the City of West Linn Public Works Department to approve a water pump station at the Bland Reservoir site at 23120 Bland Circle. This required a Conditional Use Permit and Class II Design Review permit. The approval criteria for Conditional Use Permit are found in Chapter 60 of the CDC. The approval criteria for Design Review are found in Chapter 55 of the CDC. The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Tom Soppe, Associate Planner. Dennis Wright of the Public Works Department and Adam and Ed Butts of 4B Engineering presented for the applicant. Alice Richmond spoke in favor of the application. Kathie Halicki, Charles Mathews, Roberta Schwarz, and Gary Hitesman spoke in opposition to the application. John Coppedge provided neutral testimony.

The Planning Commission voted to continue the hearing until April 25, leaving the record open for new written testimony and for new oral testimony at the hearing.

Chair Babbitt re-opened the hearing on April 25. Ms. Richmond testified in favor of the application. Ms. Halicki, Mr. Hitesman, Ken Pryor, Dave Rittenhouse, and Mr. Mathews testified against the application. The applicant's rebuttal was provided by Mr. Wright, Mr. Ed Butts, and Jim Whynot of Public Works.

A motion was made, seconded, and passed to approve the application with four new findings, with the 6 conditions of approval in the staff report including modifications to conditions of approval 3, 5, and 6, and with a new Condition of Approval 7. The additional findings are as follows:

Additional Finding 1: The gate should be limited to 6 feet tall to match the fence and be compatible with the neighborhood.

Additional Finding 2: There is the possibility that sanitary sewer service may not be necessary, if water used in the pump station building can be drained outside to a bioswale or other stormwater treatment facility. The applicant is working with the Building Division to see if there is a stormwater treatment solution that complies with plumbing code. If this were to happen, the easement required by Condition of Approval 5 should be allowed to be for the electrical line only, not a sanitary sewer line.

Additional Finding 3: Staff's recommended Condition of Approval 6 requires arbor vitae for screening. Fast-growing evergreen trees and other shrubs on the ground would be a better solution for screening the pump station and for helping screen the existing tank, as they would be more attractive and they would provide the screening of the tank now provided by the trees proposed for removal. The applicant should work with the property owner to the south as their view is most affected by the building of the pump station, as the landscaping near their property should be to their liking, and because vegetation within their property could be a part of the final screening scenario.

Additional Finding 4: There is an abandoned well on site near the proposed pump station building. This should be decommissioned to state Water Resource Division standards to ensure it is not a safety hazard, to ensure it does not interfere with the functioning of the pump station and related pipes, and to be in compliance with state requirements.

The approved conditions of approval are as follows:

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 PC33, and shall conform 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) 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 6 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. Alternately the easement would not need to include sanitary sewer if an alternative solution such as a stormwater bioswale or similar design could be implemented on site.

6. Screening.

a. In the areas where vegetative 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 proposed vegetation on the pump station site and to allow it to screen these fencing areas.

b. The proposed arborvitae on the east and south frontages shall be replaced with evergreen trees, such as Leyland cypress, interspersed with native shrubs. The applicant will coordinate landscaping and fencing materials with the property owner to the south to screen the pump station and reservoir.

7. Decommission Well. The existing well on site shall be decommissioned to state Water Resource Division standards.

This decision will become effective 14 days from the date of mailing of this final decision as identified below. Those parties with standing (i.e., those individuals who submitted letters into the record, or provided oral or written testimony during the course of the hearings, or signed in on an attendance sheet or testimony form at either of the hearings, or who have contacted City Planning staff and made their identities known to staff) may appeal this decision to the West Linn City Council within 14 days of the mailing of this decision pursuant to the provisions of Chapter 99 of the Community Development Code. Such appeals would require a fee of \$400 and a completed appeal application form together with the specific grounds for appeal to the Planning Director prior to the appeal-filing deadline.



MICHAEL BABBITT CHAIR
WEST LINN PLANNING COMMISSION

5-2-12
DATE

Mailed this 3rd day of May, 2012.

Therefore, this decision becomes effective at 5 p.m., May 17, 2012.

CITY OF WEST LINN PUBLIC WORKS
DENNIS WRIGHT, ENGINEERING DIVISION

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

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KATHIE HALICKI
2307 FALCON DR
WEST LINN, OR 97068

CHARLES MATHEWS
2305 CRESTVIEW DR
WEST LINN, OR 97068

JOHNNY COPPEDGE
23128 S BLAND CIR
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KEN PRYOR
2119 GREENE ST
WEST LINN, OR 97068

MAILED
5/3/12 SS

Exhibit CC-6

Other Materials (after staff report publishing)

From CUP-12-01/DR-12-03

Rec'd 4-25 hearing

1. This should not be a Conditional Use Permit but an actual Zoning Change application because this is a not an expansion it is a new development, a new use and purpose of the property currently under a CUP. It is an industrial plant which should not be in a residential neighborhood.
2. It should have to go through a Comprehensive Plan Amendment Process since it has dramatically significant changes to the WL Comp. Plan.
3. There will be additional safety hazards with the building of this booster pump and additional 300,000 gallon reservoir.
4. 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". I believe that an earthquake or land movement or flooding fall in that category.
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6. 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.
7. 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.
8. 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)

9. 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.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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



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PLEASE PRINT

NAME <u>Kathie Halicki</u>	DATE <u>4/25/2012</u>
STREET ADDRESS <u>2307 Falcon Dr.</u>	
CITY <u>West Linn</u>	STATE <u>Or.</u> ZIP <u>97068</u>
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION	

I wish to testify on the agenda item listed below or offer information during community comments.

I do not wish to testify but request standing on the agenda item and subject listed below.

AGENDA # AND SUBJECT Blond Circle CUP 12-01/12-03

IN SUPPORT _____ NEITHER FOR NOR AGAINST _____ IN OPPOSITION +

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

PLEASE BE PREPARED TO IDENTIFY THE SPECIFIC APPROVAL CRITERIA YOU ARE ADDRESSING.

PLEASE NOTE: Testimony or information on any agenda item shall be heard only during the time set aside for public hearings. The Chairman will control the time of testimony and may vary procedures. A majority vote of the Hearing body (i.e., Planning Commission, Historic Review Board, City Council) may permit variance from standard procedures. Testimony or information on non-agenda items may be accepted for placement on a future agenda.
p:\devrvw\forms\testimony-hearing hrb



CITY OF

West Linn

Bland

I wish to speak during Community Comments (limited to three minutes).

Please specify topic (required): _____

I wish to speak during a Public Hearing (limited to three minutes).

Please specify agenda bill number or topic (required): on the Booster pump st.
12-01/Dr-12-03-

I do not wish to speak however, I would like to have standing on this item.

Please specify agenda bill number or topic (required): _____

Please print:

Name: Plize Richmond

Date: 4-25-12

Phonetic spelling, if difficult to pronounce: _____

Address (Optional): 3939 Parker Rd

Phone (Optional): 5037230101

Email address (Optional): _____



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PLEASE PRINT

NAME <u>GARY HITESMAN</u>	DATE <u>07-25-12</u>
STREET ADDRESS <u>2188 CLUBHOUSE DR</u>	
CITY <u>WEST LINN</u>	STATE <u>OR</u> ZIP <u>97069</u>
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION	

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AGENDA # AND SUBJECT CUP 12-01

IN SUPPORT _____ NEITHER FOR NOR AGAINST _____ IN OPPOSITION X

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
_____	_____
_____	_____

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PLEASE PRINT

NAME <u>Ken TRAYOR</u>	DATE <u>4/25</u>
STREET ADDRESS <u>2119 Grove</u>	
CITY <u>WL</u>	STATE _____ ZIP <u>97068</u>
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION	

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I do not wish to testify but request standing on the agenda item and subject listed below.

AGENDA # AND SUBJECT 17-01- Dr 17-03 Boosted Pump Station

IN SUPPORT _____ NEITHER FOR NOR AGAINST _____ IN OPPOSITION

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
_____	_____
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CITY OF

West Linn

PLANNING COMMISSION SIGN IN/TESTIMONY FORM

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PLEASE PRINT

NAME	DAVID RITTENHOUSE	DATE	4-25-2012
STREET ADDRESS	2101 GREENE ST		
CITY	WL	STATE	OR
		ZIP	97068
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION			

I wish to testify on the agenda item listed below or offer information during community comments.

I do not wish to testify but request standing on the agenda item and subject listed below.

AGENDA # AND SUBJECT LOT Cup 12-01/Dr 12-03

IN SUPPORT _____ NEITHER FOR NOR AGAINST _____ IN OPPOSITION _____

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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PLEASE PRINT

NAME <u>C. Mathews</u>	DATE <u>4/25/12</u>
STREET ADDRESS <u>2305 CRESTVIEW DR</u>	
CITY _____	STATE _____ ZIP _____
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION	

I wish to testify on the agenda item listed below or offer information during community comments.

I do not wish to testify but request standing on the agenda item and subject listed below.

AGENDA # AND SUBJECT CUP-12-01

IN SUPPORT _____ NEITHER FOR NOR AGAINST _____ IN OPPOSITION _____

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
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PLEASE BE PREPARED TO IDENTIFY THE SPECIFIC APPROVAL CRITERIA YOU ARE ADDRESSING.

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Memorandum

To: West Linn Planning Commission
From: Tom Soppe, Associate Planner
Date: April 25, 2012
Re: Correspondence since April 20 PC packet

Below are questions from Commissioner Axelrod, each followed with an answer from staff. Also find attached a submittal from Roberta Schwarz, and an email from City Arborist Mike Perkins.

1. Does WL intend to extend Sunbreak Ln (pg 16) along the south side of the reservoir property in the future? I observe that there is only 45 ft between the reservoir property boundary and the adjacent house (Coppage residence) on the south. Is roadway development truly feasible and likely or can the option for roadway development be eliminated as a conditional use of the development?

A: This was discussed in the staff report only to show how the possible future street extension by subdivision developers was not prevented by the proposed pump station. West Linn would not be extending this street without approved subdivisions applied for by developers extending the street. There is no proposed condition for this application to extend the roadway. Due to the public ownership of the reservoir parcel, the street would only likely be developed this far west if the Coppedge property were to redevelop as a subdivision. Therefore it could

never affect their house in this way, or future owners of the house, without the owners themselves developing the property intentionally.

2. What other alternative locations were considered for the pump house (PH) station and which other locations could be used recognizing that they may not be the least cost option? For these alternative locations, what is the rough difference in costs between the alternatives? I have been reading up on the WL water Master Plan and there seem to be possible alternatives with the WL system and it would be helpful to better understand this framework to opine further on the Bland CUP. For example, is the Horton location perhaps a better location to develop further?

A: Page 6-15 of the Water System Master Plan states, "Construction of a new booster pump station at the Bland Reservoir site to supply the Rosemont pressure zone would address the deficiency in the Rosemont and Horton pressure zones by providing adequate emergency supply capacity." This illustrates why the Horton site would not be preferable, and how the Bland site is equipped to make up for the deficiencies elsewhere. Page 1-2 of the Water System Master Plan states "A hydraulic model was developed and used to perform a detailed analysis of the City's transmission and distribution system piping, storage capacity and pressure zone limits under a variety of demand and fire flow conditions." The Bland Reservoir site was determined to be the best possible location for a pump station to feed the Rosemont Zone. The cost comparison is not the purview of the Planning Commission, as it is not CDC criteria.

3. I think the current development plan is poor design/use of the 1-acre parcel. I prefer a more compact design with the PH located centrally and immediately SW of the tank, even if a large fir tree must be removed to accommodate the design. Relocating the PH to this area should still provide plenty of head between the tank and pumps although some adjustments to pump design/operation possibly would be needed - I would like the engineering group to confirm that a central

location could be used if we open the possibility of implementing some alternative designs aspects to the PH and landscape/planting design. Example benefits of a more central design include: reduce length of hi-pressure line (expensive); slightly increased line for electrical conduit but lower cost than longer hi-pressure water line; eliminates need for another yard light; allows better screening using varied planting types and saves the trees requested by neighbor; reduces noise impact (I would not appreciate 55 decibal machinery humming on my property boundary); better screening of industrial operation in middle of residential neighborhood; allows alternatives to future site use, especially the southern half if unencumbered by above ground structures.

A: Staff would rather have either of the site plans shown thus far than switch to one that takes out any fir trees. Moving the proposed pump station location to the parcel's center would increase the length and cost of piping, power, sewer, and communication lines. Also developing the pump station at the center of the property would put it closer to, and directly in view of, the Coppedges' back patio.

4. How much water is anticipated for management (dumping to the sanitary sewer) RE Condition 5, page 13? If the water volume is limited (as it appears) and the sewer is being extended solely for this purpose that seems to me to be poor design overall (municipalities typically look to reduce amount of water requiring treatment). As an alternative, I would recommend use of a bioswale or blind sump if the water volume is manageable - was this considered?

A: Very little water at very occasional times is anticipated. The applicant is open to using sanitary sewer or stormwater treatment; if the decision allows for stormwater treatment instead of sanitary sewer or requires this be done if possible, the applicant will work with the Building Division to see if there is a legal way to .

5. Finding 6, page 17 appears to be missing text?

A: Remove the word “that” at the end of the second sentence, and the finding is as intended.

6. Finding 13, page 21. From my (albeit junior but growing) understanding of the CDC and Comprehensive Plan, I would disagree that the proposed development is not an "accessory structure" triggering Chapter 34 review. From my rough calc's off the drawings I estimate the proposed development to exceed 30% of the existing structure (footprint). While this may not be significant on the long run, I believe WL should acknowledge this element in the plan and address Chapter 34 or provide further justification regarding its interpretation.

A: The definition of “accessory structure” in Chapter 2 states in part: “A subordinate structure with a maximum area of 1,500 square feet, except for agricultural buildings, located on a lot with a principal use, the use of which is clearly incidental to and associated with the principal use.” As it is classified as a “major utility” in Chapter 2, the pump station is more than an incidental structure to the other major utility existing on site. But if it was to be classified as an accessory structure, staff finds it meets all Chapter 34 provisions for non-residential accessory structures.

7. Findings 20, page 27. I would disagree that the proposed design does not preclude densification of the site for other uses. My proposed alternative design (3 above) would however support this finding. How is it that Staff see the more sprawling design as not precluding densification?

A: If more is proposed further west on the site in the future, there is room for a two-way 24-foot-wide driveway (meeting Chapter 48 standards for access) to be built heading west between the pump station and the reservoir on the submitted site plan, or heading west from the pump station on the alternative site plan.

8. Finding 23, page 29. The nearest house appears to be 90 ft (not 100 ft) from the PH according to my rough calcs using the drawing on page 114. As a measure of full disclosure and credibility, I think it is important that such measurements be more precise and not reflect biased (in this case high) values likely of interest to Staff in addressing design criteria it supports.

A: The finding states “approximately 100 feet” in admittance that this was a ballpark measurement not a precise one, which is adequate in response to the criterion regarding whether buildings were far enough apart for light and air to circulate and for emergency access. Staff’s more precise measurements on the proposed site plan show the house to be between 90 and 95 feet from the proposed pump station.

9. Finding 31, page 33. At 14.5 ft tall (design drawing in App shows 15 ft), I am not sure I agree that the proposed PH is a "low profile" feature. Is there a definition for "low profile" and did WL consider excavating a small amount (e.g., 3 or 4 ft) to lower the profile and reduce visual impact? Also, as relates to this CUP and other planning/design docs of interest to PC, drawings should always include bar scales so if the drawings are modified by copying the reader can ascertain the dimensions of features shown (sorry, this is a common complaint of geologists like myself that deal with maps on a daily basis). Alternatively in some cases the dimensions (e.g., building height) could simply be shown on the drawing.

A: There is not a code definition for “low profile”. The applicant can excavate the building to be shorter in height if the PC finds it necessary.

Soppe, Tom

From: Perkins, Michael
Sent: Wednesday, April 25, 2012 1:41 PM
To: Whynot, Jimmy; Soppe, Tom
Cc: Worcester, Ken; Sonnen, John
Subject: Trees at Bland Reservoir

Hi Jim,

Here is a list of the vegetation growing in the grove in question. I apologize, I incorrectly told you they were alders; they are predominantly Scouler's Willow and not ash as labeled. Only the 12.5" dbh willow would be covered as a "tree" by definition, in our municipal tree ordinance. The four largest willows have some significant scars where branches have either fallen off or been removed, and are showing the first signs of decay. This species quickly colonizes disturbed areas, such as logging or wildfire sites, and is fairly short lived, fast growing and weak wooded. We have many of these along our open space property lines, and often have to clean up broken limbs that have fallen into the neighbor's properties.

There are many trees that would be better suited to provide screening for a longer period of time, and wouldn't have the increased property damage risks of the willows. Some evergreen species that come to mind are the fast growing evergreen Leyland Cypress, and the native Douglas Fir, Western Red Cedar and Incense Cedar. There are of course many more ornamental options as well.

Scouler's Willow (Salix scouleriana)

12.5" DBH

8"

8"

7"

7"

6"

4"

3"

Douglas fir (Pseudotsuga menziesii)

6"

Michael Perkins, City Arborist/Park Development Coordinator
Parks and Recreation, #1554

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Soppe, Tom

From: Roberta Schwarz [roberta.schwarz@comcast.net]
Sent: Sunday, April 22, 2012 7:49 PM
To: Soppe, Tom
Subject: a picture for you
Attachments: Idaho Falls-20120422-00025.jpg

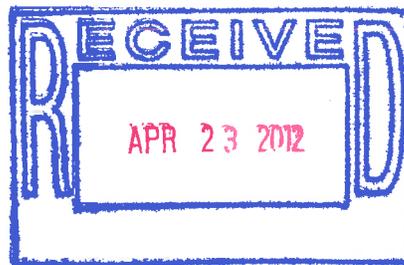
Hi Tom,

Thank you for answering all of my questions on the Bland Cr booster pumping station. I have been researching other parts of the country to see what can be done to plan a more aesthetically pleasing design for West Linn. This photo is from Idaho Falls, ID. If they can do it, West Linn can do it. And in a more appropriate location than on the top of a steep hill in a residential neighborhood. Please submit this as part of the public comment into the PC packets for this week's hearing since public comment is still open. A partially underground reservoir is also a good idea.

Thanks so much,
Roberta
You have been sent 1 picture.

Idaho Falls-20120422-00025.jpg

These pictures were sent with Picasa, from Google.
Try it out here: <http://picasa.google.com/>





Soppe, Tom

From: Wright, Dennis
Sent: Tuesday, April 24, 2012 3:31 PM
To: Clark, James
Cc: Whynot, Jimmy; Soppe, Tom
Subject: Bland Pump Station

Jim,

One of the Planning Commissioners asked the following:

4. How much water is anticipated for management (dumping to the sanitary sewer) RE Condition 5, page 13? If the water volume is limited (as it appears) and the sewer is being extended solely for this purpose that seems to me to be poor design overall (municipalities typically look to reduce amount of water requiring treatment). As an alternative, I would recommend use of a bioswale or blind sump if the water volume is manageable - was this considered? **Tom, I also don't understand the need for a sewer line to the ps. The amount of water used to control the pumps is minimal and is typically ran to a storm system in which we are already connected.**

I'm not sure why we have a sanitary sewer connection. The only water is a small discharge of potable water when the pumps cycle. There is no sanitary facilities (toilet or sink, etc.) at the pump station. How could we identify the collection system for the potable water discharge from the pumps to avoid a sanitary sewer connection. There would be so little draining that the facility would possibly have sewer gas enter the pump station unless someone remembered to periodically fill the P-Trap. Can you help us categorize it properly to avoid the long lateral for what we think is an unnecessary connection?

Thanks in advance.

Sincerely,
Dennis

Dennis Wright, City Engineer
Public Works, #1514

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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.

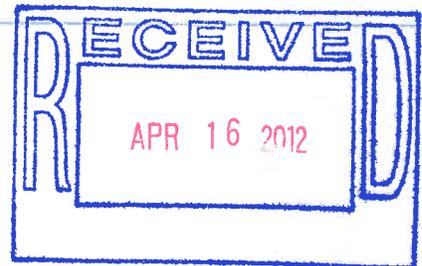
There are 5 existing pump stations in West Linn: Bolton, View Drive, Horton, Willamette, and the Lake Oswego Emergency Intertie (only used in emergencies as discussed in last email). Bolton is at the Bolton Reservoir site, 6111 Skyline Drive. View Drive is at the View Drive Reservoir site at 19168 View 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: Monday, April 16, 2012 2:55 PM
To: Whynot, Jimmy; Wright, Dennis
Subject: FW: Bland Circle Pump Station Questions

Dennis and Jim,

These are two more questions that have come in from Ed. I think you would be able to answer better than I, if you would like to write back to me and I'll get back to him and put it in the packet. I assume the first answer is that it runs when it needs to, not necessarily on a schedule (but not necessarily just "emergencies" either, am I right?)? Are there other pump stations at other locations? I don't know if a visit would be able to be arranged before the hearing, but maybe sometime if it helps people understand what the pump stations are like.

Thanks,
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

From: Soppe, Tom [<mailto:tsoppe@westlinnoregon.gov>]
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

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

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: 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



Rec'd 4-4-12 hearing

EXHIBITS PC-1 AND PC-2 AFFIDAVIT AND NOTICE MAILING PACKET AND COMPLETENESS LETTER

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

widow?
generation

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

From Alice Richmond
4-4-12

(modification)
alteration

in time planting
for spring
& June ~~harvest~~
harvest

such a great improvement

ref windows
Brick masonry works
& such - I am
thinking they will
do for energy & air
as well as up date
the maintenance & emergencies
enhance the
outlook of this
& school

fence would
prevent
deers & other
critters
out of
the stacked
learning garden

Oppose

Rec'd
4-4-12
hearing

Good evening Planning Commissioners, city staff, and citizens of West Linn,

My name is Roberta Schwarz and I live at 2206 Tannler Dr. West Linn. I am

Speaking tonight with reference to the proposed Bland Cr Booster Pumping Station.

CDC 99.038(B) states that the applicant shall contact by letter all recognized neighborhood associations whose boundaries contain all or part of the site of the proposed development and all property owners within 500 feet of the site. This was not done when the **Water Master Plan** was changed. No notification was given to the people who would be so adversely affected by the changes in our neighborhood. What this means is that no public notice was given of the intention of the city to add an industrial facility into the middle of our neighborhood which would include a booster pumping station and a 300,000 gallon reservoir to add the to 500,000 gallon reservoir already in place. This lack of notification is a serious concern and the intent of the code was not met.

Other CDC codes that were not met and involve the taking out of trees include: 01.020 which states that the purpose of the code is to improve and maintain the existing character and quality of West Linn. This application does not comply with the very definition of the purpose.

55.010 which states that the purpose and intent of design review is to conserve

and enhance the appearance of the city is not met. 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. 54.020 (E) (3) which states that above ground utilities shall be buffered and screened to obscure their view and reduce noise levels and this application does not meet that code.

I have given you a couple of pictures to show you the ash trees and fir trees at the site. I conducted a survey of my neighbors and out of the 41 people who responded all of them want the trees on the location saved. The trees were not going to be removed and that is what the neighbors had initially been told. Then after the pre app meeting on this application, that was changed. "Bait and switch" is the term that is sometimes used.

Trees have a tremendous effect on our air quality. They absorb harmful pollutants including nitrogen dioxide, sulfur dioxide, ozone and carbon monoxide. Please deny this application and then ask the city to start from the beginning and let the neighbors have input on first the Water Master Plan that this is a part of and then this specific application. Transparency is a word used often by the city. This Water Master Plan and subsequent application are sorely lacking in it.

Thank you





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PLEASE PRINT

NAME	<u>Rybertha Schwarz</u>	DATE	<u>4/5/12</u>
STREET ADDRESS	<u>2206 Tanager Dr</u>		
CITY	<u>WL</u>	STATE	<u>OR</u>
		ZIP	<u>97068</u>
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION			

I wish to testify on the agenda item listed below or offer information during community comments.

I do not wish to testify but request standing on the agenda item and subject listed below.

AGENDA # AND SUBJECT CUP 12-01 / DR 12-03

IN SUPPORT _____ NEITHER FOR NOR AGAINST _____ IN OPPOSITION

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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PLEASE PRINT

NAME <u>Alice Richmond</u>	DATE <u>4-4-12</u>
STREET ADDRESS <u>3939 Parker Rd</u>	
CITY <u>West Linn</u>	STATE <u>Oregon</u> ZIP <u>97068</u>
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION	

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AGENDA # AND SUBJECT Booster Pump at Bland Reservoir.

IN SUPPORT NEITHER FOR NOR AGAINST _____ IN OPPOSITION _____

12-01

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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NAME <u>Kathie Halicki</u>	DATE <u>4/4/2012</u>
STREET ADDRESS <u>2307 Falcon Dr.</u>	
CITY <u>West Linn</u>	STATE <u>Or.</u> ZIP <u>97068</u>
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION	

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I do not wish to testify but request standing on the agenda item and subject listed below.

AGENDA # AND SUBJECT H₂O pumps & tower on Bland Circle
CAP 1201/DR 1203

IN SUPPORT _____ NEITHER FOR NOR AGAINST _____ IN OPPOSITION

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
_____	_____
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NAME <u>Charles Mathews</u>	DATE <u>4/4/12</u>
STREET ADDRESS <u>2305 CRESTVIEW DR</u>	
CITY <u>WEST LINN</u>	STATE <u>OR</u> ZIP <u>97068</u>
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION	

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I do not wish to testify but request standing on the agenda item and subject listed below.

AGENDA # AND SUBJECT PUMP STATION

IN SUPPORT _____ NEITHER FOR NOR AGAINST _____ IN OPPOSITION

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
_____	_____
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PLEASE PRINT

NAME <u>GARY HITESMAN</u>	DATE <u>4.4.12</u>
STREET ADDRESS <u>2188 CLUBHOUSE DRIVE</u>	
CITY <u>WEST LINN</u>	STATE <u>OR</u> ZIP <u>97068</u>
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION	

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AGENDA # AND SUBJECT _____

IN SUPPORT _____ NEITHER FOR NOR AGAINST _____ IN OPPOSITION X

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
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NAME <u>GARY HITESMAN</u>	DATE <u>4.4.12</u>
STREET ADDRESS <u>2188 CLUBHOUSE DR</u>	
CITY <u>WEST LINN</u>	STATE <u>OR</u> ZIP <u>97068</u>
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I do not wish to testify but request standing on the agenda item and subject listed below.

AGENDA # AND SUBJECT CUP 12-01/DR-12-03

IN SUPPORT _____

NEITHER FOR NOR AGAINST _____

IN OPPOSITION

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
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NAME	<u>Johnny Coppedge</u>	DATE	<u>4-4-22</u>
STREET ADDRESS	<u>23128 S Bland Cir</u>		
CITY	<u>West Linn</u>	STATE	<u>OR</u>
		ZIP	<u>97068</u>
REQUIRED INFORMATION TO RECEIVE ADDITIONAL NOTICE OR COPY OF FINAL DECISION			

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I do not wish to testify but request standing on the agenda item and subject listed below.

AGENDA # AND SUBJECT PUP - 13-00

IN SUPPORT _____ NEITHER FOR NOR AGAINST IN OPPOSITION _____

NAME OF ORGANIZATION (if applicable) _____

*If group, please list people you represent.

_____	_____
_____	_____
_____	_____
_____	_____
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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

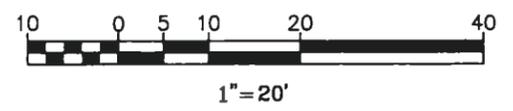
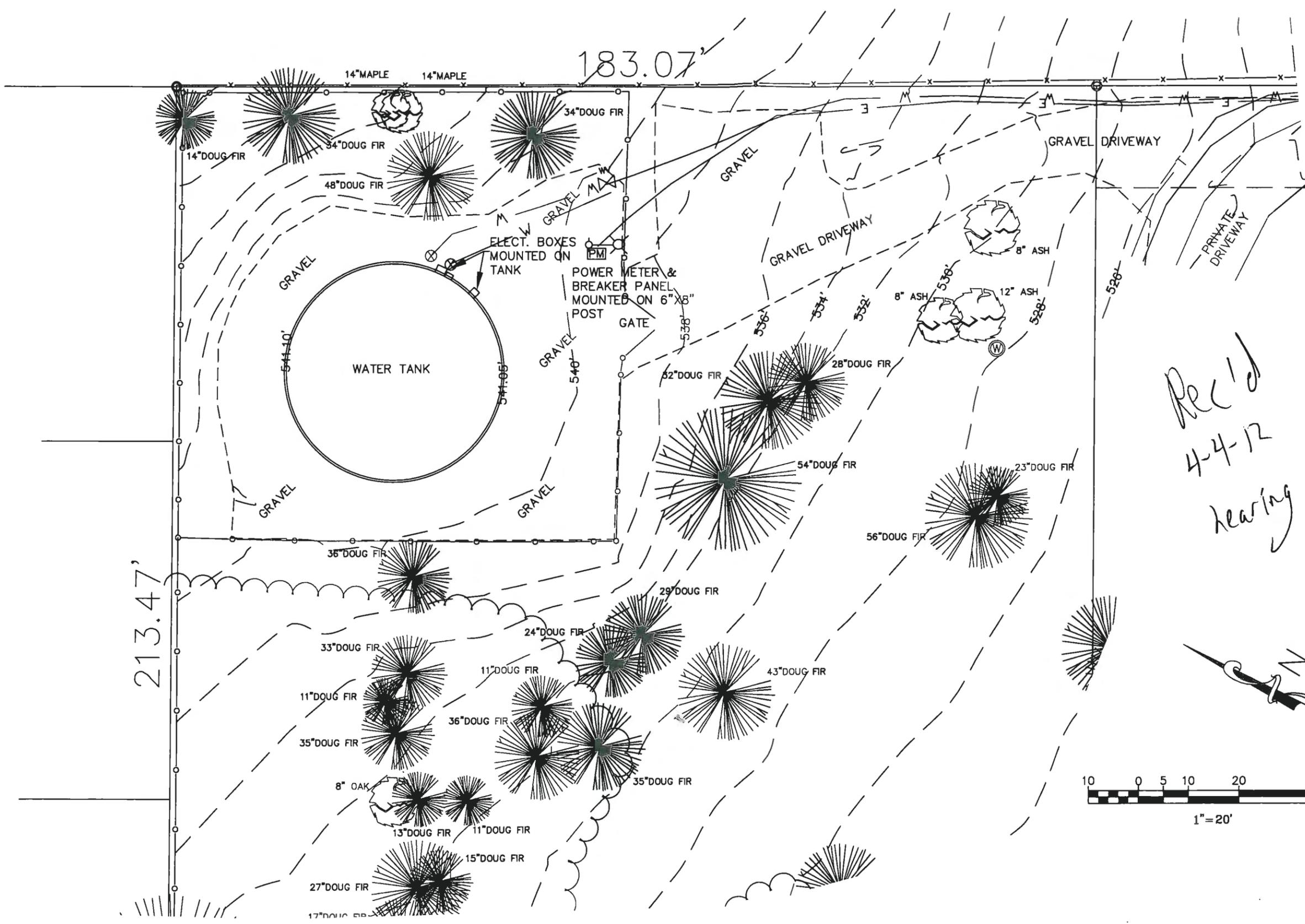
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 ADAM E. BUTTS, E
 DRAWN: GREGORY SALTARELLO
 DATE: JANUARY 25, 2012
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 3

*Rec'd
 4-4-12
 hearing*

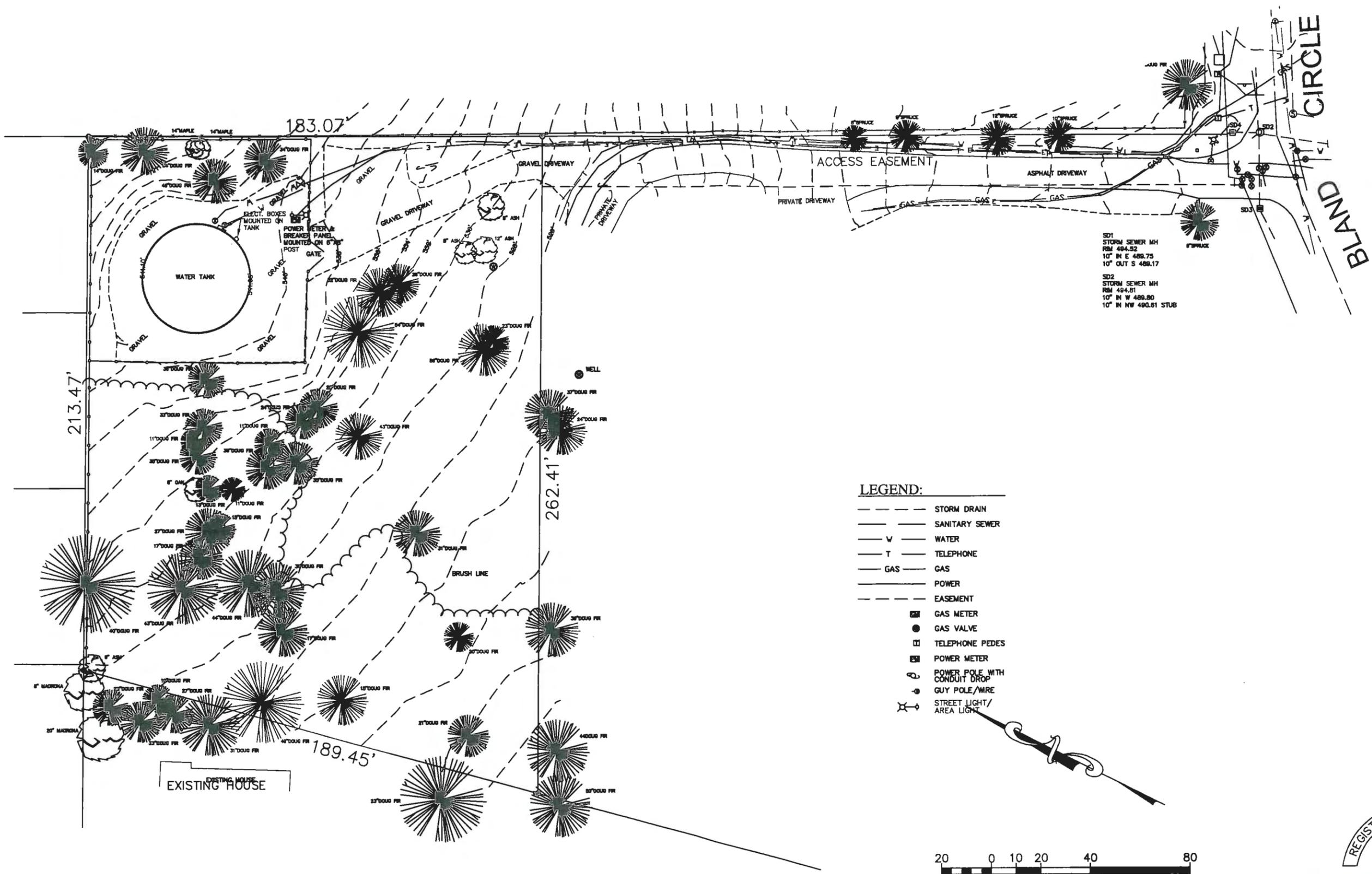


REGISTERED PROFESSIONAL
 ENGINEER
 13,250
 OREGON
 JULY 17, 1986
 EDWARD P. BUTTS
 EXPIRES: _____

*PROHIBITARY
 NOT FOR CONSTRUCTION*

213.47'

183.07'

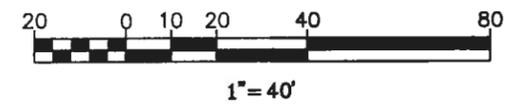


SD1
STORM SEWER MH
RM 494.32
10" IN E 489.75
10" OUT S 489.17

SD2
STORM SEWER MH
RM 494.51
10" IN W 489.80
10" IN NW 490.61 STUB

LEGEND:

- STORM DRAIN
- SANITARY SEWER
- W --- WATER
- T --- TELEPHONE
- GAS
- POWER
- EASEMENT
- GAS METER
- GAS VALVE
- TELEPHONE PEDES
- POWER METER
- ⊕ POWER POLE WITH CONDUIT DROP
- ⊙ GUY POLE/WIRE
- ⊕ STREET LIGHT/ AREA LIGHT



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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

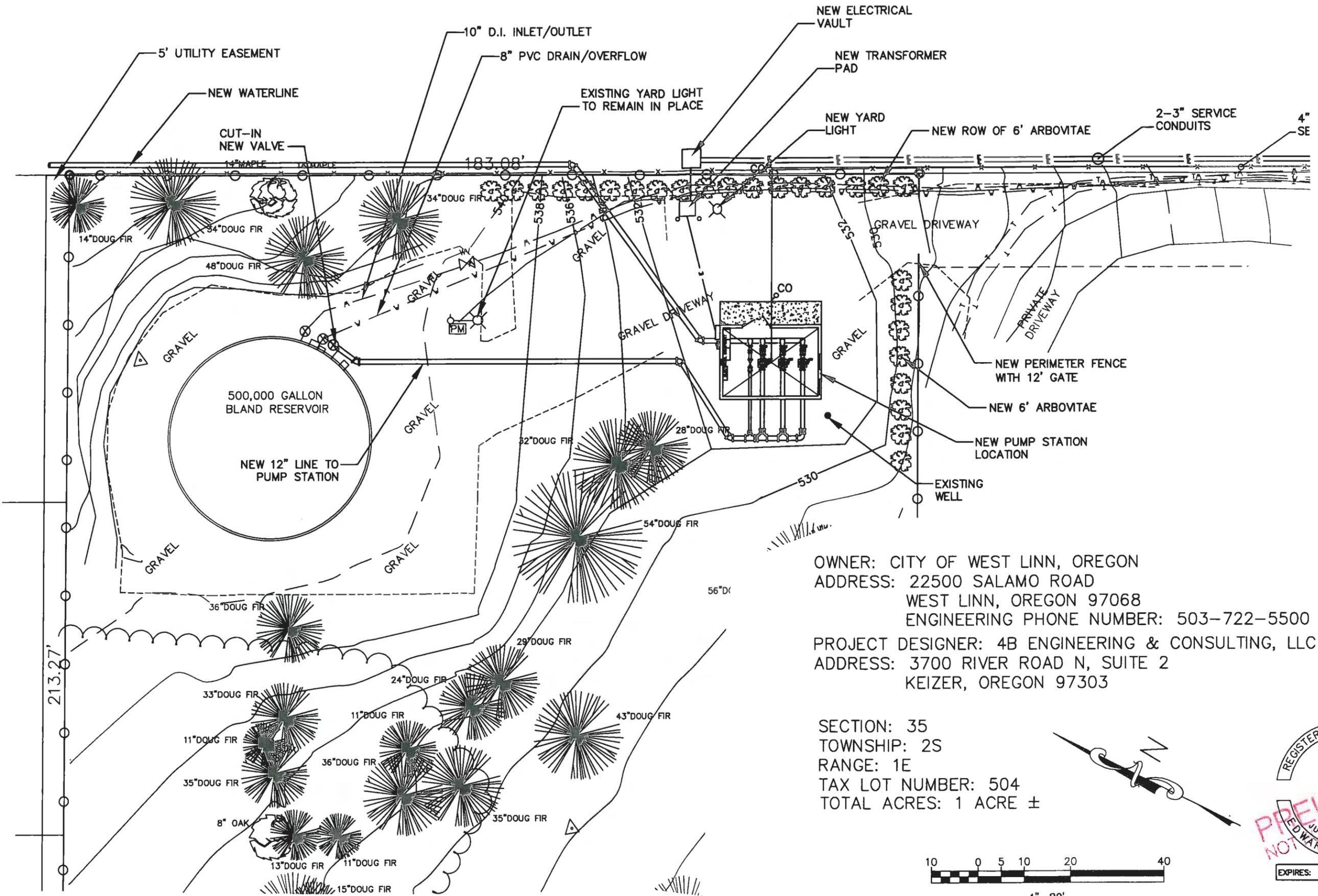
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ADAM E. BUTTS, D.
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012

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No.	Date	By

SHEET: 4

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13,250
OREGON
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EDWARD P. BUTTS
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EXPIRES: _____



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 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

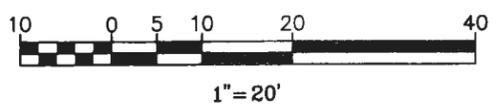
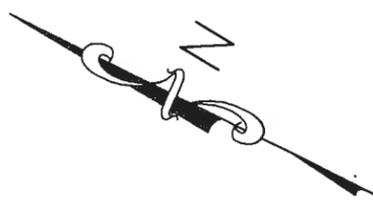
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 ADAM E. BUTTS, EIT
 DRAWN: BROOKE SALTARELLO
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 DRAWING:
 SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

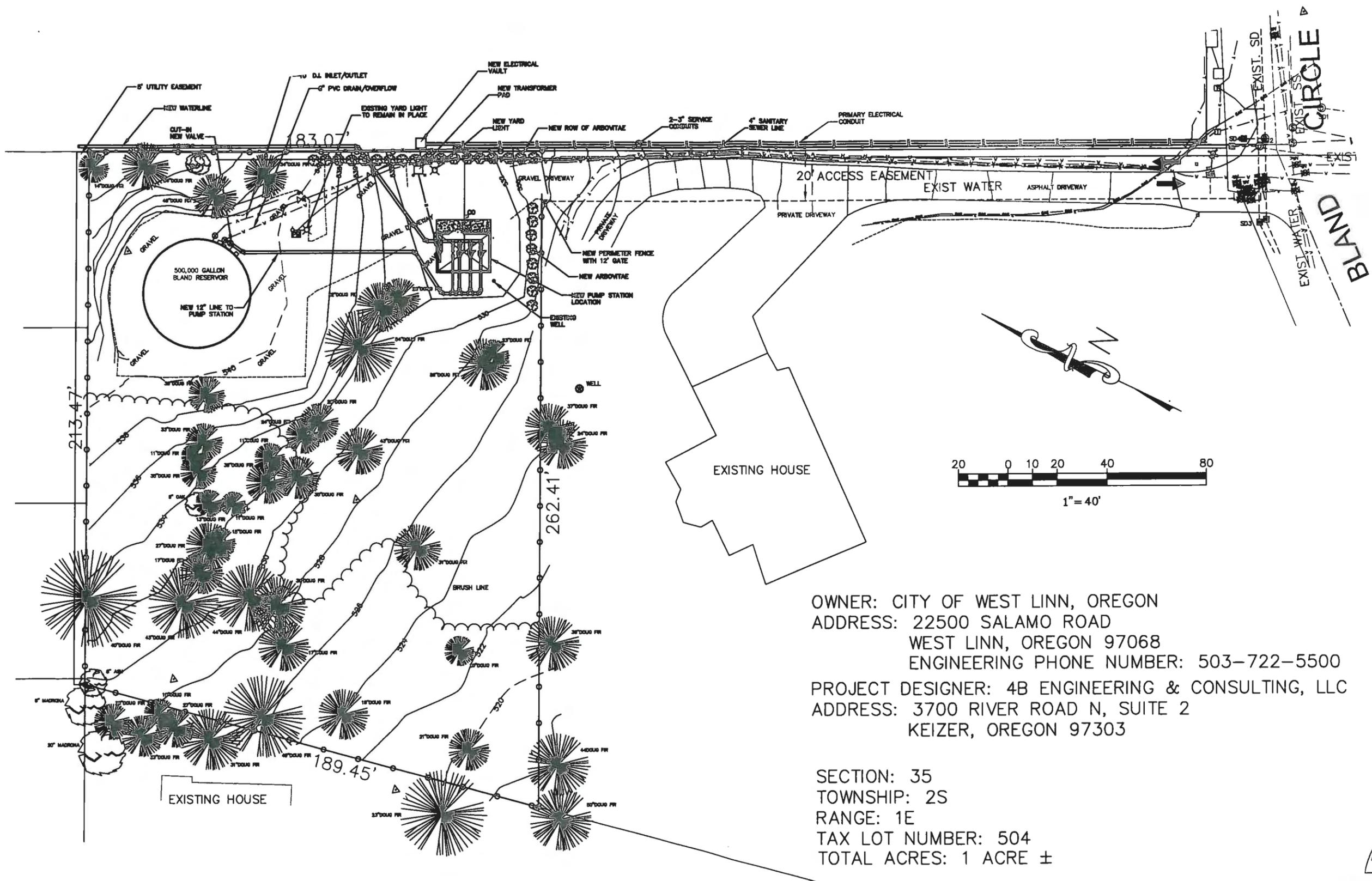
SHEET: 5

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 ±



EXPIRES: _____



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

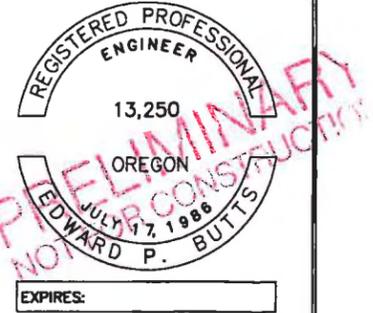
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 ADAM E. BUTTS, E.
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 23, 2012
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

SHEET: 6

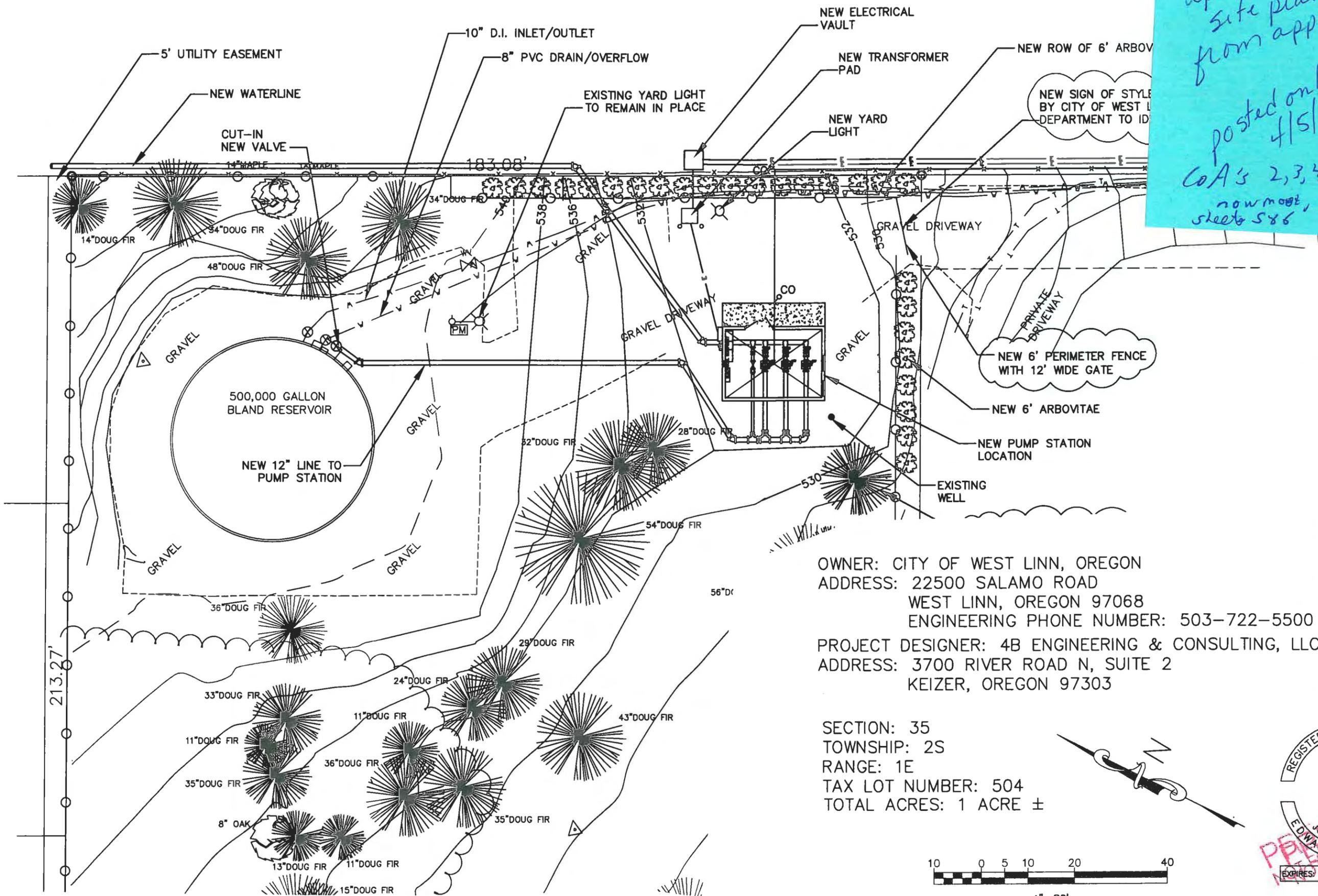
OWNER: CITY OF WEST LINN, OREGON
 ADDRESS: 22500 SALAMO ROAD
 WEST LINN, OREGON 97068
 ENGINEERING PHONE NUMBER: 503-722-5500
 PROJECT DESIGNER: 4B ENGINEERING & CONSULTING, LLC
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 KEIZER, OREGON 97303

SECTION: 35
 TOWNSHIP: 2S
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 TOTAL ACRES: 1 ACRE ±



EXPIRES:

updated site plan from applicant posted online 4/5/12 CoA's 2,3,4,6 now moot, changes on sheets 5&6



CITY OF WEST LINN
BLAND CIRCULATED WATER PUMP PROPOSED AT REVISION A

PREPARED FOR:
CITY OF WEST LINN

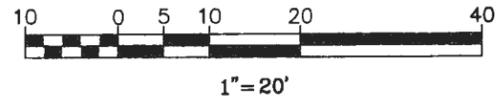
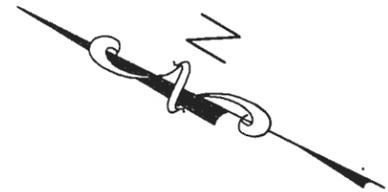
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ADAM E. BUTTS, E.
DRAWN: BRODIE SALTARELLO
DATE: JANUARY 20, 2012
DRAWING:
SCALE: AS SHOWN

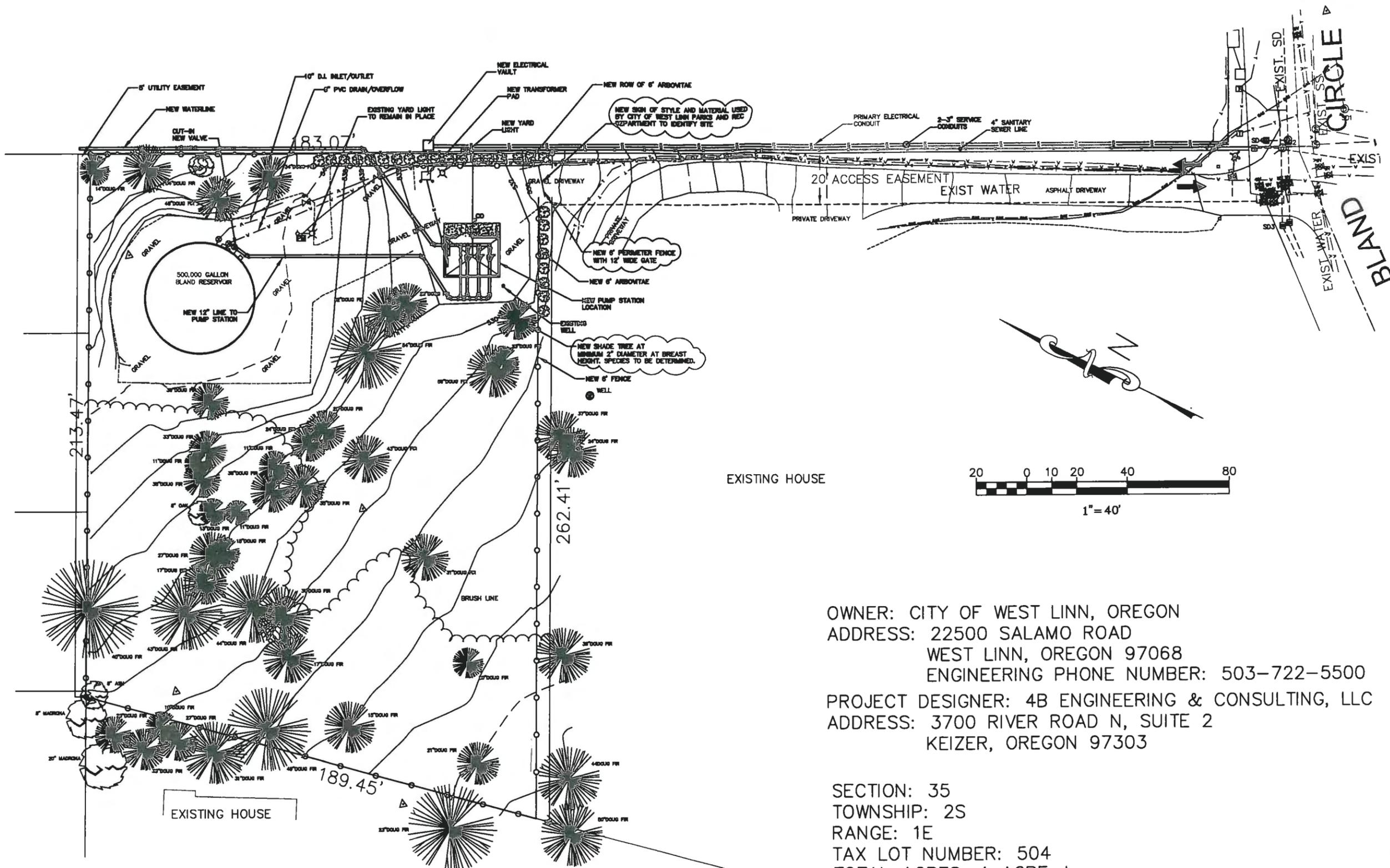
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No.	Date	By
1	APRIL 3, 2012	BS

SHEET: 5

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 INTER-TIER
 WATER PUMP STATION
 PROPOSED SITE PLAN
 REVISED APRIL 3, 2012

PREPARED FOR:
 CITY OF WEST LINN

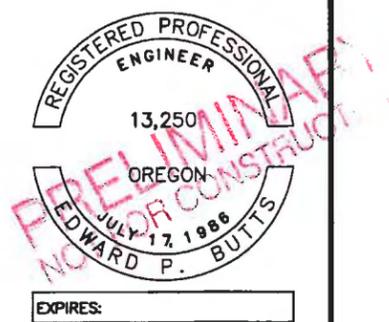
OWNER: CITY OF WEST LINN, OREGON
 ADDRESS: 22500 SALAMO ROAD
 WEST LINN, OREGON 97068
 ENGINEERING PHONE NUMBER: 503-722-5500
 PROJECT DESIGNER: 4B ENGINEERING & CONSULTING, LLC
 ADDRESS: 3700 RIVER ROAD N, SUITE 2
 KEIZER, OREGON 97303

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

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

REVISIONS:		
No.	Date	By
1	APRIL 3, 2012	BS

SHEET: 6



EXPIRES:



Conditional Use Permit and
Class II Design Review for new water pump
station at site of existing Bland Reservoir

23120 Bland Circle, Savanna Oaks neighborhood

CUP-12-01/DR-12-03

Process & Background



Application CUP-12-01/DR-12-03:

- **Major utilities are conditional uses in R-7 zone. Both reservoirs and pump stations are major utilities**
- **Existing** on site is the reservoir. While a City facility, it has been there since before annexation of site. Upon annexation it became conforming existing conditional use. Changes to this conditional use site require CUP, and DR.
- **Proposed** on site is the pump station. As a new major utility, it requires CUP. As a new public building it requires Class II DR specifically.

Process & Background



- Proposed because Water Master Plan calls for pump station to alleviate supply deficiency in Rosemont Pressure Zone, using Bland Reservoir water. Bland Reservoir site cited by plan as best location for this for several reasons.
- Approval Criteria: Ch. 60 Conditional Use Permit, criteria in 60.070; Ch. 55 Design Review, criteria in 55.100; Ch. 12 R-7 zone. Most dimensional requirements of the zone are not applied to Conditional Uses.

Location and Site Details



Area: 1.0 acres

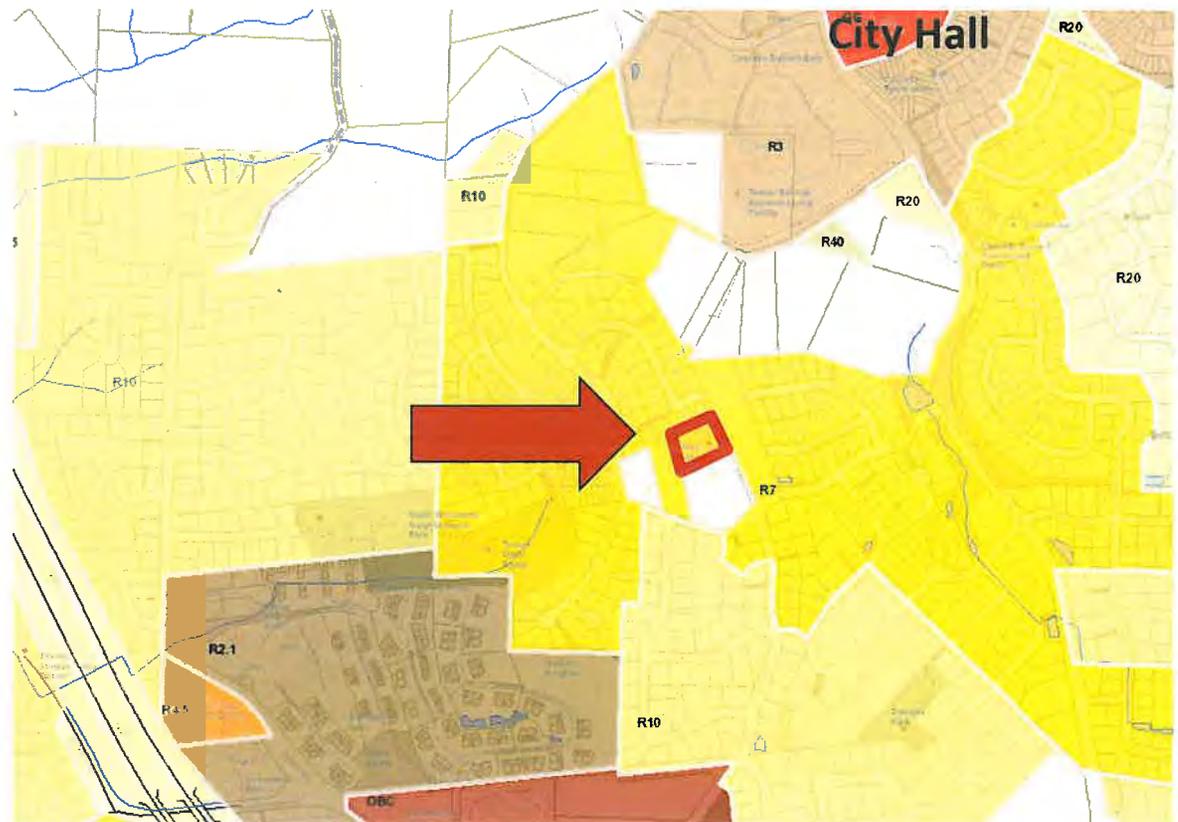
Owner/App.: Public Works

Zoning: R-7

Comp Plan: Low Density Residential

In residential area in Savanna Oaks. Willamette neighborhood is within 500 feet to southwest.

Doesn't border ROW, with easement shares driveway with house on county island.



Aerial- Existing Conditions



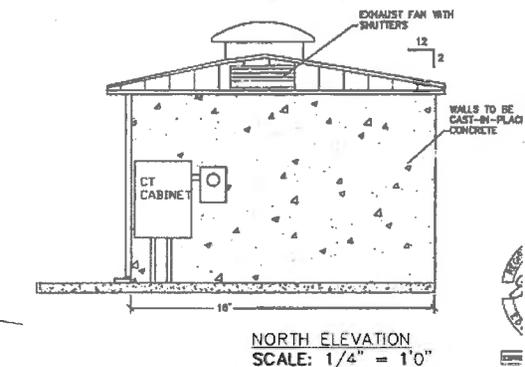
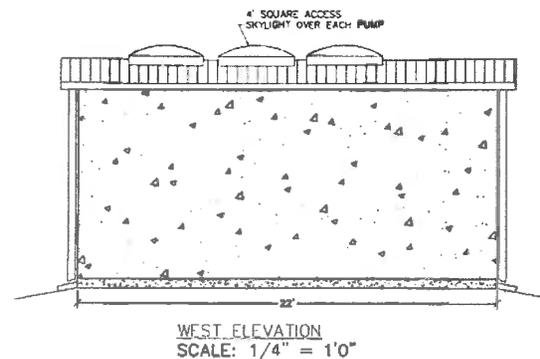
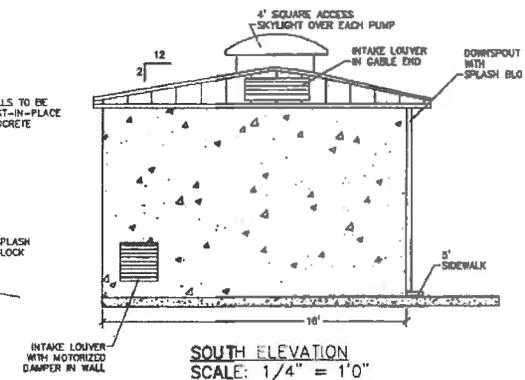
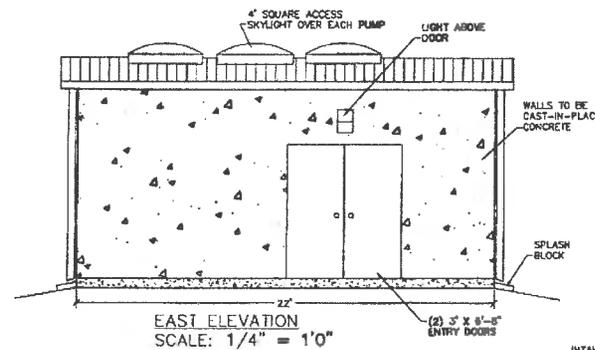
- ◆ Reservoir on site
- ◆ Gravel driveway/parking area connects to driveway in easement to south-shared with residence to south.
- ◆ Residential surrounds site, including mostly undeveloped parcel to east.



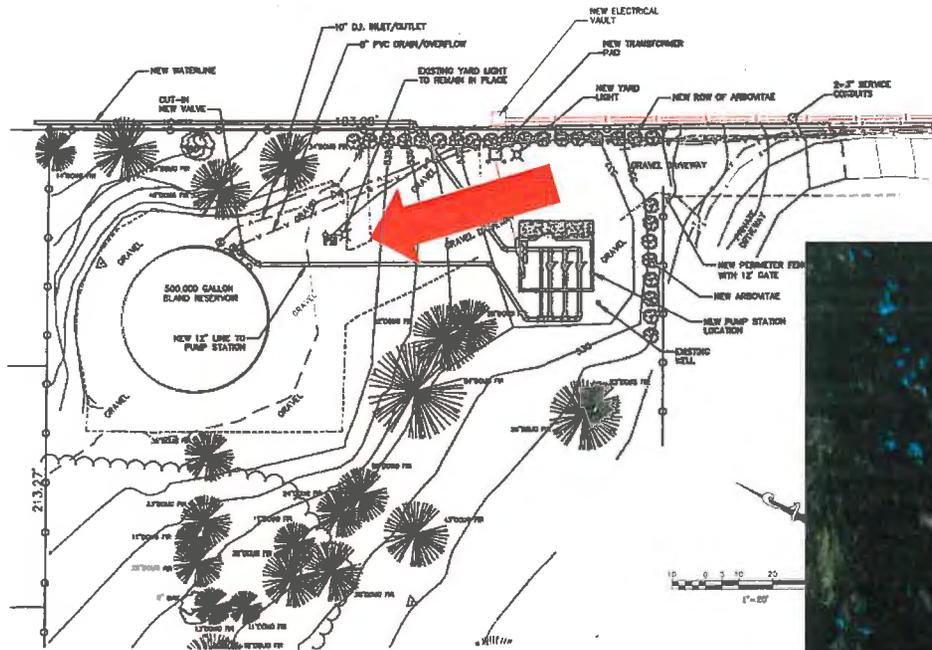


Elevations- Pump Station Bldg

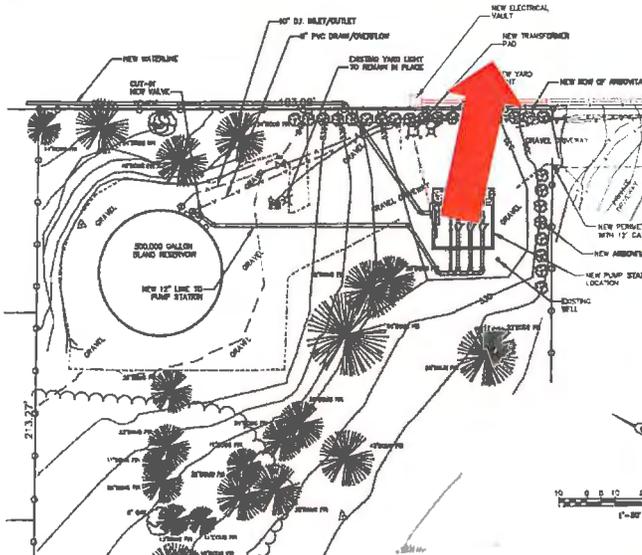
- 16 x 22-foot structure.
- No windows but skylights, but will be screened on sides visible from off site (south and east)
- Color will be forest green to match reservoir



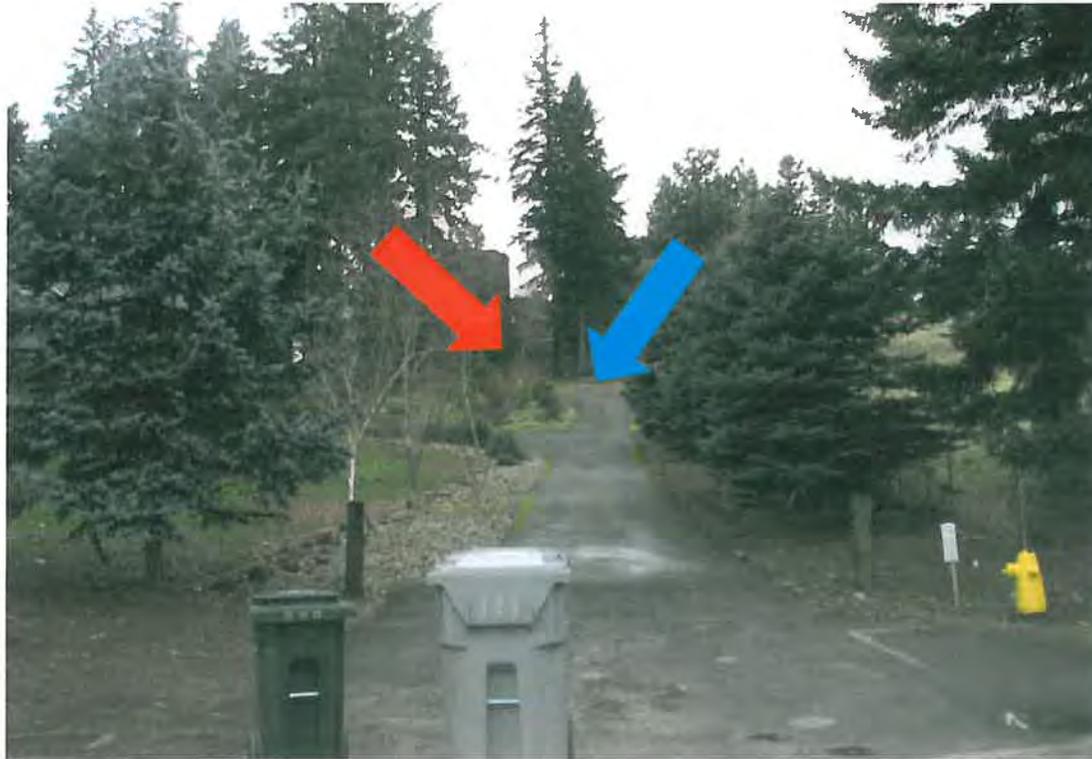
Existing reservoir



Undeveloped (except for one house) large parcel to the east, and existing residential area beyond



Driveway into site and site in front, as seen from Bland/Tannler. Red arrow points to where building proposed. Blue arrow points to where gate with signage proposed.



Analysis in relation to approval criteria



- ✔ Meets CUP criteria, including meeting needs of community by providing adequate water supply.
- ✔ Where arborvitae are proposed, new fencing to be behind it, so the project will meet screening and landscaping strip width criteria.
- ✔ No trees to be removed are significant
- ✔ Ambient noise will not change except within 2 feet of the site on the property to the south. Meets CDC requirements.
- ✔ Signage criteria in 55.100(L) met by requiring Parks-style wooden signage.
- ✔ Planting shade tree by parking area required to meet landscaping chapter (54) requirements.
- ✔ Proposed lighting to be directed downward.
- ✔ Conditioned to obtain necessary easements for connecting infrastructure.

Recommendation and Conditions



Staff analysis confirms that the proposal meets chapters 55 and 60 criteria and the provisions of Chapter 12 (R-7 zone) upon meeting 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 PC33, and shall conform 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.

(conditions continued on next slide)

Recommendation and Conditions (continued.)



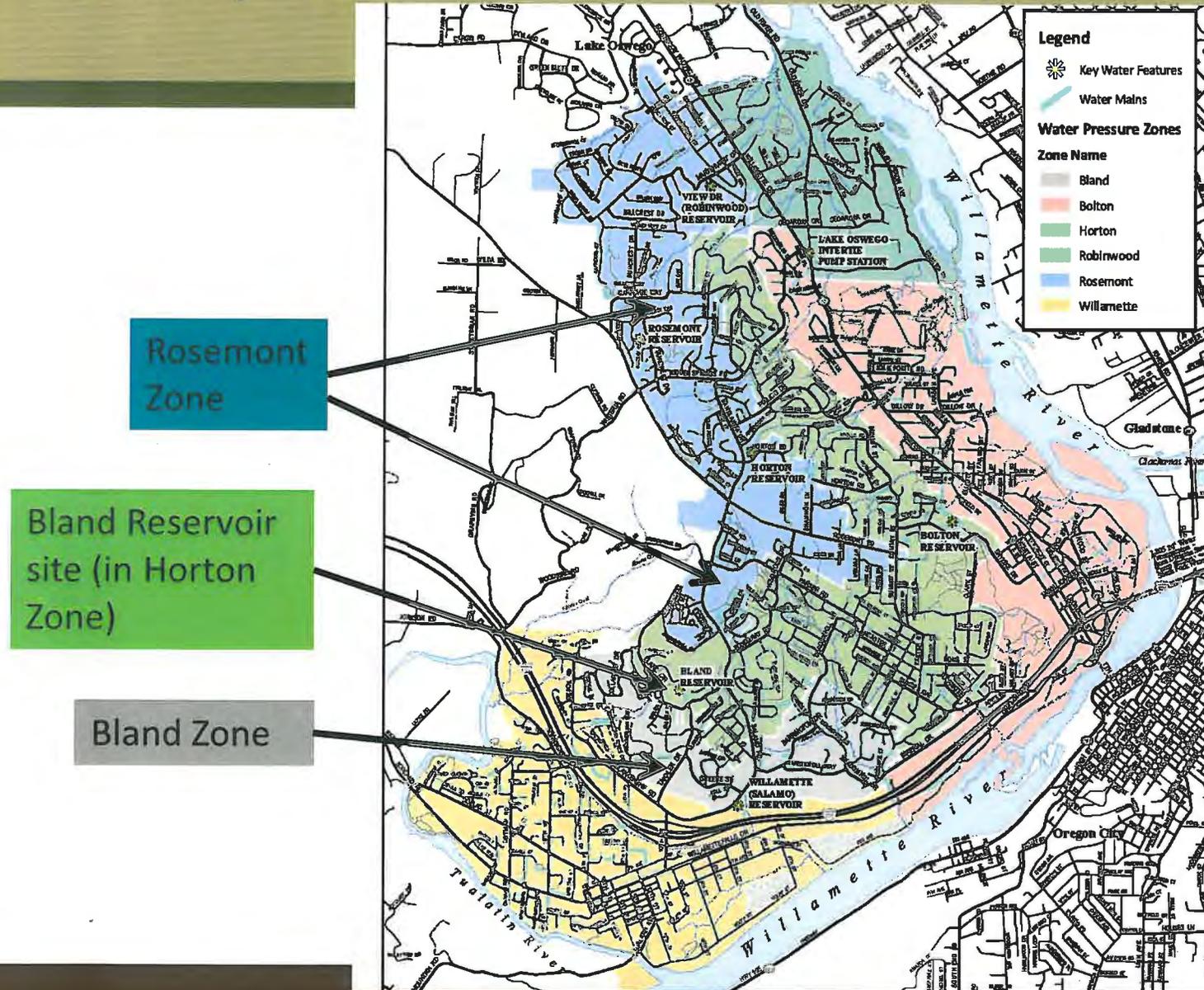
5. Utility easement on 23150 Bland Circle. The utility easement proposed by the applicant to accommodate sanitary sewer and electrical lines serving the site, connecting from the site to Bland Circle along the west edge of the 23150 Bland Circle property, or an alternative easement approved by the City 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.

Questions from commissioners?





Water pressure zones and site location



Soppe, Tom

From: Adam Butts [adam@4bengineering.com]
Sent: Tuesday, April 03, 2012 1:20 PM
To: Soppe, Tom; Wright, Dennis
Subject: RE: Visuals for Pump Station
Attachments: WestLinnPreappParking.pdf

Hi Tom-

If I am understanding you correctly, the drawing that I sent yesterday has the parking area detailed. Originally, we were planning to stretch out the elevation changes on the site to provide for a relatively flat area in front of the pump station, and build up the grading along the west and east sides of the station, so that the station itself would sit up against the hill. I have taken the map and drawn red circles representing the required setback areas around the trees in the vicinity of the pump station. You can see that on the west side of the pump station, the access to the rear of the pump station and to the the existing and proposed tanks is slightly within the setback area for the doug firs. The flat area to the south of the pump station is the parking area we had set aside, with the area to the west being primarily an access.

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



-----Original Message-----

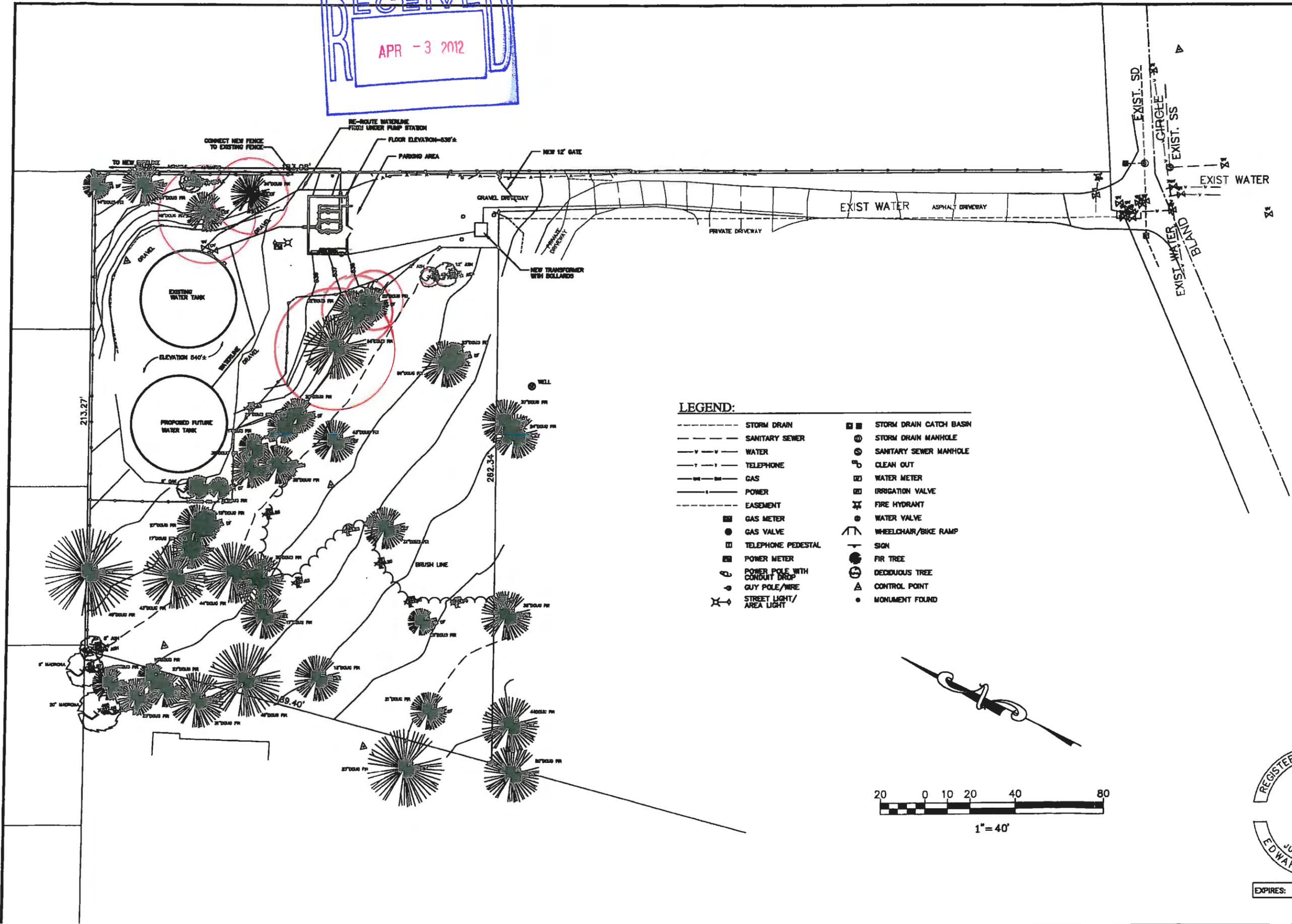
From: "Soppe, Tom" [tsoppe@westlinnoregon.gov]
Date: 04/03/2012 10:20 AM
To: "Adam Butts" , "Wright, Dennis"
Subject: RE: Visuals for Pump Station

Thanks Adam. Are you able to make one that specifically shows how far west the equipment and truck parking area would have to go in relation to the trees there (under the scenario where the pump station is by the east property line like in the pre-app)? That is what we are hoping to have in order to compare tree effects between the two scenarios.

Tom

RECEIVED

APR - 3 2012



Soppe, Tom

From: Adam Butts [adam@4bengineering.com]
Sent: Monday, April 02, 2012 3:42 PM
To: Soppe, Tom; Wright, Dennis
Subject: Re: Visuals for Pump Station
Attachments: SKMBT_C35311103109150.pdf; preapp site plan.pdf

Hi Tom-

Thank you for your e-mail. I was not aware that Dennis was out today, but he did contact me regarding this plan. I have attached two drawings to this e-mail: the survey performed of the site (with the prospective pump station added in), and our proposed site plan from the pre-app conference.

The chief reason we moved the pump station was at the direction of the City (see forwarded correspondence of Oct 31, 2011 with Jim Whynot at the bottom of this e-mail).

In regards to its affect on trees, the plan we had at the pre-app conference will entail the removal of at least one of the ash trees to create sufficient room for the pump station driveway and transformer. Also, the proposed site plan from the pre-app conference shows that the new driveway would create an alteration of grading within the setback distance of the 32' doug fir, the 28' doug fir, and the 54' doug fir, which the City Arborist directed to me to be 1/2 foot per 1" of trunk diameter.

On a related note, I have reviewed the staff report, and I have an item of note:

In regards to Recommendation 3, "The proposed gate at the driveway entrance shall be a maximum of 8 feet in height," in reference to Finding 39 (pages 113-114 of Exhibit PC-3) of the staff report, the gate being mentioned is meant to be 12' wide, not 12' high. We will change the drawings to make this clearer, but we had planned for the entire fence and gate to be a height of 6'.

Please do not hesitate to contact me with any other questions.

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



-----Original Message-----

From: "Whynot, Jimmy" [jwhynt@westlinnoregon.gov]
Date: 10/31/2011 09:23 AM
To: "epbpe@4bengineering.com"
CC: "Wright, Dennis"
Subject: FW: Message from KMBT_C353

Good morning Ed,

It's hard to see being able to get enough area with the station for vehicles, a crane truck, or generator storage at this location.

What do you think about a different location? I attached a hand drawn idea for your thoughts.

The slope can be greater past the pump station. Gaining more distance between the two I think would help?

Jim Whynot

jwhynt@westlinnoregon.gov



Operations Supervisor

4100 Norfolk St.

West Linn, OR 97068

P: (503) 742-8615

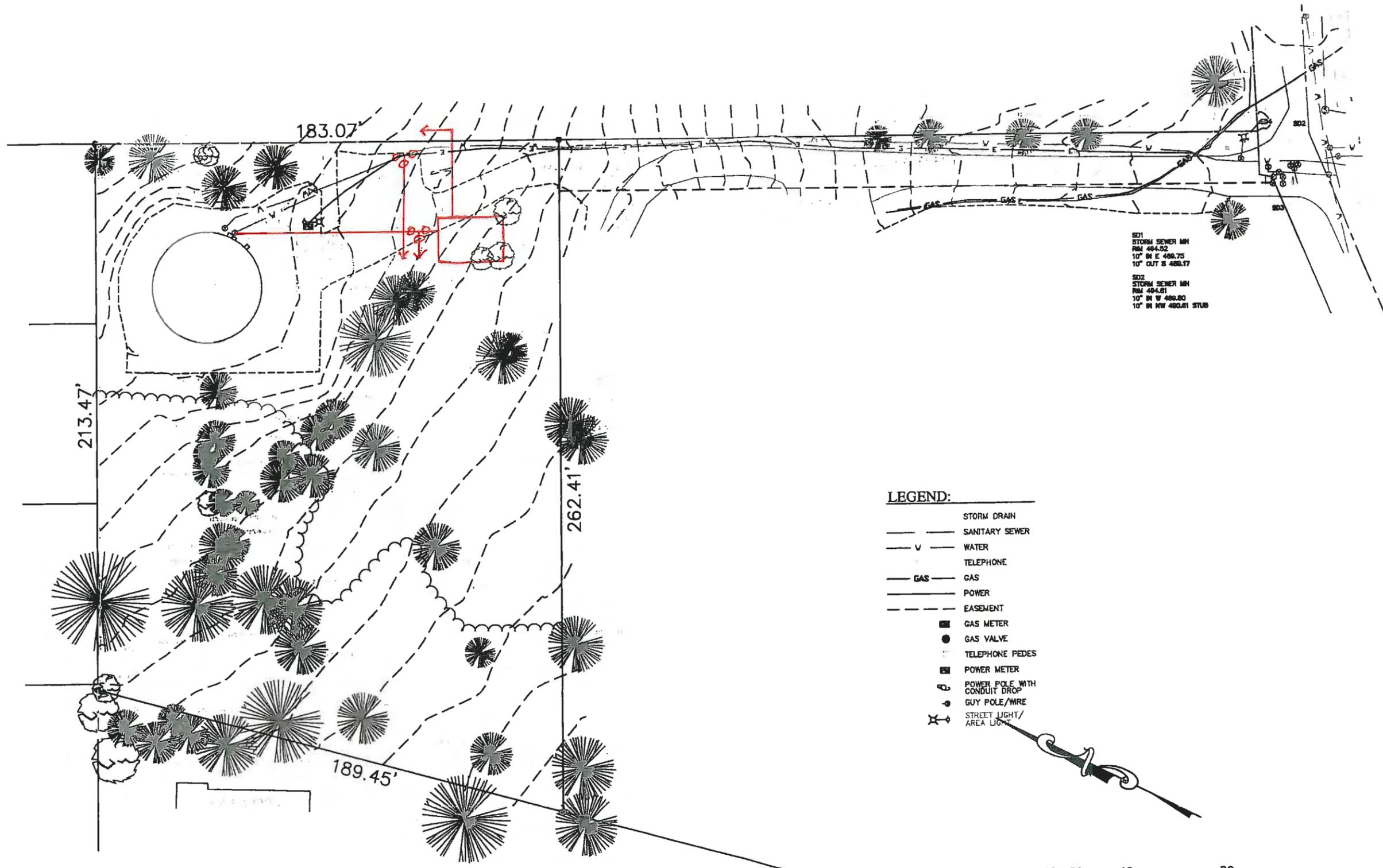
F: (503) 657-3237

Web: westlinnoregon.gov

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: PWKonica@ci.west-linn.or.us [<mailto:PWKonica@ci.west-linn.or.us>]
Sent: Monday, October 31, 2011 2:16 AM
To: Whynot, Jimmy
Subject: Message from KMBT_C353

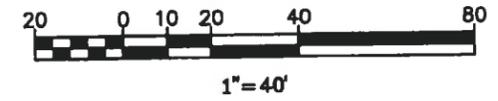


SD1
 STORM SEWER MH
 RM 464.52
 10" IN E 466.75
 10" OUT S 488.17

 SD2
 STORM SEWER MH
 RM 464.61
 10" IN W 466.80
 10" IN NW 488.61 STUB

LEGEND:

- STORM DRAIN
- SANITARY SEWER
- v- WATER
- - - TELEPHONE
- GAS
- POWER
- - - EASEMENT
- GAS METER
- GAS VALVE
- TELEPHONE PEDES
- POWER METER
- ⌘ POWER POLE WITH CONDUIT DROP
- ⊙ GUY POLE/WIRE
- ⊕ STREET LIGHT/AREA LIGHT



4B ENGINEERING & CONSULTING, LLC
 3700 RIVER ROAD N, SUITE 2
 KEIZER, OREGON 97303
 (503) 988-1115

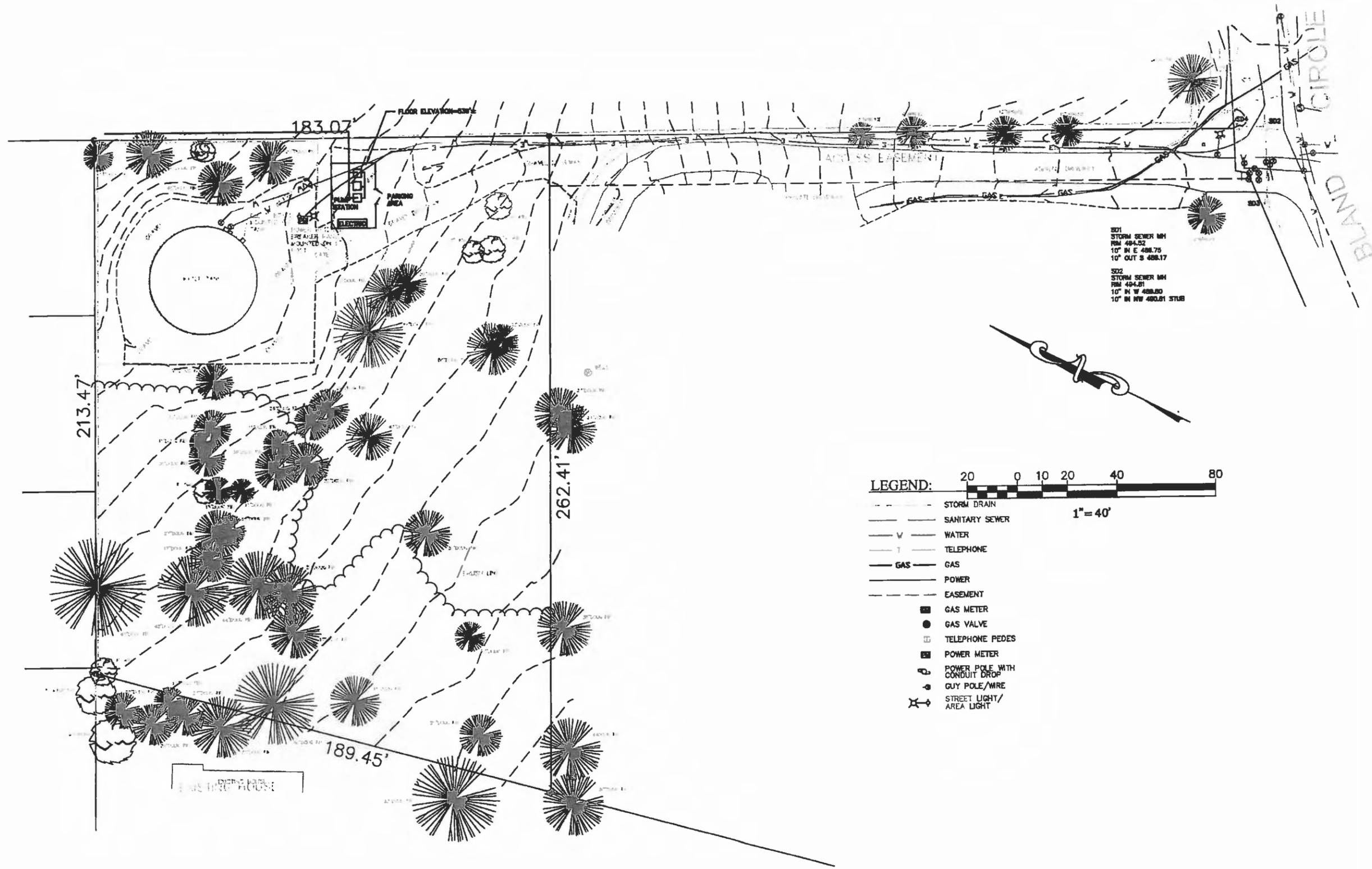
CITY OF WEST LINN
 EXISTING SITE PLAN

PREPARED FOR:
 CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
DRAWN: BRODIE SALTARELLO
DATE: SEPT 10, 2011
DRAWING:
SCALE: AS SHOWN
REVISIONS:
No. Date By
SHEET:



EXPIRES:



LEGEND:

	STORM DRAIN
	SANITARY SEWER
	WATER
	TELEPHONE
	GAS
	POWER
	EASEMENT
	GAS METER
	GAS VALVE
	TELEPHONE PEDES
	POWER METER
	POWER POLE WITH CONDUIT DROP
	GUY POLE/WIRE
	STREET LIGHT/ AREA LIGHT

20 0 10 20 40 80
1" = 40'

801
STORM SEWER MH
RM 484.52
10" IN E 488.75
10" OUT S 488.17

802
STORM SEWER MH
RM 484.81
10" IN W 488.80
10" IN NW 480.81 STUB

REVISION:

ENGINEER: **RIVERSIDE**
ENGINEERING COMPANY, INC.
2015 25th STREET S.E.
SALEM, OREGON 97302
Tel. (503) 581-6362 Fax (503) 581-0901

OWNER: **CITY OF WEST LINN, OREGON**

PROJECT:

SHEET TITLE:

SHEET NO:
1
OF

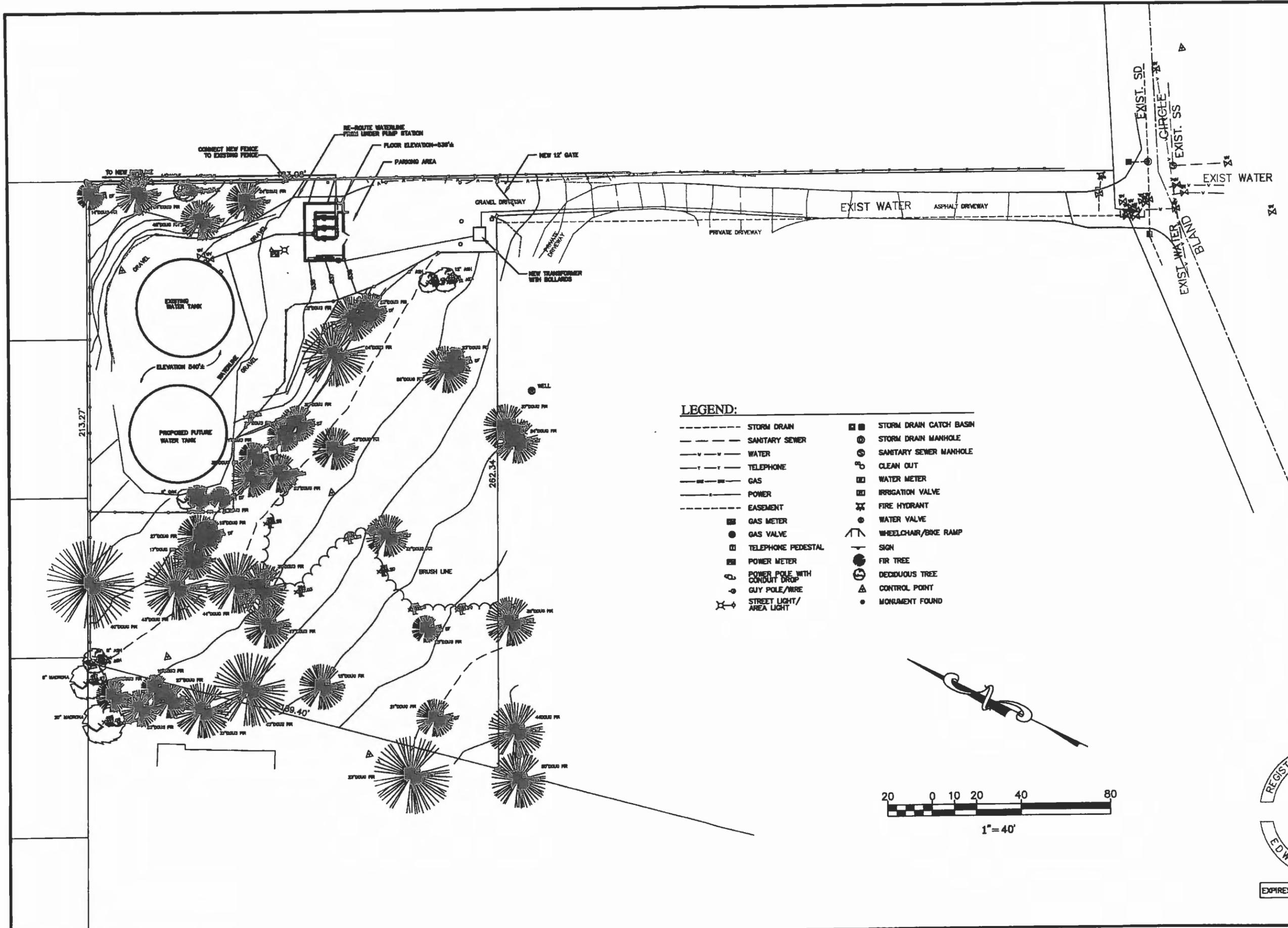
PROJ. NO:

SCALE:

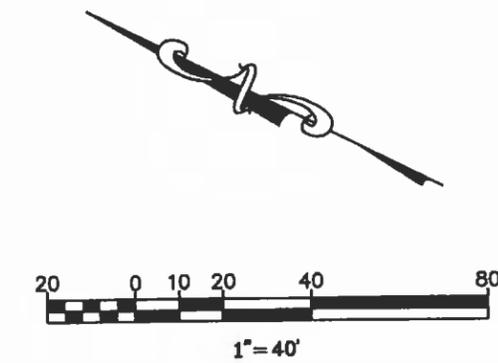
DRAWN BY:

CHECKED BY:

DATE:



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



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

CITY OF WEST LINN
 PROPOSED SITE PLAN

PREPARED FOR:
 CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
 DRAWN: BRIGGIE SALTARELLO
 DATE: SEPT 14, 2011
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

SHEET:

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

EXPIRES:

Memorandum

Date: March 30, 2012
To: West Linn Planning Commission
From: Tom Soppe, Associate Planner
Subject: Citizen submittals for CUP-12-01/DR-12-03

Attached see submittals from Roberta Schwarz and Gary Hitesman regarding CUP-12-01/DR-12-03, the application for the water pump station at the Bland Reservoir site.

Soppe, Tom

From: Roberta Schwarz [roberta.schwarz@comcast.net]
Sent: Thursday, March 29, 2012 4:54 PM
To: Soppe, Tom
Subject: Bland Cr Booster Pump Station
Attachments: DSCN0292.JPG; DSCN0294.JPG; DSCN0297.JPG; DSCN0300.JPG; DSCN0301.JPG; DSCN0302.JPG; DSCN0304.JPG; DSCN0305.JPG; DSCN0306.JPG

Hi Tom,

Thank you and Dennis for meeting with me and Ed today. These are the photos I brought with me to show you the ash trees and how they are protecting the neighborhood from the unsightly view of the water storage reservoir. You requested that I send them to you.

Please do not cut down the ash trees. As you can see in the photos, they hide the unsightly water storage reservoir. We have lived here 10 years and it has taken that long for them to perform this service. Also the ash is an unusual tree in that it is one of four predominant types of trees that grow opposite branches. Very few trees in our landscapes and forests have opposite branching. The predominant types are Maple, Ash, Dogwood and Horse chestnut. It also has a compound leaf. A compound leaf is one that has more than one leaflet while the entire leaf, as defined, has a bud at its stem base (petiole). Ash typically have approximately 5-9 leaflets per leaf. These trees are shielding the 300,000 gallon reservoir from public view.

Trees have a tremendous effect on air quality. Through the pores of leaf surfaces, trees absorb harmful pollutants produced by humans, including nitrogen dioxide (NO₂), sulfur dioxide (SO₂), ozone (O₃), carbon monoxide (CO). Small particulate matter—such as pollen, dust, smoke and ash—are trapped and filtered by leaves and branches. Every tree you cut down matters to the community.

Please remain true to the application you presented to the Neighborhood Association and the Pre-application conference and do not remove any trees in installing the water booster pump station.

Please place this in the public record and have it distributed to the Planning Commission.

Thank you,
Ed and Roberta Schwarz
You have been sent 9 pictures.

DSCN0292.JPG
DSCN0294.JPG
DSCN0297.JPG
DSCN0300.JPG
DSCN0301.JPG
DSCN0302.JPG
DSCN0304.JPG
DSCN0305.JPG
DSCN0306.JPG



These pictures were sent with Picasa, from Google.
Try it out here: <http://picasa.google.com/>



















Soppe, Tom

From: GARY [hitesman@q.com]
Sent: Wednesday, March 28, 2012 10:23 AM
To: Soppe, Tom
Cc: Sonnen, John; CWL Planning Commission
Subject: CUP 12-01 & Economic Development



Dear Planning Commissioners,

There is a strong correlation between economic development and urban planning that is seldom discussed in West Linn. And when it is discussed, the conversation lacks both focus and applied understanding of the mechanics and culture necessary to implement a forward thinking, sustainable model.

Planning, properly executed, provides the framework for all other city functions to thrive. In reviewing the Public Works proposal for a pump house, it is important to recognize just **how dysfunctional** our local governance has become.

After reading 120 pages of unadulterated poppycock, I finally got to the drawings that visually described the proposed pump house. In my 120 page review, I was reading the words and looking at the core principals which the code enforces and are substantiated in Oregon Revised Statutes and Comprehensive Plan.

When I finally got to the drawing of the building, I realized that what Tom had been asked to do was sanction a **green pillbox**. The commission should reject this solution and reprimand the city manager for allowing a 3D Chalkboard.

West Linn should aspire to do better. The reason that our city is morally bankrupt is because your city council and city administration are 'lost'. And nowhere is this more evident than in CUP 12-01 and the current failure of the CIC. It appears to others in this town that your time on the commission is squandered and not taken with the level of respect your time committment deserves. I encourage you all to read ORS 197 and ask how the commission might better serve the citizens of West Linn.

One; look to your city charter and council rules. The Planning Director and Public Works Director need more autonomy to do their jobs properly. This means removing the oversight responsibilities and 'final say' the city manager has over these positions.

Two; city councilors need to take a more active role in implementing policies through better transparency and access to staff. Because when it comes to this green pillbox, your former public works director, your communications director, and your economics director should all be held accountable for offering up what is obviously a small travesty of immense proportion.

Three; Home values and the neighborhood will suffer untold economic deflation with this pump house. Tannler Drive and the intersection of Bland Circle will someday be the new entry point into a burgeoning Stafford housing development. As homes are developed on the hillside, appreciate the rise in elevation and the prominence of the site that exists because of the typology. Rather than painting this eyesore into the background, use the CDC to properly support community creation and economic development.

Thank you for your time and commitment.

Soppe, Tom

From: GARY [hitesman@q.com]
Sent: Tuesday, March 27, 2012 2:02 PM
To: Soppe, Tom
Subject: Re: CUP 12-01

Planner Tom Soppe,

Page 12 states "structure will somewhat mitigate impacts".

Commissioners should ask what that is supposed to mean? "somewhat mitigate" is unenforceable language, blurs the discussion of nexus, and completely ignores the purpose of an R-7 zoning designation. Not to mention that a LUBA appeal could likely be won 'solely' on this type of inappropriate language.

The city goes on to state that there is no code or regulation pertaining to noise levels that make this point, so it doesn't really matter because there is nothing the City can do about it? I am paraphrasing here but the point the city makes is difficult to discern. They don't want to spend the money needed on a pump station located in an R-7 zone?

This is another observation regarding the appropriateness of the City conditional use process that fails to take into account the insertion of an industrial use into an existing residential neighborhood. Lacking proper regulation and guidelines that meet the intent of Oregon Land Use laws and the West Linn Comprehensive Plan, Planning Commissioners must deny CUP 12-02 for noncompliance of CDC Section 60, the West Linn Comprehensive Plan, and ORS 197.

Again, Thank you for your consideration.



Sonnen, John

From: GARY [hitesman@q.com]
Sent: Tuesday, March 27, 2012 1:18 PM
To: Soppe, Tom
Cc: Sonnen, John
Subject: Re: CUP 12-01 Chapter 55 _Deny



Mr. Planner Tom Soppe,

If the commissioners can fit it into their short time to review CUP 12-01, they may want to prepare an appropriate response to the information I will be presenting regarding Chapter 55. In your report, you state;

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 55 is often the least enforced chapter in the CDC because not much emphasis is provided by applicants and our city staff is inexperienced. One example is CUP 10-03 with the play structure. Page two of the the applicant's project summary stated buildings were at least 250 feet away from the closest house. (Technically true, in that a building implies "occupancy" where as the play structure is not technically occupied.) The structure that went up not only violated Chapter 55; the structure violated a main assertion of the applicant. Even though the observation that Chapter 55 was not met and that the building did not belong, the response from the City was two add horizontal striping and call the project complete.

With CUP 12-01, the Planning Commission is evaluating the work of a junior planner with far less experience than Peter Spir and the official response to Chapter 55 is "The criterion is met". How is the criterion met? How does the "application...being processed as such" substantiate the burden of proof or that the City even looked at or enforced Chapter 55? Where is that claim substantiated? Where is the due diligence on behalf of the City?

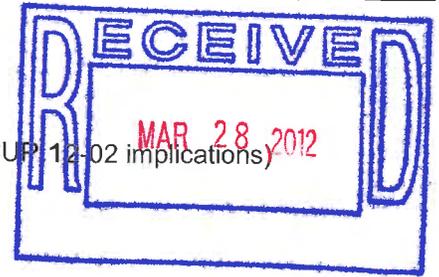
I would argue that this type of lax oversight would make the application incomplete. However, the definition of incomplete is established under a very low standard where lax oversight and improper engineering is not a valid reason to declare an application incomplete.

The recommendation of the West Linn Planning Department appears to lack credibility and perhaps, integrity. This is why you must deny CUP12-01 for not satisfying the CDC, Metro Plan 2040 Plan, and the West Linn Comprehensive Plan. (*CDC 12.010 PURPOSE - The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, the proximity to commercial development, and to public facilities and public transportation. **This zone is intended to implement the policies and locational criteria set forth in the Comprehensive Plan.***)

I will also argue that the policies the city operates under are insufficient, lack clarity, and creates waste. CUP 12-01 should be reprimanded(?) to the City Council so that they may address the varied disconnects in the code and Comprehensive Plan that I will present in detail at the hearing. Thank you for your consideration.

Soppe, Tom

From: GARY [hitesman@q.com]
Sent: Tuesday, March 27, 2012 4:44 PM
To: Soppe, Tom; Pelz, Zach
Cc: CWL Planning Commission; Heisler, Jane
Subject: CUP 12-01_Deny for failure to meet CDC 60(A) 4 (AND CUP 12-02 implications)



Page 8 describes the proposed layout as:

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.

CDC 60(A) 4. is not met. Code says "Adequate public facilities will be available to provide service to the property at the time of occupancy."

The design of the facility is not adequate to provide the level of service needed during an emergency nor provide the type of service belonging with the allowed uses in an R-7 Zone. In engineering terms, where back up energy generation is required to fulfill the function, the minimal design criteria is "n+1".

The back up generator provided during emergencies ***will*** exceed allowable noise levels in an R-7 zone. But because it is only "temporary", a loop hole exists within the code that would allow the city to build a pump station into an R-7 "on the cheap". This design solution does not meet the intent of CDC60(A)4 outright in that the public facility would provide inadequate service in the event of an emergency. From accessibility, timing, and unnecessary noise. The design proposal is additionally flawed because the applicant assumes back up generation will make it from wherever, up the hill, and through crumbling residential roads to the pump station, potentially ***during an emergency*** where the power has gone out.

A viable solution, or Condition of Approval, would be to include within the building envelope an emergency generator (on site) and ventilated with proper sound dampeners satisfying the noise level requirements established for an R-7 zone. But because this necessity will dramatically change the scope and submittal, CUP 12-01 should be denied and sent back to the drawing boards.

A.) The solution fails to provide the flexibility and fit this type of conditional use is advertised as providing. Given that a fire is often given as the rationale for having the pump station service the Rosemont Zone, lacking emergency backup on site is not only foolhardy, it does not meet the purpose of Chapter 12.

B.) CUP 12-01 is a perfect example of why industrial type facilities, in this case, "Utility, Major" do not belong in residential neighborhoods or in the Conditional Use category. The CDC should be revised to place "Utilities, Major and minor" under Chapter 80 and additional scrutiny employed within the code meeting the criteria of ORS 197 and the West Linn Comprehensive Plan.

C.) Fails to satisfy CDC 60(A) 4.

AND;

D.) CUP 12-01 establishes a poor precedent that would endanger all existing neighborhoods throughout West Linn where existing industrial uses have been conditionally approved earlier but have changed in scope, scale, appropriateness, safety, and fit..

Deny 12-01. Thank you for your consideration.

----- Original Message -----

From: [Soppe, Tom](#)
To: hitesman@g.com
Sent: Tuesday, March 27, 2012 10:36 AM
Subject: FW: CUP 12-01

Gary,

It is supposed to be 60.070(A) and (B).

Thanks
Tom

 Tom Soppe
tsoppe@westlinnoregon.gov
Associate Planner
22500 Salamo Rd
West Linn, OR 97068
P: (503) 742-8660
F: (503) 656-4106
Web: westlinnoregon.gov

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

From: Pelz, Zach
Sent: Tuesday, March 27, 2012 10:31 AM
To: Soppe, Tom
Cc: Sonnen, John
Subject: FW: CUP 12-01

Tom,

Gary Hitesman asked me to forward this to you.

Thanks,

Zach

Zach Pelz, Associate Planner
Planning and Building, #1542

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

From: GARY [<mailto:hitesman@g.com>]

Sent: Tuesday, March 27, 2012 10:10 AM

To: Pelz, Zach

Subject: CUP 12-01

Zach,

Please forward to Tom Soppe and forward his email address to me, if possible. Thank you.

Tom,

Just a small technical question. In the staff report, you write;

criteria set forth in Section 60.070(1) and (2).

Do I assume correctly that you are referring to Section 60.070(A) (1.) and (2.)?

Thank you.

Soppe, Tom

From: GARY [hitesman@q.com]
Sent: Tuesday, March 27, 2012 5:19 PM
To: Soppe, Tom
Subject: Policy 11-1 not met. Indeed, mismanaged.

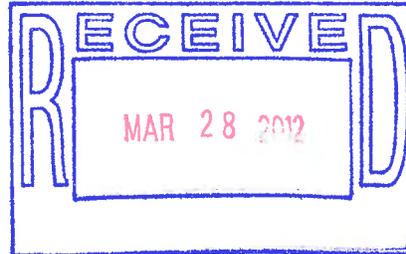
Comprehensive Plan is not met.

With instances of water infrastructure deteriorating all around us, the City elects to increase capacity on the fringe of our city while "the interior" goes wanting for lack of a proper maintenance policy and program. The new pipes put in were approved from CUP 10-03 and paid for by school bond funds and did not undergo the typical public process.

Maintenance and infrastructure in all areas is evidently, not a first priority. CUP 12-01 is a waste of decreasing city revenue and promotes potential growth in areas on the backs of existing neighborhoods with failing infrastructure.

CUP 12-01 appears quite willful and outside considerations of Metro and ORS 197.

Policy 11-1: Establish, as the City's first priority the maintenance of services and infrastructure in all areas within the existing City limits.



Soppe, Tom

From: GARY [hitesman@q.com]
Sent: Tuesday, March 27, 2012 5:58 PM
To: Soppe, Tom
Subject: Finding No. 34 inaccurate

Finding No. 34 defines the site as a major utility site but does not address that the use is surrounded within an R-7. The city attempts to strike a bargain for itself by being site specific in their response while ignoring the context. The city continues to ignore the intent and purpose for a conditional use with metaphorical horse blinders and blankets.

The Planning Commission should deny CUP 12-01 until (G.) is truly dealt with. Just because there are empty lots around the city property does not mean the city can ignore future potential public amenities. The site needs to be designed to fit within the overall context of the neighborhood, not empty lots and potential future roadways.

Potential residences will not sell as well due to the hardship of being adjacent to this proposed city utility. This CUP detracts instead of encourages economic vitality and job creation.

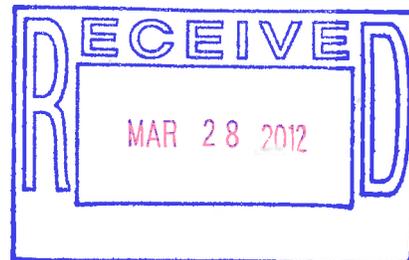
And just because the city poorly maintains the existing water tower should not allow the city to use it as the context from which the design will relate too. If strict adherence to Chapter 60 and 55 were truly enforced, the water tower would be buried. But code only requires reasonableness. The city should work better with residents and neighborhoods to provide civic amenities that benefit the neighborhood, not detract and devalue.

A discussion on broadening the definition of nexus and Chapter 60 and 55 needs to happen before CUP 12-01 is deemed complete.

Page 35 says;

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 wan hedge) or draping vine;
2. A trellis or arbor;
3. A change in level;
4. A change in the texture of path material;
5. Sign; or
6. Landscaping.



Use of 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 55.1000)(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.

Soppe, Tom

From: GARY [hitesman@q.com]
Sent: Tuesday, March 27, 2012 5:24 PM
To: Soppe, Tom
Cc: Heisler, Jane
Subject: CUP 12-01 Failure to meet Comprehensive Plan

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

City response: 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.

Yeah, right.

Deny 12-01 for failure to meet the Comprehensive Plan and Chapter 55.



Soppe, Tom

From: GARY [hitesman@q.com]
Sent: Tuesday, March 27, 2012 6:12 PM
To: Soppe, Tom
Subject: CUP 12-01 Deny

The bane of the city of West Linn and a source of public dissonance has always been the engineering department of West Linn. Perhaps even more than it's Planning Department.

The City does not currently have a city engineer that can properly evaluate the need and purpose, let alone determine a level "of satisfaction". The previous engineer overseeing this project was fired. Until an experienced city engineer can be hired to oversee the best interests of the city and its citizens, CUP 12-01 should be denied. There is no ability nor track record that substantiates the claims of the planning department and their own engineering department.

The city engineer had worked for several years on obtaining the easements and the city is still unable to guarantee that the easement will come along. Therefore, the Commission cannot approve this CUP without better definition and less unknown contingencies. The findings as recorded are unenforceable and more aspirational in spirit than factual in nature.

Deny 12-01.

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.



Soppe, Tom

From: GARY [hitesman@q.com]
Sent: Tuesday, March 27, 2012 6:27 PM
To: Soppe, Tom
Subject: CUP 12-01 Foppery

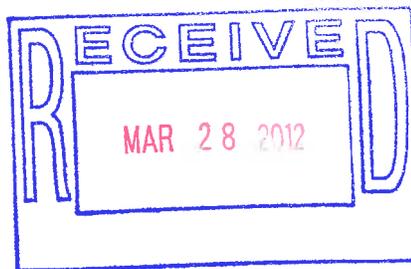
The planning department intermingles the site, the neighborhood, and the community with an undisciplined and haphazard process that denotes a lack of understanding and implementation of proper planning practices.

There is an overarching concept and proper stewardship that is lacking with city administrators and within city policies and actions. Sadly, this type of infrastructure belongs in maybe Gresham, Sherwood, or Vancouver, Washington. This proposal would be DOA most likely anywhere else in Oregon.

Even Oregon City does a better job of their infrastructure. A project like this has the city manager laughing at us as if he was watching a play. It is indeed our own fault if residents of West Linn continue to allow this most "excellent foppery."

"This is the excellent foppery of the world, that,
when we are sick in fortune,--often the surfeit
of our own behavior,--we make guilty of our
disasters the sun, the moon, and the stars: as
if we were villains by necessity; fools by
heavenly compulsion; knaves, thieves, and
treachers, by spherical predominance; drunkards,
liars, and adulterers, by an enforced obedience of
planetary influence; and all that we are evil in,
by a divine thrusting on: an admirable evasion
of whoremaster man, to lay his goatish
disposition to the charge of a star!"

- William Shakespeare, *King Lear*, 1.2.132



Soppe, Tom

From: GARY [hitesman@q.com]
Sent: Tuesday, March 27, 2012 6:56 PM
To: Soppe, Tom
Subject: CUP 12-01 ROFL

The solution is to pour in place a concrete box and paint it green?

Oh, but don't worry! There will be a row of arborvitae. And the razor wire goes away for awhile.

THIS IS A JOKE! This is worse than coyote ugly, this is the destruction of civilization as we know it. The city has defined "heinous" more splendidly than I ever thought possible.

Your hearing date is off by 3 days.

Honestly, poured in place concrete has a redeeming quality to it yet the city is going to cover it up with paint that will start peeling in a couple years! Outstanding! Well done!

"What fools we mortals be."

~ Shakespeare, Puck, "Midsummer Nights Dream"

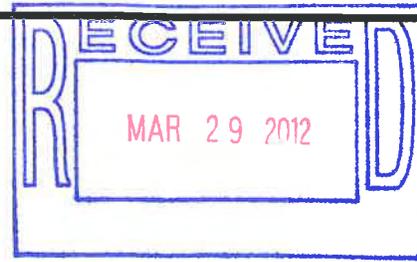
"What fools we city administrators be." ~ rip off of Shakespeare

DENY 12-01. Please.



Soppe, Tom

From: Soppe, Tom
Sent: Thursday, March 29, 2012 11:48 AM
To: 'Roberta Schwarz'
Subject: RE: Bland Cr Pump Station



Roberta,

Let me check with Dennis about whether he can meet sometime this afternoon as it would be best for him to be part of that conversation. I will get back to you as soon as I can.

Tom

From: Roberta Schwarz [mailto:roberta.schwarz@comcast.net]
Sent: Thursday, March 29, 2012 11:07 AM
To: Soppe, Tom
Subject: RE: Bland Cr Pump Station

Hi Tom,

Could I come by and see you and see it on a map where it was proposed and where it is proposed now? What time is good for you? I have to do a couple of errands to get ready for the Run/Walk for the White Oak savanna but I should be back at noon. Could I come by for about 10 minutes then? Is it possible to not take the trees down and still position it responsibly so it will not be an eyesore for anyone? Can the fence be wooden or something more attractive than chain link? Then it will retain a neighborhood rather than industrial feel for the neighborhood.

Thanks so much,
Roberta

From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]
Sent: Thursday, March 29, 2012 10:07 AM
To: 'Roberta Schwarz'
Subject: RE: Bland Cr Pump Station

Roberta,

Yes, the ash trees are proposed to be removed by the current site plan as that is where Public Works now proposes the pump station building. The City Arborist has designated these to not be significant, but I recognize that the previous location did not propose to remove any. Arborvitae is planned east and south of the building for screening, and yes fencing is proposed all around the site. It is currently proposed to be chain link, but without the wire on top that is around some utilities. Public works is open to different types of fencing as long as there is security. They plan to do a lot of landscaping around the edge especially to the south. Staff proposes a condition of approval that the fence be 5 feet back from the property line where arborvitae are proposed, with the arborvitae between the fence and property line, helping to screen some of the proposed fencing.

As for the location shown in the pre-app, Public Works changed it to the current proposed location since the property to the east is within the City limits and could be dividable. The new location took the station further away from where someone's side yard might be if the property to the east develops, while still being a respectable distance from the existing house on the property to the south. For these reasons, Public Works thought they were being a better neighbor by proposing at the currently proposed location, even though that takes out the ash trees. However it sounds like they can be flexible if the PC, after reviewing all testimony, decides the pre-app site plan location is better after all.

Soppe, Tom

From: Soppe, Tom
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To: 'Roberta Schwarz'
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With all of that in mind, do you want your comments below or another new comment to be submitted to the PC? Any comment I receive during the first half of tomorrow will be part of an addendum of new comments sent to them, whereas if it comes it later they might not see it until the evening of the hearing.

Tom



From: Roberta Schwarz [mailto:roberta.schwarz@comcast.net]
Sent: Thursday, March 29, 2012 8:04 AM
To: Soppe, Tom
Subject: FW: Bland Cr Pump Station

Hi Tom,

Do you have the answers for these last few questions? Please see below. Can the fencing be attractive and not chain link (cyclone) and the trees not be cut down? This is a neighborhood.

Thanks so much. I appreciate all of the thought that went into answering the questions. Please thank Dennis also.

Roberta

From: Roberta Schwarz [mailto:roberta.schwarz@comcast.net]
Sent: Wednesday, March 28, 2012 1:58 PM
To: Soppe, Tom (tsoppe@westlinnoregon.gov)
Subject: FW: Bland Cr Pump Station

Hi Tom,

Soppe, Tom

From: Soppe, Tom
Sent: Wednesday, March 28, 2012 3:39 PM
To: Sonnen, John; Wright, Dennis; Le, Khoi
Subject: FW: Bland Cr Pump Station



FYI on some issues being brought up

From: Roberta Schwarz [mailto:roberta.schwarz@comcast.net]
Sent: Wednesday, March 28, 2012 1:58 PM
To: Soppe, Tom
Subject: FW: Bland Cr Pump Station

Hi Tom,

Thanks for the additional answers. Ed and I were looking over the changes you outlined below. Initially no trees were being removed and now it looks like ash trees are going to be cut down. Is that correct? Initially there was no fence and now it looks like a fence around the entire facility...is that correct? What kind of fencing will be used? Chain link fencing is ugly and you don't see it used in houses in the neighborhood. If we can fix the problems before this gets to the planning commission then it will save us all time. The neighbors don't want ugly fencing to make it look like they live near and industrial facility also no trees should be felled to build this facility. It should be hidden behind the trees like the reservoir is now. Otherwise it will take away from the property values of the homes nearby and that is just not right. Can these problems be addressed before the PC meeting with further discussion between planning and the contracted firm? This is no longer what was brought before the pre application and neighborhood meetings. These are big changes that go straight to the heart of the aesthetics of the neighborhood.

Thanks so much,
Roberta

From: Soppe, Tom [mailto:tsoppe@westlinnoregon.gov]
Sent: Monday, March 26, 2012 3:35 PM
To: 'Roberta Schwarz'
Subject: RE: Bland Cr Pump Station

I will send them as soon as I know them. You're welcome. Enjoy the day also!
Tom

CITY OF
West Linn

Tom Soppe
tsoppe@westlinnoregon.gov
Associate Planner
22500 Salamo Rd
West Linn, OR 97068
P: (503) 742-8660
F: (503) 656-4106
Web: westlinnoregon.gov

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Soppe, Tom

From: Soppe, Tom
Sent: Wednesday, March 28, 2012 12:05 PM
To: 'Roberta Schwarz'
Subject: RE: More answers- haven't answered #2 yet

The other reservoir shown on the pre-app materials is also called for by the Water Master Plan. The Water Master Plan was specifically written to only address water needs within the current UGB, so the additional reservoir is designated by the Water Master Plan as it was calculated to be needed for possible needs within the current UGB. The City's position against Stafford development remains, but if Stafford were ever to develop it would presumably therefore need more reservoirs of its own.

Tom



From: Roberta Schwarz [<mailto:roberta.schwarz@comcast.net>]
Sent: Wednesday, March 28, 2012 11:39 AM
To: Soppe, Tom
Subject: FW: More answers- haven't answered #2 yet

Hi Tom,

Thanks so much to you and to Dennis for getting the answers to all of the questions I sent in to you. Another two part question has come up: Will any of this additional water be used if Stafford is developed? Why is another reservoir being discussed in the future?

Thanks again,
Roberta

From: Soppe, Tom [<mailto:tsoppe@westlinnoregon.gov>]
Sent: Wednesday, March 28, 2012 11:14 AM
To: 'Roberta Schwarz'
Subject: More answers- haven't answered #2 yet

2. It is not the City's desire to have to use condemnation to acquire needed easements. The City is doing everything it can reasonably do to minimize impact on property owners and minimize cost to the City. The route can go down the existing easement and down Bland Circle to Salamo and Weatherhill if need be, although this would be longer.
3. Dennis added to this one, "The pipes and connections will be designed to accepted engineering and industry standards to provide a safe and efficient water system."

Thanks again
Tom

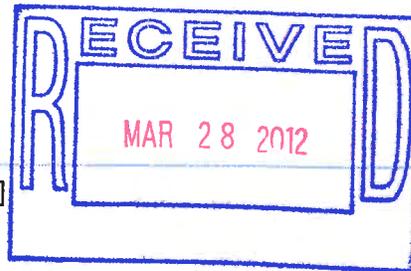
Soppe, Tom

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To: 'Roberta Schwarz'
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3. Dennis added to this one, "The pipes and connections will be designed to accepted engineering and industry standards to provide a safe and efficient water system."

Thanks again
Tom



From: Roberta Schwarz [<mailto:roberta.schwarz@comcast.net>]
Sent: Sunday, March 25, 2012 9:14 AM
To: Soppe, Tom
Subject: Bland Cr Pump Station

Hi Tom,

I understand that this Bland Cr pump station is going to be heard by the planning commission on April 4th. Can you update me on the pump station application on Bland Cr? Any changes since the pre app and meeting with the NA was done?

If you could answer these questions also, I would really appreciate it:

1. What happens if there is an major earthquake?
2. There was talk of eminent domain if some of the home owners didn't want the pipes to go on their land at the meeting with the homeowners. Has that been cleared up so that there is no threat of eminent domain to any homeowner?
3. What happens if there is a leak or rupture? There are a lot of houses downhill from this pump station that would be in harm's way.
4. Initially this application required a zoning change which was listed as a requirement. Why is that no longer being included as a requirement?
5. What kind of insurance will the city have in place to cover damage and injury if this facility has a problem?
6. Is there any other pump station in the city that is located this close and steeply uphill from residences?

Thanks so much,
Roberta

From: Soppe, Tom [<mailto:tsoppe@westlinnoregon.gov>]
Sent: Thursday, October 06, 2011 10:47 AM
To: 'Roberta Schwarz'
Subject:

Roberta,

Soppe, Tom

From: Soppe, Tom
Sent: Wednesday, March 28, 2012 11:03 AM
To: 'Roberta Schwarz'
Subject: RE: Bland Cr Pump Station

Roberta,

To answer the remainder of the questions,

1. In times of disaster, pump stations may be necessary to maintain proper fire flow, preventing further harm. As for possible failure of facilities in a disaster such as an earthquake, the presence of the pump station and its underground piping would be a small additional risk compared to any risk already in place due to the large above-ground reservoir on site. The pump station will be built to current seismic standards.
3. Insurance would cover this if caused by negligence on the part of the City.
5. The City's insurance covers damage to property owners if the damage is due to City negligence, but not if it is due to an "act of God" such as earthquake.

Thanks for waiting,

Tom

From: Roberta Schwarz [<mailto:roberta.schwarz@comcast.net>]
Sent: Sunday, March 25, 2012 9:14 AM
To: Soppe, Tom
Subject: Bland Cr Pump Station

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6. Is there any other pump station in the city that is located this close and steeply uphill from residences?

Thanks so much,
Roberta

From: Soppe, Tom [<mailto:tsoppe@westlinnoregon.gov>]
Sent: Thursday, October 06, 2011 10:47 AM

Soppe, Tom

From: Soppe, Tom
Sent: Monday, March 26, 2012 3:07 PM
To: 'Roberta Schwarz'
Subject: RE: Bland Cr Pump Station

Roberta,

Below I have compiled answers to your questions that I can answer at this time. Dennis will be back in a couple of days and can hopefully fill in the rest then. In the interest of quickly getting you the answers I already know, I am sending these now.

The main change since the pre-app stage is that the pump station is proposed just to the left of the driveway at the entrance to the site, rather than straight back up against the front of the existing water tank fencing. So compared to the plans in pdf you attached, it is moved southwest (down and to the right) to the area where the ash trees are now. They propose arborvitae between the pump station and the property to the south, as well as arborvitae to the east across the driveway from the pump station. They propose to fence the whole site now also, which looks like another change from the old site plan. And the pump station building will be 16 x 22, not 18 x 26 feet. In response to your numbered questions:

1. Checking with Dennis
2. Checking
3. Checking
4. This is a "major utility" per the CDC. Major utilities are Conditional Uses in most residential zones including R-7, which is the site's zone. Therefore a Conditional Use and related Design Review application is all that is needed, not a zone change. Before this was clarified by Planning at the pre-app, the applicant's consultant had gotten under the impression that a zone change was the application needed, but that hasn't ever been the case. General Industrial is the only zone where this would be allowed as a permitted use instead of a conditional one, and that zone wouldn't fit well here obviously.
5. Checking
6. The Bolton Reservoir site on Skyline Drive has a pump station. That site is located steeply uphill from residences on Caulfield Street to the north. The reservoir is located close to the top of the slope, with the pump station behind it, so that is the opposite of what is proposed at the Bland site. To the east, residences on Skyline Circle and Skyline Drive are located about as close to the Bolton station as the closest residence would be to the proposed Bland station, but they are not downhill from the Bolton station. The Willamette Station is located on the steep hillside of Salamo, above I-205, so residences are further across I-205. The Horton Pump Station is located on the top of a steep open space with houses on each side of it, so the nearest house downhill from this is about 150 further from the station than the Bland pump station would be to the nearest house, and it is somewhat off to the side. The View Drive pump station is located across the street and down steep slopes to houses on the other side of View. The closest houses are about twice as far from that pump station as the closest house would be from the proposed one.

From: Roberta Schwarz [<mailto:roberta.schwarz@comcast.net>]
Sent: Sunday, March 25, 2012 9:14 AM
To: Soppe, Tom
Subject: Bland Cr Pump Station

Hi Tom,

I understand that this Bland Cr pump station is going to be heard by the planning commission on April 4th.

file copy

RECEIVED
MAR 27 2012
By _____



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AFFIDAVIT OF PUBLICATION

State of Oregon, County of Clackamas, SS I, Charlotte Allsop, being the first duly sworn, depose and say that I am the Accounting Manager of the *West Linn Tidings*, a newspaper of general circulation, published at West Linn, in the aforesaid county and state, as defined by ORS 193.010 and 193.020, that

**City of West Linn
Notice of Public Hearing/CUP12-01
WLT9750**

a copy of which is hereto annexed, was published in the entire issue of said newspaper for

1
week in the following issue:
March 22, 2012

Charlotte Allsop
Charlotte Allsop (Accounting Manager)

Subscribed and sworn to before me this
March 22, 2012.

Jerrin L Sipe
NOTARY PUBLIC FOR OREGON
My commission expires *Sept 1, 2015*

Acct # 146588
Attn: Shauna Shroyer
City of West Linn
22500 Salamo Road #1000
West Linn, OR 97068

Size: 2 x 7.75"
Amount Due: \$120.12*
*Please remit to the address above.

**CITY OF WEST LINN
PLANNING COMMISSION**

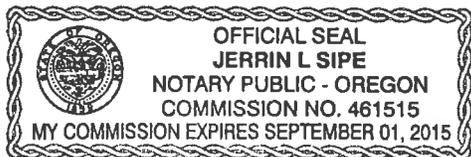
PUBLIC HEARING NOTICE
FILE NO. CUP-12-01/DR-12-03

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 (Tax Lot 504 of Clackamas County Assessor's Map 2-1E-35B).

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.

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



Soppe, Tom

From: Soppe, Tom
Sent: Tuesday, March 27, 2012 1:48 PM
To: Pelz, Zach
Subject: RE: Question about coverage for LO's water treatment plant

Thanks Zach.

Dennis, Zach has answered Roberta's question about insurance, so if you could just help with the remaining 2 that I mentioned in yesterday's email, that would be great.

Thanks
Tom

From: Pelz, Zach
Sent: Tuesday, March 27, 2012 1:47 PM
To: Planning
Subject: FW: Question about coverage for LO's water treatment plant

FYI, re: insurance coverage for potential damage from City infrastructure.

Zach Pelz, Associate Planner
Planning and Building, #1542

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

From: Seals, Richard
Sent: Thursday, March 15, 2012 4:36 PM
To: Cutter, Ron
Cc: Pelz, Zach; Worcester, Ken; Jordan, Chris; Wyatt, Kirsten; Sonnen, John
Subject: RE: Question about coverage for LO's water treatment plant

Understood and thanks, we were pretty certain this is the case.

One follow-up question: if these property owners were to get their own insurance to protect them from the Lake Oswego Water Treatment Plant main break, what type of insurance would this be? I'm asking this question because I am thinking that their regular insurance would not cover this, but unsure too.

Richard Seals, Chief Financial Officer
Finance, #1505

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

From: Cutter, Ron [<mailto:ron.cutter@beechercarlson.com>]
Sent: Thursday, March 15, 2012 4:32 PM
To: Seals, Richard
Cc: Pelz, Zach; Worcester, Ken; Jordan, Chris; Wyatt, Kirsten; Sonnen, John
Subject: RE: Question about coverage for LO's water treatment plant

Richard,

If the water break is as a result of the city's negligence (WL, Lake O, Gladstone or whomever) CIS will pay the claim. Usually, the water main breaks are not as a result of negligence on the city, rather just an act of God. If the citizens are concerned about damage, I would encourage them to get their own insurance.....if the city is a fault, your will pay. If not, theirs will pay.

RC

From: Seals, Richard [<mailto:rseals@westlinnoregon.gov>]
Sent: Thursday, March 15, 2012 4:14 PM
To: Cutter, Ron
Cc: Pelz, Zach; Worcester, Ken; Jordan, Chris; Wyatt, Kirsten; Sonnen, John
Subject: Question about coverage for LO's water treatment plant

Hi Ron,

Can you advise us on this issue? I recall that when we have recently had main breaks that damaged homes in WL, CIS denied their claims. With the Water Treatment Plant owned by Lake Oswego and located in a WL neighborhood, this issue is slightly different.

They are updating their capacity considerably, and the neighbors are asking about insurance coverage.

Thanks in advance,
Richard

 Richard W. Seals, CPA CMA CFM CFE
rseals@westlinnoregon.gov
Chief Financial Officer
22500 Salamo Rd
West Linn, OR 97068
P: (503) 722-5505
F: (503) 650-9041
Web: westlinnoregon.gov

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

From: Pelz, Zach
Sent: Thursday, March 15, 2012 3:46 PM
To: Seals, Richard
Subject: municipal insurance for damage to property caused by water main break

Hi Richard,

Some residents in the Robinwood Neighborhood have asked the Lake Oswego/Tigard Water Partnership to provide some type of special insurance to protect them (and their home/property) against a possible break or leak in their proposed 48-inch water line from Gladstone to West Linn and then Lake Oswego. From what I understand, Lake O is not

planning on providing any special insurance. Can you tell me what coverage, if any, is available for residents that experience losses as a result of a break or leak in the water line?

Thanks,

Zach

Zach Pelz, Associate Planner
Planning and Building, #1542

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Thank you.

Exhibit CC-7

Staff Report for the Planning Commission



22500 Salamo Road
West Linn, OR 97068

STAFF REPORT FOR THE PLANNING COMMISSION

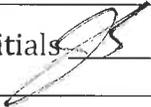
FILE NUMBER: CUP-12-01/DR-12-03

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.



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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.

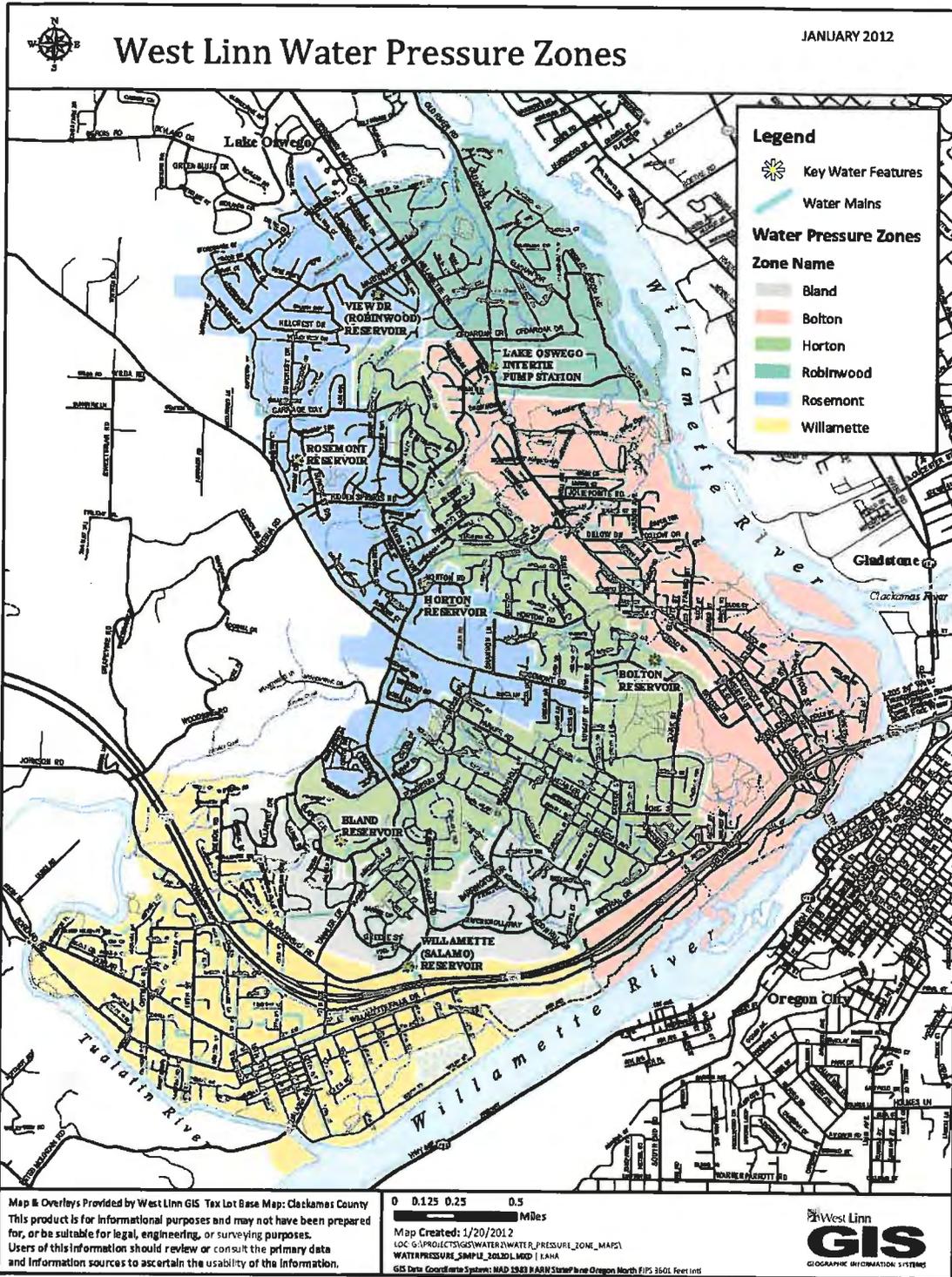
BACKGROUND

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.



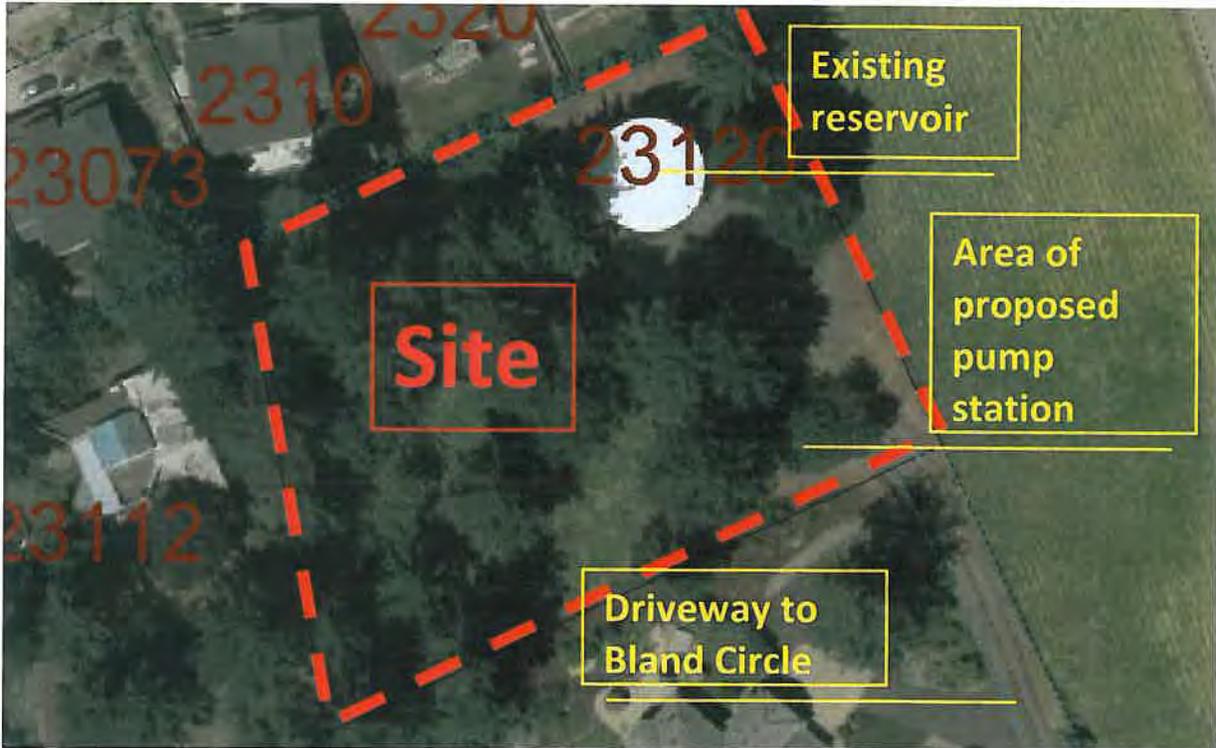


City of West Linn Water Pressure Zones Map. "Bland Reservoir" denotes the site, which is in the Horton Zone. The reservoir on site serves the Bland Zone (gray) and the pump station would serve the Rosemont Zone (blue).

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 is paved, whereas the section of the driveway leading into 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.



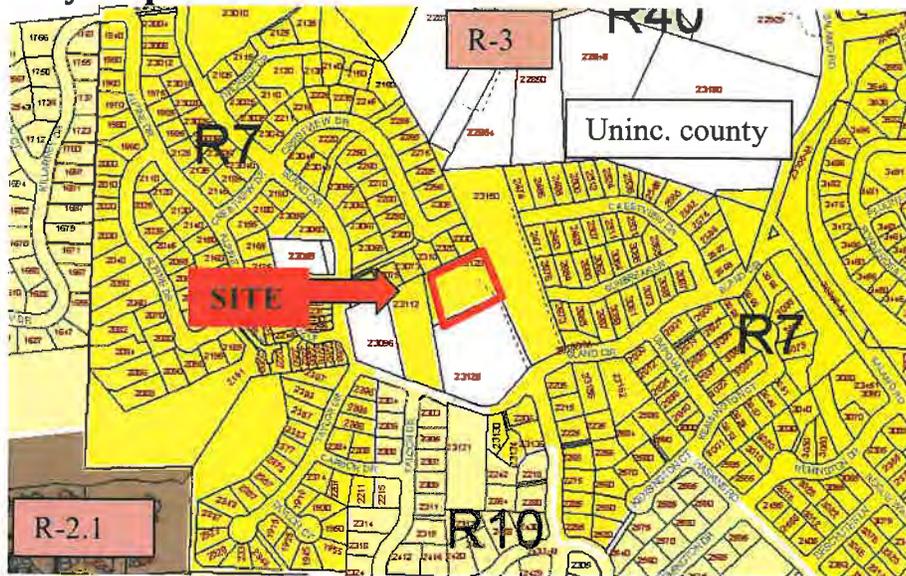


Looking east from site. Subdividable property next door is in foreground. Existing subdivision is in background



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:

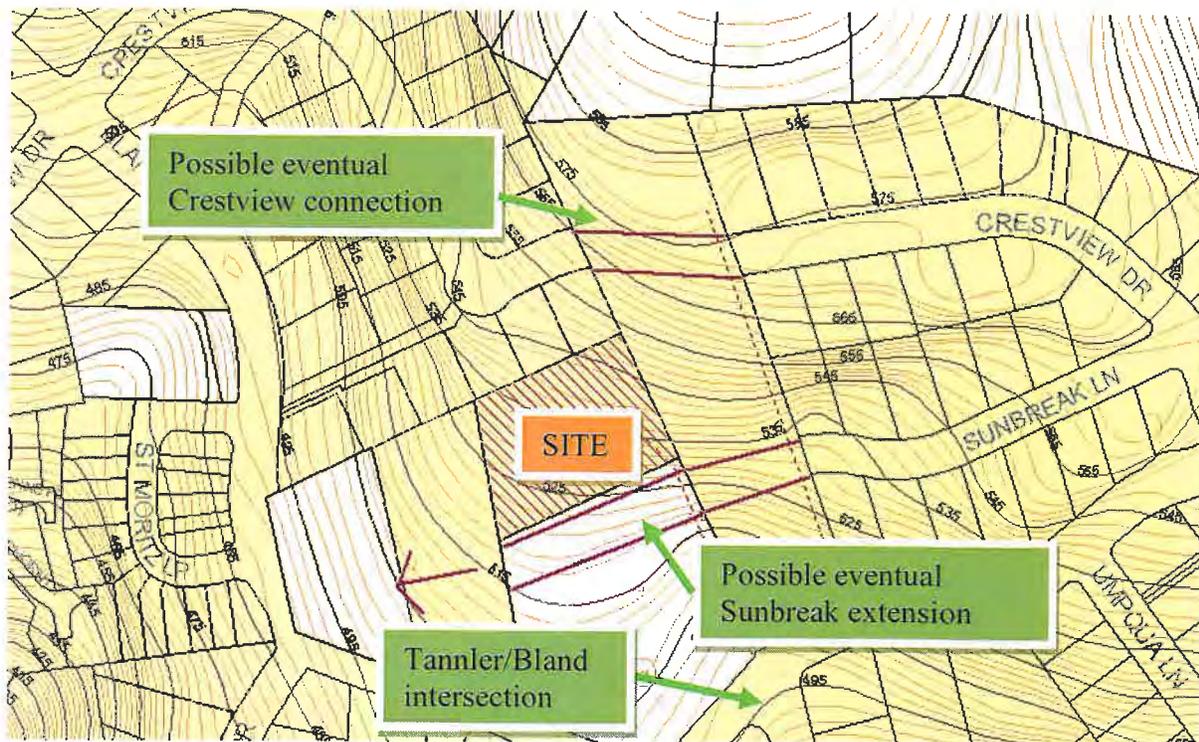
- 1. The site size and dimensions provide:
 - a. Adequate area for the needs of the proposed use; and,*
 - b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.**
- 2. The characteristics of the site are suitable for the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

1. 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 COWL-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. Skoyev
- B. Affected property owners (date) 3-14-12 (signed) S. Skoyev
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) 3-14-12 (signed) S. Skoyev
- E. Affected neighborhood assns. (date) 3-14-12 (AM) (signed) S. Skoyev
- 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. Skoyev
City's website (posted date) 3-14-12 (signed) S. Skoyev

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) [Signature]

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) _____

**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.

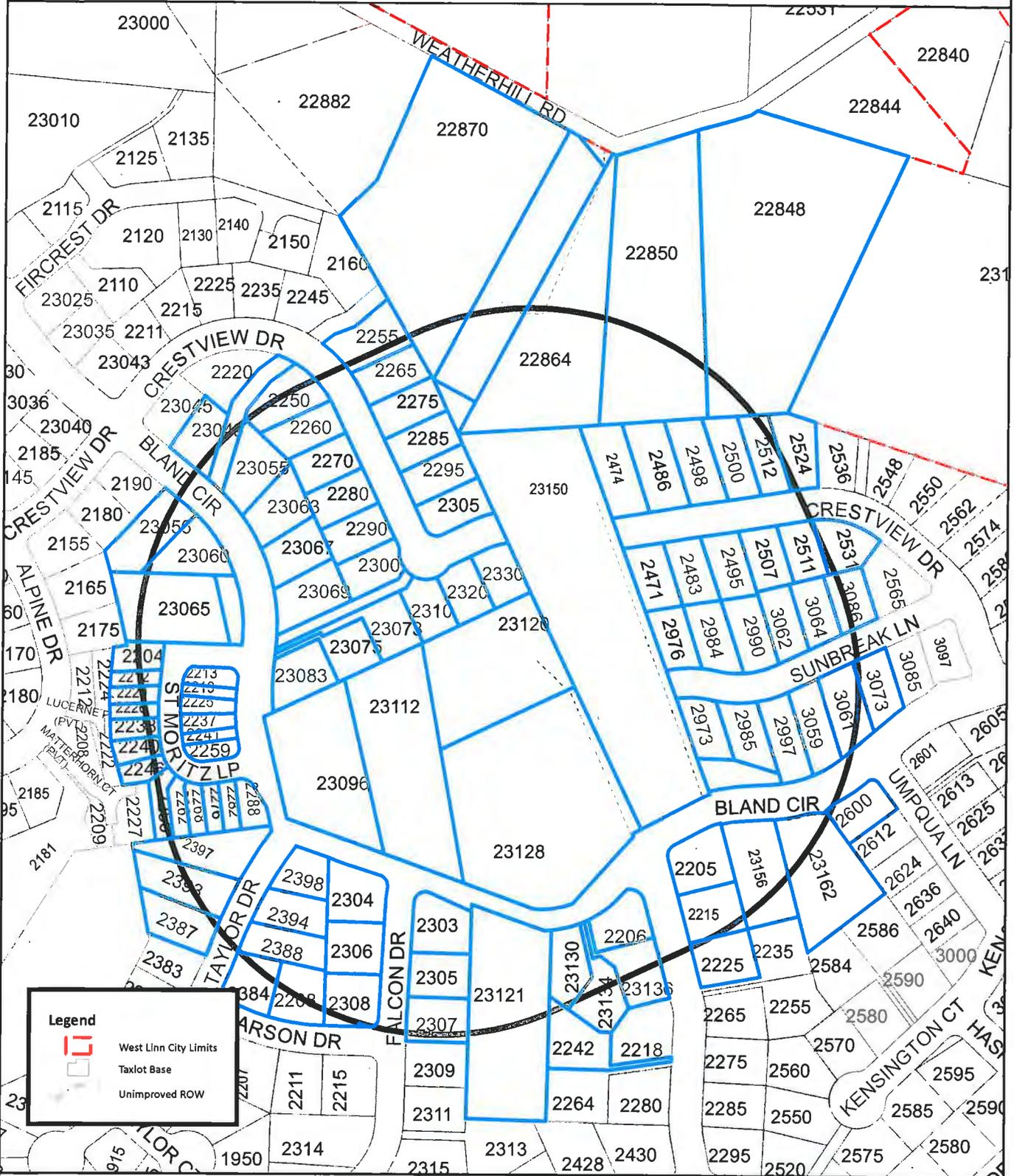
You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site 23120 Bland Circle. (Tax Lot 504 of Clackamas County Assessor's Map 2-1E-35B) and/or as required by Chapter 99 of the West Linn Community Development Code. See the attached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

23120 BLAND CIR 500' BUFFER CUP-12-01/DR-12-0



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



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

PATELZICK DANA L & ROSALEE
23096 BLAND CIR
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LANDAU DAVID & NICOLLE R
23065 BLAND CIR
WEST LINN, OR 97068

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2219 ST MORITZ LOOP
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ARIANA ANAHITA
2225 ST MORITZ LOOP
WEST LINN, OR 97068

HAGERTY JOELLEN M TRUSTEE
2237 ST MORITZ LOOP
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LINDSEY DARLA D
2241 ST MORITZ LOOP
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LATHAM JAMES D JR & LINDA
2259 ST MORITZ LOOP
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PATRICK VICKI
2288 ST MORITZ LOOP
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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
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KARR DARREN & LESLIE
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ALMA COSTON
BOLTON NA DESIGNEE
PO BOX 387
WEST LINN OR 97068

SUSAN VAN DE WATER
HIDDEN SPRINGS NA DESIGNEE
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KEVIN BRYCK
ROBINWOOD NA DESIGNEE
18840 NIXON AVE
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SUNSET NA SEC/TREAS
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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

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. COP-12-01 / DE-12-03 Applicant's Name COWL
Development Name 23120 Bland Cir.
Scheduled Meeting/Decision Date 3-7-12

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) 2-15-12 (signed) S. Shroyer
- B. Affected property owners (date) 2-15-12 (signed) S. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) 2-15-12 (signed) S. Shroyer
- E. Affected neighborhood assns. (date) 2-15-12 (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) 2-23-12 (signed) _____
City's website (posted date) 2-15-12 (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) 2-16-12 (signed) [Signature]

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) _____

**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 March 7, 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.

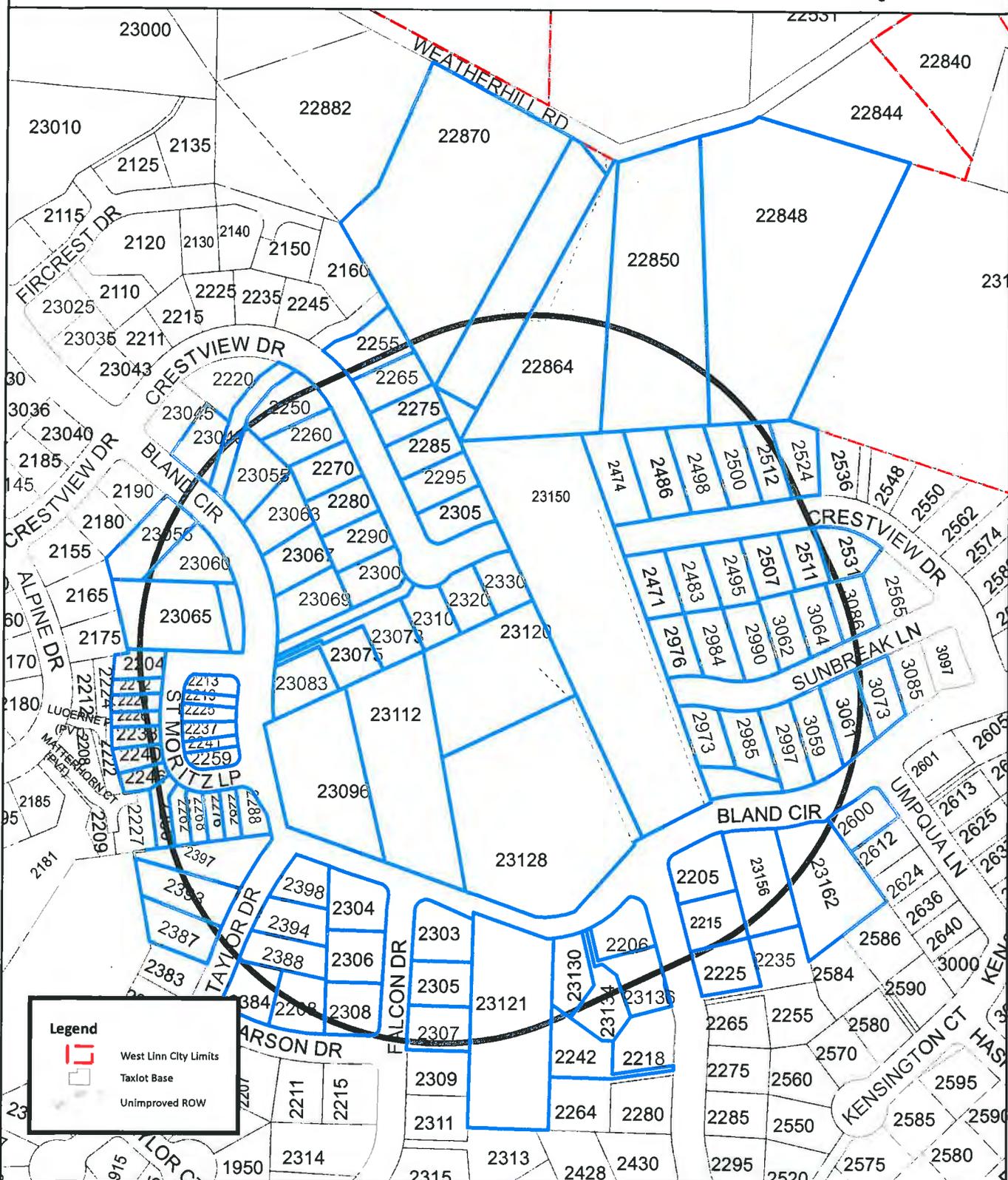
You have been notified of this proposal because County records indicate that you own property within 500 feet of the proposed site 23120 Bland Circle. (Tax Lot 504 of Clackamas County Assessor's Map 2-1E-35B) and/or as required by Chapter 99 of the West Linn Community Development Code. See the attached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

23120 BLAND CIR 500' BUFFER CUP-12-01/DR-12-0



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

User Name: sshroyer
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
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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 TANNER DR
WEST LINN, OR 97068

VERSOZA FLORENTINO B & COLLETTE R
2215 TANNER 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
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ARIANA ANAHITA
2225 ST MORITZ LOOP
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**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 March 7, 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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You will be notified when a new date is determined



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



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,

A handwritten signature in black ink, appearing to read "Tom Soppe", is written in a cursive style.

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

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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**



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. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Project Details

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.

55.100: Approval Standards – Class II Design Review

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 be 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, $Q = Q_1 + Q_2 = (0.8)*(3 \text{ inches/hour})*(0.04 \text{ acre}) + (1.0)*(3 \text{ inches/hour})*(0.02 \text{ acre}) = 0.156 \text{ cfs}$ (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 $Q = (1-0.45)*(3 \text{ inches/hour})*(0.02) = 0.033 \text{ cfs}$ (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 arborvitae 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)

4B ENGINEERING & CONSULTING, LLC

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

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
Engineer Technician

7011 0110 0001 1684 2984

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Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.59	10/12/2011

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 City of West Linn
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7011 0110 0001 1684 2990

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Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.59	10/12/2011

Sent To
 City of West Linn
 Street, Apt. No., or PO Box No. 22500 Salamo Rd
 City, State, ZIP+4 West Linn, OR 97068

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7011 0110 0001 1684 3004

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Postage	\$ 0.44	0503
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.59	10/12/2011

Sent To
 Toby Kolstad
 Street, Apt. No., or PO Box No. 2115 Greene St
 City, State, ZIP+4 West Linn, OR 97068

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7011 0110 0001 1684 2595

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Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.59	10/12/2011

Sent To
 David Petersen house
 Street, Apt. No., or PO Box No. 2101 Greene St
 City, State, ZIP+4 West Linn, OR 97068

PS Form 3800, August 2006 See Reverse for Instructions

7011 0110 0001 1684 2960

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Postage	\$ 0.44	0503
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.59	10/12/2011

Sent To
 Ken Pryor
 Street, Apt. No., or PO Box No. 2119 Greene St
 City, State, ZIP+4 West Linn, OR 97068

PS Form 3800, August 2006 See Reverse for Instructions

7011 0110 0001 1684 2977

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Postage	\$ 0.44	0503
Certified Fee	\$2.85	
Return Receipt Fee (Endorsement Required)	\$2.30	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$5.59	10/12/2011

Sent To
 Beth Kierles
 Street, Apt. No., or PO Box No. 22106 Horizon Dr
 City, State, ZIP+4 West Linn, OR 97068

PS Form 3800, August 2006 See Reverse for Instructions

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
West Linn, Oregon 97068
Property Owner at:
2295 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2305 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2250 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2260 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2270 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2280 Crestview Drive
West Linn, Oregon 97068

Property Owner at:
2290 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2310 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2320 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2300 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
2330 Crestview Drive
West Linn, Oregon 97068
Property Owner at:
23150 Bland Circle
West Linn, Oregon 97068
Property Owner at:
23128 Bland Circle
West Linn, Oregon 97068
Property Owner at:
23112 Bland Circle
West Linn, Oregon 97068
Property Owner at:
23096 Bland Circle
West Linn, Oregon 97068
Property Owner at:
23073 Bland Circle
West Linn, Oregon 97068

Property Owner at:
23083 Bland Circle
West Linn, Oregon 97068
Property Owner at:
23075 Bland Circle
West Linn, Oregon 97068
Property Owner at:
23069 Bland Circle
West Linn, Oregon 97068
Property Owner at:
23067 Bland Circle
West Linn, Oregon 97068
Property Owner at:
23063 Bland Circle
West Linn, Oregon 97068
Property Owner at:
23055 Bland Circle
West Linn, Oregon 97068
Property Owner at:
22870 Weatherhill Road
West Linn, Oregon 97068
Property Owner at:
22864 Weatherhill Road
West Linn, Oregon 97068
Property Owner at:
22850 Weatherhill Road
West Linn, Oregon 97068
Property Owner at:
22848 Weatherhill Road
West Linn, Oregon 97068

Property Owner at:
2300 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
West Linn, Oregon 97068
Property Owner at:
2237 St Moritz Loop
West Linn, Oregon 97068
Property Owner at:
2341 St Moritz Loop
West Linn, Oregon 97068
Property Owner at:
2359 St Moritz Loop
West Linn, Oregon 97068
Property Owner at:
2288 St Moritz Loop
West Linn, Oregon 97068
Property Owner at:
2282 St Moritz Loop
West Linn, Oregon 97068

Property Owner at:
2276 St Moritz Loop
West Linn, Oregon 97068
Property Owner at:
2268 St Moritz Loop
West Linn, Oregon 97068
Property Owner at:
2262 St Moritz Loop
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:
2238 St Moritz Loop
West Linn, Oregon 97068
Property Owner at:
2220 St Moritz Loop
West Linn, Oregon 97068
Property Owner at:
2226 St Moritz Loop
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:
27 Carson Drive
West Linn, Oregon 97068

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

Property Owner at:
2584 Kensington Ct
West Linn, Oregon 97068

Property Owner at:
2308 Falcoln Drive
West Linn, Oregon 97068

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

Property Owner at:
2586 Kensington Ct
West Linn, Oregon 97068

Property Owner at:
2306 Falcoln Drive
West Linn, Oregon 97068

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

Property Owner at:
2590 Kensington Ct
West Linn, Oregon 97068

Property Owner at:
2304 Falcoln Drive
West Linn, Oregon 97068

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

Property Owner at:
2580 Kensington Ct
West Linn, Oregon 97068

Property Owner at:
2303 Falcoln Drive
West Linn, Oregon 97068

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

Property Owner at:
2570 Kensington Ct
West Linn, Oregon 97068

Property Owner at:
2305 Falcoln Drive
West Linn, Oregon 97068

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

Property Owner at:
2560 Kensington Ct
West Linn, Oregon 97068

Property Owner at:
2307 Falcoln Drive
West Linn, Oregon 97068

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

Property Owner at:
2550 Kensington Ct
West Linn, Oregon 97068

Property Owner at:
2309 Falcoln Drive
West Linn, Oregon 97068

Property Owner at:
23056 Bland Circle
West Linn, Oregon 97068

Property Owner at:
2311 Falcoln Drive
West Linn, Oregon 97068

Property Owner at:
23120 Bland Circle
West Linn, Oregon 97068

Property Owner at:
24 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
West 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
Property 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:
2309 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
West 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
Property 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 Line

1. Intake & Output to a proposed
project, north of a road, on the
west side of the City of Wood Lake.

Project/Contact:

Bill King, Owner, J&K Corp., Inc., LLC
C/O. Keith E. Johnson, P.E., P.L.
11701 Wood Road, Box #2
Benton, Oregon 97027
Phone: 503 596 1115

City of Wood Lake
City Engineer, Don A. Smith, P.E.
11701 Wood Road, Box #2
Benton, Oregon 97027
Phone: 503 596 1115

Printed by: [unreadable] or [unreadable]





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

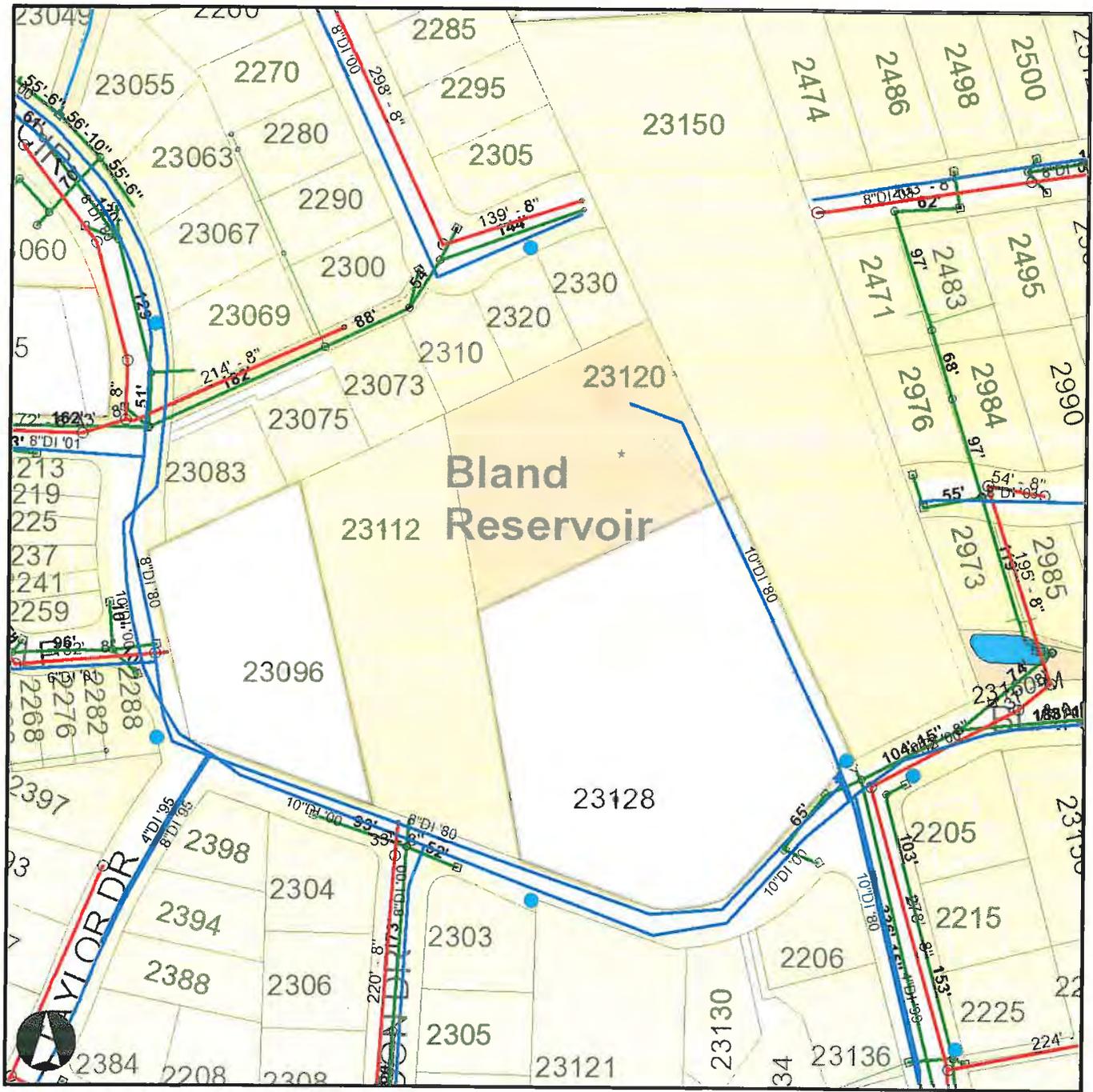
These notes look just fine.

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 | Storm Lines | Tax Lot Lines |
| — | — Storm Pipes | □ |
| ● Fire Hydrants | — Storm Pipes County | |
| — Sewer Pipes | — Storm Pipes ODOT | |
| | — Ditches and Creeks | |
| | — Private Pipes | |

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.

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/quickstore.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

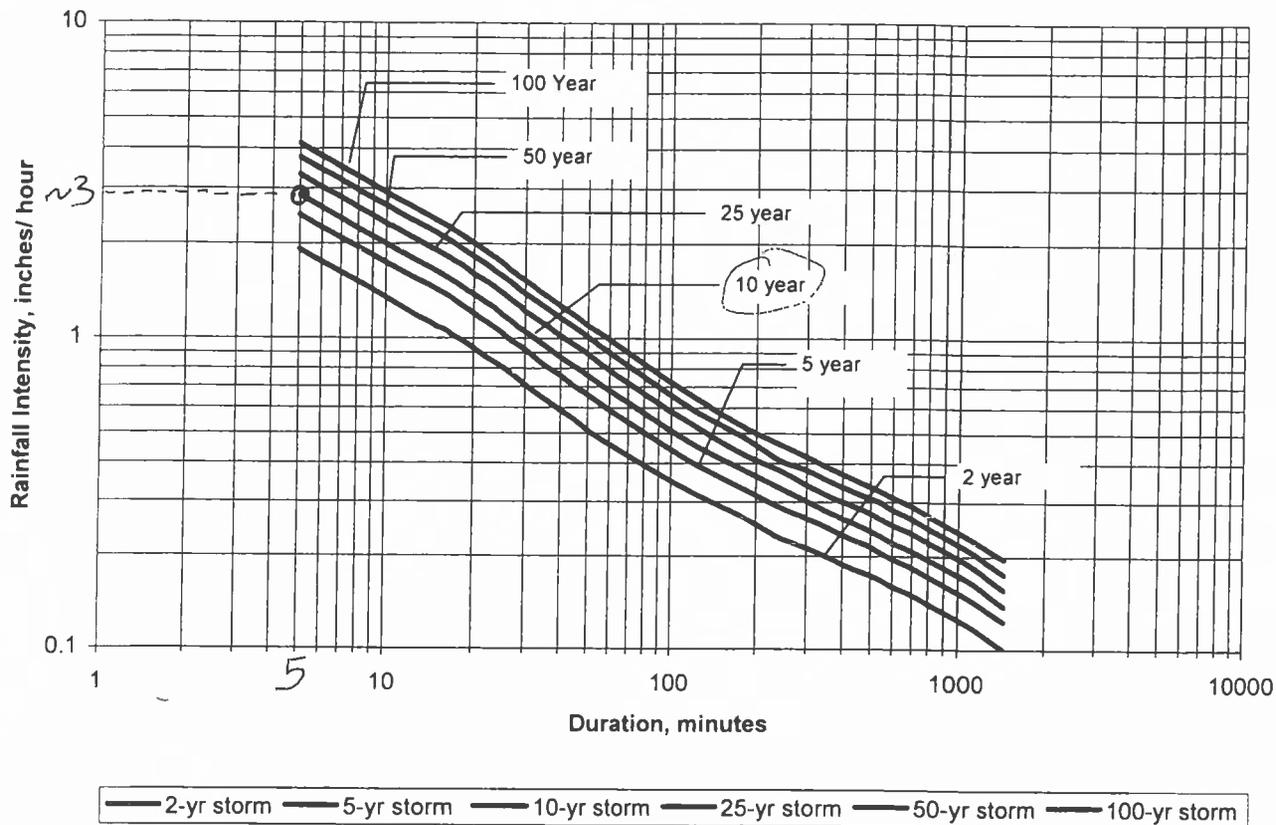
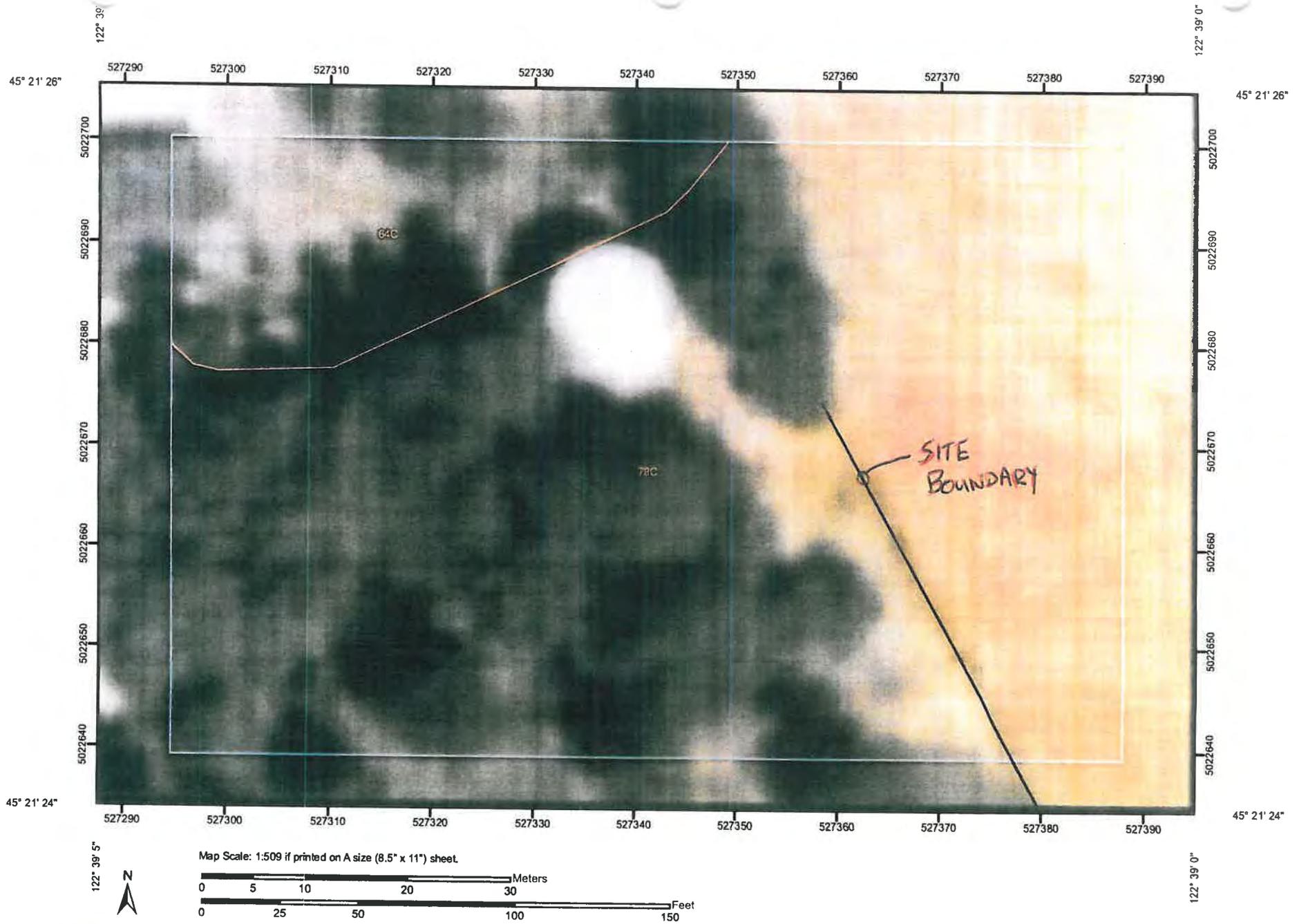


Figure 6.1 Intensity Duration Frequency (IDF) Curves for Portland, Oregon

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.

Soil Map—Clackamas County Area, Oregon



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" x 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		
	<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
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

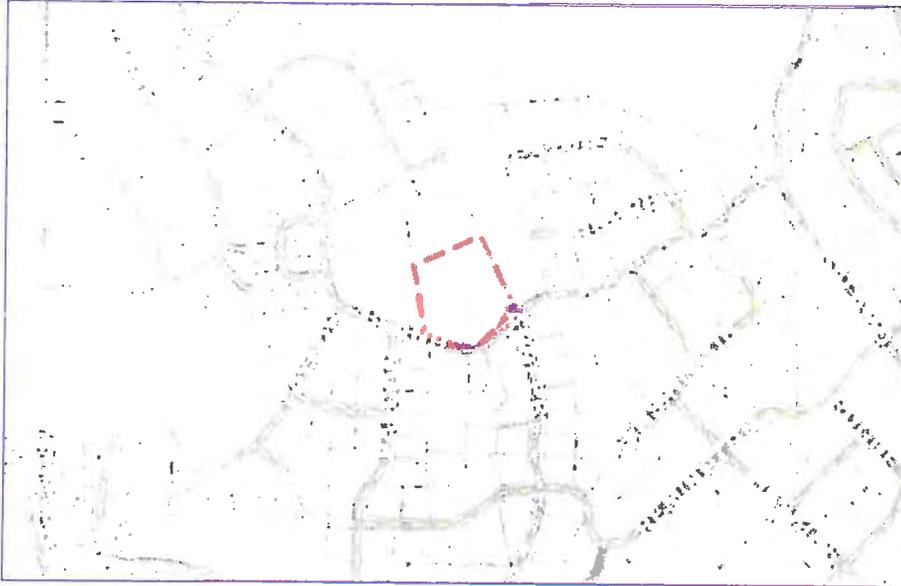
Clackamas County Area, Oregon

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		
	<i>In</i>				<i>Pct</i>	<i>Pct</i>					<i>Pct</i>	
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



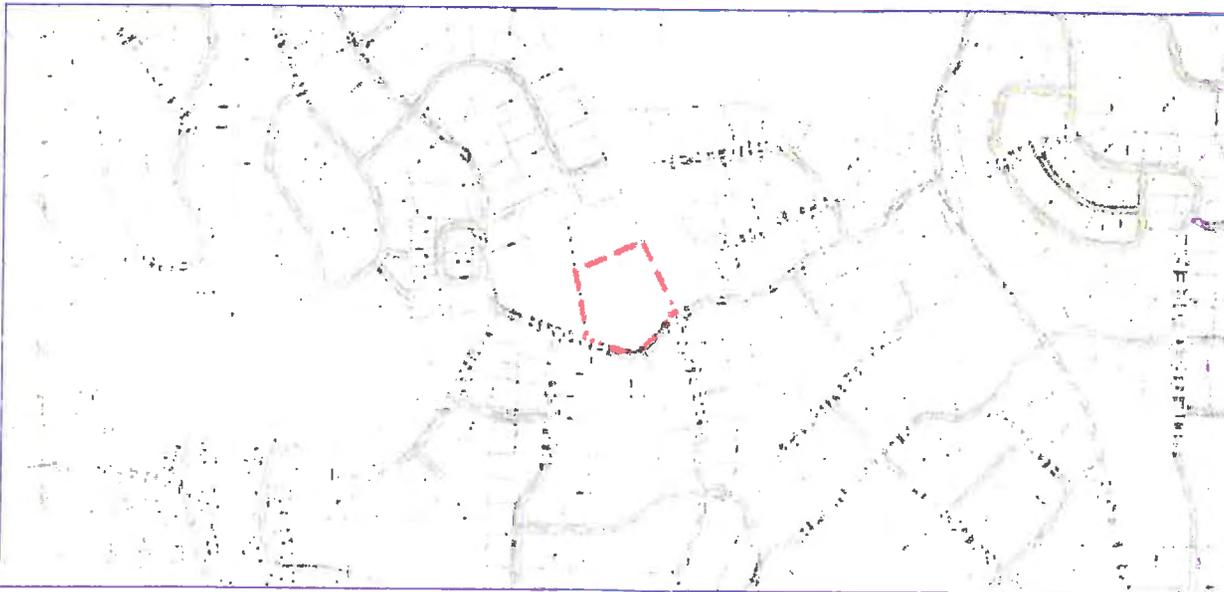
special flood hazard area*
1996 flood inundation area

* also referred to as the 100-year floodplain

0 700 FT

Step Slope (25%)

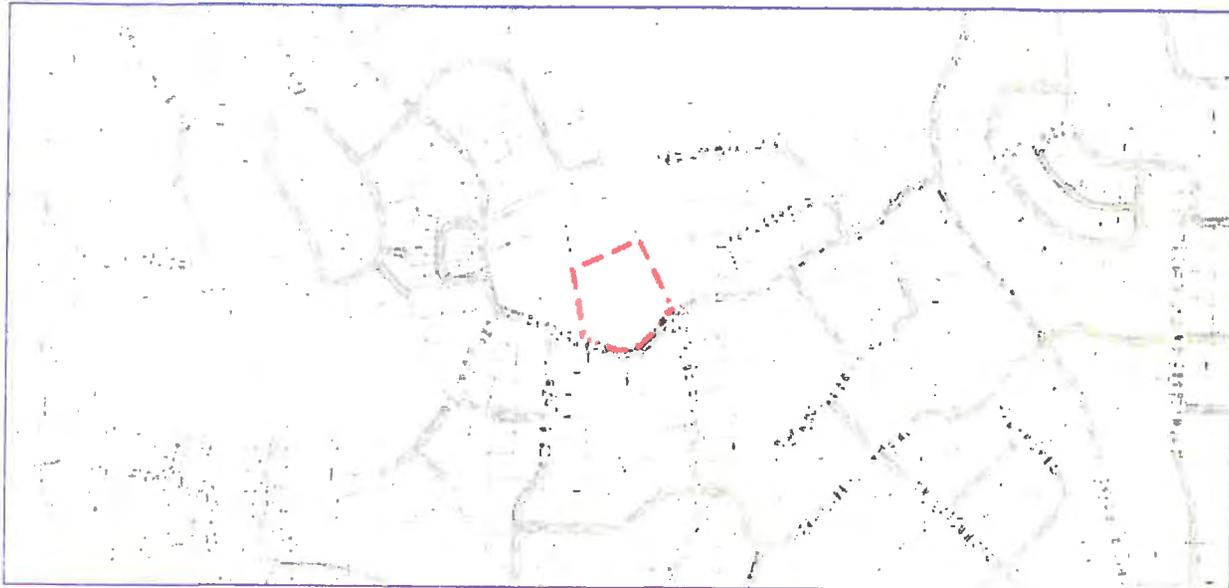
On Steep Slope No



0 700 FT

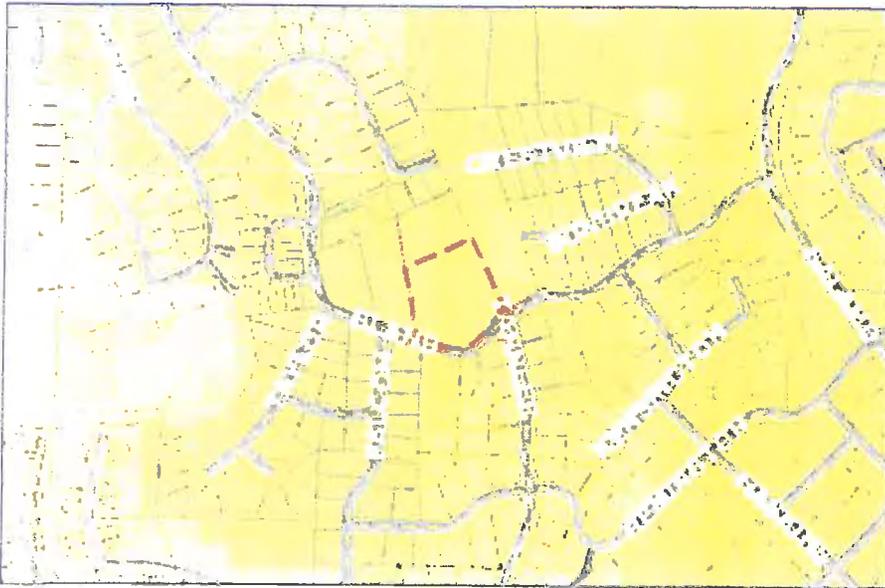
Wild Lands Fire Hazard

Wild Fire Hazard No



0 |—————| 700 FT

Earthquake Hazard



EARTHQUAKE HAZARD

- Low
- Low-Moderate
- Moderate
- High

0 |—————| 700 FT

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."





ERNAL West Linn Interactive Mapping, zoom-in to view more map layers

SEARCH: Address | Owner/TaxPayer | Place | Subdivision | Print Map

1 440

DS

Home

Contents

- West Linn Base Map [INT109V1]
 - ZOOM IN TO VIEW GRAY STEP
 - CLICK PLUS SIGN TO SEE MAP
 - Key Locations in West Linn
 - Public Works Utilities and Street
 - City Utility: Water Dist
 - City Utility: Sanitary S
 - City Utility: Street Wat
 - Vacant Abandoned Lot
 - City Street Signs and
 - Planning Zoning Environment
 - Street Map
 - Boundaries
 - Cadastrol Tax Lot Base
 - Easements and Maint Agreem
 - Contours Terrain
 - Rivers Streams Ponds
 - Neighborhood Associations
 - Air Photo Ortho Rectified
 - Parks and Open Space
 - Buildings and Pavement
 - West Linn City Lands Shaded
 - Search Layers



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
4B Engineering and Consulting
1700 River Road North
Suite #2
Keizer, OR 97303
Ph: 503-589-1115
Cell: 503-428-7797

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)

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

Sincerely,

Karen Mohling

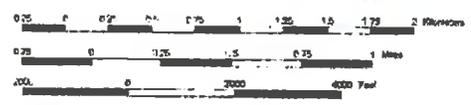
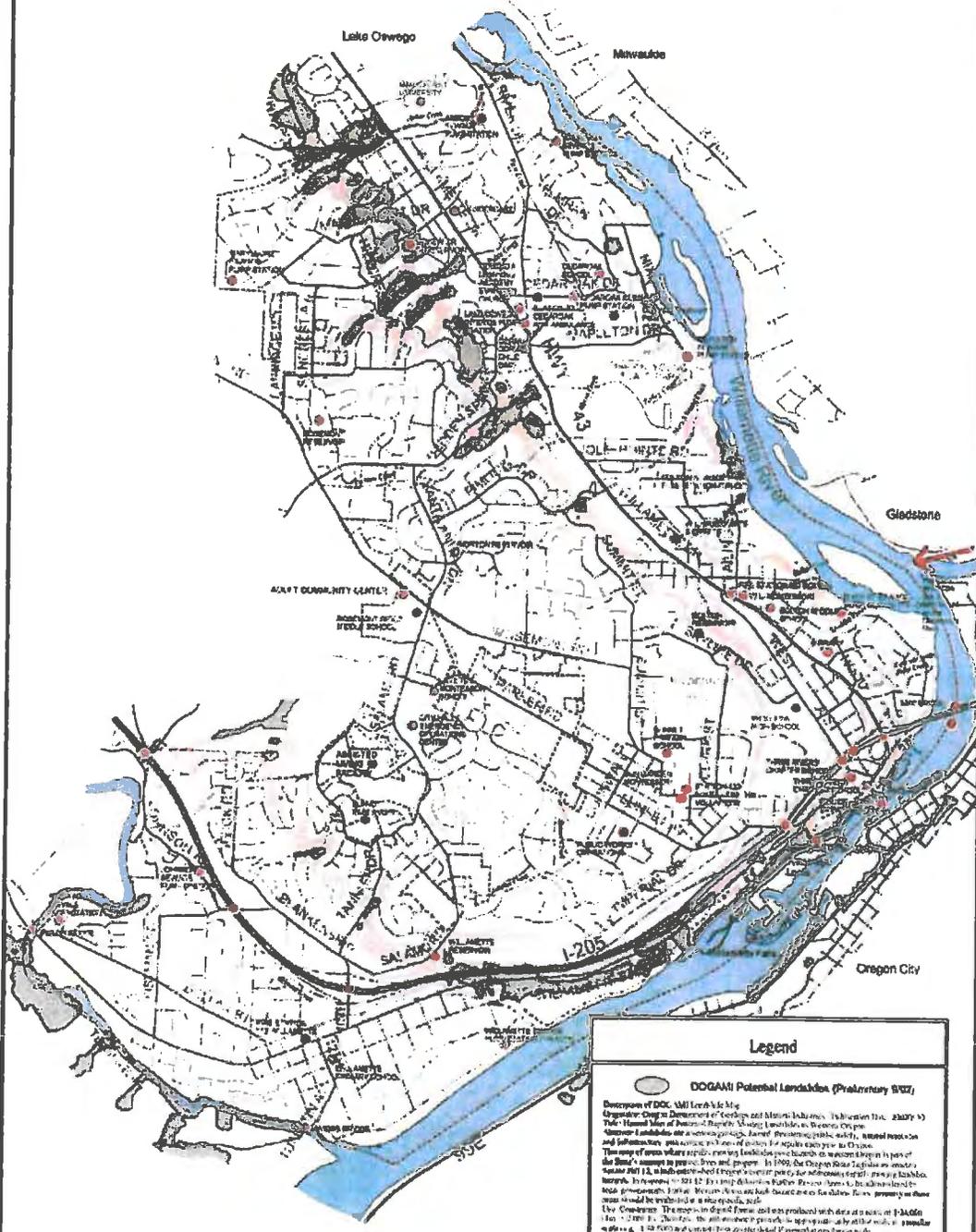
Karen Mohling
Deputy Fire Marshal



MAP 16

WEST LINN NATURAL HAZARDS MITIGATION PLAN

Potential Landslides



Map 16 is a map of the City of West Linn, Oregon, showing potential landslide areas. The map is based on data provided by the Oregon Department of Geology and Mineral Industries (DOGAMI) and the City of West Linn. The map is intended for informational purposes only and should not be used for engineering or other professional purposes. The City of West Linn is not responsible for any errors or omissions on this map.

Legend

- DOGAMI Potential Landslides (Preliminary 500')

Steep Slopes (WL-GIS 1096 DTM)

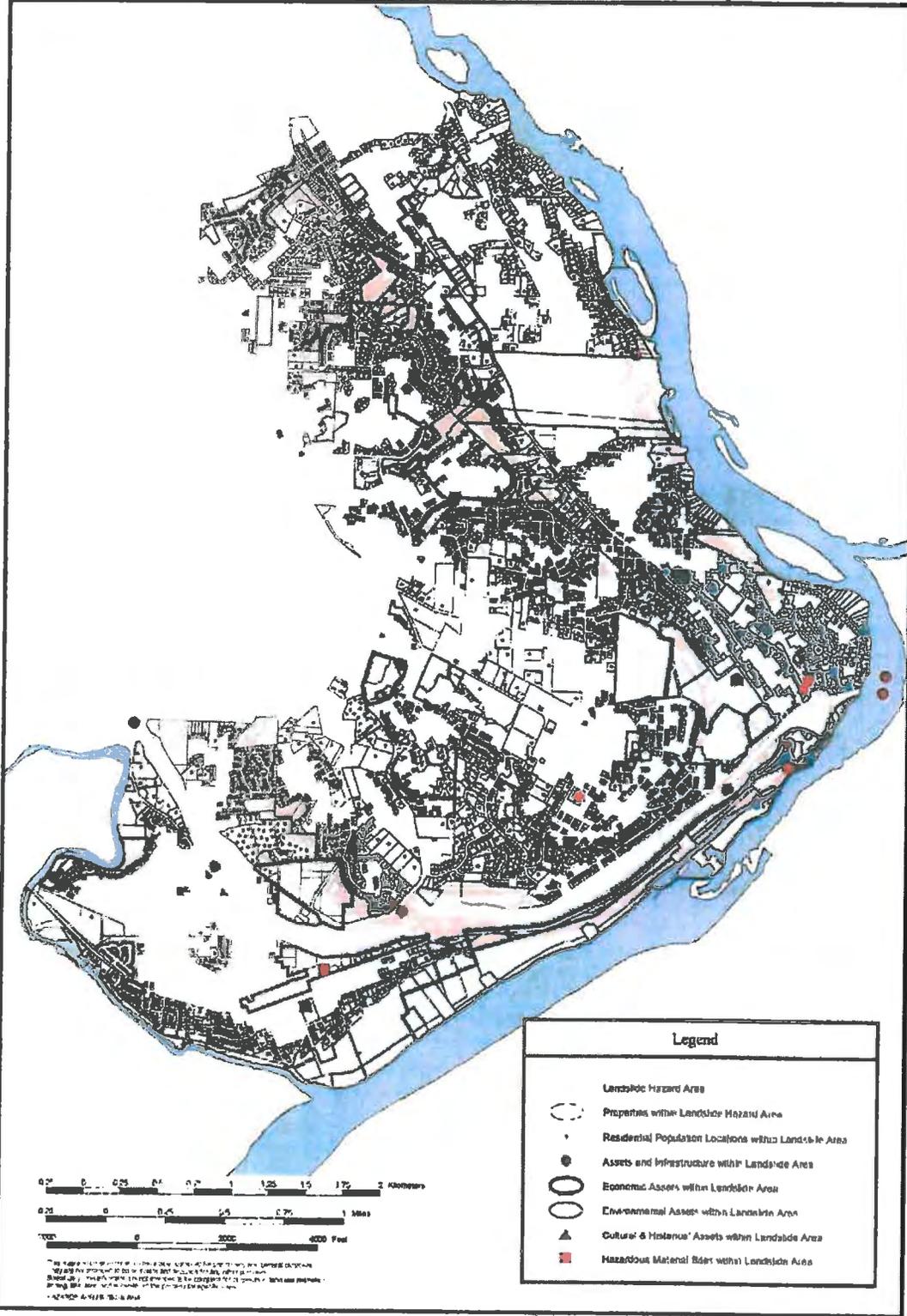
- > 25%
- Locations
- City of West Linn



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.

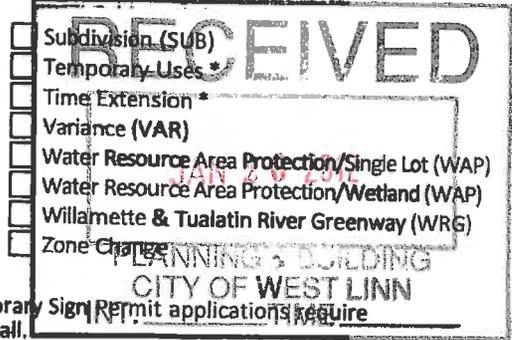


DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT No(s) <u>DR-12-03 CU-12-01</u>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- | | |
|--|---|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change |
| <input checked="" type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation |
| <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: Estimated 23120 block of Bland Circle (Map number 21E35B 00504)	Assessor's Map No.: 21E35B
	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: CITY OF WEST LINN <small>(please print)</small>	Phone: 503-657-0331
Address: 22500 SALAMO ROAD	Email:
City State Zip: WEST LINN, OREGON 97068	dwright@westlinnoregon.gov

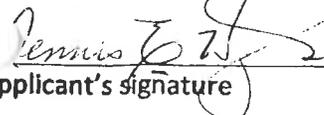
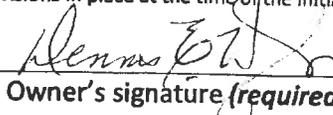
Owner Name (required): CITY OF WEST LINN <small>(please print)</small>	Phone: 503-657-0331
Address: 22500 SALAMO ROAD	Email:
City State Zip: WEST LINN, OREGON 97068	dwright@westlinnoregon.gov

Consultant Name: 4B ENGINEERING & CONSULTING, LLC <small>(please print)</small>	Phone: 503-589-1115
Address: 3700 RIVER ROAD N, SUITE 2	Email:
City State Zip: KEIZER, OREGON 97303	BROOKE@4BENGINEERING.COM

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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.

	<u>12/12/2011</u>		<u>12/12/2011</u>
Applicant's signature	Date	Owner's signature (required)	Date

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

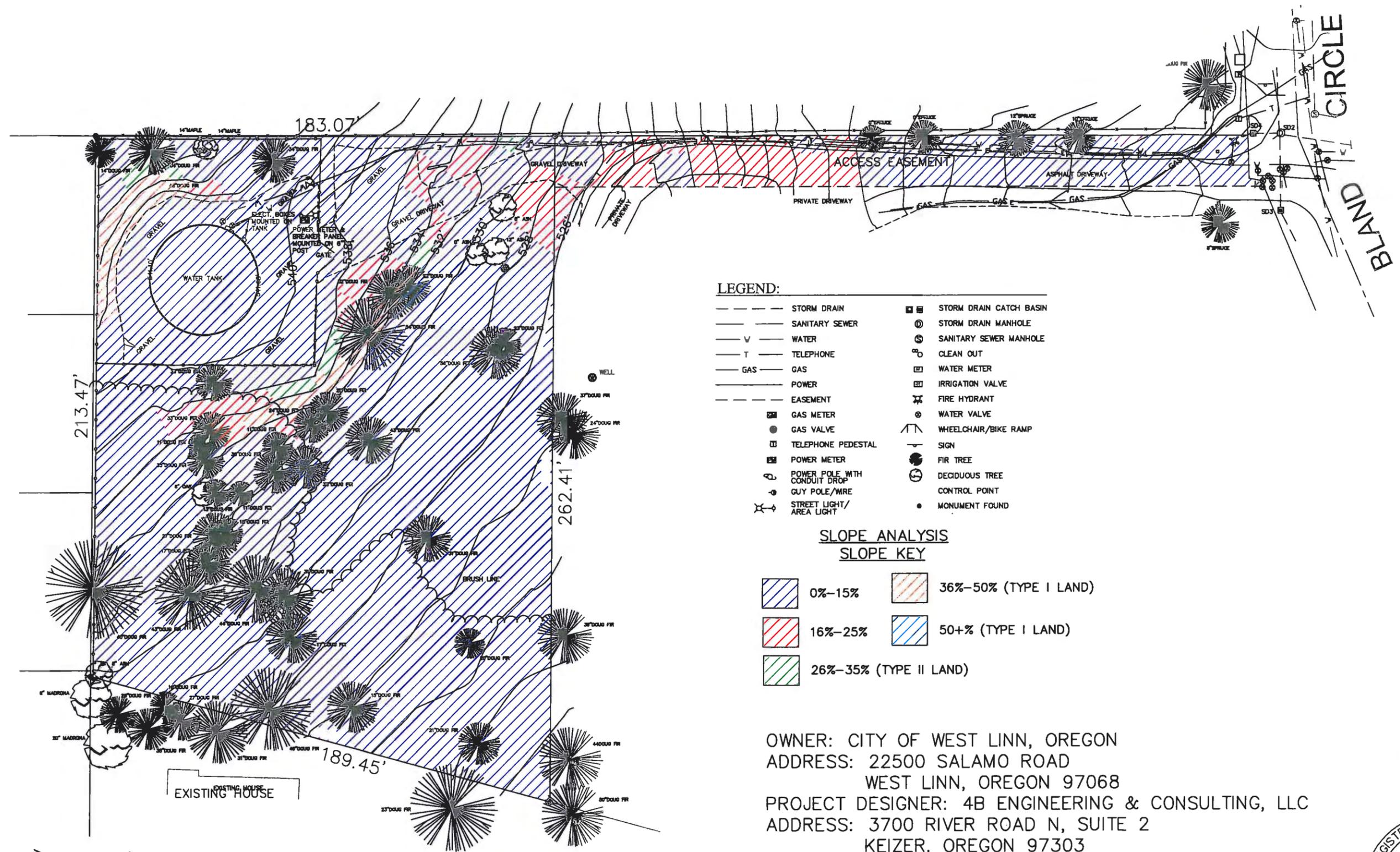
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 ADAM E. BUTTS, E
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 23, 2013
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

SHEET: 2



EXPIRES: 12-31-13



LEGEND:

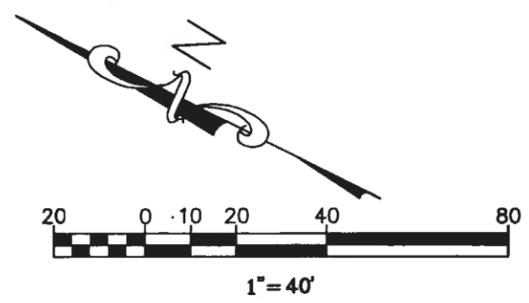
- | | | | |
|-----|------------------------------|---|-------------------------|
| --- | STORM DRAIN | ■ | STORM DRAIN CATCH BASIN |
| --- | SANITARY SEWER | ⊙ | STORM DRAIN MANHOLE |
| --- | WATER | ⊙ | SANITARY SEWER MANHOLE |
| --- | TELEPHONE | ⊙ | CLEAN OUT |
| --- | GAS | ⊙ | WATER METER |
| --- | 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 ±



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

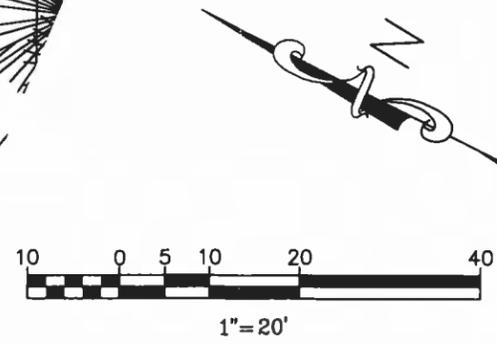
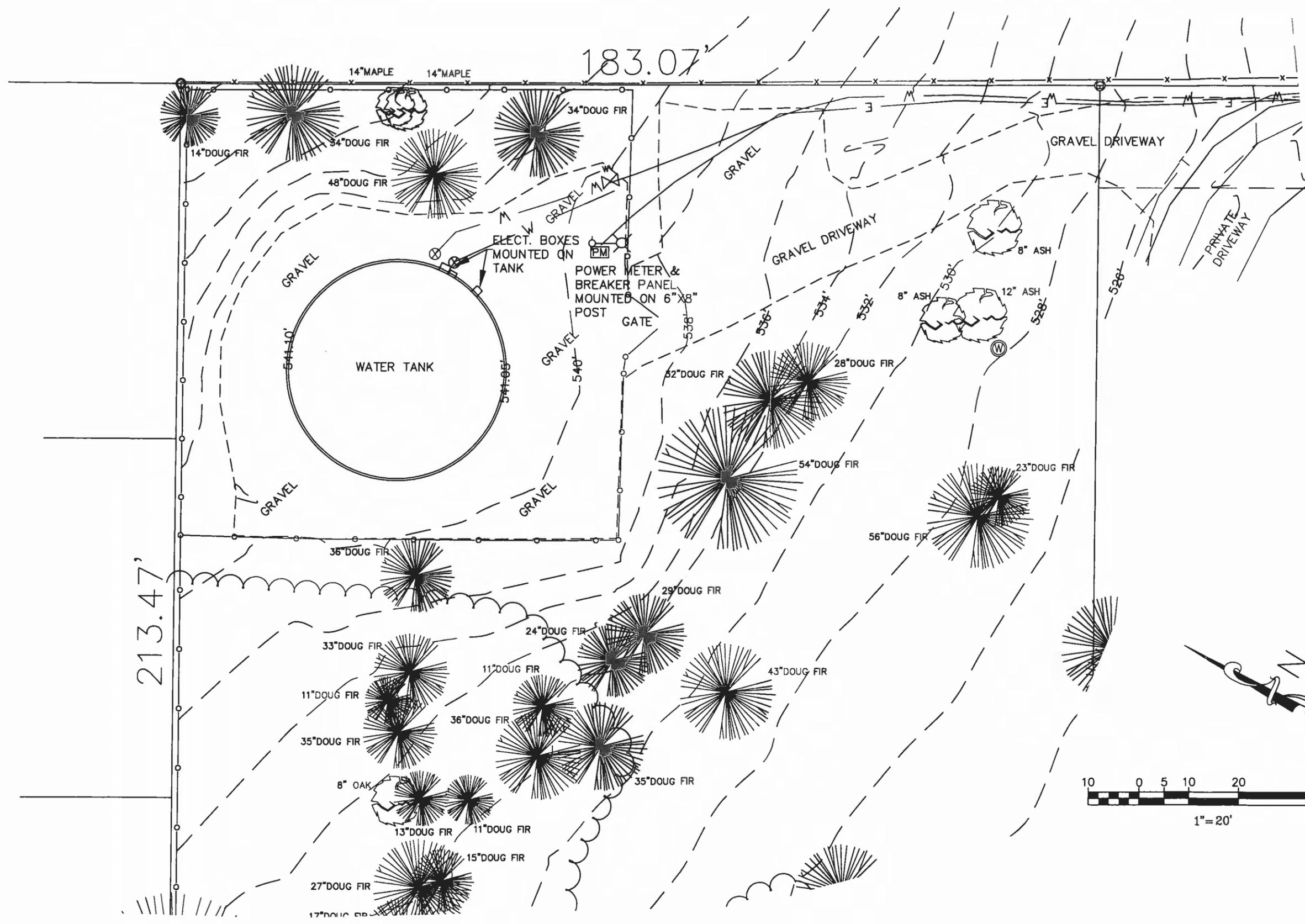
CITY OF WEST LINN
 BLAND CIRCLE INTERTIE
 WATER PUMP STATION
 EXISTING SITE PLAN

PREPARED FOR:
 CITY OF WEST LINN

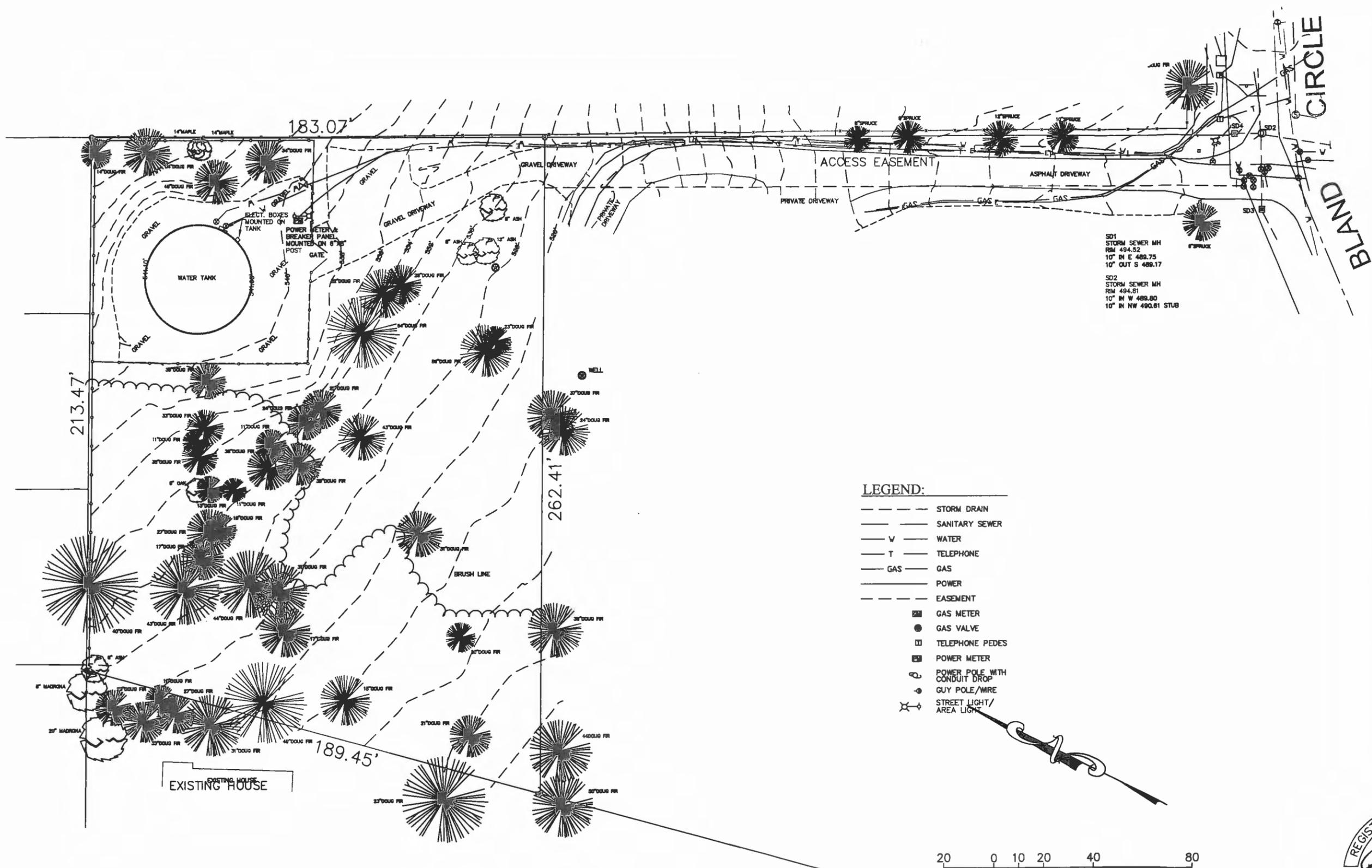
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 ADAM E. BUTTS, D.
 DRAWN: BRODIE SALTARELLO
 DATE: JANUARY 28, 2012
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

SHEET: 3



EXPIRES: 12-31-13

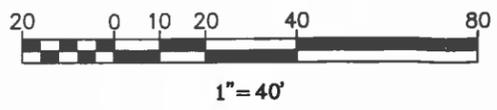


S01
 STORM SEWER MH
 RM 494.52
 10" IN E 488.75
 10" CUT S 489.17

 S02
 STORM SEWER MH
 RM 494.51
 10" IN W 489.80
 10" IN NW 490.81 STUB

LEGEND:

- STORM DRAIN
- SANITARY SEWER
- W WATER
- T TELEPHONE
- GAS
- POWER
- EASEMENT
- GAS METER
- GAS VALVE
- TELEPHONE PEDES
- POWER METER
- ⊕ POWER POLE WITH CONDUIT DROP
- ⊙ GUY POLE/WIRE
- ⊕ STREET LIGHT/AREA LIGHT



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 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, EIT
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 23, 2012
 DRAWING:
 SCALE: AS SHOWN

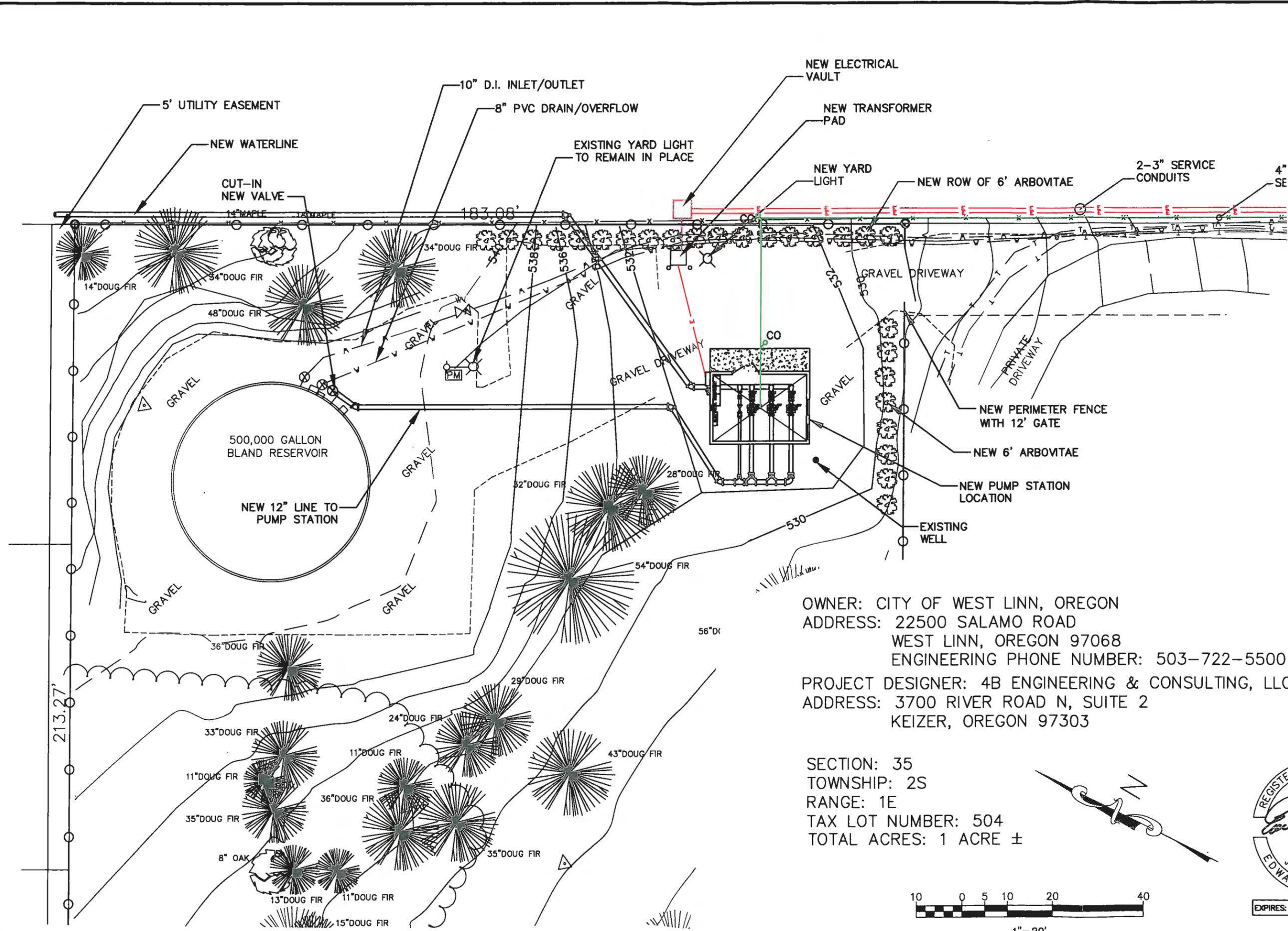
REVISIONS:

No.	Date	By

SHEET: 4



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 INTERSECTING
 WATER PUMP STATION
 PROPOSED SITE PLAN

PREPARED FOR:
 CITY OF WEST LINN

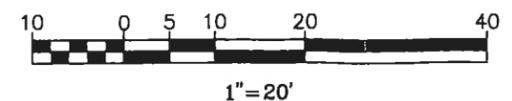
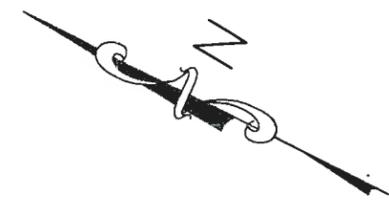
DESIGN: EDWARD P. BUTTS, P.E.
 ADAM E. BUTTS, II
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 25, 2012
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

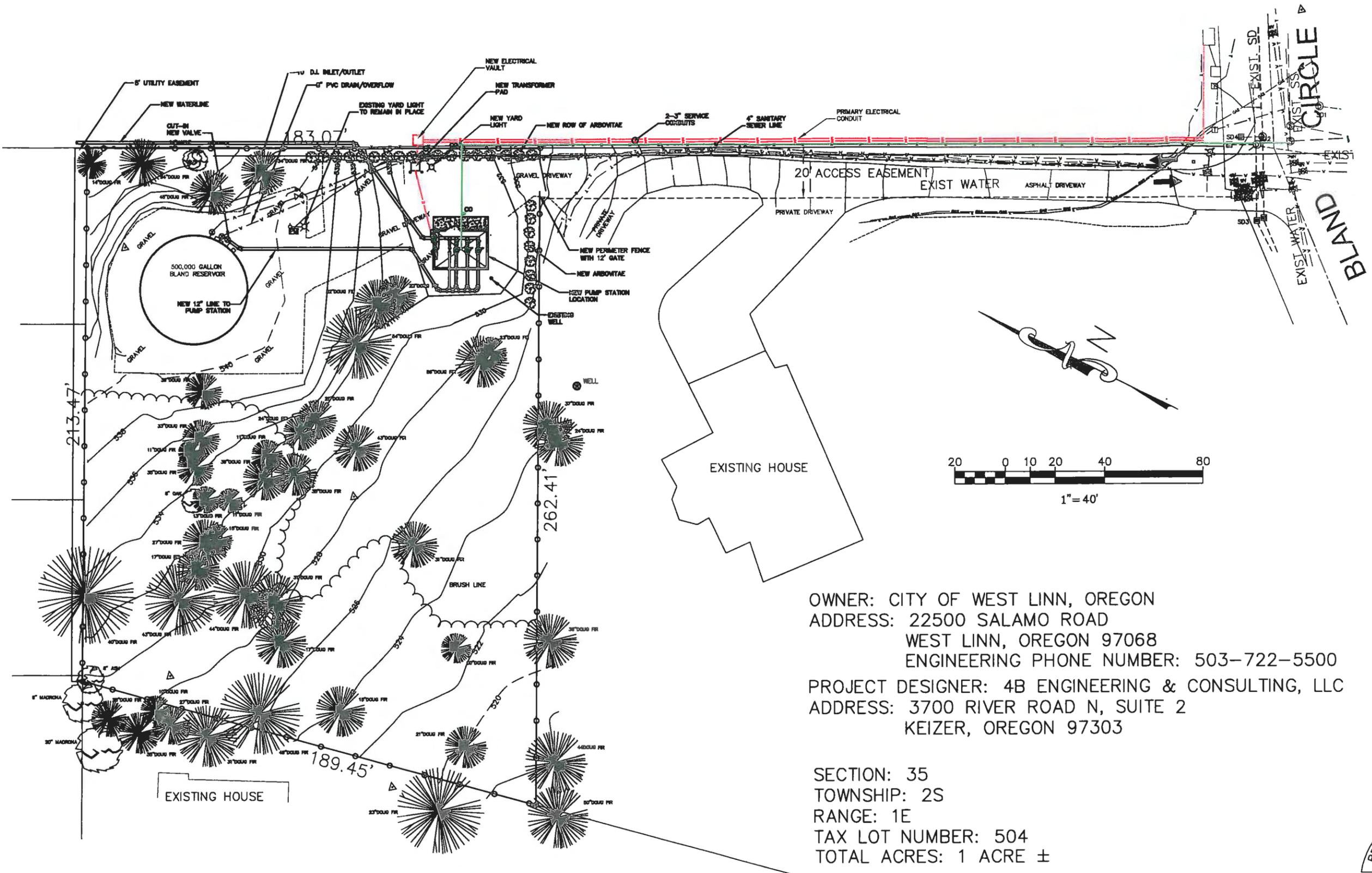
SHEET: 5

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 ±



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
 PROPOSED SITE PLAN

PREPARED FOR:
 CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
 ADAM E. BUTTS, E
 DRAWN: BRODIE SALVARELLO
 DATE: JANUARY 23, 2012
 DRAWING:
 SCALE: AS SHOWN

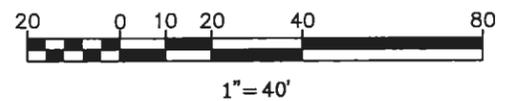
REVISIONS:

No.	Date	By

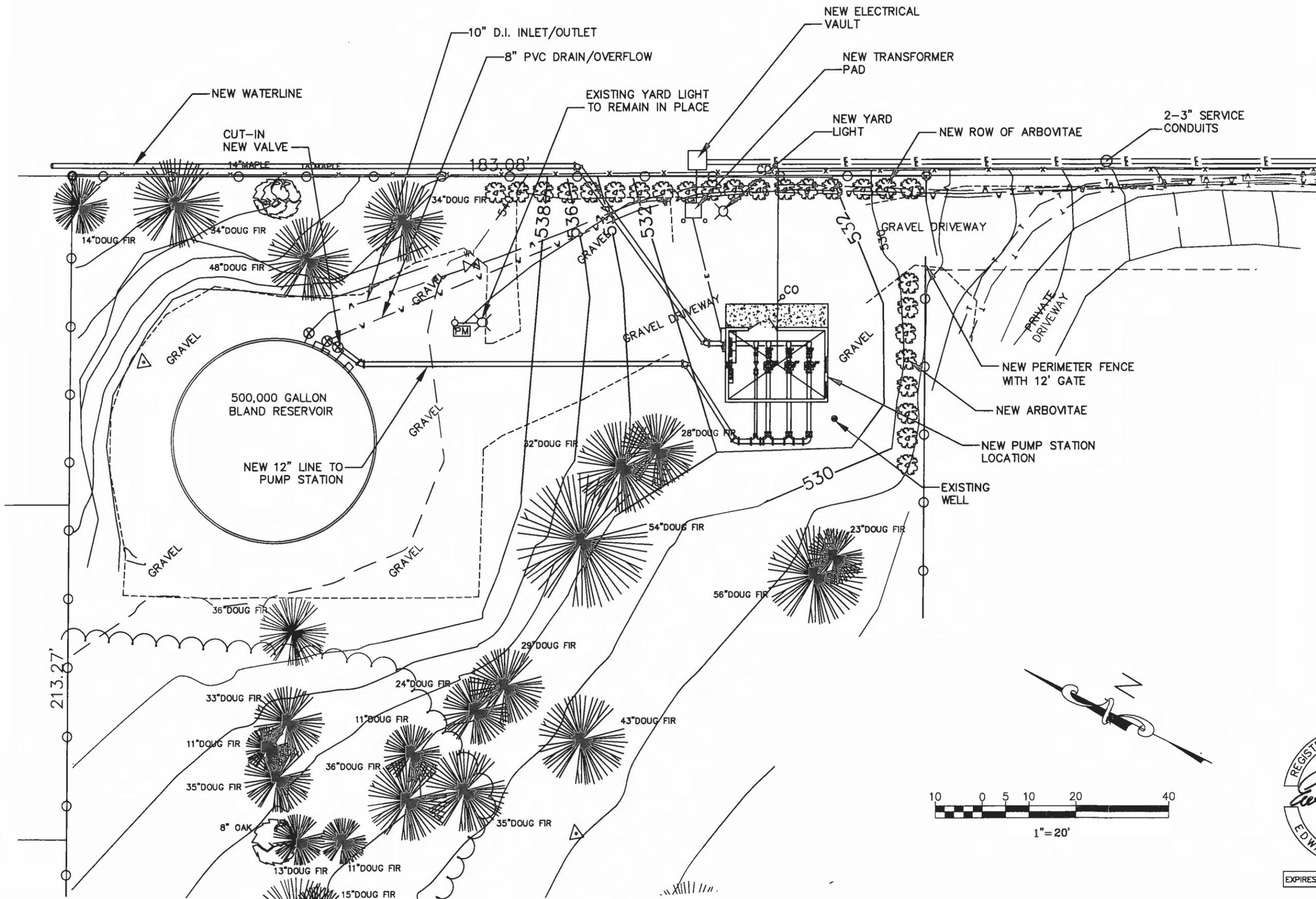
SHEET: 6

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 ±



EXPIRES: 12-31-13



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

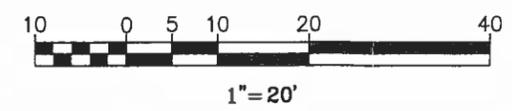
CITY OF WEST LINN
 BLAND CIRCLE INTERTIE
 WATER PUMP STATION
 GRADING PLAN

PREPARED FOR:
 CITY OF WEST LINN

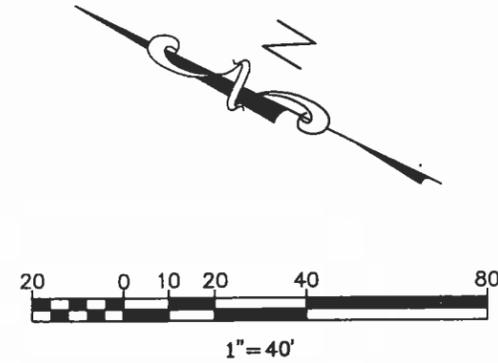
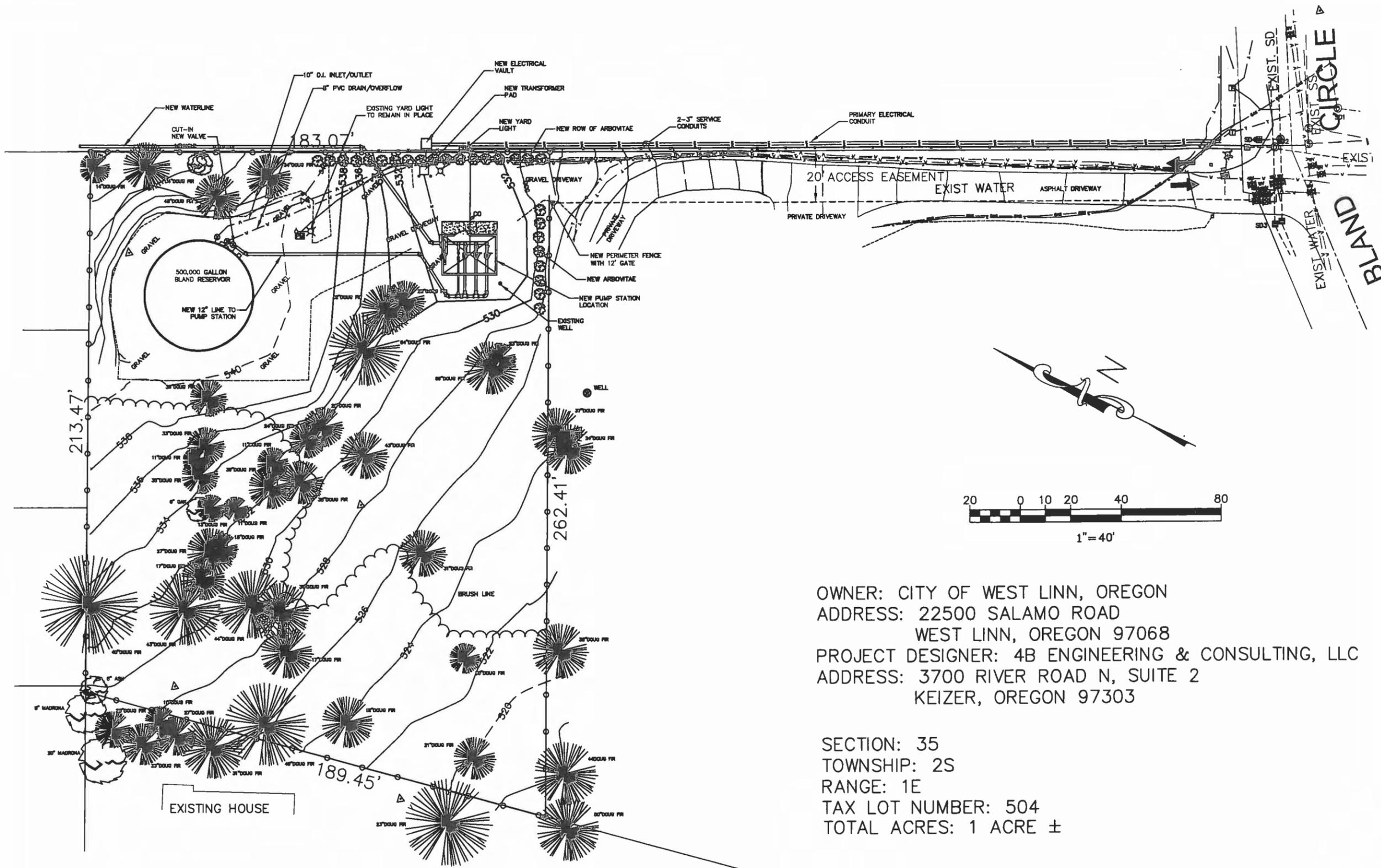
DESIGN: EDWARD P. BUTTS, P.E.
 ADAM E. BUTTS, EIT
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 28, 2012
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

SHEET: 7



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 ±

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

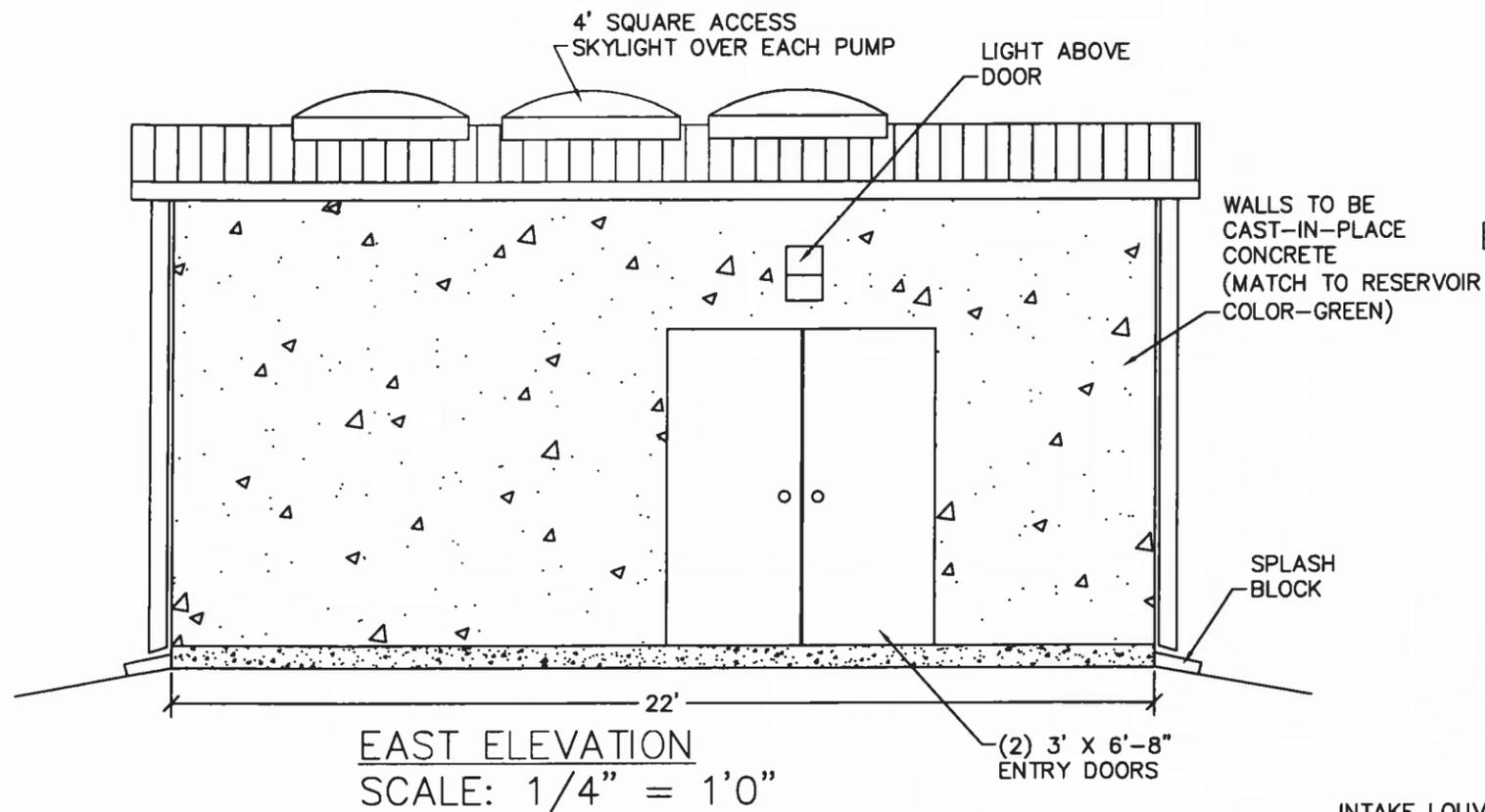
DESIGN: EDWARD P. BUTTS, P.E. ADAM E. BUTTS, B
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 20, 2012
DRAWING:
SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

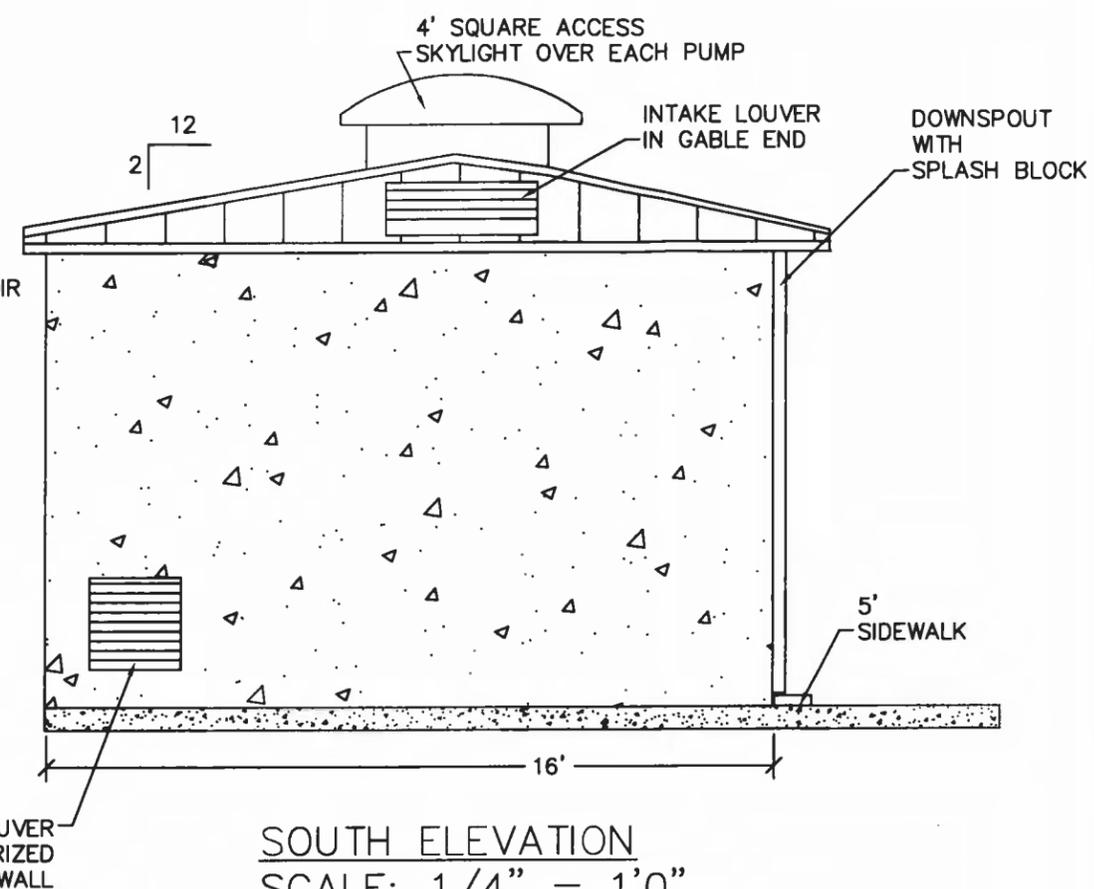
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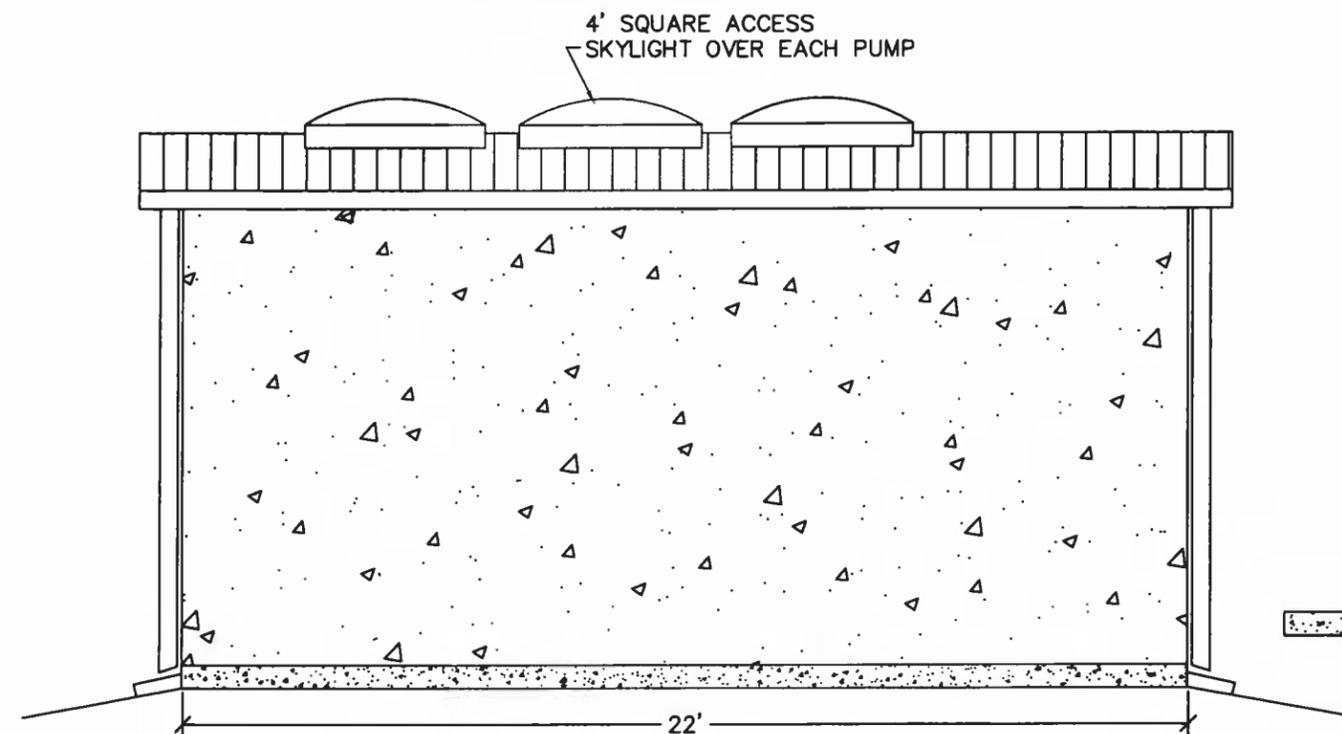
EXPIRES: 12-31-13



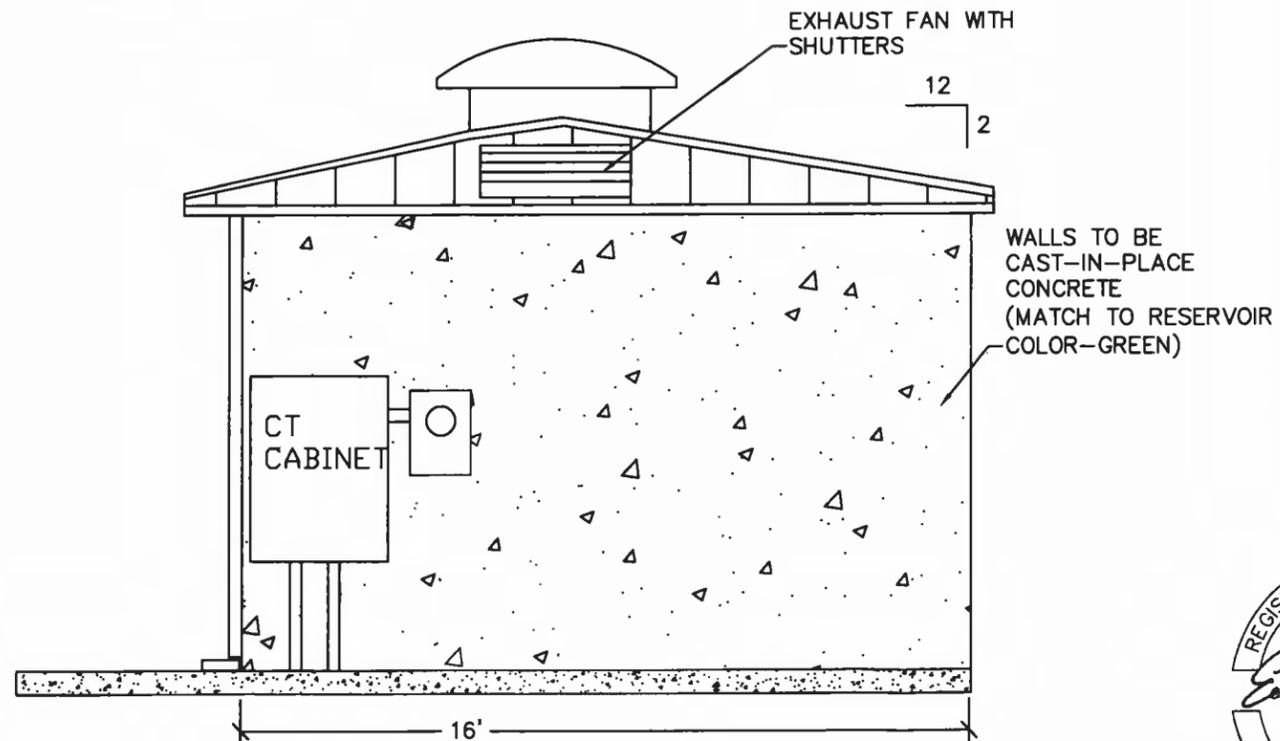
EAST ELEVATION
SCALE: 1/4" = 1'0"



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) 588-1115

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

PREPARED FOR:
CITY OF WEST LINN

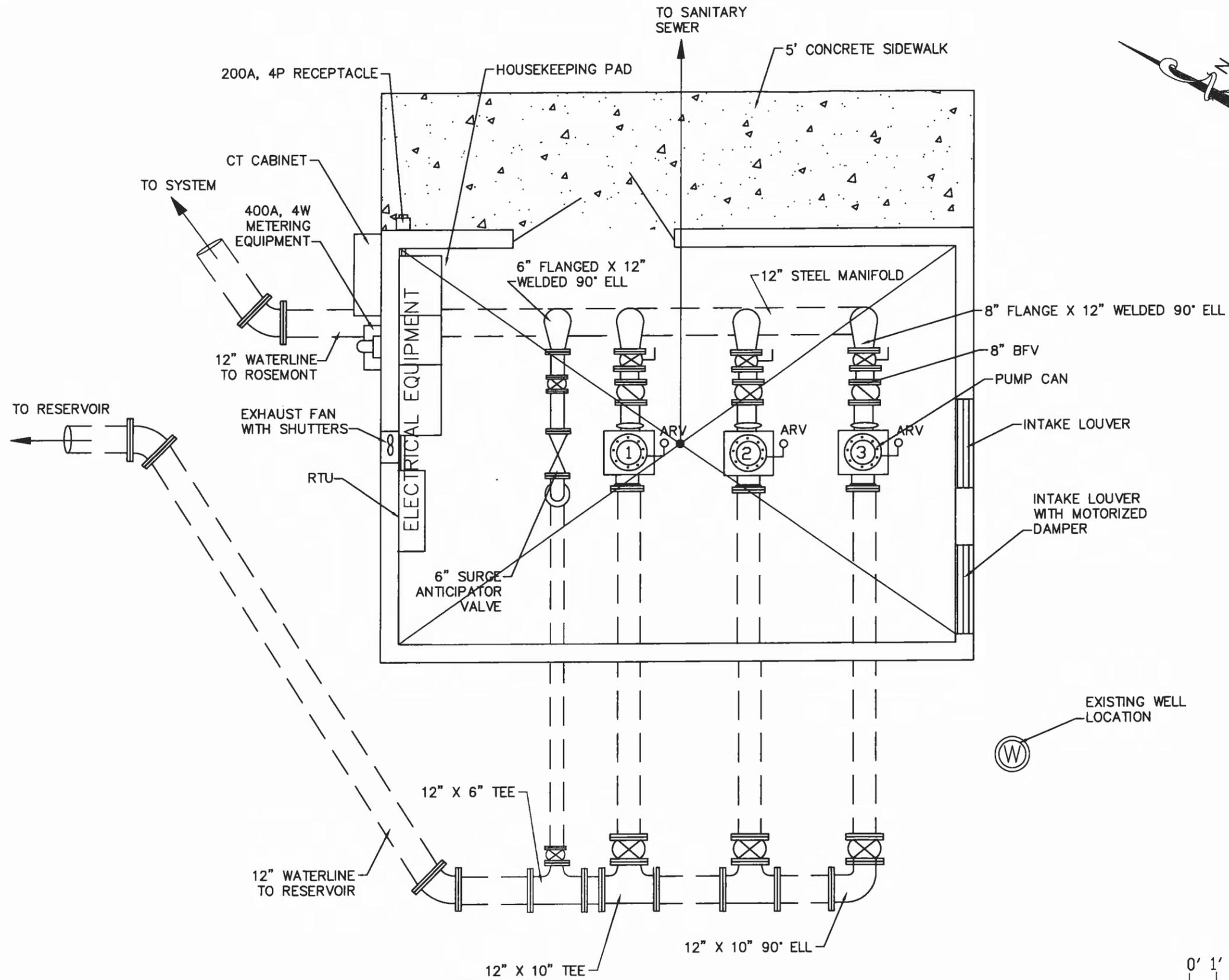
DESIGN: EDWARD P. BUTTS, P.E.
ADAM E. BUTTS, EI
DRAWN: BRODIE SALTARELLO
DATE: JANUARY 25, 2012
DRAWING:
SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

SHEET: 9



EXPIRES: 12-31-13



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.
DRAWN: BROOKE SALTARELLO
DATE: JANUARY 25, 2012

DRAWING:
SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

SHEET: 10



EXPIRES: 12-31-13

48 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

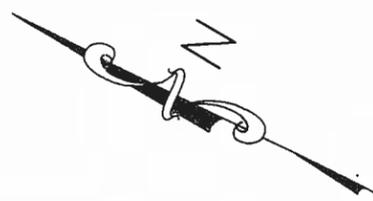
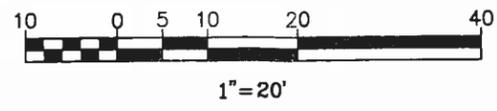
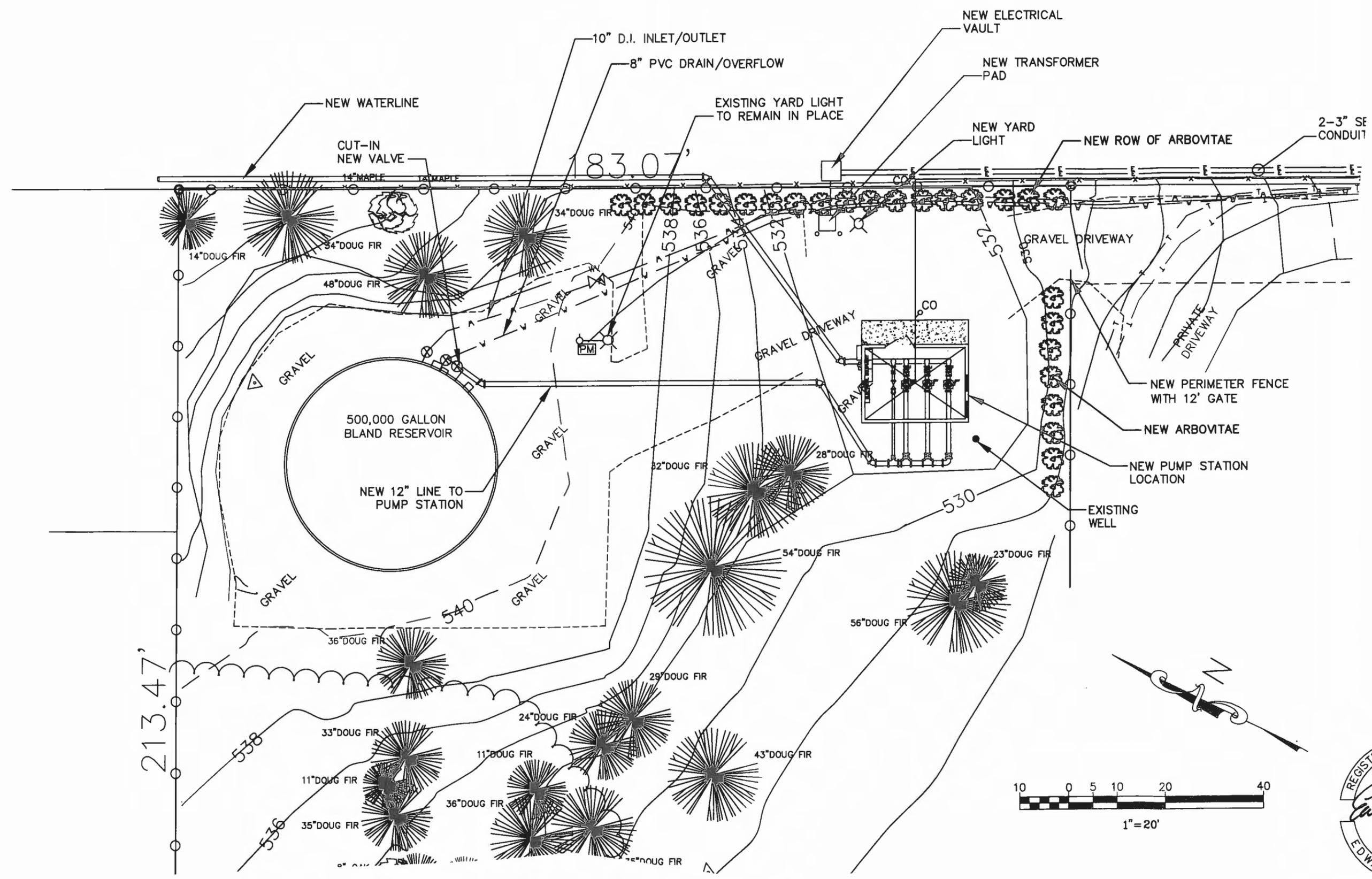
DESIGN: EDWARD P. BUTTS, P.E.
 ADAM E. BUTTS, E
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 25, 2012
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

SHEET: 11



EXPIRES: 12-31-13



213.47'

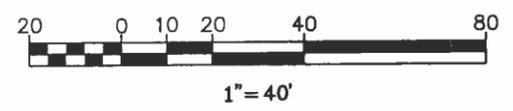
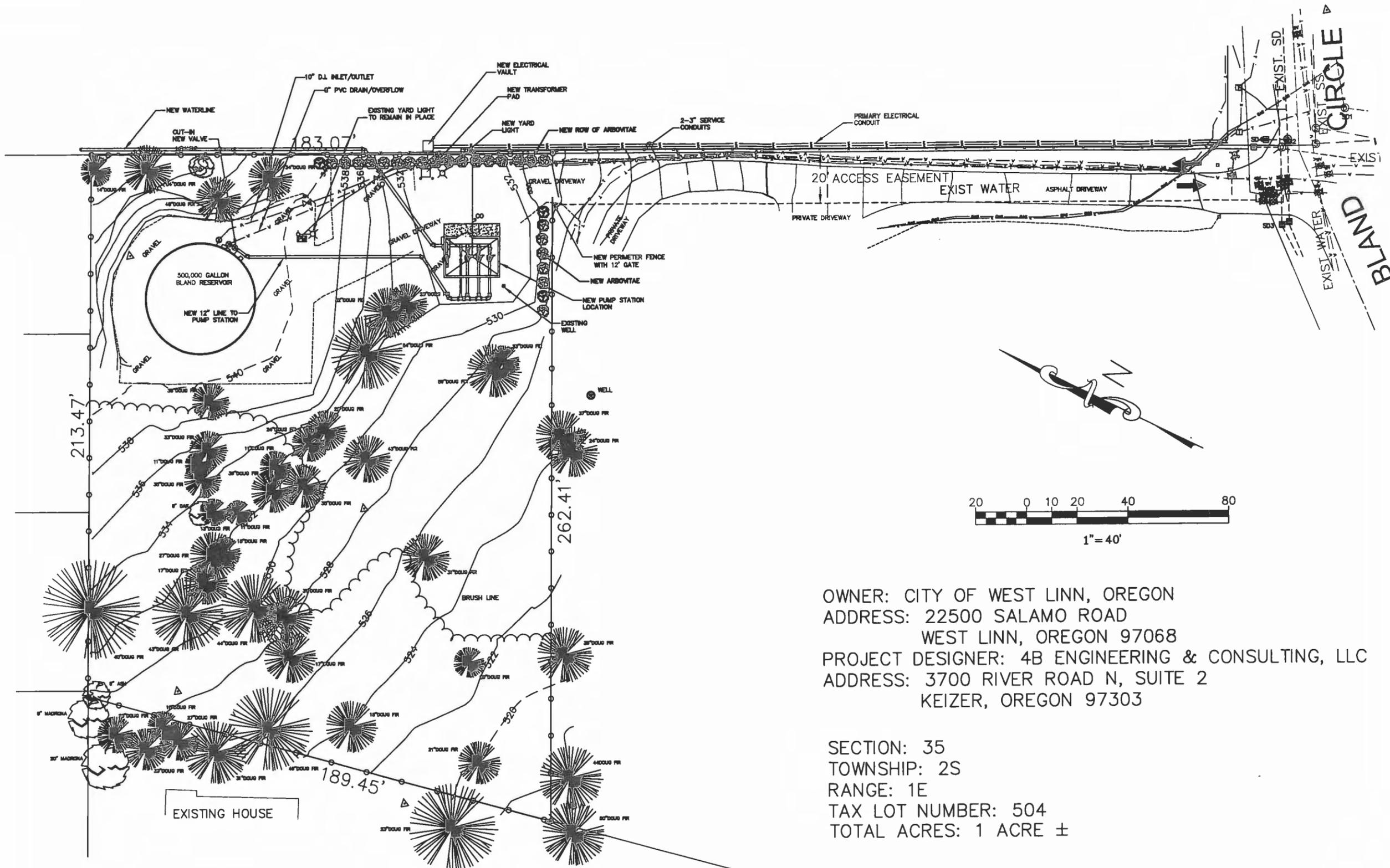
183.07'

540

530

538

536



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 ±

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, ESQ.
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 23, 2013
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:		
No.	Date	By

SHEET: 12



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
 LIGHTING PLAN

PREPARED FOR:
 CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
 ADAM E. BUTTS, B.
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 20, 2012

DRAWING:

SCALE: AS SHOWN

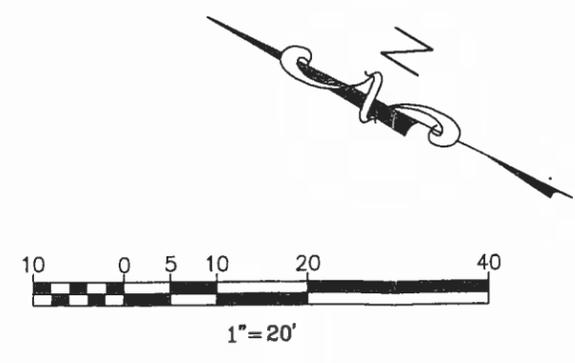
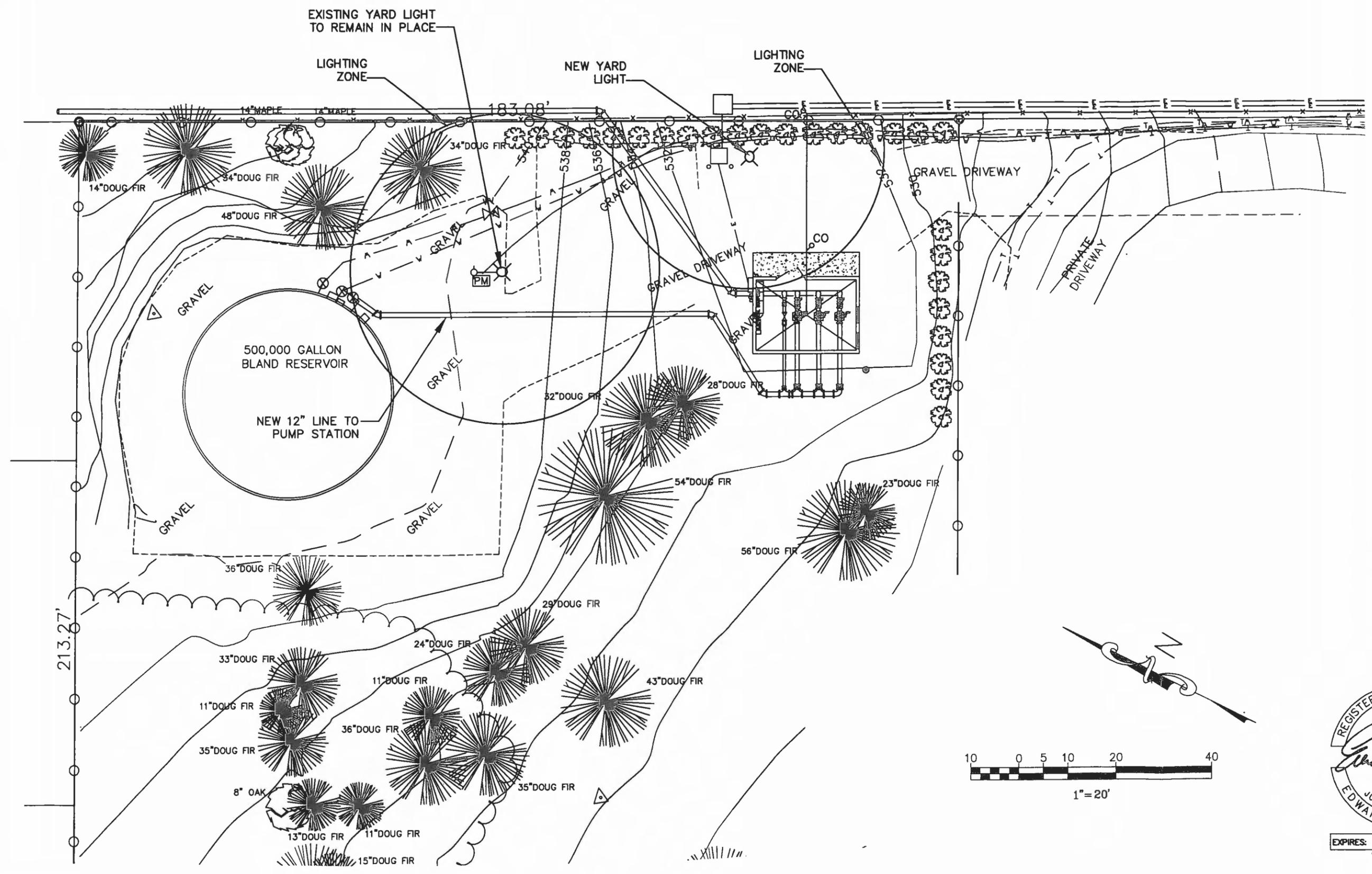
REVISIONS:

No.	Date	By

SHEET: 13

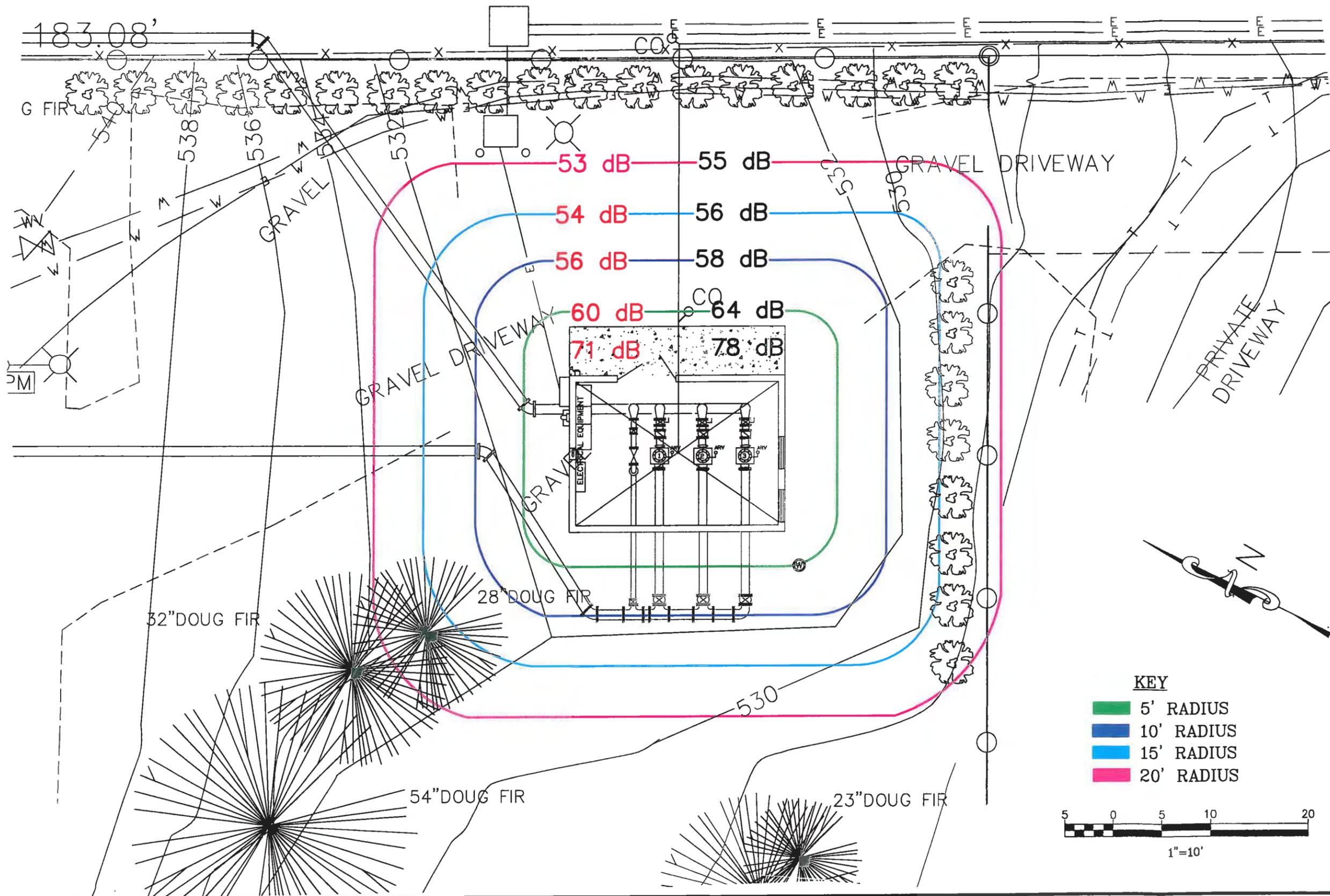


EXPIRES: 12-31-13

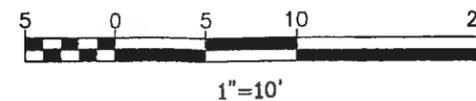


dB LEVEL WITH ONE PUMP

dB LEVEL WITH TWO PUMPS



- KEY**
- 5' RADIUS
 - 10' RADIUS
 - 15' RADIUS
 - 20' RADIUS



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
 SOUND LEVELS

PREPARED FOR:
 CITY OF WEST LINN

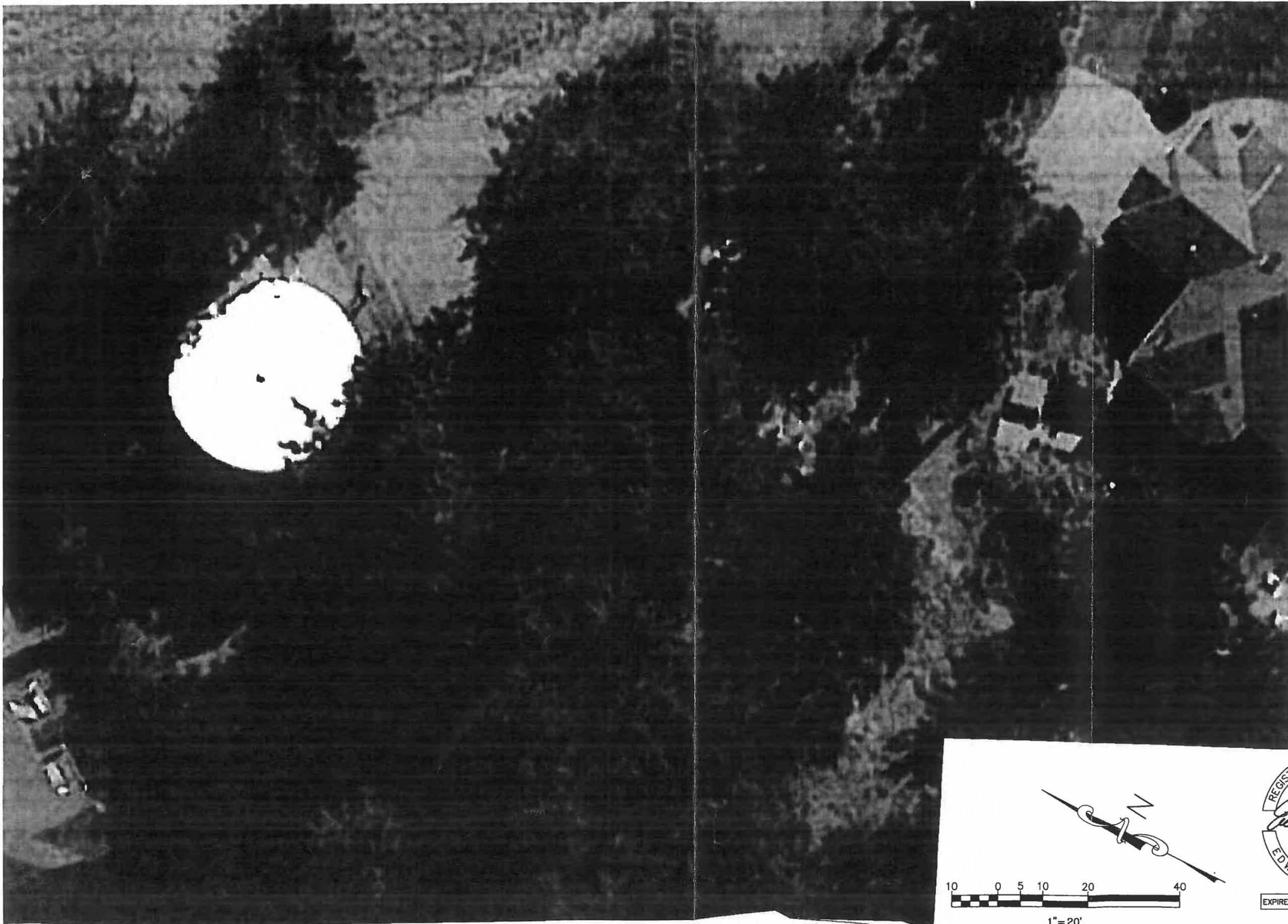
DESIGN: EDWARD P. BUTTS, P.E.
 ADAM E. BUTTS, E
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 23, 2012

DRAWING:
 SCALE: AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 14



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 AERIAL VIEW

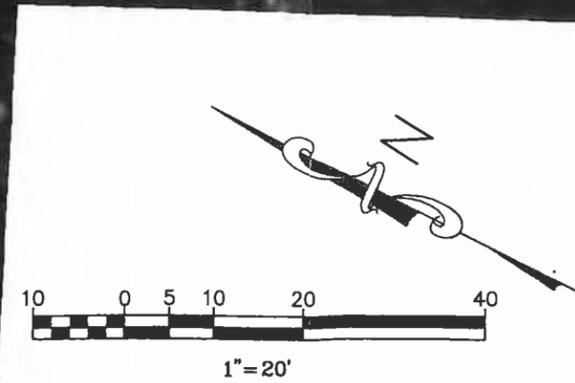
PREPARED FOR:
 CITY OF WEST LINN

DESIGN: EDWARD P. BUTTS, P.E.
 ADAM E. BUTTS, EIT
 DRAWN: BROOKE SALTARELLO
 DATE: JANUARY 28, 2012
 DRAWING:
 SCALE: AS SHOWN

REVISIONS:

No.	Date	By

SHEET: 15



EXPIRES: 12-31-13