Multnomah County

LUP Hearings <lup-hearings@multco.us>

Opposition to T3-2026-0012 for the record

Carpenter Lane Farm <carpenterlanefarm@gmail.com> Fri, Oct 30, 2026 at 9:22 AM
To: LUP Hearings <lup-hearings@multco.us>, cottrellcpo@gmail.com

This Message Is From an External Sender

External Sender - Be Suspicious of Attachments, Links, and Requests for Payment or Login Information.

Subject: Opposition to T3-2026-0012, City of Sandy pump station, 35320 SE Carpenter Lane

To the Hearings Officer,
We are the Roberts family. Our property at 34828 SE Carpenter Lane sits on the western boundary of the proposed site. Kristy McKenzie is the resident owner and lives on the property. Tami Wensenk, Ron Roberts and Mary Roberts join in this testimony. We oppose application T3-2026-0012 and ask the Hearings Officer to deny it, or at minimum to condition it as set out below.

This application modifies an approved plan. It is a new stand-alone building. The applicant's Trip Generation report (Exhibit A.11) describes the Sandy station as built "in lieu of" the Pleasant Home pump station. Staff confirms the station moves roughly 140 feet east and changes the approved planting (staff report C.5, p. 9). Condition 9(b) of the 2023 Final Order states: "No modifications may occur from the approved plans unless the Hearings Officer has granted those changes through the hearings process." That standard applies here. Staff's Condition 4 does not replace Hearings Officer review of these changes.

The building is much larger than "one story" suggests. The applicant's code sheet (A-002) shows a 70 foot by 36 foot footprint, or 2,520 square feet. The elevations on sheet A-401 show a sloping shed roof that rises from 16 feet to 22 feet, with a ceiling-mounted bridge crane inside. That is the scale of a large industrial shop, not a small pump house. Because the roof is a single slope, the 22-foot wall is the top of the building as drawn. Anyone looking at the high side of the building sees a 22-foot wall, with possibility of a 25-foot high solid wall. The same code sheet lists the proposed height as "less than 25 feet," which is the ceiling this approval would allow. We ask the applicant to state the maximum height in the record, to confirm that nothing rises above it, and to have the approval cap the building at that height, preventing any future design, structural or construction modifications.

The plans are not final. Sheet A-401 is marked 90 percent design, "preliminary, not for construction," and issued January 2025. No final construction set is in the record. Nothing in the record prevents the final drawings from becoming larger, wider, taller or relocated. We ask that any approval provide that the final construction set may not differ in footprint, height, roof form, impervious area, grading or landscaping from the approved plans without a modification and a new review by this Hearings Officer.
Impervious surface. Staff's own figures (C.5, p. 17) show that building the Sandy station while keeping the Pleasant Home pump station and fire pump would add 6,005 square feet of impervious surface. Replacing both with the Sandy station still results in a net increase of 172 square feet. Working from those two figures, the Sandy station alone is about 3,090 square feet, and the Pleasant Home pump station plus fire pump is about 2,920 square feet. The approved pump station and fire pump were two separate small structures with no continuous concrete pad under both. The Sandy station is one large building on one continuous pad. The stormwater design approved for the older layout has not been shown to handle the new one. The 2025 remand decision (page 102) found the construction flow spreader was a temporary version that did not reflect the final design, and it requires the system to be installed and operated as designed. We ask for a new stormwater analysis for the Sandy station before any approval. As the adjacent property owners to the West of the site, now at a significantly lower elevation due to their construction, we already get massive amounts of runoff water discharged across the property line onto our property because the previously approved design allows it, and it's simply not acceptable to add more runoff that we have to deal with.

The old permits must be cancelled. Staff's Condition 3(c) bars construction of the Pleasant Home pump station and fire pump only if the Sandy station is built, and only until those approvals expire or receive separate approval. That leaves two approvals for the same site standing on the record at once. We ask that, before this application issues, the applicant ***record*** a **cancellation** or **surrender** of the Pleasant Home pump station and fire pump approvals, or obtain a modification that removes them from the approved plans. The applicant's word that only one building will be built **is not enough**. We ask for a binding, enforceable condition that only the Sandy station is built on this site.

The berm will not hide the building. Staff describes earthen mounds about 10 feet high on the north and west sides. Our property is on the western boundary. The applicant's grading labels put the top of the berm near elevation 720 feet, and a 22-foot wall on the building pad rises above that. However the applicant slices it, the upper wall will be visible from our property. The landscape sheet L-104 lists 6-foot balled-and-burlapped trees, 1.5-inch caliper trees, one-gallon shrubs and bareroot hedgerow. Those sizes will not screen a 22-foot wall for years. We ask the applicant to state the screening height at year 1, year 5 and year 10, and to make the planting a condition of approval, with replacement if it fails.

We want to know exactly what is being planted. Sheet L-103 shows 7 trees and 27 shrubs replaced and 36 trees and 36 shrubs added, but the record does not show which species were removed or what was taken from the area. We ask the applicant to list, by name, species, size and count, every tree and shrub it proposes to plant, and to identify every tree and shrub removed from the area set aside under the original landscape plan. Planting elsewhere does not replace that area. The original landscape plan was meant to let wildlife move freely through this area. The Sandy station places a building outside the security fence, in that corridor, and impedes that movement. We ask the Hearings Officer to require the applicant to show how wildlife movement through the area will be maintained.

Construction traffic has not been studied, and the project has grown. The trip report (A.11) assumes the Sandy station replaces the Pleasant Home pump station, and it states that no new site trips are anticipated with its construction. That does not describe the project in the 90 percent drawings. This is one larger building, with an overhead bridge crane, on one continuous pad. It requires more concrete, more steel and more building materials than the two small structures it replaces, and those deliveries will add truck traffic on Carpenter Lane. We ask for a construction traffic plan, hours and routes as a condition of approval.

Notice was not adequate. Our family did not receive mailed notice at 34828 SE Carpenter Lane, and the named trust at its Arizona mailing address did not receive it either. Other neighbors we have spoken with did not receive notice either. The County has proof of mailing, not proof of delivery. The 2026 exhibit list does not include the mailing list, proof of mailing or the sign-posting exhibit that the 2023 record contained. The signs on Dodge Park were placed parallel to the road, on a road posted at 45 miles per hour. The signs have never been seen along Carpenter Lane. At the October 9 hearing, staff acknowledged the signs "might be hard to see."

Our family lives on a quiet dead-end street with six families. Everyone on the east end of Carpenter Lane is directly affected by this project's traffic, its visual impact and the value of their land. Every one of those households should have received notice. We ask the Hearings Officer to find notice inadequate and to require new notice to every household on Carpenter Lane, with a sign posted where all drivers on Carpenter Lane can read it. We also ask that the following request be entered into the record: that the County require notice to all Carpenter Lane households for this project and for future applications affecting this site.

In short, we ask that: the application be reviewed as a modification of the approved plans; the final construction set may not differ without a modification and a new review; the Pleasant Home pump station and fire pump approvals be cancelled or surrendered of record before issuance, and only the Sandy station be built on this site; the maximum building height be stated and capped; a new stormwater analysis cover the single contiguous Sandy impervious area; every planted species, count and size be listed, and the wildlife movement area be protected; screening height be stated for years 1, 5 and 10; a construction traffic plan be required; and notice be reissued to all Carpenter Lane households, with proof of delivery and a sign readable from Carpenter Lane.

Respectfully,
Kristy McKenzie
Ron Roberts
Mary Roberts
Tami Wensenk
34828 SE Carpenter Lane