

8. NEIGHBORHOOD COORDINATION

In addition to the following narrative, the neighborhood coordination appendix contains four elements:

Part A. Documentation of West Linn’s Neighborhood Contact Requirements,

Part B. Good Neighbor Plan Meetings

Part C. Good Neighbor Plan, and

Part D. CDC 99.038, West Linn Contact Required for Certain Applications.

Introduction

In developing plans for the expanded, upgraded water treatment plant, the Lake Oswego Tigard Water Partnership has placed a high priority on neighborhood coordination. The treatment plant is located in the midst of a residential neighborhood and must remain compatible with this setting. The Partnership has informed and involved the Robinwood Neighborhood Association and treatment plant neighbors from the outset of project planning, and has pledged to continue this high level of communication through the 28-month construction period and into ongoing operation of the new facility.

This chapter describes the two-year neighborhood coordination process and summarizes the results including how the land use application incorporates neighborhood input.

Good Neighbor Plan

A focus for neighborhood coordination has been development of a Good Neighbor Plan. Lake Oswego Tigard Water Partnership (Partnership) and Robinwood Neighborhood Association (RNA) have collaborated to develop a *Good Neighbor Plan* (Plan) that will guide facility and site design, construction, and operation for the Partnership’s expanded / upgraded drinking water treatment plant in West Linn. The Plan reflects a good faith effort and commitment by both parties to ensure the water treatment plant will remain compatible with its surroundings and continue to be a good neighbor as the plant is modified and expanded for the future.

The Plan reflects a current understanding of future conditions and plans. As circumstances change, the Partnership will work with RNA to update the Plan and make any changes needed to achieve the parties’ shared goals.

The Partnership is committed to keeping water treatment plant neighbors informed and involved throughout the water treatment plant improvements. The project team has worked with plant neighbors, RNA, and the City of West Linn to develop the Plan.

The Good Neighbor Plan ensures neighbors’ interests are considered throughout the life of the project and beyond. The Plan includes guidelines for every phase: facility design, construction, operations, and ongoing communications with the neighborhood.

The Planning Process

The Plan was developed over a 20-month period (April 2010 to December 2011). The process included:

- Presentations and discussion at regular monthly meetings of the RNA
 - *Monthly between April 2010 – January 2012*
 - *April 16, 2011 Lake Oswego and Tigard Mayors meeting with Robinwood neighbors*

- Open houses and tours at the treatment plant
 - *June 24, 2010 Open house to present the recommended water treatment process*
 - *July 24, 2010 Water treatment plant open house*
- Three planning workshops
 - *August 4, 2010 Maple Grove Plat property owners*
 - *October 27, 2010 First Good Neighbor Plan meeting*
 - *December 1, 2010 Second Good Neighbor Plan meeting*
- Two surveys of neighbors and property owners
 - *August 4 – October 8, 2010*
 - *December 1, 2010 – January 12, 2011*
- RNA tour of Wilsonville’s water treatment plant
 - *December 11, 2010*
- Consultations with the City of West Linn
- Design team “backyard visits” with 14 treatment plant neighbors
 - *July 13, 2011 – August 21, 2011*
- Design open house
 - *October 27, 2011*
- Neighborhood meeting required by West Linn land use code
 - *November 10, 2011*
- Meeting with RNA Great Neighbor Committee
 - *December 18, 2011*

A RNA subcommittee, also known as the Great Neighbor Committee, was formed in May 2011 to provide additional input to further the Plan.

The Partnership Oversight Committee reviewed specific requests by the Robinwood Neighborhood Association at the Oversight Committee’s December 12, 2011 meeting. Mutually supported ideas have been incorporated into the Plan.

Documentation required by the City of West Linn for the November 10, 2011 RNA meeting can be found in Appendix A. Documentation for the Good Neighbor Plan coordination meetings is located in Appendix B.

Good Neighbor Plan Components

Five sections of the Good Neighbor Plan outline recommendations for:

Water Treatment Plant Design

- Landscape / site design
- Facility design
- Access

Construction

Ongoing operations

Communications

A copy of the Good Neighbor Plan accompanies this application (in Appendix C).

Other Outreach

While the Good Neighbor Plan continued to be the focal point for public involvement, several other outreach methods were employed. Public outreach also included:

- Briefings for West Linn neighborhood associations and other community groups requesting presentations.
- A public open house for treatment plant neighbors and other interested persons held in Lake Oswego on June 24, 2010 and another open house held in the Robinwood neighborhood on October 27, 2011.
- News releases to area media and numerous articles in the *Oregonian*, *West Linn Tidings*, *Lake Oswego Review*, *Tigard Times*, *Clackamas Review* and other publications.

The first public open house was held on June 24, 2010 in Lake Oswego to provide information and seek input from treatment plant neighbors and other interested persons and organizations. The open houses were widely publicized, through news releases, newspaper articles and mailings to treatment plant neighbors and interested parties (See Appendix B).

Some 45 Robinwood area residents and others attended the second open house held on October 27, 2011. Attendees visited with staff to learn more about the treatment plant and upcoming projects. They viewed displays and project materials related to the facility and site design concept and other features incorporated into the project.

The Partnership also consulted on the treatment plant design with the City of West Linn:

- April 5, 2010 West Linn City Council presentation
- May 4, 2010 West Linn, Gladstone, Tigard, Lake Oswego City Manager's presentation
- September 15, 2010 West Linn Utility Advisory Board
- August 25, 2011 West Linn Parks and Recreation Advisory Committee
- December 12, 2011 West Linn Utility Advisory Board
- December 19, 2011 West Linn City Council work session

Public Input in the Plan

Through proactive neighborhood coordination, the Partnership discerned several key issues of interest and concern to the community that are related to the water treatment plant expansion and upgrade:

Setbacks and Buffers: Water treatment plant neighbors requested wider buffers, beyond West Linn's required setbacks, to preserve the vegetative screening and to mitigate noise from construction and plant operations. A related priority for neighbors is the need to preserve trees and natural setting along the treatment plant buffers.

Public Access / Public Path: Early in the neighborhood coordination process, the Partnership heard from many area families about the need for a public path through the water treatment plant site to improve neighborhood connectivity. Currently, school children who live on Mapleton Drive or south of the treatment plant must walk to, then along Highway 43, to reach Cedaroak Park School because there is no direct access to the school along neighborhood streets. Several alternative path alignments were suggested, to the east or west of the treatment plant facilities.

Other neighbors recounted their use and enjoyment of open space currently accessible on the treatment plant site, and requested that accessibility and use remain available to the neighborhood.

Use of Mapleton Drive Parcels: Expansion of the water treatment plant will be confined to the existing site, plus four adjoining properties owned by the City of Lake Oswego along Mapleton Drive. As part of the planned expansion, new water facilities will be developed on the Mapleton Drive parcels: an underground reservoir (or “clearwell”), and two buildings plus public amenities. The parcels will also be used temporarily for construction staging. The four parcels owned by Lake Oswego are part of the Maple Grove Plat subdivision. A deed provision restricts all properties to development for single family residential use only. Lake Oswego’s Mapleton Drive properties can be used for the improvements discussed above only with the consent of other Maple Grove Plat property owners.

In late 2010, Lake Oswego began a process to seek approval of Maple Grove Plat property owners to remove the deed restriction. While (18) property owners have consented, most have declined, expressing concern about the effect of treatment plant expansion on property values and the potential for additional development on the Mapleton Drive parcels in the future.

Operational Impacts: Most neighbors say the water treatment plant has been a good neighbor over the years. They would like the upgraded and expanded treatment plant to remain as unobtrusive as it has been in the past. Concerns expressed by neighbors for the future include the potential for increased chemical deliveries and storage, intrusive lighting, and noise impacts.

Construction Impacts: A top concern of neighbors is the anticipated construction period of up to 28 months. Leading concerns relate to safe routes to schools (the area lacks sidewalks), loss of access to homes, construction worker parking, construction noise, dust, and a decline in property values.

How the Plan Addresses Neighborhood Input

After gathering input from Robinwood neighborhood, the Partnership has incorporated in the project design a number of features that address neighbors’ priorities and concerns. Project design elements that are specifically intended to respond to community issues raised in the neighborhood coordination process are highlighted below.

Setbacks and Buffers

- Building footprint reduced; treatment facilities concentrated in center of property
- Wider perimeter buffers

Architectural design

- Residential scale buildings
- Buildings oriented to face the streets

Public Access / Public Path

- Emergency-only access road combined with pedestrian trail
- Pedestrian trail buffered from adjacent properties
- Emergency access road gated and locked



- Increased open space

Preservation of Trees and Natural Setting

- Preservation of existing perimeter trees, where possible
- Minimize paved areas: circulation roads and parking

Use of Mapleton Drive Parcels

- Parcels used only for underground storage tank, two buildings plus public amenities
- New buildings on Mapleton Drive parcels located away from street
- Main entrance for water treatment plant staff, visitors, and delivery trucks remains on Kenthorpe Way

Operational Impacts

- Existing maintenance and truck loading area realigned to reduce off-street noise.
- Wherever possible, equipment will be located within buildings to reduce noise.
- Chemical deliveries will be moved inside plant facilities, with screening to prevent visual and noise impacts.
- Existing basins will no longer be used for solids drying (reducing seasonal operational noise).
- The two remaining basins will be used only during emergency operations.
- Dewatered solids loading will now be contained within a new Dewatering Building, reducing noise.

Construction Impacts

- Mitigating construction impacts is a top priority for the Partnership in protecting neighborhood livability.
- The Construction Management Plan (included in this application) requires contractor to meet standards for noise, erosion, dust, emissions, traffic and parking, work hours, site security and safety.
- Where possible, construction will be undertaken in this phase of development to avoid future disruption.
- Use of Mapleton Drive parcels for temporary construction staging reduces impacts and duration of construction for neighborhood.
- Additional construction mitigation measures are described in more detail in the Good Neighbor Plan (Appendix C) and the Construction Management Plan.

Other Requests

Although many requests of the neighborhood and Great Neighbor Committee are accommodated in the Good Neighbor Plan, a few requests were considered unsuitable. These proposed mitigation

Preliminary site plan (12/10/2010)



Site plan after incorporating neighbors' comments (12/10/2010)

measures have little relationship to the impacts associated with expanding Lake Oswego's water treatment plant:

- Establishing a fund to attract matching funds for remodeling the Robinwood Station community center
- Improving the intersection at Mapleton and Nixon
- Relocating the stormwater grate at Highway 43 and Mapleton Drive to a location out of the travel lane

Several other Great Neighbor Committee requests not included in the Good Neighbor Plan relate to protecting homeowners' property values:

- Providing an independent appraisal of all homes in the vicinity of the plant and pipeline to determine effect proximity to treatment plant and pipeline on future property values
- Creating a fund to offset hardship residential sales during construction
- Maintaining insurance coverage, as long as the plant and pipeline are in operation, to cover any related losses by local residents caused by plant and pipeline operations, chemical releases, water leaks or spills, flooding, erosion, etc.

There is no evidence that water treatment plant construction or operations will impact property values. Both the Partnership and the contractor will be insured against homeowner losses related to construction damage or operational issues. The Partnership will be responsible for any damages due to its negligence during construction or operation of the system.

Extended construction compliance monitoring was also requested by the Great Neighbor Committee:

- Retaining independent mitigation compliance monitoring consultant selected by GNC, paid by the Partnership, with contractors subject to fines for non-compliance
- Conducting an air quality baseline study and continuous monitoring during construction

The Partnership must comply with Conditional Use and Design Review conditions of approval, and the Partnership and City of West Linn will inspect for compliance. Additional monitoring isn't necessary.

Benefits to the Community

The Lake Oswego Water Treatment Plant (LOWTP) provides an essential community service that will benefit Lake Oswego and Tigard Water Service Area homes and businesses, 24 hours a day, every day, year round. The treatment plant also currently serves as an emergency and backup water source for the Cities of West Linn and Tigard. LOWTP has been providing this uninterrupted service to the community, at the present site, for 43 years.

The following summarizes the benefits LOWTP provides to the three communities it serves:

Drinking Water Treatment: LOWTP is the City of Lake Oswego's only drinking water treatment facility, and currently serves a population of 34,000 customers. Once the new treatment plant is online, service will be extended to customers in the Tigard Water Service Area (57,000 residents) and be able to provide West Linn (24,000 residents) with year-round access to an emergency and backup water supply. Currently Lake Oswego's water treatment plant can only serve West Linn water during times of the year when the plant has excess capacity. In summer months, the plant's full capacity is required to meet current demands of Lake Oswego customers. This emergency supply provided by the expanded treatment plant will

also allow West Linn to defer millions of dollars of needed water infrastructure improvements by relying on the Partnership's plant for water storage and supply.

LOWTP is a cornerstone for protecting public health and meeting basic human needs in Lake Oswego and the region. LOWTP has an excellent track record achieving key regulatory standards and operational benchmarks.

The vital role served by Lake Oswego Water Treatment Plant and resulting benefits to the community are expected to continue in the future through the life of this Conditional Use Permit and beyond.

Employment and Training: LOWTP is a stable West Linn employer, currently providing nine full-time jobs. These positions range from maintenance personnel to instrument technicians, state certified plant operators, and managers. Virtually all LOWTP jobs are career track positions. Expansion of the treatment plant is anticipated to add new jobs.

Community Education: LOWTP and its personnel participate in a variety of programs that provide community education and outreach, at the treatment plant site and other locations. A growing community-wide interest in environmental issues and drinking water has led to increasing community awareness of the LOWTP's crucial role. The treatment plant hosts occasional school and group tours that currently bring around 200 visitors per year to the site.

Public Access: An important benefit provided to the community and expanded under this Plan is public access. A new public path will be constructed on the LOWTP site. Public access will remain open to portions of the site.

Public access is also provided to LOWTP facilities for tours (described above) and meetings. Meeting rooms are given free of charge for community events and meetings related to the treatment plant's mission.

Solar Panel Array: A new solar panel array is planned for the LOWTP site. The electrical power generated on-site can partially offset LOWTP energy needs.

Lake Oswego Water Treatment Plant Conditional Use Permit

Neighborhood Coordination Appendix A

Documentation of West Linn's Neighborhood Contact Requirements

Overview

The City of West Linn requires conditional use permit applicants to meet with neighborhood associations affected by proposed projects (CDC 60.060). The neighborhood association meeting is a prerequisite to the filing of a land use application.

The applicant must:

- Contact and discuss proposed development with any affected neighborhood.
- Identify potential issues or conflicts regarding the proposed application so they may be addressed prior to filing.

The City of West Linn expects applicants to take into consideration reasonable concerns and recommendations of the neighborhood when preparing the application. West Linn also expects the neighborhood association to work with the applicant to provide input.

Completed Requirements

The Lake Oswego Tigard Water Partnership completed all neighborhood contact requirements as outlined in CDC 99.038. Copies of the required neighborhood contact materials are included as attachments.

Requirement	Date Completed	Attached Documentation
<p><i>Scheduling required meeting:</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sent meeting request (certified letter, return receipt requested) to: <ul style="list-style-type: none"> ○ Thomas Boes, Robinwood Neighborhood Association President ○ Kevin Bryck, designee <input checked="" type="checkbox"/> The letter formally requested a meeting – <u>within 60 days</u> – and a date and location to have the meeting. (60 days calculated from the date Lake Oswego mailed letter.) 	<p>September 12, 2011</p>	<p>Attachment 1</p> <ul style="list-style-type: none"> • Copy of the certified letter to the neighborhood association • Copy of return receipt • Copy of Robinwood Neighborhood Association President's email response to requested meeting date

Requirement	Date Completed	Attached Documentation
<p><i>Neighborhood meeting notification requirements:</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sent meeting notice (certified mail, return receipt requested) to: <ul style="list-style-type: none"> o Thomas Boes, Robinwood NA president o Kevin Bryck, designee <input checked="" type="checkbox"/> Sent meeting notice regular mail to the other officers of the association and property owners within 600 feet. 	October 20, 2011	<p>Attachment 2</p> <ul style="list-style-type: none"> • Copy of the letter to officers of the association • Copy of certified mail and return receipt / United States Postal Service confirmation of delivery • Copy of the letter to property owners within 600 feet • Affidavit of mailing • Copy of the mailing list (names and addresses)
<p><i>Meeting notification – required content:</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Briefly described the nature and location of the proposed development. <input checked="" type="checkbox"/> Invited the association and interested persons to the meeting to discuss the proposal in more detail. <input checked="" type="checkbox"/> The meeting was scheduled as a special association meeting. The water treatment plant expansion project was the only topic at the meeting. The requirement to for notification letter to explain the proposal may not be the only topic of discussion on the meeting agenda did not apply. <input checked="" type="checkbox"/> The notice encouraged concerned citizens to contact their association president or designee with any questions they want relayed to Lake Oswego 	October 20, 2011	(See Attachment 2)

Requirement	Date Completed	Attached Documentation
<p><i>Posting notice at the WTP:</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> On the same date the meeting notification letter was mailed, the Partnership posted a notice at WTP. A second notice was posted at the WTP prior to the November 10, 2011 neighborhood meeting advertising the meeting. <input checked="" type="checkbox"/> Signs were posted at locations visible from the public right-of-way. <input checked="" type="checkbox"/> The signs were 11 inches by 17 inches on durable material and in clear, legible writing. <input checked="" type="checkbox"/> Required information posted: the site may be subject to a proposed development (e.g., subdivision, variance, conditional use), name of the applicant, telephone number where the applicant can be reached. <input checked="" type="checkbox"/> The site remained posted until the conclusion of the meeting. 	<p>September 12, 2011 and October 25, 2011</p>	<p>Attachment 3</p> <ul style="list-style-type: none"> • Copy of the required September 12, 2011 posted notice • Affidavit of September 12, 2011 posting • Photos of the September 12, 2011 posting • Copy of the October 25, 2011 posted notice • Affidavit of October 25, 2011 posting • Photos of the October 25, 2011 posting
<p><i>Meeting requirements:</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> At the request of the Robinwood neighborhood association, the meeting was held on November 10, 2011, instead of their regularly monthly meeting (<u>not less than 20 days from the date of mailing of the meeting notice</u>). <input checked="" type="checkbox"/> The meeting was held at Cedaroak Park Primary School, a location open to the public within the boundaries of the Robinwood Neighborhood Association. 	<p>November 10, 2011</p>	<p>Attachment 4</p> <ul style="list-style-type: none"> • Video / audiotape of the meeting

Requirement	Date Completed	Attached Documentation
<p><i>Meeting summary:</i></p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sent meeting summary, sign-in sheets and video to Tony Bracco, president Robinwood Neighborhood Association. 	<p>December 19, 2011</p>	<p>Attachment 5</p> <ul style="list-style-type: none"> • Copy of Lake Oswego's written summary of the meeting • Meeting Questions & Answers • Copies of any written comments from property owners, residents, and neighborhood association members. • Copy of the letter to the neighborhood association chair • Copy of certified mail and United States Postal Service confirmation of delivery • November 10, 2011 meeting sign-in sheets

Lake Oswego Water Treatment Plant Conditional Use Permit

Documentation of West Linn's Neighborhood Contact Requirements

Attachment 1

- Copy of the certified letter to the neighborhood association
- Copy of return receipt
- Copy of Robinwood Neighborhood Association President's email response to requested meeting date



CITY OF LAKE OSWEGO

LAKE OSWEGO TIGARD WATER PARTNERSHIP

4101 Kruse Way
PO Box 369
Lake Oswego, OR 97034

503-635-0270
www.ci.oswego.or.us

By Certified Letter: Return Receipt Requested

September 12, 2011

Thomas Boes, President
Robinwood Neighborhood Association
18717 Upper Midhill Drive
West Linn, OR 97068

Kevin Bryck (Designee)
Robinwood Neighborhood Association
18840 Nixon Avenue
West Linn, OR 97068

Dear Thomas and Kevin,

On behalf of the City of Lake Oswego and the Lake Oswego Tigard Water Partnership I respectfully request a required neighborhood meeting with Robinwood Neighborhood Association within 60 days of the date of this letter. The purpose of the meeting is to consider an application for a Conditional Use Permit and any other approvals that may be required to upgrade and expand our water treatment plant located at 4260 Kenthorpe Way in the Robinwood neighborhood.

We anticipate submitting our applications in January 2012, and West Linn's Land Use Code requires us to formally request this meeting in conjunction with our application.

The Partnership's preference is that the meeting be held on Thursday, November 10 from 7:00 p.m. to 8:30 p.m. Expecting a large attendance, we suggest the public meeting be held at Cedaroak Park Primary School (4515 Cedaroak Drive, West Linn). The larger meeting room will also help in providing a good audio recording of the meeting (as required by West Linn's code.)

Please confirm the public meeting date and time for us by emailing me at (jheisler@ci.oswego.or.us). Thank you for your attention to this matter.

Jane Heisler

Communications Director,
Lake Oswego Tigard Water Partnership

Cc: Joel Komarek, Project Director
Dennis Koellermeier, Public Works Director, Tigard
Eric Day, Senior Planner, Lake Oswego

Officers of Robinwood
Neighborhood Association



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Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$5.59	


Sent To
 Kevin Bryck
 Street, Apt. No., or PO Box No. 18840 Nixon Ave.
 City, State, ZIP+4 West Linn, OR 97068

PS Form 3800, August 2006 See Reverse for Instructions

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Postage	\$	 <p>Postmark Here</p> <p>WEB FRANK LOTWIP LAWE</p>
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$5.59	

Sent To
 Thomas Boes
 Street, Apt. No., or PO Box No. 18717 Upper Midhill Dr.
 City, State, ZIP+4 West Linn, OR 97068

PS Form 3800, August 2006 See Reverse for Instructions


7007 3020 0000 9637 7083

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Thomas Boes
 18717 Upper Midhill Dr.
 West Linn, OR 97068

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee


B. Received by (Printed Name) C. Date of Delivery
 Thomas Boes 9/13/11

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7007 3020 0000 9637 7083 3

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

SENDER: COMPLETE THIS SECTION

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Kevin Bryck
 18840 Nixon Ave.
 West Linn, OR 97068

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent Addressee


B. Received by (Printed Name) C. Date of Delivery
 KEVIN BRYCK 9/13/11

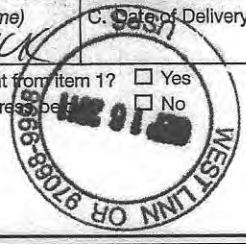
D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Transfer from service label) 7007 3020 0000 9637 5010

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540



Barrie, Laura

From: Heisler, Jane
Sent: Monday, September 12, 2011 11:55 AM
To: Barrie, Laura
Subject: FW: Required Robinwood Land Use Meeting

From: Thomas Boes [<mailto:presidentrna@gmail.com>]
Sent: Wednesday, September 07, 2011 2:51 PM
To: Heisler, Jane
Subject: Re: Required Robinwood Land Use Meeting

Jim O'Toole (Member at Large)
2612 Robinwood Drive, West Linn, OR 97068
memberRNA@gmail.com

On Wed, Sep 7, 2011 at 2:20 PM, Thomas Boes <presidentrna@gmail.com> wrote:
Sure! As long as you have enough time to announce. I need to get Jim's street number for you...

Kevin Bryck (Designee)

18840 Nixon Avenue, West Linn, Oregon 97068

Anthony Bracco (Vice President)

2716 Robinwood Way, West Linn, Oregon 97068

Robert Bjere (Treasurer)

18378 Upper Midhill, West Linn, OR 97068

Jim O'toole (Member at Large)

Robinwood Drive, West Linn, OR 97068

On Tue, Sep 6, 2011 at 11:19 AM, Heisler, Jane <jheisler@ci.oswego.or.us> wrote:

Thomas,

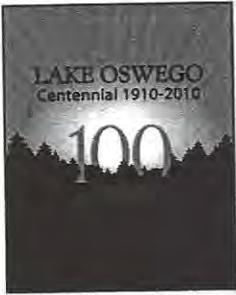
The project principals would like to have the meeting a bit sooner than the week of November 14. There is interest in a November 10 meeting—same week as the regular Robinwood Meeting. Thought I'd get your feedback on this. Thanks.

Lake Oswego Water Treatment Plant Conditional Use Permit

Documentation of West Linn's Neighborhood Contact Requirements

Attachment 2

- Copy of the letter to officers of the association
- Copy of certified mail and return receipt / United States Postal Service confirmation of delivery
- Copy of the letter to property owners within 600 feet
- Affidavit of mailing
- Copy of the mailing list (names and addresses)



CITY OF LAKE OSWEGO

LAKE OSWEGO TIGARD WATER PARTNERSHIP

4101 Kruse Way
PO Box 369
Lake Oswego, OR 97034

503-635-0270
www.ci.oswego.or.us

By Certified Letter: Return Receipt Requested

October 20, 2011

Anthony Bracco, President
Robinwood Neighborhood Association
2716 Robinwood Way
West Linn, OR 97068

Kevin Bryck (Designee)
Robinwood Neighborhood Association
18840 Nixon Avenue
West Linn, OR 97068

Dear Tony and Kevin,

The City of Lake Oswego will be holding a neighborhood meeting to discuss the modernization and expansion of its water treatment plant at 4260 Kenthorpe Way in West Linn. The City of West Linn requires that the expansion and modernization be processed as a conditional use and design review, per its Community Development Code. The City of Lake Oswego is required to hold a meeting to discuss the proposal in more detail.

You are cordially invited to a meeting on November 10, 2011, at Cedaroak Park Primary School to discuss the proposal. Any interested citizens are encouraged to contact either of you with any questions that they may want to relay to us.

Meeting to Discuss Water Treatment Plant Proposal
Thursday, November 10, 2011, 7:00 – 8:30 p.m.
Cedaroak Park Primary School, 4515 Cedaroak Drive, West Linn

Jane Heisler

Communications Director,
Lake Oswego Tigard Water Partnership

cc: Officers of Robinwood Neighborhood Association



Jack Hoffman, Mayor ■ Jeff Gudman, Councilor ■ Donna Jordan, Councilor
Mike Kehoe, Councilor ■ Sally Moncrieff, Councilor ■ Mary Olson, Councilor ■ Bill Tierney, Councilor

ANTHONY BRACCO
PRESIDENT
ROBINWOOD NEIGHBORHOOD ASSOC.
2716 ROBINWOOD WAY
WEST LINN, OR 97068

CAMON BRYCK
SECRETARY
ROBINWOOD NEIGHBORHOOD ASSOC.
18840 NIXON AVENUE
WEST LINN, OR 97068

KEVIN BRYCK
DESIGNEE
ROBINWOOD NEIGHBORHOOD ASSOC.
18840 NIXON AVENUE
WEST LINN, OR 97068

MARY HILL
TREASURER
ROBINWOOD NEIGHBORHOOD ASSOC.
19050 NIXON AVENUE
WEST LINN, OR 97068

DAVID NEUMEIER
VICE PRESIDENT
ROBINWOOD NEIGHBORHOOD ASSOC.
3722 ROBIN VIEW DRIVE
WEST LINN, OR 97068

JIM O'TOOLE
MEMBER AT LARGE
ROBINWOOD NEIGHBORHOOD ASSOC.
2612 ROBINWOOD DRIVE
WEST LINN, OR 97068

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Sent To: KEVIN BRYCK
DESIGNEE
ROBINWOOD NEIGHBORHOOD ASSOC.
18840 NIXON AVENUE
WEST LINN, OR 97068

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PRESIDENT
ROBINWOOD NEIGHBORHOOD ASSOC.
2716 ROBINWOOD WAY
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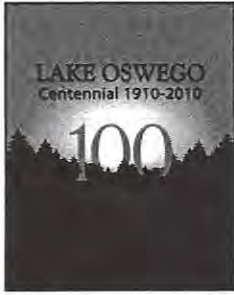
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<p>1. Article Addressed to:</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>KEVIN BRYCK DESIGNEE ROBINWOOD NEIGHBORHOOD ASSOC. 18840 NIXON AVENUE WEST LINN, OR 97068</p> </div>	<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
<p>2. Article Number (Transfer from service label)</p>	<p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>7007 3020 0000 9637 7274</p>	
<p>PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540</p>	



CITY OF LAKE OSWEGO

LAKE OSWEGO TIGARD WATER PARTNERSHIP

4101 Kruse Way
PO Box 369
Lake Oswego, OR 97034

503-635-0270
www.ci.oswego.or.us

October 20, 2011

Dear Robinwood Neighbor:

The City of Lake Oswego will be holding a neighborhood meeting to discuss the modernization and expansion of its water treatment plant at 4260 Kenthorpe Way in West Linn. The City of West Linn requires that the expansion and modernization be processed as a conditional use and design review, per its Community Development Code. The City of Lake Oswego is required to hold a meeting to discuss the proposal in more detail.

You are cordially invited to a meeting on November 10, 2011 at Cedaroak Park Primary School to discuss the proposal. Interested citizens are encouraged to contact either Tony Bracco, Robinwood Chair (503) 675-1773, anthonymbracco@yahoo.com; or Kevin Bryck, neighborhood designee, (503) 675-7301, kevinbryck@comcast.net, with any questions that you may want to relay to me prior to the meeting.

Meeting to Discuss Water Treatment Plant Proposal

Thursday, November 10, 2011, 7:00 – 8:30 p.m.

Cedaroak Park Primary School, 4515 Cedaroak Drive, West Linn

I hope to see you on November 10. Don't hesitate to contact me with questions, as well (503-697-6502).

Jane Heisler

Communications Director,
Lake Oswego Tigard Water Partnership

cc: Officers of Robinwood Neighborhood Association



AFFIDAVIT OF MAILING

STATE OF OREGON)
) SS
County of Clackamas)

I, Laura Cole Barrie, being duly sworn, depose and say that on Thursday, October 20, 2011, I caused to have mailed to each of the persons on the attached list a notice of a meeting to discuss a proposed development at 4260 Kenthrope Way, a copy of which notice so mailed is attached hereto and made a part of hereof.

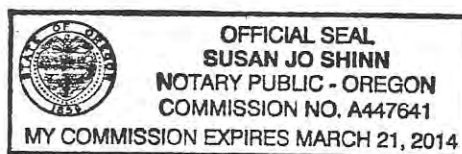
I further state that said notices were enclosed in envelopes plainly addressed to said persons and were deposited on the date indicated above in the United States Post Office with postage prepaid thereon.

Laura Cole Barrie
Signature

Subscribed and sworn to, or affirmed, before me this 20th day of October, 2011.

Susan Jo Shinn
Notary Public for the State of Oregon
My Commission Expires March 21, 2014

Pre-App. No.: 2001-09-01 @ 9:00 a.m.



21E24BA03500
TREADGOLD SHARON M
4044 CEDAROAK DR
WEST LINN, OR 97068-1611

21E24BA03600
PIERCE DAVID O & METTE K IPSEN
PO BOX 615
WEST LINN, OR 97068-0615

21E24BA03700
VANCE DELBERT CLARK & JEANNE A
4087 KENTHORPE WAY
WEST LINN, OR 97068-2132

21E24BA03701
SCHOEPPER BRETT B
4095 KENTHORPE WAY
WEST LINN, OR 97068-2132

21E24BA03800
MACNAUGHTON SCOTT C & TERE R
122 SW GIBBS ST
PORTLAND, OR 97239-4640

21E24BA04200
CURRENT RESIDENT
4285 KENTHORPE WAY
WEST LINN, OR 97068-2113

21E24BA03901
KING EVALOIS A
4145 KENTHORPE WAY
WEST LINN, OR 97068-2111

21E24BA04100
KING LAMONT A
4257 KENTHORPE WAY
WEST LINN, OR 97068-2113

21E24BA04200
COMPTON LAURENE E & BRIAN J
PO BOX 106
MARYLHURST, OR 97036-0106

21E24BA04201
BURNS DENNEL G
4351 KENTHORPE WAY
WEST LINN, OR 97068-2115

21E24BA04202
CONKLE LEO E TRUSTEE
4307 KENTHORPE WAY
WEST LINN, OR 97068-2115

21E24BA04300
CROY LOU ANN LIVING TRUST
4399 KENTHORPE WAY
WEST LINN, OR 97068-2115

21E24BA04400
FUNK DUANE H
4405 KENTHORPE WAY
WEST LINN, OR 97068-2117

21E24BA04500
GEORGE PETER W & DIANE M
4445 KENTHORPE WAY
WEST LINN, OR 97068-2117

21E24BB00100
WILLIAMS KRISTI A & BRIAN D
19075 TRILLIUM DR
WEST LINN, OR 97068-1675

21E24BB03500
WILLIAMS PATRICIA B TRUSTEE
3896 CEDAROAK DR
WEST LINN, OR 97068-1609

21E24BB03501
DURHAM KATHERINE A
3833 KENTHORPE WAY
WEST LINN, OR 97068-2120

21E24BB03600
WOODARD DONNA
3979 KENTHORPE WAY
WEST LINN, OR 97068-2107

21E24BB03701
OLSEN LAWRENCE O
3993 KENTHORPE WAY
WEST LINN, OR 97068-2107

21E24BB03800
HACKETT JAMES E & KATHLEEN M
PO BOX 193
LAKE OSWEGO, OR 97034-0223

21E24BB03801
WELLS GEORGE A & RICHETTA M
3888 KENTHORPE WAY
WEST LINN, OR 97068-2158

21E24BB03802
GERBER SCOTT
3940 KENTHORPE WAY
WEST LINN, OR 97068-2160

21E24BB03803
GOLDSCHMIDT JOSHUA A & ROBIN E
3960 KENTHORPE WAY
WEST LINN, OR 97068-2160

21E24BB03900
PREDEEK ERIC D
3880 KENTHORPE WAY
WEST LINN, OR 97068-2157

21E24BB03901
MCDONALD CARMEN M & JENNIFER A
3882 KENTHORPE WAY
WEST LINN, OR 97068-2157

21E24BB04000
NEMER JERRY
3876 KENTHORPE WAY
WEST LINN, OR 97068-2157

21E24BB04001
BELLE JOHN C II & DONNA J
2155 WINDHAM OAKS CT
WEST LINN, OR 97068-2446

21E24BB04002
HENRY DONALD J & VIRGINIA J
3870 KENTHORPE WAY
WEST LINN, OR 97068-2157

21E24BC00100
ROWNING ROBERT E JR & MURIEL I
4025 MAPLETON DR
WEST LINN, OR 97068-2127

21E24BC00200
KAUFFMAN DONALD R JR & CINDY L
3993 MAPLETON DR
WEST LINN, OR 97068-2140

21E24BC00201
TIPPNER DEREK N
3963 MAPLETON DR
WEST LINN, OR 97068-2140

21E24BC00300
BAKARI CLOTHILDE M
3951 MAPLETON DR
WEST LINN, OR 97068-2162

21E24BC00301
REID SCOTT W & ANN E
3845 MAPLETON DR
WEST LINN, OR 97068-2123

21E24BC00302
FARRINGTON RICHARD L & D E LYCAN
3847 MAPLETON DR
WEST LINN, OR 97068-2123

21E24BC00400
COX AMY E
3841 MAPLETON DR
WEST LINN, OR 97068-2123

21E24BC01900
ROBINSON DAVID P & MARY E
3960 MAPLETON DR
WEST LINN, OR 97068-2125

21E24BC02000
HOLDER THOMAS
PO BOX 2023
LAKE OSWEGO, OR 97035-0629

21E24BC02001
COOPER MICHAEL W & NATALIE J
3970 MAPLETON DR
WEST LINN, OR 97068-2125

21E24BC02002
STEPHENS SAMUEL I
3990 MAPLETON DR
WEST LINN, OR 97068-2125

21E24BD00100
MUNDY RUDOLPH A & MARTHA J
4428 KENTHORPE WAY
WEST LINN, OR 97068-2130

21E24BD00200
CARAHER DAVID L & JOYCE J
4388 KENTHORPE WAY
WEST LINN, OR 97068-2128

21E24BD00400
GRIFFITH THOMAS & LORIE
4068 KENTHORPE WAY
WEST LINN, OR 97068-2122

21E24BD00500
HUDSON CHRISTOPHER T
4160 KENTHORPE WAY
WEST LINN, OR 97068-2124

21E24BD00501
MEYERS GRACE J
4100 KENTHORPE WAY
WEST LINN, OR 97068-2124

21E24BD00600
NORBY JOHN CLIFFORD TRUSTEE
4040 KENTHORPE WAY
WEST LINN, OR 97068-2122

21E24BD00700
WHITBEY WAYNE ALLEN & LORA LEE
2104 18TH ST
WEST LINN, OR 97068-4232

21E24BD00800
LANDSKRONER CHARLES K TRUSTEE
4059 MAPLETON DR
WEST LINN, OR 97068-2127

21E24BD00801
DOVE BAR PROPERTIES LLC
19340 NIXON AVE
WEST LINN, OR 97068-2108

21E24BD01000
CURRENT RESIDENT
4155 MAPLETON DR
WEST LINN, OR 97068-2131

21E24BD00901
VROMAN BRANDT L & SHANON M
4101 MAPLETON DR
WEST LINN, OR 97068-2131

21E24BD01000
NIEDERMEYER ANGELA JENNIFER
PO BOX 19593
PORTLAND, OR 97280-0593

21E24BD01101
HANAWA KENICHI & RACHEL YEOH
4191 MAPLETON DR
WEST LINN, OR 97068-2131

21E24BD01501
SCHEU LISELOTTE
4435 MAPLETON DR
WEST LINN, OR 97068-2137

21E24BD01600
WALTERS DARRYL L & REBECCA L
4426 MAPLETON DR
WEST LINN, OR 97068-2150

21E24BD01700
GAVIN SHAUN & GEORGIA L
4412 MAPLETON DR
WEST LINN, OR 97068-2150

21E24BD01701
BLAKE STEVEN C & JULIE N
4400 MAPLETON DR
WEST LINN, OR 97068-2150

21E24BD01800
MCADAMS JULIE C
4322 MAPLETON DR
WEST LINN, OR 97068-2148

21E24BD01801
MCCOMB MARILYN R
4344 MAPLETON DR
WEST LINN, OR 97068-2148

21E24BD01900
JONES JEANE M TRUSTEE
4310 MAPLETON DR
WEST LINN, OR 97068-2148

21E24BD02000
DAVIDSON CASEY P & AMANDA
4262 MAPLETON DR
WEST LINN, OR 97068-2133

21E24BD02001
WHEELER BRIAN M & ANNA MARIE
4300 MAPLETON DR
WEST LINN, OR 97068-2148

21E24BD02002
COZBY RAYMOND L & KIM D
4284 MAPLETON DR
WEST LINN, OR 97068-2133

21E24BD02100
COTA ALVIN BENJAMIN & YVONNE F
4226 MAPLETON DR
WEST LINN, OR 97068-2133

21E24BD02101
YATSULA VICTORIYA
4160 MAPLETON DR
WEST LINN, OR 97068-2144

21E24BD02102
REA NEAL F & JANA JO
4240 MAPLETON DR
WEST LINN, OR 97068-2133

21E24BD02200
SABO VALARIE ANN
4110 MAPLETON DR
WEST LINN, OR 97068-2144

21E24BD02201
SWARTZ JOAN
4120 MAPLETON DR
WEST LINN, OR 97068-2144

21E24BD02202
HENDERSON ROBERT J & JENNE R
4130 MAPLETON DR
WEST LINN, OR 97068-2144

21E24BD02300
EMBLEM GARY K & JUDI A
4080 MAPLETON DR
WEST LINN, OR 97068-2142

21E24BD02400
LANDEEN LILLIAN TRUSTEE
4020 MAPLETON DR
WEST LINN, OR 97068-2142

21E24BD02401
SCHEER GAYLE L TRUSTEE
4040 MAPLETON DR
WEST LINN, OR 97068-2142

21E24 00200
CITY OF WEST LINN
22500 SALAMO RD #600
WEST LINN, OR 97068-8306

21E24 00600
STATE OF OREGON
2501 SW 1ST #100
PORTLAND, OR 97201-4751

21E24AC00903
PATEL MUKESH
9225 SE STARK ST
PORTLAND, OR 97216-1639

21E24AC00904
FORD SHAYNE
PO BOX 1302
ROCKAWAY BEACH, OR 97136-1302

21E24AC01000
FROODE DAVID JON & DIANNE S
19340 NIXON AVE
WEST LINN, OR 97068-2108

21E24AC01100
MCCRACKEN JON G & PATRICIA J
19300 NIXON AVE
WEST LINN, OR 97068-2108

21E24AC01200
CENA ROBERT E 1/2
19150 NIXON AVE
WEST LINN, OR 97068-2104

21E24AC01300
ALDER JOHN ALAN & CATHERINE D
19120 NIXON AVE
WEST LINN, OR 97068-2104

21E24AC01400
FOX JEANNE A TRUSTEE
4487 KENTHORPE WAY
WEST LINN, OR 97068-2117

21E24AC01500
MACALINO FELICISIMO M & CAROLINA
12428 57B AVE
SURREY, BC V3X 3

21E24AC01501
KELLOGG JOHN X & KAREN JEAN
4550 KENTHORPE WAY
WEST LINN, OR 97068-2119

21E24AC01600
WOLF MARTIN J
18930 SW SW HEIGHTSVIEW CT
BEAVERTON, OR 97007

21E24AC01700
HEATH CHARLES C & JULIA W
19220 NIXON AVE
WEST LINN, OR 97068-2161

21E24AC01704
MAIER PAUL E TRUSTEE
1655 DEVON LN
LAKE OSWEGO, OR 97034-6263

21E24AC01705
CURRENT RESIDENT
4532 KENTHORPE WAY
WEST LINN, OR 97068-2119

21E24AC01706
PERRY JACK JR & SHARON L
4546 KENTHORPE WAY
WEST LINN, OR 97068-2119

21E24AC01708
KINGSBOROUGH DONALD H
PO BOX 148
WEST LINN, OR 97068-0148

21E24AC01709
FRIEDMAN GLEN H
19250 NIXON AVE
WEST LINN, OR 97068-2161

21E24AC01800
RUSSELL JEFFREY J
4552 KENTHORPE WAY
WEST LINN, OR 97068-2119

21E24AC01801
FELDER BETHANNE
4572 KENTHORPE WAY
WEST LINN, OR 97068-2119

21E24AC01802
DAILEY JASON J & SONYA L
4592 KENTHORPE WAY
WEST LINN, OR 97068-2119

21E24AC01901
GILMAN FAY L
4610 KENTHORPE WAY
WEST LINN, OR 97068-2129

21E24AC01902
EVANS RICK A
4630 KENTHORPE WAY
WEST LINN, OR 97068-2129

21E24AC01903
BOUYER DAVID C
4620 KENTHORPE WAY
WEST LINN, OR 97068-2129

21E24AC02100
ELLSWORTH CAROL B TRUSTEE
4553 MAPLETON DR
WEST LINN, OR 97068-2139

21E24AC02200
MEDBERY SHANE M
4451 MAPLETON DR
WEST LINN, OR 97068-2137

21E24AC02201
MCCARTHY MICHAEL & LISA
4491 MAPLETON DR
WEST LINN, OR 97068-2137

21E24AC02300
SMITH PATRICK & VICTORIA
4448 MAPLETON DR
WEST LINN, OR 97068-2150

21E24AC02400
CLUNAS FUND GRP INC PRFT SHR PLN
PO BOX 896
LAKE OSWEGO, OR 97034-0143

21E24AC02500
JP MORGAN CHASE BANK NA
7255 BAYMEADOWS WAY
JACKSONVILLE, FL 32256-6851

21E24AC02600
SIEBEN THOMAS J TRUSTEE
4950 MAPLETON DR
WEST LINN, OR 97068-2145

21E24AC02601
CHRISTENSEN C S JR & NATHALIE
4738 MAPLETON DR
WEST LINN, OR 97068-2143

21E24BA00601
ORR ELDA JANE CO-TRUSTEE
4626 PHELPS CREEK RD
HOOD RIVER, OR 97031-8782

21E24BA00700
KINGSBOROUGH DOUGLAS & SHARON
19090 NIXON AVE
WEST LINN, OR 97068-2110

21E24BA00800
SHERMAN STEVE & RITA
19065 NIXON AVE
WEST LINN, OR 97068-2154

21E24BA00801
HENDERSON ROBERT B
19095 NIXON AVE
WEST LINN, OR 97068-2154

21E24BA00900
MCLACHLAN MONTE E & MARLA J
19045 NIXON AVE
WEST LINN, OR 97068-2154

21E24BA01000
TOBIN STEPHAN A TRUSTEE
19025 NIXON AVE
WEST LINN, OR 97068-2154

21E24BA01800
WEST LINN-WILS SCH DIST #3J
PO BOX 35
WEST LINN, OR 97068-0035

21E24BA02000
MILLER JEFFREY & SUSAN
4300 CEDAROAK DR
WEST LINN, OR 97068-1667

21E24BA02002
BARTLEY PATRICIA F TRUSTEE
4310 CEDAROAK DR
WEST LINN, OR 97068-1667

21E24BA02100
TORKAMAN AKIE
PO BOX 1053
LAKE OSWEGO, OR 97034-0119

21E24BA02200
HANBY GEORGE DANIEL JR TRUSTEE
1614 SE 107TH #A
PORTLAND, OR 97216-3251

21E24BA02300
HAATIA LLOYD WARREN TRUSTEE
4271 TERRA VISTA CT
WEST LINN, OR 97068-1655

21E24BA02400
HORVATH E MARIE
4256 TERRA VISTA CT
WEST LINN, OR 97068-1655

21E24BA02500
HOPPE HEATHER MARIE
2308 HEATHERFIELD RD
NORMAN, OK 73071-1440

21E24BA02600
HARTFELL ADOLF & BARBARA
4230 TERRA VISTA CT
WEST LINN, OR 97068-1655

21E24BA02700
BALTAZAR ROBERT D & SHIRLEY L
4220 TERRA VISTA CT
WEST LINN, OR 97068-1655

21E24BA02800
DELUCA RAYNOLD E JR & DEBRA A
4206 CEDAROAK DR
WEST LINN, OR 97068-1615

21E24BA02900
MCDONALD RYAN A & JENNIFER A
4194 CEDAROAK DR
WEST LINN, OR 97068-1613

21E24BA03000
MCCARTHY SEAN G
4142 CEDAROAK DR
WEST LINN, OR 97068-1613

21E24BA03100
WALKER SALLY A
1521 N JANTZEN AVE
PORTLAND, OR 97217-8100

21E24BA03200
HAINS PROPERTIES LLC
11295 SE PINE CT
PORTLAND, OR 97216-3342

21E24BA03300
PERRY MAUREEN & JOSEPH A
4064 CEDAROAK DR
WEST LINN, OR 97068-1611

21E24BA03600
CURRENT RESIDENT
4035 KENTHORPE WAY
WEST LINN, OR 97068-2109

21E24BA03800
CURRENT RESIDENT
4107 KENTHORPE WAY
WEST LINN, OR 97068-2100

21E24BB03800
CURRENT RESIDENT
3900 KENTHORPE WAY
WEST LINN, OR 97068-2160

21E24BB04001
CURRENT RESIDENT
3878 KENTHORPE WAY
WEST LINN, OR 97068-2157

21E24BC02000
CURRENT RESIDENT
4000 MAPLETON DR
WEST LINN, OR 97068-2142

21E24 00600
CURRENT RESIDENT
19900 WILLAMETTE DR
WEST LINN, OR 97068

21E24AC00904
CURRENT RESIDENT
4945 MAPLETON DR
WEST LINN, OR 97068-2156

21E24AC01704
CURRENT RESIDENT
4524 KENTHORPE WAY
WEST LINN, OR 97068-2119

21E24AC01708
CURRENT RESIDENT
19380 NIXON AVE
WEST LINN, OR 97068-2108

21E24AC02400
CURRENT RESIDENT
4510 MAPLETON DR
WEST LINN, OR 97068-2151

21E24AC02500
CURRENT RESIDENT
4622 MAPLETON DR
WEST LINN, OR 97068-2141

21E24BA00601
CURRENT RESIDENT
19070 NIXON AVE
WEST LINN, OR 97068-2110

21E24BA01800
CURRENT RESIDENT
4515 CEDAROAK DR
WEST LINN, OR 97068-1618

21E24BA02100
CURRENT RESIDENT
4299 TERRA VISTA CT
WEST LINN, OR 97068-1655

21E24BA02200
CURRENT RESIDENT
4283 TERRA VISTA CT
WEST LINN, OR 97068-1655

21E24BA02500
CURRENT RESIDENT
4242 TERRA VISTA CT
WEST LINN, OR 97068-1655

21E24BA03100
CURRENT RESIDENT
4108 CEDAROAK DR
WEST LINN, OR 97068-1613

ANTHONY BRACCO
PRESIDENT
ROBINWOOD NEIGHBORHOOD ASSOC.
2716 ROBINWOOD WAY
WEST LINN, OR 97068

KEVIN BRYCK
DESIGNEE
ROBINWOOD NEIGHBORHOOD ASSOC.
18840 NIXON AVENUE
WEST LINN, OR 97068

CAMON BRYCK
SECRETARY
ROBINWOOD NEIGHBORHOOD ASSOC.
18840 NIXON AVENUE
WEST LINN, OR 97068

MARY HILL
TREASURER
ROBINWOOD NEIGHBORHOOD ASSOC.
19050 NIXON AVENUE
WEST LINN, OR 97068

JIM O'TOOLE
MEMBER AT LARGE
ROBINWOOD NEIGHBORHOOD ASSOC.
2612 ROBINWOOD DRIVE
WEST LINN, OR 97068

DAVID NEUMEIER
VICE PRESIDENT
ROBINWOOD NEIGHBORHOOD ASSOC.
3722 ROBIN VIEW DRIVE
WEST LINN, OR 97068

H:\WO\120 LO Tigard Water Supply
Extension\Public Outreach\Events-Open
Houses\West Linn\Robinwood\Land Use
Permitting\WTP_600 ft_labels meeting on 11 10
11.doc

Lake Oswego Water Treatment Plant Conditional Use Permit

Documentation of West Linn's Neighborhood Contact Requirements

Attachment 3

- Copy of the required September 12, 2011 posted notice
- Affidavit of September 12, 2011 posting
- Photos of the September 12, 2011 posting
- Copy of the October 25, 2011 posted notice
- Affidavit of October 25, 2011 posting
- Photos of the October 25, 2011 posting

PUBLIC NOTICE

THIS SITE

(4260 KENTHORPE WAY, WEST LINN)

**MAY BE SUBJECT TO A
CONDITIONAL USE PERMIT
AND OTHER APPROVALS
THAT MAY BE REQUIRED
TO UPGRADE AND
EXPAND THE WATER
TREATMENT PLANT.**

FOR ADDITIONAL INFORMATION CONTACT:

ERIC DAY

CITY OF LAKE OSWEGO

503-697-6502

Name of applicant City of Lake Oswego Pre-App. No. 2001-09-01 @ 9:00 a.m.
Subject Property: Tax Lot(s) 21e24bd00300, 21e24bd01200, 21e24bd001300, 21e24bd01400, and 21e24bd01500
Tax Map(s) 02501e24bd
Address or General Location: 4260 Kenthorpe Way, 4245 Mapleton Drive, 4305 Mapleton Drive, 4315 Mapleton Drive, and no situs, West Linn, OR

AFFIDAVIT OF POSTING NOTICE

I, Jeffrey M. Selby, do swear or affirm that I am (represent) the party initiating interest in a proposed conditional use affecting the land located at 4260 Kenthorpe Way, and that pursuant to West Linn CDD 55.070 (D), did on the 12th day of September, 2011 personally post the notice indicating that the site may be proposed for a conditional use and design review permit application.

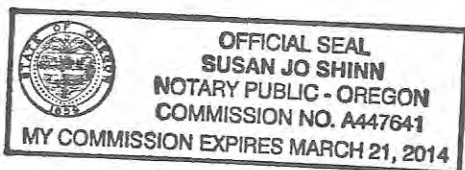
One sign was posted at 4260 Kenthorpe Way to the left of the driveway one was posted on the property at 4305 Mapleton Avenue.
(state location on property)

This 12th day of September, 2011

Jeffrey M. Selby
Signature

Subscribed and sworn to, or affirmed, before me this 5th day of October, 2011.

Susan Jo Shinn
Notary Public for the State of Oregon
My Commission Expires March 21, 2014



From: Selby, Jeff
Sent: Monday, September 12, 2011 1:01 PM
To: Barrie, Laura
Subject: Fwd: Mapleton Sign

Jeff Selby
503.819.9679

Sent from iPhone.

Begin forwarded message:

From: "Selby, Jeff" <jselby@ci.oswego.or.us>
To: "Selby, Jeff" <jselby@ci.oswego.or.us>
Subject: Mapleton Sign



From: Selby, Jeff
Sent: Monday, September 12, 2011 1:02 PM
To: Barrie, Laura
Subject: Fwd: Kenthorpe Sign

Jeff Selby
503.819.9679

Sent from iPhone.

Begin forwarded message:

From: "Selby, Jeff" <jselby@ci.oswego.or.us>
To: "Selby, Jeff" <jselby@ci.oswego.or.us>
Subject: Kenthorpe Sign



PUBLIC NOTICE

Meeting to discuss Conditional Use and Design

Review applications for this property on:

Thursday, November 10, 7:00 p.m.

Cedaroak Park School

4515 Cedaroak Drive, West Linn

For more information, contact Eric

Day at 503-697-6502



Lake Oswego · Tigard
Water Partnership

sharing water · connecting communities

Name of applicant City of Lake Oswego Pre-App. No. 2001-09-01 @ 9:00 a.m.
Subject Property: Tax Lot(s) 21e24bd00300, 21e24bd01200, 21e24bd001300, 21e24bd01400, and 21e24bd01500
Tax Map(s) 02501e24bd
Address or General Location: 4260 Kenthorpe Way, 4245 Mapleton Drive, 4305 Mapleton Drive, 4315 Mapleton Drive, and no situs, West Linn, OR

AFFIDAVIT OF POSTING NOTICE

I, Susie Shinn, do swear or affirm that I am (represent) the party initiating interest in a proposed conditional use use affecting the land located at 4260 Kenthorpe Way, and that pursuant to West Linn CDD 55.070 (D), did on the 24th day of October, 2011 personally post the notice indicating that there would be a meeting held November 10, 2011 at 7:00 p.m. to discuss the conditional use and design review permit applications.

One sign was posted at 4260 Kenthorpe Way to the left of the driveway one was posted on the property at 4305 Mapleton Avenue.
(state location on property)

This 25th day of October, 2011

Susie Shinn

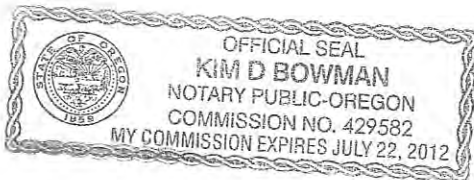
Signature

Subscribed and sworn to, or affirmed, before me this 25th day of October, 2011.

Kim D. Bowman

Notary Public for the State of Oregon

My Commission Expires July 22, 2012



PUBLIC NOTICE

THIS SITE
(4260 KENTHORPE WAY, WEST LINN)
MAY BE SUBJECT TO A
CONDITIONAL USE PERMIT
AND OTHER APPROVALS
THAT MAY BE REQUIRED
TO UPGRADE AND
EXPAND THE WATER
TREATMENT PLANT.

FOR ADDITIONAL INFORMATION CONTACT:
ERIC DAY
CITY OF LAKE OSWEGO
503-697-6502

PUBLIC NOTICE

Meeting to discuss Conditional Use and Design
Review applications for this property on:
Thursday, November 10, 7:00 p.m.
CedarOak Park School

4515 CedarOak Drive, West Linn
For more information, contact Eric
Day at 503-697-6502

 Lake Oswego - Tigard
Water Partnership

200

THIS SITE
(4260 KENT DRIVE, W. LINN, IN D)
MAY BE SUBJECT TO A
CONDITIONAL USE PERMIT
AND OTHER APPROVALS
THAT MAY BE REQUIRED
TO UPGRADE AND
EXPAND THE WATER
TREATMENT PLANT.

PUBLIC NOTICE

Meeting to discuss Conditional Use and Design
Review applications for this property on:
Thursday, November 10, 7:00 p.m.
Cedaroak Park School

4515 Cedaroak Drive, West Linn
For more information, contact Eric
Day at 503-697-6502



Lake Oswego Water Treatment Plant Conditional Use Permit

Documentation of West Linn's Neighborhood Contact Requirements

Attachment 4

- Video / audiotape of the meeting

Barney & Worth, Inc.



Lake Oswego / Tigard Water Partnership



**Public Meeting at
Cedaroak Elementary School
West Linn, Oregon
Thursday, November 10, 2011**

**247 Commercial St., NE, Suite 204 - Salem, OR 97301-3411
503.585.4043 - fax: 503.589.4165 - www.barneyandworth.com**

Lake Oswego Water Treatment Plant Conditional Use Permit

Documentation of West Linn's Neighborhood Contact Requirements

Attachment 5

- Copy of Lake Oswego's written summary of the meeting
- Meeting Questions & Answers
- Copies of any written comments from property owners, residents, and neighborhood association members.
- Copy of the letter to the neighborhood association chair
- Copy of certified mail and United States Postal Service confirmation of delivery
- November 10, 2011 meeting sign-in sheets

Lake Oswego Tigard Water Partnership
Water Treatment Plant Expansion and Upgrade
Public Meeting Summary – November 10, 2011 (Rev. 12/15/2011)

Attendance: 25 citizens, plus staff and consultant team

Public Comment on Design, Construction & Operation of Water Treatment Plant:

- *Design:*
 - Mapleton Drive homeowners have said they do not want a path.
 - The path should be lighted, but the lighting screened to prevent glare.
 - Question: The back (southern) side of the building is a long, unbroken wall. Can that design be broken into segments? How will it be screened?
 - Question: What will the lighting look like? Will neighbors be able to see the lights from their homes?
 - Question: The site plan proposes a native woodland screen. Why should the security fence in that area be placed along neighbors' property lines?
 - Question: Which of the drawings shown over time will be the required plan?
- *Construction:*
 - 24/7 access to homes is essential.
 - We would like to see the perimeter fence installed earlier to keep our pets from roaming onto the site.
 - Mapleton Drive is only 16-feet wide, not enough to accommodate two-way truck traffic.
 - Mapleton Drive is a narrow residential street, currently difficult for trucks – let alone construction vehicles. School children on Mapleton need to walk and catch a school bus all the way up to Hwy. 43 – very unsafe for pedestrians!*
 - Question: The construction mitigation plan quotes Lake Oswego's code. What does West Linn require?
 - Question: When will the landscape / trees be planted? How long will it take for the plantings to mature?
 - Question: How will the project be phased? What are the first steps?
- *Operations:*
 - A reverse 911 system is needed to notify neighbors in case of emergency.
 - Plants will take 20-30 years to mature. Meanwhile, they need professional maintenance.
 - I have a concern about increased storage of chemicals especially since this area is in a red-zoned earthquake area.*
 - Question: How will hazardous materials be handled on-site? Does ozone treatment (hydrogen) pose a new / greater risk?
 - Question: What will be the maximum volume of water stored on-site? What will happen to that water if there is a seismic event?
 - Question: Will the emergency road be locked by gates?*

- *General*
 - I oppose this project on several fronts. This project is being done by an outside agency that is causing great inconvenience and hardship to a neighborhood with little to no benefits being received. A proposed construction period of 2½ years means total disruption to life in a normally quiet neighborhood. It also devalues our properties to have a giant industrial plant with an area zoned residential (R10). It should be required to re-zone the area instead of getting a conditional use permit.*
 - I oppose this expansion in West Linn. Your permanent intrusion into our neighborhood deserves a permanent benefit to those affected. Free water should be given to all Mapleton, Kenthorpe and affected Nixon property owners.*
 - Question: Will this be the final treatment plant expansion?
 - Question: We request Lake Oswego explain and compare a plant in Foothills (or elsewhere), with intake and treatment in Foothills, in lieu of the West Linn site.
 - Question: What are the benefits of the project to the neighborhood, beyond West Linn's requirements?
 - Question: Given Mapleton Drive's narrow width, how will access be kept open to neighbors' homes?
 - Question: Where can neighbors park during construction?
 - Question: How can driveway access to homes be assured?

General Public Comments on WTP Project:

- This facility should no longer be allowed: a major industrial facility in a residential zone.
- West Linn residents / treatment plant neighbors have no say in the project, and don't get to vote on it.
- The treatment plant should be relocated to Lake Oswego's Foothills neighborhood.
- Lake Oswego business belongs in Lake Oswego not a residential neighborhood in West Linn. We receive no benefits from Lake Oswego or Tigard. Be a great neighbor and build Lake Oswego industrial facilities in Lake Oswego.*
- Lake Oswego should build an industrial plant in their city – not ours!*
- Since this is a land use issue and a full plant rebuild, we request Lake Oswego explain and compare a plant in Foothills (or elsewhere), with intake and treatment in Foothills, in lieu of the West Linn site. We expect there is a cost savings to the total project saving several miles of 48-inch pipe.*
- Benefits: 1. West Linn plant stays operational during Foothills construction. 2. No expensive river crossing. 3. Reduced demand on limited Clackamas River flows. 4. Return of residential property to residential use. 5. Foothills water treatment plan can coexist with LO's other plans for Foothills.*
- This project is a tremendous intrusion into our neighborhood. This will require extreme measures for the Partnership.
- Lake Oswego is becoming a major water wholesaler to make money.
- Lake Oswego is taking our (West Linn's) share of Clackamas River water.
- This project takes water from the Clackamas River and exports it outside the basin. Damascus and Boring won't be able to use Clackamas River water as they develop.

- The Lake Oswego / West Linn intertie will still be available without this project. Also, there is an existing 24-inch pipeline that connects South Fork's water supply system with Clackamas River water, which has a surplus available.
- Pretty drawings – but which of these enhancements would already be required by the City of West Linn? The Great Neighbor Plan Committee intends to bring forward further suggestions.
- The project offers no new benefits to West Linn. There is an existing intertie between the treatment plant and West Linn's water system.
- The treatment plant was a good neighbor before this proposed expansion. The only exception was the threat of condemnation of neighboring properties in 1995.
- The meeting agenda allows 90 minutes for public comment. Let people talk. I question the Partnership's sincerity about addressing neighbors' concerns.

The following questions and comments from meeting participants related to the drinking water pipelines will be addressed by the Partnership in a subsequent land use permit process with West Linn.

Comments and Questions on Pipeline

- The pipeline is even worse than the treatment plant: a raging river under someone's property.
- The pipeline already has a chronic leak.
- The proposal to run a 4-foot water pipe under residential property should not be allowed – too dangerous!*
- Question: How deep will the pipeline be?
- Question: What is the contingency plan if a pipeline breaks? There have been recent incidents in Boston and in Tigard on SW 94th where five homes were flooded.
- Question: Who will be responsible for damage if a pipeline breaks? (Individual homeowners' insurance won't pay.)

*Written comments

Lake Oswego Tigard Water Partnership
Water Treatment Plant Expansion and Upgrade
Required Public Meeting – November 10, 2011
Questions & Answers

Plant Design

Q: The back (southern) side of the building is a long, unbroken wall. Can that design be broken into segments? How will it be screened?

A: The southern view of treatment plant structures will be broken up in several ways including screening with trees, berms, other landscaping, roof forms, including green roofs, windows and materials changes.

Q: What will the lighting look like? Will neighbors be able to see the lights from their homes?

A: Exterior task lighting will be fully shielded light 'trespass'. Dual intensity lighting is also being proposed: low light levels for safety and security and a higher light level used only for nighttime emergencies or off-hours maintenance requirements.

Q: The site plan proposes a native woodland screen. Why should the security fence in that area be placed along neighbors' property lines?

A: The security fence that is proposed near abutting properties appears as a good neighbor fence on the neighbor side and is a security mesh on the plant side. The fence serves two purposes: it screens any views where existing landscape material might be removed and provides plant security. Some neighbors have requested that this good neighbor fence be installed as an early project for screening during construction or because they need it to keep pets away from construction.

Q. Which of the drawings shown over time will be the required plan?

A. The conceptual drawings of the water treatment plant site were prepared by the Partnership to elicit feedback from neighbors. The drawings have been updated over time to reflect input and suggestions from our Robinwood neighbors. The final drawing will closely resemble the project design and will be submitted with the land use application, anticipated in early January.

Plant Construction

Q: The construction mitigation plan quotes Lake Oswego's code. What does West Linn require?

A: A Construction Management Plan will be provided as part of the Treatment Plant Land Use Application. The Plan summarizes anticipated construction mitigation efforts required by code. Lake Oswego's Plan, however, will go above and beyond the West Linn code requirements to accommodate neighborhood concerns.

Q: When will the landscape / trees be planted? How long will it take for the plantings to mature?

A: Typically trees and landscaped areas are planted towards the end of the construction period. In general trees are planted at about 8-12' in height, double their height in 10 years and continue to grow after that time. Shrubs and groundcover typically achieve desired growth within a few years of planting.

Q: How will the project be phased? What are the first steps?

A: To the greatest extent possible, the project will be constructed as one project; construction duration for this project is currently anticipated to be 28 months. An additional solids thickener and filter wash water clarifier may or may not be needed in the future. These will be designed and permitted now but would not be constructed unless and until needed.

The expansion of the treatment plant will be sequenced to minimize impacts on existing plant operations. Initial construction activities will include mobilization of construction trailers, clearing and grubbing of the project site (including removal of portions of the existing landscaping), mass excavation and installation of underground utilities. Construction of the main process elements will follow these preliminary activities. After construction, grading, landscaping, removal of erosion control devices and site cleanup and fencing will occur.

Plant Operations

Q: How will hazardous materials be handled on-site? Does ozone treatment (hydrogen) pose a new/greater risk?

A: The new facility will be constructed with state-of-the art chemical handling systems, complete with chemical unloading containment, storage containment, leak detection and associated alarms. All chemicals will be handled according to all current applicable rules/regulations for the safety of treatment plant operators and surrounding neighborhood.

Ozone will be a new chemical at the expanded Plant. All ozone process facilities will be enclosed; all excess gaseous ozone is vented through an ozone destruction unit prior to discharge of oxygen to the atmosphere. The ozone generation and off-gas destruction facilities are equipped with ambient ozone and oxygen sensors with both visual and audible alarms to ensure safety.

Q: What will be the maximum volume of water stored on-site? What will happen to that water if there is a seismic event?

A: The buried clearwell, the primary storage basin for treated water, will accommodate a maximum of 3.0 million gallons of on-site storage. The clearwell is considered a 'critical' facility under the structural codes, and must be designed to withstand the seismic design event for the region, while remaining fully functional.

Q: Will the emergency road be locked by gates?

A: West Linn's Community Development Code requires a gate with a special lock that can be accessed by emergency personnel, rather than bollards, as shown in the most recent renderings. The gate will be designed to fit into the theme of proposed fencing and landscaping.

General

Q: Will this be the final treatment plant expansion?

A: Yes. Lake Oswego and Tigard are planning to expand the plant to its ultimate treatment capacity of 38 million gallons per day (mgd). Future upgrades (not capacity expansion) may be needed in response to new drinking water regulations.

Q. We request Lake Oswego explain and compare a plant in Foothills (or elsewhere), with intake and treatment in Foothills, in lieu of the West Linn site.

A. The Partnership is committed to the current supply plan for cost, schedule and water rights reasons and will not be moving the treatment plant to Lake Oswego.

Q: What are the benefits of the project to the neighborhood, beyond West Linn's requirements?

A: Some of the benefits, beyond what West Linn can require through its codes or review process include: 1) very large setbacks between structures and adjacent properties, 2) a very compact plant footprint allowing setback areas far beyond what is required by code in the R-10 zone for additional landscaping and screening, 3) an opportunity to coordinate on any Capital Improvement Projects in West Linn's Capital Improvement Plan (CIP) that it believes could result in cost savings through coordination with the Partnership's pipeline project, 4) an opportunity for West Linn to have year round access to an emergency water supply (it currently can get water from Lake Oswego for emergency purposes as it has done in the past, but only during times of the year when the plant is not operating at capacity); and 5) West Linn has the opportunity to defer millions of dollars of needed water infrastructure improvements by relying on Lake Oswego's plant for water storage and supply.

Q: Given Mapleton Drive's narrow width, how will access be kept open to neighbors' homes?

A: Construction activities at the WTP are not currently anticipated to create short-term access challenges to the residents along Mapleton or Kenthorpe. All parking and major construction staging/sequencing are planned to occur on-site, minimizing impacts on Mapleton Drive.

Q: Where can neighbors park during construction?

A: Neighbors can continue to park in their driveways as they do now. They may not be able to park in the street directly in front of their home as the pipeline on Mapleton is being constructed in the

street in front of their property. There may need to be no parking areas in front of the WTP as well during plant construction.

Q: How can driveway access to homes be assured?

A: It can't always be assured. During WTP construction driveway access will almost always be possible. During pipeline construction there may be occasions when residents may need to park elsewhere for short periods of time. The Partnership is committed to providing neighbors with advance notice during periods of restricted vehicle access.

Pipeline related questions (unrelated to WTP land use)

Q. How deep will the pipeline be?

A. The pipeline is not completely designed at this time, but in general the top of the pipe should be 4-8 feet below the surface of the roadway. As more information becomes available, Lake Oswego will share it with the neighborhood.

Q. What is the contingency plan if a pipeline breaks? There have been recent incidents in Boston and in Tigard on SW 94th where five homes were flooded.

A. Lake Oswego follows generally the same operating procedure that West Linn does in the case of a water main break. Locate the leak/damaged section of the main and isolate the section using the mainline shut-off valves to minimize damage and cleanup, notify customers of a possible loss or reduction in water pressure or temporary loss of service, notify neighbors along the affected portion of the transmission line, use traffic control devices as required, place bio bags in storm drains as necessary and repair the leak/damage as quickly as possible.

Q Who will be responsible for damage if a pipeline breaks? (Individual homeowners' insurance won't pay.)

A. Breaks are certainly not anticipated with a brand new pipeline. In the event that a break were to occur, the City of Lake Oswego would work with neighbors' and its own insurance companies to assess damage and come to a resolution about liability.

Lake Oswego Tigard Water Partnership Required Land Use Meeting
November 10, 2011

PARTICIPANTS' WRITTEN COMMENTS

1. Thomas Holder, 4000 Mapleton Drive, thom.holder@comcast.net
2. Rebecca Walters, 4426 Mapleton Drive, rebecca.walters@adp.com
3. Tom Sieben, 4950 Mapleton Drive
4. Gwen Sieben, 4950 Mapleton Drive
5. Julie Blake, 4400 Mapleton Drive, noelblake@comcast.net
6. Vicky Smith, Mapleton

Comments:

- I'd like to talk with Jane or someone from the City of Lake Oswego. Week of Thanksgiving preferred. **[Holder]**
- Will the emergency road be locked by gates? **[Walters]**
- Lake Oswego business belongs in Lake Oswego not a residential neighborhood in West Linn. We receive no benefits from Lake Oswego or Tigard. Be a great neighbor and build Lake Oswego industrial facilities in Lake Oswego. **[Tom Sieben]**
- I oppose this expansion in West Linn. Your permanent intrusion into our neighborhood deserves a permanent benefit to those affected. Free water should be given to all Mapleton, Kenthorpe and affected Nixon property owners. **[Gwen Sieben]**
- I oppose this project on several fronts. This project is being done by an outside agency that is causing great inconvenience and hardship to a neighborhood with little to no benefits being received. A proposed construction period of 2½ years means total disruption to life in a normally quiet neighborhood. It also devalues our properties to have a giant industrial plant with an area zoned residential (R10). It should be required to re-zone the area instead of getting a conditional use permit.

I have a concern about increased storage of chemicals especially since this area is in a red-zoned earthquake area. The proposal to run a 4 foot water pipe under residential property should not be allowed – too dangerous!

Mapleton Drive is a narrow residential street, currently difficult to have trucks to pass let alone construction vehicles. School children on Mapleton need to walk and catch a school bus all the way up to Hwy. 43 – very unsafe for pedestrians!

Lake Oswego should build an industrial plant in their city – not ours! **[Blake]**

- Since this is a land use issue and a full plant rebuild, we request Lake Oswego explain and compare a plant in Foothills (or elsewhere), with intake and treatment in Foothills, in lieu of the West Linn site. We expect there is a cost savings to the total project saving several miles of 48-inch pipe.

Benefits: 1. West Linn plant stays operational during Foothills construction. 2. No expensive river crossing. 3. Reduced demand on limited Clackamas River flows. 4. Return of residential property to residential use. 5. Foothills water treatment plan can co-exist with LO's other plans for Foothills. **[Smith]**



Lake Oswego Tigard Water Partnership Required Land Use Meeting
November 10, 2011 • Cedaroak Park School
Official Written Comment Form

Name: THOMAS HOLDER Email: thom.holder@comcast.net

Address: 4000 MAPLETON DR

Comment: I'D LIKE TO TALK WITH JANE OR SOMEONE
FROM THE CITY OF LAKE OSWEGO. WEEK OF
THANKSGIVING PREFERRED.

If you would like to be added to our emailing list, please include your email address on this form.
Please drop your completed form in the drop box.



Lake Oswego Tigard Water Partnership Required Land Use Meeting
November 10, 2011 • Cedaroak Park School
Official Written Comment Form

Name: Rebecca WATERS Email: rebecca-waters@adp.com

Address: 4426 Mapleton Dr

Comment: Will the emergency road be locked by gates?

If you would like to be added to our emailing list, please include your email address on this form.
Please drop your completed form in the drop box.



Lake Oswego Tigard Water Partnership Required Land Use Meeting
November 10, 2011 • Cedaroak Park School
Official Written Comment Form

Name: TOM SIEBEN Email: _____

Address: 4950 MAPLETON DRIVE

Comment: LAKE Oswego business belongs in Lake Oswego not a
residential neighborhood in West Linn. We receive no benefits from
Lake Oswego or Tigard. Be a great neighbor and build Lake Oswego
industrial facility in Lake Oswego.

If you would like to be added to our emailing list, please include your email address on this form.
Please drop your completed form in the drop box.



Lake Oswego Tigard Water Partnership Required Land Use Meeting
November 10, 2011 • Cedaroak Park School
Official Written Comment Form

Name: Gwen Sieben Email: _____

Address: 4950 Mapleton

Comment: I oppose this expansion in West Linn.
Your permanent intrusion into our neighborhood
deserves a permanent benefit to those
affected. Free water should be given to
all Mapleton, Kenthorpe and affected
Nixon property owners.

If you would like to be added to our emailing list, please include your email address on this form.
Please drop your completed form in the drop box.



Lake Oswego Tigard Water Partnership Required Land Use Meeting
November 10, 2011 • Cedaroak Park School
Official Written Comment Form

Name: Julie Blake Email: noelblake@comcast.net

Address: 4400 Mapleton Dr, West Linn

Comment: I oppose this project on several fronts. This project is being done by an outside agency that is causing great inconvenience & hardship to a neighborhood with little to no benefits being received. A proposed construction period of 2 1/2 years means total disruption to life in a normally quiet neighborhood. It also deprives our properties to have a great industrial plant within an area zoned residential (C10). It should be required to rezone the area instead of getting an conditional-use permit.

I have a concern about increased storage of chemicals especially since this area is in a re-zoned earthquake area. The proposal to run a 4' water pipe under

If you would like to be added to our emailing list, please include your email address on this form.

Please drop your completed form in the drop box.

Residential property should not be allowed - too dangerous! small streets to pass Mapleton Drive is a narrow residential street / currently difficult to have trucks to pass Mapleton Drive is a narrow residential street / currently difficult to have trucks to pass Mapleton Drive is a narrow residential street / currently difficult to have trucks to pass

L.O. should build an industrial plant in their city - not ours!!



Lake Oswego Tigard Water Partnership Required Land Use Meeting
November 10, 2011 • Cedaroak Park School
Official Written Comment Form

Name: Vicky Smith Email: _____

Address: MAPLETON

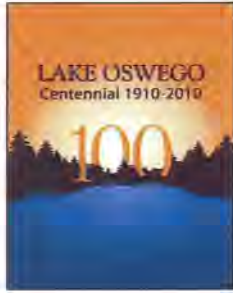
Comment: SINCE THIS IS A LAND USE ISSUE AND A FULL PLANT REBUILD
WE REQUEST LAKE OSWEGO EXPLAIN ~~THE~~ AND COMPARE
A PLANT IN Foothills, WITH INTAKE & TREATMENT IN
FOOTHILLS, IN LIEU OF THE WESTUMAL SITE.

WE EXPECT THERE IS A COST SAVINGS TO THE TOTAL
PROJECT SAVINGS SEVERAL MILLIONS OF 48-INCH PIPE

- BENEFITS ① PLANT STAYS OPERATIONAL PURVIDS FOOTHILLS CONSTRUCTION

- ② NO EXPENSIVE RIVER CROSSINGS
- ③ REDUCED DEMAND ON LIMITED CREAKS AND RIVER FLOWS
- ④ RETURN OF RESIDENTIAL PROPERTY TO RESIDENTIAL USE
- ⑤ FOOTHILLS WATER TREATMENT PLANT CAN CO-EXIST WITH LO'S OTHER USE.

If you would like to be added to our emailing list, please include your email address on this form.
Please drop your completed form in the drop box. PLEASE FOR
FOOTHILLS.



CITY OF LAKE OSWEGO

LAKE OSWEGO TIGARD WATER PARTNERSHIP

4101 Kruse Way
PO Box 369
Lake Oswego, OR 97034

503-635-0270
www.ci.oswego.or.us

By Certified Letter: Return Receipt Requested

December 19, 2011

Anthony Bracco, President
Robinwood Neighborhood Association
2716 Robinwood Way
West Linn, OR 97068

Dear Tony:

Attached, please find the following items from the Water Treatment Plant Expansion and Upgrade Public Meeting held on November 10, 2011:

1. The Meeting Summary
2. Questions and Answers
3. Meeting sign-in sheets
4. The video of the public meeting

If you have any questions, please feel free to contact me.

Thank you.

Jane Heisler
Communications Director,
Lake Oswego Tigard Water Partnership

/lcb

Enclosure



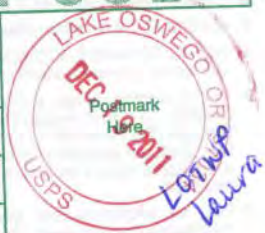
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Anthony Bracco, President
Robinwood Neighborhood Association
2716 Robinwood Way
West Linn, OR 97068

English

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Please sign in. (Required Land Use Public Meeting - 2011)

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Shawn Lee Blake	4400 Mapleton Dr	lee_wellblake@comcast.net
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Keri Hall	West Lim Holdings	
Thomas Fowler	4000 MARLETON DR	thom.fowler@comcast.net
Gwen Sieben	4950 Mapleton	gwen.sieben@att.net
Tory Sieben	4950 MARLETON	
Anthony Brewer	2716 Robinsonville	antbrewer@comcast.net
Vicki Green	2448 Mapleton	

Please sign in. (Required Land Use Public Meeting - 2011)

Name	Address	Email
Eric & Jane Jones	430 Mapleton Dr	
Bob Stowell	2600 Maria Ct.	
Lynn M. W.	4257 Kinningsway	
Kurt Meyer		



Please sign in. (Required Land Use Public Meeting - 2011)

Name	Address	Email
PATRICK MURPHY		murphyinc2000
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Lake Oswego Water Treatment Plant Conditional Use Permit

Neighborhood Coordination Appendix B

Good Neighbor Plan Meetings

Attachment 1

Water Treatment process recommendation Open House: summary (June 24, 2010)

Attachment 2

Water Treatment Plant Open House: invitations, news release, questions and comments (July 24, 2010)

Attachment 3

Maple Grove Plat property owners meeting: invitations and summary (August 4, 2010)
Follow-up survey for Maple Grove Plat property owners: results (August 4 – October 8, 2010)

Attachment 4

First Good Neighbor Plan meeting: postcard and summary (October 27, 2010)

Attachment 5

Second Good Neighbor Plan meeting: flyers and electronic polling results (December 1, 2010)
Follow-up survey: results (December 1, 2010 – January 12, 2011)

Attachment 6

Robinwood NA tour of Wilsonville's water treatment plant: summary (December 11, 2010)

Attachment 7

Design team "backyard visits" with 14 treatment plant neighbors: summary (July 13 – August 21, 2011)

Attachment 8

Design open house: notification and summary (October 27, 2011)

Lake Oswego Water Treatment Plant Conditional Use Permit

Good Neighbor Plan Meetings

Attachment 1

Water Treatment process recommendation Open House *June 24, 2010*

- Open House summary



Lake Oswego · Tigard Water Partnership

sharing water · connecting communities

Open House Meeting Summary June 24, 2010

Introduction

The public open house was held at the West End Building on June 24, 2010. The goals of the event were to:

1. Share information with policy makers and water customers in both communities.
2. Seek general feedback on current project definition report and water treatment recommendation.
3. Publicize ways for the public to continue to receive project information.

Approximately 28 people attended the meeting. Attendees were a mix of residents from Lake Oswego (many from the Waluga reservoir area), Tigard and West Linn (Water Treatment Plant neighbors) and consultants from around the region.

Notice

An open house announcement was published in the June Hello LO (City of Lake Oswego newsletter) the June Cityscape (City of Tigard newsletter), and the Tigard Water Quality Report (sent to all water customers). A paid advertisement ran in the June 10 and June 17, 2010 issues of the Lake Oswego Review and the Tigard Times.



Signs in front of the building direct participants to the Open House.

Announcements were sent two weeks in advance of the open house. Council members in Lake Oswego, Tigard, West Linn and Gladstone, IWB members, neighborhood association chairs in Lake Oswego and staff members in Lake Oswego and Tigard received emails with open house information. Members of the Partnership and LOIS project email lists were invited as well.

A press release went to the media on June 14, 2010.

Meeting Format and Organization

Doors were open from 5:00 PM to 7:30 PM.

Informational boards lined the room and attendees were encouraged to read project materials and engage with staff to learn more about the project. A floor map guided participants along the water system alignment as they learned about the anticipated facility upgrades and expansions across the water supply system.

A presentation at 6:00 PM was lead by Joel Komarek from the City of Lake Oswego and Dennis Koellermeier from the City of Tigard. Questions from the audience were answered following the presentation. A second presentation was planned at 7:00 PM, but no new attendees arrived and the presentation was cancelled. The event ended early, around 7:30 PM, after all participants had left.

Comments and Discussion

The following is a general summary of the feedback, comments and questions received during the event.

General

- What is the project schedule?
The project started in December 2009 and will continue through 2016. Work occurs in four overlapping phases.
Project Definition: *December 2009 – December 2010*
Water Treatment Recommendation – *July 2010*
Capital Improvement Plan– *November/December 2010*
Pre-design and Permitting: *July 2010 – February 2012*
Facilities Design: *March 2011 – October 2013*
Construction: *March 2012 – June 2016*
- How is all of this going to be paid for? Taxes?
Funding sources for the Partnership project will likely include bonds issued by Lake Oswego and Tigard to be repaid over the years by customers' monthly water charges. Cities typically sell bonds to fund large capital projects. Both Lake Oswego and Tigard are increasing water rates to repay the principal and interest on bonds, and to operate and maintain the joint water supply system.
- Does Lake Oswego supply any water to Tigard now? Or is the Tigard supply idea a new thing? If not for Tigard, would we need to make any of these improvements? It seems like this is all for Tigard and not for Lake Oswego.
Tigard has been a water customer of Lake Oswego's since the 1970s. Tigard typically purchases water, when it is available, during the summer. They purchase the majority of their water from the City of Portland.
Lake Oswego needs this project too. Lake Oswego's key water supply facilities – the water intake on the Clackamas River and the water treatment plant in West Linn – are more than 40 years old. Over the years the City of Lake Oswego has continued to invest in its water supply system through upgrades, replacements, and maintenance to defer major capital investment in new facilities.
Now, despite past investments and ongoing maintenance, most facilities are nearing the end of their expected life. Lake Oswego's water facilities are too old and undersized to continue to reliably and economically serve the community's needs.
- Positive feedback about great graphics and wealth of information on display for public consumption.

Water: Conservation/Treatment/Water Treatment Plant

- Why does Lake Oswego use more water than Tigard does?
- Neighbors of the Treatment Plant want to create a Good Neighbor Agreement with the City.
- Desire from neighbors for a formalized committee (similar to the Citizen Sounding Board). The Partnership is dedicated to working with the Robinwood neighborhood to create a Good Neighbor Agreement. Staff will collaborate with neighbors to create a working group and schedule.
- Questions about water quality, sustainability and waste/residuals handling.
- Interest in sustainability.
- Support for ozone as an effective treatment for a lot of the Endocrine Disruptors, pharmaceuticals and other emerging contaminants.

Untreated Water Pipeline

- Consider removing an existing culvert on Mary's Creek to improve fish passage

Waluga Reservoir

- Do we need the new tank now? Or is it more for the future? If not needed until sometime in the future, why not wait to build a new tank? Wait to see how the economy recovers and wait to see if we really need the new tank or can get by with what we already have?
- Access was another concern expressed by residents close to the site. The issue was related to minimizing tree removal during construction.
- They were confused about the tree survey which identified “hundreds” of trees and thought that was a figure describing the trees that would be lost in the project. Matt did a good job of clarifying this for them.
- Concern about safety of the existing Waluga reservoir tank.
- Why does a new tank have to go here, can't it go somewhere else?



Citizens and project staff discuss the Partnership

- Residents along Parkhill and other adjacent areas are concerned about the potential visual impact of a new tank and about proximity to their homes.
- Why can't the new tank just be buried?
- Why does the new tank have to be so big?
- How many trees are going to be lost to the new tank?
- Why can't the new tank be

located further north and away from homes? Why can't it be moved further down the hill rather than at the top? What about moving it further north and putting it on fill if it has to be so high?

- How will construction access to the tank site work? Off Carmen or off Parkhill? What about traffic impacts?
- What about building elevated storage in the quarry instead? How much more would that cost?
- Is the tank just to serve Tigard? Why can't it go in Tigard?
- Is the Waluga neighborhood providing storage for other neighborhoods? Is the tank needed for our neighborhood? Why can't it go in some other neighborhood? Why should we have to have other people's storage (i.e. storage for Tigard or other areas of Lake Oswego) in our neighborhood?
- There is a lot of rock in the area. Will construction of the new tank involve blasting to remove rock? There was rock blasting for the construction of the existing tank/pipes in the area and it cracked some foundations and was very disruptive.
- What if the tank breaks? Where would the water go? There was a failure of the existing reservoir and it was difficult to fix.
- How does the existing tank serve the surrounding neighborhood? How will the new tank change neighborhood service?



Joel Komarek presents information about the Partnership.

Lake Oswego Water Treatment Plant Conditional Use Permit

Good Neighbor Plan Meetings

Attachment 2

Water Treatment Plant Open House *July 24, 2010*

- Meeting notification flyer
- Invitation letter
- News release
- Participants questions and comments

You're Invited!

Lake Oswego Water Treatment Open House

- ◆ Learn more about the Lake Oswego–Tigard Water Partnership
- ◆ Get the latest information on the treatment plant upgrade and expansion
- ◆ Meet Kari Duncan, the Water Treatment Plant Manager, and her staff
- ◆ Tour the water treatment plant - *see for yourself!*
- ◆ Learn how you can be involved
- ◆ Get your questions answered!

Feel free to drop by anytime between 10 am and noon. Coffee and pastries are being provided and kids are welcome.

Open House

July 24, 2010

10:00 am to noon

**Water Treatment Plant
4260 Kenthorpe Way
West Linn**

**For more information visit:
www.lotigardwater.org**

or call:
Jane Heisler
Communications Director
City of Lake Oswego
503-697-6573
jheisler@ci.oswego.or.us



Lake Oswego's Water Treatment Plant was built in the 1960's and is in need of an upgrade and expansion



**Lake Oswego · Tigard
Water Partnership**

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www.lotigardwater.org



July 12, 2010

Dear Neighbor:

As manager of the water treatment plant in your neighborhood, it is my pleasure to invite you to a neighborhood Open House. The event will be held on **Saturday, July 24, from 10 a.m. to noon.**

At the Open House you will learn more about our plans to upgrade and expand the treatment plant, and how you can stay involved. Here are some highlights:

- √ Lake Oswego and Tigard have formed a partnership to share drinking water resources.
- √ Lake Oswego's water system is near capacity and key facilities – including the water treatment plant – need expansion and upgrades. Tigard residents need a secure, dependable water source.
- √ Lake Oswego's existing water treatment plant – originally built in the late 1960s and located in West Linn's Robinwood neighborhood – will be upgraded and expanded to serve both communities' future needs.
- √ The plant capacity will expand from 16 mgd (million gallons per day) to 32 mgd. The goal is for the new plant to be in service by 2016.
- √ The upgraded plant will continue to serve as an emergency and supplemental water source for West Linn.
- √ The current *direct filtration* treatment process will change to *conventional filtration* plus *ozone* treatment to reliably produce high quality water.
- √ The Partnership is committed to keeping neighbors informed and involved throughout the project. Work will begin this fall on a Good Neighbor Plan that captures neighbors' suggestions on treatment plant design, construction and ongoing operations.

Come to the Open House, learn more and *see for yourself*. Feel free to drop by any time between 10 a.m. and noon. Children are welcome. Pastries, coffee and refreshments will be served.

We hope you will put our Open House on your calendar for June 24.

Kari Duncan
Water Treatment Plant Manager
City of Lake Oswego

Open House
Saturday, July 24
10 a.m. to 12 p.m.
Water Treatment Plant
4260 Kenthorpe Way
West Linn

For more information visit:

www.lotigardwater.org

or call:

503-697-6573



**Lake Oswego · Tigard
Water Partnership**
sharing water · connecting communities

CITY OF LAKE OSWEGO

380 A Avenue
PO Box 369
Lake Oswego, OR 97034

503-675-3992

www.ci.oswego.or.us

NEWS RELEASE

For Immediate Release
July 17, 2010

Contact: Jane Heisler, Communications Director
Lake Oswego · Tigard Water Partnership
503-697-6502 · jheisler@ci.oswego.or.us

West Linn Residents Invited to Lake Oswego Water Treatment Plant Open House

West Linn residents and other interested persons are invited to attend an Open House at Lake Oswego's Water Treatment Plant. The Open House will be held on Saturday, July 24, from 10 a.m. to noon. The facility is located at 4260 Kenthorpe Way.

In operation since 1969, Lake Oswego's drinking water plant is located in West Linn's Robinwood neighborhood. Neighbors and others attending the Open House can find out more about upcoming improvements.

The Lake Oswego Tigard Water Partnership plans to upgrade and expand Lake Oswego's existing water treatment plant to serve both communities. Improvements include doubling the capacity of the plant from 16 mgd (million gallons per day) to 32 mgd and changing the treatment method.

The upgraded plant will continue to serve as an emergency and supplemental water source for West Linn.

Kari Duncan, treatment plant manager, encourages plant neighbors to attend, "We'd love to show you our plans. Feel free to drop by any time between 10 a.m. and noon – children are welcome. We'll have plenty of pastries and hot coffee."

#

Lake Oswego Water Treatment Plant Tour Participant Questions and Comments 7/24/2010

- Good idea to move FWP to Mapleton Drive
- How large are new pipes?
- How old are the existing pipes?
- How does coagulation work? Any alum left in drinking water? How is that monitored and measured?
- How to build new facility while still in operation?
- Oxygen delivery: How? How often? What about chemical deliveries?
- What is sediment sand?
- Where is RWP located? Does it go through the park? Under the river?
- How much finished water storage is on-site? How do you adjust production to meet demand?
- Do you supply water to West Linn?
- What is Lake Oswego's total storage capacity? How long does that last? Is there a plan to build more?
- What is filter media?
- Where are solids disposed?
- RWP near riverbank is exposed through erosion.
- How are sediments disposed now? In the future?
- How large is clearwell? Where is it located?
- Is there backup power generated on-site in case of outage? How soon would L.O. run out of water?
- Robinwood neighborhood gets great service in power outage due to WTP. But WTP should have backup power.
- Solar power possible?
- New administration building: addition or replacement?
- New administration building would be a noise buffer.
- Are L.O. and other cities already interconnected – like the electrical grid?
- When will construction begin?
- The designs shown aren't final?
- Will citizens vote on this?
- How will partnership work? How much water will Tigard receive?
- Who is Brown and Caldwell?
- Does aluminum sulfate change the water color?
- Does ozone leave a residual?
- The 24 inch line will disrupt traffic and leave a big hole.
- How much more water will the plant produce?
- Does all of L.O.'s water come from here?

- How long before water reaches the tap?
- Will the expanded plant need more power?
- How many pumps do you run and how many more will you need?
- Power restoration to treatment plant is a top priority for PGE.
- Would backup generator be powered by propane or gas?
- How long will the project last?
- What chemicals do you use?
- Is all this sediment from the river?
- What is a polymer? How does it work?
- What is the filter made from?
- What is backwash?
- Can you build on Mapleton Drive parcels?
- What is the large structure on the map shown on the Mapleton Drive parcels?
- Will ozone reduce the amount of chlorine in drinking water?

Lake Oswego Water Treatment Plant Conditional Use Permit

Good Neighbor Plan Meetings

Attachment 3

Maple Grove Plat property owners *August 4, 2010*

Follow-up survey *August 4 – October 8, 2010*

- Invitation letter from Kari Duncan
- Meeting highlights
- Survey results



Lake Oswego · Tigard Water Partnership

sharing water · connecting communities

To: Maple Grove Subdivision Property Owners
From: Kari Duncan, Water Treatment Manager
Re: Lake Oswego Water Treatment Plant: August 4 *Ice Cream Social*

I am writing to invite you to a summer *Ice Cream Social* on Wednesday, August 4 at 7:00 p.m. As a property owner in West Linn's Robinwood/Maple Grove neighborhood, I hope you can join me to learn more about our future plans for Lake Oswego's water treatment plant.

The existing water treatment plant has operated at its present location at 4260 Kenthorpe Way in West Linn since 1969. In the coming years, the plant will be upgraded and expanded to meet future needs of Lake Oswego and Tigard customers. The upgraded treatment plant will also continue to serve as an emergency water source for West Linn.

Please RSVP so we can be sure to have enough refreshments. To RSVP, phone or email Laura Barrie: (503) 534-4239 or lbarrie@ci.oswego.or.us. If you are unable to attend and want to find out more about our plans, contact Joel Komarek at (503) 697-6588 or email jkomarek@ci.oswego.or.us.

As a fellow property owner in the Maple Grove area and our neighbor, we value your views – and you have a say. I hope you will join us next week for ice cream and a brief presentation.

Lake Oswego Water Treatment Plant

Ice Cream Social

Wednesday, August 4

7:00 p.m.

Emmanuel Presbyterian Church

19200 Willamette Drive

West Linn, OR 97068

***Please RSVP by August 2**

Maple Grove Plat Property Owners Meeting 8/4/2010

Highlights

Attendance:

9 property owners, 12 people

Good cross section of property owners: some old time (36 years) some new (2+ years); 50/50 male/female.

One attendee went to school with Dennis Koellermeier

Feedback:

- Lake Oswego has been a good neighbor
- Appreciate / acknowledge Lake Oswego provides emergency water supply
- No questions about the need to upgrade / upsize the facility
- No concerns about ozone treatment – just one question about how it is generated
- Okay with underground clearwell and buildings on back side of property
- Pedestrian/bicycle trail connecting the neighborhood with Cedaroak School is the signature project.

Most suggested the trail should be on the west side of the property – shortest route to the school.

One immediate neighbor was concerned the trail would be too close to her property, but still supported the trail.

- Fixing the roads and preserving trees were top priorities
- Concerned about impacts of pipeline construction on Mapleton Drive
- Do not want treatment plant access from Mapleton Drive, except emergency access

Sticking point:

Neighbors want assurance / guarantee that if they sign off on Lake Oswego using the property, it will just be an underground clearwell and buildings at the back side of property and construction staging on the parcels won't take out all the trees.

Next Steps:

- Mail follow up letter to property owners with survey
- Ask meeting attendees to talk with neighbors, help get feedback

Maple Grove Subdivision Property Owner Feedback - September 2010

1. If the City's Mapleton Drive property could be used for a clearwell and associated pump station, what design features are most important to you? (Check any)

	Response Percent	Response Count
Clearwell placed underground	84.6%	11
Above ground pump station placed at back end of property and adequately screened	61.5%	8
Landscaping maintained and/or replaced	92.3%	12
Other design features:	38.5%	5
<i>answered question</i>		13
<i>skipped question</i>		0

2. What issues regarding construction staging are most important to you? (Check any)

	Response Percent	Response Count
Construction schedule / sequencing	38.5%	5
Noise and dust abatement	69.2%	9
Traffic control / management	84.6%	11
Landscape	46.2%	6
Neighborhood communications: construction updates communicated with neighbors on timely basis.	61.5%	8
Other measures:	38.5%	5
<i>answered question</i>		13
<i>skipped question</i>		0

3. What site enhancements are you most interested in? (Check any)

	Response Percent	Response Count
Pedestrian/bicycle trail connecting the neighborhood with Cedaroak School	61.5%	8
Community garden	15.4%	2
Landscaping/screening	61.5%	8
Preserve heritage trees	76.9%	10
No enhancements	0.0%	0
Other enhancements:	30.8%	4
<i>answered question</i>		13
<i>skipped question</i>		0

4. Would you like to participate further in the project to upgrade Lake Oswego's water treatment plant? (Check any)

	Response Percent	Response Count
Receive more information by mail/email	83.3%	10
Attend public meetings	58.3%	7
Join a neighborhood advisory group	41.7%	5
Participate in another way:	8.3%	1
<i>answered question</i>		12
<i>skipped question</i>		1

1. If the City's Mapleton Drive property could be used for a clearwell and associated pump station, what design features are most important to you? Other design features:

The pump station needs to be no more than one story. There needs to be no access to the Plant from Mapleton. All access needs to remain on Kenthorpe.

Construction works around trees that are not removed due to a new structure occupying the space. Check if an aquifer exists underground to create a secondary underground reservoir for filtered water for increasing capacity or buffering for scheduling processing during daytime, when energy use is cheaper.

Noise reduction of pump station; maintain mature trees and shrubs in order to be in sync with the rest of the Mapleton neighborhood's environment and wildlife populations.

Pathway to Kenthorpe

Small saplings do not replace mature or old trees. Please preserve the trees.

2. What issues regarding construction staging are most important to you? Other measures:

During construction there needs to be adequate flagging due to the many children playing on Mapleton. Also, the construction crews need to be screen for criminal records also due to so many children in the area. Mapleton road needs to be returned to the same if not better condition after the pipe line is installed, and the pipeline installation needs to go very quickly since Mapleton is so narrow and the road may need to be closed in sections during this time.

Get notified of scheduled disruptive or risky operations, especially related to: noise, air quality, traffic, water services, industrial chemical transfers and storage renovations.

Get notified of HOW we are to be alerted and what measures we should take in the event of a catastrophic failure of the CO2 tank.

Construction clean-up (during the project); expect the construction "zone" to be clean and as safe as possible as the neighborhood has a large number of children living in it. The construction teams should treat the zone with respect as it continues to be our homes. I want the construction crews/managers etc. to be aware of loitering, littering, smoking and anything else related to a large number of employees working in the area. It should be outwardly clear who the valid construction workers are (visible id's, etc). Parking is already an issue homeowners face as people (from outside the neighborhood) often park their cars in others driveways, along the street or in other non-parking areas. Construction vehicles and/or personal crew vehicles should not be parked on the street or on other's property or blocking driveways.

Do not cut trees down in order to accommodate construction. Work around existing trees! Please!

Specifically inform residents how project will maintain access to all properties during construction and degree to which streets will be closed off or require alternate detours by residents.

3. What site enhancements are you most interested in? Other enhancements:

I don't see how liability insurance will allow any type of community garden or park. Someone falls over their tomato plant and they're going to want to sue LO. It would be nice if the property was landscaped nicely so it was at least nice to look at. Of course anything is better than the 2 ugly houses on the adjacent lots to where the clearwater tank will be buried.

Get the WTP solar powered as much as possible; to increase solar awareness and gain better value of program dollars spent.

Coordinated safety measures and contingencies in the event of a catastrophic industrial accident (beyond call 911). Neighbors need to know to act quickly...

Two paths on WTP property that connect Mapleton and Kenthorpe on the East side, one on the West side. Each path should be wide enough to handle emergency vehicles in accordance with area emergency preparedness and development strategies. Each path should be on WTP property. WTP can consider them alternate maintenance/utility routes. These paths, if developed early, could provide alternate routes during pipe deployment on the streets.

I assume trail means connecting Mapleton Drive with Kenthorpe -- preferred at West side of treatment plant -- that would be good.

sidewalks, street lights

**4. Would you like to participate further in the project to upgrade Lake Oswego's water treatment plant?
Participate in another way:**

Have access to engineers and decision-makers with the program to make sure that the program results in the highest value for its customers and neighbors.

5. Any questions or suggestions that you wish to share?

Thanks for asking for input. I hope it's taken seriously and this isn't government just going through the motions and are going to do whatever they want. The water treatment plant has been a GREAT neighbor so far and I hope it can continue to be in the future.

Please read prior comments.

1. Solar
2. Keep heritage trees
3. Safety and coordinated contingency response in the event of catastrophic, immediate dangers
4. Notification of scheduled and on-going unplanned risky or disruptive activities.
5. vehicle-ready maintenance/utility paths connecting Kenthorpe and Mapleton (both on East and West sides of WTP) Useful for general emergency preparedness following area development strategies; also Paths could be used for temporary detours during construction (if not vehicle, then at least pedestrian)
6. Use landscaping, and soil berms (with shrubbery) to mitigate risks and as barriers for chronic disruptive activities.

I'm very concerned about the proposed new pipeline to come up Mapleton and the potential impact to traffic flow and safety, potential degradation of the current roadway as well as noise.

I'm also concerned about the so-called "vote" that garnered the required 75% approval rating from the impacted residents. No one at the meeting was really able to address that, and the homeowners that attended (many having lived in the Mapleton neighborhood for more than 20 years) were not aware of any such vote or any other request by either Lake Oswego or Tigard, for residents to approve the project.

I live across the street from the pump station. I think the neighborhood can deal with it! I would like the path most of all as we have small children and limited bus service! Good luck!

Great job!

Provide a detailed plan and commitments before seeking neighborhood approval for expansion on the Mapleton Drive side.

I already share 1 side of my property with 3 big sediment removal ponds. I want a very large space between my property and any new plant features. The border could be on the West side of my house or by plant.

The sediment removal ponds give off odors and there is considerable noise also.

The previous time when you expanded and put in the 3 ponds, we had problems with toxic fumes. On one occasion, the fire department came by and told us to close windows and stay inside until the next day. One person here got sick from the fumes later and was treated by EMT. Please leave a lot of space with existing trees between you and us.

If LO needs the "approval" of residents of the Maple Grove subdivision, can you explain why and how -- is the treatment plant a non-conforming use that needs a conditional use approval from the City? (for expansion) So the "approval" will be getting City land-use approval...or will you be seeking some level of direct approval solely from the subdivision residents? If so, how?

Lake Oswego Water Treatment Plant Conditional Use Permit

Good Neighbor Plan Meetings

Attachment 4

First Good Neighbor Plan meeting *October 27, 2010*

- Meeting notification postcard
- Participant suggestions summary

You're Invited to the Good Neighbor Plan Meeting



The Lake Oswego Tigard Water Partnership plans to upgrade the existing water treatment plant located in West Linn's Robinwood neighborhood. The Good Neighbor Plan, developed with your input, will document the Partnership's commitment to being a good neighbor during design, construction and ongoing operations of the water treatment plant.

You are invited to help create a Good Neighbor Plan for Lake Oswego's Water Treatment Plant. The plan will guide future:

- ◆ **Design: for facilities and grounds**
- ◆ **Construction practices over the two-year construction period**
- ◆ **Ongoing operations: after the new facility is built**

Join Us!
Wednesday, October 27
7:00 p.m. to 8:30 p.m.
Emmanuel Presbyterian Church
19200 Willamette Dr. (Hwy 43)
West Linn

Desserts and beverages provided! Children welcome!

If you have questions or concerns, or would like to be added to the email update list, visit www.LOTigardWater.org or call the Water Partnership Hotline at 503-697-6502

You're Invited to the Good Neighbor Plan Meeting



The Lake Oswego Tigard Water Partnership plans to upgrade the existing water treatment plant located in West Linn's Robinwood neighborhood. The Good Neighbor Plan, developed with your input, will document the Partnership's commitment to being a good neighbor during design, construction and ongoing operations of the water treatment plant.

You are invited to help create a Good Neighbor Plan for Lake Oswego's Water Treatment Plant. The plan will guide future:

- ◆ **Design: for facilities and grounds**
- ◆ **Construction practices over the two-year construction period**
- ◆ **Ongoing operations: after the new facility is built**

Join Us!
Wednesday, October 27
7:00 p.m. to 8:30 p.m.
Emmanuel Presbyterian Church
19200 Willamette Dr. (Hwy 43)
West Linn

Desserts and beverages provided! Children welcome!

If you have questions or concerns, or would like to be added to the email update list, visit www.LOTigardWater.org or call the Water Partnership Hotline at 503-697-6502

Lake Oswego Water Treatment Plan
Good Neighbor Plan Workshop – October 27, 2010

SUMMARY – PARTICIPANT SUGGESTIONS

Site Design/Improvements

Path

- Build western path alignment: better suited for school children; reduces distance walking on road
- Build both path alignments
- Move eastern path alignment's Kenthorpe connection to south
- Widen trail corridor to 30-40 feet to enhance sense of security
- Close path(s) at night
- Widen Kenthorpe and/or Mapleton roadways to better accommodate pedestrians, make child-friendly
- Coordinate path design with West Linn Parks & Recreation

Centrifuge

- Relocate centrifuge to center of WTP site
- Build portion of centrifuge below grade to reduce visible height

Other Buildings

- Design buildings visible from neighborhood with residential scale
- Move pumphouse and electrical building to west; or off of Mapleton Drive parcels

Clearwell

- Move clearwell to west

Buffering

- Provide building setbacks similar to those for neighborhood homes
- Install berms to screen facilities
- Increase vegetative buffer along eastern side of WTP site
- Increase vegetative buffer on western side of WTP site (to match eastern side) and along trail alignment(s) – without creating “tunnel effect”

Landscape

- Remove invasive species
- Leave most of Mapleton Drive parcels undeveloped
- Re-landscape Mapleton Drive parcels after construction
- Test Mapleton Drive parcels for hazardous chemicals

Trees

- Preserve/protect existing trees on WTP site, Mapleton Drive parcels and in construction staging area(s)
- Show existing trees on site plan
- Preserve trees along east side of Mapleton Drive parcels to enhance screening

Fence

- Move fenceline to open public access to Mapleton Drive parcels
- Install fence with non-industrial appearance

Access Road

- Relocate access road to eastern edge of Mapleton Drive parcels
- Relocate road toward west on WTP site
- Curve the access road, allowing the trees/vegetation to better screen the WTP from Mapleton Drive
- Use the access road to create an emergency bypass route between Mapleton Drive and Kenthorpe Way

Parking

- Reduce size of visitor parking area
- Downsize paved parking/maneuvering areas

Security

- Install cameras/other on-site security features

Sustainability

- Use pervious pavement/grass pavers for service roads and parking areas
- Install solar collectors to offset WTP energy consumption

Houses

- Remove existing houses from Mapleton Drive parcels
- Subdivide the Mapleton Drive parcels and build new homes

Off-Site Improvements

- Remove culvert in Mary S. Young Park as mitigation for pipeline stream crossing
- Replant/restore areas disturbed in MSY Park
- Coordinate work in MSY Park with West Linn Parks & Recreation
- Relocate catch basin at Mapleton Drive/Highway 43

Construction

Roads

- Widen/improve Mapleton Drive before construction
- Rebuild/repave Mapleton Drive and/or Kenthorpe Way after construction
- Minimize development within right-of-way along private property on Kenthorpe
- Accommodate running events

Access

- Develop plan to maintain access to area homes throughout construction

Traffic and Parking

- Schedule construction traffic to avoid school commute hours
- Provide off-site parking for construction workers

Odors

- Control truck/equipment fumes during construction

Pipelines

- Minimize pipeline construction time/disruption
- Preserve existing RWP and FWP
- Remove existing RWP and FWP

Utilities

- Coordinate with West Linn to replace their aging infrastructure during construction (asbestos pipe)

Construction Staging

- Deliver materials by helicopter

Security

- Use ID badges and other methods to identify construction workers and distinguish from strangers

Operations

Noise/Vibration

- Locate noise producing functions in central part of site, away from neighbors
- Retrofit existing facilities to minimize noise and vibration
- Eliminate/reduce solids handling noise in summer months

Glare

- Use low level lighting for WTP improvements
- Retrofit older lighting to eliminate glare
- Improve landscape maintenance on Mapleton Drive parcels and in WTP sideyards
- Paint WTP railings to reduce industrial look

Communications

- Hold WTP open house twice yearly
- Tour Wilsonville WTP

Lake Oswego Water Treatment Plant Conditional Use Permit

Good Neighbor Plan Meetings

Attachment 5

Second Good Neighbor Plan meeting *December 1, 2010*

Follow-up survey *December 1, 2010 – January 12, 2011*

- Meeting notification flyer
- Electronic polling results
- Survey results

Water Treatment Plant Upgrade

Good Neighbor Plan Part II

The Lake Oswego Tigard Water Partnership plans to upgrade the existing water treatment plant located in West Linn's Robinwood neighborhood.

At the October 27 *Good Neighbor Plan* meeting participants contributed ideas for how the new water treatment plant could fit in better with the neighborhood.

Join your friends and neighbors on December 1 to see how your ideas have been included in the conceptual design for the treatment plant.

Your feedback is needed!

A *Good Neighbor* plan, developed with input from neighbors, will guide future:

- ✓ Design
- ✓ Construction practices
- ✓ Ongoing operations

You're Invited!

Wednesday, December 1

7:00 p.m. to 8:30 p.m.

Emmanuel Presbyterian Church

19200 Willamette Drive (Hwy 43) · West Linn

Desserts and beverages provided!

Children welcome!



Thirty-five Robinwood neighbors attended an October 27 meeting to contribute ideas for the Good Neighbor Plan.

For more information about the Partnership visit lotigardwater.org or contact:

Jane Heisler, Communications Director
jheisler@ci.oswego.or.us / 503-697-6502



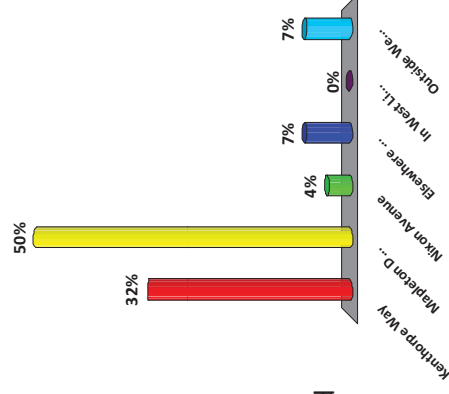
Lake Oswego Water Treatment Plant Good Neighbor Plan

December 1, 2010



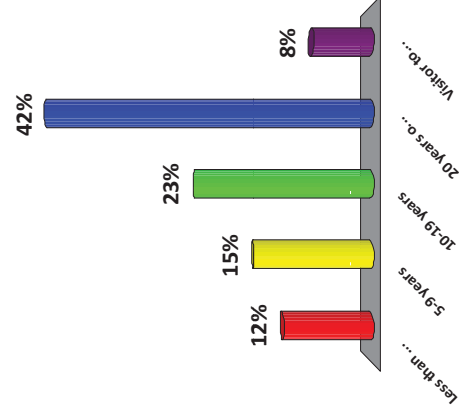
1. Where do you live?

1. Kenthorpe Way
2. Mapleton Drive
3. Nixon Avenue
4. Elsewhere in Robinwood neighborhood
5. In West Linn, outside Robinwood neighborhood
6. Outside West Linn



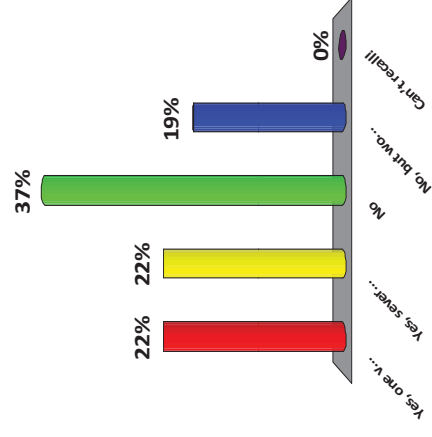
2. How long have you lived in West Linn?

1. Less than 5 years
2. 5-9 years
3. 10-19 years
4. 20 years or longer
5. Visitor to West Linn



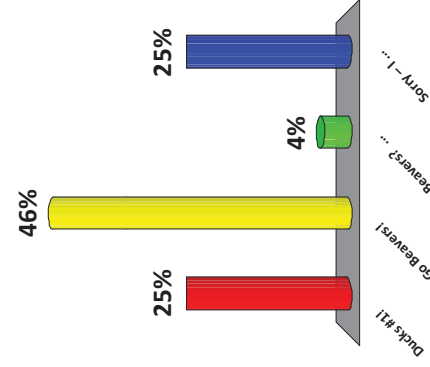
3. Have you toured / visited Lake Oswego's Water Treatment Plant?

1. Yes, one visit/tour
2. Yes, several visits/tours
3. No
4. No, but would like to visit/tour
5. Can't recall!



4. December 4 – Beavers? Ducks?

1. Ducks #1!
2. Go Beavers!
3. Beavers? Ducks? Huh?
4. Sorry – I don't follow basketball...



6. Install raised berms to screen treatment plant facilities.

- 17% 1. Do not support
- 0% 2. ...
- 4% 3. ...
- 0% 4. ...
- 0% 5. ...
- 30% 6. ...
- 48% 7. Strongly support

Mean = 5.4783

5. Provide setbacks similar to those for neighborhood homes.

- 0% 1. Do not support
- 0% 2. ...
- 9% 3. ...
- 9% 4. ...
- 0% 5. ...
- 18% 6. ...
- 64% 7. Strongly support

Mean = 6.1818

7. Increase vegetative buffer along eastern/western sides of water treatment plant site.

- 0% 1. Do not support
- 0% 2. ...
- 5% 3. ...
- 0% 4. ...
- 0% 5. ...
- 10% 6. ...
- 86% 7. Strongly support

Mean = 6.7143

8. Remove invasive plant species from water treatment plant site.

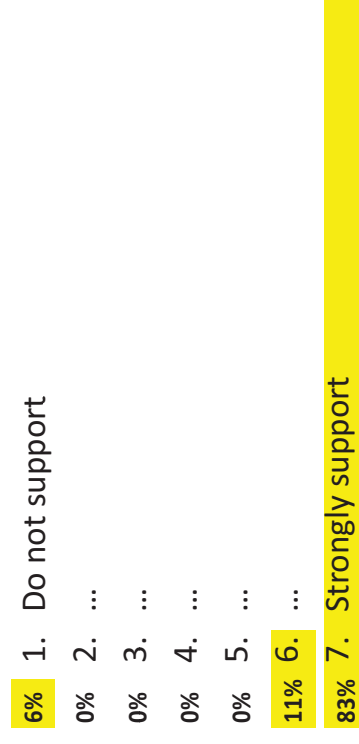


Mean = 6.0556



December 1, 2010 Good Neighbor Plan Meeting

9. Protect/preserve existing trees where possible.

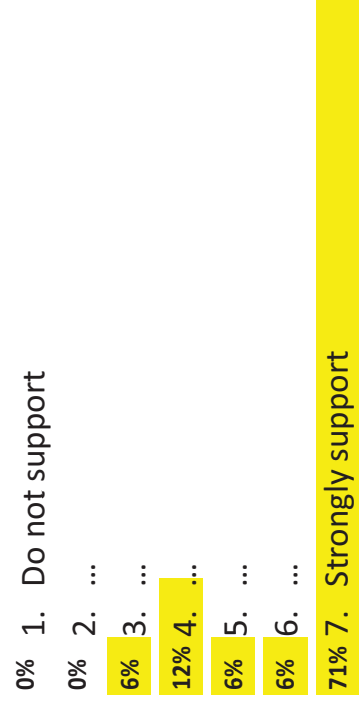


Mean = 6.5556



December 1, 2010 Good Neighbor Plan Meeting

10. Include sustainable “green” features in the treatment plant.

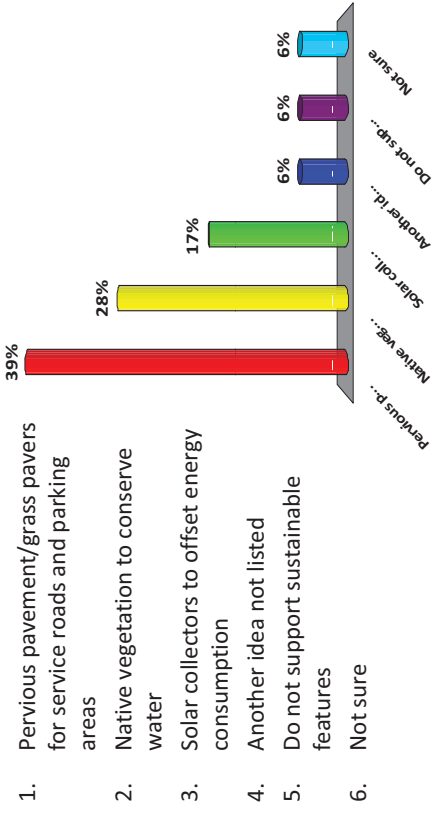


Mean = 6.2353



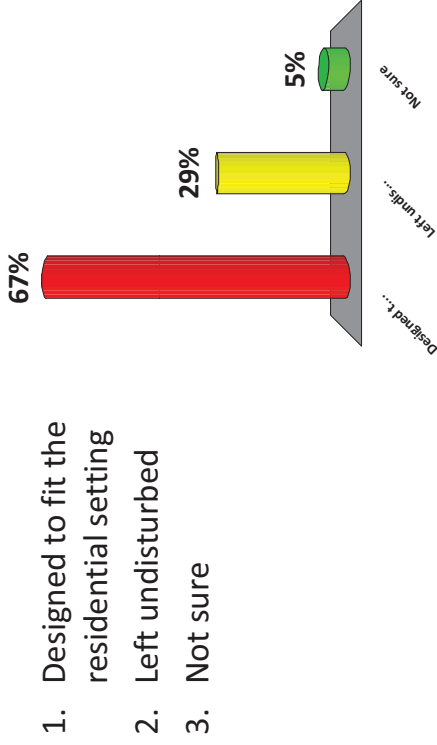
December 1, 2010 Good Neighbor Plan Meeting

11. The top priority for sustainable “green” features in the treatment plant design should be:



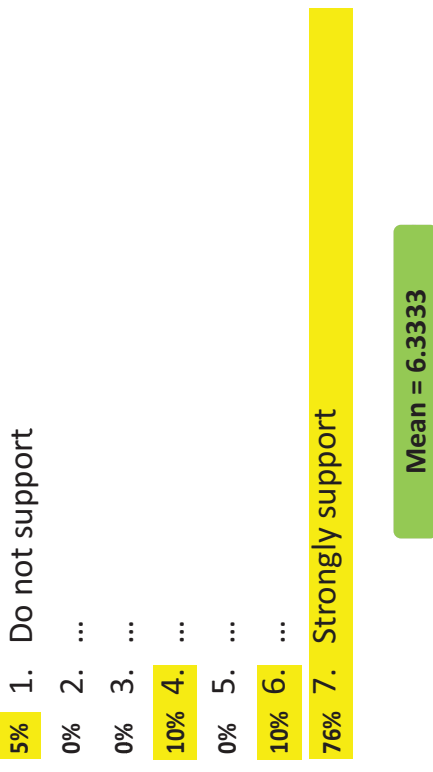
December 1, 2010 Good Neighbor Plan Meeting

12. Landscaping on the Mapleton Drive parcels owned by Lake Oswego should be:



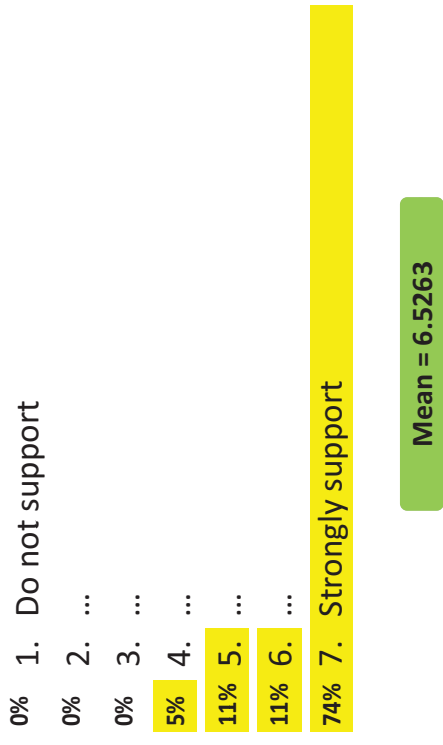
1. Designed to fit the residential setting
2. Left undisturbed
3. Not sure

13. Locate clearwell and associated pumphouse and electrical building away from homes.



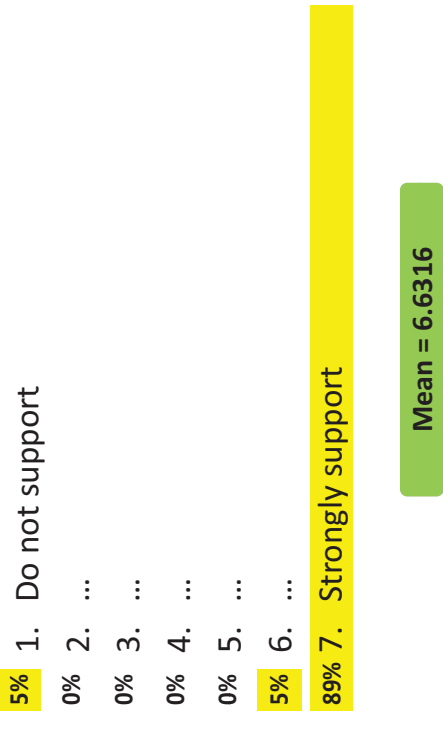
1. Do not support
2. ...
3. ...
4. ...
5. ...
6. ...
7. Strongly support

14. Design buildings visible from neighborhood to have residential scale.



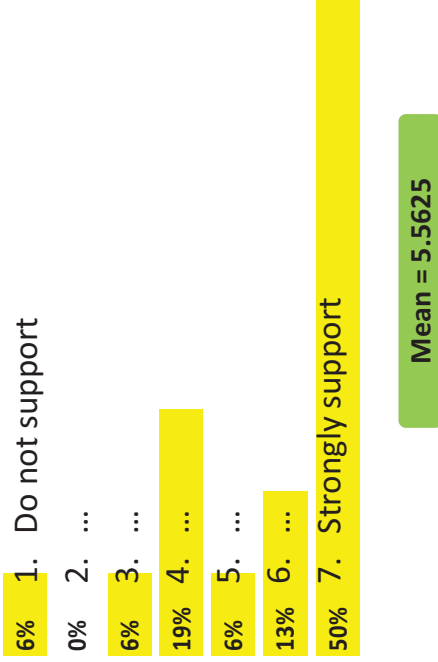
1. Do not support
2. ...
3. ...
4. ...
5. ...
6. ...
7. Strongly support

15. Install fence with non-industrial appearance.



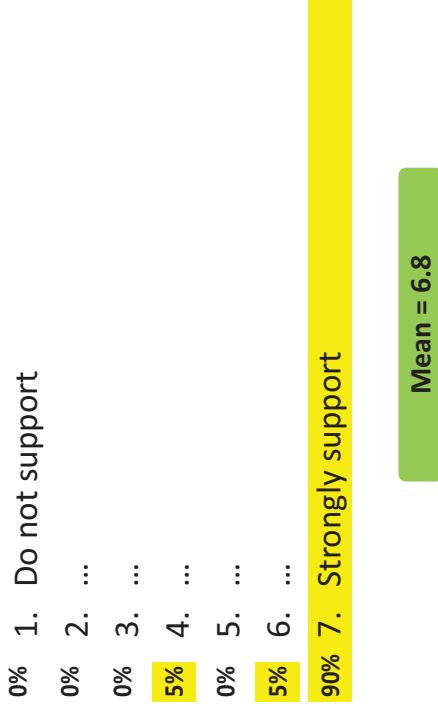
1. Do not support
2. ...
3. ...
4. ...
5. ...
6. ...
7. Strongly support

16. Install security cameras and other on-site security features.



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17. Locate taller structures in central site area, away from homes.



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18. Locate fenceline to retain public access to Mapleton Drive parcels.



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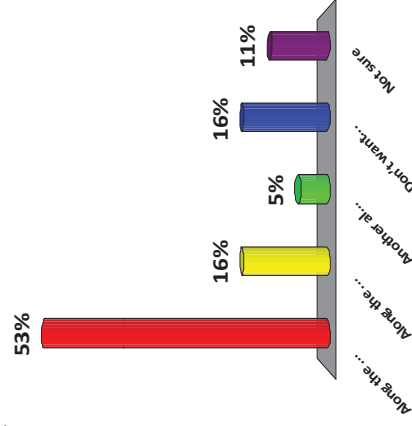
19. Build a pedestrian path that connects Mapleton Drive with Kenthorpe Way.



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20. A pedestrian path should be aligned:

1. Along the western edge of the treatment plant site
2. Along the eastern edge of the treatment plant site
3. Another alignment not listed
4. Don't want any path on treatment plant site
5. Not sure



21. Replant/restore any areas disturbed by pipeline construction in Mary S. Young Park.

- | | |
|------|---------------------|
| 0% | 1. Do not support |
| 0% | 2. ... |
| 0% | 3. ... |
| 0% | 4. ... |
| 0% | 5. ... |
| 0% | 6. ... |
| 100% | 7. Strongly support |

Mean = 7

22. Coordinate all work in Mary S. Young Park with West Linn Parks and Recreation.

- | | |
|-----|---------------------|
| 11% | 1. Do not support |
| 0% | 2. ... |
| 0% | 3. ... |
| 5% | 4. ... |
| 0% | 5. ... |
| 0% | 6. ... |
| 84% | 7. Strongly support |

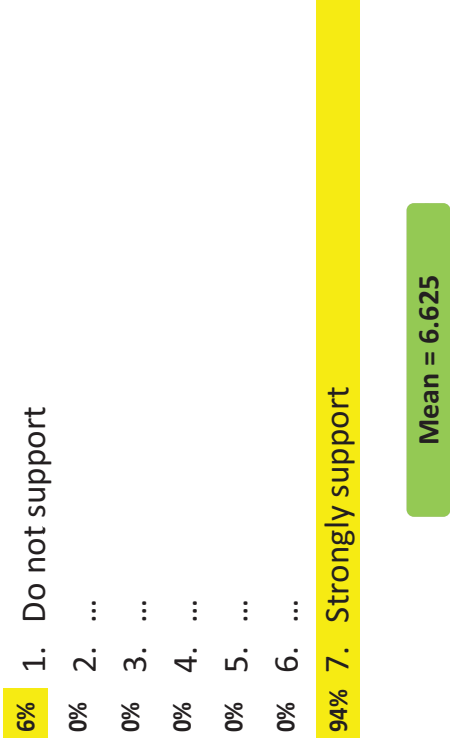
Mean = 6.2105

23. Minimize pipeline construction time/disruption.

- | | |
|-----|---------------------|
| 6% | 1. Do not support |
| 6% | 2. ... |
| 0% | 3. ... |
| 0% | 4. ... |
| 6% | 5. ... |
| 0% | 6. ... |
| 83% | 7. Strongly support |

Mean = 6.2778

24. Maintain access to area homes throughout construction.



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25. Ensure safe school commute during the construction period.



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26. Provide off-site parking for construction workers.



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27. Coordinate with City of West Linn to repair/replace aging infrastructure during construction.



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28. Use ID badges or other methods to identify construction workers.

- 0% 1. Do not support
- 0% 2. ...
- 0% 3. ...
- 0% 4. ...
- 18% 5. ...
- 0% 6. ...
- 82% 7. Strongly support

Mean = 6.6471



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29

29. Assure structural integrity of pavement on Mapleton Drive and Kenthorpe Way, during and after construction.

- 6% 1. Do not support
- 0% 2. ...
- 0% 3. ...
- 0% 4. ...
- 0% 5. ...
- 0% 6. ...
- 94% 7. Strongly support

Mean = 6.625

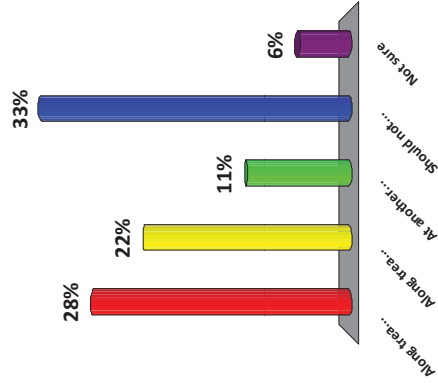


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30

30. Sidewalks should be constructed:

- 1. Along treatment plant site, on one side of street
- 2. Along treatment plant site, on both sides of street
- 3. At another location
- 4. Should not be built anywhere; don't want sidewalks
- 5. Not sure



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31

31. Eliminate/minimize treatment plant noise off-site.

- 6% 1. Do not support
- 0% 2. ...
- 0% 3. ...
- 0% 4. ...
- 0% 5. ...
- 0% 6. ...
- 94% 7. Strongly support

Mean = 6.625



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32

32. Eliminate/minimize treatment plant odors off-site.

0%	1. Do not support
0%	2. ...
0%	3. ...
0%	4. ...
0%	5. ...
7%	6. ...
93%	7. Strongly support

Mean = 6.9286



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33

33. Locate noise producing activities/equipment in central part of site, away from neighbors.

0%	1. Do not support
0%	2. ...
0%	3. ...
0%	4. ...
0%	5. ...
0%	6. ...
100%	7. Strongly support

Mean = 7



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34

34. Use low level lighting for water treatment plant facilities/prevent off-site glare.

0%	1. Do not support
0%	2. ...
0%	3. ...
0%	4. ...
0%	5. ...
0%	6. ...
100%	7. Strongly support

Mean = 7



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35

35. Ensure landscape is well maintained where visible to neighbors.

0%	1. Do not support
0%	2. ...
0%	3. ...
0%	4. ...
7%	5. ...
7%	6. ...
86%	7. Strongly support

Mean = 6.7857

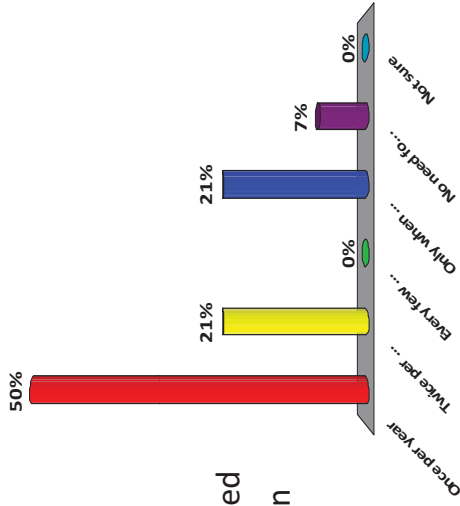


December 1, 2010 Good Neighbor Plan Meeting

36

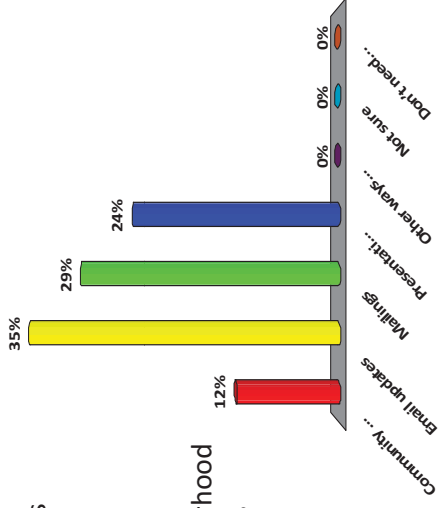
36. How often should the City of Lake Oswego hold an open house/tour at the treatment plant?

1. Once per year
2. Twice per year
3. Every few years
4. Only when needed
5. No need for open house/tour
6. Not sure



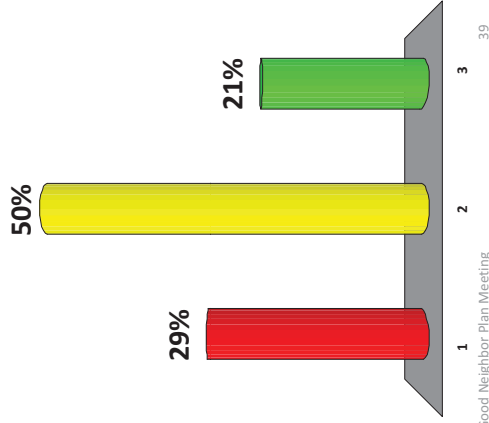
37. How would you like to stay informed about the project?

1. Community meetings
2. Email updates
3. Mailings
4. Presentations at Robinwood Neighborhood Association meetings
5. Other ways to stay informed
6. Not sure
7. Don't need more information



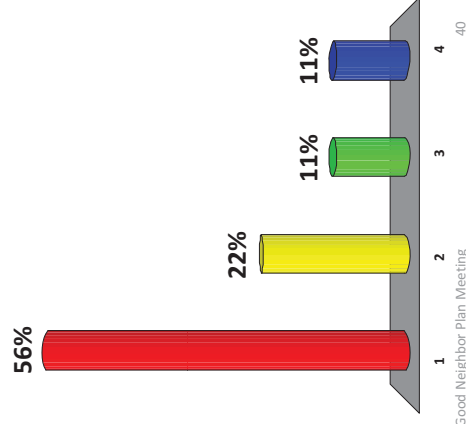
Should there be curbs on both sides and sidewalks on one side of Kenthorpe Way and Mapleton Drive from the water plant to Hwy 43?

1. Yes
2. No
3. Not sure

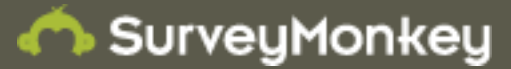


Can a path go from Mapleton to Cedar Oak so children can get to Cedar Oak school?

1. Yes
2. Yes, partially
3. No
4. Not sure





Lake Oswego Water Treatment Plant - Good Neighbor Plan Survey



1. Where do you live?			Response Percent	Response Count
Kenthorpe Way			50.0%	1
Mapleton Drive			0.0%	0
Nixon Avenue			0.0%	0
Elsewhere in Robinwood neighborhood			0.0%	0
In West Linn, outside Robinwood neighborhood			0.0%	0
Outside West Linn			50.0%	1
			answered question	2
			skipped question	1


2. How long have you lived in West Linn?			Response Percent	Response Count
Less than 5 years			0.0%	0
5-9 years			0.0%	0
10-19 years			0.0%	0
20 years or longer			50.0%	1
Visitor to West Linn			50.0%	1
			answered question	2
			skipped question	1


3. Have you toured / visited Lake Oswego's Water Treatment Plant?

		Response Percent	Response Count
Yes, one visit/tour		0.0%	0
Yes, several visits/tours		50.0%	1
No		0.0%	0
No, but would like to visit/tour		0.0%	0
Can't recall!		50.0%	1
answered question			2
skipped question			1

4. Landscape/Site Design What is your view on these possible improvements for the water treatment plant site design, on a scale of one (not a priority) to seven (highest priority)?

	1. (not a priority)	2.	3.	4.	5.	6.	7. (highest priority)	Rating Average	Response Count
Provide setbacks similar to those for neighborhood homes.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	
Install raised berms to screen treatment plant facilities.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	50.0% (1)	6.50	
Increase vegetative buffer along eastern/western sides of water treatment plant site.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	50.0% (1)	6.50	
Remove invasive plant species from water treatment plant site.	50.0% (1)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	0.0% (0)	3.50	
Protect/preserve existing trees where possible.	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	0.0% (0)	0.0% (0)	50.0% (1)	5.50	
Include sustainable “green” features in the treatment plant.	0.0% (0)	0.0% (0)	50.0% (1)	0.0% (0)	50.0% (1)	0.0% (0)	0.0% (0)	4.00	
Other (please specify)									
answered question									
skipped question									

5. The top priority for sustainable “green” features in the treatment plant design should be:			
		Response Percent	Response Count
Pervious pavement/grass pavers for service roads and parking areas		0.0%	0
Native vegetation to conserve water		0.0%	0
Solar collectors to offset energy consumption		0.0%	0
Another idea not listed		0.0%	0
Do not support sustainable features		0.0%	0
Not sure		0.0%	0
Other (please specify)		100.0%	1
answered question			1
skipped question			2

6. If the Mapleton Drive parcels owned by Lake Oswego are used for water treatment facilities, should the landscaping be:			
		Response Percent	Response Count
Designed to fit the residential setting		100.0%	1
Left undisturbed		0.0%	0
Not sure		0.0%	0
Other (please specify)		0.0%	0
answered question			1
skipped question			2



7. Facilities What is your view on these possible improvements for the water treatment plant site design, on a scale of one (not a priority) to seven (highest priority)?

	1. (not a priority)	2.	3.	4.	5.	6.	7. (highest priority)	Rating Average	Response Count
Locate clearwell and associated pumphouse and electrical building away from homes.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Design buildings visible from neighborhood to have residential scale.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	50.0% (1)	6.50	2
Install fence with non-industrial appearance.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	50.0% (1)	6.50	2
Install security cameras and other on-site security features.	0.0% (0)	0.0% (0)	100.0% (2)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	3.00	2
Locate taller structures in central site area, away from homes.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	50.0% (1)	6.50	2
Other (please specify)									1
answered question									2
skipped question									1

8. Access What is your view on these possible improvements for the water treatment plant site design, on a scale of one (not a priority) to seven (highest priority)?

	1. (not a priority)	2.	3.	4.	5.	6.	7. (highest priority)	Rating Average	Response Count
If the Mapleton Drive parcels are used for water treatment facilities, locate the fenceline to retain public access.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (2)	7.00	2
Build a pedestrian path that connects Mapleton Drive with Kenthorpe Way.	50.0% (1)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	50.0% (1)	4.00	2
Other (please specify)									1
answered question									2
skipped question									1

9. A pedestrian path should be aligned:

		Response Percent	Response Count
Along the western edge of the treatment plant site		50.0%	1
Along the eastern edge of the treatment plant site		50.0%	1
Another alignment not listed		0.0%	0
Don't want any path on treatment plant site		0.0%	0
Not sure		0.0%	0
Other (please specify)		0.0%	0
answered question			2
skipped question			1


10. What is your view on the following possible off-site improvements, on a scale of one (not a priority) to seven (highest priority)?

	1. (not a priority)	2.	3.	4.	5.	6.	7. (highest priority)	Rating Average	Response Count
Replant/restore any areas disturbed by pipeline construction in Mary S. Young Park.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Coordinate all work in Mary S. Young Park with West Linn Parks & Recreation.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
							Other (please specify)		1
							answered question		1
							skipped question		2

11. What is your view on the following possible construction mitigation measures, on a scale of one (not a priority) to seven (highest priority)?

	1. (not a priority)	2.	3.	4.	5.	6.	7. (highest priority)	Rating Average	Response Count
Minimize pipeline construction time/disruption.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Maintain access to area homes throughout construction.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Ensure safe school commute during the construction period.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Provide off-street parking for construction workers.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Coordinate with City of West Linn to repair/replace aging infrastructure during construction.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Use ID badges or other methods to identify construction workers.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	0.0% (0)	6.00	1
Assure structural integrity of pavement on Mapleton Drive and Kenthorpe Way, during and after construction	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
							Other (please specify)		1
							answered question		1
							skipped question		2

12. Sidewalks should be constructed:

		Response Percent	Response Count
Along treatment plant site, on one side of street		0.0%	0
Along treatment plant site, on both sides of street		0.0%	0
At another location		0.0%	0
Should not be built anywhere; don't want sidewalks		100.0%	2
Not sure		0.0%	0
Other (please specify)		0.0%	0
answered question			2
skipped question			1

13. What is your view on these possible impact mitigation measures for ongoing operations, on a scale of one (not a priority) to seven (highest priority)?

	1. (not a priority)	2.	3.	4.	5.	6.	7. (highest priority)	Rating Average	Response Count
Eliminate/minimize treatment plant noise off-site.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Eliminate/minimize treatment plant odors off-site.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Locate noise producing activities/equipment in central part of site, away from neighbors.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Use low level lighting for water treatment plant facilities/prevent off-site glare.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
Ensure landscape is well maintained where visible to neighbors.	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	0.0% (0)	100.0% (1)	7.00	1
							Other (please specify)		1
							answered question		1
							skipped question		2

14. How often should the City of Lake Oswego hold an open house/tour at the treatment plant?

		Response Percent	Response Count
Once per year		50.0%	1
Twice per year		0.0%	0
Every few years		0.0%	0
Only when needed		50.0%	1
No need for open house/tour		0.0%	0
Not sure		0.0%	0
answered question			2
skipped question			1

15. How would you like to stay informed about the project?

		Response Percent	Response Count
Community meetings		0.0%	0
Email updates		50.0%	1
Mailings		50.0%	1
Presentations at Robinwood Neighborhood Association meetings		0.0%	0
Other ways to stay informed		0.0%	0
Not sure		0.0%	0
Don't need more information		0.0%	0
		Other (please specify)	1
answered question			2
skipped question			1

1. Landscape/Site Design

Other (please specify)

- 1 The set backs should be more that those for a neighborhood home. Dec 3, 2010 10:39 PM

2. The top priority for sustainable “green” features in the treatment plant design

Other (please specify)

- 1 The plant should be as green as possilbe as you wish to build, this is not a good neighborhood issue. It is a sustainablility issue. Dec 3, 2010 10:39 PM

4. Facilities

Other (please specify)

- 1 Are the clearwell, pumphouse or electrical building noisy or smelly? Why do they need to be away from the homes. If they are noisy or smelly, then 7. If not, then 2. Are the security cameras for the protection of the plant or to keep the path safe? If the plant needs security monitoring this is not a question for the neighborhood. Just say we will have security cameras for the protection on the plant. Dec 3, 2010 10:39 PM

5. Access

Other (please specify)

- 1 This should be done whether the plant is remodeled or not! Dec 3, 2010 10:39 PM

1. What is your view on the following possible off-site improvements, on a scale

Other (please specify)

- 1 Both of these are givens and should not be in the good neighbor plan. Just say that. It is not something that should be voted on to happen. Dec 3, 2010 10:43 PM

1. What is your view on the following possible construction mitigation

Other (please specify)

- 1 Again all of these are a given and should not be voted on. Just say you will minimize pipeline construction, maintain home access, ensure safe school commute, etc... These questions are rather insulting. Dec 3, 2010 10:46 PM

1. What is your view on these possible impact mitigation measures for ongoing

Other (please specify)

1 Again - all of these are givens to a good neighbor policy. Not to be voted on. Dec 3, 2010 10:48 PM

2. How would you like to stay informed about the project?

Other (please specify)

1 email, mailings and meetings...all three Dec 11, 2010 6:15 PM

Lake Oswego Water Treatment Plant Conditional Use Permit

Good Neighbor Plan Meetings

Attachment 6

Robinwood NA tour of Wilsonville's water treatment plant *December 11, 2010*

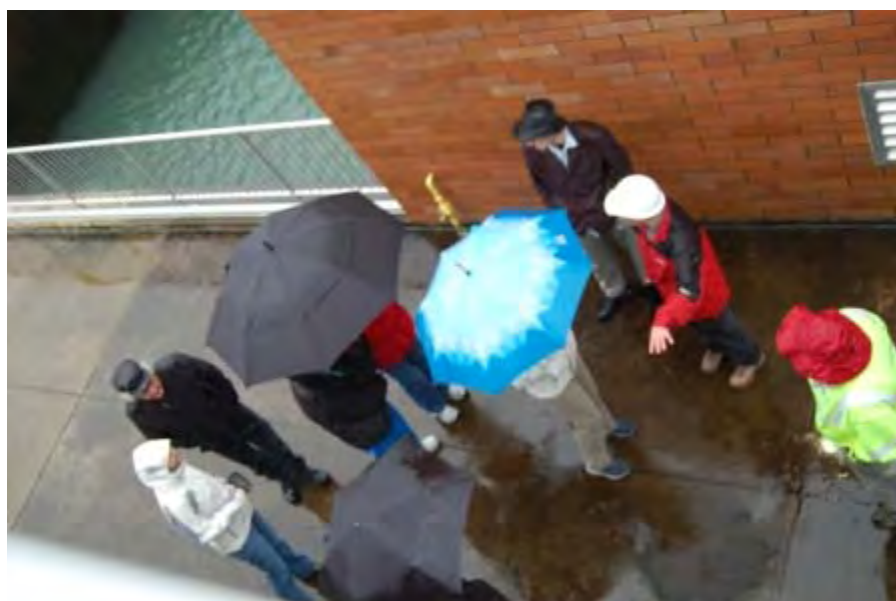
- Tour summary

Wilsonville Water Treatment Plant Tour
Saturday, December 11, 2010

Wilsonville's water treatment plant was completed eight years ago and has several features the Lake Oswego Tigard Water Partnership is considering for their treatment plant in West Linn. A tour was arranged for Robinwood neighborhood residents to give them a chance to see these facilities up close and ask questions.



Despite torrential rain a mix of attendees including a family from the Robinwood neighborhood and Tigard Councilor Gretchen Buehner joined the tour of Wilsonville's award winning water treatment plant.



Kevin Batridge, Veolia Water's plant manager, led the tour and answered visitors' questions about ozone treatment and safety, chemical storage, centrifuge operations, and the clearwell (underground reservoir for treated water).

Lake Oswego Water Treatment Plant Conditional Use Permit

Good Neighbor Plan Meetings

Attachment 7

Design team “backyard visits” with 14 treatment plant neighbors *July 13, 2011 – August 21, 2011*

- Backyard visit summary

**Backyard Visits – Summary
(July 13, 2011 – August 21)**

Summary: Treatment plant neighbors for 18 years. Do not really notice the treatment plant is there: “Quietest neighbor we have.”

Current issues:

- None.

Main expansion concerns:

- Bedroom is in front of house on Kenthorpe. Glare from night lighting at treatment plant would “suck.”
- Loss of vegetation and older trees from site.
- Hardscape entrance replaces the current low-key entrance.

Mitigation ideas:

- Variety of plants provide visual buffer of treatment plant. Informal, open areas, screened facilities.
- Keep the grass areas accessible for public use.
- Longer construction hours in the summer. “Would rather have a noisy summer than the construction going on and on.”
- Keep dust down during construction.

Summary: Have lived in neighborhood over 5 years. Enjoy time spent in backyard – gardening and entertaining friends. Have already started planting a property line buffer.

Current issues:

- Only once per month scraping noise, otherwise no noise.

Main expansion concerns:

- Noise from expanded plant.
- Buildings located close to property line.
- Loss of vegetative buffer.

Mitigation ideas:

- Keep tall buildings away from edge of property.
- Parking lot close to neighbors would be better than buildings.
- Start growing buffer now.

Summary: Have lived next to water treatment plant for 10 years. They are supporters of the plant and the expansion project. Have already started planting a property line buffer.

Current issues:

- “There is a new noise every week.”
- Settling ponds: maintenance is very noisy; the ponds breed mosquitoes
- Weeds from / on treatment plant property (blackberry and ivy)
- Appearance of the plant from the street has been allowed to overgrow; looks unkempt

Main expansion concerns:

- Don’t want treatment plant roadway running close to house.

- Early morning / late evening operating hours.

Mitigation ideas:

- The standard Lake Oswego has set for their street intersection islands should be the standard for this treatment plant. “I believe if this plant was in L.O. it would have a much better appearance.”
- Vegetative blending along property line.
- Vancouver wastewater treatment plant is a good example of what can be done.
- Make construction as “painless as possible.”
- Keep neighbors informed of construction schedule (list of phases, components and generators of impacts.)

Summary: Treatment plant neighbors since 1975. Consider plant a “very good neighbor.” Know construction will be noisy – “Can’t do anything about that.”

Current issues:

- Early hours of landscaping activity / noise at treatment plant.

Main concerns:

- Noise from new treatment plant. Bedroom is located at front of home on Kenthorpe—single pane glass.

Mitigation ideas:

- Retain / replant vegetation along front of plant to block treatment plant. Not particular about what kind of vegetation.
- Keep neighborhood road clean during construction.

Summary: Grew up in home (built in 1968). Bought home from parents in 1980. Both say treatment plant has been a great neighbor: little noise; accessible/sociable managers; help each other out. They want the plant to stay the way it is now. “When you drive by it, you can’t see anything.”

Current issues:

- Mailbox is located across street adjacent to treatment plant. Vegetation grows over mailbox.
- Delivery trucks have problems turning into treatment plant. They backup over / crush French drain.

Main expansion concerns:

- Opposed to expansion because of Tigard’s involvement. “If L.O. was doing it to meet their own needs I would have supported it. But because it is an income generator for L.O. I am opposed.”
- Worried about resale value of property – recent appraisal said treatment plant lowered value.

Mitigation ideas:

- Want it to look like it does now – hidden
- Residential look and feel to buildings
- Like bioswales for stormwater treatment
- Denise said she would like a path. Lamont said it was not a priority for him.
- Sidewalks would take out gardens / yards

Summary: Has lived in home for 10 years. Thinks the treatment plant is okay now. He likes his private backyard. Has already started planting a property line buffer.

Current issues:

- Neighbors use treatment plant property for dog park. His bedroom window faces open area.

Main expansion concerns:

- Doesn't want to lose backyard privacy
- Worried about resale value of property
- Does not want path going by his property. Bedroom window faces water treatment plant property. People already using the open area. He is concerned a path will bring more people by his bedroom window.

Mitigation ideas:

- Keep natural looking buffer: mix of trees
- "It is not what it is, it is what it looks like."

Summary: Have lived in this house 40 years (1969-plant was brand new). The plant has "never been a bad neighbor". At one time, when the 'trees were down' they saw an annoying light at the plant from their bedroom and the fence. The plant installed a switch on the light so that it could be turned on only when they needed to work on something at night. They really appreciated this. They also appreciate that the fence was placed not on the property line but further into City property which has allowed them to be in control of landscaping a larger area. They were concerned about storage of chlorine gas on site. We explained that there is not chlorine gas on site and has not been for years. Explained containment. New plant will be more seismically sound than old plant. Have seen cougar, coyotes, deer and hear bullfrogs regularly.

Current issues:

- Concerned that with the 2 ash trees coming out they will lose afternoon shade. Would like deciduous trees replanted that are 'fast growing'.
- He has to clean up the dogwood roots that spread into the backyard
- There is noise from front loader scraping the settling ponds yearly, but it did not sound overly annoying. We explained that only two lagoons will remain after upgrades and they will be used for different purposes..
- City has not done a good job of landscape maintenance (weeds, overgrown) at the front of the plant.
- Holly tree at the back corner 'is a mess' (It appears to possibly be in the Mapleton right of way – JH)

Main expansion concerns:

- They want the grounds to be well maintained
- Concerned about pathway security—will it be lighted or not; do not want to encourage places for activity at night.
- Seismic – storage of chemicals and safety of chemicals
- Do not want to sidewalks

Mitigation ideas:

- Select different plants, e.g., not the dogwood that has spreading roots into their backyard
- "Don't want to see the plant" (we described a more welcoming concept that made the plant more a part of the NH)
- Light or don't light the pathway? (maybe not?)

- New plant will be more seismically sound than existing plant

Summary: Lives immediately to the east of the plant near the basins. She has a home occupation as a massage therapist. I asked her whether the construction noise would affect her business. She indicated that she would 'just turn up her music'. 'Likes things natural'. Likes the trees, "wild" look; "the way it is now". It appears that there is a black coated chain link fence demarcating the City property boundary, then there is an additional fence about 15-20 feet inside the outer fence around the basins. Between those two fences lies what appears to be an un-landscaped, "wild" area.

Current issues:

- Hears noise from heavy equipment when the basins are being cleaned.

Main expansion concerns:

- Seems to accept that there will be noise and activity during construction.

Mitigation ideas:

- Plant raspberries along fence
- Likes native plants

Summary: Lived next to treatment plant for 12 years. Is opposed to treatment plant expansion. Agrees plant is a good neighbor, but that doesn't mean expansion is acceptable.

Current issues:

- Has not had any problems, except the summer dirt hauling.
- Likes Christmas tree with lights at treatment plant. Was sorry it was not up last year.

Main expansion concerns:

- Worried about industrial look in residential area
- Worried about resale value of property
- Does not want emergency road from treatment plant to Mapleton Drive: "Will fight against that tooth and nail."
- Does not want pedestrian path through plant, but would take path over emergency road.
- Concerned about Mapleton property being used for construction staging: "That is not okay."

Mitigation ideas:

- "Figure out how to have no impact or even add value."
- Wants buffer to be natural – lots a big trees. (Plant with 20-foot trees, not small ones)
- No structures behind her property
- Residential homes built along edge of Mapleton property as treatment plant buffer.

Summary: They live directly across from the area that will be used as staging area/construction site. They have lived there for 51 years. Have seen deer, raccoons, cougar. Their real estate agent told them that "our project was reducing property values in the area". They remarked that they do not like the flag lots that have been developed over the past 15 years.

Current issues:

- Currently minimal impact. The plant is "not a bad neighbor".

Main expansion concerns:

- Dust and Noise
- Do not want a trail through the city's property
- Access to homes during construction; emergency vehicles
- Continuity of services: concerned that when we are putting in the pipeline in Mapleton we will damage, relocated other facilities and they could be without gas/water/sewer for a period of time
- Traffic – will emergency road end up being regularly used by plant (No. Gave the example of maybe if a pump needs to be pulled out and taken somewhere for repairs)
- Emergency access and preparedness (chemicals, how will neighbors be notified; what if there is an earthquake, flood, fire?)
- Property values –“what if my mom has a stroke and has to sell the property quickly and there is construction going on? It will hurt the property values”
- Privacy – people walking through, using the city property
- Save large trees on site
- Security

Mitigation ideas:

- Want lock on gate – emergency responders only
- Save big trees on Mapleton (cedars, others)
- Turn the front area back to houses when we are finished (when asked whether he would prefer several homes to a park like setting he indicated that he “didn’t have enough information”)
- Design for minimal visual impact
- Residential scale buildings that fit the character of the neighborhood

Summary: Have lived at the site for 18 years. They have remodeled the 69 year old house extensively. They wondered why we could not transfer the water rights we have on the Clackamas to the Willamette.

Current issues: “most of the time, we don’t know the plant is there”. We do hear the lagoons being scraped when the sediment is being removed.

Main expansion concerns:

- Noise
- Lighting
- Access – will an emergency access be required? They do not want one ‘because it will be used all the time.’ There is no assurance that it will only be used for emergencies.
- Will there be a new chemical building? Will loading and unloading be safe?
- RE: pipeline: we don’t want our street dug up.

Mitigation ideas:

- They want to “see what they see now across the street” (wooded, natural)
- The emergency road should be gated and only used for emergencies
- Do not put a pathway in (strangers)
- They do not want to see any light or lighting from the plant
- Keep buildings in character with the neighborhood (building forms, windows)
- Keep the buildings as far back as possible from Mapleton
- Keep the big trees on the site.
- No future development within 150 feet of Mapleton, no trucks should be parked there, no use as a storage area (boneyard)

- They initially indicated that they wanted houses along the Mapleton frontage but then commented that “they would probably just be derelict structures like the ones that are on the property

Summary: Purchased home in August 2009. They would not have purchased the property if they had known that the plant would be expanded onto it. They are unhappy with the initial appraisal report. /It contained many untruths. It says there is no impact based on the concept plant. What about future plans? Those can change. They indicated that they had spoken with Kari when they purchased the property and she said the property can’t be developed because of the covenants. They like their sidewalk (along their frontage). They like their speed bumps.

Current issues: The plant is not a bad neighbor. The light is annoying. Sometimes they have heard pumps.

Main expansion concerns:

- Concerned that we will change the rules
- Impacts to their quality of life, their home, property values
- Do not want a path. It would only attract more people.
- Do not want emergency road as it will be used for more than just emergencies
- Construction impacts (hours of operation, leaving the site in poor condition, access to their property)

Mitigation ideas:

- Site should look as much like it does now as possible
- They would rather have green space than houses across the street (Without it being a park)
- There is no shoulder to walk on – they would at least like improved shoulders or even a sidewalk

Summary: Has lived there 27 years. She wants “naturescape” along the frontage of the plant. They have more of a backyard focus (that is where their deck is located). They are concerned about prospective buyers in the neighborhood who might be trying to sell. . She is going to retire soon to two days per week. She is glad the plant is being expanded onto Mapleton. She did not think it was fair that it would be expanded only onto Kenthorpe.

Current issues: The plant has been a good neighbor. They think it is an asset having it here. It feels safer. When a tree goes down they get priority attention. There was a problem with a noise once, but she mentioned it and it was fixed (something that had to be insulated—we were responsive). The driveway that went in across from them in 1996 is fine. It doesn’t bother them.

Main expansion concerns:

- Height of buildings

Mitigation ideas:

- They want the building and landscaping to look nice
- Would like a walkway. If there is a path they would use it. They might use the westerly path more
- No four story buildings
- They would like a fountain on the site
- They want the site to be aesthetically pleasing and fit into neighborhood.

Summary: They have .92 acres. It is in two lots. Neighbor believes he can get four lots ultimately. He works at home creating patents. He likes to walk outside while talking on the phone and is concerned that when construction is going on, he won't be able to do that. He has lived in the house for about a year. He has a disabled son.

Current issues: He does not notice the plant now except for the sun shining off the shiny metal railing.
Lighting

Main expansion concerns:

- Concerned about pathway if it goes near his property. (privacy)
- Tree removal. He likes the sequoias along the property line and would like them preserved
- He is willing to have the City use his property for construction (easement) and also offered the parcel he just created to the city to purchase, although he did not have an asking price.
- What are the federal regulations about security? Does the site have to be fenced?
- Concerned about property values. Feels houses in the NH will sit for sale longer, especially in this 'age of Google Maps', where people will view a home for sale from an aerial and wonder what that industrial plant is next door.
- Lighting—doesn't want to see it

Mitigation ideas:

- Replace vegetation that is removed with evergreen trees (layers of vegetation)
- Hide the plant
- Wants a fence that looks like a 'horse fence'. Wants the fencing and posts to look like an estate' especially at the entrance. Wants it to look 'better than the neighborhood' because in time, the entire neighborhood will be partitioned into flag lots and nicer homes.
- Wants houses in front. Narrow depth, wider width.
- Lighten the shiny steel railings.
- Does not want to see lighting
- Don't make buildings look like "teardowns".

Summary: Haven't noticed the plant. Do not hear it or see it. They purchased their property in 2003. Mentioned they have seen foxes, quail and pheasants on the site. They mentioned that there are only two street lights now: one at the curve and one at the dip in Mapleton. They don't want more lighting. They would like to see the renderings put on line as well as minutes of any meetings.

Current issues:

Main expansion concerns:

- Concerned about pathway if it goes near his property. (privacy)
- Is the emergency road required?

- Feel construction staging will be the most painful part. Concerned about noise, equipment, dust, dirt
- Make the construction as unnoticeable as possible. Make the plant as unnoticeable as possible.
- The vegetation will take a long time to grow back.

Mitigation ideas:

- Keep the landscaping like it is now on Mapleton. We like the wild, vacant lot
- Make the road as unobtrusive as possible.
- If you have to put a pathway in, please make it a meandering path (along the frontage)
- Set the gate/fence back – don't use chain link.
- On-site pathway: make it part of the road
- Low level, pedestrian lighting
- Keep lawn and trees. Have benches
- Replant the site with larger trees
- Have sight-obscuring construction fencing
- Don't want construction to occur on Saturdays

Lake Oswego Water Treatment Plant Conditional Use Permit

Good Neighbor Plan Meetings

Attachment 8

Design open house *October 27, 2011*

- Email meeting notification
- Comment summary

Share This: 

**Lake Oswego · Tigard
Water Partnership**
sharing water · connecting communities

You are Invited: Water Treatment Plant Open House

Join Us!
Tomorrow Evening
Thursday, October 27
Anytime between
6:30 p.m. to 8:30 p.m.
Cedaroak Park Primary School
4515 Cedaroak Dr. · West Linn

Over the past year, the Lake Oswego Tigard Water Partnership has been collecting neighbor input and feedback for the planned Lake Oswego Water Treatment Plant upgrade in West Linn's Robinwood neighborhood.

We want to continue to hear from you regarding more refined concepts at the Design Open House Thursday, October 27 (tomorrow).

Join us anytime between 6:30 p.m. and 8:30 p.m. at the [Cedaroak Park Primary School Exploratorium](#) in West Linn.

An invitation was sent to you in the mail; this is just a reminder for you to attend.

For more information about the Partnership, visit lotigardwater.org or call: 503-697-6502.

lotwater@ci.oswego.or.us | 503-697-6502 | lotigardwater.org
PO Box 369 Lake Oswego, OR 97034

This email was sent to libbybarg@barneyandworth.com. To ensure that you continue receiving our emails, please add us to your address book or safe list.

[manage](#) your preferences | [opt out](#) using TrueRemove®.

Got this as a forward? [Sign up](#) to receive our future emails.



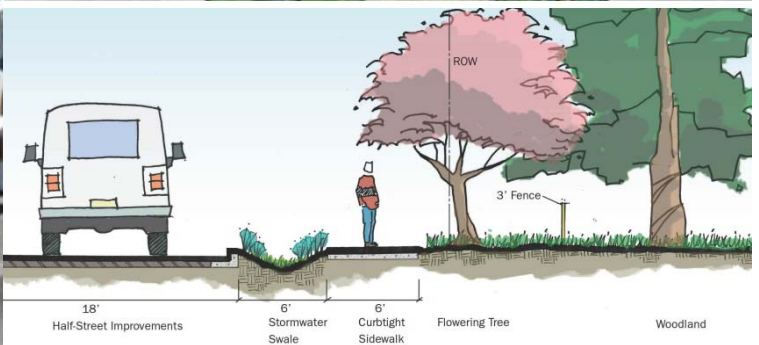
Lake Oswego Water Treatment Plant Design Open House
October 27, 6:30 to 8 p.m. Cedaroak Park Primary School
Participants Comments Summary

Station	Comment
<p>1. Project Information and Good Neighbor Plan (Additional Comments)</p>	<ul style="list-style-type: none"> • I am concerned with a failure of the pipe at Mapleton Drive that causes damage to my home! What else could LOT do to reassure me that I would not have to <u>sue</u> for compensation? • I am pleased to hear that pipes and other infrastructure will be under Oregon Department of Transportation. Also, I hear concern on having sidewalk and bike lane on the east side of Hwy 43. They like to see these happen up to the college – and same thing about new Wal-Mart exit on 43 (no). • Thank you good job. • Thank you for having so many professional available to talk with. I appreciate the time and information. • Thanks for having meeting at Cedaroak!! • Go away. • Nice effort – still stinks – once again LO/Tigard reps were arrogant!
<p>2. WTP Site Layout and Landscape</p>	<ul style="list-style-type: none"> • Much improved layout – consolidated into center of lot as requested by neighbors. • 4435 Mapleton. Back yard issue! Pedestrian path has to go on <u>your</u> side of existing metal fence, and large tree leaning (almost) has to stay. Our property is up to metal fence since 1996 when we were told to feel free to use the few extra feet. As it is, the path is too close to our living quarter in any case. • All in all the concepts of each graphics are well descriptive – a lot of trees for environment have been in place. My comment is that when I came upon the native garden area this is the strength of this project. I wish to hear more on this area as it will be for public recreation type facility as well as to employee rest area or whatever the pleasure. • Trail at both ends required by TSP. West Trail moved away from Shanon Vroman’s property. • <u>Likes:</u> from Mapleton side, moving pump house and electrical station towards the center of property. Pump house low to the ground, blends in with natural setting. “Orchard” and rural feel to landscaping. • Put a berm around operations with 45-degree slope, berm should be approximately 15 ft. high minimum. Put tallest building toward center. • LO/WTP released area (behind fence) to 4435 Mapleton. The area has been used / invested with landscaping by 4435 Mapleton. • We are thankful that there is not a path next to our house. The storm rain garden looks nice. We would prefer that this area <u>not</u> have picnic tables. People that visit this area are noisy already. We do not want to encourage people to hang out here. • Trail not as cool as the old wavy one. Make sure it’s lighted. What happened to the cool wavy wrought iron fence?
<p>3. Construction</p>	<ul style="list-style-type: none"> • Concerned about road closures on Mapleton. • Single point of contact for construction issues. Use Lake Oswego Communications Center (LOCOM) for 24-hour hotline for problem reports. • Red Zone Earthquake

	<ul style="list-style-type: none"> • Still concerned about how disruptive the pipeline construction will be, how much the plant expansion construction will impact either in terms of noise, dust, traffic, etc. • Concerned about noise and inconvenience. • Very concerned about Mapleton Drive during construction. Currently too narrow for 2 trucks. Kids on Mapleton have to walk to Hwy 43 to catch school bus. Run a small bus during school year to pick up and delivery kids. • Good ideas!! • Have the pipe come up in your OWN PROPERTY.
4. Architecture	<ul style="list-style-type: none"> • Cool • Nice • Still too commercial. Not residential enough design. Too much flat roof, no gables. Metal siding? Really? • Overall look of all the buildings blends in nicely. • Sound screens on west side of property – not very aesthetic, although I don't know how much you'd see from most of the properties because of the trees. I don't have a sense of how tall it would be either, so the look might not be an issue. <p>Keep it central, tightly packed, with shorter things towards boundary.</p> <ul style="list-style-type: none"> • We would like as much privacy as possible. We love living on a private, relaxing dead end street. We'd love a fence as tall as you can build...please as tall as you can build! Thank you! ☺ • Visual screen – ugly. Go with a green wall.
5. Operations	<ul style="list-style-type: none"> • Chemical hazard reverse 911 for all adjacent properties. (Kevin Bryck, 18840 Nixon Ave) • Nothing to comment on. • Use “dark sky” friendly lighting. • Love the modernization!!!

Lake Oswego Water Treatment Plant Conditional Use Permit
Neighborhood Coordination Appendix C
Good Neighbor Plan

Good Neighbor Plan Lake Oswego Tigard Water Partnership Water Treatment Plant



December 19, 2011

Lake Oswego Water Treatment Plant: Good Neighbor Plan

Purpose

Lake Oswego Tigard Water Partnership (Partnership) and Robinwood Neighborhood Association (RNA) have collaborated to develop a *Good Neighbor Plan* (Plan) that will guide facility and site design, construction, and operation for the Partnership's drinking water treatment plant in West Linn. The Plan reflects a good faith effort and commitment by both parties to ensure the water treatment plant will remain compatible with its surroundings and continue to be a good neighbor as the plant is modified and expanded for the future.

The Plan reflects a current understanding of future conditions and plans. As circumstances change, the Partnership and the RNA fully expect to update the Plan and make any changes needed to achieve the parties' shared goals.

Introduction

The City of Lake Oswego has operated a drinking water treatment plant in West Linn's Robinwood neighborhood since 1968. The site is zoned R-10 (residential). West Linn defines WTP use as "Utility, major", allowed in R-10 as a conditional use. In 1996, West Linn approved a conditional use and design review for WTP expansion, with 19 conditions of approval. Lake Oswego is in compliance with all 1996 approval conditions. Operating at its present location for over forty years, the plant has generally earned a reputation for being a good neighbor.

Now, the Partnership plans to upgrade and expand the treatment plant to meet Lake Oswego's and Tigard's current and future drinking water needs. The upgraded plant will supply both communities and will also continue to serve as West Linn's only source of emergency and backup drinking water supply. As the treatment plant expands, further steps must be taken to ensure the facility remains compatible with its neighbors and quiet setting.

The Partnership is committed to keeping water treatment plant neighbors informed and involved throughout the water treatment plant improvements. The project team has worked with plant neighbors, RNA, and the City of West Linn to develop the Plan.

The Plan ensures neighbors' interests are considered through the life of the project and beyond. The Plan includes guidelines for every phase: design, construction, ongoing operations, and communications.

The Planning Process

The Plan was developed over a twenty-month period (April 2010 to December 2011). The process included:

- Presentations and discussion at regular monthly meetings of the RNA
 - ✓ *Monthly between April 2010 – January 2012*
 - ✓ *April 16, 2011 Lake Oswego and Tigard Mayors meeting with Robinwood neighbors*
- Open houses and tours at the treatment plant
 - ✓ *June 24, 2010 Water Treatment process recommendation Open House*
 - ✓ *July 24, 2010 Water Treatment Plant Open House*
- Three planning workshops
 - ✓ *August 4, 2010 Maple Grove Plat property owners*
 - ✓ *October 27, 2010 First Good Neighbor Plan meeting*
 - ✓ *December 1, 2010 Second Good Neighbor Plan meeting*

- Two surveys of neighbors and property owners
 - ✓ *August 4 – October 8, 2010*
 - ✓ *December 1, 2010 – January 12, 2011*
- Robinwood NA tour of Wilsonville’s water treatment plant
 - ✓ *December 11, 2010*
- Consultations with the City of West Linn
 - ✓ *April 5, 2010 West Linn City Council presentation*
 - ✓ *May 4, 2010 West Linn, Gladstone, Tigard, Lake Oswego City Manager’s meeting presentation*
 - ✓ *September 15, 2010 West Linn Utility Advisory Board*
 - ✓ *August 25, 2011 West Linn Parks and Recreation Advisory Committee*
 - ✓ *December 12, 2011 West Linn Utility Advisory Board*
- Design team “backyard visits” with 14 treatment plant neighbors
 - ✓ *July 13, 2011 – August 21, 2011*
- Design open house
 - ✓ *October 27, 2011*
- Neighborhood meeting required by West Linn land use code
 - ✓ *November 10, 2011*

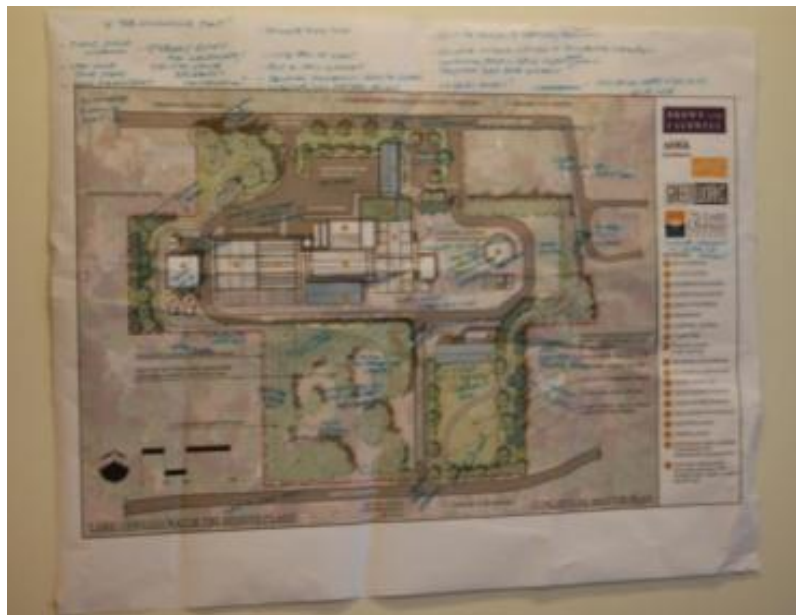
An RNA Subcommittee was formed in May 2011 to provide additional input to further the Plan.

The Partnership Oversight Committee reviewed specific requests by the Robinwood Neighborhood at its December 12, 2011 meeting. Mutually supported ideas have been incorporated into the plan.

Good Neighbor Plan Components

The next sections outline Plan recommendations for:

- Water Treatment Plant Design
 - Landscape / site design
 - Facility design
 - Access
- Off-site improvements
- Construction
- Ongoing operations
- Communications



Neighbors added their suggestions to enhance the water treatment plant site design.

Water Treatment Plant Design

The Water Treatment Plant will be upgraded and the capacity increased from 16 to 38 mgd (million gallons per day) utilizing Lake Oswego's maximum water rights from the Clackamas River.

The recommended plan is to reconfigure the plant and convert the treatment process from direct filtration to conventional treatment plus ozone. Other modifications include a new, larger clearwell (underground reservoir) and treated water pump station, mechanical process to handle solids, upgrades to chemical feed systems, miscellaneous improvements to existing buildings, a pathway and site re-landscaping.

The following recommendations supported by neighbors and the Partnership will be used by the water treatment plant design team to help create a facility that blends in with the neighborhood.

Landscape/Site Design

- Provide setbacks compatible with those for nearby neighborhood homes that meet West Linn zoning standards.
- Buffer the facilities from adjacent properties using appropriate manufactured or natural systems where suitable and possible.
- Mitigate lost tree canopy on site by removing invasive species and planting native trees and plants per the COWL Code requirements. For needed off-site mitigation, pay into the West Linn "Canopy Replacement Fund" so that that West Linn may determine the best location for replanting. Neighbors have expressed a desire for additional Trillium Creek mitigation within the neighborhood.
- Consider "green" features for the treatment plant:
 - Native vegetation to conserve water
 - Energy conserving pumps, lighting and electrical equipment
 - Solar collectors for renewable power generation
- Landscaping, fencing and walkways should be designed to fit the residential setting.



Landscaping will enhance the residential look and feel of the facility.

Facilities

- Locate taller process facilities in the central area of the site, away from homes, rather than near property setbacks and adjacent to homes.
- Design buildings visible from the neighborhood to have residential scale and appearance.
- Locate new clearwell, pump house and electrical building so that minimum setbacks between the new facilities and homes are exceeded.
- Design facilities to minimize off-site treatment plant noise and odors. Measure baseline noise level around the existing plant.
- Use low level lighting for water treatment plant facilities; prevent off-site glare and light trespass.
- Install fence with non-industrial appearance, designed to fit the neighborhood setting yet provide adequate security.



Residential scale and design features will make the treatment plant better fit the neighborhood setting.

Access

- Build a pedestrian path – buffered from adjacent property owners – that connects Mapleton Drive with Kenthorpe Way and meets West Linn development code standards.
- Install a half street improvement along the Water Treatment Plant frontage (Kenthorpe and Mapleton) frontage with "Green Street" treatment.
- Locate fence line to provide public access to a portion of the Mapleton Drive parcels.
- Every effort will be made to maintain vehicle access to driveways during construction and minimize any road closures. Periodically, it may be necessary to close a road or to provide a detour. When this occurs, advance warning will occur and signage or flaggers will guide drivers through detour routes. Access to homes for emergency vehicles will always be maintained.

Construction

Construction of the upgraded and expanded treatment plant is expected to take approximately twenty eight months. Mitigating the impacts of construction on treatment plant neighbors is a top concern of neighbors and a top priority for the Partnership in protecting neighborhood livability.

The contractor will be required to meet noise, erosion, emissions, dust, traffic and parking, work hours, site security and safety standards. The following construction mitigation measures identified by neighbors and Partnership will also be required of the contractor:

- Shut off idling equipment when not in use. Schedule noisier construction operations to limit their duration. Give advance notice to neighbors when noisy work will occur outside these times.
- A regular "Coffee with the Construction Manager" will be provided throughout construction as long as there is interest on the part of neighbors and others.
- All off road construction equipment operating on site will use ultra low sulfur diesel, be in good working order and will comply with current emissions standards as applicable to new and used off-road diesel equipment and fuel.

- As much as practicable, locate noise producing activities/equipment in central part of site, away from neighbors.
- All noise generating activities will conform to COWL, Oregon Department of Environmental Quality, and Occupational Safety and Health (OSHA) requirements. Noisy portable equipment, such as generators or compressors will be located as far from residential receptors as practicable. Perimeter, noise dampening fencing will be used to limit noise impacts where needed.
- Maintain vehicular, bicycle, pedestrian and emergency vehicle access to area homes throughout construction.
- Every effort will be made to load and unload equipment and materials on the Water Treatment Plant property during plant construction. In the event that materials need to be unloaded on residential streets, flaggers will be used to ensure that the safety of the travelling public is the highest priority.
- Ensure safe pedestrian, bicycle and vehicular school commute during the construction period.
- Provide off-street / off-site parking for construction workers during construction. Some on-site parking for construction supervisor, inspector and project management staff will be provided.
- Use visible ID badges or other methods to identify construction workers.
- Maintain pavement condition on Mapleton Drive and Kenthorpe Way, during and after construction.
- Require reduced speed limit for construction vehicles when traveling through residential neighborhoods if allowed by COWL standards.

The City of Lake Oswego will also:

- After a construction contractor is hired, identify all construction material staging areas, temporary offices and trailers and equipment and commuter parking areas, on and off the plant site for the RNA.
- Provide 24/7 construction hotline telephone number that provides access to report problems.
- Coordinate with the City of West Linn on construction of West Linn infrastructure projects during water project work to see if there are opportunities for West Linn to save money.
- Lake Oswego will repair or rebuild, if required, all streets that are damaged by Water Partnership projects to as good or better condition as prior to construction and according to COWL standards.
- Use informational signage and lights at Mapleton and Hwy 43 and Nixon intersections to indicate closures and other road conditions.
- Any street reconstruction or paving will meet COWL engineering standards for grading to meet surface water flows. The City of West Linn Engineering Department will review all plans for consistency with its requirements. If, at the time of paving, COWL would like to install additional surface water improvements, Lake Oswego will coordinate with them.
- Maintain landscape where visible to neighbors to a level appropriate to the location and type of landscaping.
- Report to Robinwood Neighborhood Association on construction activities as needed.

Ongoing Operations

Once construction is complete, the Partnership will continue to operate the treatment plant with a high level of sensitivity to its neighbors. The neighborhood and Partnership agree the following neighborhood requests will be incorporated into the plant's standards of operation.

- Minimize off-site treatment plant noise and odors.

- Allow controlled use of the Treatment Plant's future emergency access road by Kenthorpe Way neighbors in the event of an emergency that would block access for residents of this dead-end street.

Communications

Communications among the RNA, treatment plant neighbors and the Partnership team will occur throughout the plant upgrade and expansion project as well as after upgrades are completed. After the new treatment plant is on-line, plant staff will periodically communicate with neighbors and the RNA.

Lake Oswego's water treatment plant has an emergency response plan in place, and procedures are closely coordinated with the local emergency responders: Tualatin Valley Fire & Rescue and West Linn Police Department. Tualatin Valley Fire & Rescue inspects the plant facilities at least annually. In event of an emergency, communications with plant neighbors would be initiated by the noted emergency responders.

Full information on drinking water treatment chemicals used on-site is maintained at the treatment plant. Plant staff are available to answer neighbors' questions about these chemicals. The plant's drinking water disinfection process was converted years ago to use a sodium hypochlorite (bleach) solution. There is no use or storage of chlorine gas on-site.

The following communication strategies will be implemented by the WTP staff.

- Treatment plant staff continue to provide information and answer neighbors' questions about chemicals used and stored on-site, and transported through the neighborhood.
- Hazard analysis and hazard response plan for all chemicals at the plant to be shared with West Linn residents.
- Continued use of Tualatin Valley Fire and Rescue reverse 911 alert system.
- Update neighbors and the Robinwood Neighborhood Association on any changes in process chemicals or emergency procedures affecting neighbors.
- Hold an open house/tour at the treatment plant once or twice per year.
- Keep neighbors informed about the pertinent plant activities through community meetings, website and email updates, mailings and presentations at RNA meetings.

Learn More

For more information about the Lake Oswego Water Partnership or the Good Neighbor Plan for the Partnership's water treatment plant contact:

Jane Heisler, Communications Director
City of Lake Oswego
503-697-6573 / jheisler@ci.oswego.or.us

For information about the water treatment plant:
Kari Duncan, Water Treatment Plant Manager
City of Lake Oswego
503-635-0393 / kduncan@ci.oswego.or.us



A water treatment plant open house held in August 2010 was well attended by neighbors.

Part D.

NEIGHBORHOOD CONTACT REQUIRED FOR CERTAIN APPLICATIONS (99.038)

Prior to submittal of an application for any subdivision, conditional use permit, multi-family project, planned unit development, commercial, office, or industrial development of over 1,500 square feet, or a zone change that requires a Comprehensive Plan amendment, the applicant shall contact and discuss the proposed development with any affected neighborhood as provided in this section. Although not required for other or smaller projects, contact with neighbors is highly recommended. The Planning Director may require neighborhood contact pursuant to this section prior to the filing of an application for any other development permit if the Director deems neighborhood contact to be beneficial.

- A. Purpose. The purpose of neighborhood contact is to identify potential issues or conflicts regarding a proposed application so that they may be addressed prior to filing. This contact is intended to result in a better application and to expedite and lessen the expense of the review process by avoiding needless delays, appeals, remands, or denials. The City expects an applicant to take the reasonable concerns and recommendations of the neighborhood into consideration when preparing an application. The City expects the neighborhood association to work with the applicant to provide such input.*
- B. 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.*
- C. The letter shall be sent by certified mail, return receipt requested, to the president of the neighborhood association, and to one designee as submitted to the City by the neighborhood association, and shall be sent by regular mail to the other officers of the association and the property owners within 500 feet. If another neighborhood association boundary is located within the 500-foot notice radius, the letter shall be sent to that association's president, and to one designee as submitted to the City by the neighborhood association as well. The letter shall briefly describe the nature and location of the proposed development, and invite the association and interested persons to a meeting to discuss the proposal in more detail. The meeting shall be scheduled at the association's regularly scheduled monthly meeting, or at another time at the discretion of the association, and not less than 20 days from the date of mailing of the notice. If the meeting is scheduled as part of the association's regular monthly meeting, the letter shall explain that the proposal may not be the only topic of discussion on the meeting agenda. The letter shall encourage concerned citizens to contact their association president, or their association designee, with any questions that they may want to relay to the applicant.*

Neighborhood contact shall be initiated by the applicant by mailing the association president, and to one designee as submitted to the City by the neighborhood association, a letter, return receipt requested, formally requesting, within 60 days, a date and location to have their required neighborhood meeting. The 60 days shall be calculated from the date that the applicant mails this letter to the association. If the neighborhood association does not want to meet within the 60-day timeframe, or if there is no neighborhood association, the applicant may hold a public meeting during the evening after 6:00 p.m., or on the weekend no less than 20 days from the date of mailing of the notice. All meetings shall be held at a location open to the public within the boundaries of the association or at a public facility within the City of West Linn. If the meeting is held at a business, it shall be posted at the time of the meeting as the meeting place and shall note that the meeting is open to the public and all interested persons may attend.

- D. On the same date the letters described in subsections A through C of this section are mailed, the applicant shall provide and post notice on the property subject to the proposed application. The notice shall be posted at a location visible from the public right-of-way. If the site is not located*

adjacent to a through street, then an additional sign shall be posted on the nearest through street. The sign notice shall be at least 11 inches by 17 inches in size on durable material and in clear, legible writing. The notice shall state that the site may be subject to a proposed development (e.g., subdivision, variance, conditional use) and shall set forth the name of the applicant and a telephone number where the applicant can be reached for additional information. The site shall remain posted until the conclusion of the meeting.

- E. An application shall not be accepted as complete unless and until the applicant demonstrates compliance with this section by including with the application:*
- 1. A copy of the certified letter to the neighborhood association with a copy of return receipt;*
 - 2. A copy of the letter to 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 names and addresses of such owners and residents;*
 - 3. A copy of the required posted notice, along with an affidavit of posting;*
 - 4. A copy of the minutes of the meetings, produced by the neighborhood association, which shall include a record of any verbal comments received, and copies of any written comments from property owners, residents, and neighborhood association members. If there are no minutes, the applicant may provide a summary of the meeting comments. The applicant shall also send a copy of the summary to the chair of the neighborhood association. The chair shall be allowed to supplement the summary with any additional comments regarding the content of the meeting, as long as such comments are filed before the record is closed;*
 - 5. An audiotape of the meeting; and*
 - 6. In the event that it is discovered by staff that the aforementioned procedures of this section were not followed, or that a review of the audio tape and meeting minutes show the applicant has made a material misrepresentation of the project at the neighborhood meeting, the application shall be deemed incomplete until the applicant demonstrates compliance with this section. (Ord. 1425, 1998; Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1590 § 1, 2009)*