



DEPARTMENT OF ENVIRONMENTAL SERVICES
TRANSPORTATION AND LAND USE PLANNING DIVISION
2115 SE Morrison Street
Portland, OR 97214 (503) 248-3043

DECISION OF THE PLANNING DIRECTOR

Design Review For Mobile Water Treatment Plant Trailer

Case File: DR 13-97

Date Decision Prepared: March 6, 1998

Proposal: Request to permanently locate a mobile water treatment plant trailer at the applicant's Lusted Hill Facility.

Location: 6704 SE Cottrell Road
Tax Lot 30, Section 22, T1S, R4E, W.M. (R99422-0300)

Applicant/Owner: City of Portland Bureau of Water Works
1120 SW Fifth Avenue
Portland, OR, 97204

Site Size: 17.98 acres

Comprehensive Plan: Commercial Forest Land

Present Zoning: Commercial Forest Use (CFU)
Community Service (CS)

Approval Criteria: Multnomah County Code (MCC) 11.15.780, Design Review.
Comprehensive Plan policies 11, 13, 14, 22, 31, 37, 38, & 40.

Decision: Approve, subject to compliance with specific conditions, Design Review for establishing a permanent location for a water treatment plant trailer.

Condition of Approval

1. Vegetation within primary and secondary fire breaks is to be removed consistent with what is described in the supplement to the Design Review Plan dated February 24, 1998 and required as a condition of approval of Community Service Use Permit #7-97.
2. Approval of Design Review shall not be effective until such time any outstanding fees pertaining to this application have been paid.

Findings of Fact

(Formatting Note: Staff as necessary to address Multnomah County ordinance requirements provides Findings referenced herein. Headings for each finding are underlined. Multnomah County Code requirements are referenced using a **bold** font. Written responses by the applicant, demonstrating compliance with code criteria, are *italicized*. Planning staff comments and analysis may follow applicant responses. Where this occurs, the notation "Staff" precedes such comments.)

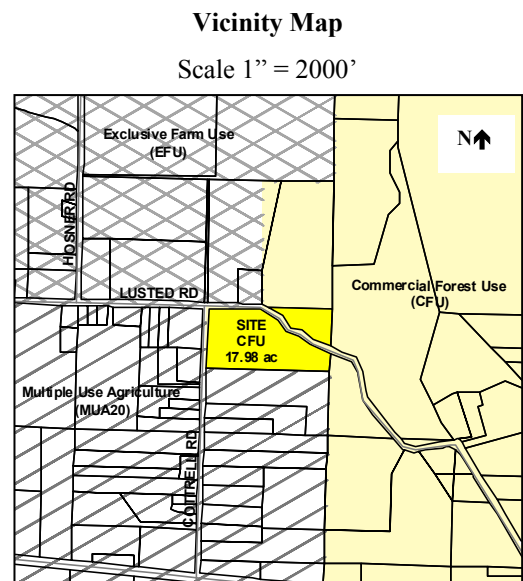
I. Design Review Required:

As described under MCC 11.15.7825 and .8205 a Hearings Officer may require design review approval as a condition of approval of Community Service Use Permit (CS) applications. Such a requirement was adopted as Condition #1 of the Hearings Officer conditional approval of CS #7-97, a Community Service Use Permit authorizing the City of Portland Bureau of Water Works (applicant) to locate a water treatment plant trailer at their Lusted Hill Facility. This design review application by the City of Portland Bureau of Water Works is an attempt by the applicant to satisfy Condition #1 of their Community Service Use Permit.

II. Project Description:

The proposed project is to permanently locate the Bureau of Water Work's (Bureau) mobile pilot water treatment plant trailer at the newly expanded Lusted Hill Water Treatment Facility at 6704 SE Cottrell Road in eastern Multnomah County. The Lusted Hill Treatment Facility was recently expanded to include municipal water supply corrosion control treatment processes. This was necessary to comply with the U.S. Environmental Protection Agency's Lead and Copper Rule.

The pilot trailer was used on-site for training operators, responsible for running the Lusted Hill Facility, on how to operate the new



corrosion control treatment processes. The pilot plant trailer contains a laboratory for water quality testing of municipal drinking water supplies. For the recent Lusted Hill expansion project, piping in the pilot plant trailer was set up to mimic a small scale system representing water from Bull Run passing through the ammoniation and corrosion control treatment processes and further downstream to a point where pH is monitored. The pilot trailer was used on-site for a couple of months for testing and training before the full-scale corrosion control treatment facility was brought on-line.

In previous years, this pilot trailer has been used extensively for testing other water supply sources throughout the metro region, including Bull Run, the Tualatin River and the Willamette River. The pilot trailer could be moved off-site during various times of the year to conduct water quality and treatability tests on other systems. The pilot trailer may be located off-site up to a few months at a time to serve other municipal water suppliers. After completion of these tests, the pilot trailer would be brought back to the Lusted Hill Facility.

III. History Of Land Use Actions On The Subject Property:

Case Number(s)	Description
CS 7-97	- Establishment of a permanent pad site for the storage and use of a mobile water treatment plant trailer.
CS 3-91	- Development of an ammoniation facility for water treatment, consisting of a pre-engineered metal building, paved circular drive and parking area, landscaping and eight-foot chain link security fence.
CS 2-95, HV 12-95, DR 12-95, GEC 36-95	- Addition to the existing building to accommodate the installation of corrosion control device for the ammoniation facility. Paved parking and drive isles were expanded and additional landscaping was provided.
TP 2-96	- Temporary placement of a construction trailer and subsequent storage of a mobile water treatment plant trailer starting January, 1996 and ending March, 1997.

IV. Compliance With MCC 11.15.7850, Design Review Criteria:

(A)MCC .7850(A)(1)(a), The elements of the design review plan shall relate harmoniously to the natural environment and existing buildings and structures having a visual relationship with the site.

Careful consideration has been given to insure that the pilot trailer has relatively little disturbance with the surrounding natural landscape. The site is surrounded by large mature douglas fir trees with some mixed deciduous understory which together

provide an excellent buffer for the surrounding properties. To insure that this natural environment is maintained, the landscape plans for the entire site have been revised and enhanced using more natural landscaping, especially between the facility driveway and the perimeter fence. This will provide greater harmony between the pilot trailer and the surrounding landscape as well as insure greater species survival for the on-site landscaped areas.

Staff: Landscaped plans referenced by the applicant are those prepared with Design Review (DR) application #12-95, pertaining to the expansion of the on-site ammoniation facility. No new landscaping has been proposed with this application. A copy of the landscape plans submitted with DR #12-95 are included as part of the permanent record of the subject application.

(B) MCC .7850(A)(1)(b), The elements of the design review plan should promote energy conservation and provide protection from adverse climatic conditions, noise, and air pollution.

The proposed natural landscape throughout the design will conserve energy by requiring less water and pesticide applications than a traditional landscape plan. Further, fire safety measures are provided according to MCC Section 11.15.2074(5)(b) which requires the maintenance of a primary and secondary fire safety zone. The primary fire safety zone extends 30 feet from the pilot trailer, while the secondary fire zone extends 100 feet from the primary zone.

Locating the pilot trailer at the site is not expected to impact any of other areas of concern. When operating properly, the pilot trailer makes only a low hum noise which would not be detectable off-site of the Bureau's property. Process water produced in the pilot trailer that is other than drinking water quality will be captured and disposed of properly. No adverse air emissions is expected to result from operating the pilot trailer.

(C) MCC .7850(A)(1)(c), Each element of the design review plan shall effectively, efficiently, and attractively serve its function. The elements shall be on a human scale, inter-related, and shall provide spatial variety and order.

A primary concept in expansion of the facility which incorporates a place for the pilot trailer was to maintain the existing natural landscape to insure compatibility with the character of the area and its forested "look". The landscaping is predominantly natural, the natural buffers (fir trees, and deciduous underbrush) will be preserved to the extent allowed by the fire safety standards.

(D) MCC .7850(A)(2), Safety and Privacy – The design review plan shall be designed to provide a safe environment, while offering appropriate opportunities for privacy and transitions from public to private spaces.

The facility design provides a safe environment for ingress and egress for employees and the public. There is a gate at the point of access to the facility off of Cottrell Road. The purpose for the gate is keep unauthorized personnel off the site when staff

is not there. When staff is on site, the public can access the facility, but usually this happens on an infrequent basis. The majority of the "public" are other water providers, consultant engineers or other Water Bureau staff who come to see the site for education, training or technical assistance. The pilot trailer has two doors for ingress and egress. These doors are locked at all times unless authorized personnel are working in the trailer.

Privacy of the site is maintained through the design plan by keeping the natural perimeter buffer. Further, additional plantings have been established in the landscaped area between the pilot trailer and the perimeter fence.

Staff: As required by Condition #2 of the Hearings Officer approval of CS #7-97, vegetation is to be removed within primary and secondary fire breaks, as described in the supplement to the Design Review Plan dated February 24, 1998 (copy attached). This requirement is necessary for this proposal to meet fire safety clearance requirements enumerated under MCC 11.15.2074(A)(5)(C).

(E) MCC .7850(A)(3), Special Needs of Handicapped – Where appropriate, the design review plan shall provide for the special needs of handicapped persons, such as ramps for wheelchairs and braille signs.

Improvements have been made to the corrosion/ammoniation facility during the expansion project to accommodate the special needs of the handicapped. The desire to upgrade the facility to address the ADA requirements was a conscience decision by the Water Bureau, which was not mandated for the expansion project. When the pilot trailer is in use, two sets of stairs equipped with safety railings are secured at each of the trailer's two doors. With all the laboratory equipment inside the trailer, there is little room for wheelchair access. With this in mind, the pilot trailer was not equipped for wheelchair access.

(F) MCC .7850(A)(4), Preservation of Natural Landscape – The landscape and existing grade shall be preserved to the maximum practical degree, considering development constraints and suitability of the landscape or grade to serve their functions. Preserved trees and shrubs shall be protected during construction.

As mentioned previously, a general theme of the expansion of the facility which incorporates the pilot trailer was to preserve and enhance the natural landscape to be sure the facility continues to be compatible with the general character of the area. The expansion successfully accomplished this goal.

(G) MCC .7850(A)(5), Pedestrian and Vehicular circulation and Parking – The location and number of points of access to the site, the interior circulation patterns, the separations between pedestrians and moving and parked vehicles, and the arrangement of parking areas in relation to buildings and structures, shall be designed to maximize safety and convenience and shall be harmonious with proposed and neighboring buildings and structures.

The existing access to the site is maintained off of Cottrell Road. No additional access points were necessary for the pilot trailer. The driveway circulation patterns on the site are an extension of the existing patterns before the facility was expanded. These driveway patterns work well for the operations that take place at the facility. The parking space provided for the pilot trailer is outside the normal driving patterns of vehicles. While the trailer is parked in its designated space, there is no hindrance to vehicular traffic. There is room to maneuver the pilot trailer into and out of its space when needed.

An appropriate number of parking spaces have been provided at the site. If and when the pilot trailer is used at the site, it only requires one person to operate and monitor any testing. This person would most likely be one of the Bureau's trained operators that also operates the existing Lusted Hill Facility, therefore no additional parking spaces are deemed necessary.

(H) MCC .7850(A)(6), Drainage – Surface drainage systems shall be designed so as not to adversely affect neighboring properties or streets.

All surface drainage are handled on -site. This will insure that neighboring properties or streets are not adversely affected from any runoff from the pilot trailer.

(I) MCC .7850(A)(7), Buffering and Screening – Areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking, and similar accessory areas and structures shall be designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties.

Considerable effort has been given to address the need to maintain a good buffer between the uses on the site and adjacent properties. The facility is located within a rural agricultural area with mixed stands of forest patches. The site is currently surrounded by mature, tall douglas fir trees with deciduous vegetation understory. The expansion of the facility, including the pilot trailer, was designed to maintain the existing buffer around the site to the extent feasible, while conducting some understory vegetation removal to comply with the MCC requirements on fire safety within the CFU zone.

(J) MCC .7850(A)(8), Utilities – All utility installations above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.

All utilities to the pilot trailer are located underground. This insures that there are no adverse impacts to neighboring properties as a result of utility structures.

(K) MCC .7850(A)(9), Signs and Graphics – The location, texture, lighting, movement, and materials of all exterior signs, graphics or other informational or directional features shall be compatible with the other elements of the design review plan and surrounding properties.

There in no additional signage or graphics at the facility required for the pilot trailer.

V. Compliance With Minimum Standards Provisions Of MCC 11.15.7855:

- (A) MCC.7855(C)(1), A minimum of 15% of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subpart 3 of this subsection.**

The 17.98 acre lot in which this pilot trailer is placed is densely covered in douglas fir and deciduous trees. The pilot trailer, paved areas and the facility's building utilize about 8 percent of the parcel. The existing vegetation will remain and has been supplemented with recent landscape plantings to enhance buffering for neighboring properties.

- (B) MCC.7855(C)(2), All areas subject to the final design review plan and not otherwise improved shall be landscaped.**

All areas not utilized for the facility, including the pilot trailer will remain in native vegetation, consistent with the landscape design approved for expansion of the corrosion facility.

- (C) MCC .7855(C)(3)(b), A parking or loading area shall be separated from any lot line adjacent to a street by a landscaped strip at least 10 feet in width, and any other lot line by a landscaped strip at least 5 feet in width.**

The parking and loading areas on the site are separated from Cottrell Road by an approximately 50 ft. wide landscaped area. The parking area is separated from the southerly property by a 135 ft. landscaped buffer.

- (D) MCC .7855(C)(3)(c), A landscaped strip separating a parking or loading area from a street shall contain:**

- (i) Street trees spaces as appropriate to the species, not to exceed 50 feet apart, on the average;**
- (ii) low shrubs, not to reach a height greater than 3'0", spaced no more than 5 feet apart, on the average; and**
- (iii) vegetative ground cover.**

The 50 ft. wide front yard landscaping will be maintained and supplemented with native vegetation; which far exceeds code requirements.

- (E) MCC .7855(C)(3)(d), Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.**

The recently landscaped areas around the facility meet these requirements.

- (F) MCC .7855(C)(D)(e), A parking landscape area shall have a width of not less than 5 feet.**

The recently expanded facility includes landscaping that meets this requirement.

(G)MCC .7855(C)(4), Provision shall be made for watering planting areas where such care is required.

A permanent automatic irrigation system has been installed throughout the landscaped portion of the site, including the planted areas around parking spaces.

(H)MCC .7855(C)(5), Required landscaping shall be continuously maintained.

A large portion of the site remains in untouched native vegetation which requires no additional watering or regimented care. The landscaped areas of native vegetation in the parking area have an automated irrigation system to help establish the new vegetation and help in times of dry spells.

(I) MCC .7855(C)(6), Maximum height of tree species shall be considered when planting under overhead utility lines.

The utility lines are located underground, therefore this criteria does not apply.

(J) MCC .7855(C)(7), Landscaped means the improvement of land by means such as contouring, planting, and the location of outdoor structures, furniture, walkways and similar features.

The site, including the pilot trailer meets the requirements for on-site landscaping.

VI. Compliance With Applicable Comprehensive Plan Policies:

Compliance with Comprehensive Framework Plan policies 11, 13, 14, 22, 31, 37, 38, and 40 has been demonstrated with the approval of Community Service Use Permit #7-97, with which this design review application is consistent.

Conclusion

Considering the findings and other information provided herein, this application to permanently locate a mobile water treatment plant trailer at the applicant's Lusted Hill Facility, as conditioned, satisfies applicable Comprehensive Framework Plan policies and Multnomah County Zoning Ordinance requirements.

Exhibits

All materials submitted by the applicant, prepared by county staff, or provided by public agencies or members of the general public relating to this request are hereby adopted as exhibits hereto and may be found as part of the permanent record for this application. As a convenience, a copy of the supplement to the design review plan, dated February 24, 1998 and referenced herein has been included with this decision.

In the matter of: DR 13-97

Multnomah County Department of Environmental Services
Transportation and Land Use Planning Division

By: _____
Derrick I. Tokos, AICP - Planner

For: Kathy Busse - Planning Director

This decision filed with the Director of the Department of
Environmental Services on March 6, 1998

NOTICE

State law requires a public notice (by mail) to nearby property owners and to any recognized Neighborhood Association of a Planning Director decision which applies discretionary or subjective standards or criteria to land use or development permit applications. The notice must describe the method to challenge the staff decision; and, if appealed, the County must hold a public hearing to consider the merits of the application. ORS 197.763, ORS 215.416(11)

The Administrative Decision(s) detailed above will become final unless an appeal is filed within the 10-day appeal period which starts the day after the notice is mailed. If the 10th day falls on Saturday, Sunday, or a legal holiday, the appeal period extends through the next full business-day. If an appeal is filed, a public hearing will be scheduled before a County Hearings Officer pursuant to Multnomah County Code section 11.15.8290 and in compliance with ORS 197.763. To file, complete an Appeal of Administrative Decision form, and submit to the County Planning Division Office, together with a \$100.00 fee and supplemental written materials (as needed) stating the specific grounds, approval criteria, or standards on which the appeal is based. To review the application file(s), obtain appeal forms, or other instruction, call the Multnomah County Planning Division at (503) 248-3043, or visit our offices at 2115 SE Morrison Street, Portland, Oregon, 97214 [hours: 8:30 a.m. – 4:30 p.m.; M—F].

The appeal period ends Monday March 16, 1998 at 4:00 p.m.