



Cottrell Community Planning Organization

Pleasant Home Community Association

PO Box 1411

Boring, OR 97009

October 29, 2026

RE: Opposition to T3-2026-0012, City of Sandy Pumping Station, 35320 SE Carpenter Lane

Dear Hearings Officer:

We respectfully request that you deny application T3-2026-0012.

It is important to remember the focus of the Remand Hearing: natural resources. Mitigation was required, and the conditions of approval were a central part of the Remand Decision. Hearings Officer Fancher was explicit about the planting areas for trees and shrubs, which were established to mitigate the loss of the hedgerow and the large number of trees removed for the pipeline on Dodge Park Boulevard.

Figure 1 of the Staff Report shows the proposed Sandy pumping station overlapping a major portion of that planting area. The station is a large facility, with a building 70 feet long and 36 feet wide and 7,655 square feet of impervious surface, and it would be placed in an area designated by a condition of approval. Allowing this would undermine the mitigation requirements, the conditions of approval, and Hearings Officer Fancher's Remand Decision.

We also question the need for this facility. The City of Sandy already operates a pumping station on Hudson Road near Lusted Road. The City states that this station is not viable but has not explained why. By comparison, the Pleasant Home Water District determined that building a new pumping station at the filtration site was too expensive and will instead continue using its

existing station on Lusted Road. We ask: why can't the City of Sandy use its current pumping station?

The community is frustrated by the repeated piecemeal changes to this project involving the County and the PWB Filtration Plant. The City of Sandy decided years ago to remain a wholesale customer of PWB. This pumping station should have been included in the original plans, not introduced at the eleventh hour.

Our area has already lost a great deal of its natural resources because of the project as a whole. Trees and shrubs take years to mature, and the ecosystem will take years more to re-establish. Relocating the plantings to another area would reduce the contiguous habitat and shelter that the original planting area was meant to provide.

For these reasons, we respectfully ask that you deny this application.

Thank you for your consideration.

Sincerely,

Cottrell CPO and PHCA