

# March 2024 Planning Commission Meeting Agenda Item No. 3 (CU-24-01)

River Intake Pump Station (RIPS) Electrical Docking Station Conditional Use

**Proposal:** Addition of a manual transfer switch and docking station (exterior electrical equipment) near the existing electrical equipment (NW corner of property) to allow Lake Oswego staff to connect temporary/as-needed trailer mounted generators to the existing raw water intake pump station electrical infrastructure during times when utility power is unavailable to allow for continuous pumping/treatment of drinking water for the residents of Tigard and Lake Oswego.



**Address:** 105 E. Clackamas Blvd.

**Zoning Designation:** OS (Open Space)

**Property size:** 0.29 acres

## Reviews Required:

- Conditional Use (CU)
- Construction Management Plan (CMP)

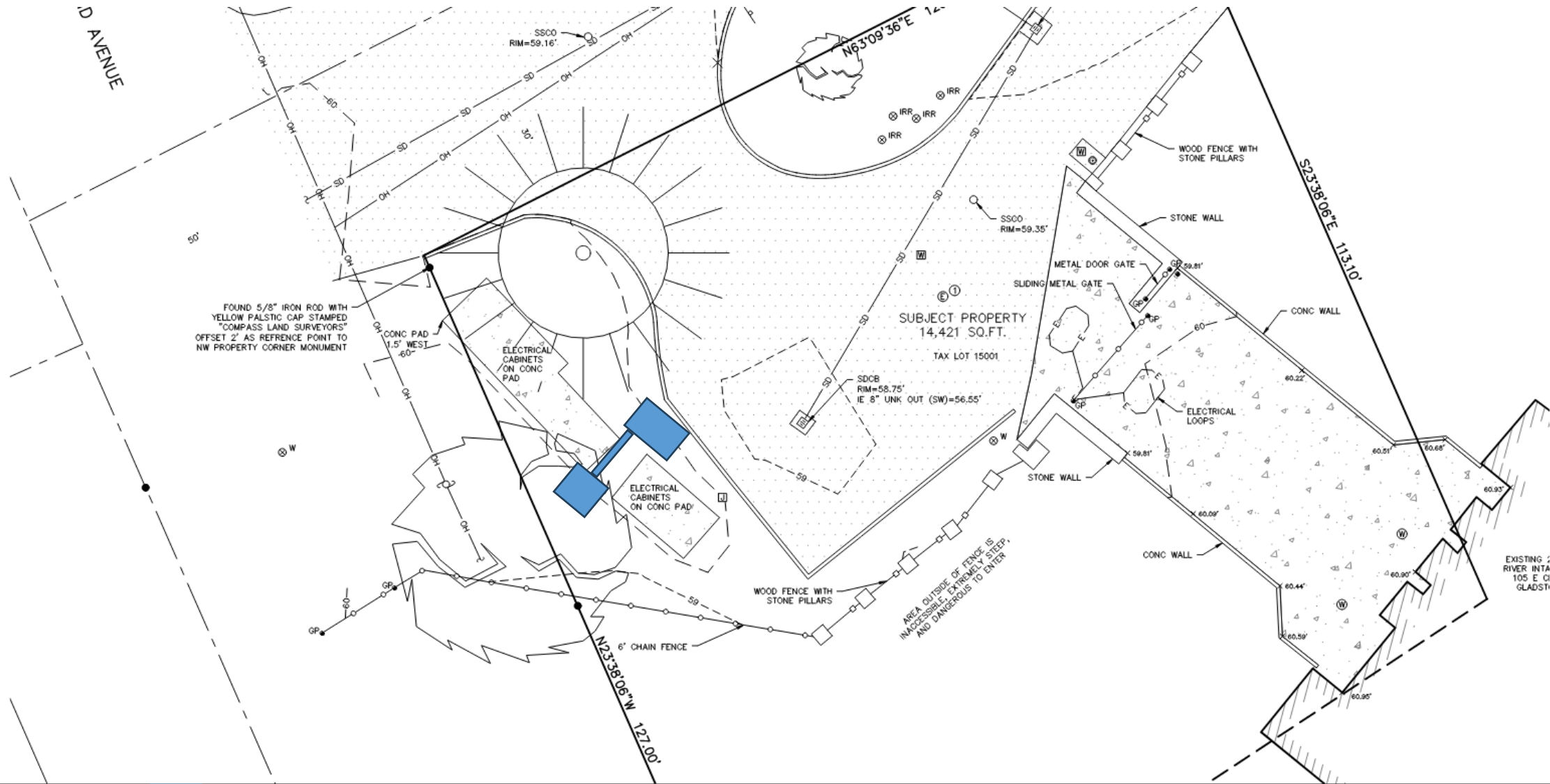
## Overlay Districts:

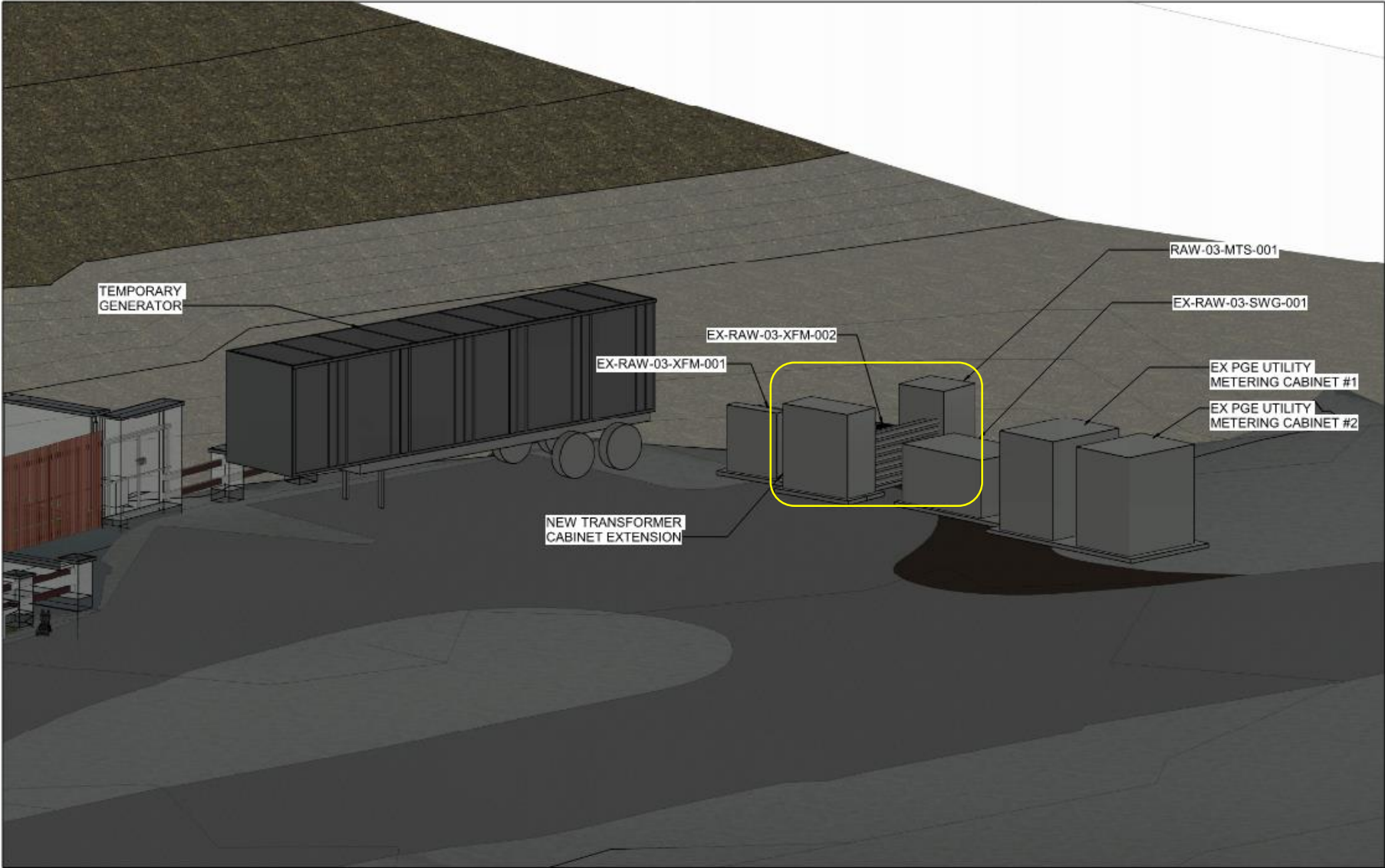
- Habitat Conservation Area District
  - Exempt from Permit but CMP required
- Flood Management Area District
  - Exempt from Permit



- Property Owned by the cities of Lake Oswego and Tigard
- Property maintained by Lake Oswego Public Works

# Addition is in NW corner of property, amongst existing electrical equipment





THIS DRAWING IS NOT VALID FOR CONSTRUCTION PURPOSES UNLESS IT BEARS THE SEAL OF A DULY REGISTERED PROFESSIONAL

PRELIMINARY NOT FOR CONSTRUCTION

INTERMEDIATE DESIGN



LAKE OSWEGO RIPS GENERATOR IMPROVEMENTS

REVISIONS

REV	DATE	DESCRIPTION

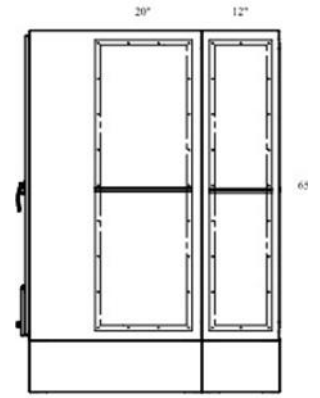
LINE 8 2-INCHES AT FULL SIZE

DESIGNED: A VANDERVEULEN  
 DRAWN: B NURSLAWITO  
 CHECKED: A VANDERVEULEN  
 CHECKED:  
 APPROVED: A VANDERVEULEN  
 PROJECT NUMBER: 180163-E-2021-01  
 BC PROJECT NUMBER: 180163  
 CLIENT PROJECT NUMBER:

ELECTRICAL

STREET VIEW

# Cabinet Details

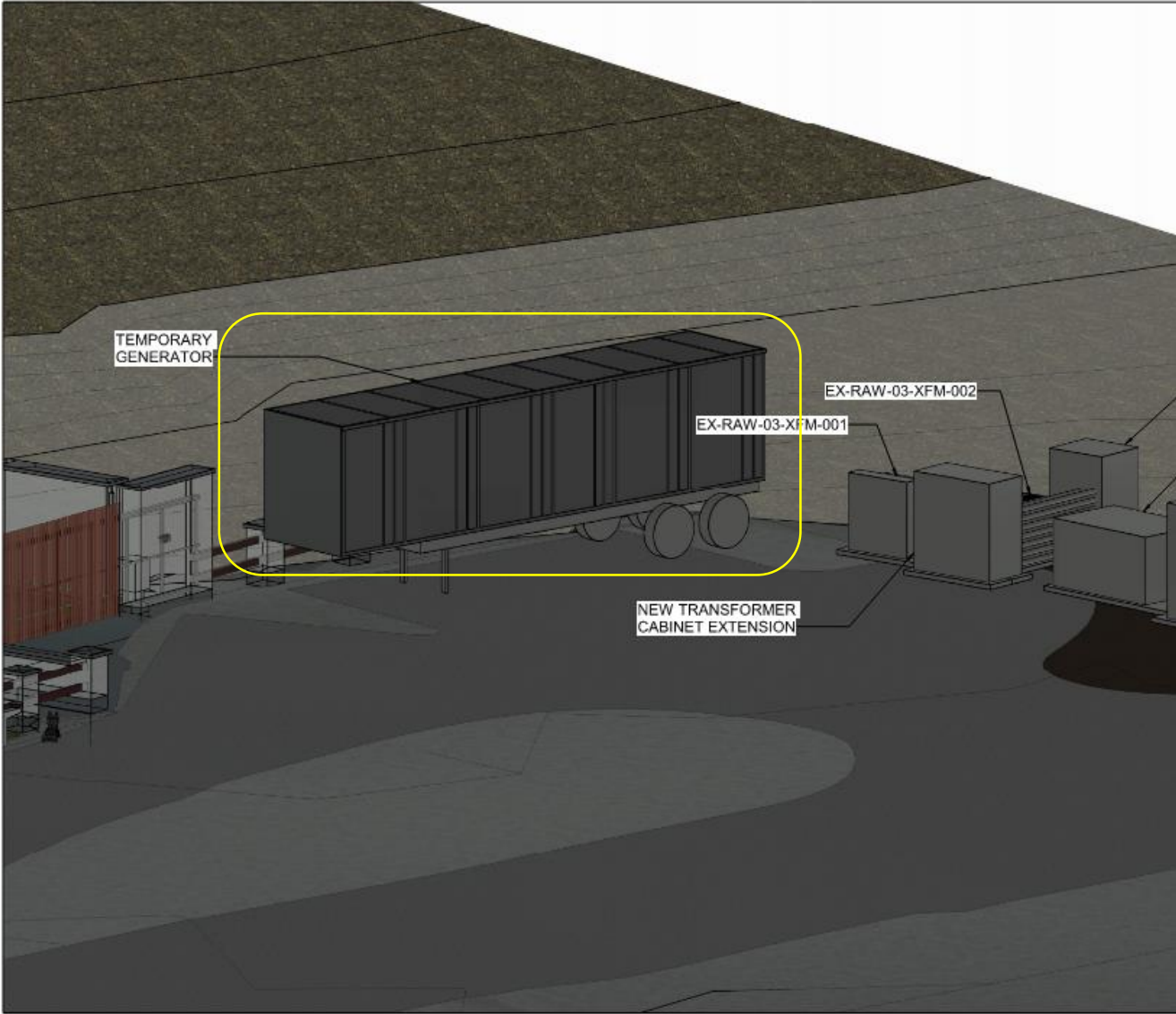


Padmount Extra Depth

**Padmount Extra Depth**  
 2001-4000A  
 84" x 48" x 55"  
 850lb



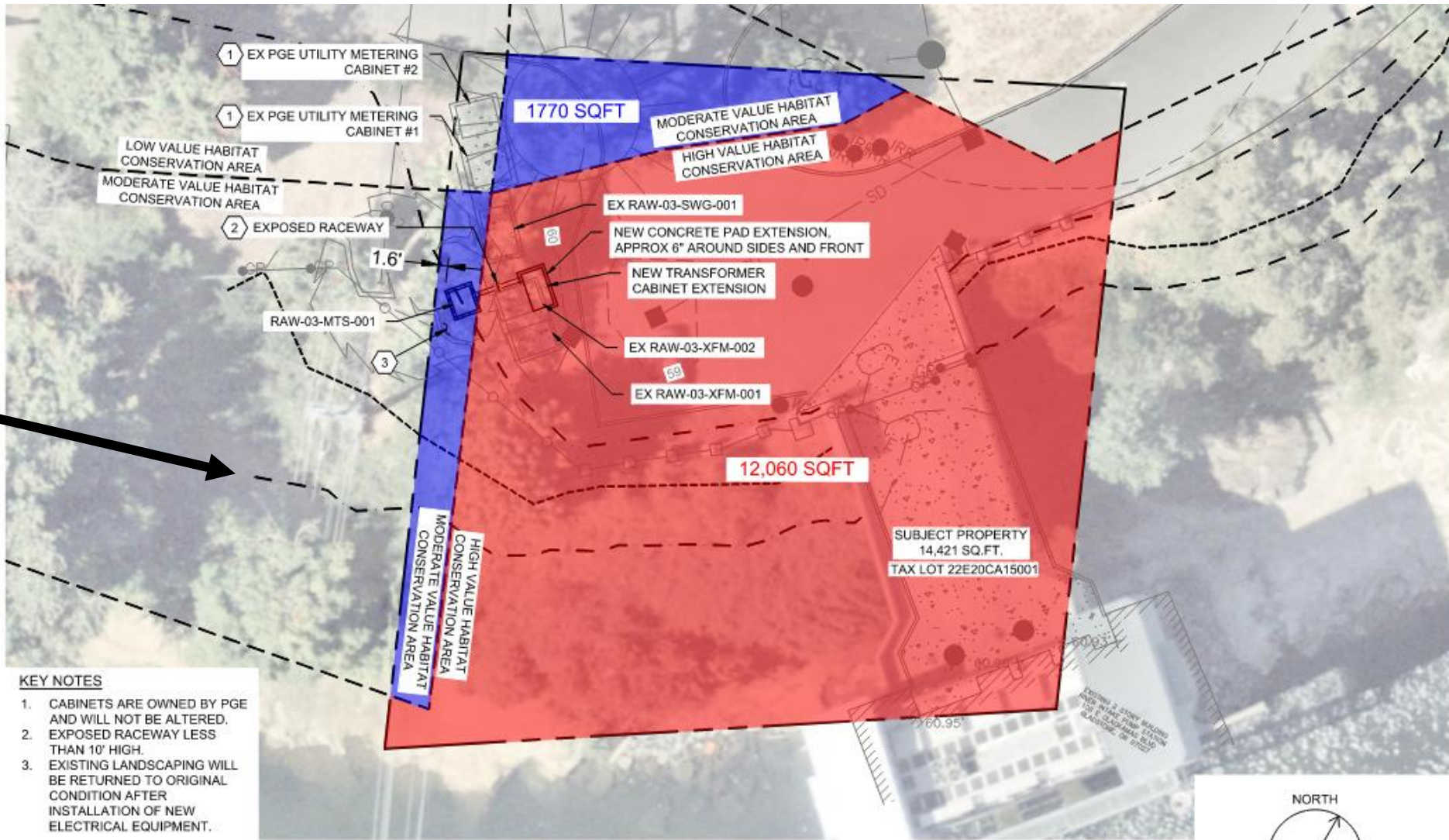
**GLADSTONE**  
Oregon



# Noise

- Gladstone Municipal Code 8.12 addresses noise. While emergency equipment is specifically exempted, the applicant provided information regarding the noise level of the emergency generator on site (only in emergency situations when power is out).
- The available portable generators are rated at a noise level of 72dBA at 27 feet. According to the Yale Decibel Level Comparison Chart, when measured at the source, a normal conversation is 60-70 dBA, a vacuum cleaner is 75 dBA, and a power mower is 100 dBA. The level at which sustained exposure may result in hearing loss is 80-90 dBA. The nearest residential property is approximately 100' from the temporary location of the generator.

100-year floodplain



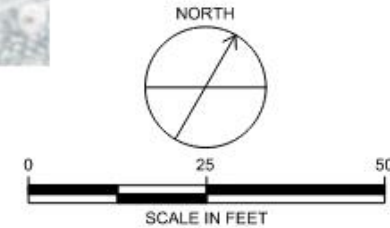
**KEY NOTES**

1. CABINETS ARE OWNED BY PGE AND WILL NOT BE ALTERED.
2. EXPOSED RACEWAY LESS THAN 10' HIGH.
3. EXISTING LANDSCAPING WILL BE RETURNED TO ORIGINAL CONDITION AFTER INSTALLATION OF NEW ELECTRICAL EQUIPMENT.

**LEGEND**

	PROPERTY LINE
	100-YEAR BASE FLOOD ELEVATION
	TOP OF BANK
	WQRA LIMITS
	CONSERVATION AREA

EQUIPMENT	DESCRIPTION	DIMENSIONS
RAW-03-XFM-002 (EXISTING)	12.47kV-480Y/277V, 1500kVA TRANSFORMER	62"W x 96"D x 72"H
	TRANSFORMER CABINET EXTENSION	62"W x 24"D x 72"H
RAW-03-MTS-001 (NEW)	TRANSFER SWITCH AND DOCKING STATION	48"W x 55"D x 84"H



# **STAFF RECOMMENDATION IN STAFF REPORT**

**The Gladstone Planning Staff recommend Approval of the Conditional Use and Construction Management Plan applications with the following Special Condition of Approval:**

**Construction Management Plan. Prior to commencement of development on the site, install ESPC measures and fencing identified in the Construction Management Plan (CMP) dated February 13, 2024. Compliance with the CMP shall be maintained until the development is complete.**