

PRE-APPLICATION MEETING NOTICE



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

MEETING #: PA-2025-0004

APPLICANTS: AJ Thorne, City of Sandy
Grace Coffey, Winterbrook Planning

LOCATION: 35320 SE Carpenter Ln, Gresham

Property ID # R342619 & R342603

Map, Tax lot: 1S4E22D-00400 &
1S4E22D-00100

Alt. Acct. # R994220980 & R994220820

BASE ZONE: Multiple Use Agriculture – 20 (MUA-20)

OVERLAYS: Significant Wildlife Habitat (SEC-h), Significant Water Resources (SEC-wr), Geologic Hazards (GH)

PROPOSAL: A Pre-Application Meeting is to be held on the date below to discuss the applicable Multnomah County Land Use Code, Comprehensive Plan Policies, and application requirements for a Community Service Conditional Use for a pump station and pipeline for the City of Sandy located at the Portland Water Bureau's Water Filtration Facility.

MEETING TIME AND PLACE

Thursday, August 28, 2025 at 10:30 am

The referenced pre-application meeting is an Informational Meeting and is not a Public Hearing. The meeting will be held virtually via the Google Meet platform.

This meeting will be open to the public. Interested parties may contact our office to register for this event. Please provide your name, phone number, and email address either by phone to 503-988-3043 or by email to LUP-hearings@multco.us **no later than 12:00 PM on Wednesday, August 27, 2025.**

CONTACT: For further information regarding the meeting, or to obtain a copy of the meeting notes after the meeting date, contact LUP-hearings@multco.us.

- **The following is for informational purposes only. No approvals or conclusions have been drawn about this project. Until such time as the necessary Land Use Applications are submitted and reviewed, no decisions will be or have been made regarding the project's compliance with the land use regulations of Multnomah County.**

Vicinity Map



Outline of the Pre-Application Meeting's Purpose and Process

1. Meeting Purpose:

- The Pre-Application meeting is to provide information to an applicant for a land use action that will assist them in completing the application.
- The objectives of the meeting are to clarify the proposal, inform the applicant of the applicable procedures and approval criteria, and to identify all known issues.
- A Pre-Application meeting is a standard requirement for all applications that require a public hearing.

2. Meeting Structure:

- This is not a public hearing and no decisions will be made. The meeting is meant to be informal in nature.
- The Multnomah County planning staff will be responsible for conducting the meeting. Staff will begin the meeting by asking for introductions of those in attendance.
- The applicant will be responsible for explaining their proposal. This explanation is especially helpful to the public who have not seen the application materials, and is an opportunity to share relevant information with their neighbors.
- Planning staff will be responsible for reviewing the applicable procedures and approval criteria and to identify all known issues.
- Members of the public and other agency representatives will be provided the opportunity to ask questions about the proposal and will be asked to identify any relevant issues.

- After the Pre-Application meeting, and after the application has been deemed “complete” by responding to each approval criteria, you will receive a notice announcing the date, time, and place of the Public Hearing. Failure to participate at the Pre-Application meeting will not preclude your involvement at the first scheduled hearing on the completed application.

3. Other Opportunities for Review:

- If you are interested in the proposal and are unable to attend the Pre-Application meeting, you may review the Pre-Application case file by contacting the Planner noted on the first page.
- Once an application has been submitted and deemed “complete” by responding to each approval criteria, you will receive a notice announcing the date, time, and place of the Public Hearing. Failure to participate at the Pre-Application meeting will not preclude your involvement at the first scheduled hearing on the completed application.

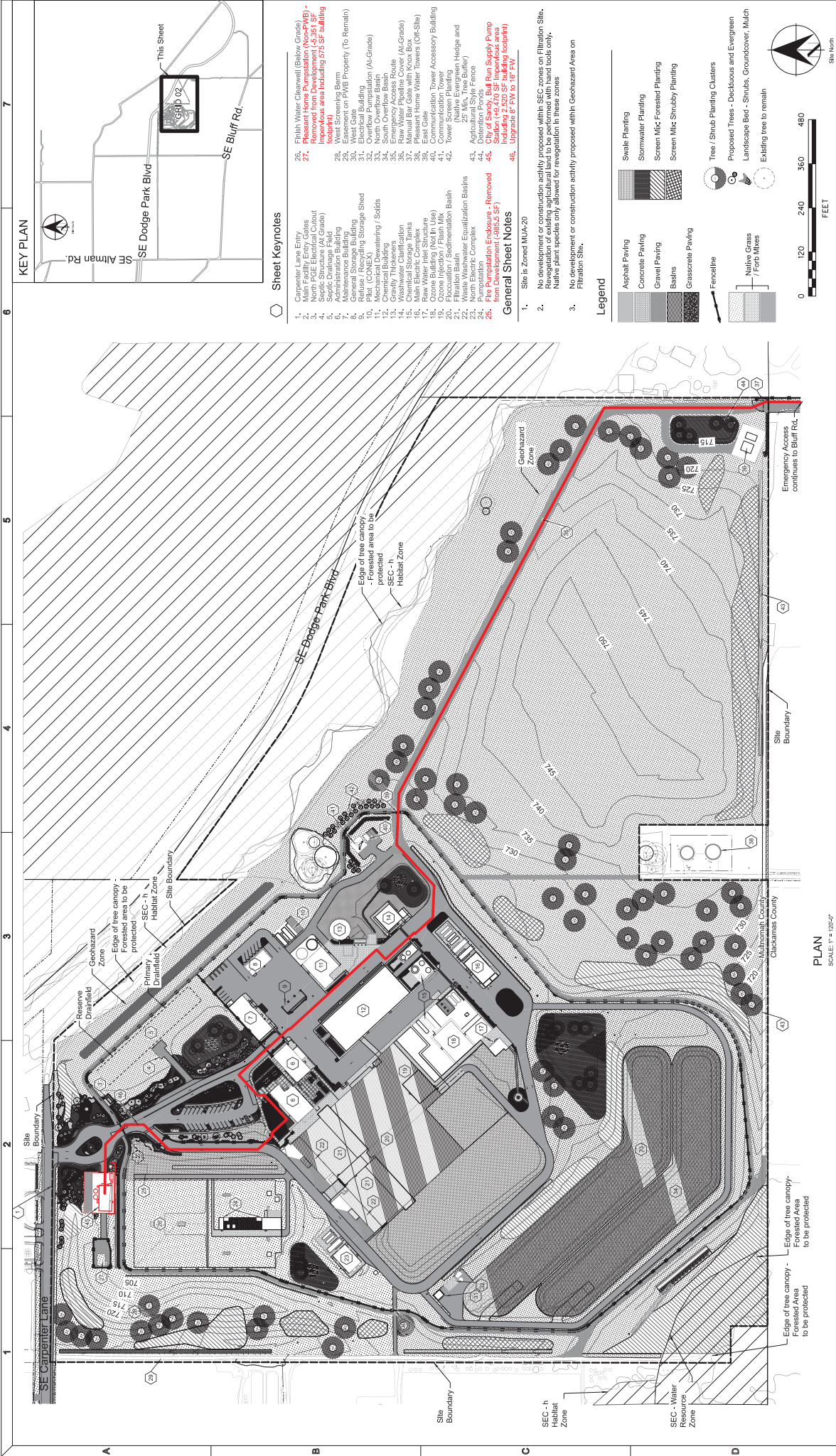
Notwithstanding any representations by County staff at a Pre-Application meeting, staff is not authorized to waive any requirements of Multnomah County Code (MCC). Any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the County of any standard or requirement. [MCC 39.1120(C)]

❖ ENCLOSURES:

Site Plans
Narrative
Building Elevation

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.



- Sheet Keynotes**
- 1. Carpenter Lane Entry
 - 2. North PCE Electrical Cutout
 - 3. Septic Structure (At Grade)
 - 4. Administration Building
 - 5. Maintenance Building
 - 6. General Storage Building
 - 7. Mechanical Dewatering / Solids
 - 8. Pit (CONEX)
 - 9. Gravel Thickener
 - 10. Wastewater Clarification
 - 11. Main Electric Complex
 - 12. Raw Water Inlet Structure
 - 13. Ozonator Building (Not In Use)
 - 14. Floculation / Sedimentation Basin
 - 15. Filtration Basin
 - 16. North Electric Complex
 - 17. Pump Station
 - 18. Detention Pond
 - 19. Agricultural Style Fence
 - 20. Native Evergreen Hedge and
 - 21. Tower Screen Planting
 - 22. Communication Tower Accessory Building
 - 23. Pleasant Home Water Towers (Off-Site)
 - 24. Raw Water Pipeline Cover (At-Grade)
 - 25. Emergency Access Route
 - 26. North Overflow Basin
 - 27. Overflow Pumpstation (At-Grade)
 - 28. East Gate
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- General Sheet Notes**
1. Site is Zoned NUA-20
 2. No development or construction activity proposed within SEC zones on Filtration Site. Revegetation of existing agricultural land to be performed with hand tools only. Native plant species only allowed for revegetation in these zones.
 3. No development or construction activity proposed within Geohazard Area on Filtration Site.

Legend

Asphalt Paving	Swale Planting
Concrete Paving	Stormwater Planting
Gravel Paving	Screen Mix Forested Planting
Basins	Screen Mix Shrubby Planting
Grasscrete Paving	
Fence Line	Tree / Shrub Planting Clusters
Native Grass / Forb Mixes	Proposed Trees - Deciduous and Evergreen
	Landscape Bed - Shrubs, Groundcover, Mulch
	Existing tree to remain

0 120 240 360 480 FEET

Site North

	LAND USE SUBMITTAL	PRELIMINARY NOT FOR CONSTRUCTION	Client / Owner: 	Project Title: BULL RUN SUPPLY PUMP STATION LAND USE PLAN	DESIGNED BY: DSN	PROJECT NO.: W02229
					DRAWN BY: HCM	DATE: OCTOBER 2024
CITY OF SANDY BULL RUN SUPPLY PUMP STATION					CHECKED BY: MBE	SHEET: 1 OF 1
					APPROVED BY: APPV	DATE: 10/24/24

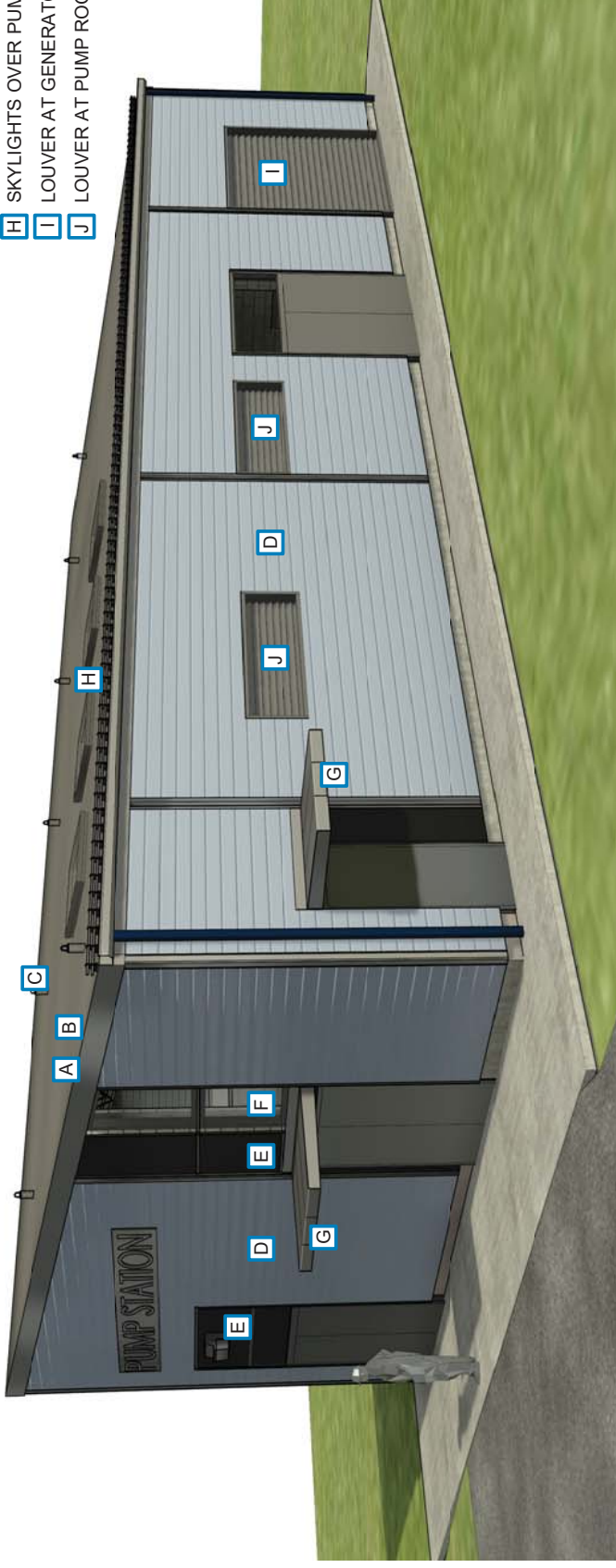
File: W02229-F00-LU-consor.dgn Model: LLUA1 ColorTable: user attached from dialog DesignScript: PWB_PentTable.pen PlotScale: 10,0833333

Plot Date: 31-OCT-2024 11:53 User: Harry,Max

Architectural- Pump Station Design

DESIGN FEATURES

- A** SHED ROOF
- B** GRAY STANDING SEAM METAL ROOF
- C** FALL ARREST ANCHORS
- D** BLUE METAL CLADDING – HORIZONTAL
- E** GRAY METAL CLADDING – FLAT PANEL
- F** VERTICAL WINDOWS
- G** CANOPY
- H** SKYLIGHTS OVER PUMPS
- I** LOUVER AT GENERATOR
- J** LOUVER AT PUMP ROOM



Applicant:	City of Sandy
Owner:	Portland Water Bureau
Representative:	Winterbrook Planning 610 SW Alder Street, Suite 810 Portland, Oregon 97205
Contact:	Grace Coffey, AICP, Winterbrook Planning Tim Brooks, ASLA, Winterbrook Planning
Site Address:	35320 SE Carpenter Lane, Gresham, OR 97080
Map & Tax Lot Numbers:	Tax Lots 1S4E22-00400 & 1S4E22D-00100 Alt. Acct. #R994220980 & R994220820 (now consolidated lots)
Property ID:	#R342619 & R342603
Base Zone:	Multiple Use Agriculture (MUA-20)
Proposal:	City of Sandy Pump Station

Project Narrative:

The City of Portland Water Bureau (Water Bureau) provides water to a number of communities near Portland on a wholesale basis pursuant to intergovernmental agreements. One of those wholesale customers is the City of Sandy (Sandy). As a result of the Water Bureau's Bull Run Filtration Facility (BRFF), approved under County Case File T3-2022-16220, Sandy's existing connection to the Bull Run Supply will no longer be viable as a supply of potable water, so a new connection to the BRFF is required. Both cities are under bilateral compliance agreements with the State of Oregon to meet the treatment requirements for *Cryptosporidium* by September 30, 2027. Connecting to the BRFF with a pump station on the site and a transmission line routed to the existing Sandy water system will bring the City of Sandy into compliance with the bilateral agreement.

The City of Sandy proposes to install a pump station on the site of the BRFF. The County's approval (Case File T3-2022-16220) of the BRFF includes a pump station for Pleasant Home Water District (PHWD) and a separate Fire pump station. The applicant (City of Sandy) understands that if this application for a Sandy Pump Station is approved, the Water Bureau will not build those other pump stations and will separately modify Case File T3-2022-16220 if and as needed to align with a County approval of this application.

The proposed project includes the following:

- Install City of Sandy Pump Station as shown on enclosed drawings.
 - Compared to existing approved PHWD and Fire pump stations, this would represent a net change in structure footprint of +960 sq. ft. and a shift in location of the pump station to the east, increasing setback to the west while maintaining the same setback from SE Carpenter Lane.
 - Sandy pump station also serves fire functions.
- New layout and modified driveway result in a net change in impervious surfaces of +172 sq. ft.
- Adjustments in plantings provide additional screening between the modified pump station and SE Carpenter Lane.
- Upgrade underground 8" fire water pipeline to 16" fire/transmission water pipeline.

Questions

- What are the required land use reviews for this application?
- We would like to confirm that no land use approvals are needed to upsize underground water pipes on-site from 8 to 16 inches. No additional ground disturbance or site configuration changes are involved in the proposed pipe size change.
- Will the County require a lot of record verification?