

1600 SE 190th Avenue, Portland OR 97233-5910 • PH. (503) 988-3043 • Fax (503) 988-3389

June 5, 2018

Mike Schofield, C.F.O.
Gresham Barlow School District
1331 NW Eastman Parkway
Gresham, OR 97030

RE: Application for a Statewide Planning Goal 11 Exception for Sewer Line Extension Outside of an Urban Growth Boundary (Case # T4-2018-10415)

Dear Mr. Schofield:

Thank you for submitting the land use application referenced above on the Sam Barlow School property located at 5105 SE 302nd Ave, Gresham (tax account number R994180780). Your application has been reviewed by Land Use Planning to determine if all required materials have been provided. As is common with applications subject to multiple approval criteria, I have identified additional information needed in order to process your application.

Information and Materials Requested:

1) Service Provider Forms Related to Comprehensive Plan Policies 11.12 & 11.13

1A) Please have the sewer district who will ultimately serve the school property fill out the attached 'Certification of Public Sewer Service'. The purpose of this form is to provide documentation that sewage connection will occur to a public sewer system having adequate capacity to serve the development and all other system customers.

1B) Please also have the water district currently serving the property fill out the attached 'Certification of Water Service' Form. The purpose of this form is to confirm for the record that any municipal water requirement alterations associated with the change in sanitation service can be provided by the water district.

2) Approval Criteria Responses Required by County Code, OAR and ORS

2A) Please submit responses to Multnomah County Plan Revision criteria 37.0705(A)(1)-(3). Please note the reference to ORS 197.732 within this county code section which also must be addressed, with a particular focus on the 'reasons' goal exception standards of 197.732(2)(c)(A)-(D). Multnomah County land use codes are available at the following on-line location:
(<https://multco.us/landuse/zoning-codes>)

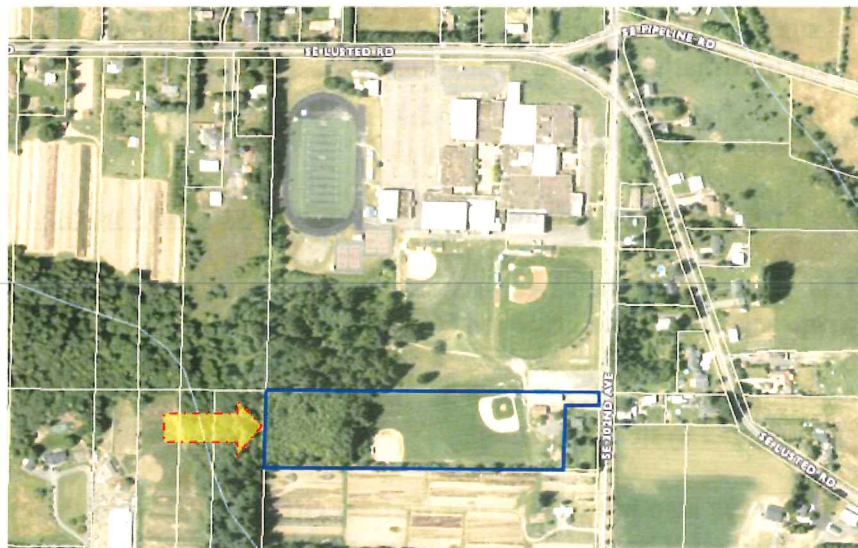


2B) Please submit responses to OAR 660-004-0020(2)(a)-(d) which require a slightly more detailed analysis of the reasons exception factors listed in ORS 197.732(2)(c).

3) Project Scope Clarification

3A) Please confirm that this application is solely for a Goal 11 Exception and not for the actual construction of the sewer line. This is my assumption based on the application materials submitted. Although the Goal exception application provides a general indication of the sewer line alignment, it does not provide details necessary for specific development reviews including a transportation encroachment permit for development in the road right-of-way, Grading and Erosion Control Permit and potentially the Significant Environmental Concern Permit. My assumption is that the school district will apply for all applicable construction permits in the event the goal exception application is approved.

3B) Please confirm that the Goal Exception application does not include Tax Lot (R994181340) directly to the south of the main school property at 5105 SE 302nd, which is highlighted below and identified by the arrow (Tax Lot R994180780).



The General Application form submitted only identifies 5105 SE 302nd as being subject to the request, which is the main school property to the north of the property in question. You can see that the aerial photo shows school ball fields and structures on the property in question and I would like to confirm that there is no need to include this southern property in the Goal Exception application. Such a need may exist if bathrooms are either currently located on the southern property or could be located on the southern property in the future.

3C) Please help me better understand the reference to 'county' ownership of the sewer line in the application narrative. Page 13 (Option 1) of the 'Sam Barlow Goal 11 Exception Justification' application narrative discusses

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advantages and disadvantages one of three options (Status Quo, Option 1 and Option 2). The second to last sentence of the introduction to Option 1 states “Multnomah County would own the sewer line but would not allow any other properties outside the UGB to connect to the dedicated sewer line.” Could you please elaborate on the statement regarding county ownership of this public sewer service facility? Would this facility not be owned and operated by the sewer district instead of the county? It appears the sewer line extension would likely be mostly located on county owned road right-of-way. I may be misinterpreting this statement intended to indicate the facility would be located on county owned property but would like help clarifying this point to help minimize questions at the public hearing.

Once you have gathered all of the requested information and materials, you will need to submit all items in **one single submittal packet**. Once you have submitted a complete packet addressing the requested items, I will conduct a new completeness review of your application. It would also be very helpful in my preparation of the staff report if you could please email me a copy of your narrative so that I can cut and paste your responses into the staff report: adam.t.barber@multco.us

The County’s code gives you two options at this point. You can elect either to provide this missing information by November 5, 2018 or deem your application complete as it exists. We recommend you elect to provide the additional information within the 180 day time period, because without it we may not be able to approve the application. We have enclosed a written option statement to assist you. If you are unable to make your application complete within the 180 days, your application will be closed and your materials returned (application fees are forfeited) [MCC 37.0600B].

Please indicate on the attached form which option you would like to proceed under. You must sign the form and return it to my attention no later than July 5th [30 Days from Date of Incomplete Letter].

Please do not hesitate to contact me if you have any questions. I look forward helping you move forward with this project as soon as possible.

Sincerely,



Adam Barber, Senior Planner
503-988-0168, adam.t.barber@multco.us

cc: File

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Application # T4-2018-10415
Case Planner – Adam Barber

APPLICANT'S RESPONSE

(Return by July 5, 2018)

- I intend** to provide the additional information identified in the attached letter from Multnomah County Planning within 180 days. I understand that if I do not make my application complete by Date [180 days from date of Application] my application will be closed and I will forfeit my application fees.

- I refuse** to provide the additional information identified in the attached letter from Multnomah County Planning and I am deeming my application complete. I understand that my application will be processed with the supplied information. I am aware that failure to meet the applicable code requirements is grounds for denial of my application.

Signed and Acknowledged (Applicant)

Date

