

Section I: Application Summary

Proposal:	Metro seeks land use approval for a well and waterline improvement project
Site Location:	Oxbow Regional Park 3010 SW Oxbow Park Rd.; Approx. River Miles 11-13.5
Subject Parcel:	1S4E10 00400; 1S4E15 00100; 1S4E10 00800 (172 acres) 1S4E15 00200; 1S4E11 00200 (248 acres)
Permit Approval:	Community Service Conditional Use Permit Significant Environmental Concern (SEC) Permit SEC – wr: Water Resource Areas SEC – sw: Scenic Waterway SEC – h: Wildlife Habitat Resource Area Design Review (DR) Permit
Application Type:	Types II and III
Comprehensive Plan:	West of Sandy River Rural Plan Area
Base Zone:	Commercial Forest Use (CFU)
Overlay Zones:	Significant Environmental Concern (SEC); wildlife habitat (SEC-h), water resources (SEC-wr), scenic waterway (SEC-sw) Flood plain
Property Owner and Applicant:	METRO Gary Shepherd, Senior Attorney (primary contact) Office of Metro Attorney 600 NE Grand Avenue Portland, OR 97232 gary.shepherd@oregonmetro.gov (503) 797-1600 Ben Hedstrom, Senior Regional Planner benhedstrom@oregonmetro.gov (503) 797-1846
Engineer:	Wallis Engineering Jane Vail, P.E. 215 W 4th Avenue, Suite 200 Vancouver, WA 98660 Jane.vail@walliseng.net (360) 852-9158

**Biologist/
Resource
Scientist:** Pacific Habitat Services, Inc.
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Section II: Application and Project Descriptions

Oxbow Regional Park is an approved Community Service and Conditional Use pursuant to several historical land use decisions and most recently the land use decision in County case file no. T3-2015-3903. *See Exhibit 13.*

Through this application, Metro proposes to maintain and improve the water system serving the park. The existing water system was installed by Multnomah County in the 1960's and needs repair and replacement.

A. Community Service/Conditional Use Permit Application

County staff directed that a Community Service Conditional Use Permit is required for this project. Although the park and its elements (including the water system) are an approved Community Service use, County staff directed that elements of the repair and replacement project require conditional use review, akin to an amendment to an existing approved use. Applicant submits the following narrative and exhibits demonstrating compliance with approval criteria and applicable standards.

B. Significant Environmental Concern Permit Application

The environmental overlays in the project area are Significant Environmental Concern: Wildlife Habitat, Water Resources, and Scenic Waterway (SEC-h, SEC-wr, and SEC-sw). The SEC overlay requires a permit for the proposed activities. Applicant submits the following narrative and exhibits demonstrating compliance with the general SEC overlay standards, as well as the specific standards associated with the SEC-h, SEC-wr, and SEC-sw overlays.

C. Design Review Permit Application

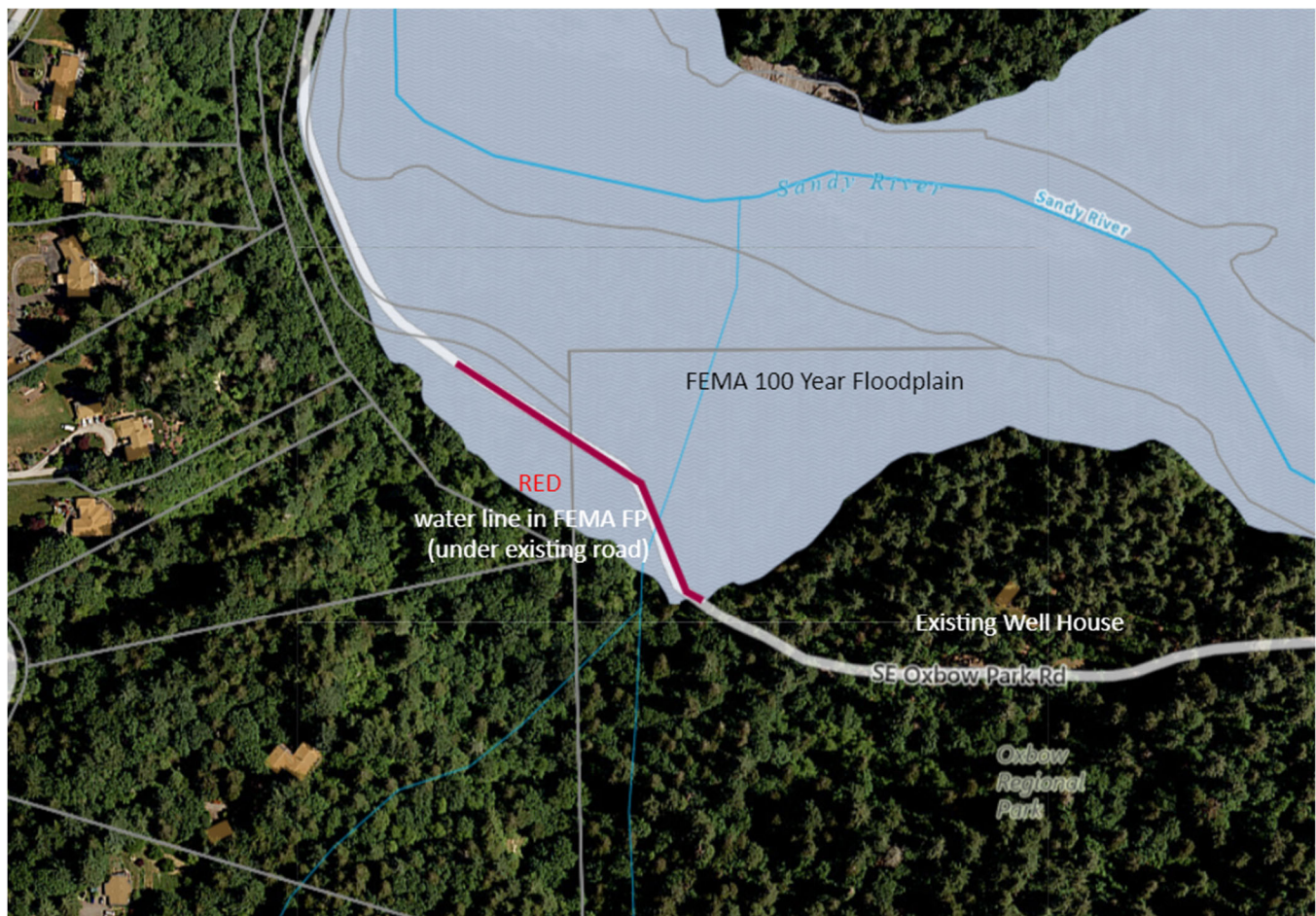
A Design Review permit is required for this project. However, given the small scope of the project, the number of applicable design review standards is minimal. Metro submits this Design Review permit request addressing and demonstrating compliance with all applicable standards, as well as findings of why certain standards are not applicable.

D. Floodplain overlay

A small section of replacement waterline is within the FEMA regulatory 100-year floodplain (approximately 650 feet in length). The waterline will be located (as is the existing line) under the

existing roadway surface (which is in the mapped floodplain). See Figure 1 and Exhibit 7. No structures are proposed in the floodplain. There is no impact in the floodplain.

Figure 1 – location of 100-year floodplain



Following this review process, Metro will submit for a *Floodplain Development Permit Application* and an *Erosion and Sediment Control Permit Application*. Wallis Engineering, in collaboration with Pacific Habitat Services, evaluated water surface conditions for the proposed project and demonstrated no impacts to the 100-year floodplain. Applicant addresses applicable elements associated with erosion and sediment control through the SEC and design review application.

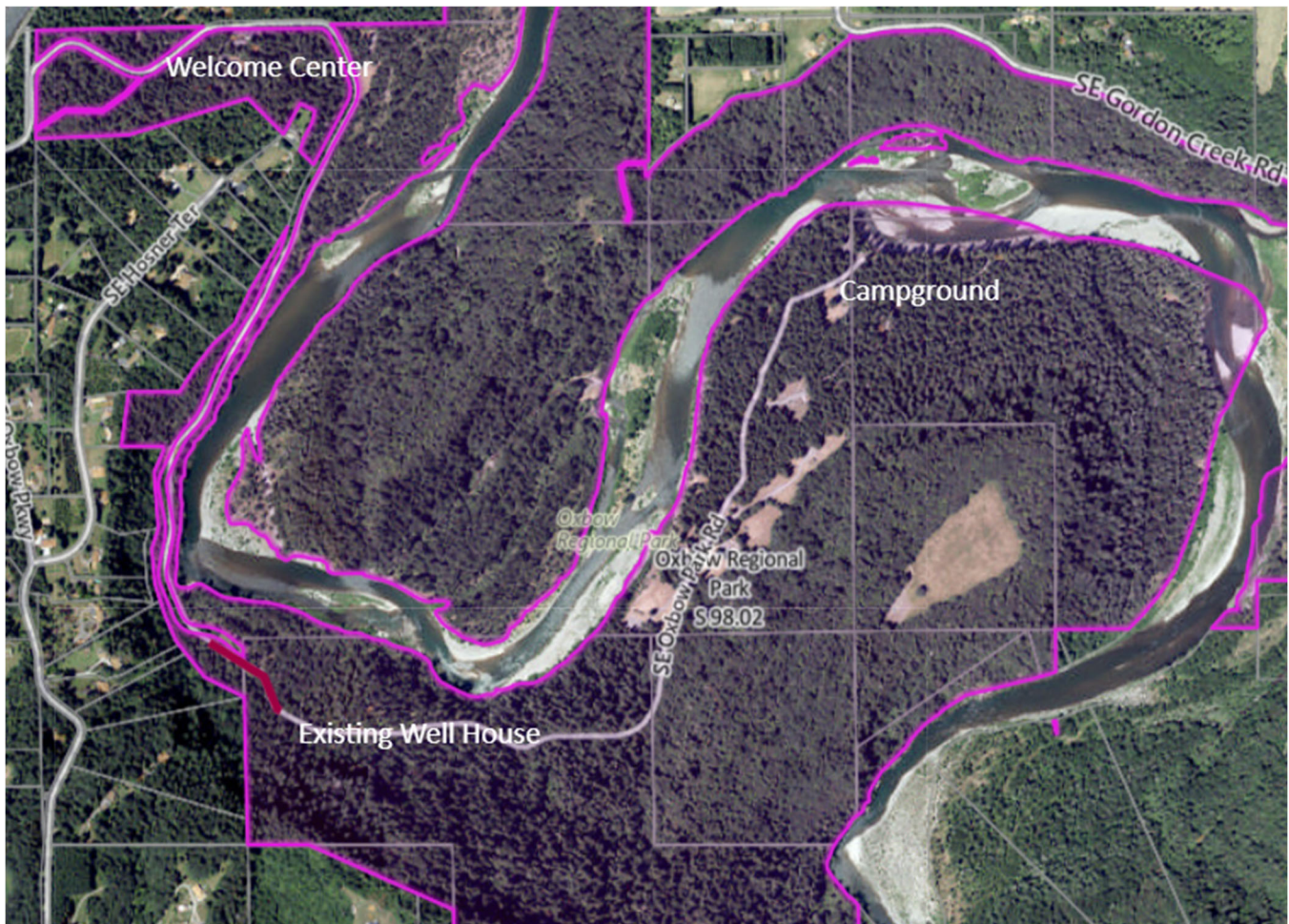
E. Project Description

Oxbow Regional Park is located on the Sandy River near Troutdale, Oregon. See Exhibit 1. A Welcome Center for visitors and an operations and maintenance yard (O & M yard) comprised of several buildings, parking, and circulation areas, with both paved and graveled surfaces, are located near the entrance of the park.

An existing well and wellhouse are in the center of the park. Waterlines run from the existing wellhouse throughout the park, to the Welcome Center and O & M yard in the north, to the campground to the east. See Figure 2 and Exhibit 15. The water lines run to various service points through the park, supporting operations and public use, as well as numerous standpipes

maintained to support fire services. The existing system is in cleared, disturbed, and developed areas, including along and under the exiting road and right of way. See Exhibits 3 and 15.

Figure 2 – Oxbow Park Map



The existing water system is at the end of its serviceable life and replacement and improvements are necessary for continued health and safety as the system provides potable water to the Welcome Center, maintenance and operations facilities, campground, picnic shelters, and public recreational areas throughout the park.

There are two aspects to this project – one associated with the new well and service lines at the Welcome Center area, and the second associated with the existing well and service lines. See Exhibit 3.

New well and service lines:

This aspect of the project proposes 1) to install a second well to serve the Welcome Center and surrounding facilities, 2) to install a small prefabricated concrete well house for the well pumps in the operations yard, 3) a small water storage tank to achieve required fire flows and operate the sprinkler system and other fire suppression elements serving the Welcome Center, 4) to replace underground waterlines serving various facilities in the Welcome Center and O & M yard area, 5)

to replace underground waterlines along SE Oxbow Park Road to serve the day use area to east of the Welcome Center, and 6) replacing and installing additional fire department required standpipes at spaced locations along the water line. All work associated with this portion of the project will be in existing cleared, disturbed, and used areas. No clearing is proposed.

Two trees are proposed for removal: one western cedar (*Thuja plicata*) (17-inch diameter breast height (dbh)) located at the well location and one isolated Douglas fir (*Pseudotsuga menziesii*) (20-inch dbh) located within the alignment and well house area. The understory beneath both trees has been used for storage and/or dirt piles. There is no shrub understory or native groundcover beneath them, as they are located in the O & M yard. See Exhibit 3.

Existing well and service lines:

Additional project elements are associated with the existing well located on BLM property. Metro manages BLM property pursuant to a recreational lease and obtained approval from the BLM for the waterline improvement project. See Exhibit 10. The existing well will continue to provide service to the other areas of the park, as it currently does. The project proposes 1) a small water storage tank needed to achieve required fire flows, 2) water lines will be replaced from the existing well, along the path of the existing water lines, to all the facilities currently served – extending from Happy Creek Day Use area, to the campground, and 3) replacing and installing additional fire department required standpipes as spaced locations along the water line. See Exhibit 3.

The existing well house and associated facilities are in a cleared area and surrounded by a compacted gravel yard area. See Exhibit 16. The well house is accessed from SE Oxbow Park Road. To achieve required fire flows, a small, low profile, above ground water storage tank is needed. The water tank will be located on a 10ft. x 10ft. concrete pad in the area of an existing concrete pad (where the picnic table is located in the Exhibit 16 photo), within the cleared compacted gravel yard area, adjacent to the well house. See Exhibit 3. The water tank is located to allow continued and needed access for equipment to maintain the well facilities located behind the well house. The well pump emergency backup needs will be supported by a small generator located on a 4.5ft x 9ft. concrete pad located outside the well house. No clearing is proposed. The existing well house and tank are buffered from SE Oxbow Park Road by existing trees and vegetation. See Exhibit 16.

Metro has worked closely with the Gresham Fire Department to ensure the new water system can support fire department services provided to the park.

In sum, the subject water system improvement project application is intended to, and necessary for, public health, safety, and the quality of visitor recreational use of the park and its unique destinations. The existing system is past its service life and must be replaced. The alignment and project have been designed to minimize impacts to the natural resources by proposing work in existing disturbed, cleared, and developed areas, including within and under the park road right of way. The siting and system alignment minimizes impacts to trees and other natural resources by siting development in existing cleared areas, trenching in graveled areas, and directional drilling where appropriate. No clearing is proposed. Following installation, ground and road surfaces will be resurfaced and repaved as needed to match existing conditions.