Clackamas County Planning and Zoning Division
Department of Transportation and Development

Development Services Building
150 Beavercreek Road | Oregon City, OR 97045

503-742-4500 | zoninginfo@clackamas.us
www.clackamas.us/planning

NOTICE OF DECISION ON A TYPE II LAND USE PERMIT

Decision: Approved with Conditions

Permit Type: Utility Facility in EFU

File No. Z0044-25

Applicant's Proposal: To construct a 16" water line under an emergency access road to connect the water filtration facility in Multnomah County to Bluff Rd. Ultimately the water line would be extended to the City of Sandy pump station on SE Hudson Rd. The applicant characterizes the use as a "utility facility necessary for public service", which is a use potentially allowed in the Exclusive Farm Use zone. The majority of the water line will be located within the existing public road right of way. Therefore, this application is only for the portion of the water line that goes between the Multnomah County line and Bluff Rd.

Decision Date: March 5, 2025

Deadline for Filing Appeal: **March 17, 2025**, at 4:00 pm.

Issued By: Joy Fields, Principal Planner, Jfields@clackamas.us, 503-742-4510

Applicant: Portland Water Bureau

Owner of Property: Surface Family Trust, Debra M. Surface, Trustee; and Brittany Lee LLC

Zoning: Exclusive Farm Use (EFU)

Assessor's Map & Tax Lot(s): T1S R4E Section 27 Tax Lots 00100 and 00200 and
T1S R4E Section 26 Tax Lot 04800

Site Address: 36181 SE Bluff Rd, Boring, OR 97009

Community Planning Organization (CPO) for Area:

CPO-Cottrell; Mike Dawson; cottrellcpo@gmail.com

Community Planning Organizations (CPOs) are part of the county's community involvement program. They are advisory to the Board of County Commissioners, Planning Commission and Planning and Zoning Division on land use matters affecting their communities. CPOs are notified of proposed land use actions and decisions on land within their boundaries and may review these applications, provide recommendations or file appeals. If this CPO currently is inactive and you are interested in becoming involved in land use planning in your area, please contact Clackamas County Community Engagement at 503-655-8751.

Opportunity to Review the Record and Decision: The complete decision, including findings and conditions of approval, and the submitted application are available for review online at https://accela.clackamas.us/citizenaccess/. Select the ***Planning*** tab and enter the file number to search. Select ***Record Info*** and then select ***Attachments*** from the dropdown list, where you will find the submitted application. A copy of the decision, application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost by contacting the Planner listed above. Copies of all documents may be purchased at a cost established by the County fee schedule.

Appeal Rights: This decision will not become final or effective until the period for filing an appeal with the County has expired without the filing of an appeal. Any person who is adversely affected or aggrieved or who is entitled to written notice of the decision pursuant to Subsection 1307.09(C) of the Clackamas County Zoning and Development Ordinance may appeal this decision to the Clackamas County Land Use Hearings Officer by filing a written appeal. An appeal must include a completed Appeal Form available at www.clackamas.us/planning/supplemental.html and a $250.00 filing fee and must be **received** by the Planning and Zoning Division by the appeal deadline identified above.

Appeals may be submitted in person during office hours (8:00 am to 4:00 pm Monday through Thursday, closed Friday and holidays). Appeals may also be submitted by email or US mail.

A person who is mailed written notice of this decision cannot appeal this decision directly to the Land Use Board of Appeals under ORS 197.830.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

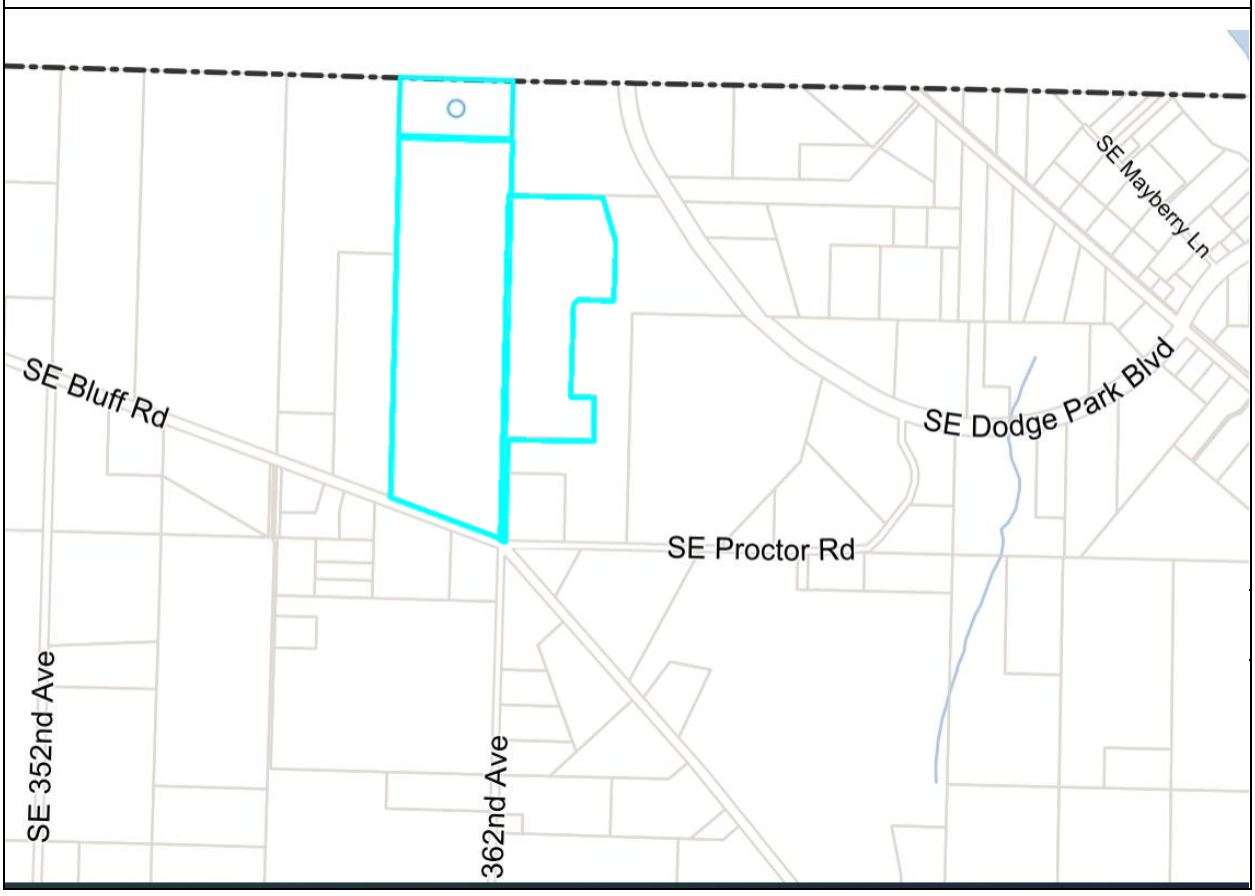
Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email DRenhard@clackamas.us.
503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译？ | Cần Biên dịch hoặc Phiên dịch? | 번역 또는 통?

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Department of Transportation and Development

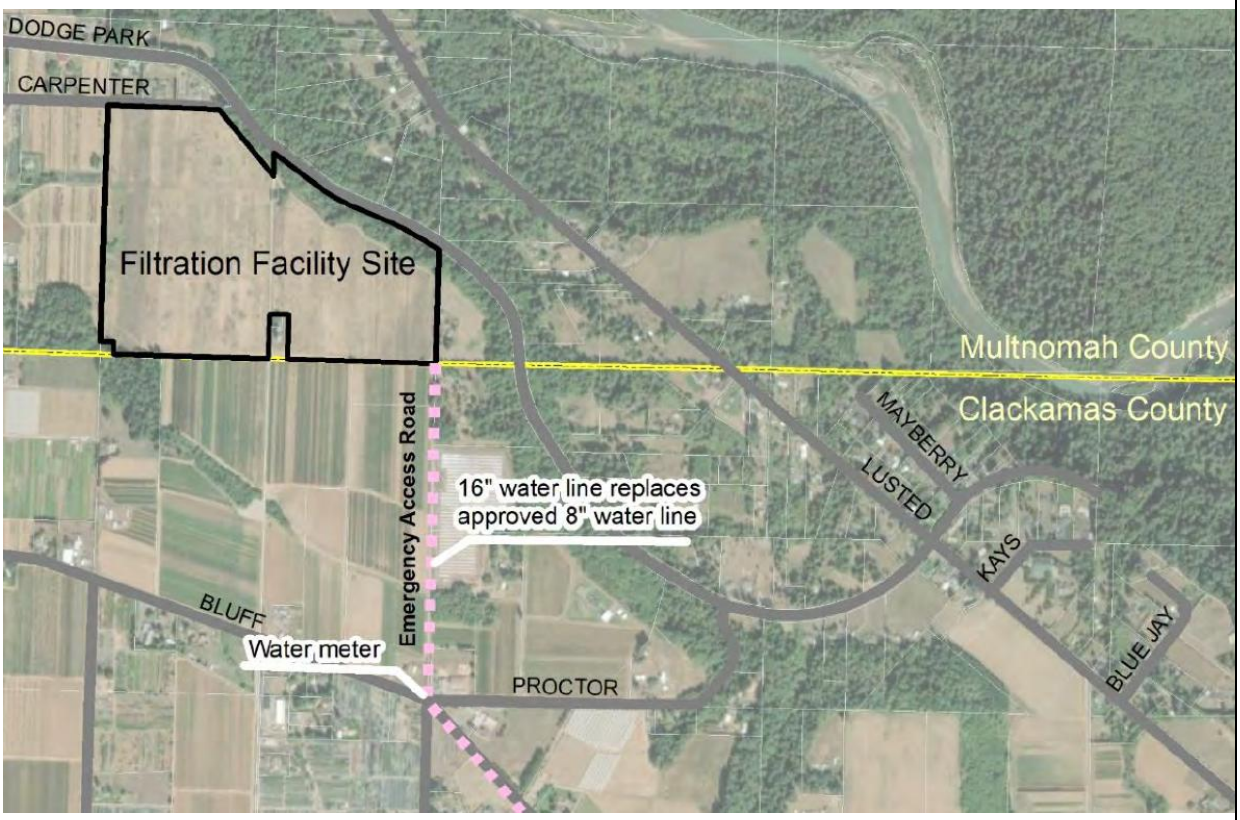
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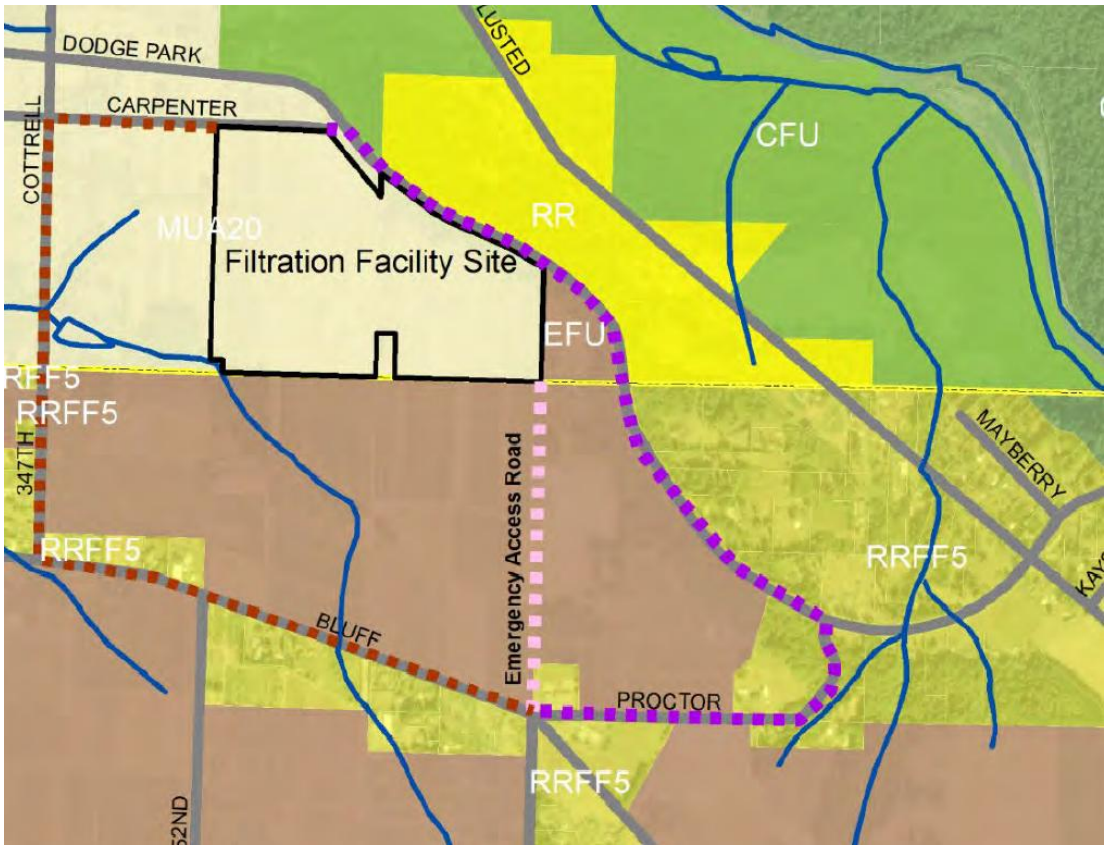
Location Map



Location in Relation to Filtration Facility Site



Zoning and Routes Considered

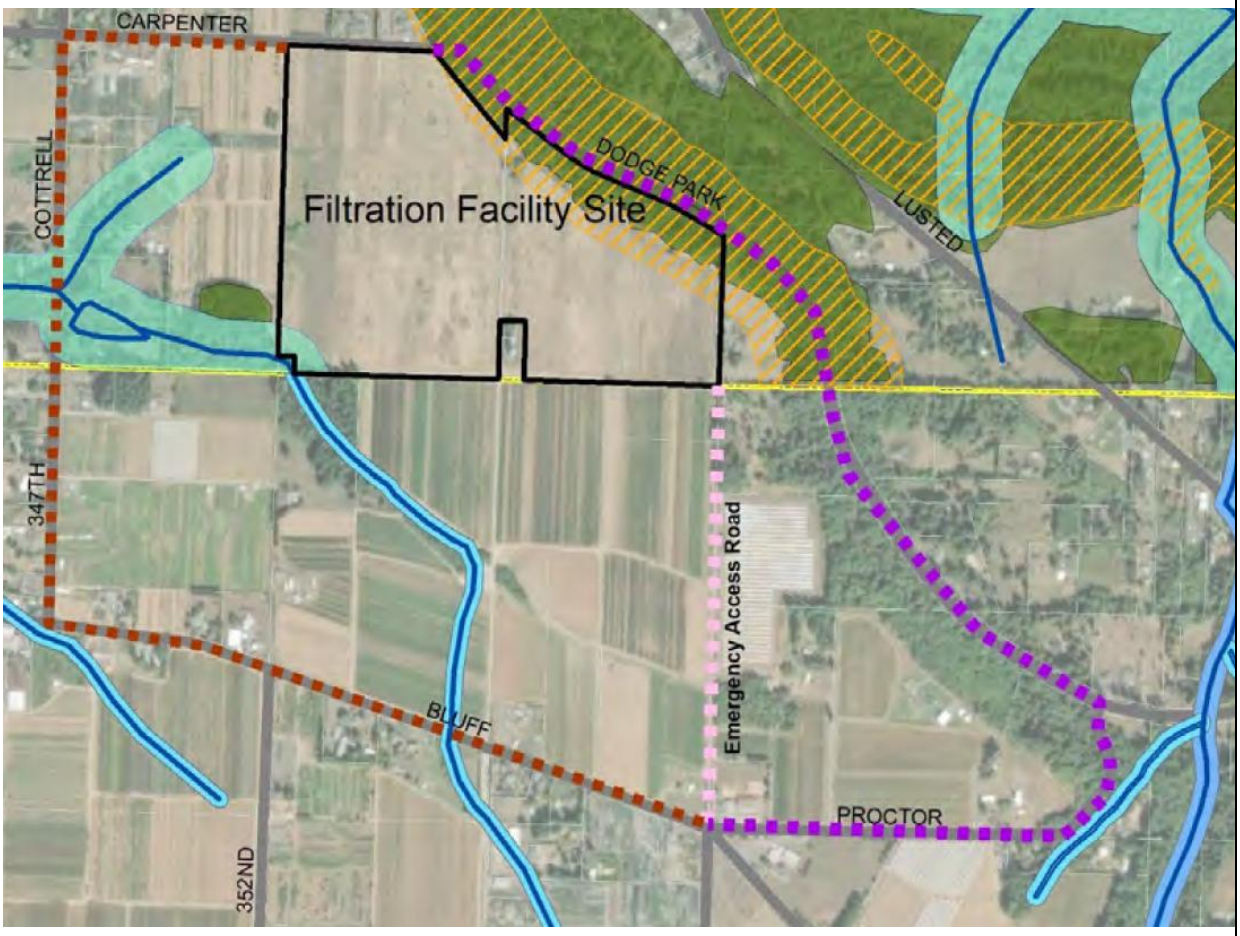


Sandy Water Pipeline Connection Alternatives-Zoning

Alt. 1 (1.7 miles)
Alt. 2 (1.7 miles)
Alt.3 (0.5 miles)
Filtration Facility
County Line
Streams

ZONE
County Forest/Timber Zones
Mult. Co. - Commercial Forest Use 4
Mult. Co. - Multiple Use Agriculture 20
County Rural Exception Areas
County Exclusive Farm Use
Clack. Co. - Rural Residential Farm Forest 5
Clack. Co. - Timber District

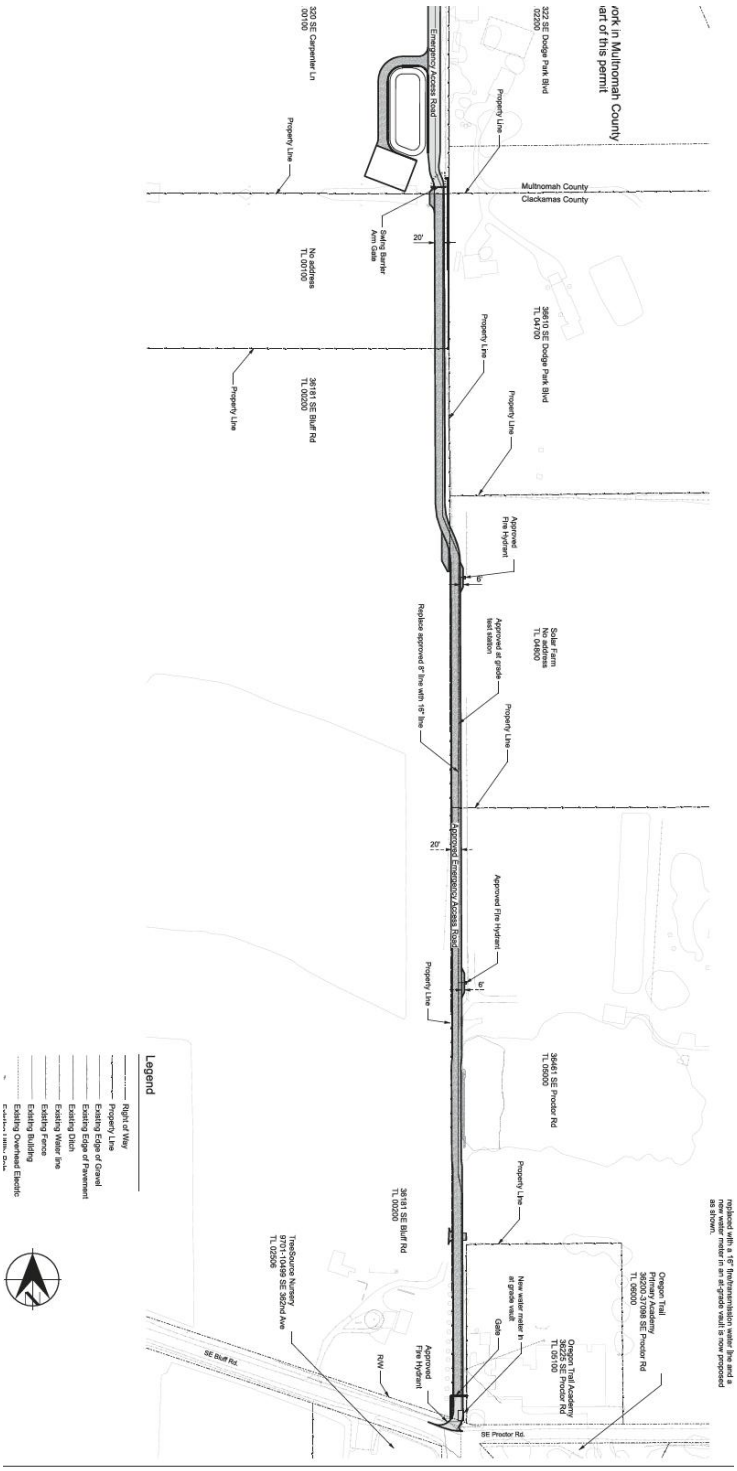
Environmental Concerns and Routes Considered



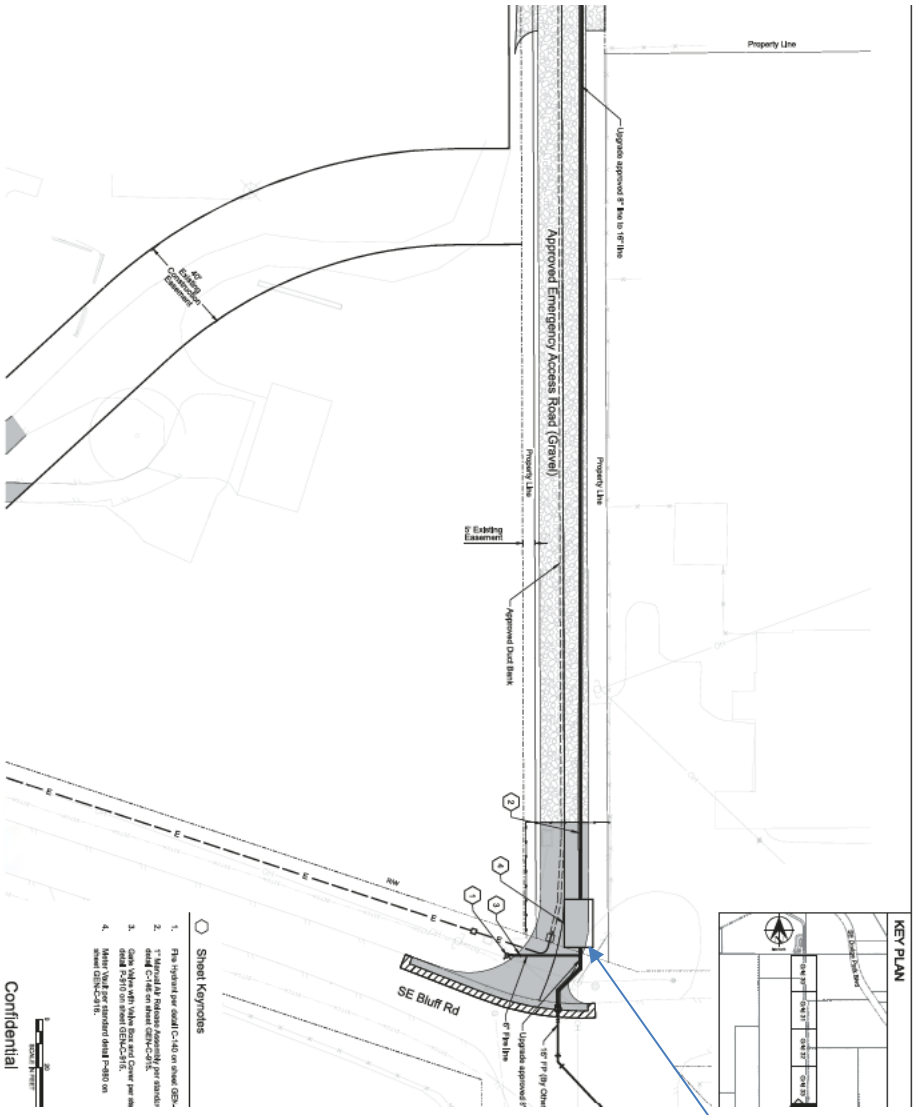
Sandy Water Pipeline Connection Alternatives- Natural Resources/Hazards

- Alt.1 (no stream/habitat/geohazard crossings)
- Alt. 2 (protected stream crossings)
- Alt. 3 (geohazard and habitat crossings)
- Filtration Facility
- County Line
- Streams
- Mult.Co. Geologic Hazard
- Mult. Co. SEC - Wildlife Habitat
- Mult. Co. SEC - Water Resources
- Clack. Co. RSCA Medium Stream
- Clack. Co. RSCA Small Stream

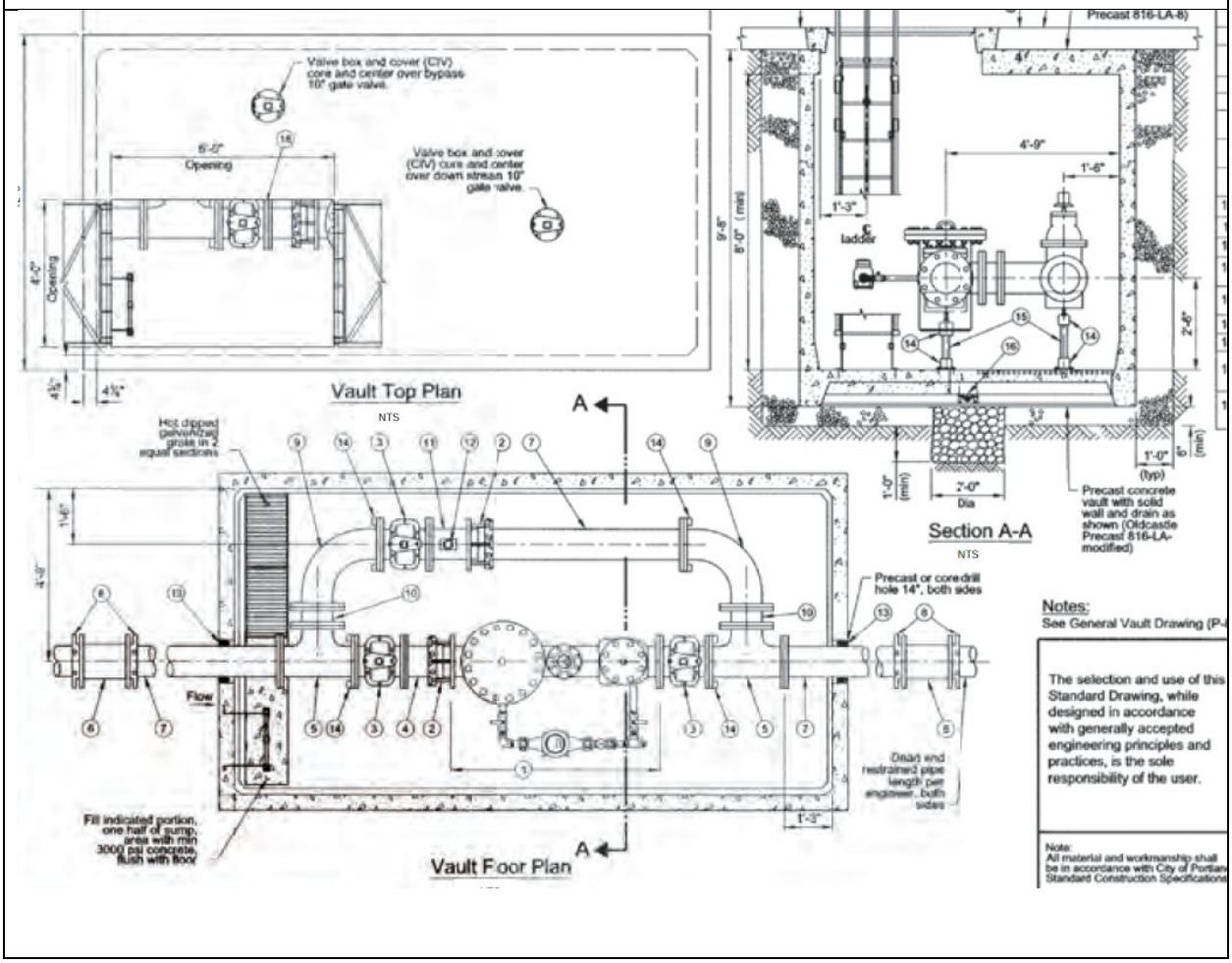
Site Plan


ork in Multnomah County
art of this permit
Emergency Access Road
Property Line
Multnomah County
Clackamas County
20'
Swing Barrier Arm Gate
Approved Fire Hydrant
Replace approved 6" line with 10" line
Approved at grade test station
Approved Emergency Access Road
Legend
Right of Way
Property Line
Existing Edge of Gravel
Existing Edge of Pavement
Existing Ditch
Existing Water line
Existing Fence
Existing Building
Existing Overhead Electric
SE Bluff Rd.
SE Proctor Rd.
RW
Gate
New water meter in at grade vault.
replaced with a 10" line/transition water line and a new water meter in an at-grade vault is now proposed as shown.

Site Plan at Intersection with Bluff Rd



Underground Vault for New Water Meter



CONDITIONS OF APPROVAL

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied.

1. Approval of this land use permit is based on the submitted written narrative and plan(s) filed with the County on February 4, 2025.

   The conditions of approval from Z0036-23 are still in effect for the land use approved through Z0036-23.

   No work shall occur under this permit other than which is specified within these documents, unless otherwise required or specified in the conditions below. It shall be the responsibility of the property owner(s) to comply with this document(s) and the limitation of any approval resulting from the decision described herein.

2. Construction activities shall not commence ***until*** the water filtration plant in Multnomah County receives final land use approval ***from Multnomah County. No construction of the water line may occur during any period of time in which the Multnomah County land use decision is subject to a stay pursuant to OAR 661-010-0068 or is subject to remand or reversal pursuant to OAR 661-010-0071.***

3. ***Prior to, during, and following*** completion of construction of the water pipeline, the Applicant shall comply with the Soil Restoration Plan**.**

4. During construction of the water pipeline:

a. Vehicle speeds along the access road shall be limited to 10 mph.

b. If a precipitation event resulting in 1/10 of an inch of rain has not occurred within a consecutive three-day period, the Applicant shall use water trucks on the access road at least twice daily and more frequently as dictated by surface conditions.

c. Water truck passes shall be conducted in a manner that applies enough water to control dust but not to an excess that will cause runoff and erosion.

d. All construction vehicles shall comply with City of Portland Clean Air Construction standards.

5. All frontage improvements in, or adjacent to Clackamas County right-of-way, and providing onsite access shall comply with the *Clackamas County Roadway Standards.*

APPLICABLE APPROVAL CRITERIA

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 202, 401, and 1307.

PUBLIC AND AGENCY COMMENTS

Notice was sent to applicable agencies and owners of property within 750 feet. Comments received relating to the applicable approval criteria listed above are addressed in the Findings Section. No Comments were received

FINDINGS

The findings below identify the standards and criteria that are relevant to this decision, state the facts relied upon in rendering the decision, and explain the justification for the decision

1. PROJECT OVERVIEW

The applicant previously received land use approval to construct an emergency access road located on the three subject properties. The site is south of the Bull Run filtration facility located in Multnomah County. The intent of the previous land use was to provide adequate fire access to the utility facility through an emergency access road. The emergency access road approval included a water supply line, fire hydrants spaced every 1000 feet as required by the Gresham Fire Department, and a fiber optic cable.

In this application the applicant is requesting to increase the size of the water supply line approved in Z0036-23 to a 16" water supply line. As the applicant states "*The proposed utility line will be in the same location, at the same depth, and contain the same appurtenances and fire hydrants as the line approved in Z0036-23. A new at-grade water meter will be located at SE Bluff Road. There is no new ground disturbance or impervious area proposed*."

The project location is along an existing road that previously provided access to farm fields and a solar farm. There are no known environmental overlays or concerns with the proposed location. As the road is improved to meet the emergency access and fire requirements, the applicants are proposing to replace the fire hydrant water supply with a water supply line that will serve the fire hydrants and water customers beyond the project area.

This 16" water supply line would ultimately provide water to the City of Sandy from the filtration plant in Multnomah County. Thus the water supply line is considered accessory use of a utility facility and is thus subject to a Type II land use review for a utility facility pursuant to Section 1307 of the Zoning and Development Ordinance (ZDO).

2. ZDO SECTION 1307: PROCEDURES

Section 1307 establishes procedures applicable to various types of land use applications. To a large degree, this section is instructive to the County, providing a roadmap for proper processing of applications. In this case, however, Section 1307 presents a substantive issue that must be addressed.

Subsection 1307.07:

A. Initiation of Applications: Type I, II, II-E, and III land use permit applications may be initiated by:

1. The owner of the subject property;

2. The contract purchaser of the subject property, if the application is accompanied by proof of the purchaser's status as such;

3. The agent of the owner or contract purchaser of the subject property, if the application is duly authorized in writing by the owner or the contract purchaser, and accompanied by proof of the agent's authority; or

4. *If the application is for Comprehensive Plan designation or zoning of a Historic District or Historic Corridor, the owners or contract purchasers of at least 60 percent of the property within the area to be so designated or zoned.*

C. *Application Submittal: Type I, II, II-E, and III land use permit applications are subject to the following submittal requirements:*

1. *The following shall be submitted for an application to be complete:*

(a) *A completed application form, such form to be prescribed by the Planning Director, and containing, at a minimum, the following information:*

(vii) *Signature(s) of the applicant(s) and all owners or all contract purchasers of the subject property, or the duly authorized representative(s) thereof, authorizing the filing of the application.*

Finding: ZDO 202 defines owner, as follows:

Person or persons holding fee title to a parcel, lot or tract of land, except in those instances when the land is being sold on contract, the contract purchaser shall be deemed the owner.

The applicant is the Portland Water Bureau, a bureau of the City of Portland. Clearly they are not an "owner" of the subject property as defined by ZDO 202. The records of the Office of Assessment and Taxation demonstrate that tax lots 100 and 200 are owned in fee title by Surface Family Trust, Debra M. Surface, Trustee, and tax lot 4800 is owned in fee title by Brittany Lee LLC.

The applicant, the Portland Water Bureau, does maintain possession of an easement recorded on 04/09/2024. As the applicant states the easements recorded at *2024-012180 and 2024-020526 allow for the "constructing, reconstructing, accessing, operating, inspecting, monitoring, maintaining, upsizing, or replacing such above-ground or underground facilities as necessary or convenient for [Portland's] water system including, but not limited to, vaults, meters, water lines, drains, hydrants, power lines and facilities, communication lines and facilities, and related appurtenances of any kind*…". And "*The Easements constitute the subject property for this application because the Easements encompass the entirety of the project area described in this application"* and authorize the upsizing of the previously approved water supply line. This application has been signed by Bonita Oswald, Senior Project Communications Coordinator, who is duly authorized to sign on behalf of the City of Portland, authorizing the filing of this application. A review of the recorded easement confirms that the upgrade of the water line to a 16" pipe would be consistent with the allowed uses in the easement.

This criterion is met.

3. ZDO SECTION 401 EXCLUSIVE FARM USE DISTRICT (EFU):

The subject property is zoned EFU and thus Section 401 is applicable pursuant to ZDO 401.02.

TABLE 401-1: PERMITTED USES IN THE EFU DISTRICT

Finding: Table 401-1 lists those uses permitted in the EFU zone. This application for an emergency access road has been filed under the category of "utility facility necessary for public service", which is identified as being subject to review as a Type II land use application.

A utility facility necessary for public service, a category which includes a drinking water filtration plant, and a water supply pipeline is conditionally allowed by ORS 215.283(1)(c).

This criterion is met.

401.05(G)

2. *A utility facility necessary for public service may be established as provided in OAR 660-033-0130(16)(a) and ORS 215.275 and 215.276, or, if the utility facility is an associated transmission line, as provided in OAR 660-033-0130(16)(b) and ORS 215.274 and 215.276.*

Finding: ORS 469.300 defines "Associated transmission lines" to mean a "*new transmission lines constructed to connect an energy facility to the first point of junction*…" The proposed water supply pipeline is not a transmission line for connecting an energy facility with the grid. Therefore, although the water supply line transmits water from the filtration plant to the first point of junction, it is not considered an associated transmission line and is being reviewed pursuant to *OAR 660-033-0130(16)(A) AND ORS 215.275 AND 215.276*. **This is informational only.**

OAR 660-033-0130(16)(a)

A utility facility established under ORS 215.213(1)(c) or 215.283(1)(c) is necessary for public service if the facility must be sited in an exclusive farm use

zone in order to provide the service. To demonstrate that a utility facility is necessary, an applicant must:

(A) Show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:

(i) Technical and engineering feasibility;
(ii) The proposed facility is locationally-dependent. A utility facility is locationally-dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
(iii) Lack of available urban and nonresource lands;
(iv) Availability of existing rights of way;
(v) Public health and safety; and
(vi) Other requirements of state and federal agencies.

(B) Costs associated with any of the factors listed in paragraph (a) of this subsection may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities and the siting of utility facilities that are not substantially similar.

Finding: In the application materials the applicant states:

"As demonstrated below, reasonable alternatives have been considered and the facility must be sited in an EFU zone due to several of the above-referenced factors.

The utility's defined objectives to advance the goal of providing the utility service include:

Connect to the BRFF to provide reliable, safe drinking water to residents and businesses in the City of Sandy;

Provide a seismically resilient water transmission system; and

Protect public health in compliance with federal and state drinking water regulations."

To serve the utility's objectives, the utility line must cross land zoned EFU for several reasons, including technical and engineering feasibility, locational-dependence, lack of available urban and non-resource lands, public health and safety, and state and federal agency requirements.

The applicant provided evidence that the proposed water pipeline is locationally-dependent because the proposed location avoids geologic and seismic hazards to the east of the filtration plant and avoids river and stream conservation areas and wetlands

that are located on lands not zoned Exclusive Farm Use (EFU) to the west of the proposed utility facility. Avoiding the water resources and reducing impact to lands EFU could be managed with a winding alternative, however, the applicant states that along that route "provision of a gravity back feed supply is not hydraulically feasible". Thus the proposed location is locationally dependent.

Although there is no *public* right of way connecting the proposed filtration facility site to Bluff Road, the applicant proposes to minimize disturbance to agricultural lands by co-locating the water pipeline with the 20- to 26-foot-wide emergency access roadway approved through a previous land use application. As noted in the background section above, the replacement of the approved 8" water supply line with a 16" water supply line is possible in the same construction footprint and results in the same amount of ground disturbance. Therefore, there is not anticipated to be any impacts to the adjacent properties beyond which was approved for the construction of the emergency access road with the 8" water supply line.

As noted by the applicant, alternative routes would eventually require the water supply line to cross land zoned for farm use to get to the City of Sandy. The applicant specifically states "*The proposed alignment will use an existing access road serving a solar farm (east) and nursery fields (west) to minimize disturbance to agricultural land currently in production. Again, by combining fire and transmission water functions in one pipe, where the fire water service is already required and approved, the proposed alignment creates no new impacts*."
The proposed location is the only location that does not ultimately add disturbance to land zoned EFU.

The applicant addresses public health and safety with the following "Portland's water supply to the City of Sandy provides clean drinking water to more than 10,000 people. Maintaining the Bull Run Supply component of Sandy's water system is critical to meeting Sandy's reliability and safety objectives and maintaining public health and safety. The risks of failure during a seismic event described for Alignment 1 in Appendix B present a significant risk to public health and safety. The need for use of an emergency generator for Alignment 2 in the event of power loss would compromise Sandy's ability to receive reliable water service from the BRFF and would present a risk to public health and safety."

The applicant acknowledges that cost of constructing the emergency access road was considered; however, as discussed above, several other factors were determinative in selecting the preferred location.

These criteria are met.

(C) The owner of a utility facility approved under this section shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in

this paragraph shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.

Finding: The applicant states "The Agricultural Soils Restoration Plan (Appendix E) provides for extensive actions by the Water Bureau to restore agricultural land and crop productivity after construction. The main actions are 1) minimize disturbance of cropland soil to the maximum extent possible, 2) where soil must be removed, segregate the topsoil from other soil and return it upon completion of construction, 3) avoid damage to farm infrastructure such as buried drain tile or irrigation pipe, with repair or replacement if damaged, 4) avoid soil compaction during construction and de-compact any areas if needed after construction, 5) control dust from construction activity or vehicle use of the road, 6) mitigate for the presence of any noxious weeds, and 7) after construction monitor cropland for two years and take corrective action if needed to ensure crop productivity is restored to the maximum extent possible. The Water Bureau has included restoration of any such damaged or disturbed agricultural land or improvements as part of this utility line project."

Review of the Agricultural Soils Restoration Plan confirms that coordination with the farmers, soil science, construction oversite, and 2 year monitoring and mitigation will ensure that the farmland is returned to pre-construction standards outside of the emergency access road location. **This criterion is met.**

(D) The governing body of the county or its designee shall impose clear and objective conditions on an application for utility facility siting to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on surrounding farmlands.

Finding: As conditioned, these criteria are met for the 16" water supply line.

E) Utility facilities necessary for public service may include on-site and off-site facilities for temporary workforce housing for workers constructing a utility facility. Such facilities must be removed or converted to an allowed use under oar 660-033-0130(19) or other statute or rule when project construction is complete. Off-site facilities allowed under this paragraph are subject to 660-033-0130(5). Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request. A minor amendment request shall have no effect on the original approval.

(F) In addition to the provisions of paragraphs (a) to (d) of this subsection, the establishment or extension of a sewer system as defined by oar 660-011-

0060(1)(f) in an exclusive farm use zone shall be subject to the provisions of oar 660-011-0060.

(G) The provisions of paragraphs (a) to (d) of this subsection do not apply to interstate natural gas pipelines and associated facilities authorized by and subject to regulation by the federal energy regulatory commission.

Finding: The proposal does not include temporary workforce housing, a sewer system, or natural gas pipelines. **These criteria are not applicable.**

ORS 215.275

215.275 Utility facilities necessary for public service; criteria; rules; mitigating impact of facility. *(1) A utility facility established under ORS 215.213 (1)(c)(A) or 215.283 (1)(c)(A) is necessary for public service if the facility must be sited in an exclusive farm use zone in order to provide the service.*

(2) To demonstrate that a utility facility is necessary, an applicant for approval under ORS 215.213 (1)(c)(A) or 215.283 (1)(c)(A) must show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:
- *(a) Technical and engineering feasibility;*
- *(b) The proposed facility is locationally dependent. A utility facility is locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;*
- *(c) Lack of available urban and nonresource lands;*
- *(d) Availability of existing rights of way;*
- *(e) Public health and safety; and*
- *(f) Other requirements of state or federal agencies.*

(3) Costs associated with any of the factors listed in subsection (2) of this section may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities. The Land Conservation and Development Commission shall determine by rule how land costs may be considered when evaluating the siting of utility facilities that are not substantially similar.

(4) The owner of a utility facility approved under ORS 215.213 (1)(c)(A) or 215.283 (1)(c)(A) shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this section shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.

(5) The governing body of the county or its designee shall impose clear and objective conditions on an application for utility facility siting under ORS

215.213 (1)(c)(A) or 215.283 (1)(c)(A) to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on the surrounding farmlands.

(6) The provisions of subsections (2) to (5) of this section do not apply to interstate natural gas pipelines and associated facilities authorized by and subject to regulation by the Federal Energy Regulatory Commission. [1999 c.816 §3; 2009 c.850 §9; 2013 c.242 §5]

Finding: These criteria are substantively the same as those in OAR 660-033-0130(16)(a), which are addressed above, and do not require a separate finding.

ORS 215.276

ORS 215.276 Required consultation for transmission lines to be located on high-value farmland. *(1) As used in this section:*

(a) "Consult" means to make an effort to contact for purpose of notifying the record owner of the opportunity to meet.

(b) "High-value farmland" has the meaning given that term in ORS 195.300.

(c) "Transmission line" means a linear utility facility by which a utility provider transfers the utility product in bulk from a point of origin or generation, or between transfer stations, to the point at which the utility product is transferred to distribution lines for delivery to end users.

(2) If the criteria described in ORS 215.275 for siting a utility facility on land zoned for exclusive farm use are met for a utility facility that is a transmission line, or if the criteria described in ORS 215.274 for siting an associated transmission line are met, the utility provider shall, after the route is approved by the siting authorities and before construction of the transmission line begins, consult the record owner of high-value farmland in the planned route for the purpose of locating and constructing the transmission line in a manner that minimizes the impact on farming operations on high-value farmland. If the record owner does not respond within two weeks after the first documented effort to consult the record owner, the utility provider shall notify the record owner by certified mail of the opportunity to consult. If the record owner does not respond within two weeks after the certified mail is sent, the utility provider has satisfied the provider's obligation to consult.

(3) The requirement to consult under this section is in addition to and not in lieu of any other legally required consultation process.

Finding: No transmission lines are proposed as part of this application. The proposed water supply pipeline is intended to serve the fire hydrants adjacent to the emergency access road, and water customers past the junction at Bluff Rd.

These criteria are not applicable.

3. ZDO SECTION 1000 DEVELOPMENT STANDARDS:

ZDO 202 defines “institutional use” and includes “utility facilities” as a type of institutional use. Table 1001-1 identifies the sections within the 1000 series that are applicable to institutional uses. The proposed development is considered a utility line. ZDO 202 defines “utility line” as: A utility facility consisting of a cable, conduit, pipe, wire, drainageway, or other linear conveyance system. A utility line may include support poles, support towers, and equipment for the monitoring or operation of the utility line, provided that such equipment is mounted on the poles or towers; underground; or both aboveground and not exceeding five feet in length, width, and height.

The 1000 series sections are not applicable to utility lines pursuant to footnote 2 for Table 1001-1.

Finding: These criteria are not applicable.

DECISION

Based on the findings and conditions above, the 16” water pipeline proposed to be located beneath the emergency access road for the Bull Run Filtration plant complies with the applicable criteria and is therefore approved with conditions.

ADVISORY NOTES

Advisory notes are not a part of the decision on this land use permit. The items listed below are not conditions of land use approval and are not subject to appeal. They are advisory and informational only but may represent requirements of other agencies/departments. As such, they may be required by these other agencies/departments in order to complete your proposed development.

Firefighting Water Supplies:

1. Fire flow testing of new fire hydrants will be required to determine available fire flow. Testing will be the responsibility of the applicant. Applicant to contact the City of Sandy Public Works for information and requirements and notify the Sandy Fire Marshal prior to fire flow testing.

2. Fire hydrants installed within the Sandy Fire District shall comply with the following requirements:

   a. Each new fire hydrant installed shall be ordered in an OSHA safety red finish and have a 4-inch non-threaded metal faced hydrant connection with cap installed on the steamer port (4 ½-inch NST x 4-inch Storz Adaptor).