

STAFF REPORT



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Application for Community Service Conditional Use and Design Review

Case File: T3-2026-0012

Applicant: City of Sandy, Contact: AJ Thorne, PE

Proposal: Request for a Community Service Conditional Use and Design Review for the installation of a drinking water pump station. The pump station is for the City of Sandy and will be located on the City of Portland, Portland Water Bureau property with the water filtration facility.

Location: 35320 SE Carpenter Lane, Gresham

Property ID # R342619

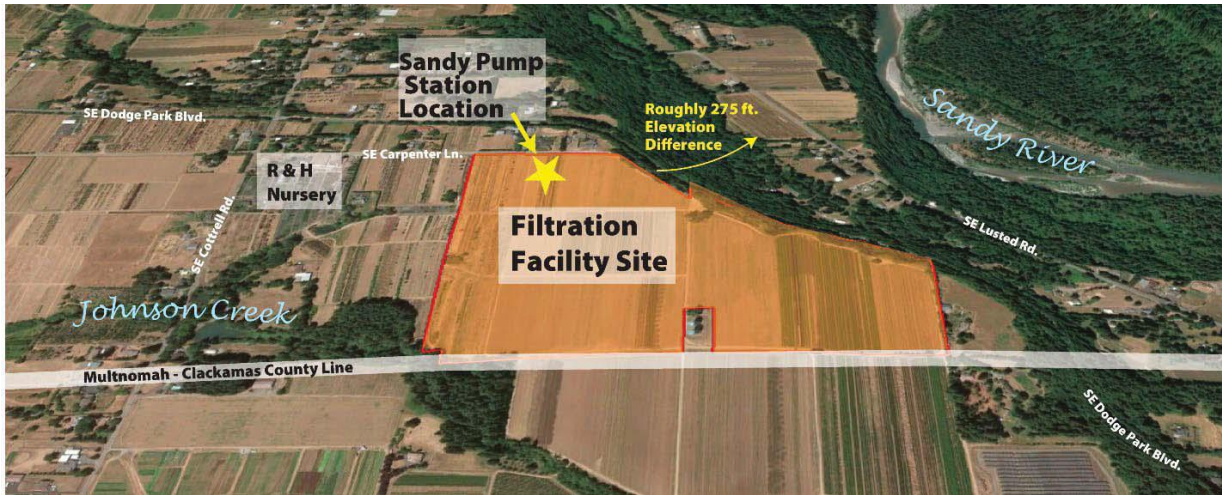
Map, Tax lot: 1S4E22D-00400

Alt. Acct. # R994220980 &

Base Zone: Multiple Use Agriculture – 20 (MUA-20)

Overlays: Significant Wildlife Habitat (SEC-h), Significant Water Resources (SEC-wr), Geologic Hazard (GH)

Scheduled before one of the County's Hearings Officers on Friday, October 9, 2026 at 10:30 am or soon thereafter via virtual hearing.



Applicable Approval Criteria:

Multnomah County Code (MCC): General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – MUA-20

Multiple Use Agriculture – 20: MCC 39.4320(A) Conditional Uses, Community Services Use, MCC 39.4325(C), (D), (G), (I) & (J) Dimensional Requirements and Development Standards, MCC 39.4335 Lot Sizes for Conditional Uses, MCC 39.4340 Off-Street Parking and Loading.

Community Service Conditional Use: MCC 39.7505 General Provisions, MCC 39.7515(A) through (H) Approval Criteria, MCC 39.7520(A)(6) Uses, Utility facilities..., MCC 39.7525(A), (D), (E), & (G) Restrictions

Comprehensive Plan Policies: Land Use, Other Policies Policy 2.50, Other Policies, Water Quality and Erosion Control Policy 5.14, Public Facilities, General Policies and Strategies Policy 11.3, Policy 11.10, Policy 11.11, Water Supply and Wastewater Treatment Systems Policy 11.12, Policy 11.13, and Police, Fire, and Emergency Response Facilities Policy 11.17.

Design Review: MCC 39.8020 Application of Regulations, MCC 39.8040 Design Review Criteria, MCC 39.8045(C) Required Minimum Standards, Required Landscape Areas.

Copies of the referenced Multnomah County Code sections are available by visiting <https://www.multco.us/landuse/zoning-codes> under the link **Chapter 39: Multnomah County Zoning Code** and at <https://multco.us/landuse/comprehensive-plan> under the link **Multnomah County Comprehensive Plan**.

Staff Recommendations

Recommended Hearings Officer Decision

Staff recommends that the Hearings Officer approve the requested Community Service Conditional Use and Design Review for the installation of a drinking water pump station, the City of Sandy Pump Station (SPS) subject to cited Permit Expiration standards, and the Recommended Conditions of Approval provided below.

Permit Conformance Requirement and Expiration Standards

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). All work completed under this permit must conform with the Hearings Officers final order and decision.
2. This land use permit shall expire as follows:
 - a. Within two (2) years of the date of the final decision when construction has not commenced. [MCC 39.1185(B)]
 - i. For the purposes of 1.a, commencement of construction shall mean actual construction of the foundation or frame of the approved structure.
 - ii. For purposes of 1.a, notification of commencement of construction shall be given to Multnomah County Land Use Planning Division a minimum of seven (7) days prior to the date of commencement. Notification shall be sent via email to LUP-submittals@multco.us with the case no. T3-2026-0012 referenced in the subject line.
 - b. Within four (4) years of the date of commencement of construction when the structure has not been completed. [MCC 39.1185(B)]
 - i. For the purposes of 1.b, completion of the structure shall mean completion of the exterior surface(s) of the structure and compliance with all conditions of approval in the land use approval.
 - ii. For purposes of 1.b, the property owner shall provide building permit status in support of completion of exterior surfaces of the structure and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to LUP-submittals@multco.us with the case no. T3-2026-0012 referenced in the subject line. [MCC 39.1185]

Note: The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 39.1195, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.

Conditions of Approval – Pursuant to allowances granted to the Planning Director under MCC 39.1170, the following conditions are recommended:

1. **Acknowledge Decision** – The applicant and property owner shall acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them.

Note: A Letter of Acknowledgement may be provided to assist you.

2. **Record the Hearings Officer's Decision with the Multnomah County Department of Recording, Assessment and Taxation (DART)** – The Hearings Officer's Decision shall run with the land. Proof of recording with DART shall be made prior to the issuance of any permits and shall be filed with the Land Use Planning Division. Recording shall be at the applicant's expense. [MCC 39.1175]
3. **Record an agreement(s) between the City of Sandy and Portland Water Bureau allowing the City of Sandy to access the drinking water pump station site and prohibiting construction of the Pleasant Home pump station and fire pump station approved through T3-2022-16220 if the Sandy Pump Station is constructed** – Prior to issuance of a certificate of occupancy, the applicant shall provide the County with copies of a recorded agreement or agreements between the City of Sandy and Portland Water Bureau the parties, and their successors and assigns, shall comply with the which shall run with the land. The agreement(s) shall:
 - a. Grant the City of Sandy the right to develop, access, and operate the drinking water pump station, and plant and maintain the landscape areas required by this decision.
 - b. Grant the City of Sandy the right to either discharge stormwater to the filtration facility stormwater system, consistent with this application or infiltrate stormwater from the SPS on-site. If stormwater will be infiltrated on-site and not discharged to the filtration facility stormwater system, the applicant must provide an updated Stormwater Design Certificate to Land Use Planning for review at the time of Zoning Plan Review.
 - c. Prohibit the construction of the pump stations (Pleasant Home and fire service) approved through T3-2022-16220 if the Sandy Pump Station is constructed, unless the County grants a separate land use approval specifically authorizing that construction after the expiration of this permit.
4. **Obtain a Zoning Plan Review (ZPR) prior to applying for a Building Permit from the City of Gresham** – In addition to the plan set required for the Zoning Plan Review, please submit documentation of compliance with Conditions 1 through 3 above: acknowledgement of the Hearings Officer's decision, documentation that the Hearings Officer's decision was recorded with the County Department of Recording, Assessment and Taxation (DART), and the agreements required under Condition 3.

The plan set submitted in pursuance of the Zoning Plan Review must include a final landscaping plan either consistent with the Exhibit A.4, Sheets L-100 through L-104, or as modified by the Hearings Officer in their decision. The applicant must submit an application for a Zoning Plan Review to the County's Land Use Planning Division.

Important Note: Once the plans for the City of Sandy's Zoning Plan Review are reviewed, deemed complete and approved, the County will stamp the approved plan sets, and will include a note on the stamped plan sets that states that **no Certificate of Occupancy shall be issued by the City of Gresham until the County is able to acknowledge that (a) a County address has been assigned to the Sandy Pump Station, (b) all required landscaping consistent with the approved plans has been installed, and (c) Portland Water Bureau has completed a modification to Condition of Approval #6 and updated the landscaping plan for T3-2022-16220 to document any and all changes to landscaping necessary to accommodate the City of Sandy Pump station on the site,**

and that documents that the required amount of landscaping required under T3-2022-16220 has been installed.

5. **Obtain an Address Assignment** – The applicant must apply for an address assignment from Multnomah County Land Use Planning for the drinking water pump station at any time after the issuance of the Hearings Officer’s decision. The address assignment must be completed prior to the issuance of a Certificate of Occupancy by the City of Gresham, see Condition of Approval 4 (above) and 6 (below). The applicant must submit an application for an address assigned to the County’s Land Use Planning Division.
6. **Obtain a Conditions of Approval Verification** – Prior to issuance of a Certificate of Occupancy from the City of Gresham, the applicant must complete a Conditions of Approval Verification with the County Land Use Planning Division. The Conditions of Approval verification application must demonstrate that:
 - a. All required landscaping shown on the approved landscape plan as submitted with the ZPR has been installed. If installation is prevented by seasonal conditions, the applicant may request a 90-day extension from the Planning Director with a written commitment to install at the earliest feasible date. [MCC 39.8035]
 - b. The grasscrete and the portion of the PWB’s stormwater drainage control system to be utilized for the City of Sandy’s impervious surfaces is installed and operational. [MCC 39.6235]
7. **Temporary Restroom Facilities Prohibited** - This approval is based on an unstaffed facility with no restroom facilities proposed or approved. Temporary restroom facilities (including portable toilets) shall not be installed or maintained at the Project Site for general operational use. This condition does not apply to temporary sanitation facilities used during active construction of the SPS.
8. **On-going Noise Management Requirement** - Consistent with County Code requirements, noise generated by the Sandy pump station during normal operations shall not exceed 50 dBA at any property line of the parent parcel (PWB-owned site) at any time. The applicant shall ensure that mechanical equipment is operated and maintained in a manner consistent with the Acoustical Analysis (Exhibit A.8).

Note: Enforcement of conditions 7 and 8 will follow the County’s Code Compliance process, which is complaint driven.
9. **On-going Landscape Maintenance Requirement** - Required landscaping shall be continuously maintained in a healthy and viable condition. Dead or dying plant material shall be replaced with the same or equivalent/viable and appropriate native species within one growing season. This condition is ongoing and shall run with the land use approval.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Summary of Proposal: The City of Sandy (applicant) proposes to construct, own, and operate a drinking water pump station, referred to throughout as SPS or Sandy Pump Station, within an easement on the on the Portland Water Bureau property at 35320 SE Carpenter Lane, Tax Lot 1S4E22D-00400 (Subject Property), an approximately 94-acre parcel that is the site of the Portland Water Bureau's (PWB) Bull Run Filtration Facility, currently under construction and reviewed under Case T3-2022-16220. Subject Property owned by Portland Water Bureau (property owner).

The proposed SPS “Project Site” includes a 2,520 square foot pump station, with 7,655 square feet of impervious area, including a fenced paved service area, a 1,650 square foot grasscrete area; and approximately 16,685 square feet of landscape screening. The proposed SPS would be located on the west side of the main access road to the PWB filtration facility, outside of the fenced area of the PWB filtration facility, and behind landscaping along SE Carpenter Lane.

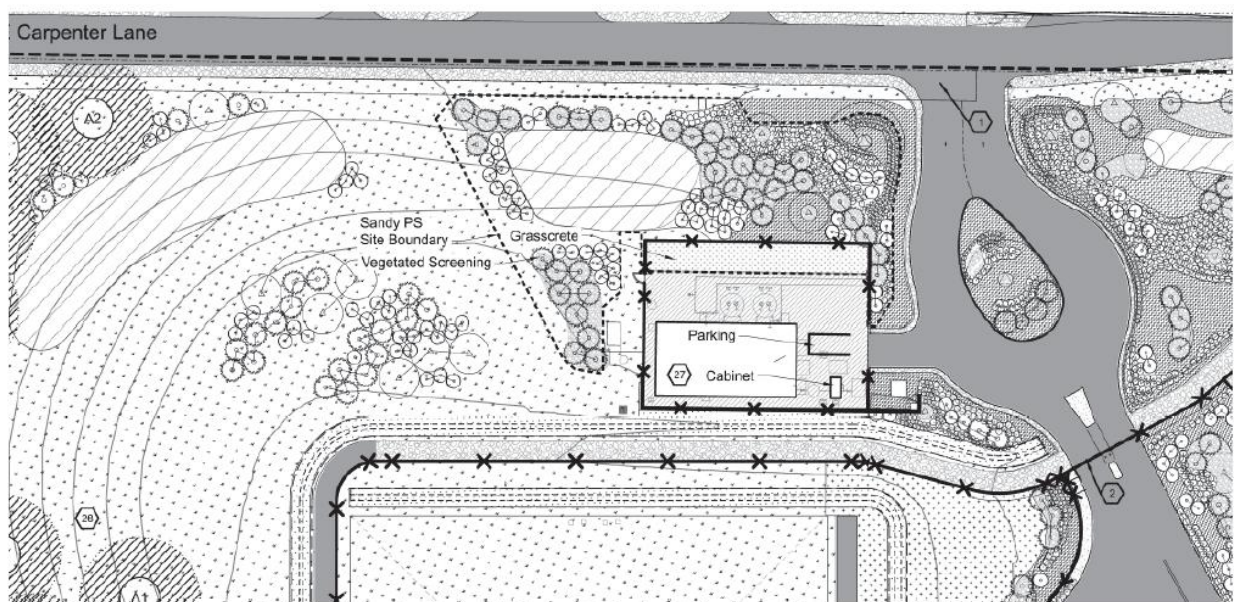


Figure 1: Proposed Sandy Pump Station Location with New Landscaping. Reference image available in Exhibits A.3 and A.4.

The purpose of the SPS would be to draw finished water from the filtration facility’s clearwell and pump it through a transmission line that connects to the City of Sandy’s distribution system. There are no proposed changes to the pipeline alignment. The SPS will also serve fire water functions, consolidating transmission and fire suppression infrastructure within a single facility.

The applicant describes the SPS as an alternative design to the Pleasant Home Pump Station (PHPS) and fire pump station approved under Case T3-2022-16220 (described in greater detail below). Accordingly, the applicant has proposed, and PWB has represented, that if the SPS is approved and constructed, PWB will not pursue construction of the PHPS and fire pump station.

The applicant elected to apply for approval of the SPS as a new use rather than as a modification of T3-2022-16220, which the applicant is entitled to do under the County's code; both approaches are viable. As a consequence of this approach (the new use), staff is recommending a condition of approval requiring the applicant to submit a recorded agreement between the City and PWB prohibiting construction of the Pleasant Home and fire service pump stations approved under T3-

2022-16220. Additionally, because the construction of the SPS would alter the landscaping plan approved by T3-2022-16220, staff is also recommending a condition of approval requiring PWB to complete a modification of Condition of Approval #6 of T3-2022-16220 to amend the location but not decrease the number of trees and shrubs planted on the site, prior to obtaining a certificate of occupancy for any structures constructed via T3-2022-16220.

The SPS proposal does note that the construction of the SPS as an alternative to the construction of the Pleasant Home pump station and the fire pump station, will result in a requirement to replace seven trees and 27 shrubs that would be planted where the SPS is proposed to be located. The SPS application shows a proposed replacement location (west of the SPS and both above and below the stormwater facility in the NW corner of the Subject Property); this application also shows the addition of 36 new trees and 36 new shrubs to the Subject Property.

While the applicant applied for a new use, staff notes that this proposal could alternatively have been structured as a modification to T3-2022-16220. A modification review would focus only on the specific elements being modified, rather than independently evaluating the proposal against all applicable approval criteria as a standalone use.

2.0 Property Description & History:

2.1 Site Information

The proposed project is located at 35320 SE Carpenter Lane (Subject Property) in unincorporated east Multnomah County, outside of Metro's Urban Growth Boundary. It is the site of the Portland Water Bureau filtration facility, currently under construction, and reviewed under T3-2022-16220.

The Subject Property consists of a consolidated lot of approximately 94 acres. The Subject Property was found to consist of two legal lots of record in Case T3-2022-16220 and was subsequently aggregated into a single, approximately 94-acre parcel. The Subject Property abuts the Clackamas County line to the south, across which the adjacent property is used for agricultural purposes, Dodge Park Boulevard and rural residential development to the east, small lot development to the north along SE Carpenter Lane, and agricultural land used primarily for nursery crops to the west.

The Subject Property is zoned Multiple Use Agriculture – 20 (MUA-20) and carries three overlay designations: Significant Wildlife Habitat (SEC-h), Significant Water Resources (SEC-wr), and Geologic Hazard (GH). The SEC-h overlay applies to the forested slope along the northeast edge of the site; the SEC-wr overlay applies to the southwest corner of the site along Johnson Creek; and the Geologic Hazard overlay applies to the northeast portion of the site.

The Project Site is located to the west of the water filtration facility's main access drive, outside of the PWB facility's fenced compound area and north of the finished water clearwell. The Project Site is not located in any of the three environmental overlays (Exhibit A.4, page 27 of the PDF, Sheet LU-302). The Project Site will be surrounded by the filtration facility once construction is completed.

2.2 Previous Land Use Case (T3-2022-16220)

In November 2023, a Multnomah County Hearings Officer approved Community Service Conditional Use permits for the Portland Water Bureau's Bull Run Filtration Facility and pipelines project. The PWB project included multiple elements, including the PHPS and fire pump station. That decision was appealed to the Land Use Board of Appeals (LUBA). In January 2025, LUBA

issued its decision in *Cottrell Community Planning Org. v. Multnomah County*, LUBA No. 2023-086 (January 22, 2025), remanding the application for further findings on MCC 39.7515(B) regarding impacts to natural resources. In June 2025, the Hearings Officer issued a remand decision approving the permits with supplemental findings on natural resources. The remand decision was affirmed on appeal to LUBA in *Cottrell Community Planning Org. v. Multnomah County*, LUBA No. 2025-043 (February 11, 2026).

The approved filtration facility plans include the PHPS at a location shown as item 27 on the Proposed Conditions Site Plan (Exhibit A.4, Sheet 00-LU-302). The Project Site is proposed in substantially the same area, shifted approximately 140 feet to the east of the approved PHPS location. The landscaped berm and native plantings north of the pump station area are reflected in the approved filtration facility site design and will provide screening for the SPS consistent with their function in the overall site plan.

Condition of Approval No. 6 of the Hearings Officer’s remand decision requires that “[p]rior to issuance of a Certificate of Occupancy, the Water Bureau shall plant the Filtration Facility Site in a manner consistent with the Filtration Facility Landscape Plan (00-LU-306).” The Filtration Facility Landscape Plan for T3-2022-16220 depicts the Sandy Pump Station Project Site as planted, and the developed areas including the Pleasant Home pump station and fire pump station as developed. Accordingly, if the SPS is constructed, PWB will need to seek a modification of T3-2022-16220 for changes to the approved landscape plan to remain in compliance with Condition of Approval No. 6. The modification approval will need to be granted and the plantings in place prior to issuance of a certificate of occupancy.

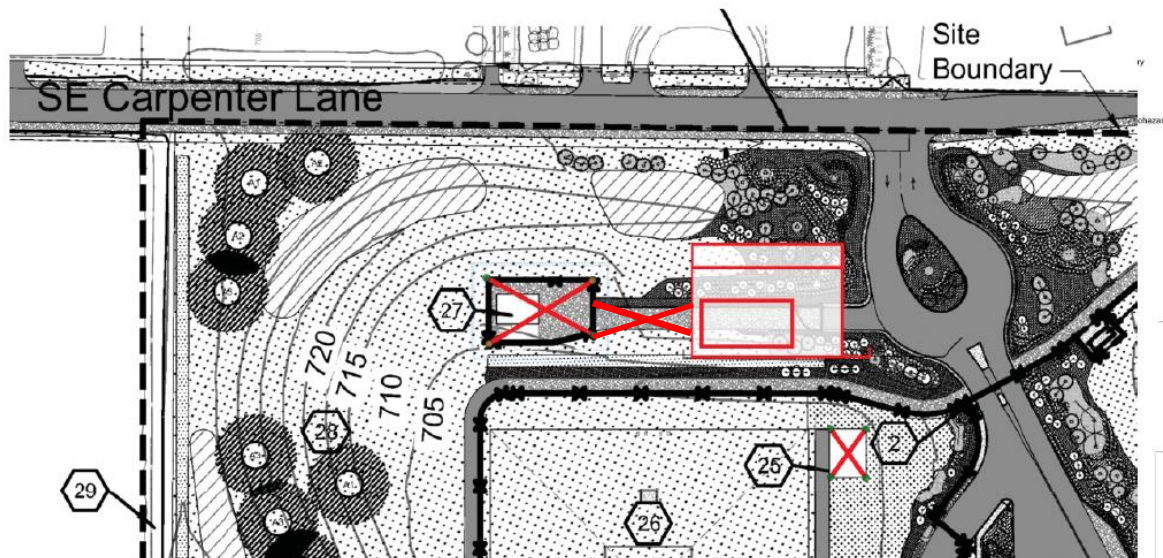


Figure 2: Proposed Sandy Pump Station Location and areas that will not be developed, Pleasant Home Pump Station (27) and fire pump station (25, if the Sandy Pump Station is constructed). Reference image available in Exhibits A.3 and A.4. New landscaping shown above in Figure 1.

3.0 Code Compliance and Applications Criteria:

3.1 § 39.1250 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals

authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Zoning Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
- (2) It is necessary to protect public safety; or**
- (3) It is for work related to and within a valid easement over, on or under an affected property; or ...**

Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

A finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance. As such, an applicant has no initial burden to establish that all elements of the subject property are in full compliance with the Zoning Code and all previously approved permits; instead, in the event of evidence indicating or establishing one or more specific instances of noncompliance on the subject property, the applicant bears the burden to either rebut that evidence or demonstrate satisfaction of one of the exceptions in MCC 39.1515.

At the time of writing this Staff Report, there were no active code violations on the site.

This criterion is met.

4.0 Lot of Record Criteria:

5.1 MCC 39.3005 - LOT OF RECORD – GENERALLY.

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

- (1) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.**

(2) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:

(a) By a subdivision plat under the applicable subdivision requirements in effect at the time; or

(b) By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or

(c) By a deed, or a sales contract dated and signed by the parties to the transaction, that was in recordable form prior to October 19, 1978; or

* * *

5.2 MCC 39.3080 - LOT OF RECORD – MULTIPLE USE AGRICULTURE-20 (MUA-20).

(A) In addition to the standards in MCC 39.3005, for the purposes of the MUA-20 district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

* * *

Staff: Land use case T3-2022-16220 included a Lot of Record (LOR) Determination for two tax lots. Lot Consolidation, T1-2023-16600, granted approval to combine the two LOR into a single unit of land that was finalized in May 2026. No alteration to the single unit of land is proposed as part of this application. *This criterion is met.*

6.0 Multiple Use Agriculture - 20 Criteria:

6.1 § 39.4320 CONDITIONAL USES.

The following uses may be permitted when found by the approval authority to satisfy the applicable standards of this Chapter:

(A) Community Service Uses listed in MCC 39.7520 pursuant to the provisions of MCC 39.7500 through MCC 39.7810;

§ 39.7520 USES.

(A) Except as otherwise limited in the EFU, all CFU and OR base zones, the following Community Service Uses and those of a similar nature, may be permitted in any base zone when approved at a public hearing by the approval authority.

[...]

(6) Utility facilities, including power substation or other public utility buildings or uses, subject to the approval criteria in MCC 39.7515(A) through (H).

* * *

Staff: The subject property is located in the Multiple Use Agriculture – 20 (MUA-20) zone. The proposed pump station is a utility facility within the meaning of MCC 39.7520(A)(6). The City of Sandy is a public entity that operates a municipal water system as a public utility for its residents. The proposed pump station will be owned and operated by the City of Sandy as part of that system, connecting to the Bull Run Filtration Facility to provide treated drinking water to Sandy's customers. Utility facilities are subject to the approval criteria of MCC 39.7515(A) through (H), which are addressed in Section 7.0. *This criterion is met.*

6.2 § 39.4325 DIMENSIONAL REQUIREMENTS AND DEVELOPMENT STANDARDS.

All development proposed in this base zone shall comply with the applicable provisions of this section.

(A) Except as provided in MCC 39.3080, 39.4330, 39.4335 and 39.5300 through 39.5350, the minimum lot size for new parcels or lots shall be 20 acres.

(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

*** * ***

Staff: No new lots or parcels would be created as part of this proposal, so subsections (A) and (B) do not apply. The SPS will be located in an easement. Minimum yards for buildings and structures are measured to the actual property line and not the easement boundaries. As shown on the applicant's site plan (Exhibit A.4, various sheets), the pump station building is set back from all adjacent property lines by at least 110 feet. The closest property line to the proposed pump station is approximately 112 feet to the north (SE Carpenter Ln). The western property line is approximately 412 feet from the proposed pump station, the southern property line is approximately 1,783 feet from the proposed pump station, and the eastern property line is approximately 501 feet from the proposed pump station.

As shown on the elevations included in the application (Exhibit A.4. Sheet A-401), the maximum height of the pump station structure of 20 feet, 5 inches, which is below the maximum structure height of 35 feet allowed in the MUA-20 zone. The front lot line of both tax lots exceeds 50 feet in length. *This criterion is met.*

(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county "Design and Construction Manual" and the Planning Director shall determine any additional yard requirements in consultation with the Road Official.

Staff: In T3-2022-16220, it was determined that an additional 15 feet of right-of-way is required along the southern frontage of SE Carpenter Lane, adjacent to the pump station site, in order to meet standard width for a Rural Local road. If this additional width were added to the abutting yard, to the north of the pump station, the setback from Carpenter Lane would be 45 feet. The proposed 110-foot front yard setback from the pump station to the north property line would still exceed the increased setback. *This criterion is met.*

(F) Agricultural structures and equine facilities such as barns, stables, silos, farm equipment sheds, greenhouses or similar structures that do not exceed the maximum height requirement may have a reduced minimum rear yard of less than 30 feet, to a minimum of 10 feet, if: [...]

Staff: No agricultural structures or equine facilities are included in the proposal. *This criterion does not apply.*

(G) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, required parking, and yard areas shall be provided on the lot.

(1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.

(2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.

Staff: The proposed pump station is an unstaffed facility and will generate no sewage disposal needs. Once the PWB facility is operational, water service will be provided by the Portland Water Bureau, a public source (Exhibit A.18). Sewage disposal for the broader filtration facility site is provided by an on-site septic drainfield approved under T3-2022-16220; the pump station adds no demand on that system. The County's Sanitarian (Exhibit A.14) has reviewed the proposal and finds that the pump station poses no concerns to the proposed septic system for the property.

The SPS proposal includes 7,655 square feet of new impervious surface. Considering that the SPS is proposed only as an alternative to the PHPS and fire pump station and given that it will only be constructed if the PHPS and the fire pump station are not constructed, it is reasonable to consider the net impervious surface impacts of the SPS, with the removal of the PHPS and fire pump station. The PHPS as approved in T3-2022-16220 would have 6,495 square feet of impervious area and the fire pump station would have 988 square feet of impervious area resulting in 7,483 square feet of impervious area. If the new SPS will create 7,655 square feet of impervious area, but not constructing the PHPS and the fire pump station will remove 7,483 of impervious area, it is reasonable to assess the impacts of net impervious area when evaluating stormwater/drainage control needs. The net increase in impervious area that will result from the construction of the SPS is 172 square feet.

The Stormwater Drainage Control information (Exhibit A.13) demonstrates that the proposed SPS can be adequately serviced by the stormwater drainage facility on the Subject Property, and that no revisions to the approved stormwater treatment, flow control, or conveyance facilities are required, and that runoff leaving the site will not exceed pre-development rates during the 25-year 24-hour storm event, exceeding the 10-year 24-hour standard required by this criterion. The Stormwater Certificate (Exhibit A.13) confirms compliance.

Parking and yard areas are addressed under MCC 39.4325(I) below. *This criterion is met.*

(H) New, replacement, or expansion of existing dwellings shall minimize impacts to existing farm uses on adjacent land [...]

Staff: There are no existing dwellings on the subject property and none are included in this proposal. *This criterion does not apply.*

(I) Required parking, and yard areas shall be provided on the same Lot of Record as the development being served.

Staff: The proposed pump station is an unstaffed facility that will generate approximately one service visit per week by City of Sandy operations and maintenance staff (Exhibit A.11). One parking space has been designated within the fenced portion of the SPS Project Site on the consolidated lot, as shown on the amended site plan (Exhibit A.4, various sheets). This space is adequate to serve the minimal parking demand of the use.

Because the pump station's single designated space is sufficient to accommodate its operational needs, no joint use of the filtration facility's parking area is proposed or required. MCC 39.6540(B) does not apply. Required yard areas are provided on the same lot of record, as demonstrated in findings on MCC 39.4325(C) above. *This criterion is met.*

(J) All exterior lighting shall comply with MCC 39.6850.

Staff: Exterior lighting for the proposed pump station is subject to MCC 39.6850 Dark Sky Lighting Standards. Compliance with those standards is demonstrated in the Lighting Report and Cutsheets (Exhibit A.7) and is addressed in detail in Section 10 of this report. *This criterion is met.*

6.3 § 39.4335 LOT SIZES FOR CONDITIONAL USES.

The minimum lot size for a Conditional Use permitted pursuant to MCC 39.4320, except subsection (C)(1) thereof, shall be based upon:

(A) The site size needs of the proposed use;

Staff: The proposed use, a pump station building of approximately 2,500 square feet, and with a paved area of 7,655 square feet, inclusive of the pump station building and service/maintenance areas, as well as required and additional screening/landscaping, is easily provided within the delineated site area/easement area on the Subject Property. Outside of the delineated Project Site area, the proposed use will use the stormwater facility on the Subject Property that was designed to support the PWB filtration facility that is also located on the Subject Property. The Subject Property has sufficient capacity to accommodate these needs, as shown in the site plans provided. The parcel on which this project is proposed meets the needs of the proposed use. *This criterion is met.*

(B) The nature of the proposed use in relation to its impact on nearby properties;

Staff: The pump station is an unstaffed utility facility located more than 97 feet from the nearest property line, generating approximately one service vehicle trip per week. Visual, noise, light, and traffic impacts on nearby properties are minimal and are addressed in detail in Section 7. Lot size is more than sufficient to buffer the use from surrounding properties. *This criterion is met.*

(C) Consideration of the purposes of this base zone; and

Staff: The MUA-20 zone is intended in part to encourage the use of these non-resource zoned (non-EFU and CFU) lands for appropriate conditional uses when shown to be compatible with agricultural uses, the natural resource base, the character of the area, and applicable County policies. MCC 39.4300. The proposed pump station is one of the types of uses the zone contemplates in this regard: it is a Community Service use listed as a conditional use in the MUA-20 zone under MCC 39.4320(A), reviewed through the Community Service framework established in MCC 39.7500 through 39.7810. That framework exists specifically to provide for the review and approval of uses which, by reason of their public convenience, necessity, or unusual character, may be appropriate in a given base zone. The pump station (a public utility facility serving a municipal water system under a state compliance obligation) fits within that description.

The Project Site occupies less than one percent of the 94-acre Subject Property and is screened from adjacent agricultural and residential uses by landscaping, earthen berms, and setbacks. Compatibility with agricultural uses, natural resources, and the character of the area is demonstrated in the findings in Section 7. Lot size is appropriate to the purposes of the zone. *This criterion is met.*

(D) A finding that the lot or parcel is at least two acres in area and in the West of Sandy River Rural Plan Area, if a lot or parcel is created to support a conditional use, a finding that the remainder parcel is not less than five acres.

Staff: The subject development will occur within an easement area. No lot is being created. The existing consolidated lot is approximately 94 acres, well in excess of the two-acre minimum. This standard does not require further analysis. *This criterion is met.*

6.4 § 39.4340 OFF-STREET PARKING AND LOADING.

Off-Street parking and loading shall be provided as required by MCC 39.6500 through 39.6600.

Staff: MCC 39.6590(F) provides that unspecified uses shall have parking requirements equivalent to the most nearly similar listed use, as determined by the Planning Director. The proposed pump station is an unstaffed utility facility generating approximately one service vehicle trip per week (Exhibit A.14). One parking space designated within the fenced pump station easement area is sufficient to serve this demand and is shown on the site plan (Exhibit A.4, Sheet 00-LU-302EN, February 13, 2026 submittal). This application is approved based on that plan, and the parking space shall be constructed as shown. *This criterion is met.*

6.5 § 39.4345 ACCESS.

All lots and parcels in this base zone shall abut a public street or shall have other access determined by the approval authority to be safe and convenient for pedestrians and for passenger and emergency vehicles. This access requirement does not apply to a pre-existing lot and parcel that constitutes a Lot of Record described in MCC 39.3080(B).

Staff: The proposed project will be accessed by easement over the parent parcel, which is a Lot of Record. *This criterion does not apply.*

7.0 Community Service Conditional Use Criteria:

7.1 § 39.7515 APPROVAL CRITERIA.

In approving a Community Service use, the approval authority shall find that the proposal meets the following approval criteria, except for transmission towers, which shall meet the approval criteria of MCC 39.7550 through 39.7575, wireless communications facilities, subject to the provisions of MCC 39.7705, and except for regional sanitary landfills, which shall comply with MCC 39.7600 through 39.7625.

(A) Is consistent with the character of the area;

Staff: The applicant identifies a quarter-mile buffer from the boundary of the Subject Property as the study area, consistent with prior County decisions for similar reviews (Exhibit A.3, Figures 6-7). Staff finds this study area appropriate on the north and west boundaries and conservative to the south and east, given the size of the Subject Property, on-site development, landforms and landscaping.

The study area is characterized by a mix of agricultural, rural residential, and public facility land uses. Off the Subject Property, agricultural uses are predominant, consisting primarily of large-scale nursery operations with associated farm buildings, greenhouses, outdoor storage areas, and truck access, including the R&H Nursery directly abutting the site to the west (Exhibit A.3, Figure 9). Rural residential uses are present to the north along Carpenter Lane and to the east along Lusted Road, ranging from single-family homes with accessory structures to small acreage parcels with mixed residential and commercial activity (Exhibit A.3, Figures 10-11). Water utility infrastructure is an established presence in the area, including the approved water filtration facility

under construction on the Subject Property, Bull Run conduit system, the Lusted Hill Treatment Facility (beyond the study boundary area), and the Pleasant Home Water District (PHWD) storage tanks along the subject site's south property line immediately adjacent to the Clackamas County line. The second of the two PHWD storage tanks was conditionally approved and found visually compatible with the surrounding area in 2013 (Exhibit A.3, Figure 12).

The proposed pump station is consistent with the character of the area in terms of design, scale, and operational impacts. The building is a single-story, 2,520 square foot rectangular structure with horizontally oriented corrugated metal cladding in dark blue and gray and a shed-style metal roof, consistent in form, materials, and scale with agricultural accessory structures and utility buildings found throughout the study area. At 20 feet 5 inches maximum height it is comparable to farm outbuildings and smaller than many residences in the area. The pump station building is set back 112 feet from SE Carpenter Lane and screened by a landscaped berm and native plantings to the north and west (Exhibit A.4, L-100 to L-104), with the building not visible from public viewpoints to the south or east. Site visualizations confirm the building will be largely concealed from Carpenter Lane (Exhibit A.5).

Operationally, the pump station is unstaffed and generates approximately one service vehicle trip per week (Exhibit A.11), well below the traffic generated by a single-family residence. The Acoustical Analysis (Exhibit A.8) demonstrates that noise from continuous mechanical equipment operation will comply with Multnomah County noise standards; a condition of approval requiring noise at the boundary of the Subject Property to meet County noise regulations during normal operations is recommended above. Emergency generator and fire pump operation is infrequent and exempt from the noise code. All exterior lighting is fully shielded and directed downward with no light trespass beyond the property boundary (Exhibit A.7), consistent with MCC 39.6850. Air quality impacts are limited to the enclosed standby diesel generator, used only during emergencies, and infrequent vehicle trips by maintenance staff.

In order to ensure that pump station operations do not create noise impacts inconsistent with the character of the surrounding area, staff recommends that the Hearings Officer adopt the following condition of approval:

Condition 8: On-going Noise Management Requirement - Consistent with County Code requirements, noise generated by the Sandy pump station during normal operations shall not exceed 50 dBA at any property line of the Subject Property at any time. The applicant shall ensure that mechanical equipment is operated and maintained in a manner consistent with the Acoustical Analysis (Exhibit A.9).

*This criterion is met, subject to **Condition 8**.*

(B) Will not adversely affect natural resources;

Staff: The subject property (the 94-acre site) site is within two Significant Environmental Concern overlays: SEC-h (wildlife habitat) along the forested slope on the northeast edge of the site, and SEC-wr (water resources) in the southwest corner providing a buffer along Johnson Creek. A Geologic Hazard overlay applies to the northeast portion of the site. Based on reviews of Land Use Planning publicly available maps, the SPS is located entirely outside all three overlay zones, with the nearest SEC overlay boundary more than 500 feet from the pump station footprint. These overlay-protected resources are not within the project site area and are not affected by this application. The natural resource question relevant to this application is therefore limited to whether the pump station's operational characteristics could adversely affect natural resources on or adjacent to the site beyond the overlay boundaries.

The pump station will not include chemical storage, will not process effluent, and will not include hazardous materials release, as documented in the Impact Analysis (Exhibit A.9).

In terms of impervious area impact, the proposed project could be looked at in two ways: (1) If the proposed project as well as the Pleasant Home pump station and fire pump station were also constructed, or (2) if the Pleasant Home pump station and the fire pump were not constructed.

Under scenario one, if the Sandy Pump Station, as well as the Pleasant Home and fire pump stations were constructed on the Subject Site, the proposed project would add approximately 6,005 square feet of impervious to the Subject Site. Under scenario two, which is when the Sandy Pump Station is constructed as an alternative to the Pleasant Home and fire pump stations, and the impervious area that has already been approved on the site is considered, then the Sandy Pump Station could be considered to result in a net increase of 172 square feet of impervious area on the Subject Site.

The applicant has proposed this pump station as an alternative new use that will only be constructed if the Pleasant Home and fire pump stations are not constructed, which is why staff recommends a Condition of Approval requiring the property owner to agree to not construct the Pleasant Home and fire pump stations if the Sandy Pump Station is constructed. Based on this approach, the applicant has provided documentation that stormwater from the net increase in impervious area of 172 feet could be managed within the approved filtration facility stormwater system with no revisions required to treatment, flow control, or conveyance facilities, and has provided supporting stormwater certification forms. (Exhibit A.13). These findings are based on the proposal that the Sandy pump station will only be constructed as an alternative to the Pleasant Home pump station and fire pump station.

Exterior lighting is fully shielded with no light trespass beyond the boundaries of the Subject Property (Exhibit A.7), limiting potential impacts on nocturnal wildlife. Noise at the boundaries of the Subject Property will not exceed 50 dBA during normal operations consistent with County requirements.

The pump station is sited on previously cleared land; no new site clearing or tree or vegetation removal is proposed with this project. The landscape plan (Exhibit A.4, Sheets L-100 to L-104) increases native planting coverage in the immediate project area compared to the previously approved Pleasant Home Pump Station footprint, providing a modest net benefit to habitat conditions. The pump station is located outside all SEC and Geologic Hazard overlay zones, generates no liquid discharge or hazardous materials, complies with noise and lighting standards, and increases native planting coverage compared to the previously approved alternative.

This criterion is met.

(C) The use will not:

(1) Force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; nor

(2) Significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

Staff: The applicant submitted a Farm Impacts Study by Bruce Prenguber, Globalwise Inc., dated February 6, 2025 (Exhibit A.6). Prenguber evaluated the potential farm impacts of the proposed Sandy pump station on surrounding MUA-20 and EFU-zoned agricultural lands, considering all relevant externalities including noise, traffic, dust, light, odors, vibration, air quality, and hazardous materials. Of those externalities, Prenguber found that only noise has any potential to affect surrounding farm uses in a perceptible amount.

The updated Acoustical Analysis by Stantec (Exhibit A.8) determined that under continuous operation of mechanical equipment, noise at the exterior of the building will comply with both Multnomah and Clackamas County noise codes with no additional mitigation required. The pump station is located more than 97 feet from the nearest property line, and operational noise levels the boundaries of the Subject Property will not exceed 50 dBA, consistent with County requirements and **Condition 8**. Prenguber concludes that there is no potential for the noise externality to impact farm use on surrounding lands.

No other externalities present any potential for farm or forest impact. The pump station is an unmanned facility generating approximately one service vehicle trip per week, producing no dust, odors, chemical emissions, or hazardous materials, and generating no liquid discharge. The study area includes CFU-zoned and forested lands to the north across Dodge Park Boulevard. However, accepted forest practices, (including logging, replanting, and equipment operation) are not sensitive to noise in the manner that residential uses are, and the pump station's operational noise will not reach those lands at levels that could affect forest practices. The Acoustical Analysis (Exhibit A.9) confirms that noise will not exceed 50 dBA at the Subject Property boundary under continuous operation, within the applicable code limits for both Multnomah and Clackamas counties and consistent with Condition 8. Prenguber's conclusion that no externality has potential to impact farm use on surrounding lands applies equally to the forested CFU lands in the study area. *This criterion is met.*

(D) Will not require public services other than those existing or programmed for the area;

Staff: The proposed pump station is an unstaffed facility generating approximately one service vehicle trip per week by City of Sandy operations and maintenance staff to perform equipment inspections and maintenance. It produces no sewage, requires no water service beyond what is provided by the Portland Water Bureau as part of the filtration facility infrastructure, and generates no solid waste requiring collection. The facility has no daily employees, no public visitors, and no regular occupancy. The incremental demand on fire, police, emergency response, and utility services is negligible compared to existing uses in the area.

Service provider letters confirming the ability of existing and programmed services to serve the proposed use have been obtained from Gresham Fire, Multnomah County Sheriff, Multnomah County Sanitarian, PGE, and the Portland Water Bureau (Exhibit A.11). Each agency confirmed that the proposed pump station can be served by existing or programmed services without requiring new or expanded service infrastructure. *This criterion is met.*

(E) Will be located outside a big game winter habitat area as defined by the Oregon Department of Fish and Wildlife or that agency has certified that the impacts will be acceptable;

Staff: The Multnomah County Comprehensive Plan identifies ODFW-designated elk and deer winter range areas on the East Multnomah County Wildlife Habitat map (Comprehensive Plan Figure 5-6, reproduced in Exhibit A.3, Figure 13). Those mapped winter range areas are located in the northern portion of the county, near the Columbia and Sandy rivers and north of Oxbow Park. The project site is located well to the south of those mapped areas and is not within any designated big game winter habitat area. *This criterion is met.*

(F) Will not create hazardous conditions;

Staff: The proposed pump station handles only finished drinking water and requires no chemicals, hazardous materials, or solids storage, as documented in the Impact Analysis (Exhibit A.9). The standby diesel generator is enclosed within the building with no above-ground fuel storage proposed. The applicant has designed the facility to enclose all pumps, motors, generators,

electrical power supply and fenced the compound. Piping and valves outside of the building will be buried and where necessary vaulted. A condition of approval has been recommended restricting noise levels to 50 dBA at the boundaries of the Subject Property. *This criterion is met.*

(G) Will satisfy the applicable policies of the Comprehensive Plan;

Staff: The applicable Comprehensive Plan policies are addressed in Section 8. The policies that are applicable as approval standards, or that warrant independent analysis given the scope of this application, are addressed in Section 8. *This criterion is met, as supported by the findings in Section 8.0.*

(H) Will satisfy such other applicable approval criteria as are stated in this Section.

Staff: See Section 7.3 for additional approval criteria and findings applicable to this application. *This criterion is met.*

(I) In the West of Sandy River Rural Planning Area, the use is limited in type and scale to primarily serve the needs of the rural area.

Staff: MCC 39.7520(A)(6) limits the approval criteria applicable to conditional use approval for utilities facilities such as the Sandy Pump Station to MCC 39.7515(A) through (H). *This criterion does not apply.*

7.2 § 39.7520 USES.

(A) Except as otherwise limited in the EFU, all CFU and OR base zones, the following Community Service Uses and those of a similar nature, may be permitted in any base zone when approved at a public hearing by the approval authority.

Allowed Community Service Uses in the EFU, CFU and OR base zones are limited to those uses listed in each respective base zone.

[...]

Staff: The proposed pump station is not located in the EFU, CFU, or OR base zones; it is located in the MUA-20 zone. The proposed pump station is a utility facility permitted as a community service use pursuant to MCC 39.7520(A)(6), as established in the finding for MCC 39.4320 in Section 6.1. The approval criteria applicable to utility facilities are MCC 39.7515(A) through (H), addressed in Section 7.1 above. *This criterion is met.*

7.3 § 39.7525 RESTRICTIONS.

A building or use approved under MCC 39.7520 through 39.7650 shall meet the following requirements:

(A) Minimum yards in EFU, CFU (Note –not applicable to CFU-1 through CFU-5), MUA-20, RR, BRC, OCI, OR and PH-RC, UF-20, LR-10, UF-20, MUF, SRC, and RC base zones:

(1) Front yards shall be 30 feet.

(2) Side yards for one-story buildings shall be 20 feet; for two-story buildings, 25 feet.

(3) Rear yards shall be as required in the base zone.

Staff: The proposed pump station is located in the MUA-20 zone. The pump station building is a single-story structure with a maximum height of 20 feet 5 inches. The applicable minimum yards under MCC 39.7525(A) are 30 feet for the front yard, 20 feet for side yards (one-story building), and 30 feet for the rear yard, consistent with the MUA-20 base zone standard.

The proposed pump station meets all three requirements with substantial margin. The building is set back approximately 112 feet from SE Carpenter Lane to the north, the front lot line, exceeding the 30-foot front yard minimum by more than 71.5 feet. The western side yard setback is approximately 410 feet and the eastern side yard setback is approximately 501 feet, each exceeding the 20-foot minimum for a one-story building. The rear yard setback to the southern property line is approximately 1,783 feet, far exceeding the requirement. *This criterion is met.*

(B) Minimum yards in LR-7, LR-5 and MR-4 Base zones [* * *]

Staff: The proposal is not located in the LR-7, LR-5, or MR-4 base zones. *This criterion does not apply.*

(C) Minimum Site Size [* * *]]

Staff: MCC 39.7525(C) establishes minimum lot sizes for various school and church uses, but does not include specific minimum lot sizes for utility uses such as the proposed pump station. *This criterion does not apply.*

(D) Off-street parking and loading shall be provided as required in MCC 39.6500 through 39.6600.

Staff: MCC 39.7525(D) requires off-street parking and loading to be provided pursuant to MCC 39.6500 through 39.6600. MCC 39.6500 requires that parking, loading, traffic circulation, and access (pedestrian and vehicular) be provided for any new building or change in use that results in intensified use. A pump station is not a listed use under MCC 39.6590. Pursuant to MCC 39.6590(F) states that “**Any use not specifically listed above shall have the off-street parking space requirements of the listed use or uses deemed most nearly equivalent by the Planning Director.**” The Planning Director finds that the most equivalent use of the building is storage. One parking space is required for each 5,000 square feet of storage area.

The proposed pump station is an unstaffed facility generating approximately one service vehicle trip per week. The pump station building is 2,500+/- sq. ft. One parking space is designated within the pump station facility, as shown on the site plan (Exhibit A.4, Sheet L-100 and others), which is adequate to serve the operational needs of the use. Due to the size of the structure, no loading space is required pursuant to MCC 39.6595(C).

MCC 39.6560 requires that parking areas have safe and adequate vehicular access. Access to the Project Site from SE Carpenter Lane will be provided via the filtration facility's approved driveway connection. Because the Project Site will be located within an easement on Portland Water Bureau property, vehicular access must be legally secured to ensure it remains available for construction, operations, maintenance, and emergency vehicles independent of the operational status of the filtration facility. In order to satisfy MCC 39.6560 and ensure continued access, staff recommends that the Hearings Officer adopt Condition 3, which requires the applicant to provide the County with copies of a recorded agreement that grants the City of Sandy access to the drinking water pump station site.

*This criterion is met, subject to **Condition 3.***

(E) Signs for Community Service Uses pursuant to the provisions of MCC 39.6700 through 39.6820.

Staff: The pump station includes a single building identification sign on the east elevation above the entry door. The sign is not oriented toward SE Carpenter Lane or any right-of-way, private road, or other private property, and is not intended to be legible from those locations. The sign is therefore exempt from sign code review pursuant to MCC 39.6720(A). No further sign code analysis is required. *This criterion is met.*

(F) In the MUA-20, RR, and BRC, SRC and RC base zones, the length of stay by a person or vehicle in a camp, campground, campsite or recreational vehicle park shall not exceed a total of 90 days during any consecutive 12 month period by an individual, group or family unless otherwise provided in State law. This provision is not applicable in the West of Sandy River Planning Area or Urban Planning Area.

Staff: The project site is located in the MUA-20 zone, but the proposal for an unmanned pump station does not provide for overnight stays on the subject property. *This criterion does not apply.*

(G) Other minimum yards, restrictions or limitations of use or development not required under this subsection shall be as provided in the base zone.

Staff: Base zone dimensional requirements and development standards applicable to the proposed pump station are addressed in Section 6.0 of this report. The proposed pump station meets all applicable MUA-20 base zone standards as demonstrated there. *This criterion is met.*

8.0 Comprehensive Plan Criteria:

8.1 MCC 39.7515(G) requires that a community service use satisfy the applicable policies of the Comprehensive Plan. Under Oregon land use law, Comprehensive Plan policies function as the policy basis for adopted zoning code standards; where a policy has been implemented through the zoning code, compliance with the applicable code criterion satisfies the underlying policy without requiring independent policy analysis. The policies that warrant findings in this application are addressed below. Policies that were found inapplicable or fully implemented by the zoning code are not examined here unless the scope of this application raises a different question.

8.2 Chapter 2: Land Use

Other Policies

Policy 2.50: As part of land use permit approval, impose conditions of approval that mitigate off-site effects of the approved use when necessary to (1) protect the public from the potentially deleterious effects of the proposed use; or (2) fulfill the need for public service demands created by the proposed use.

Staff: Policy 2.50 directs the approval authority to impose conditions of approval to mitigate off-site effects when necessary to protect the public or fulfill public service demands created by the use. As documented in the Impact Analysis (Exhibit A.9), Farm Impacts Study (Exhibit A.6), and Acoustical Analysis (Exhibit A.8), the proposed pump station will not cause significant change to off-site dust, air quality, vibration, odor, stormwater discharge, or hazardous materials conditions. Residential uses in the surrounding area are noise-sensitive uses, and the operation of the pump station may generate noise audible off-site. To ensure the facility does not adversely affect noise-sensitive uses or the character of the area, Condition 8 (noise limit at boundaries of subject property) and Condition 9 (continuous maintenance of landscaping) are included in this decision. *This policy is satisfied, as supported by the conditions of approval.*

8.3 Chapter 5: Natural Resources

Water Quality and Erosion Control

Policy 5.14: Stormwater drainage for new development and redevelopment shall prioritize water quality and natural stream hydrology in order to manage stormwater runoff in accordance with the following:

- 1. The run-off from the site shall not adversely affect the water quality in adjacent streams, ponds, or lakes, or alter the drainage on adjoining lands, or cause damage to adjacent property or wildlife habitat.**
- 2. Stormwater infiltration and discharge standards shall be designed to protect watershed health by requiring onsite detention and/or infiltration in order to mimic pre-development hydraulic conditions so that post-development runoff rates and volumes do not exceed pre-development conditions.**
- 3. Apply Low Impact Development Approaches (LIDA) in order to conserve existing resources, minimize disturbance, minimize soil compaction, minimize imperviousness, and direct runoff from impervious areas onto pervious areas.**
- 4. Protect and maintain natural stream hydrology (or flow), with an emphasis on reducing hydromodification impacts such as stream incision and widening.**
- 5. Develop and adopt drainage system design guidelines and standards to accommodate fish and wildlife passage where appropriate.**
- 6. Develop and adopt standards for managing stormwater in landslide hazard areas in accordance with best management practices**

Staff: When considered alone and when considering existing approved uses on the Subject Property, the proposed pump station adds approximately 6,005 square feet of impervious surface within the Subject Property. When considered as an alternative to the uses and site development approved under T3-2022-16220, the proposed Sandy Pump Station increases impervious area on the site by 172 square feet.

Based on the proposed Sandy Pump Station being an alternative to the Pleasant Home pump station and the fire pump station, the Stormwater Drainage Report (Exhibit A.8) demonstrates that no revisions to the approved stormwater treatment, flow control, or conveyance facilities are required, and that runoff leaving the site will not exceed pre-development rates during the 25-year 24-hour storm event.

The proposed Sandy Pump station also reduces potential impervious area by using grasscrete north of the pump station to reduce impervious surface and direct runoff to pervious areas, consistent with LIDA principles (Policy 5.14.3). The stormwater system is designed to protect natural stream hydrology consistent with Policy 5.14.4. The Stormwater Certificate (Exhibit A.12) confirms compliance. *This policy is satisfied.*

8.4 Chapter 11: Public Facilities, General Policies and Strategies

Other Policies

Policy 11.3 Support the siting and development of public facilities and services appropriate to the needs of rural areas while avoiding adverse impacts on farm and forest practices, wildlife, and natural and environmental resources including views of important natural landscape features.

Staff: To the extent Policy 11.3 is applicable as an approval standard, the second clause of the policy (regarding adverse impacts on farm and forest practices, wildlife, and natural and environmental resources) is fully implemented through MCC 39.7515(A), (B), and (C), which are addressed in Section 7. Compliance with those criteria satisfies the underlying policy concern without requiring independent policy analysis. The first clause, directing support for public facilities appropriate to rural areas, is planning direction to the County rather than a standard applicable to a permit applicant. To the extent it is applicable, the Sandy Pump Station is a public utility facility serving a documented need and designed to

be compatible with its rural agricultural context as demonstrated throughout this report. *This policy is satisfied to the extent applicable.*

Policy 11.10 Except as otherwise provided by law, new electrical substations and water system storage tanks or reservoirs intended to solely serve uses within the urban growth boundary shall not be located outside the urban growth boundary unless it can be demonstrated that there is no practical alternative site within the urban growth boundary that can reasonably accommodate the use.

Staff: Policy 11.10 addresses electrical substations and water system storage tanks or reservoirs intended to serve uses within the urban growth boundary. The proposed pump station is neither an electrical substation nor a storage tank or reservoir. *This policy does not apply.*

Policy 11.11 For development that will be served by a power utility company, the utility company must be willing and able to provide the power needs of the development.

Staff: The Subject Property is served by Portland General Electric, which has confirmed its ability to provide power to serve the Project Site (Exhibit A.11). *This policy is satisfied.*

Policy 11.12 A water supply system for new development shall be by either of the following methods:

- 1. Connection to a public water system having adequate capacity to serve the development and all other system customers**
- 2. A private water system that produces safe drinking water with sufficient volume and pressure to meet applicable Building Code and Fire Protection Code**

Staff: The proposed pump station is water system infrastructure rather than development being served by a water supply system in the conventional sense. To the extent this policy applies, the Project Site is served by the Portland Water Bureau, a public water system with adequate capacity, as documented in the service provider letters (Exhibit A.11). *This policy is satisfied to the extent applicable.*

Policy 11.13 Wastewater disposal for new development shall be by any of the following methods:

- 1. Connection to a public sewer system having adequate capacity to serve the development and all other system customers**
- 2. A private system that meets Oregon Department of Environmental Quality regulations**

Staff: Policy 11.13 addresses wastewater disposal for new development. The proposed pump station is an unmanned facility that generates no sanitary wastewater. *This policy does not apply.*

Staff: The proposed Sandy Pump Station is a public facility intended to support water service needs consistent with rural and urban system demands. The facility is sited within an existing PWB-owned property and has been designed to avoid and minimize impacts on surrounding agricultural uses, natural resources, and the rural character of the area, consistent with Policy 11.3.

The development will be served by Portland General Electric, which is capable of providing the necessary power to meet operational needs, consistent with Policy 11.11.

The pump station is part of an established public water system with adequate capacity, consistent with Policy 11.12(1). No new potable water supply system is required for the development.

Sanitary wastewater generated by the facility will be managed through an on-site system designed to meet applicable Oregon Department of Environmental Quality requirements, consistent with Policy 11.13(2).

Based on the above, these policies are satisfied.

Policy 11.17 As appropriate, include school districts, police and fire protection, and emergency response service providers in the land use process by requiring review of land use applications from these agencies regarding the agency's ability to provide the acceptable level of service with respect to the land use proposal.

Staff: The applicant sought and received service provider letters from the Multnomah County Sheriff's Office and Gresham Fire affirming that the Subject Property is within their jurisdictions and can be served. Gresham Fire provided additional information on address number location, maintaining access to any fire roads, curb painting requirements and the appropriate adapter to use on the new fire hydrant.

9.0 Design Review Criteria:

9.1 § 39.8020 APPLICATION OF REGULATIONS.

(B) Uses subject to Design Review that require the creation of fewer than four new parking spaces pursuant to MCC 39.6590 shall only be subject to the following Design Review approval criteria: MCC 39.8040(A)(1)(a) and (1)(c), and (4) and (7), except when located in the RC, BRC, OR, OCI, PH-RC or SRC zone base zones.

Staff: The proposed pump station will create one parking space. Therefore, applicable Design Review approval criteria are limited to MCC 39.8040(A)(1)(a) and (1)(c), and (4) and (7).

9.2 § 39.8040 DESIGN REVIEW CRITERIA.

(A) Approval of a final design review plan shall be based on the following criteria:

(1) Relation of Design Review Plan Elements to Environment.

(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.

Staff: The pump station is situated on previously cleared, relatively flat land in the northwest portion of the site. The surrounding natural environment on adjacent parcels is characterized by open agricultural fields to the west and south, rural residential development to the north along SE Carpenter Lane, and a forested slope to the northeast. The study area contains a mix of agricultural, residential, and water utility structures documented in Section 7.2(A) and illustrated in Exhibit A.3, Figures 9-12. Agricultural buildings in the area are typically simple rectangular forms with metal or wood siding, gabled or shed roofs, and neutral color schemes. Rural residences range from single-family homes with accessory structures including barns and workshops. The PHWD water storage tanks on the adjacent parcel immediately above the Clackamas County border and the PWB water filtration facility that is under construction on the 94 acres parcel establish that utility infrastructure is an existing visual element of this landscape.

The proposed pump station is a single-story, 2,520 square foot rectangular building clad in horizontally oriented corrugated dark blue metal panel siding with gray flat metal panel accents and a gray standing-seam shed-style metal roof (Exhibit A.5). This form, material, and color palette fit with the approved PWB water filtration facility structures that are under construction the rectangular massing and shed roof echo agricultural accessory structures throughout the study area, the metal cladding is consistent with farm and utility buildings in the area, and the neutral gray and blue tones are complementary to both the natural landscape and nearby structures. At 20 feet 5 inches maximum height, the building is consistent in scale with one- and two-story farm

buildings and residences in the area, is smaller than and subordinate to the design of the PWB filtration facility, and will not create a visually dominant element in the landscape.

The pump station is set back 112 feet from SE Carpenter Lane and is substantially screened from public view by a landscaped berm that is part of the PWB filtration facility and native plantings to the north and west (Exhibit A.4, Sheets L-100 to L-104). The landscape plan proposes a dense mix of evergreen and deciduous trees, shrubs, and groundcover providing year-round screening from Carpenter Lane and adjacent residences, augmented by earthen mounds approximately 10 feet in height. Grasscrete, which supports stormwater infiltration, north of the building reduces the visual impact of hardscaping and softens the transition to the surrounding landscape. The building is not visible from public viewpoints to the south or east. Site visualizations (Exhibit A.5) confirm that the building will be largely concealed from Carpenter Lane behind the berm and plantings. Utility cabinets within the fenced area are screened by landscaping; the security fencing is consistent with the security fencing to be used on the Portland Water Bureau water filtration facility and is typically found around utility compounds in the study area. *This criterion is met.*

[...]

(c) Each element of the design review plan shall effectively, efficiently, and attractively serve its function. The elements shall be on a human scale, interrelated, and shall provide spatial variety and order.

Staff: Consistent with its function as a utility facility, the building layout directly serves operational needs, with the pump room, generator, and mechanical equipment arranged for functional efficiency. The location of the pump station at the north edge of the site provides straightforward access for City of Sandy maintenance staff from SE Carpenter Lane. The City of Sandy does not need to access the PWB secured facility to complete their work. The Sandy Pump Station facility is designed to serve the water needs of the citizens of Sandy and to facilitate firefighting functions if needed.

At 2,520 square feet and one story, the building is human-scaled and consistent with accessory agricultural structures in the region. Human-scale elements including a covered entry canopy, vertical windows, and low-mounted lighting create an approachable building face despite the utilitarian nature of the structure (Exhibit A.5). The security fencing encloses the building and mechanical equipment in a defined compound, creating a clear spatial order between the operational area and the surrounding landscape.

The landscape design, both for the SPS and the adjacent PWB Filtration Facility, provides spatial variety through a combination of elements: the planted berm and native tree and shrub clusters to the north and west, grasscrete north of the building creates a transition between hardscape and planting, and a bioswale that integrates stormwater management with the landscape composition (Exhibit A.4, Sheets L-100 to L-104). These elements are interrelated. The berm, plantings, and groundcover plantings collectively serve screening, stormwater, and aesthetic functions simultaneously, and together create a composed, ordered site environment appropriate to the facility's rural agricultural context. *This criterion is met.*

[...]

(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.

Staff: The Project Site consists of previously cleared agricultural land with no existing trees or native vegetation. No trees or shrubs will be removed as part of this project. The Sandy Pump

Station is located on an area of the site with a gentle slope between the landscaping/screening berm to the north, and a drainage swale to the south. On the north side of the fenced area, the elevation is approximately 712-feet and on the south side of the fenced area, the elevation is approximately 708-feet to 706-feet in elevation. A small retaining wall will be constructed on the south side of the structure to provide a level surface. Grading is limited to what is necessary to create a level building pad and accommodate below-grade infrastructure; cut and fill volumes are minimized and no significant changes to existing grades are proposed, as shown on the Grading Plan (Exhibit A.4, Sheet C-102).

The proposed landscaping adds native trees, shrubs, and groundcover north and west of the Sandy pump station (Exhibit A.4, Sheets L-103, L-104), representing an increase to the vegetated character of the Project Site. The applicant will both replace vegetation that would have been planted with the Pleasant Home pump station, and will add more vegetation than would be provided with Pleasant Home pump station. *This criterion is met.*

[...]

(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.

Staff: Mechanical equipment and machinery associated with the Sandy pump station are housed within the building or located below grade, and are not visible from surrounding properties. The two utility cabinets within the fenced compound are short and screened by native plantings; a small transformer cabinet outside the fence line to the east is similarly screened from SE Carpenter Land by proposed plantings, and will be visually subordinate from the interior access road (Exhibit A.4, Sheet L-100). No outdoor storage or refuse areas are proposed.

The pump station building is set back 112 feet from SE Carpenter Lane to the north and approximately 410 feet from the western property line. The primary screening elements are a landscaped berm and dense native plantings within the pump station easement area to the north and west of the fenced compound, as shown on the Landscape Plan (Exhibit A.4, L-100 and others). The landscape plan proposes a mix of evergreen and deciduous trees, shrubs, and groundcover that will provide year-round visual and noise buffering from Carpenter Lane and adjacent residences (Exhibit A.4, Sheet L-100 through L-104). Earthen mounds approximately 10 feet in height augment the planted buffer to the north and west. The building is not visible from public viewpoints to the south or east due to intervening topography and site features. Site visualizations confirm that the building and associated equipment will be substantially screened from Carpenter Lane (Exhibit A.5).

The pump station complies with Dark Sky Lighting Standards (Exhibit A.7) and noise at property lines will not exceed 50 dBA during normal operations (Exhibits A.8 and A.9), further limiting impacts on neighboring properties. *This criterion is met.*

* * *

9.3 § 39.8045 REQUIRED MINIMUM STANDARDS.

(C) Required Landscape Areas

The following landscape requirements are established for developments subject to design review plan approval:

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

Staff: As described in Section 2.1, the Project Site encompasses approximately 25,872 square feet, comprising the fenced facility area of approximately 8,800 square feet and the landscaped screening area of approximately 16,685 square feet to the north and west of the fenced compound. The minimum landscape requirement is 15% of the development area, or approximately 3,881 square feet. The landscaped screening area of approximately 16,685 square feet, consisting of native tree and shrub planting clusters, earthen berms, and groundcover outside the fenced compound as shown on the Landscape Plan and Planting List (Exhibit A.4, L-100 to L-104), constitutes approximately 64% of the total Project Site area, substantially exceeding the 15% minimum. All areas within the Project Site not otherwise improved with buildings, fencing, paving, or below-grade infrastructure are landscaped, consistent with MCC 39.8045(C)(2).

This finding relies on the landscaped screening area being legally secured as part of the City of Sandy's interest in the Subject Property. Condition 3 requires the applicant to record an agreement that grants the City of Sandy the right to plant and maintain the landscape areas required by this decision, including both the fenced facility area and the landscaped screening area shown in Exhibit A.4.

This criterion is met, subject to Conditions 3 and 6.

(2) All areas subject to the final design review plan and not otherwise improved shall be landscaped.

Staff: The Landscape Plan (Exhibit A.4, Sheets L-100 to L-104) demonstrates that all areas within the Sandy pump station development area that are not occupied by the building, fencing, paving, or below-grade infrastructure are improved with native plantings, earthen berms, or groundcover. No unimproved areas are proposed within the development area. *This criterion is met.*

(3) The following landscape requirements shall apply to parking and loading areas:

(a) A parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.

Staff: The proposal provides only one parking space, less than the threshold of ten spaces required to apply this criterion. *This criterion does not apply.*

(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.

Staff: The single parking space is located approximately 120 feet south of the northern lot line adjacent to SE Carpenter Lane, well in excess of the required 10-foot landscaped strip. The intervening area consists of the landscaped screening berm and native planting clusters shown on the Landscape Plan. The planting composition includes canopy trees (Oregon White Oak, Pacific Ponderosa Pine, White Alder, Douglas-fir, and Cascara) in the A1, A2, and A3 planting clusters, with a native shrub understory including Oregon Grape, Western Service Berry, Ninebark, Mockorange, Baldhip Rose, and Snowberry, and groundcover of Vancouver Jade Bearberry, Grey Sedge, and Beach Strawberry throughout (Exhibit A.4, Sheet L-104). *This criterion is met.*

(c) A landscaped strip separating a parking or loading area from a street shall contain:

1. Street trees spaces as appropriate to the species, not to exceed 50 feet apart, on the average;

2. Low shrubs, not to reach a height greater than 3'0", spaced no more than 5 feet apart, on the average; and

3. Vegetative ground cover.

Staff: The parking area is set back more than 120 feet from the northern lot line and SE Carpenter Lane. The landscaped strip between the parking area and Carpenter Lane is approximately 70 feet wide and consists of the native planting clusters and screening berm shown on the Landscape Plan (Exhibit A.4, Sheet 00-LU-306EN, January 30, 2026 submittal). Planting Note 3 on Sheet 00-LU-306EN specifically addresses parking area plantings to meet Multnomah County requirements. The planting composition includes canopy trees (Oregon White Oak, Pacific Ponderosa Pine, White Alder, Douglas-fir, and Cascara among others) at spacings consistent with the species and the 50-foot maximum required by this criterion, as detailed in the Planting List (Exhibit A.4, Sheet 00-LU-411). The shrub layer includes large shrubs (5-10 feet) and small shrubs (2-5 feet) providing continuous low and mid-height coverage. Vegetative groundcover consisting of Vancouver Jade Bearberry, Grey Sedge, and Beach Strawberry is provided throughout. The multi-layered native planting composition meets the requirements of MCC 39.8045(C)(3)(c). *This criterion is met.*

(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.

(e) A parking landscape area shall have a width of not less than 5 feet.

Staff: The pump station development area includes a single parking space within the fenced compound. The standards in (d) and (e) (requiring landscaping to be uniformly distributed throughout a parking area and landscape areas to be at least five feet wide) are designed for multi-space parking lots where distribution among rows and bays is a meaningful design consideration. A single parking space does not present that context, and these standards have limited applicability here. The parking space is nonetheless surrounded by the native planting clusters and screening berm described in the findings for MCC 39.8045(C)(3)(b) and (c) above, and landscaping is present throughout the broader development area. To the extent these criteria apply, they are met.

(4) Provision shall be made for watering planting areas where such care is required.

(5) Required landscaping shall be continuously maintained.

Staff: The Landscape Plan (Exhibit A.4) identifies areas to receive supplemental irrigation, consistent with the requirements of subpart (4). In order to ensure that required landscaping is installed and maintained in a healthy and viable condition, staff recommends that the Hearings Officer adopt the following conditions of approval:

Condition 6 - Obtain a Conditions of Approval Verification – Prior to issuance of a Certificate of Occupancy from the City of Gresham, the applicant must submit an application for a Conditions of Approval Verification with the County Land Use Planning Division. The Conditions of Approval verification application must demonstrate that:

- a. All required landscaping shown on the Landscape Plan (Exhibit A.4, Sheet 00-LU-306EN) shall be installed prior to issuance of any certificate of occupancy or commencement of pump station operations, whichever occurs first. If installation is prevented by seasonal conditions, the applicant may request a 90-day extension from the Planning Director with a written commitment to install at the earliest feasible date. [MCC 39.8035]

- b. *The grasscrete and the portion of the PWB's stormwater drainage control system to be utilized for the City of Sandy's impervious surfaces shall be installed and operational. [MCC 39.6235]*

Condition 9 - On-going Landscape Maintenance Requirement - Required landscaping shall be continuously maintained in a healthy and viable condition. Dead or dying plant material shall be replaced with the same or equivalent/viable and appropriate native species within one growing season. This condition is ongoing and shall run with the land use approval.

These criteria are met, subject to Conditions 6 and 9.

(6) Maximum height of tree species shall be considered when planting under overhead utility lines.

Staff: There are no overhead utility lines within the site plan for the proposed Sandy pump station. *This criterion does not apply.*

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

Staff: The Landscape Plan (Exhibit A.4) demonstrates that the development area is improved through a combination of contouring, native plantings, and earthen berms consistent with the definition of "landscaped" under this subpart. *This criterion is met.*

10.0 Dark Sky Lighting Standards

10.1 § 39.6850 DARK SKY LIGHTING STANDARDS.

(A) The purpose of the Dark Sky Lighting Standards in this Section is to protect and promote public health, safety and welfare by preserving the use of exterior lighting for security and the nighttime use and enjoyment of property while minimizing the obtrusive aspects of exterior lighting uses that degrade the nighttime visual environment and negatively impact wildlife and human health.

(B) The following exterior lighting is exempt from the requirements of paragraph (C) of this section:

Staff: The proposed pump station is a new permanent utility facility with new exterior lighting. None of the exemptions in MCC 39.6850(B)(1) through (B)(14) apply; the lighting was not lawfully installed prior to October 22, 2016; it is not associated with farming, forestry, theatrical, or emergency uses; and no exemption was claimed by the applicant. All proposed exterior lighting is subject to the standards of MCC 39.6850(C). *No exemptions apply.*

(C) The following standards apply to all new exterior lighting supporting a new, modified, altered, expanded, or replaced use approved through a development permit and to all existing exterior lighting on property that is the subject of a development permit approval for enlargement of a building by more than 400 square feet of ground coverage.

(1) The light source (bulbs, lamps, etc.) must be fully shielded with opaque materials and directed downwards. "Fully shielded" means no light is emitted above the horizontal plane located at the lowest point of the fixture's shielding. Shielding must be permanently attached.

(2) The lighting must be contained within the boundaries of the Lot of Record on which it is located. To satisfy this standard, shielding in addition to the shielding required in paragraph (C)(1) of this section may be required.

Staff: The proposed Sandy pump station is a new use subject to the exterior lighting standards of MCC 39.6850(C). The Lighting Report prepared by Elcon Associates, Inc., dated January 23, 2025 (Exhibit A.7), demonstrates compliance with both standards under MCC 39.6850(C).

Seven exterior LED fixtures are proposed across three fixture types: five Birchwood VAN-LED-400 linear mullion-mount fixtures (Type ZC4S), one Lithonia WDGE1 architectural wall sconce (Type ZD2F), and one McGraw-Edison GWC Galleon wall-mount luminaire (Type ZWFB). All fixtures have full cutoff beam distributions with zero uplight, satisfying the shielding requirement of MCC 39.6850(C)(1). All fixtures are 3000K warm color temperature, consistent with dark sky best practices for rural environments.

Lighting is controlled by photocell and motion sensors. Fixtures operate in a dimmed state during normal nighttime hours and increase to full output only when triggered by motion, returning to the dimmed state after a time delay. This control strategy minimizes nighttime illumination levels to the extent practicable while providing necessary security and safety lighting. Photometric modeling (Exhibit A.7) using AGI32 software demonstrates 0.0 footcandles at all property lines under both the Ambient Dimmed and Ambient Full Output scenarios, satisfying the light containment requirement of MCC 39.6850(C)(2). *This criterion is met.*

11.0 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Community Service Conditional Use and Design Review to establish a drinking water pump station in the Multiple Use Agriculture – 20 (MUA-20) zone. This approval is subject to the conditions of approval established in this report.

12.0 Exhibits

‘A’ Applicant’s Exhibits
‘B’ Staff Exhibits
‘C’ Procedural Exhibits

All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	2	Application Form	8/6/2026
A.2	1	Letter of Authorization	8/6/2026
A.3	50	Code Narrative	8/6/2026
A.4	33	Appendix A: Plan Set (Pg. 1) a. Bull Run Supply Pump Station (Pg. 2) b. G-002 General – Abbreviations (Pg. 3) c. G-003 General Notes (Pg. 4)	8/6/2026

		d. L-100 Land Use Plans – Proposed Conditions Site Plan Enlargement (Pg. 5) e. W02229 Proposed Sandy Pump Station (Pg. 6) f. C-001 Civil – Symbols and Legend (Pg. 7) g. C-100 Civil – Site Plan Control (Pg. 8) h. C-101 Civil – Site Plan (Pg. 9) i. C-102 Civil – Grading and Retaining Wall Plan (Pg. 10) j. C-103 Civil – Retaining Wall Profiles (Pg. 11) k. C-104 Civil – Site Water Plan (Pg. 12) l. C-105 Civil – Site Drainage Plan (Pg. 13) m. C-201 Civil – Civil Details – 1 (Pg. 14) n. C-202 Civil – Civil Details – 2 (Pg. 15) o. C-203 Civil – Civil Details – 3 (Pg. 16) p. C-204 Civil – Civil Details – 4 (Pg. 17) q. C-205 Civil – Building Sections (Pg. 18) r. A-001 Architectural General Notes & Symbols (Pg. 19) s. A-002 Code Summary (Pg. 20) t. A-201 Floor & Roof Plan (Pg. 21) u. A-401 Exterior Elevations and Sections (Pg. 22) v. E-103 Electrical – Pump Station Building Lighting & HVAC (Pg. 23) w. E-104 Electrical – Pump Station Building Site Plan Photometrics (Pg. 24) x. L-101 Land Use Plans – Proposed Conditions Site Plan Enlargement Sandy Pumpstation (Pg. 25) y. L-102 Landscape Plan Enlargement Sandy Pumpstation (Pg. 26) z. L-103 Land Use Plans – Planting Comparison (Pg. 27) - aa. L-104 Land Use Plans – Pumpstation Area Planting Lists (Pg. 28) - bb. 00-LU-304 Civil – Grading Plan Filtration Facility (Pg. 29) - cc. 00-LU-307 Civil – Stormwater Management Plan Filtration Facility (Pg. 30) - dd. GEN-C-923 Civil – Storm Details 4 (Pg. 31) - ee. D-101 Process Pump Station Plan (Pg. 32) - ff. D-102 Process meter Vault and Double Check Valve Details (Pg. 33)	
A.5	7	Appendix B. Design Drawings and Visualization	8/6/2026
A.6	3	Farm Impact Study	8/6/2026
A.7	33	Appendix D. Lighting Report and Cutsheets	8/6/2026
A.8	19	Appendix F. Acoustical Analysis	8/6/2026
A.9	4	Appendix G. Impact Analysis	8/6/2026

A.10	23	Appendix J. Title Report	8/6/2026
A.11	2	Appendix K. Trip Generation & Distribution	8/6/2026
A.12	36	Appendix L. Resumes	8/6/2026
A.13	127	Stormwater Drainage Control	8/6/2026
A.14	4	Septic Review Certification	8/6/2026
A.15	3	Fire Service Provider Review	8/6/2026
A.16	1	Sherriff Services Review	8/6/2026
A.17	1	PGE Service Provider Letter	8/6/2026
A.18	2	PWB Water Commitment Letter	8/6/2026
A.19	11	Pre-Application Conference Notes	8/6/2026
‘B’	#	Staff Exhibits	Date
B.1	2	Assessment and Taxation Property Information for 1S4E22D-00400 (Alt Acct# R994220980 / Property ID# R342619)	8/6/2026
B.2	1	Current Tax Map for 1S4E22D	8/6/2026
B.3	8	Parcel Consolidation Deed recorded May 5, 2026 (T1-2023-16600)	8/6/2026
‘C’	#	Administration & Procedures	Date
C.1	1	Complete letter (day 1)	8/6/2026
C.2	2	Pre-Application Waiver	8/11/2026
C.3	5	Hearing Notice	9/16/2026
C.4	1	Oregonian Notice	9/16/2026
C.5	32	Staff Report	9/23/2026