

OPPORTUNITY TO COMMENT

Application for Required Land Use Permits / Reviews for a Portland Water Bureau Water Filtration Facility & Pipelines

This notice serves to inform interested parties that the subject application has been deemed complete and that all application materials are available for review at www.multco.us/landuse/portland-water-bureau-treatment-plant in the Document Library.

Land Use Planning will accept initial written comments on the proposal described below that will be addressed in the staff report if received **by April 21, 2023**. All comments need to relate to the approval criteria. Written comments will be accepted at LUP-comments@multco.us. **If you do not wish to submit comments at this time, no response is necessary.**

In the future, a Public Hearing will be scheduled and held before a Hearings Officer. A separate Notice of Public Hearing will be mailed at least 20 days prior to hearing. Oral and written testimony/comments will be taken as part of the Public Hearing process.

Case File:	T3-2022-16220	Applicant: Bonita Oswald, Portland Water Bureau
Filtration Facility Site Location:	South of 35319 SE Carpenter Lane, Gresham Map, Tax Lot 1S4E22-00400 & 1S4E22D-00100 Alt. Acct. # R994220980 & R994220820 Property ID # R342619 & R342603	
Base Zone:	Multiple Use Agriculture - 20	
Overlays:	Significant Environmental Concern for wildlife habitat (SEC-h) & water resources (SEC-wr), Geologic Hazards (GH)	
Pipelines Routes:	Portions of Dodge Park, Cottrell Rd, Lusted Rd, Altman Rd, and additional properties	
Other Properties Involved Location(s):	35227 SE Carpenter Ln (R342606), 36910 SE Lusted Rd (R237226), 36800 SE Lusted Rd (R237225), 36322 SE Dodge Park Blvd (R154381), 33304 SE Lusted Rd (R342513), 6704 SE Cottrell Rd (R342553), 34747 SE Lusted Rd (R341824), Property to the Southeast of 34747 SE Lusted Rd (R342633), Tax lot located between 37039 SE Lusted Rd and Lusted Rd (R342647)	
Base Zones:	Multiple Use Agriculture-20 (MUA-20), Exclusive Farm Use (EFU), Commercial Forest Use (CFU), Rural Residential (RR)	
Overlays:	Significant Environmental Concern for wildlife habitat (SEC-h) & water resources (SEC-wr), Geologic Hazards (GH)	

Proposal:

The proposed project includes the following water facilities and appurtenances:

- **Water Filtration Facility** - The 135 million gallon per day drinking water filtration facility and a communications tower, located on an approximate 94-acre site in the Multiple Use Agriculture (MUA-20) zone and served by Carpenter Lane and approximately 0.33 miles (1,756 ft.) east of SE Cottrell Rd. An emergency access road is proposed via easement over EFU zoned private property in Clackamas County.
- **Raw Water (RW) Pipelines** - Two RW pipelines that extend approximately 0.4 miles (2,112 ft.) from existing conduits running along Lusted Road across private property just north of the county line to the Filtration Facility, through areas zoned Rural Residential (RR) and Exclusive Farm Use (EFU). The RW pipelines will start in a narrow tax lot on the east side of SE Lusted Rd adjacent to 37039 SE Lusted Rd and then cross SE Lusted Rd westward running onto 36910 & 36800 SE Lusted Rd and 36322 SE Dodge Park Blvd connecting into the Filtration Facility.
- **Finished Water (FW) Pipeline** - One FW pipeline extends approximately 1.5 miles in the MUA-20 zone from the Filtration Facility to the finished water Intertie. The pipeline is entirely in the existing Dodge Park Boulevard right-of-way (ROW) except for the portions within two lots, one on Carpenter Lane and one on Lusted Road. The FW pipeline will cross 35227 SE Carpenter Ln and 33304 SE Lusted Rd.
- **Finished Water (FW) Intertie** - The FW Intertie located on Lusted Road east of Altman Road in an area zoned MUA-20. The Intertie controls the flow of finished water to the water transmission system. The facility is located at the northwest corner of 33304 SE Lusted Rd property.
- **Other Pipelines** - Three pipelines located entirely in existing county ROW through areas zoned MUA-20 and EFU, which extend from the Intertie location various distances to connect with existing conduits: one at Altman Road and Lusted Road, one at Altman Road and Pipeline Road, and one at Altman Road and Oxbow Drive.
- **Lusted Hill Distribution Main (LRDM)** - The LRDM connects the new pipelines in Dodge Park Boulevard to the existing main adjacent to the Lusted Hill Treatment Facility on Cottrell Road. This main will supply water to existing local water customers and five wholesale water districts. The 0.6-mile main travels within the Cottrell Road ROW in the MUA-20 zone, then crosses the Water Bureau property at 6704 SE Cottrell Rd in the Commercial Forest Use (CFU) zone and connects to the existing main in an adjacent easement on 34747 SE Lusted Rd.

The proposed development requires approval of a Community Service Conditional Use Permit for a Utility Facility (Filtration Facility & Pipelines), Community Service Conditional Use Permit for a Radio Transmission Tower (Communication Tower located at Filtration Facility), Review Use for Utility Facility (Pipeline – EFU), Design Review, Significant Environmental Concern for wildlife habitat permit, and Geologic Hazard Permit. In addition, various Lot of Record Verifications for the private properties involved in the applications.



Figure 4. Project Location, Base Zoning, and Land Use Permits

For this application to be approved, the proposal must meet the applicable approval criteria below:

Multnomah County Code (MCC): General Provisions: MCC 39.1250 Code Compliance and Violations, MCC 39.2000 Definitions, MCC 39.6500 – MCC 39.6600 Parking, Loading, Circulation, and Access, MCC 39.6850 Dark Sky Lighting Standards.

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3010 Lot of Record - CFU, MCC 39.3070 Lot of Record - EFU, MCC 39.3080 Lot of Record – MUA-20, MCC 39.3090 Lot of Record – RR.

Multiple Use Agriculture – 20: MCC 39.4305 Uses, MCC 39.4320(A) Conditional Uses, Community Service Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4335 Lot Sizes for Conditional Uses, MCC 39.4340 Off-Street Parking and Loading.

Exclusive Farm Use: MCC 39.4215 Uses, MCC 39.4225(A) Review Uses, Utility Facilities..., MCC 39.4245 Dimensional Requirements and Development Standards.

Rural Residential: MCC 39.4355 Uses, MCC 39.4370(A) Conditional Uses, Community Service Uses, MCC 39.4375 Dimensional Requirements and Standards, MCC 39.4385 Lot Sizes for Conditional Uses, MCC 39.4390 Off-Street Parking and Loading.

Commercial Forest Use: MCC 39.4065 Uses, MCC 39.4080 (A) (5) Conditional Uses, Community Service, Water intake facility, related treatment facility, pumping station, and distribution line, MCC 39.4100 Use Compatibility Standards, MCC 39.4110 Forest Practice Setbacks and Fire Safety Zones, MCC 39.4115 Development Standards for ...Structures.

Utility Facilities Community Service Conditional Use: MCC 39.7520(A)(6) Use, Utility Facilities, MCC 39.7505 General Provisions, MCC 39.7515(A) through (H) Approval Criteria, MCC 39.7525 Restrictions, MCC 39.7750 Maintenance.

Radio Transmission Towers Community Service Conditional Use: MCC 39.7520(A)(8) Uses, Radio ...Transmission Towers, MCC 39.7560 Application Requirements, MCC 39.7565 Approval Criteria for New Transmission Towers, MCC 39.7570 Design Review, MCC 39.7575 Radiation Standards.

Design Review: MCC 39.8005 Elements of Design Review Plan, MCC 39.8010 Design Review Plan Approval Required, MCC 39.8020 Application of Regulations, MCC 39.8025 Design Review Plan Contents, MCC 39.8030 Final Design Review Plan, MCC 39.8040 Design Review Criteria, MCC 39.8045(C) Required Minimum Standards, Required Landscape Areas.

Significant Environmental Concern: MCC 39.5510 Uses; Sec Permit Required, MCC 39.5515 Exceptions, *Wildlife Habitat:* MCC 39.5520 Application for Sec Permit, MCC 39.5545 Definitions, MCC 39.5560 General Requirements for Approval in The West of Sandy River Planning Area Designated As SEC-wr or SEC-h, MCC 39.5860 Criteria for Approval Of SEC-h Permit -Wildlife Habitat.

Geologic Hazard: MCC 39.5075 Permit Required, MCC 39.5085 Geologic Hazards Permit Application Information Required, MCC 39.5090 Geologic Hazards Permit Standards.

Comprehensive Plan Policies: Land Use 2.50, Farmland 3.14, 3.15, Natural Hazards 7.1, 7.2, 7.3, 7.4 Public Facilities 11.3, 11.10, 11.11, 11.12, 11.13, 11.17

Copies of the referenced Multnomah County Code sections are available on our website by visiting <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office via phone at (503) 988 - 3043. We are unable to receive text messages.

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

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

NO	DATE	DESCRIPTION
1	07/27/21	Initial Design
2	08/02/21	Revisions to Compaction Review
3	08/02/21	Revisions to Final Design
4	08/02/21	Revisions to Final Design
5	08/02/21	Revisions to Final Design
6	08/02/21	Revisions to Final Design
7	08/02/21	Revisions to Final Design
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49	08/02/21	Revisions to Final Design
50	08/02/21	Revisions to Final Design

Stantec

SCALE: 1" = 300'-0"

PLAN

0 120 240 360 480 FEET

PORTLAND WATER BUREAU

FROM FOREST TO FAUCET

Drawn by: [Name], Engineering Manager, P.E. No. 16643

Date: [Date]



Bull Run Filtration Facility

Land Use Plans

Proposed Conditions Site Plan

W02229

00-LU-302

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General Sheet Notes

- Site is Zoned MUA-20
- No development or construction activity proposed within SEC zones on Filtration Site. Reconfiguration of existing agricultural land to be performed with hand tools only. Native plant species only allowed for revegetation in these zones.
- No development or construction activity proposed within Geohazard Area on Filtration Site.

Legend

Asphalt Paving	Swale Paving
Concrete Paving	Stormwater Planting
Gravel Paving	Screen Mtx. Forested Planting
Basins	Screen Mtx. Shrubby Planting
Fence	Tree / Shrub Planting Clusters
Native Grass / Forb Areas	Landscape Bed - Shrubs, Groundcover, Mulch
Existing tree to remain	

Sheet Keynotes

1. Carpenter Lane Entry	24. Pumpstation
2. Main Facility Entry Gates	25. Fire Pumpstation Enclosure
3. Main Facility Stormwater	26. Fire Pumpstation (No. 2)
4. Septic Structure (At-Grade)	27. Pleasant Home Pumpstation (Non-FWB)
5. Septic Drainage Field	28. West Screening Barn
6. Maintenance Building	29. West Gate
7. Generator Storage Building	30. West Gate
8. Generator Storage Building	31. Electrical Building
9. (CONCRETE) Storage Shed	32. North Overlook Basin
10. Chemical Building	33. South Overlook Basin
11. Wetland	34. Emergency Access Route
12. Wetland	35. Emergency Access Route
13. Wetland	36. Pleasant Home Water Towers (At-Grade)
14. Wetland	37. Manual Bar Gate with Flow Box
15. Wetland	38. Pleasant Home Water Towers (On-Site)
16. Raw Water Inlet Structure	39. Communication Tower
17. Raw Water Inlet Structure	40. Communication Tower
18. Raw Water Inlet Structure	41. Communication Tower
19. Raw Water Inlet Structure	42. Tower Native Evergreen Hedge and
20. Raw Water Inlet Structure	43. Tower Native Evergreen Hedge and
21. Raw Water Inlet Structure	44. Tower Native Evergreen Hedge and
22. Raw Water Inlet Structure	45. Tower Native Evergreen Hedge and
23. Raw Water Inlet Structure	46. Tower Native Evergreen Hedge and

KEY PLAN