



**GLADSTONE PLANNING COMMISSION REGULAR AGENDA
GLADSTONE CIVIC CENTER, 18505 PORTLAND AVENUE
Tuesday, March 19, 2024 – 6:30 p.m.**

The City of Gladstone is abiding by guidelines set forth in House Bill 2560, which requires the governing body of the public body, to extent reasonably possible, to make all meetings accessible remotely through technological means and provide opportunity for members of general public to remotely submit oral and written testimony during meetings to extent in-person oral and written testimony is allowed. Therefore, this meeting will be open to the public both in person and virtually using the Zoom platform.

Please click the link below to join the webinar:

<https://us06web.zoom.us/j/84635500753?pwd=d7vAiwT2tAVpZgfEasMnVADEcPozFw.vY60BqlssrPxdC62>

Passcode: 560744

Or One tap mobile :

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If members of the public would like to comment on an agenda item (either virtually or in person) please email your comments to bannick@ci.gladstone.or.us prior to 12:00 p.m. (noon) on March 19, 2024. Individuals attending in person may submit a speaker card to the City Recorder prior to the beginning of the meeting. Comments are limited to three (3) minutes.

The Planning Commission will also have *Business from the Audience* at the end of the meeting. To speak during this time, (either virtually or in person) please email bannick@ci.gladstone.or.us prior to 12:00 p.m. (noon) on March 19, 2024 with your name, topic of discussion, and city of residence. Individuals attending in person may submit a speaker card to the City Recorder prior to the beginning of the meeting. Comments are limited to three (3) minutes.

6:30 P.M. CALL TO ORDER

ROLL CALL

FLAG SALUTE

CONSENT AGENDA

All items listed below are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a commission member or person in the audience requests specific items be removed from the Consent Agenda for discussion prior to the time the commission votes on the motion to adopt the Consent Agenda.

1. Approval of February 20, 2024 Meeting Minutes

REGULAR AGENDA

2. Monthly Planning Report – February 2024
3. **PUBLIC HEARING:** File CU-24-01, River Intake Pump Station (RIPS). Manual transfer switch and docking station to allow trailer-mounted generators to be connected to facility in emergency situations, 105 E Clackamas Blvd. Cities of Lake Oswego & Tigard
4. **PUBLIC HEARING:** DR-24-01, Expansion of Existing ICSB Building which includes addition of a new 1,500 sq. ft. second story on the existing building and addition of a new 3,900 sq. ft. 2-story building attached to rear of existing building. Removal of home at 420 W Arlington to add parking and landscaping. 430 W. Arlington, Tong Wu/LCSB – owner; Metro Planning, Inc. – Architect. **This item has been postponed until April 16, 2024.**

BUSINESS FROM THE PUBLIC - Visitors: This is an opportunity for members of the audience to bring to the Commission's attention any item not otherwise listed on the Agenda. Comments will be limited to three (3) minutes per person. Speakers may not yield their time to others and must fill out a speaker card available in the back of the room prior to making a comment.

BUSINESS FROM THE PLANNING COMMISSION

ADJOURN

Upcoming Meeting Dates:

- April 16, 2024 – 6:30 pm – Planning Commission Meeting
- April 23, 2024 – 5:30 pm – Planning Commission / City Council Work Session

MEETING ACCESSIBILITY SERVICES AND AMERICANS WITH DISABILITIES ACT (ADA) NOTICE

The Civic Center is ADA accessible. Hearing devices may be requested from the City Recorder at least 48 hours prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder at bannick@ci.gladstone.or.us. Staff will do their best to respond in a timely manner and to accommodate requests.



March

CONSENT AGENDA

GLADSTONE PLANNING COMMISSION MEETING MINUTES OF FEBRUARY 20, 2024

Meeting was called to order at approximately 6:30 P.M. (In Person/Via Zoom Platform).

PRESENT:

Commissioner Jennifer Volbeda, Commissioner Jacob Wease, Commissioner Andrew Labonte, Commissioner Patrick Smith, Commissioner Thomas Mersereau, Chair Natalie Smith

ABSENT:

Commissioner Andriel Langston

STAFF:

Jacque Betz, City Administrator; Heather Austin, Senior Planner; Hayley Kratz, Executive Administrative Assistant; Tami Bannick, City Recorder

OATH OF OFFICE:

Natalie Smith and Jacob Wease were administered the Oath of Office for re-appointment to the Planning Commission.

1. Election of Chair and Vice Chair:

Commissioner Pat Smith nominated Commissioner Natalie Smith for Chair. The nomination was seconded by Commissioner Volbeda. Ms. Bannick took a roll call vote: Commissioner Volbeda – yes. Commissioner Wease – yes. Commissioner Labonte – yes. Commissioner Pat Smith - yes. Chair Smith – yes. Nomination was passed with a unanimous vote. Commissioner Natalie Smith is the committee chair.

Chair Smith nominated Commissioner Langston for Vice Chair. The nomination was seconded by Commissioner Labonte. Ms. Bannick took a roll call vote: Commissioner Volbeda – yes. Commissioner Wease – yes. Commissioner Labonte – yes. Commissioner Pat Smith - yes. Chair Smith – yes. Nomination was passed with a unanimous vote. Commissioner Langston is the committee vice chair.

CONSENT AGENDA:

2. APPROVAL OF DECEMBER 19, 2023 MEETING MINUTES (JANUARY MEETING CANCELLED):

Commissioner Wease made a motion to approve the December 19, 2023 minutes. The motion was seconded by Commissioner Labonte. Ms. Bannick took a roll call vote: Commissioner Volbeda – yes. Commissioner Wease – yes. Commissioner Labonte – yes. Commissioner Pat Smith - yes. Chair Smith – yes. Motion was passed with a unanimous vote.

REGULAR AGENDA

3. MONTHLY PLANNING REPORT – DECEMBER 2023 AND JANUARY 2024:

Heather Austin indicated the close out report for 2023 shows December reporting in line with previous months. January stayed in line as well with the exception of the city receiving more than normal requests for building permits, many of them for middle housing. A pre-application was received in January for the Lake Oswego-Tigard River Water Intake Facility because they are looking to add a docking station on that property where a generator can be brought in for big weather events where loss of electricity could affect water flow to the city.

4. CONTINUED PUBLIC HEARING: TXT-23-03, GLADSTONE MUNICIPAL CODE AMENDMENTS FOR CHAPTER 17.78 – HOME OCCUPATION:

Heather Austin advised this is a continuation from the December meeting and public hearing. Heather Austin and Hayley Kratz worked together to draft the Municipal Code language changes for Home Occupation. The changes made were to require home occupation holders to be business license holders, added an exemption from home occupation permits for satellite home offices, added a clarification for auto-related business, defined delivery vicinity, removed on-site parking requirement, and removed the word “monopolize” around not generating excessive traffic or on-street parking. The code compliance officer feels the changes leave plenty of flexibility as needed. The language is in compliance with Oregon statewide planning goals, Gladstone Municipal Code, Metro’s Functional Plan, and the Transportation Planning Rule. This information has gone to the Department of Land Conservation and Development (DLCD), and they recommend approval.

There was discussion mainly around Section 17.78.040 (2), (9), and (11). For item 2, the question was raised of what constitutes a “heavy truck,” and it was advised that an example was given of “two or more axles.” Commissioner Pat Smith asked how “excessive traffic” would be defined in item 9, and he was informed that the code compliance officer would do this depending on the measure of a local day’s traffic in a neighborhood. Item 11 drew more attention with a request to add language that reads no enlargements or alterations are permitted that require a building permit. Commissioner Labonte asked how the city knows if the enlargement or alteration is personal or business, and he was told it will be complaint driven. Commissioner Wease asked if there is any data showing allowing Accessory Dwelling Units (ADU) for home offices trickling down to creating livable space in cities, and it was said there is no known data at this time.

Chair Smith asked how this language compares to other cities. Ms. Austin stated that this is very consistent with the 5-6 cities they used for comparison. They also received a publication from the League of Oregon Cities about how to write home occupation language and found more consistent comparable language there.

Commissioner Volbeda made a motion to approve file number TXT-23-03 as noted with edits made on February 20, 2024 referencing item number 11 on page 4-6. Motion was seconded by Commissioner Pat Smith. Ms. Bannick took a roll call vote: Commissioner Pat Smith – yes. Commissioner Labonte – yes. Commissioner Wease – yes. Commissioner Volbeda - yes. Chair Smith – yes. Nomination was passed with a unanimous vote.

This public hearing was adjourned at 6:57 p.m. on February 20, 2024.

5. PUBLIC HEARING: FILE DR-24-02, NEW BUILDING AND ON-SITE IMPROVEMENTS FOR EATING AND DRINKING VENUE, INCLUDING INDOOR TAP ROOM, MOBILE FOOD VENDORS, AND OUTDOOR SEATING AT 140 W. ARLINGTON, RAY FLETCHER:

Chair Smith opened the public hearing for the purpose of considering file DR-24-02 which is a project for a tap room with a single-story mezzanine and space for up to six mobile vending units with outdoor seating and landscaping. The location is at 140 West Arlington Street, Gladstone, Oregon 97027. The tax lot number is 22E20CA02100. The proposal includes a new sidewalk, curb, and street tree but does not include off-street vehicle parking. Reports of ex parte pre-hearing contacts from commissioners are as follows: Commissioner Volbeda – No ex parte contact, no concerns. Commissioner Wease – No contact, no concerns. Commissioner Pat Smith – driven by the site many times and is aware of the property. Commissioner Labonte – No contact. Familiar with the property. Chair Smith – No ex parte contact, and she does pass by the location.

Audience challenges to the right of any commissioner to hear the matter: None

Audience challenges to jurisdiction of this body to act on behalf of the City Council in this matter: None.

Heather Austin presented the staff report and advised this is a Design Review of the above mentioned Arlington Tap Room which will be built on two vacant lots totaling 5,000 square feet. It is zoned C2, Community Commercial, and within the Downtown Core Overlay. The tap room will be located near the rear of the property with an exit door in the rear and a covered patio in the front. There will be a garbage and recycling enclosure, bike parking, and an 8-foot public utility easement with the stormwater facility. A driveway will run down the center of the property to allow access to food trucks and deliveries. The first floor will have a seating area, a bar, a walk-in cooler for taps, and two ADA accessible restrooms. The building's mezzanine will offer extra seating. On the outside, approximately 23% of the site will be landscaped which exceeds the 15% requirement by the city. Building materials are identified in the meeting packet. The Planning Commission will need to specifically approve a request for some architectural metal.

Ms. Austin indicated the city recommends approval of the design review with the standard conditions and two special conditions of approval which are 1) That there will be no operational business between the hours of midnight and 5:00 a.m., and 2) Compliance with submitted comments that were received from Public Works, Water Environment Services, and Clackamas Fire District.

The architect let the commission know that closing times is forecasted to be 10:00 p.m., and they would like to break ground in the next four weeks depending on permits. They would like to open to the public by August 2024.

Proponents: None.

Opponents: None.

Applicant Rebuttal: None.

Commissioner Wease made a motion to close the public hearing. Motion was seconded by Commissioner Labonte. Ms. Bannick took a roll call vote: Commissioner Volbeda – yes. Commissioner Wease – yes. Commissioner Labonte - yes. Commissioner Pat Smith - yes. Commissioner Mersereau – yes. Chair Smith – yes. The motion was passed with a unanimous vote. The public hearing closed at 7:16 p.m.

Commissioner Volbeda made a motion to approve application DR-24-02 as recommended by Planning Staff with two special conditions: 1) Hours of operation, and 2) Compliance with the three agencies of Gladstone. Motion was seconded by Commissioner Mersereau. Ms. Bannick took a roll call vote: Commissioner Mersereau – yes. Commissioner Pat Smith – yes. Commissioner Labonte – yes. Commissioner Wease – yes. Commissioner Volbeda – yes. Chair Smith – yes. The motion was passed with a unanimous vote.

6. APPOINTMENT OF PLANNING COMMISSION MEMBER TO THE TOWN CENTER STAKEHOLDER ADVISORY COMMITTEE:

Heather Austin advised the Town Center Stakeholder Advisory Committee is made up of residents; businesses owners; Mayor Milch, City Council representative; a representative from the Planning Commission, a representative from the Department of Land Conservation and Development, and a representative from Metro. Chair Smith and Commissioner Labonte showed interest and will coordinate with each other for representation at each committee meeting.

7. INFORMATION ONLY: LETTER FROM GREG PHILO – FIRE RESTORATION, FILE DR-23-06:

Individuals can read this letter in the meeting agenda packet that is online.

BUSINESS FROM THE PUBLIC:

None.

BUSINESS FROM THE PLANNING COMMISSION:

Commissioner Pat Smith:

None.

Commissioner Mersereau:

None.

Commissioner Labonte:

He brought up an ongoing concern around the RC track at Meldrum Bar Park and its impact on the pedestrian pathway. He would like to see this cleared up. Administrator Betz advised him to bring the issue to the Parks and Recreation Board and/or Mr. Caniparoli, Public Works Director. He also expressed some regret for not pushing for gravel on the Duniway Project, but he understands there is city code that requires pavement over gravel.

Commissioner Volbeda:

She gave a reminder that there is a public garden at Meldrum Bar Park and that those in charge of it are looking for more engagement this year if anyone is interested.

Commissioner Wease:

He thanked Hayley for her hard work on the Municipal Code edits and is excited for the first design review for the Downtown Core. He has concerns about parking overall, and there was a discussion concerning parking requirements being done away with at the state level within a half mile of transit. For other areas, the city does have a say with parking, and there will be parking discussion with the Gladstone Town Center Project.

ADJOURN:

Commissioner Labonte made a motion to adjourn the meeting. Motion was seconded by Commissioner Volbeda. Roll Call Vote: Commissioner Volbeda – yes. Commissioner Wease – yes. Commissioner Labonte – yes. Commissioner Pat Smith – yes. Commissioner Mersereau – yes. Chair Smith – yes. Motion passed with a unanimous vote.

Meeting adjourned

Upcoming Meeting Dates:

April 23, 2024 @ 5:30 p.m. is a joint session with City Council.



March

REGULAR AGENDA



City of Gladstone Monthly Planning Report February 2024

PUBLIC CONTACTS/PLANNING ACTIONS

CUSTOMER CONTACT/ Planning Actions	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	D0ec	YEAR-TO-DATE TOTALS
Customer Service Counter Contacts	0	0											0
Customer phone/email Contacts	47	28											75
Building Permits with Land Use Review	15	8											23
Code Compliance Review	0	0											0
Pre-application Conferences	1	2											3
Administrative Decisions	0	0											0

PLANNING COMMISSION ACTIONS/DECISIONS

- Home Occupation Code Language Update- Recommendation of Approval to City Council
- The Arlington Tap Room Design Review- Approved with Conditions

CITY COUNCIL LAND USE ACTIONS/DECISIONS

- Appoint Stakeholder Advisory Committee (SAC) for Gladstone Town Center Project

PRE-APPLICATION CONFERENCES

- Kirkwood Rd. Annexation- 3 parcels
- Oak Lodge Water Tank Property- Addition of Storage Building

ADMINISTRATIVE PERMITS

- No Administrative Permits

BUILDING PERMITS WITH LAND USE REVIEW

Date	Address	Permit #	Description
02/06/24	19795 McLoughlin Blvd	B0014824	Taco Bell wall signs replacement with new logo (signs all same size as existing). Standards met.
02/06/24	320 Harvard Ave	B0023523	Middle Housing. Demolish garage, retain existing home and build 2-story two-unit housing structure for total of 3 dwelling units on site (triplex- middle housing). 3 off-street parking spaces required (only 2 provided). Revisions requested.
02/15/24			Revisions made. Site plan approved.
02/06/24	19800 Oatfield Rd	B0560323	Covered meeting space at Gladstone Park Conference Center. Approved by PC in 2023.
02/06/24	275 W. Ipswich St	B0210923	Middle Housing. Triplex addition to site with one home. Meets Gladstone Zoning Code for quadplex (approved on 9/20/23).
02/06/24	435 W. Clarendon	B0001024	Middle Housing. Conversion of an existing single unit home to triplex in existing footprint. Meets requirements.
02/15/24	8405 Cason Road	B0558923	Addition to an existing home. Meets requirements.
02/15/24	330 W Dartmouth St	B0585723	Single home; previously built but permits never finalized. Meets requirements.

FUTURE ITEMS/PROPERTY UPDATES

Date	Topic
03-12-24	City Council public hearing: Home Occupation Code Language Update
03-19-24	Planning Commission public hearings: ICSB Expansion Design Review and Lake Oswego/Tigard River Water Intake Emergency Power Docking Station Design Review



March

REGULAR AGENDA



Agenda Item No. 3

PC Meeting Date: 03/19/2024

STAFF REPORT: CONDITIONAL USE

Application No.:	CU-24-01 River Intake Pump Station (RIPS) Electrical Docking Station and Construction Management Plan (CMP)
Applicant/Owner:	Lake Oswego-Tigard Water Partnership (LOTWP) City of Lake Oswego and City of Tigard
Project Location:	105 E. Clackamas Blvd., Gladstone OR, 97027; 22E20CA15001
Project Description:	Conditional Use and Construction Management Plan for 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/Lake Oswego.

SUMMARY OF STAFF RECOMMENDATION

The planning staff recommend approval of the Conditional Use and Construction Management Plan application CU-24-01 and recommend the following findings and standard conditions in support of approval, as well as 1 special condition: (1) Construction Management Plan.

The site is located at 105 E. Clackamas Blvd., is 0.29 acres in size and is zoned OS- Open Space. The purpose of the Conditional Use is to add a manual transfer switch and docking station (exterior electrical equipment in a cabinet) near the existing electrical equipment (NW corner of the property) to allow connection of temporary generators in an emergency situation. The Lake Oswego-Tigard Water Partnership (LOTWP) experienced a loss of power at this intake facility during the winter storm of February 2021. The cities depend on this station to supply potable water to residents. Properties adjacent to this site to the east are also zoned OS. Properties to the north and across Clackamas Blvd. are zoned C-2 (Community Commercial). Properties to the west and across Portland Ave. are zoned R-5 (Single-Household Residential). The site is bordered by the Clackamas River to the south. The site includes Habitat Conservation Area (HCA) and the 100-year-floodplain. HCA and floodplain provisions are addressed in this staff report. A conditional use review is required for "Public utility facilities within a

Habitat Conservation Area District” in the OS zoning district. A Construction Management Plan may be required if a grading permit is required by Clackamas County Building Department and, therefore, this application includes a Construction Management Plan application.

As proposed and conditioned, Planning Staff found the application consistent with all applicable standards from Title 17 of the Gladstone Municipal Code (GMC). Therefore, staff recommend that the Planning Commission approve this Conditional Use application with the standard conditions and 1special condition of approval. The standard of review for the proposed project is the City of Gladstone’s Municipal Code Zoning and Development Title 17.

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REQUEST FOR COMMENTS

Sent to: Property owners and residents within two hundred fifty (250) feet of the subject property, City of Gladstone Public Works, Police and Engineering as well as ODOT, Clackamas Fire, Water Environment Services (WES), Oak Lodge, and Gladstone Disposal.

Responses Received: The proposal was reviewed by Gladstone Public Works and Engineering who stated that they do not have comments on this application. Wes commented that the amount of soil disturbance does not meet the threshold for an erosion control permit (> 800 SF). No comments have been received from the public.

STANDARD CONDITIONS

1. **Expiration. This approval shall remain valid for one year following the date of approval per 17.70.040. If the approved use has not commenced by that date, this approval shall expire unless a time extension is granted pursuant to GMC 17.66.015(4).**
2. **Interpretation. Any questions of intent or interpretation of any condition will be resolved by the**

Planning Director for the City of Gladstone.

3. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the City Planning Department an affidavit accepting all terms and conditions of the permit.
4. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
5. **All approved on-site improvements shall be the ongoing responsibility of the property owner or occupant.**
6. **Building Permits.** The applicant shall obtain required building permits from Clackamas County. The applicant shall comply with requirements of the permits.

SPECIAL CONDITION OF APPROVAL

1. **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.

NOTES

1. **Building Permits.** Clackamas County Building Department will provide structural, mechanical, grading, and review of Fire & Life Safety, Plumbing, and Electrical Permits for this project.
2. **The development is subject to Clackamas County Water Environment Services (WES) Rules and Regulations and Standards.** Erosion Control permits are issued through WES and are required for 800 sq. ft. or more of ground disturbance.

FINDINGS

Zoning Code Review & Findings

Below are applicable citations/review criteria from GMC Chapter 17 and findings in response to the criteria. Unless discussed below, the applicant has met the requirements of the applicable review criteria fully, and/or the Code's criteria are not applicable to this proposal and therefore do not warrant discussion. Where conditions are necessary for the proposal to meet the provisions of GMC Chapter 17, the provisions are included beneath the findings for the applicable section. Subsections of specific criteria not applicable to the proposal are omitted from this report and indicated with a triple asterisk (***) .

Chapter 17.25 HCAD- HABITAT CONSERVATION AREA DISTRICT

17.25.040 Exempt uses.

The following uses and activities are exempt from the requirements of Chapter 17.25, except that if the use or activity requires a building or grading permit, a Construction Management Plan shall be required pursuant to Subsection 17.25.060(A). Notwithstanding the requirement for HCA Map Verification under Subsection 17.25.060(B), the HCA Map shall be deemed reliable for the purpose of administering Section 17.25.040 unless an approved HCA Map Verification exists for the subject property, in which case the approved HCA Map Verification shall be used to administer Section 17.25.040.

*****E. Maintenance, alteration, expansion, repair, and replacement of existing structures, provided that the building footprint is not increased;*****

Finding: The proposed activity qualifies as alteration and expansion of existing structures (utility cabinet) with no increase to building footprint. Therefore, an HCA Development Permit is not required. However, it is possible that a grading permit will be required and therefore a Construction Management Plan has been submitted to ensure compliance with this standard. This criterion is met.

17.25.080 Construction management plans.

A Construction Management Plan (CMP) shall comply with the following criteria.

A. Erosion prevention and sediment control (EPSC) measures shall be required and shall comply with the standards of the EPSC regulatory authority.

B. Orange construction fencing (i.e. safety fencing, snow fencing, or a comparable product) shall be installed on or outside the boundary of the HCA, except where the drip line of a protected tree extends outside the HCA, in which case the drip line shall be included inside the fencing. This requirement may be modified or waived if:

1. Disturbance of the HCA is authorized pursuant to Section 17.25.040 or 17.25.100, in which case the fencing shall be installed in such a manner as to protect the area of the HCA not authorized for disturbance; or

2. The HCA is already lawfully developed, in which case the fencing shall be installed in such a manner as to protect any water resource that is the basis for the HCA designation and any area of the HCA where naturalized vegetative cover exists.

C. Trees in the HCA shall not be used as anchors for stabilizing construction equipment.

D. Native soils disturbed during development shall be conserved on the subject property.

E. Development shall not commence until the EPSC measures and fencing required pursuant to Subsections 17.25.080(A) and (B) are in place.

F. Compliance with the CMP shall be maintained until the development is complete.

Finding: The proposal includes a Construction Management Plan (CMP) identifying compliance with GMC 17.25.080. The CMP identifies orange construction fencing installed on the boundary of the HCA. No trees are used as anchors. Native soils are not proposed for disturbance during development and all soils will be conserved on site. This standard will be met as conditioned below.

Prior to commencement of development on the site, install EPSC 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.

Chapter 17.26 OS – OPEN SPACE DISTRICT

17.26.040. Conditional uses allowed.

In an OS zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter 17.70 (conditional uses):

****** (7) Public utility facilities within a Habitat Conservation Area District. ******

Finding: The proposed a public utility facility within a Habitat Conservation Area District. The application of conditional use is appropriate here. This criterion is met.

17.26.050 Special standards.

Developments in the open space district shall comply with the following special standards:

(1) Compatibility. Open space uses shall be compatible with adjacent land uses.

Finding: The proposal is to add an electrical docking station to an existing utility use. This emergency docking station for connection to temporary generators will be an addition to this River Intake Pump Station (RIPS) site, which has been in operation since 1969 (current structure approved in 2011 and 2012). The use is compatible with the proximity of the site to the Clackamas River and with the surrounding open space. This standard is met.

(2) Preservation of Natural, Scenic and Historic Features. Trees, shrubs, wildlife and other significant natural, scenic or historic features shall be preserved and protected wherever feasible and/or practicable. Where conflicting uses are later identified which would detrimentally impact these resources, these resources shall be preserved and protected unless it can be clearly shown after analysis of the economic, social and environmental energy consequences of the conflicting uses that it is not feasible or practicable to retain these resources in their current state. Within the greenway portion of the open space district, significant trees, shrubs, wildlife habitats and other natural, scenic or historic features shall be preserved.

Finding: The small nature of the proposal will not significantly impact trees, shrubs, wildlife or other significant natural, scenic or historic features. The proposal does not include tree removal and the total soil disturbance area in the HCA is approximately 60 square feet in a previously landscaped area. This standard is met.

(3) Access and Parking. Vehicular traffic generated by open space use shall be provided with adequate access and parking facilities.

(4) Trash Receptacles. Picnic grounds shall be equipped with trash receptacles.

(5) Maintenance. Open space districts shall be maintained by the city if publicly owned, by the owner(s) if privately owned.

(6) Limitations:

(a) Bikeways and/or trails shall not cross private property without first securing an easement from the property owner;

(b) Substantial soil removal or fill (grading) shall be subject to approval by the City Council.

Finding: The site is visited by staff from the Lake Oswego Public Works Department several times a week. The proposed addition of electrical equipment will not increase the number of weekly trips to the site. Vehicle trips associated with the emergency use will include towing a backup generator onto the site, operating the generator and removing it when the emergency is over. The proposed electrical equipment will not necessitate additional vehicle parking or trash receptacles. Maintenance of all elements of this

site will continue to be provided by Lake Oswego Public Works Staff. No bikeways, trails or substantial soil removal are proposed. These standards are met.

Chapter 17.29 FM- FLOOD MANAGEMENT AREA DISTRICT

17.29.020 Applicability.

(1) This chapter shall apply to development in the FM district. The FM district includes all flood management areas and is an overlay district.

(2) The standards that apply in the FM district apply in addition to state and federal restrictions governing flood management areas.

Finding: The RIPS site is partially covered by the FM district. At this location along the Clackamas River, the 100-year flood elevation (Base Flood Elevation- BFE) is documented at 47.8 feet above sea level. The proposed electrical equipment, as shown on the submitted plans, is at an elevation of 59 to 60 feet above sea level, outside of the FM district. Therefore, a flood management district permit is not required for this application.

Chapter 17.54 CLEAR VISION

17.54.010 Applicability.

Clear vision standards shall apply to all development in the city.

17.54.020 Clear vision area.

(1) Obstruction Prohibited. On property at any corner formed by the intersection of two streets, or a street and a railroad, it is unlawful to install, set out or maintain, or to allow the installation, setting out or maintenance of any sign, fence, hedge, shrubbery, natural growth or other obstructions to the view higher than three feet above the level of the center of the adjacent intersection with that triangular area between the property line and a diagonal line joining points on the property lines at the distance from the intersection specified in this regulation. ***

Finding: The proposed additions to this site are not located within the clear vision area at the intersection of Portland Avenue and Clackamas Blvd. This standard is met.

Chapter 17.70 CONDITIONAL USES

17.70.010 Authorization to grant or deny.

(1) Approval Criteria. A conditional use may be approved, pursuant to GMC Division VII (administrative procedures), if the applicant demonstrates that the proposed use:

(a) Is listed as a conditional use in the underlying zoning district or is authorized pursuant to GMC Chapter [17.74](#) (authorization of similar uses);

(b) Is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features;

(c) Is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;

(d) The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate development of properties in the area and neighborhoods surrounding the subject site.

(e) Satisfies the policies of the comprehensive plan that apply to the proposed use.

Finding: The proposal is an addition to a utility within the HCA, a conditional use listed in the OS

zoning district. The small addition to the site is suitable considering existing improvements and natural features. The proposal is timely in that approval now will allow construction of the docking station in preparation of winter 2024-2025. The proposal is designed to be compatible with (and will have little to no impact on) surrounding properties. The City intends to partner with County, Regional and State partners for replacement of the Trolley Trail Bridge, which will cross the Clackamas River adjacent to this parcel. The proposed utility cabinet does not impact future plans to replace the Trolley Trail Bridge or to connect the bridge to Portland Avenue. The Comprehensive Plan identifies protections for the HCA and floodplain as well as timely, efficient provision of utilities. This proposal does not significantly impact the HCA, is designed to be outside of the floodplain on the property and increases the efficient provision of potable water to neighboring communities. These standards are met.

(2) Conditions of Approval. In addition to the specific requirements of this title, including those set forth in GMC Chapter 17.62 (special uses), and the comprehensive plan, approval of a conditional use may be granted subject to additional conditions that are found necessary to protect the best interests of the surrounding area or the city as a whole. These conditions may include, but are not limited to, the following:

- (a) Limiting the hours, days, place and manner of operation;***
- (b) Requiring design features that minimize environmental impacts such as noise, vibration, smoke, dust, fumes and glare;***
- (c) Requiring increased setbacks, lot area, lot depth and lot width;***
- (d) Limiting building height, size, lot coverage and location on the site;***
- (e) Designating the size, number, location and design of vehicle access points;***
- (f) Requiring street right-of-way to be dedicated and streets to be improved;***
- (g) Requiring landscaping, screening, drainage and surfacing of parking and loading areas;***
- (h) Limiting the number, size, location, height and lighting of signs;***
- (i) Regulating the location and intensity of outdoor lighting;***
- (j) Requiring a sight-obscuring fence or hedge to screen the conditional use from adjacent to or nearby property;***
- (k) Construction of off-site transportation improvements to mitigate impacts resulting from development that relate to capacity deficiencies and public safety; and***
- (l) Upgrade or construct public facilities to city standards.***

Finding: The applicant specifically referenced the Noise Control regulations of Gladstone Municipal Code Chapter 8.12. While “sounds caused by emergency work or by the ordinary and accepted use of emergency equipment” is exempted from the standards of GMC 8.12, the applicant’s narrative states that the generators that will be used at this site are rated at 72dBa at 27 feet, which is just above normal conversation (60-70 dBa). Additional conditions are not found necessary to protect the best interests of the surrounding area or the city as a whole. This standard is met.

(3) Nonconforming Uses. When a nonconforming use is classified in this title as a conditional use, any change in the use, lot area or a structure associated with the use, shall comply with the requirements of this chapter, except:***

Finding: The proposal not include a nonconforming use. This standard is not applicable.

(4) Modifications. *With the exception of normal maintenance and the expansion, remodeling, alteration or replacement of a single-family dwelling, modification of an existing conditional use shall comply with the requirements of this chapter. Normal maintenance of structures and premises that are part of a conditional use shall be permitted provided there are no significant use or structural alterations. Normal maintenance may include painting, roofing, siding, interior remodeling, electrical work, plumbing work, re-paving of access roads and parking/loading areas, replacement of landscaping elements or other similar tasks. Normal maintenance does not include increasing the number of dwelling units, constructing new structures or constructing additions to existing structures except to the extent that an addition is necessary to render a structure accessible to the disabled. Normal maintenance performed shall be consistent with previous approvals of the conditional use. Expansion, remodeling, alteration or replacement of a single-family dwelling shall not qualify for the exception under this subsection if the modification would result in an increase in the number of dwelling units.*

Finding: The addition of an electrical docking station to this site is a modification of an existing conditional use. Compliance with the requirements of this conditional use chapter has been demonstrated throughout this staff report. This standard is met.

(5) Under GMC Sections [17.16.040](#), [17.18.040](#) and [17.20.040](#), a use shall be deemed operating if the use is open for operation to serve the general public, or open for operation to serve a private membership, without limitation.

Finding: GMC Sections 17.60.040, 17.18.040 and 17.20.040 pertain to commercial zoning districts. This proposal is in the OS zoning district and as such, this standard is not applicable.

17.70.040 Time limit on permit.

(1) Approval of a conditional use shall expire if substantial construction has not occurred within one (1) year—or such lesser time as may be specified as a condition of approval—of the date of the final decision.

(2) Upon request and in accordance with GMC Section [17.66.015](#)(4), the one-year period may be renewed once by the City Administrator or designee for not more than one year.

Finding: Applicant acknowledges the approval time and process for approval extension. This standard is met.

RECCOMENDATION

As such, the Planning Staff recommend the Planning Commission APPROVE the Conditional Use and Construction Management Plan Application CU-24-01 as conditioned.

Pursuant to Section 17.92.020 of the Gladstone Municipal Code, the decision of the Planning Commission may be appealed to the City Council within 15 days of the mailing of the Planning Commission's written decision. In order to appeal a decision of the Planning Commission, a party must have appeared orally or in writing before the Planning Commission. The filing fee for the appeal is \$250.00. If no appeal is filed within 15 days, the decision of the Planning Commission shall be final.



CONDITIONAL USE LAND USE APPLICATION

Gladstone planning services are provided by 3J Consulting.
 Submit all land use applications and correspondence to: City of Gladstone
 Attn: Heather Austin 18505 Portland Ave. Gladstone, OR 97027
 Email: heather.austin@3j-consulting.com or permit.review@3j-consulting.com
 Phone: 503-946-9365 x206

A completed application includes the APPLICATION FOR A CONDITIONAL USE LAND USE APPLICATION and the items identified in the SUPPLEMENTAL APPLICATION below.

- ✓ Please answer all questions. If a question is not applicable to your project, indicate "N.A."
- ✓ Incomplete applications will not be accepted for filing.
- ✓ All exhibits must be legible.

• FOR STAFF USE ONLY •

File No: _____ Other Related Permit Applications: _____

Pre-app: Staff _____ Date _____ Staff Member: _____

Date Received _____ Fee _____ Zone: _____

Hearing Date _____ Comp. Plan: _____

• APPLICANT INFORMATION •

PLEASE TYPE OR PRINT IN BLACK INK ONLY

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT _____
 LAST FIRST

MAILING ADDRESS _____ CITY _____ ST _____ ZIP _____

APPLICANT IS: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT

NAME OF CONTACT PERON (if other than applicant) _____

MAILING ADDRESS OF CONTACT _____

PHONE NUMBERS OF: APPLICANT: WK _____ HM _____ CONTACT PERSON: Work _____ Home _____

EMAIL OF APPLICANT: _____

SITE ADDRESS _____ TOTAL LAND AREA: _____

LEGAL DESCRIPTION: T _____ R _____ SECTION _____ TAX LOT(S) _____

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____

TAX LOT(S) _____

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME	ADDRESS	ZIP	RELATIONSHIP

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

OWNER'S SIGNATURE _____

APPLICANT'S SIGNATURE _____

OWNER'S NAME (Print) _____

APPLICANT'S NAME (Print) _____

CONDITIONAL USE SUPPLEMENTAL APPLICATION

Describe your proposed development. Identify the number of people associated with the use (employees, students, congregation members, clients, etc.); days and hours of operation; building materials, including type and color, unless no new buildings or modifications of existing buildings are proposed; and buildings, vehicles, equipment and materials associated with the use:

Identify where in the GMC the use is listed as a conditional use in the underlying zoning district or explain why the use may be authorized pursuant to GMC Chapter 17.74 (authorization of similar uses).

Explain why the use is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features.

Explain why the use is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

Raw Intake Pump Station Emergency Generator Installation

Conditional Use and Supplemental Development Review



Prepared for

Lake Oswego Tigard Water Partnership



January 31, 2024

By Brown and Caldwell
and
E² Land Use Planning

River Intake Pump Station Emergency Generator

Conditional Use and Supplemental Development Review

Lake Oswego Tigard Water Partnership



January 31, 2024

Prepared by:

Kelly Kimball, P.E., Brown and Caldwell
Eric Eisemann, Principal, E² Land Use Planning

Contact List

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Lake Oswego, OR 97034

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Lake Oswego/Tigard Water Partnership River Intake Pump Station

CONDITIONAL USE AND SUPPLEMENTAL DEVELOPMENT REVIEW

Introduction

Location

The subject lot is located at 105 East Clackamas Boulevard on the north bank of the Clackamas River. To the east lies Charles Ames Memorial City Park; a remnant railroad right-of-way lies immediately to the west with residences beyond. The Tax ID # associated with this proposal is 22E20CA15001.

The 0.29 acre property is jointly owned by the City of Lake Oswego (53%) and the City of Tigard (47%). (See Clackamas County Tax Assessor property account summary: <http://ascendweb.clackamas.us/parcelinfo.aspx>) Lake Oswego operates the River Intake Pump Station (RIPS) on behalf of the Lake Oswego/Tigard Water Partnership (LOTWP).

The project property area is comprised of approximately 0.13 acre of paved parking, upland vegetation, a steep, vegetated embankment to the Clackamas River, and riverfront property to an Ordinary High Water Mark (OHW) elevation of 17. The paved parking area is located at the top of the bank (elevation of 55 NGVD 29). The embankment to the Clackamas River is heavily vegetated with blackberries, ivy, and a few deciduous trees growing out of the face of the slope. The Oregon Department of State Lands has jurisdiction in the Clackamas River below OHW, which has an elevation of 17 feet using the National Geodetic Vertical Datum of 1929 (NGVD 29). The Base Flood Elevation (BFE) at the RIPS is 47.8 feet (NGVD 29), or 43.3 feet North American Vertical Datum of 1988 (NAVD 88). This information can be found in Exhibit F, National Flood Hazard Layer Federal Emergency Management Agency (FEMA) FIRM Map. There appears to be a discrepancy in datum used in page 1 of Exhibit F which incorrectly portrays the project site as below the floodplain, but Table 8 titled “Floodway Data of the Clackamas River” correctly distinguishes NAVD from NGVD units being used and places the project area above the floodplain.

In 2011 and 2012 the City of Gladstone approved multiple land use applications for redevelopment of the RIPS structure and site including Conditional Use, Design Review, and Habitat Conservation Area, Water Quality Resource Area, and Floodplain Development permits. (See Z0336-11-D, Z0338-011-F, Z0307-12-F; 308-12-HAD; Z0309-12-WD.) On September 20, 2011, the Gladstone Planning Commission approved a Floodplain Development Permit for the RIPS. (See Z0338-11-F.) All proposed work relating to this application is above the BFE.

The subject parcel is zoned Open Space (OS). Abutting properties are zoned Open Space and single family residential. The City of Gladstone permits major utility facilities, such as a water pump station, in the OS zone through the Conditional Use Permit (CUP) process. The 0.29 acre property is within a Gladstone-mapped Water Quality Resources Area (WQRA, Habitat Conservation Area (HCA), and Flood Management Area (FM). The proposed project is exempt from HCA, WQRA and FM review. (See discussion below.)

Proposal

The RIPS pumps raw water to the LOTWP water treatment facility in West Linn. In February of 2021, a major ice storm caused significant power outages in the region and the RIPS was unable to pump water to the water treatment plant for an extended duration of time. As a result, public health and safety were in significant jeopardy for the nearly 100,000 constituents that rely on the LOTWP as a drinking water source.

The intent of this project is to add 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 and treatment of drinking water for the residents of Tigard/Lake Oswego.

This proposed new manual transfer switch/docking station equipment is shown in the attached cut sheets.

This project is composed of the following elements:

1. Install an enclosure extension and concrete pad at the existing transformer. HCA soil impact of approximately 25 Sq. Ft.
2. Install a new combination manual transfer switch/docking station unit and corresponding concrete equipment pad. HCA soil impact of approximately 35 Sq. Ft.
3. Install above ground electrical conduits from the new transformer enclosure extension to the new combination manual transfer switch/docking station. The raceway estimated to encompass 30 Sq. Ft. entirely above ground.
4. There is no proposed expansion of the existing RIPS building footprint.
5. No disturbance of any kind will occur within the WQRA or below the Base Flood Elevation (BFE).
6. Trailer mounted mobile generator(s) will be transported to site for temporary use.

Project	Sq. Ft. within HCA	Location
Existing Transformer – extend enclosure and corresponding concrete equipment pad	25	Soil impact
New combination manual transfer switch/docking station unit and corresponding concrete equipment pad	35	Soil impact
Total HCA impact area	60	Soil impact
Above ground/exposed electrical conduits	30	Overhead – no impact to HCA soils

Land Use Review – Conditional Use

The City of Gladstone has land-use jurisdiction over the parcel. The applicant seeks conditional use approval for the new permanent fixtures (the electrical cabinets and associated exposed, above ground electrical raceways). The use of backup generators during an emergency power failure is not a permanent fixture on the land and not subject to conditional use review.

Gladstone conducted a pre-application conference for the proposed permanent electrical cabinets on January 18, 2024. (See PAC 24-01.) The City's notes for the Pre-application conference state that:

- Conditional Use review is required for the permanent electrical infrastructure.
- Design Review is not required because of the small scale of the project.
- WQRA review is not required because the electrical cabinets and associated conduits will be located upland from the WQRA boundary.
- HCA review is not required because GMC 17.25.040.E exempts the *“maintenance, alteration, expansion, repair, and replacement of existing structures, provided that the building footprint is not increased.”* No building modifications are being proposed.
- Flood Management review is not required if the applicant can demonstrate that the project location is upland from the Base Flood Elevation. (FM review is not required, see discussion above and below.)
- A Construction Management Plan (CMP) is only required if grading or building permit is required. (Grading and building permits are not required for this small project. (See discussion below.)
- The Gladstone Planning Commission will process the Conditional Use application through a Type III review.

The pre-application conference report indicated the proposal might be subject to following Gladstone land use fees

- Conditional Use Permit fee: \$3,905 (required)
- Notice Mailing Fee: \$25 (required)
- Construction Management Plan Review: \$730 (If needed)
- Floodplain Development Permit: \$785 (If needed)

A neighborhood meeting is not required as a part of the application process.

Open Space District – [GMC 17.26](#)

17.26.020 Applicability.

In addition to other specific areas which may be so zoned the City Council, this district shall apply to all publicly owned park lands.

Applicant Response:

The site is in the OS Open Space zoning district subject to GMC Chapter 17.26.

17.26.030 Uses allowed outright.

Applicant Response:

The public utility use is not allowed outright.

17.26.040 Conditional uses allowed.

In an OS zoning district, the following uses and their accessory uses are allowed subject to GMC Chapter [17.70](#) (conditional uses):

- (7) Public utility facilities within a Habitat Conservation Area District.*

Applicant Response:

The site of the proposed electrical cabinet and conduits are in the HCA High and HCA Moderate zones. Conditional Use review is required.

17.26.050 Special standards.

Developments in the open space district shall comply with the following special standards:

- (1) *Compatibility. Open space uses shall be compatible with adjacent land uses.*

Applicant Response:

Adjacent land uses include a Gladstone city park, undeveloped right-of-way associated with the old railroad bridge, public streets, and single-family residential uses. The original RIPS was constructed on this property in 1969 and the city of Gladstone approved the construction of the current RIPS in 2011 and 2012.

- (2) *Preservation of Natural, Scenic and Historic Features. Trees, shrubs, wildlife and other significant natural, scenic or historic features shall be preserved and protected wherever feasible and/or practicable. Where conflicting uses are later identified which would detrimentally impact these resources, these resources shall be preserved and protected unless it can be clearly shown after analysis of the economic, social and environmental energy consequences of the conflicting uses that it is not feasible or practicable to retain these resources in their current state. Within the greenway portion of the open space district, significant trees, shrubs, wildlife habitats and other natural, scenic or historic features shall be preserved.*

Applicant Response:

The 0.29 acre lot is situated within Gladstone HCA District and WQRA District. (See HCA Figure in Exhibits.) The new electrical cabinets will be located upland from the WQRA and within High and Moderate HCA zones. Gladstone Planning staff determined that the project is exempt from HCA review.

The subject lot is an open space resource listed in the Gladstone Comprehensive Plan Goal 5 Inventory of open space. However, there are no other listed Goal 5 natural, scenic, historic, or archaeological resources on site. The Gladstone HCA District (GMC 17.25) regulates impacts to Goal 5 natural resources.

No significant trees will be removed. Soil disturbance of the HCA will be approximately 60 Sq. Ft. and will occur in a previously landscaped area.

- (3) *Access and Parking. Vehicular traffic generated by open space use shall be provided with adequate access and parking facilities*

Applicant Response:

Staff from the Lake Oswego Public Works Department visit the RIPS facility several times a week to conduct general monitoring, testing, and maintenance. The new electrical equipment, per se, will not generate any daily vehicle trips. The electrical equipment will only be used during emergency situations when restoration of power to the RIPS is essential. The backup temporary mobile generators will be placed on existing impervious surface area. Vehicle trips associated with the emergency use include towing the backup generator onto the site, operating and maintaining the generator, and removing when power is restored. Public Works crews will be present to operate the generators. The generator project will not add any new access or parking facilities.

(4) *Trash Receptacles.* Picnic grounds shall be equipped with trash receptacles.

Applicant Response:

The project will not generate trash and no trash receptacles are proposed.

(5) *Maintenance.* Open space districts shall be maintained by the city if publicly owned, by the owner(s) if privately owned.

Applicant Response:

The electrical equipment will be maintained by the Lake Oswego Public Works staff.

(6) *Limitations:*

(a) *Bikeways and/or trails shall not cross private property without first securing an easement from the property owner;*

(b) *Substantial soil removal or fill (grading) shall be subject to approval by the City Council.*

Applicant Response:

No bikeways or trails are proposed. Approximately 60 Sq. Ft. of HCA soil surface area will be impacted.

Conclusion

The proposed RIPS application satisfies GMC 17.26.050, Special Standards, in the open space district.

Conditional Use – GMC 17.70

The RIPS received Conditional Use approval in 2011 and that approval was refined in 2012 with Gladstone approval of subsequent land use applications. GMC 17.70.010(4) states that modification of an existing conditional use shall comply with the requirements of this section. This proposal is a modification of an existing conditional use permit.

17.70.010 Authorization to grant or deny.

(1) *Approval Criteria.* A conditional use may be approved, pursuant to GMC Division VII (administrative procedures), if the applicant demonstrates that the proposed use:

(a) *Is listed as a conditional use in the underlying zoning district or is authorized pursuant to GMC Chapter 17.74 (authorization of similar uses);*

Applicant Response:

A public utility, such as the RIPS, in an Open Space zone is listed as a Conditional Use when in a Habitat Conservation Area. (GMC 17.26.040(7)) The Gladstone Planning Commission approved the construction of the RIPS conditional use in 2011. The proposed electrical equipment is a minor modification of the approved conditional use.

(b) *Is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features;*

Applicant Response:

The Gladstone Planning Commission approved the construction of the RIPS conditional use in 2011. The applicant will use the proposed electrical equipment when electrical power supporting the RIPS is unavailable in an emergency situation, such as an ice storm or other severe weather event. The necessary electrical equipment will be placed wholly within the RIPS property.

- (c) *Is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;*

Applicant Response:

Ice storms and loss of electrical power are not uncommon occurrences in Gladstone or the Metro area. Maintaining a public water supply during normal times and during an emergency is a public health and safety necessity. The site is presently served by public streets and public infrastructure. The use of the proposed electrical equipment will enhance public services.

- (d) *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate development of properties in the area and neighborhoods surrounding the subject site.*

Applicant Response:

The Gladstone Planning Commission previously determined that the location, size, and functional characteristics of the RIPS facility would have minimum impact on the livability of surrounding properties. Installation of the proposed electrical equipment will help ensure that the RIPS is reasonably compatible with the neighborhood. The use of an emergency mobile generator for limited periods of time will, however, generate temporary noise levels that will be heard within the neighborhood. The additional noise will cease as soon as regular power returns to the RIPS and the neighborhood. (See discussion about noise below.)

- (e) *Satisfies the policies of the comprehensive plan that apply to the proposed use.*

The Gladstone Comprehensive Plan polices most directly applicable to this proposal are:

- The City’s overall water objective is: *“To participate in maintaining an adequate level of water quality and quantity to ensure its continued use for recreation, domestic water supply and aquatic habitat.”* (Gladstone Comprehensive Plan, p. 22.)
- *Policy 4: “Maintain, when possible, major vegetation along streams and drainage ways for a minimum distance of 10 feet from the mean low water line in those areas having slopes of 10% or less; add one foot per one additional percent of slope or less for slopes exceeding 10% (selective cutting, trimming and thinning will be allowed as necessary for access to the waterway).”*
- *Policy 5: “Stream courses shall not be significantly altered*

Applicants Response:

The proposed installation of this electrical equipment will occur between the parking lot and the former trolley right of-way. Construction of the two above ground cabinets will disturb approximately 60 Sq. Ft. of previously landscaped area. The above ground exposed electrical conduits will not disturb soils since they are above ground and exposed. After installation of the above ground structures, the applicant will landscape the disturbed area. No other habit will be disturbed. Therefore, the proposal will maintain stream bank vegetation and will mitigate impacts to soils above the bank by planting native vegetation on-site.

The City’s overall fish and wildlife objective is: *“To protect, preserve and enhance the community’s wildlife habitat and refuges.”* (Gladstone Comprehensive Plan, p. 23.)

- *Policy 2: “Maintain and manage streamside vegetation and groundcover to promote wildlife habitats, to stabilize banks and to allow for the natural filtering action of soils.” (Gladstone Comprehensive Plan, p. 24.)*

Applicants Response:

The project location in the western portion of the lot contains moderate to high value HCA. The paved parking area provides little habitat value, despite its HCA High classification. The site for the electrical cabinets and the conduits is in an area previously landscaped. The applicant will restore the soil surface to as-found condition after construction.

The overall City goal for open spaces, historic and scenic areas is: *“To preserve and enhance the natural beauty of the city’s waterways, open space and other natural resources, both scenic and historic, so they may become a more dominant feature of the area’s character and setting and to be enjoyed by a larger number of the area’s residents both now and in the future.” (Gladstone Comprehensive Plan, p. 20.)*

- *Objective 1: “To provide an open space system designed in response to the needs and capabilities of the area.” (Gladstone Comprehensive Plan, p. 26.)*
- *Objective 3: “To preserve and improve significant scenic views and settings, historic and archaeological landmarks and sites.” (Gladstone Comprehensive Plan, p. 26.)*

Applicants Response:

The Clackamas River banks are included in the Goal 5 inventory of open space. The project site is zoned Open Space. The proposed electrical work maintains the existing open space system by limiting development of open space resources.

Specific implementing policies for the open space objectives include:

- *Policy 3: “The Willamette and Clackamas Rivers shall remain as the focal points of the area’s open space network.” (Gladstone Comprehensive Plan, p. 26.)*
- *Policy 7: “Require the preservation of significant scenic views and settings,” including sub-policy e: “Give high priority to the protection of scenic view areas and settings along the Clackamas and Willamette Rivers.” (Gladstone Comprehensive Plan, p. 26.)*

Applicants Response:

The proposed project is located along the Clackamas River within a designated open space resource. The proposed project location is not a Goal 5 scenic value resource. Its location above the Clackamas River bank, however, makes it an important scenic resource for the City per sub-policy e. The proposed project development will not alter the existing scenic views of and from the site because the construction of the proposed above ground electrical cabinets will disturb approximately 60 Sq. Ft. of HCA and the over-head electrical conduits will cross over approximately 30 Sq. Ft. of HCA.

Conclusion:

The minor modification of the site complies with the relevant City of Gladstone’s Comprehensive Plan policies relating to natural resources and open space.

GMC 17.70.010(2) Conditions of Approval. In addition to the specific requirements of this title, including those set forth in GMC Chapter [17.62](#) (special uses), and the comprehensive plan, approval of a conditional use may be

granted subject to additional conditions that are found necessary to protect the best interests of the surrounding area or the city as a whole. These conditions may include, but are not limited to, . . . (a) – (l):

Applicants Response:

The applicant acknowledges the Planning Commission’s right to impose conditions of approval that “*are found necessary to protect the best interests of the surrounding area or the city as a whole.*” The above ground electrical cabinets and associated conduits are the project elements which require conditional use approval. The use of the temporary emergency generators is not subject to conditional use approval. However, the applicant acknowledges that the use of such generators, in an emergency situation, warrants consideration of the noise levels that will be generated and heard in the neighborhood.

The above-ground electrical equipment and associated conduits will not generate noise, vibration, smoke, dust, fumes, or glare. However, during an emergency a portable trailer-mounted diesel generator will generate noise. (See the discussion about noise in Section 8.12, Noise, below.)

17.70.040 Time limit on permit.

- (1) *Approval of a conditional use shall expire if substantial construction has not occurred within one (1) year—or such lesser time as may be specified as a condition of approval—of the date of the final decision.*
- (2) *Upon request and in accordance with GMC Section [17.66.015\(4\)](#), the one-year period may be renewed once by the City Administrator or designee for not more than one year.*

Applicants Response:

Delivery of the necessary electrical equipment has a long lead time. Consequently, the applicant may request an extension of the approval period consistent with GMC 17.66.015(4).

Habitat Conservation Area District (HCAD) GMC 17.25

The 0.29 acre property is within the HCAD.

Applicants Response:

This project proposes expansion and alteration of the existing transformer enclosure including installation of new exposed electrical conduits and installation of a new manual transfer switch/docking station and a concrete equipment pad extension. There is no proposed expansion of a building footprint. Therefore, the pre-application conference notes concluded that the proposed installation of electrical equipment is exempt from HCA permitting.

GMC 17.25.040.A exempts from HCA review. “*Uses and activities that do not constitute development, except if the use or activity is prohibited by Section [17.25.050](#).*” GMC 17.25.050 relates to prohibited uses, the RIPS is not a prohibited use, it is a conditional use.

GMC 17.25.040(E) exempts: “*Maintenance, alteration, expansion, repair, and replacement of existing structures, provided that the building footprint is not increased.*” The installation of electrical equipment is not an alteration or expansion of a building.

GMC 17.25.030.E defines “development” as, “*any manmade change defined as structures, roads, utilities, mining, dredging, paving, filling, or grading in amounts greater than 10 cubic yards. In addition, “development” is any other activity that results in the removal of more than 10 percent or 20,000 square feet of the Habitat Conservation Area vegetation on a lot of record, whichever is less.*” The proposal does not involve work on a building. The proposal is for minor expansion of electrical infrastructure with construction related soil

disturbance of approximately 60 Sq. Ft. of HCA within a 14,421 Sq. Ft. lot. The total area of HCA overlay (Moderate and High) on the subject property is 12,060 Sq. Ft. (See HCA exhibit.) The total area of HCA disturbance will not result in the removal of more than 10% or 20,000 square feet of HCA.

GMC 17.25.030.G exempts, “Development that will have a disturbance area that does not exceed 120 square feet. If more than one development is undertaken pursuant to this exemption—regardless of whether the work is done as one project or a series of projects—the total disturbance area shall not exceed this 120 square-foot limit.” The project will disturb 60 Sq. Ft. of HCA soils and the electrical raceways will fly over 30 Sq. Ft. of HCA area. The total impact to the HCA is less than 120 Sq. Ft.

However, if a development within the HCA requires a grading or building permit, a Construction Management Plan (CMP) is required. (See GMC 17.25.040 and pre-application conference notes.) The proposed above ground electrical cabinets are not buildings and do not require a building permit. Soil disturbance on the site will be approximately 60 Sq. Ft. A grading permit is not required for this minor site disturbance. The location of the cabinets and above ground conduit are above the 100-year Base Flood Elevation. The steep slopes along the bank of the Clackamas River will not be disturbed. Therefore, a CMP is not required for this small project.

Water Quality Resource Area District (WQRA) GMC 17.27

Applicant’s Response:

The 0.29 acre RIPS property is partially within the WQRA. The electrical equipment proposed is upland from the WQRA boundary. Therefore, this proposal is not subject to WQRA review.

Flood Management Area (FM) District – GMC 17.29 FM

Applicant’s Response:

The [FEMA Firm Map](#) shows that the Base Flood Elevation (BFE) at the project site is 48 feet. The City of Gladstone approved the 2011 and 2012 RIPS projects using a BFE of 47.8 feet. (See discussion of BFE on page one.) The electrical equipment project location is between 59 and 60 feet elevation. Therefore, this project is not subject to review under GMC 17.29.

Utilities – GMC 17.60

17.60.020 Standards [Applicable subsections below].

Utility services and facilities shall be appropriate to the scale and type of development and consideration shall include, but not be limited to the following standards:

- (1) *Site Disturbance.* The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site.

Applicants Response:

Construction of the project will disturb approximately 60 Sq. Ft. of HCA ground area. Upon completion, the cabinets will create approximately 50 Sq. Ft. of permanent impervious surface area.

- (2) *Electricity. Gas. Communications.* All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company servicing the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground.

Applicants Response:

The 0.29 acres RIPS property is served by Portland General Electric via dual substation feeder circuits. The purpose of this proposal is to provide future access to portable electrical equipment during an emergency. The electrical cabinets and conduits will be above ground. No other utility changes are proposed.

(3) *Underground Facilities.* The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting and cable television, shall be placed underground.

Applicants Response:

The proposed electrical supply lines will all be placed underground.

Design Review – GMC 17.80

Applicants Response:

GMC 17.80.021 exempts “utility lines and equipment cabinets, not including towers or substations, provided such equipment cabinets are no greater than 120 square feet in area and 10 feet in height” from design review. The proposed electrical cabinets will be less than 10 feet in height. The permanent foot print of the electrical cabinets is 50 Sq. Ft. (The construction impact area of the cabinets will be approximately 60 Sq. Ft.) The overhead electrical conduits will fly over approximately 30 Sq. Ft. of HCA but will not disturb soils. The City pre-application conference notes states that the “proposal appears to fall within the exception from design review category and therefore a design review application is not required.”

Noise Control – GMC 8.12

Applicants Response:

Gladstone Municipal Code Chapter 8.12 addresses excessive noise. Section 8.12.020(1) limits noise that results in a residence experiencing a noise level above 65 dBA daytime and 60dBA nighttime.

However, GMC 8.12.030(2) exempts “Sounds caused by emergency work or by the ordinary and accepted use of emergency equipment.” Operation of the temporary trailer mounted generators in an emergency situation, as proposed, is an ordinary and accepted use of emergency equipment.

The available emergency generators are rated at 72dBA at 27 feet. (See generator cut sheet.) At a distance of 27 feet from the generator the noise level would be 72 dBA.

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.

There are residential uses to the west and to the north of the RIPS property. There are three homes across from the RIPS property.

-
-
-

- 110 E Clackamas Blvd. is separated from the RIPS by Clackamas Blvd.
- 115 W Clackamas Blvd. is separated from the RIPS by the historic Trolley right-of-way.
- 160 Portland Ave. is kitty-corner from the RIPS at the intersection of Clackamas Blvd. and Portland Ave.

The portable trailer mounted generators, when used, will be placed in the southwestern corner of the RIPS property or on the bridge behind the existing gate. All three of the residences are more than 50 feet from the location of the temporary generators. If the temporary generators produce a noise level of 72 dBA at 27 feet, a single generator will generate 70 dB at the property line.



Conclusion

The proposed installation of electrical infrastructure is a necessary response to known public emergencies. Without a backup power source when PGE power is not available, the LOTWP cannot provide raw water to the water treatment plant and then on to its nearly 100,000 constituents. The result is a temporary public health and safety emergency. The proposed installation of this electrical infrastructure and the temporary use of portable diesel generators during an emergency is an appropriate response to a known problem.

The applicant has demonstrated that the proposed small modification of an approved conditional use site is consistent with the Special Standards (17.26.050) for the Open Space zone. The applicant has also demonstrated that the proposal satisfies approval criteria in GMC 17.170.010(1)(a-e), Conditional Use.

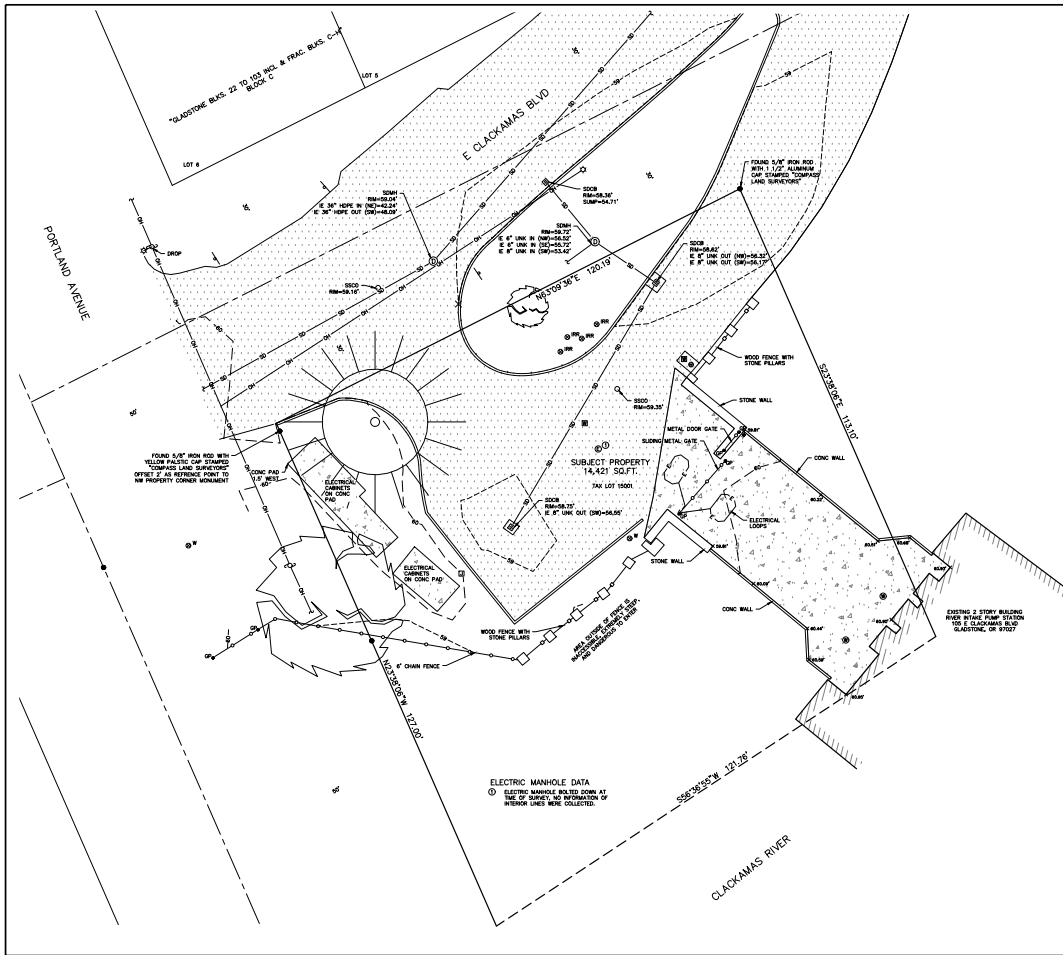
The proposal is upland from the WQRA and above the 100-year flood elevation. The soil disturbance in the HCA will occur in an area already used for electrical equipment. GMC 8.12 exempts use of emergency equipment from the city's noise regulations. Although the use of backup generators will generate audible noise, the anticipated impacts on nearby residences will be both temporary and will not create a threat to hearing loss because of the distance between the generators and the residences.

For these reasons, we ask the Gladstone Planning Commission to approve this application.

Thank you.

Exhibits

- A. Application Form
- B. Site Survey, August 2023
- C. Site Plan RIPS Gladstone Land Use and EPSC
- D. Transfer Switch Docking Station Cut Sheet
- E. Concept E-25-1102 – Street View
- F. Calculated Floodplain Elevation Maps
- G. HCA Area of site
- H. Pre-App Notes PAC 24-10
- I. RIPS Aerial 105 E Clackamas Blvd. Gladstone, OR



- LEGEND**
- FOUND MONUMENT (PROTECT AT ALL TIMES)
 - POST WITH SECURITY CAMERA
 - GATE POST
 - SIGN
 - DECEADOUS TREE
 - EVERGREEN TREE
 - GARCH BASH (GARB)
 - STORM DRAIN MANHOLE (SDMA)
 - CLEANOUT (COO)
 - UTILITY POLE
 - STREET LIGHT
 - JUNCTION BOX
 - ELECTRIC MANHOLE
 - IRRIGATION CONTROL VALVE
 - POTABLE WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - DRAWING WATER FOUNDATION
 - PAINT ELEVATION
 - UNKNOWN PIPE
 - HIGH DENSITY POLYETHYLENE PIPE
 - CONCRETE
 - INCLUSIVE
 - FRACTIONAL
 - SQUARE FEET
 - ROADWAY CENTERLINE
 - WOODEN FENCE LINE
 - CHAIN LINK FENCE LINE
 - 5 FOOT INTERNAL CONTOUR
 - 1 FOOT INTERNAL CONTOUR
 - POWER CONDUIT
 - OVERHEAD POWER
 - STORM DRAIN LINE
 - CONCRETE
 - ASPHALT

SURVEY NOTES

THE HORIZONTAL DATA FOR THIS SURVEY IS BASED UPON STATE PLANE COORDINATES, OREGON NORTH ZONE (SAS). UNITS ARE INTERNATIONAL FEET.

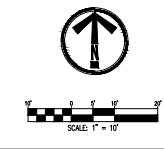
THE ORIGINAL DATA FOR THIS SURVEY IS BASED UPON MEASUREMENTS TAKEN BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS.

A TRAVELING SURVEY WAS CONDUCTED FOR THIS SURVEY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS.

NO MONUMENTS ARE SHOWN AS TO INTERESTS OF UNRECORDED TITLE, SUCH AS ADVERSE POSSESSION, EJECTMENT, ACQUISITION, ETC.

THE UNDERGROUND UTILITIES AS SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD SURVEY DATA. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY UNRECORDED INTERESTS.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. NO TITLE REPORT WAS OBTAINED OR USED IN THE PREPARATION OF THIS MAP. THERE MAY BE EXISTING AGREEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THE PROPERTY. NO ATTEMPT WAS MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.



DATE	DATE	DATE	DATE
NO.	NO.	NO.	NO.
PREPARED BY	SV	DATE	DATE
DRAWN	SV	DATE	DATE
CHECKED	NNA	DATE	DATE
DATE	DATE	DATE	DATE

EXISTING CONDITIONS MAP

OF TAX LOT 15001 AND 15002 OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CITY OF GLASTONIE, CLACKAMAS COUNTY, OREGON

DATE OF SURVEY: August 16, 2023

EMERIO

11000 N. CENTRAL AVENUE, SUITE 100, DENVER, CO 80231
 303.755.8800
 www.emeriosurveyors.com

CREATED FOR: RILEY MIDDLEBROOK, BROWN AND CALDWELL, AUSTIN, TX
 JOB: 044-020
 SHEET 1 OF 1



KEY NOTES

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

LEGEND

- PROPERTY LINE
- - - CONSERVATION AREA
- - - - - TOP OF BANK
- - - - - 100-YR BASE FLOOD ELEVATION
- - - - - WQRA LIMITS
- SD — STORM DRAIN
- OH — OVERHEAD POWER
- ⊞ CATCH BASIN (SDCB)
- ⊞ STORM DRAIN MANHOLE (SDMH)
- CLEANOUT (SSCO)
- ⊞ UTILITY POLE
- ⊞ STREET LIGHT
- ⊞ JUNCTION BOX
- ⊞ ELECTRIC MANHOLE
- ⊞ IRR IRRIGATION CONTROL VALVE
- ⊞ POTABLE WATER MANHOLE
- ⊞ WATER METER
- ⊞ W WATER VALVE
- ⊞ GP GATE POST

EQUIPMENT	DESCRIPTION	DIMENSIONS
RAW-03-XFM-002 (EXISTING)	12.47KV-480Y/277V, 1500KVA TRANSFORMER	62"W x 96"D x 72"H
(NEW)	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

**RIPS ELECTRICAL EQUIPMENT
FIGURE 1
CONDITIONAL USE SITE PLAN
1/31/24**



KEY NOTES

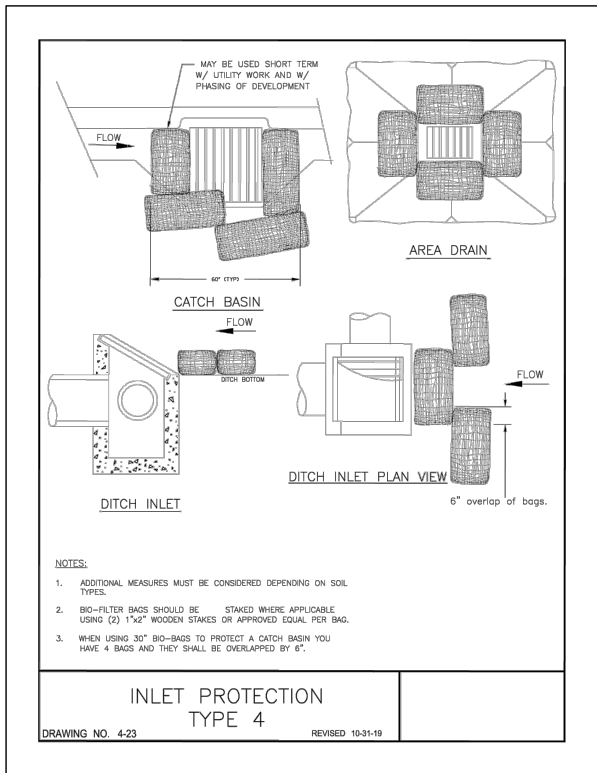
1. PROPOSED DEVELOPMENT, SEE FIGURE 1
2. MATERIAL STAGING AREA
3. SITE INGRESS AND EGRESS TO BE USED BY CONSTRUCTION VEHICLES.
4. ORANGE CONSTRUCTION FENCING
5. CONTRACTOR SHALL NOT BLOCK EXISTING GATE.

LEGEND

- PROPERTY LINE
- CONSERVATION AREA
- SD STORM DRAIN
- OH OVERHEAD POWER
- ☐ CATCH BASIN (SDCB)
- ⊙ STORM DRAIN MANHOLE (SDMH)
- CLEANOUT (SSCO)
- UTILITY POLE
- ⊙ STREET LIGHT
- ⊙ JUNCTION BOX
- ⊙ E IRR ELECTRIC MANHOLE
- ⊙ IRR IRRIGATION CONTROL VALVE
- ⊙ W POTABLE WATER MANHOLE
- ⊙ W WATER METER
- ⊙ W WATER VALVE
- GP GATE POST



**RIPS ELECTRICAL EQUIPMENT
FIGURE 2
ESCP PLAN
1/31/24**



ESCP NOTES

1. MATERIAL STOCKPILE AREA TO BE COVERED WHEN NOT IN ACTIVE USE.
2. BIO-FILTER BAGS AROUND SDCB #1, SEE DETAIL 4-23, THIS PAGE.
3. SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
4. ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
5. SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
6. ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD.
7. PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE.

RIPS ELECTRICAL EQUIPMENT
FIGURE 3
ESCP NOTES AND DETAILS
1/31/24

National Flood Hazard Layer FIRMette

122°35'52"W 45°22'52"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone I*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

CROSS SECTIONS WITH 1% ANNUAL CHANCE WATER SURFACE ELEVATION

- 20.2
- 17.5
- 8

OTHER FEATURES

- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

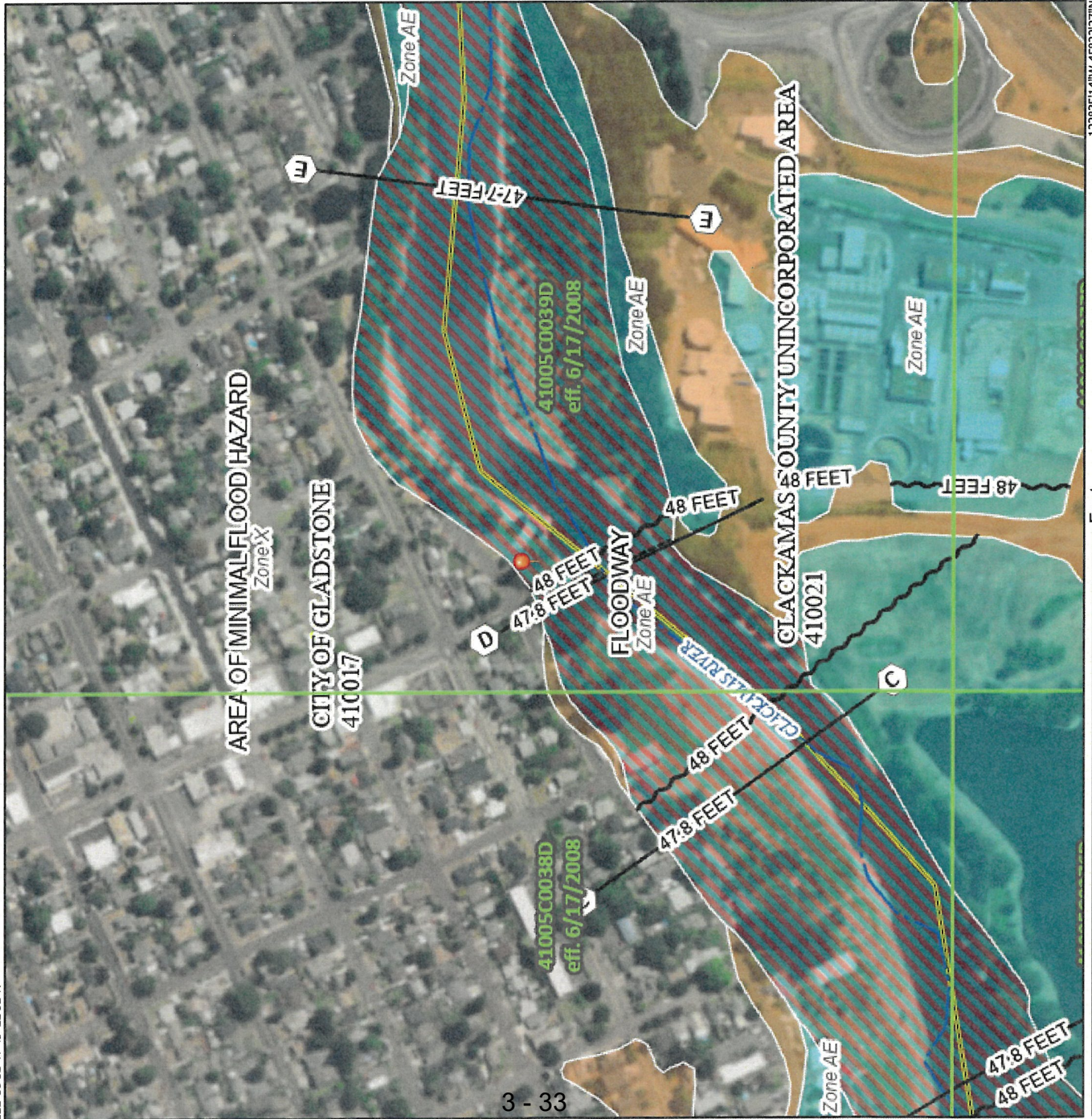
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/23/2024 at 12:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

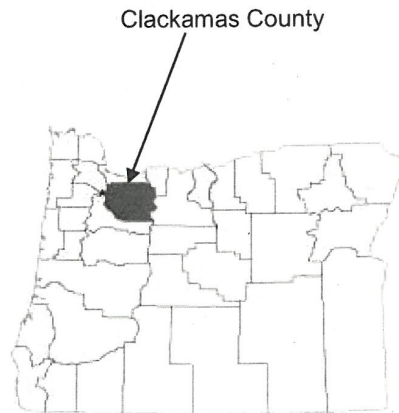


FLOOD INSURANCE STUDY



CLACKAMAS COUNTY, OREGON AND INCORPORATED AREAS Volume 1 of 3

Community Name	Community Number
BARLOW, CITY OF	410013
CANBY, CITY OF	410014
DAMASCUS, CITY OF	410006
*ESTACADA, CITY OF	410016
GLADSTONE, CITY OF	410017
HAPPY VALLEY, CITY OF	410026
*JOHNSON CITY, CITY OF	410267
LAKE OSWEGO, CITY OF	410018
MILWAUKIE, CITY OF	410019
*MOLALLA, CITY OF	410020
OREGON CITY, CITY OF	410021
RIVERGROVE, CITY OF	410022
SANDY, CITY OF	410023
WEST LINN, CITY OF	410024
WILSONVILLE, CITY OF	410025
CLACKAMAS COUNTY (UNINCORPORATED AREAS)	415588



*No Special Flood Hazard Areas Identified

REVISED: JANUARY 18, 2019

Reprinted with corrections on December 6, 2019



Federal Emergency Management Agency
FLOOD INSURANCE STUDY NUMBER
41005CV001B

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER-SURFACE ELEVATION			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
CLACKAMAS RIVER								
A	1,320	530	16,747	6.6	47.8	44.5 ²	44.7 ²	0.2
B	2,534	470	12,161	9.1	47.8	44.7 ²	44.8 ²	0.1
C	3,590	541	12,753	8.6	47.8	44.9 ²	45.6 ²	0.7
D	4,171	380	9,137	12.1	47.8	44.9 ²	45.6 ²	0.7
E	5,170	530	11,102	9.9	47.7	46.6 ²	46.6 ²	0.0
F	6,280	370	8,030	13.7	47.7	47.0 ²	47.5 ²	0.5
G	6,550	380	7,987	13.8	47.7	47.5 ²	48.0 ²	0.5
H	7,290	360	6,891	16.0	49.9	49.9	50.2	0.3
I	7,760	475	11,825	9.3	55.6	55.6	55.6	0.0
J	8,030	420	13,492	8.2	58.1	58.1	58.3	0.2
K	9,080	950	24,885	4.4	59.3	59.3	59.6	0.3
L	10,240	810	14,963	7.4	59.5	59.5	59.7	0.2
M	11,140	650	13,279	8.3	59.9	59.9	60.3	0.4
N	12,090	620	11,468	9.6	60.1	60.1	60.9	0.8
O	12,990	820	13,395	8.2	61.5	61.5	62.1	0.6
P	13,940	635	11,652	9.4	63.1	63.1	63.1	0.0
Q	14,940	680	11,564	9.5	63.8	63.8	64.2	0.4
R	15,945	734	12,668	8.7	64.3	64.3	65.2	0.9
S	16,845	480	10,297	10.7	64.8	64.8	65.8	1.0
T	18,005	478	11,882	9.3	66.4	66.4	67.4	1.0
U	19,045	665	12,976	8.5	67.5	67.5	68.4	0.9
V	20,070	757	15,258	7.2	69.9	69.9	70.8	0.9
W	20,930	779	15,092	7.3	70.6	70.6	71.5	0.9
X	21,930	755	13,997	7.9	71.7	71.7	72.6	0.9
Y	23,010	719	14,058	7.8	73.9	73.9	74.9	1.0
Z	24,045	566	11,446	9.6	75.2	75.2	76.2	1.0

¹ Stream distance in feet above confluence with Willamette River

² Water-surface elevations computed without consideration of backwater effects from Willamette River

FLOODWAY DATA

FEDERAL EMERGENCY MANAGEMENT AGENCY
CLACKAMAS COUNTY, OR
AND INCORPORATED AREAS

CLACKAMAS RIVER

TABLE 8

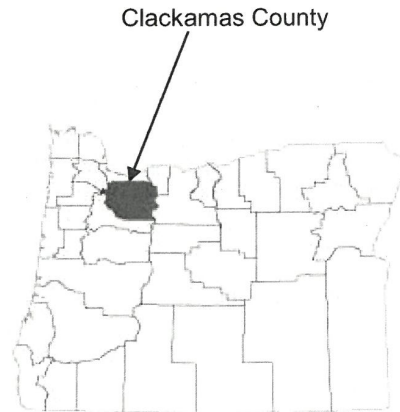
Vol 1 of 3 FEMA FIS # 41005C V001B

FLOOD INSURANCE STUDY



CLACKAMAS COUNTY, OREGON AND INCORPORATED AREAS Volume 2 of 3

Community Name	Community Number
BARLOW, CITY OF	410013
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GLADSTONE, CITY OF	410017
HAPPY VALLEY, CITY OF	410026
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WEST LINN, CITY OF	410024
WILSONVILLE, CITY OF	410025
CLACKAMAS COUNTY (UNINCORPORATED AREAS)	415588



*No Special Flood Hazard Areas Identified

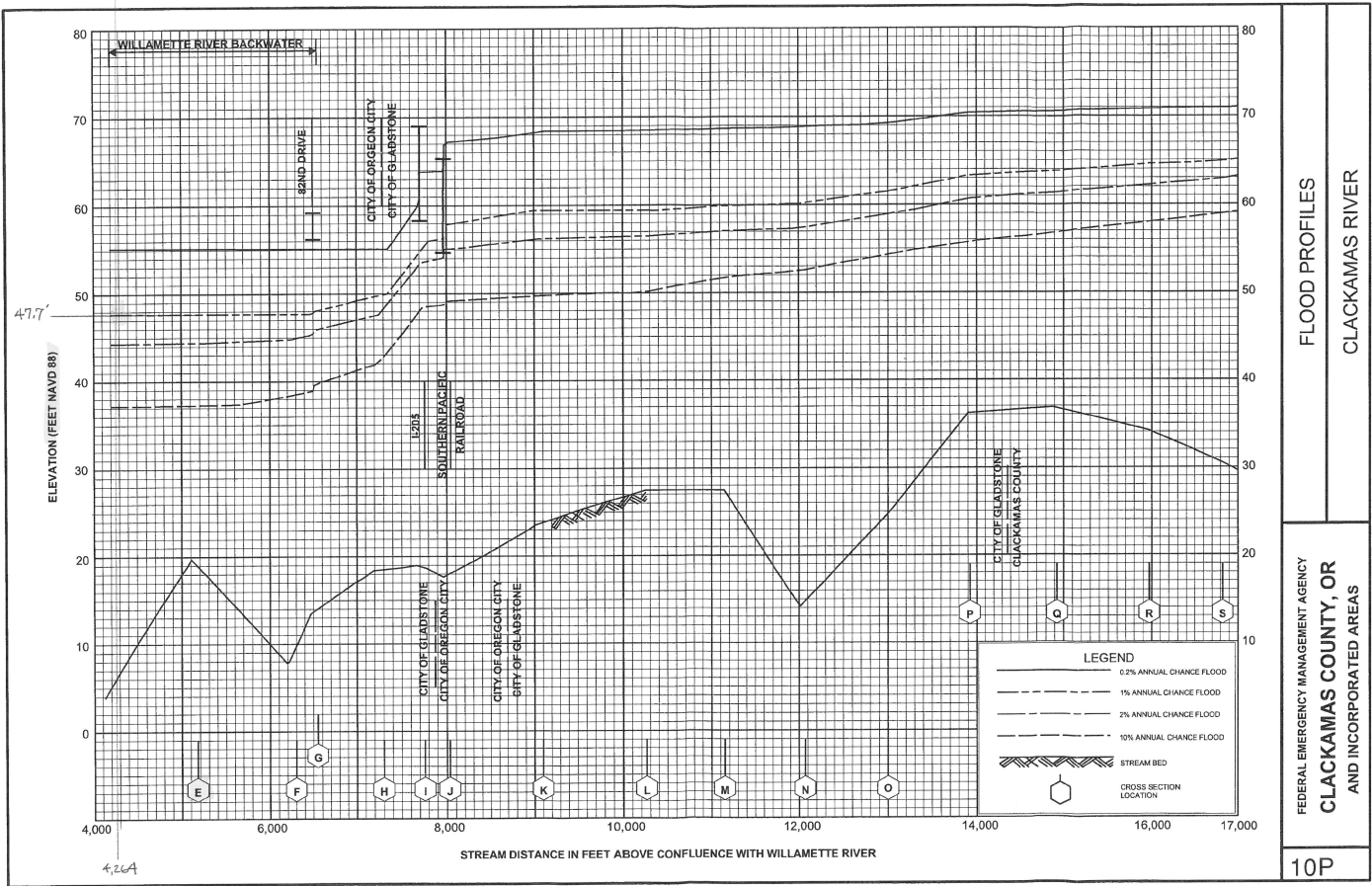
REVISED: JANUARY 18, 2019

Reprinted with corrections on December 6, 2019



Federal Emergency Management Agency

FLOOD INSURANCE STUDY NUMBER
41005CV002B



River Intake Pump Station – Generator Improvements

Construction Management Plan
Prepared for
Lake Oswego-Tigard Water Partnership
February 13, 2024

River Intake Pump Station – Generator Improvements

RIPS Construction Management Plan
Prepared for
Lake Oswego-Tigard Water Partnership
February 1, 2024



FINAL

Prepared by:
Kelly Kimball, P.E., Brown and Caldwell
Natalie Chow, P.E., Brown and Caldwell



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Portland, OR 97239-3552
T: 503.244.7005



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List of Abbreviations

RIPS	River Intake Pump Station
CMP	Construction Management Plan
BCC	Brown and Caldwell Constructors
CE	Christensen Electric
FSWP	Field Safety Work Plan
ESCP	Erosion and Sediment Control Plan
MTS	Manual Transfer Switch
XFM	Transformer

Executive Summary

This Construction Management Plan (CMP) shall be used, in conjunction with the Project design drawings and specifications, during the construction phase of the Project at the River Intake Pump Station (RIPS) by Brown and Caldwell Constructors (BCC) to manage the construction elements of the Project. The Project construction duration is anticipated to 2 months of active construction effort and involve multiple subcontractors, with the majority of the subcontractor work being electrical in nature and performed by Christensen Electric (CE).

Section 1

Construction Management Plan

1.1 Construction Phasing and Steps

The construction phasing and management activities are summarized in Table 1 below.

Table 1: Construction Phasing and Management Activities

Activity*	Responsible Party	Description
Task 1	BCC	Validate that all subcontractors have active and executed subcontracts per BCC standards and active certificates of insurance. Create and validate the Field Work Safety Plan (FWSP) and ensure that all subcontractors are compliant with the FWSP. Notify Owner of start date for active construction and validate access.
Task 2	BCC/CE	Secure site, install construction fencing, establish site ingress and egress along with required signage, establish contractor staging area as shown in Figure 1 below.
Task 3	BCC/CE	Install physical elements of the Erosion and Sediment Control Plan (ESCP) per Figure 1 and 2 below.
Task 4	BCC/CE	Excavate around existing transformer (RAW-03-XFM-002) and excavate for new manual transfer switch/docking station (RAW-03-MTS-001).
Task 5	BCC/CE	Set rock base, install rebar and pour concrete for the equipment pad extension and the new equipment pad. Backfill with native soil around equipment pads after appropriate concrete cure time.
Task 6	CE	Perform outage of feeder circuit A to RAW-03-XFM-002, coordinate outage with Owner. <ul style="list-style-type: none">• Perform modifications to RAW-03-XFM-002 and install transformer extension cabinet.• Set/install new RAW-03-MTS-001.• Install new exposed raceways from RAW-03-MTS-001 to RAW-03-XFM-002 (14 sets of 4" conduit).• Install conductors and terminate at RAW-03-MTS-001. Install splices on existing cables at RAW-03-XFM-002.• Test cables and report results.• See Figure 3 below.
Task 7	CE	Perform functional test of the system.
Task 8	BCC/CE	Remove all construction equipment, fencing and elements of the ESCP. Clean all non-pervious surfaces to return to as-found conditions.
Task 9	BCC/CE	Provide landscaping elements (may include replanting of shrubs, addition of bark dust and other elements) to return site landscaping near RAW-03-MTS-001 and RAW-03-XFM-002 to as found conditions.
Task 10	BCC	Demobilize and initiate construction close-out activities

*CMP is subject to change based on actual activities identified in the Issued for Construction design packages.

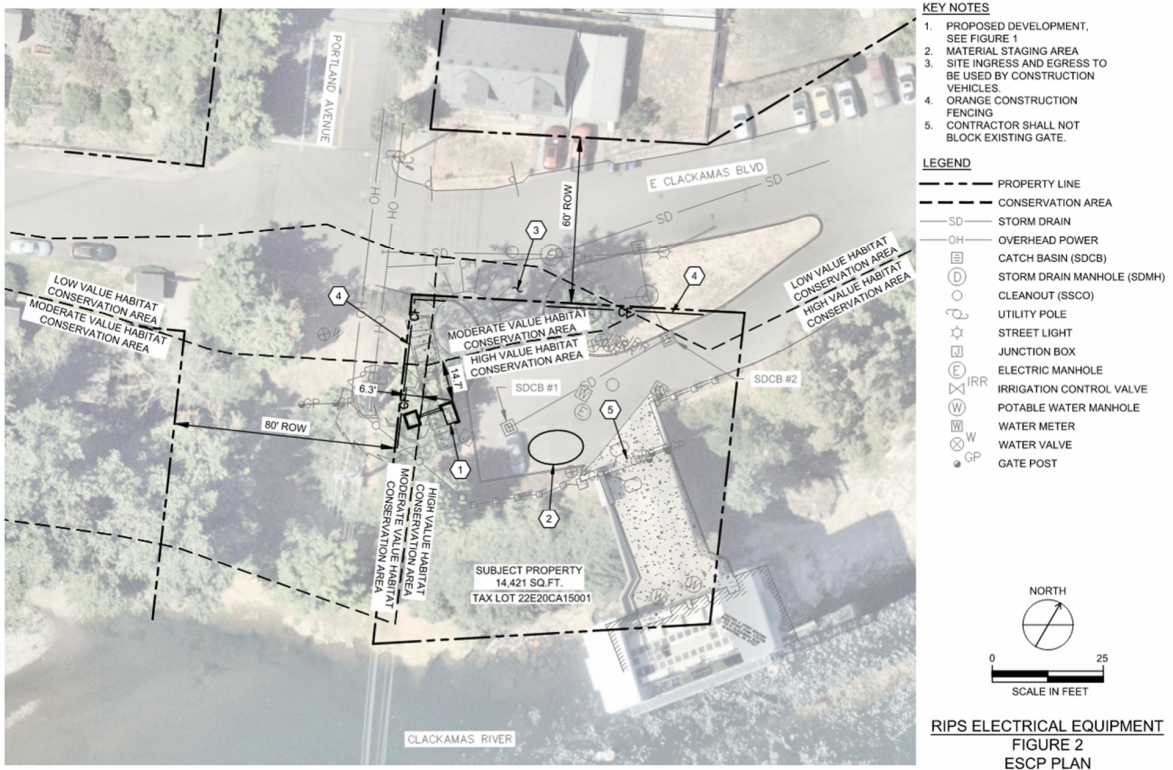
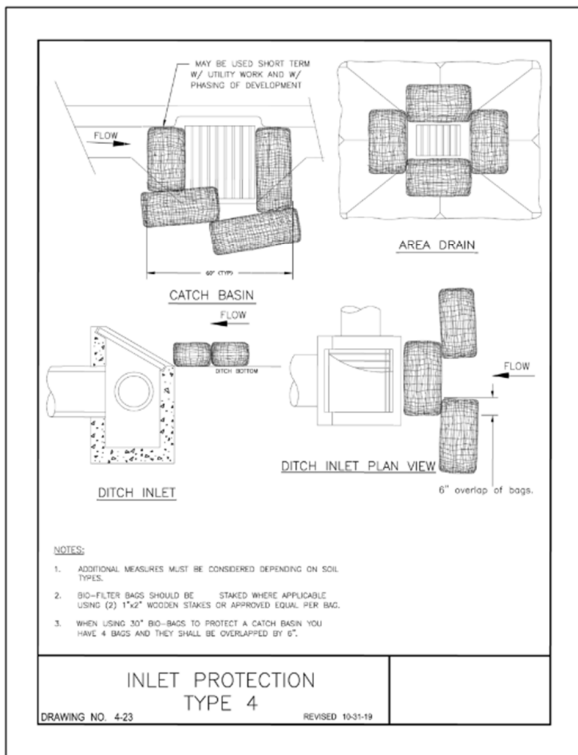


Figure 1-1: Staging, Fencing, ESCP



ESCP NOTES

- MATERIAL STOCKPILE AREA TO BE COVERED WHEN NOT IN ACTIVE USE.
- BIO-FILTER BAGS AROUND SDCB #1, SEE DETAIL 4-23, THIS PAGE.
- SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION, THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
- ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
- ALL EXPOSED SOILS MUST BE COVERED DURING WET WEATHER PERIOD.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF-SITE.

Figure 1-2: ESCP Means and Methods

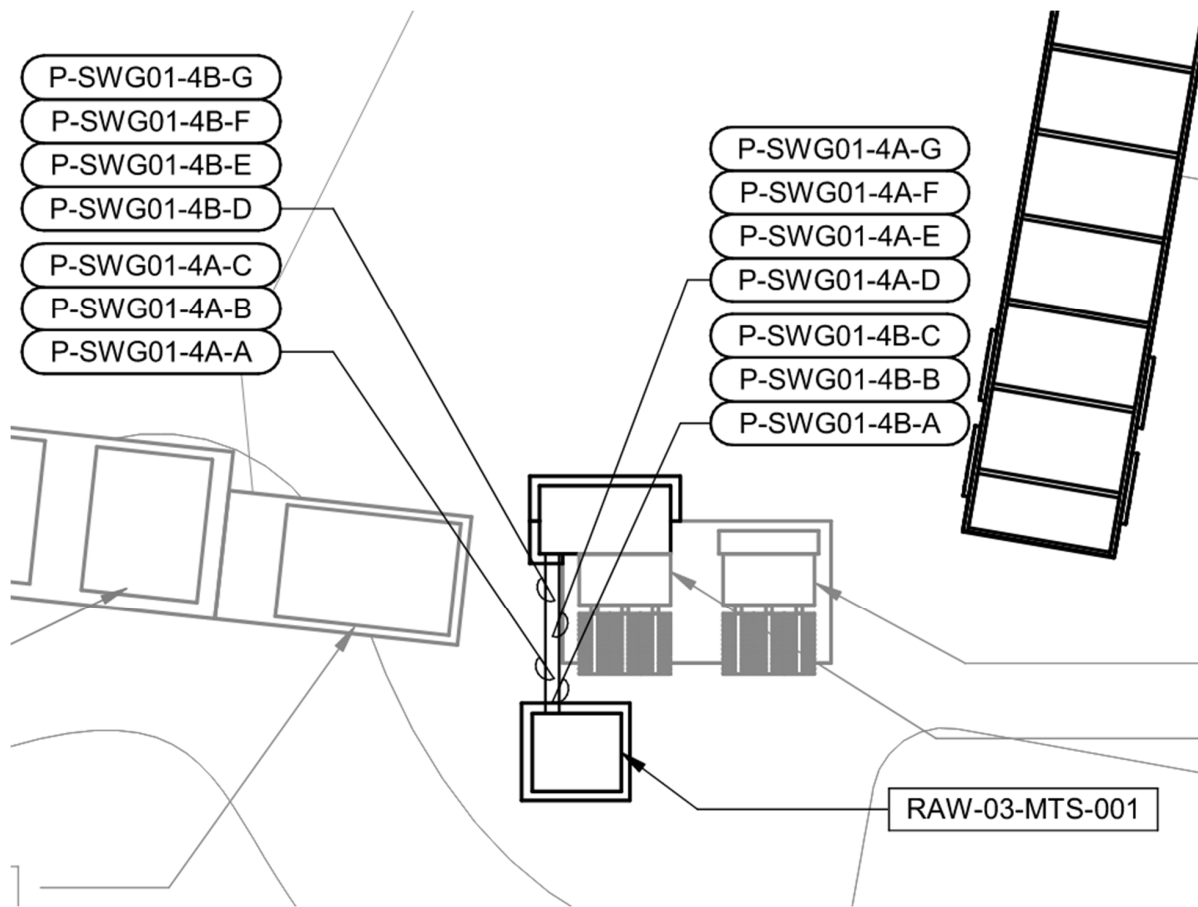
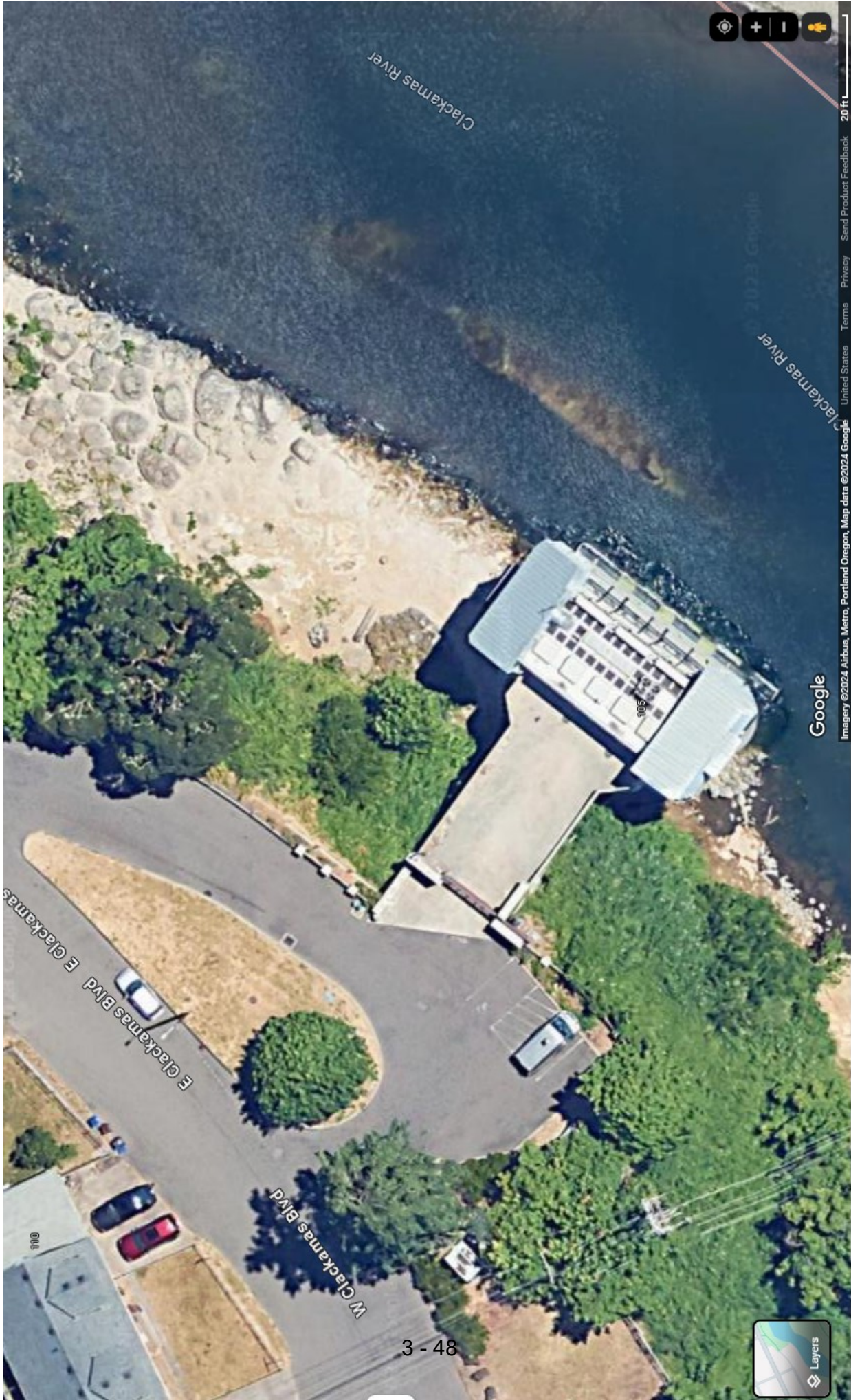


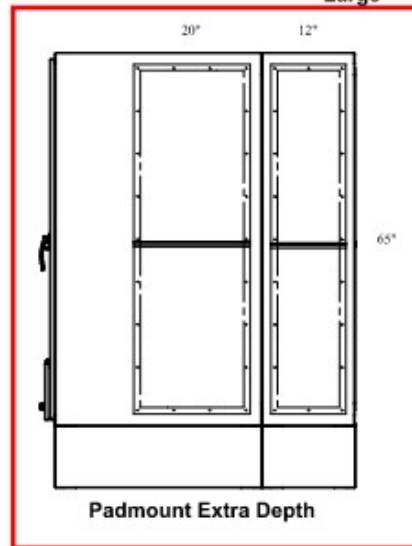
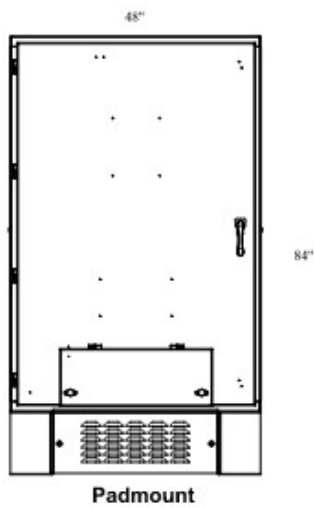
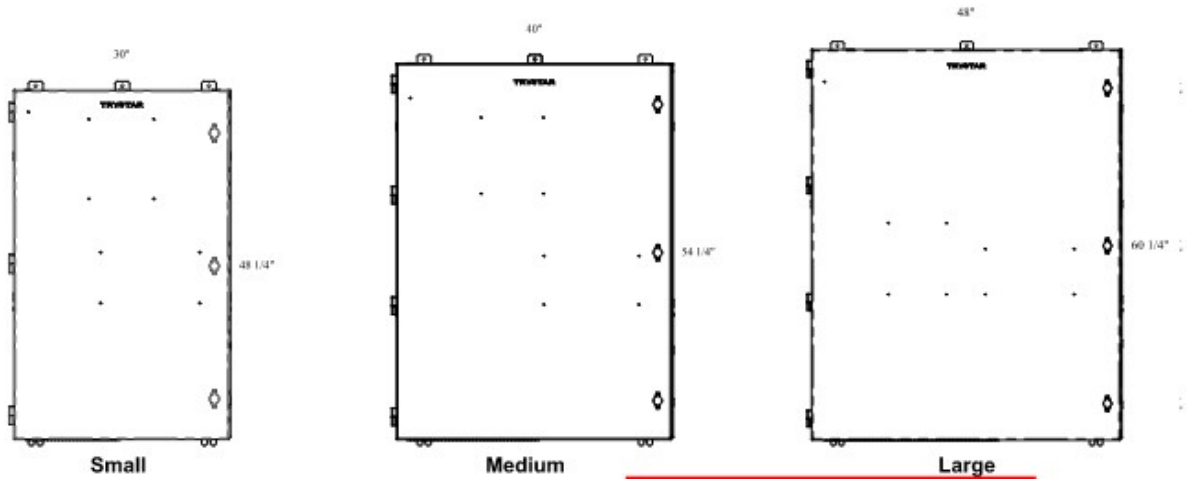
Figure 1-3: RIPS Electrical Plan



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RAW-03-MTS-001

DBDS Line	Small	Medium	Large	Padmount	Padmount Extra Depth
DBDS-1	100-250A	251-600A	601-800A	801-2000A	2001-4000A
Dimensions	48" x 30" x 16"	54" x 40" x 16"	60" x 48" x 16"	84" x 48" x 43"	84" x 48" x 55"
Approx. Weight	150lb	250lb	350lb	750lb	850lb



NOTICE OF PUBLIC HEARING- MARCH 19, 2024

GLADSTONE PLANNING COMMISSION

**CUP 24-01 Lake Oswego- River Intake Pump Station
Emergency Generator Docking Station**

- DATE & TIME:** **03/19/24**. This item will not begin earlier than **6:30 p.m.** However, it may begin later depending on the length of preceding items.
- PLACE:** The public hearing will be conducted in person at Gladstone City Hall (18505 Portland Ave | Gladstone, OR 97027), as well as virtually using the Zoom platform. The link to the public hearing and details on how to observe and testify online or by telephone will be available one week prior to the public hearing at: <https://www.ci.gladstone.or.us/bc-pc/page/planning-commission-meeting-84>
- LOCATION** 105 E. Clackamas Blvd, Gladstone, OR 97027
Tax Lot 22E20CA15001
- DEVELOPMENT PROPOSAL:** This site is developed with the River Intake Pump Station (RIPS) owned by the cities of Lake Oswego and Tigard. Power outages, such as from extreme weather, affect the station’s ability to pump water to the treatment facility in West Linn. This project proposes a manual transfer switch and docking station that would allow trailer-mounted generators to be connected to the facility in emergency situations.
- APPLICABLE REVIEW STANDARDS:** Gladstone Municipal Code (GMC) Chapters: 17.26 (OS Open Space District); 17.25 Habitat Conservation Area District; 17.70 Conditional Uses; & 17.94 (Hearings).

All interested parties are invited to “attend” the hearing online or by in person and may testify orally, if they so choose. Written testimony may be submitted by email, or regular mail.

Please include the permit file number on all correspondence. Any correspondence received in advance of the meeting will be forwarded to the Planning Commission.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost. In addition, a staff report on the application will be available for inspection at no cost at least seven days prior to the hearing. Hard copies of documents will be provided at a cost of 25 cents per page or you may view or obtain these materials:

1. By contacting Heather Austin, at 503.946.9365 x206 or heather.austin@3j-consulting.com; or
2. By requesting a copy of the application at City Hall located at 18505 Portland Avenue in Gladstone.

Please note that failure to raise an issue in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

PROCEDURE FOR PUBLIC HEARING at Gladstone Planning Commission Meetings

1. Planning Commission Chair Opens the Public Hearing
2. Recitation of Procedure
 - a. Call for Challenges (Reports of Conflicts, Bias and/or Ex Parte Contact)
 - b. Responsibilities of Applicants, Testifying Individuals and Appellants
3. Presentation of Staff Report
4. Applicant Testimony
5. PUBLIC TESTIMONY
6. Applicant Rebuttal
7. Close Public Hearing
8. Planning Commission Discussion/Deliberation
9. Planning Commission Decision or Recommendation to City Council

TIPS FOR PROVIDING PUBLIC TESTIMONY at Gladstone Planning Commission Meetings

The Gladstone Planning Commission offers the following comments to aid you in ensuring that your testimony is most helpful.

1. Written materials are encouraged. If possible, submit them to staff seven (7) days before the meeting for mailing and review by the Commission prior to their meeting.
2. Petitions are encouraged in lieu of repetitious comments.
3. Merely repeating another's comments is not helpful; new or additional information is encouraged. However, if your testimony is identical to another, you may simply state that you agree with that person's testimony and you will be considered to have standing in the hearing.
4. A spokesperson for groups is frequently the best use of time.
5. Drawings or diagrams are still worth 1,000 words.
6. Staff are available prior to the meeting to discuss the proposal and answer your questions. You are encouraged to call or email Heather Austin, Gladstone Planning Consultant, at 503-946-9365 ext. 206 or heather.austin@3j-consulting.com.
7. Remember, time limits may be placed on public testimony at the hearing.



March

REGULAR AGENDA

AGENDA ITEM #4 –
PUBLIC HEARING FOR
FILE DR-24-01

HAS BEEN
POSTPONED
UNTIL
APRIL 16, 2024