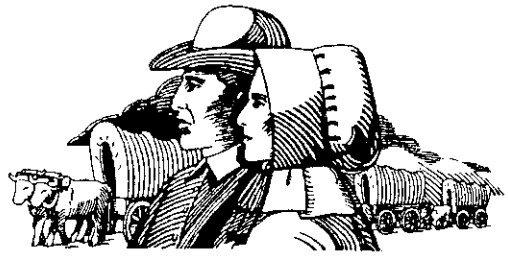
CITY OF OREGON CITY

PLANNING COMMISSION

320 WARNER MILNE ROAD OREGON CITY, OREGON 97045
TEL (503) 657-0891 FAX (503) 657-7892



AGENDA

City Commission Chambers - City Hall
September 26, 2005 at 7:00 P.M.

The 2005 Planning Commission Agendas, including Staff Reports and Minutes, are available on the Oregon City Web Page (www.orcity.org) under PLANNING.

PLANNING COMMISSION MEETING

1. **CALL TO ORDER**

2. **PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**

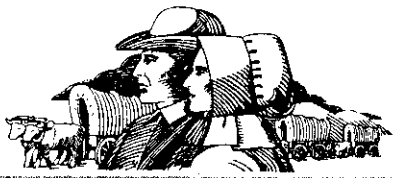
3. **HEARING:**

   CU 05-02 and SP 05-16 ***(Quasi-Judicial Hearing),*** Applicant: Nancy Kraushaar, PE; City Engineer / Public Works Director. Request for the approval of a Conditional Use Permit and Site Plan and Design Review of a sanitary sewer lift station at 275 Amanda Court (Clackamas County Map 3-1E-1DB, Tax Lot 409).

4. **ADJOURN PLANNING COMMISSION MEETING**

NOTE: HEARING TIMES AS NOTED ABOVE ARE TENTATIVE. FOR SPECIAL ASSISTANCE DUE TO DISABILITY, PLEASE CALL CITY HALL, 657-0891, 48 HOURS PRIOR TO MEETING DATE.

CITY OF OREGON CITY
TYPE III – CONDITIONAL USE PERMIT AND SITE PLAN & DESIGN REVIEW
320 WARNER MILNE ROAD OREGON CITY, OREGON 97045
Tel 657-0891 Fax 657-7892



STAFF REPORT

FILE NO.: CU 05-02 & SP 05-16

Complete: July 7, 2005
120-Day: December 2, 2005

APPLICATION TYPE: Type III

APPLICANT/OWNER: City of Oregon City
Nancy Kraushaar, PE – City Engineer / Public Works Director
320 Warner-Milne Road
Oregon City, Oregon 97045

REQUEST: Conditional Use Permit and Site Plan and Design Review approval for the construction of a sanitary sewer lift station.

LOCATION: The site is located at 275 Amanda Court and identified as Clackamas County Map 3-1E-1DB, Tax Lot 409.

REVIEWER: Tony Konkol, Senior Planner

RECOMMENDATION: Approval with Conditions.

PROCESS:
Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the city commission, except upon appeal. Applications evaluated through this process include conditional use permits, preliminary planned unit development plans, variances, code interpretations, similar use determinations and those rezonings upon annexation under Section 17.06.050 for which discretion is provided. In the event that any decision is not classified, it shall be treated as a Type III decision. The process for these land use decisions is controlled by ORS 197.763. Notice of the application and the planning commission or the historic review board hearing is published and mailed to the applicant, recognized neighborhood association and property owners within three hundred feet. Notice must be issued at least twenty days pre-hearing, and the staff report must be available at least seven days pre-hearing. At the evidentiary hearing held before the planning commission or the historic review board, all issues are addressed. The decision of the planning commission or historic review board is appealable to the city commission, on the record. The city commission decision on appeal from the historic review board or the planning commission is the city's final decision and is appealable to LUBA within twenty-one days of when it becomes final.

IF YOU HAVE ANY QUESTIONS ABOUT THIS DECISION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 657-0891.

DECISION CRITERIA: *Chapter 17.08 "R-10"SINGLE-FAMILY DWELLING DISTRICT+*
Chapter 17.50 ADMINISTRATION AND PROCEDURES
Chapter 17.56 CONDITIONAL USES
Chapter 17.62 SITE PLAN AND DESIGN REVIEW

I. BACKGROUND

The applicant is proposing to construct a sanitary sewer lift station as recommended in the City of Oregon City Sewer Master Plan to maintain the lift station reliability above minimum regulatory levels. The proposed facility is adjacent to an existing sewer lift station to the west and is within 80 feet from a second facility to the east. The construction of the project will result in the consolidation and decommissioning of the two facilities. The proposal includes the installation an underground vault and a 384 square foot building, both screened by a dark green vinyl coated chain link fence and landscaping. The applicant has proposed to landscape 82 percent of the 10,018 square foot site to provide a visual buffer from the adjoining properties. The integration of natural colors as well as the variety of landscaping around the fenced facility reduces the visibility of the site from adjacent properties.

II. FACTS

1. **Location.** The site is located at 275 Amanda Court and identified as Clackamas County Map 3-1E-1DB, Tax Lot 409.

2. **Surrounding Zoning and Land Uses.** The properties surrounding the subject site are zoned "R-10" Single-Family Dwelling District.

3. **Public Comment.** Transmittals regarding the proposal were sent to various City departments, affected agencies, the South End Neighborhood Association, the Citizen Involvement Committee and property owners within 300 feet of the property on August 9, 2005 requesting comments. The subject site was posted with a sign identifying the land use action from August 18, 2005 to December 7, 2005. The Planning Commission Hearing was advertised in the Clackamas Review requesting comments. Comments were received from John Lewis, Public Works Operations Manager stating the proposal does not conflict with any division interests.

III. CONDITIONAL USE PERMIT FINDINGS:

Comprehensive Plan Policies

B. Citizen Participation Element

Oregon City has two major components in its Citizen Participation Program; Neighborhood Associations and the Citizen Involvement Committee (CIC) Council. The City recognizes neighborhood associations as a mechanism to facilitate citizen participation in Oregon City. The City Commission and City staff "*provide the neighborhood associations through the appropriate CIC representative with accurate and current information on policies, programs and land use related projects*" including conditional use requests. Under *Citizen Involvement Goals and Policies, Policy 4* states, "*Encourage citizen participation in all functions of government and land use planning.*"

Finding: Complies as Proposed. The application has followed the public notification requirements as outlined in the Oregon City Zoning Code Sections 17.50.050 and 17.50.090. Two public meetings were held on May 12th, 2005 and May 19th 2005 regarding the existing and proposed features of the Amanda Court Lift Station. Property owners within 300 feet of the subject site were notified of the proposal and the property was posted with signs describing the application. The city notified the CIC and the neighborhood association as a part of the land use process. Notification of the planning commission hearing was printed in the Clackamas Review on August 17, 2005.

F. Natural Resource Element

Goal

Preserve and manage our scarce natural resources while building a livable urban environment.
Findings: Complies with Condition. The proposed facility abuts an existing facility to the west and is within 80 feet from a second facility to the east. The construction of the proposed project will result in the decommissioning of the two surrounding facilities. The applicant has proposed to remove the existing Riverview Lift Station facility to the west and reseed the disturbed area with grass upon completion of the proposed facility. To decrease the impact of the facility on the surrounding area, the applicant shallremove the existing lift station facility to the east and reseed the disturbed area. As a result of the consolidationand site improvements, including landscaping, the net effect of the project will be negligible with regard to the stormwater and habitat impacts. **The applicant can meet this standard by complying with Condition of Approval 1.**

Policy 9. Preserve the environmental quality of major water resources by requiring site plan review, and/or other appropriate procedures on new developments.
Findings: Complies as Proposed. The improvements associated with the construction of the Amanda Court Sanitary Sewer Lift Station have been reviewed for compliance with the Oregon City Site Plan and Design Review code. This permit reviews the overall adequacy of systems and finds that generally the improvements can be site designed and/or conditioned to not adversely affect the major water resources (natural water features, wetlands, riparian corridors and water quality resource areas) in the project vicinity. This site is not located in the Oregon City Water Resource Overlay District and the stormwater will be conveyed to an existing 12-inch storm sewer located on the western portion of the property. The applicant has proposed to landscape 82 percent of the 10,018 square foot site and remove the lift station to the east once it is decommissioned to maintain a natural landscape. As a result, this report finds that the impact on natural resource areas and associated stormwater facilities will be negligible. The proposed expansion meets the applicable Goals and Policies of the Natural Resource Element.

I. Community Facilities
Guided by State Planning Goal 11, this element supports development *"being guided and supported by timely, orderly and efficient provision of public facilities and services."* Services include sewer, water, stormwater drainage, solid waste disposal, electricity, gas and telephone facilities, health services, education and the various governmental services.

The main goal is *"Serve the health, safety, education, welfare and recreational needs of all Oregon City residents through the planning and provision of adequate community facilities."*
Finding: Complies as Proposed. The upgrade of the Amanda Court Sanitary Lift Station is necessary to provide safe, efficient and adequate services for the citizens of Oregon City. The construction of the proposed project will result in the consolidation and decommissioning of two surrounding facilities, ensuring that the lift station exceeds minimum regulatory levels.

L. Transportation Element
Goal
Improve the systems for movement of people and products in accordance with land use planning, energy conservation, neighborhood groups and appropriate public and private agencies.

Policy 6. Sidewalks will be of sufficient width to accommodate pedestrian traffic.
Finding: Complies as Proposed. The subject site is located within a previously developed subdivision. The existing street design includes a 6-foot sidewalk to accommodate pedestrian traffic.

Policy 7. Use of additional easements or underground utilities for utility poles will be encouraged.
Finding: Complies as Proposed. The applicant is proposing to install underground wet wells, valves and meters as a part of this development. A 10-foot utility easement remains along the west portion of the property as a part of the original subdivision in which the facility was developed.

Transportation System Plan
The city's Transportation System Plan (TSP) is an adopted document under the City's Comprehensive Plan and the Transportation Element of that Plan.
Finding: Complies as Proposed. The site is located within a previously developed subdivision. The proposal entails the consolidation of two surrounding lift stations, which will be decommissioned upon completion of the proposal. The development of the site will result in the consolidation of two nearby facilities with limited access and will not increase the amount of traffic on Amanda Court. No off-site traffic mitigation improvements are proposed or required as a part of this development.

OREGON CITY ZONING CODE

Chapter 17.08 –R-10 Single-Family Dwelling District

17.08.030 Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:
A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
B. Uses listed in Section 17.56.030. (Prior code §11-3-2(B))
Finding: Complies as Proposed. The applicant has proposed a Public Utility, a conditional use listed in Chapter 17.56.030.U of the Oregon City Municipal Code and referenced in section 17.08.030.B.

17.08.040 Dimensional standards.
Dimensional standards in the R-10 district are:
A. Minimum lot areas, ten thousand square feet;
B. Minimum lot width, sixty-five feet;
C. Minimum lot depth, eighty feet;
D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
E. Minimum required setbacks:
   1. Front yard, twenty feet minimum depth,
   2. Attached and detached garage, twenty feet minimum depth from the public right-of-way where access is taken, except for alleys. Garages on an alley shall be setback a minimum of five feet in residential areas.
   3. Interior side yard, ten feet minimum width for at least one side yard; eight feet minimum width for the other side yard,
   4. Corner side yard, fifteen feet minimum width,
   5. Rear yard, twenty feet minimum depth,
   6. Solar balance point, setback and height standards may be modified subject to the provisions of Section 17.54.070. (Ord. 91-1020 §2(part), 1991; prior code §11-3-2(C))
F. Garage Standards: See Section 17.20 – Residential Design Standards
G. Maximum Building Coverage: See Section 17.20 – Residential Design Standards.
Finding: Complies as Proposed. The applicant has proposed a structure that meets the dimensional requirements of the zoning designation. The structure will be setback 47 feet from the front property line, 28 feet from the west, 69 feet from the east and 24 feet from the rear lot line.

Chapter 17.56 Conditional Uses

17.56.010 Permit--Authorization--Standards--Conditions.
A conditional use listed in this title may be permitted, enlarged or altered upon authorization of the planning commission in accordance with the standards and procedures of this title. Any expansion to, alteration of, or accessory use to a conditional use shall require planning commission approval of a modification to the original conditional use permit.
Finding: Complies as Proposed. The applicant is requesting to develop a Public Utility, a conditional use identified in this section 17.56.030.U of the Oregon City Municipal Code.

A. The following conditional uses, because of their public convenience and necessity and their effect upon the neighborhood shall be permitted only upon the approval of the planning commission after due notice and public hearing, according to procedure as provided in Chapter 17.50.
Finding: Complies as Proposed. This application has been properly noticed, as referenced within this report.

The planning commission may allow a conditional use, provided that the applicant provides evidence substantiating that all the requirements of this title relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

1. The use is listed as a conditional use in the underlying district;
Finding: Complies as Proposed. The applicant has proposed a Public Utility, a conditional use listed in Chapter 17.56.030.U of the Oregon City Municipal Code and referenced within the R-10 Single-Family Dwelling District in section 17.08.030.B.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;
Finding: Complies with Condition. The nearly flat site is vacant. The proposed sanitary sewer lift station will replace two nearby lift stations presently serving the surrounding residential development. The existing facilities will be demolished and the sites will be replanted to match surrounding vegetation. The proposed 384 square foot square lift station will be setback 47 feet from the public right-of-way and encompassed by a vegetative landscaped screen to mitigate the impact of the development. **The applicant can meet this standard by complying with condition of approval 1.**

3. The site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;
Finding: Complies as Proposed. As the applicant has indicated, "the project is a response to a recommendation for improvement in the sanitary sewer system specified in the City of Oregon City Sewer Master Plan". The project is intended to satisfy the recommendation without increasing the sanitary needs of the system. The surrounding area is sufficiently developed with existing transportation and public facilities and served by utilities in Boynton Street. The proposal will replace two nearby lift stations and accommodate the additional impact of remaining development within the service area. The consolidation will have a minimal impact on the transportation system and will not impact the other public facilities and services. Utility connections and improvements have been reviewed with this application and requirements are addressed within this report.

4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district;
Finding: Complies as Proposed. The site remains underutilized despite the subdivision that has developed around it. Currently, there are two fenced lift stations near the site and additional support equipment under the surface of the lot. The applicant has proposed to construct one sanitary lift station, resulting in the decommissioning of the two nearby stations. The consolidation will decrease the impact of the existing sanitary lift stations on the character of the surrounding area.

5. The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use.
Finding: Complies as Proposed. Please refer to the specific Comprehensive Plan Elements previously addressed within this report.

B. Permits for conditional uses shall stipulate restrictions or conditions which may include, but are not limited to, a definite time limit to meet such conditions, provisions for a front, side or rear yard greater than the minimum dimensional standards of the zoning ordinance, suitable landscaping, off-street parking, and any other reasonable restriction, condition or safeguard that would uphold the spirit and intent of the zoning ordinance,

and mitigate adverse effect upon the neighborhood properties by reason of the use, extension, construction or alteration allowed as set forth in the findings of the planning commission.
Finding: Complies as Proposed. The applicant has not requested any restriction, condition or safeguard beyond what is normally required by the city to uphold the spirit and intent of the zoning ordinance and mitigate adverse effect upon neighborhood properties.

C. Any conditional use shall meet the dimensional standards of the zone in which it is to be located pursuant to subsection B of this section unless otherwise indicated, as well as the minimum conditions listed below.
Finding: Complies as Proposed. The dimensional standards of the R-10 Single-Family Dwelling District are met with this application, as addressed in section 17.08.040 of this report.

D. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, any change of use expansion of lot area or expansion of structure shall conform with the requirements for conditional use.
Finding: Not Applicable. There are no existing uses on the proposed site.

E. The planning commission may specifically permit, upon approval of a conditional use, further expansion to a specified maximum designated by the planning commission without the need to return for additional review. (Ord. 91-1025 §1, 1991; prior code §11-6-1)
Finding: Not Applicable. Further expansion to a specified maximum has not been requested.

17.56.020 Permit--Application.
Finding: Complies as Proposed. The applicant has properly filed the conditional use request on July 7, 2005 and a public hearing to be held before the planning commission is scheduled for September 26, 2005.

17.56.030 Uses requiring conditional use permit.
Uses requiring conditional use permit are:
T. Public utilities, including sub-stations and communication facilities (such as towers, transmitters, buildings, plants and other structures);
Finding: Complies as Proposed. The reservoir, a Public Utility, is listed as a conditional use in Chapter 17.56.030.U of the Oregon City Municipal Code.

17.56.040 Criteria and standards for conditional uses.

In addition to the standards listed herein in Section 17.56.010, which are to be considered in the approval of all conditional uses and the standards of the zone in which the conditional use is located, the following additional standards shall be applicable:
A. Building Openings. The city may limit or prohibit building openings within fifty feet of residential property in a residential zone if the openings will cause glare, excessive noise or excessive traffic which would adversely affect adjacent residential property as set forth in the findings of the planning commission.
Finding: Complies as Proposed. The proposed structure will be painted with natural colors and screened by vegetation to limit glare on surrounding properties. Noise from the standby generator and other mechanical equipment will be dampened by attenuation ducts and acoustical louvers. Traffic will not be affected due to the limited access to the site and the consolidation of two nearby facilities. With the aforementioned measures there are no buildings proposed that will cause glare, excessive noise or traffic.

B. Additional Street Right-of-Way. The dedication of additional right-of-way may be required where the city plan indicates need for increased width and where the street is inadequate for its use; or where the nature of the proposed development warrants increased street width.
Finding: Not Applicable. The subject site is located among an existing subdivision. Previous street improvements performed with the construction of the subdivision prove sufficient to facilitate the existing use. A dedication of additional right-of-way is not required or proposed with this application.

C. Public Utility or Communication Facility. Such facilities as a utility substation, water storage tank, radio or television transmitter, tower, tank, power transformer, pumping station and similar structures shall be located, designed and installed with suitable regard for aesthetic values. The base of these facilities shall not be located closer to the property line than a distance equal to the height of the structure. Hydroelectric generation facilities shall not exceed ninety megawatts of generation capacity.

Finding: Complies as Proposed. The sanitary lift station has been designed with a suitable regard for aesthetic values. The structure is approximately 11.5 feet in height and setback 28 feet from the closest property line. The applicant has proposed to landscape 8,226 square feet of the approximately 10,018 square foot site (82%) to further mitigate the impact of the development from adjoining properties.

17.56.060 Revocation of conditional use permits.

Finding: Not Applicable. A previous conditional use permit is not being revoked.

17.56.070 Periodic review of conditional use permits.

Finding: Not Applicable. The sanitary lift station does not have identified items that would require periodic review of an issued conditional use permit.

Chapter 17.62 – Site Plan and Design Review

Section 17.62.050 - Site Plan and Design Review Standards

A. All development shall comply with the following standards:

1. This standard requires that a minimum of fifteen percent of the site area being developed shall be landscaped.

Finding: Complies with Conditions. The applicant has proposed to provide a variety of grasses, plants, shrubs and coniferous and deciduous trees on the site to serve as a buffer to the surrounding properties. The applicant has proposed the installment of six street trees (skyrocket oak) spaced at 35 feet apart within the planter strip adjacent to the site. The proposal did not indicate the caliper of the proposed trees. The applicant shall ensure that the proposed street trees are a minimum of 2-inches in caliper at the time of planting. Additionally, the applicant proposed to install Blue Star Creeper in the planter strip along the frontage of the subject site, spaced 12-inches on center, including the location of an existing curb cut which will be removed on the eastern most portion of the site.

A majority of the landscaping abuts a 6-foot fence surrounding the building and the remainder of the parcel will be planted with a lawn. The applicant has proposed to landscape 8,226 square feet of the 10,018 square foot site (82%), providing a buffer from the adjoining properties. In addition to preserving the existing vegetation, the applicant is proposing to remove the existing lift station to the west of the site and reseed the disturbed area associated with a matching lawn. The applicant shall remove the existing lift station facility to the east and reseed the disturbed area upon completion of the proposed facility. **The applicant can meet this standard by complying with Conditions of Approval 1 and 2.**

2. This section requires that the size, shape, height, and spatial and visual arrangement of structures, including color shall be compatible with existing surroundings and future allowed uses.

Finding: Complies as Proposed. The applicant has proposed to construct an underground vault and a 16 by 24 foot structure for the storage of a standby generator and pump station equipment. The 384 square foot building will be constructed of earth toned split-faced concrete masonary units. The 11.5-foot roof consists of a 4/12-pitch gable-type of conventional wood framing covered in dark-green vertical panel metal roofing. A dark green vinyl coated chain link fence 6-feet in height will encompass the building and above grade pump facilities. Landscaping will obscure the fence surrounding the facility with the exception of the gate in which redwood slates will be woven. The applicant has proposed to landscape 82 percent of the 10,018 square foot site, providing a buffer from the adjoining properties. The integration of natural colors as well as the addition of a variety of landscaping around the fenced facility reduces the visibility of the site from adjacent properties and the street and result in a development compatible with the surrounding residential neighborhood. The size,

shape, height, and spatial and visual arrangement of structures, including color is compatible with existing surroundings and future allowed uses.

3. This standard requires that grading and contouring will meet the requirements of Chapter 15.48 and shall minimize the possible adverse effects of grading on the natural vegetation and physical appearance of the site.

Finding: Complies as Proposed. The proposal includes excavation for a sanitary sewer wet well, which is exempt from the grading permit requirements as described in chapter 15.48.040.A of the Oregon City Municipal Code. The subject site is relatively flat, sloping gently to the northwest. The resulting grade will allow drainage away from the building to new on-site catch basins within the paved areas. The open space within the parcel will be leveled for maintenance purposes resulting in minor changes to the existing topography. The applicant has indicated that all work will be in compliance with the requirements of OCMC Chapter 15.48 and the Public Works Stormwater and Grading Design Standards.

4. Development subject to the requirements of the unstable slopes overlay district shall comply with the requirements of that district. The review authority may impose such conditions as are necessary to minimize the risk of erosion and slumping and assure that landslides and property damage will not occur.

Finding: Not Applicable. The subject site is not within the Geologic Hazards Overlay District.

5. This standard requires the City to ensure that drainage waters from the proposed development do not degrade water quality in the surrounding areas.

Finding: Complies as Proposed. The proposal includes 1,792 square feet of impervious surfaces, as displayed on sheet AC-C1. Any increase in impervious surface over 5,000 square feet requires detention and water quality control (OCMC 13.12.50). Stormwater from the building and impervious surfaces will be conveyed into an existing underground 12-inch storm sewer located in the western portion of the property. The direction of the stormwater into the 12-inch pipe will ensure that the drainage from the site will not degrade the water quality of the surrounding areas.

6. This standard requires the development shall comply with City's parking standards as provided in Chapter 17.52.

Finding: Complies as Proposed. The site will not serve the public nor have offices for staff members, thus off-street parking is not necessary for this use. The applicant has not proposed new or additional parking. The site will be accessed by city employees from a 14-foot wide driveway on the west side of the site, relocated from its current location on the east portion of the property.

7. This section requires that sidewalks and curbs shall meet the City's requirements for street design standards.

Finding: Complies as Proposed. A 6-foot sidewalk and planter strip currently exists along the entire frontage of the site. The proposal includes the removal of the existing curb cut on the east side of the property and replacement with matching sidewalk, curb and vegetation built to Oregon City Street Design Standards. The applicant proposed relocating the curb cut to the west side of the site.

8. This standard requires that circulation within the boundary of the site shall facilitate direct and convenient pedestrian and bicycle access.

Finding: Complies as Proposed. The applicant has proposed to redevelop a sanitary sewer lift station with access limited to emergency and maintenance vehicles for security reasons. An existing 6-foot sidewalk facilitates the movement of pedestrians on the abutting right-of-way. The applicant has not proposed, nor will be required, to provide pedestrian and bicycle access through the subject site.

9. *The standard requires adequate means to ensure continued maintenance and necessary normal replacement of common facilities and areas.*

Finding: Complies as Proposed. The applicant has indicated that the proposed development will become part of the City's sanitary system and will be operated and maintained in accordance with the City of Oregon City's standard practices for such facilities.

10. This standard requires that outdoor lighting must be provided in a manner that enhances security and is appropriate for the use.
Finding: Complies as Proposed. Permanent on-site lighting will be limited to a motion-activated outdoor light on the street-facing façade of the proposed building. The light is considered a safety need and may also be activated by a hand-switch for use only during emergencies or maintenance calls at night. The applicant noted that the lighting would be limited to a maximum 0.5 foot-candles at the property boundaries.

11. This section requires the applicant to protect significant trees on the subject site.
Finding: Complies as Proposed. All existing trees and vegetation will be preserved as a part of this development.

12. This standard requires that all development shall be designed and maintained to protect water resources areas.
Finding: Not Applicable. The subject site is not located in the Oregon City Water Quality Resource Area Overlay District.

13. This standard requires that the development shall comply with all applicable City's regulations protecting natural resources.
Finding: Not Applicable. There are no identified natural resources located on the property.

14. This standard requires that all development shall maintain compliance with applicable Federal, State, and City standards pertaining to air, water, odor, heat, glare, noise and vibration, outdoor storage, and toxic material.
Finding: Complies as Proposed. The applicant has indicated that all standards and conditions of approval shall be met and will be in compliance with federal, state, and city standards.

15. This standard requires that the applicant shall demonstrate that adequate public water and sanitary sewer facilities and services are presently available or can be made available concurrent with development.
Finding: Complies as Proposed. The development of the Amanda Court Sanitary Sewer Lift Station is a response to a recommendation for improvement in the sanitary sewer system, specified in the City of Oregon City Sewer Master Plan. The project is intended to satisfy the recommendation without increasing sanitary needs.

16. This standard requires that all traffic related impacts should be mitigated. The traffic mitigation elements may include adequate right-of-way improvements, pedestrian ways, and bike routes.
Finding: Complies as Proposed. The development of the site will result in the consolidation of two nearby facilities accessed only by city employees. The resulting consolidation of the two adjacent facilities will not impact the existing traffic on Amanda Court. Off-site traffic mitigation improvements are not proposed or required with this application.

17. Major industrial, institutional, retail and office developments shall provide direct, safe and convenient bicycle and pedestrian travel as appropriate both within the development and between the development and other residential or neighborhood activity centers such as shopping, schools, parks and transit centers.
Finding: Complies as Proposed. Access will be provided through the site to surrounding properties by an existing 6-foot sidewalk. The applicant has not proposed, nor will be required to provide pedestrian access ways.

18. This standard requires the proposed development to be reviewed by Tri-Met to determine whether transit service is or reasonably can be made available to serve the site.
Finding: Not Applicable. The subject site is not located on a transit street nor will the site provide offices or public amenities that would be accessed through public transportation.

19. This standard requires that all utilities shall be placed underground.
Finding: Complies as Proposed. Wet wells, valves, meters and utility connections will be placed underground.

20. This standard requires that access and facilities for handicapped shall be incorporated into the design.
Finding: Complies as Proposed. The applicant has indicated that access into the facility will be ADA compliant.

21. Pedestrian and bicycle access ways shall be provided as appropriate in accordance with the requirements and standards in Chapter 12.24 and such other design standards as the City may adopt.
Finding: Not Applicable. The applicant has indicated that pedestrian and bicycle access from the site to adjoining properties will be not be provided since the sanitary sewer lift station will be a secure facility with no public access. The applicant has not proposed, nor will be required to provide pedestrian access ways. Access will be provided through the site to surrounding properties by an existing 6-foot sidewalk.

22. In office parks and commercial centers, clustering of buildings shall be provided to the extent reasonably practicable to accommodate off-site pedestrian access.
Finding: Not Applicable. The applicant has not proposed the development of an office park or commercial center. The project is a public facility and is expected to be accessed only by public employees.

Section 17.62.055 – Institutional and Commercial Building Standards
This section is intended to promote the design of an urban environment that is built to human scale and to encourage street fronts that create a pedestrian-conducive environment, while also accommodating vehicular movement. The primary objective of the regulations contained in this section is to provide a range of design choices that would promote creative, functional, and cohesive development compatible with the surrounding areas.
Finding: Not Applicable. The intent of this code provides a pedestrian structure with a strong relationship to the right-of-way and the surrounding environment. The applicant has proposed a sanitary sewer lift station not intended for use by the general public. Pedestrian, bicycle and visual access to the subject site will be limited for security purposes. The proposal entails a 6-foot site-obscuring fence and a vegetative screen to provide a visual barrier between the facility and the surrounding facility. As the criterion listed within this code is intended for a pedestrian-conducive environment, the proposed sanitary sewer lift station is not intended to meet the requirements of this code in order to maintain a secure public facility that is compatible to the surrounding neighborhood.

CONCLUSION AND DECISION:
Based on the analysis and findings as described above, the proposed Amanda Court sanitary sewer lift station can meet the requirements as described in the Oregon City Municipal Code for Conditional Use Permit and Site Plan and Design Review by complying with the Conditions of Approval provided in this report.

Therefore, staff recommends approval of files CU 05-02 and SP 05-16 with conditions, based upon the findings and exhibits contained in this staff report.

EXHIBITS:
1. Vicinity Map
2. Applicant's Narrative and Site Plan (Complete application on file)

Recommended Conditions of Approval
Planning Files: CU 05-02 and SP 05-16
September 19, 2005

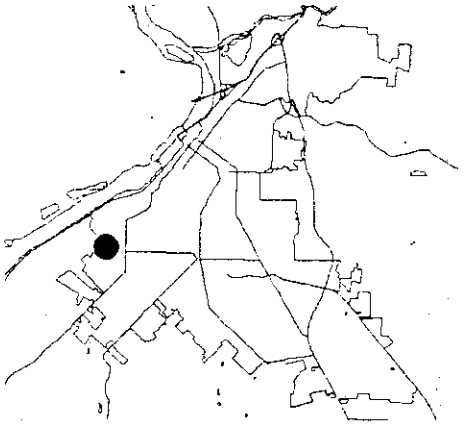
1. The applicant shall remove the existing lift station facility to the east and reseed the disturbed area upon completion of the proposed facility.

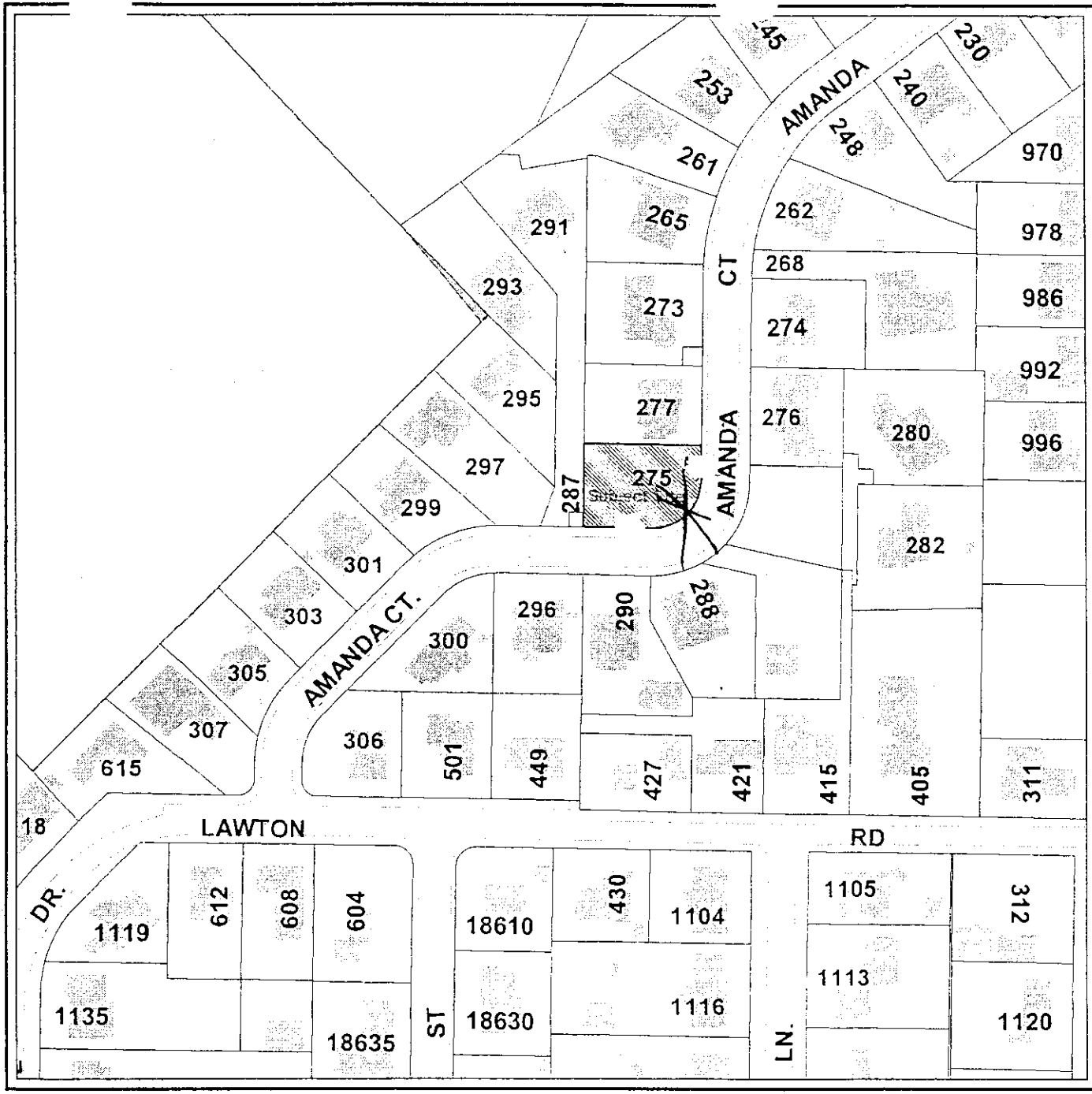
2. The applicant shall provide street trees that are a minimum of 2-inches in caliper at the time of planting.

3. The applicant is responsible for this project's compliance to Engineering Policy 00-01. The policies pertain to any land use decision requiring the applicant to provide any public improvements.

CU 05-02 and SP 05-16

SIGN PLACEMENT





N
W E
S

City of Oregon City
P.O. Box 3040
320 Warner Milne Road
Oregon City, OR 97045

Map created with OCMap 2005

08/09/2005

Exhibit 1

LAND USE APPLICATION DOCUMENTS

FOR

AMANDA COURT LIFT STATION

FOR

CITY OF OREGON CITY
PUBLIC WORKS DEPARTMENT

July 2005

MSA
Murray, Smith & Associates, Inc.
Engineers/Planners

121 S.W. Salmon, Suite 900 PHONE 503.225.9010
Portland, Oregon 97204-2919 FAX 503.225.9022

Exhibit 2

TABLE OF CONTENTS

MSA
Murray, Smith & Associates, Inc.
Engineers/Planners

REPRESENTATIVE:

121 S.W. Salmon, Suite 900 Portland, Oregon 97204-2919 PHONE 503.225.9010 FAX 503.225.9022

LETTER OF TRANSMITTAL

To: City of Oregon City
320 Warner Milne Road
Oregon City, OR 97045

Attn.: Mr. Tony Konkol

Date: July 6, 2005

Job No. 05-0736.201

Re: Amanda Court Lift Station

WE ARE SENDING YOU: ☒ Attached ☐ Under separate cover

☐ Shop Drawings ☒ Prints ☐ Plans ☒ Samples

Copies	Date	Description
12	7/05	Application and materials for conditional use and design review
1	7/05	8 ½" x 14" Architectural Materials Board

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit_copies for approval

☐ For your use ☐ Approved as noted ☐ Submit_copies for distribution

☒ As requested ☐ Returned for corrections ☐ Return_corrected prints

☐ For review/comment ☐ _____

REMARKS: Please find attached copies of the application and supporting material for conditional use and design review, in the quantities requested. Please also find one architectural materials board. Do not hesitate to call should you have any comments or questions. Thank you.

COPY TO:

SIGNED: _____
R. Todd Martinez

MSA
Murray, Smith & Associates, Inc.
Engineers/Planners

121 S.W. Salmon, Suite 900 ■ Portland, Oregon 97204-2919 ■ PHONE 503.225.9010 ■ FAX 503.225.9022

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COPY TO:

SIGNED: _____
R. Todd Martinez

Site Plan and Design Review
Submission Narrative
Amanda Court Lift Station
City of Oregon City Sanitary Sewage Lift Station Replacements Project
July 5, 2005

17.62.050 Standards

A All development should comply with the following standards:

1. A minimum of fifteen percent of the lot area being developed shall be landscaped. Natural landscaping comprised of native species shall be retained where possible to meet the landscaping requirement. Landscape design and landscaping areas shall serve their intended functions and not adversely impact surrounding areas. The landscaping shall include a mix of vertical (trees) and horizontal elements (grass, groundcover, etc.). No bark mulch shall be allowed except under the canopy of shrubs within two feet of the base of trees. The Community Development Department shall maintain a list of trees, shrubs and vegetation acceptable for landscaping. For properties within the Downtown Design District, and for major remodeling in all zones subject to this chapter, landscaping shall be required to the extent practicable up to the fifteen percent requirement. Landscaping also shall be visible from public thoroughfares to the extent practicable.

   Response: The proposed landscaping plan is provided as Figure AC-L1 in the application. The lift station is sited to preserve existing landscaping along the rear property boundaries and retain as much open area along the front sides as is practical. Street trees spaced at 35-feet will be provided in the existing planter strip. Landscaping around the perimeter of the lift station for obscuring the six-foot tall chain link fence enclosing the facility are also proposed in the landscaping plan. No bark much will be used except as allowed in above provision.

2. The size, shape, height, and special and visual arrangement of uses, structures, fences, and walls, including color and material selection, shall be compatible with existing surroundings and future allowed uses. Consideration may be given to common driveways, shared parking, increased setbacks, building heights, and the like.

   Response: The one building for the proposed lift station will house the standby generator and pump station equipment. The walls of the 400-square foot building will be constructed of split-faced, concrete masonry units (CMU), colored in earth tones with contrasting accent blocks. The roof will be a gable-type, with a 4/12 pitch, constructed of conventional wood framing and covered in dark green, vertical panel metal roofing. The height of the tallest point of the roof from ground elevation is 11 1/2 feet. The inner perimeter of the pump facilities will consist of a dark green, vinyl coated, six-foot tall chain link fence. The

driveway gate will be 14-foot wide rolling gate and constructed of the same vinyl coated No. 11 gauge steel fabric as the stationary fencing, but will have redwood slates woven into the mesh. Landscaping will obscure the fencing on the other four sides of the facility. The selective use of landscaping around the fence along with the natural textures of the concrete masonry wall and the dark green color of the metal roof will allow the pump facility to blend into its surroundings. Also, the diminutive scale of the project, occupying only a quarter of the total lot area, will facilitate the integration of the lift station into its residentially landscaped surroundings.

3. Grading shall be in accordance with the requirements of Chapter 15.48 and the public works stormwater and grading design standards.

   Response: The proposed excavation is for a sanitary sewer wet well and is exempt from the grading permit requirements described in Sec. 15.48.040.A. Generally, the property slopes gently to the northwest. The site will be graded to facilitate drainage away from the building into new on-site catch basins in the paved areas. Some minor leveling of the undeveloped portion of the lot is proposed to facilitate maintenance of the lawn. Grading will be in accordance with the requirements of Chapter 15.48 and the public works stormwater and grading design standards.

4. Development subject to the requirements of the unstable slopes overlay district shall comply with the requirements of that district. The review authority may impose such conditions as are necessary to minimize the risk of erosion and slumping and assure that landslides and property damage will not occur.

   Response: The development is not located in the unstable slopes overlay district.

5. Drainage shall be provided in accordance with city's drainage master plan, Chapter 13.12, and the public works stormwater and grading design standards.

   Response: The total impervious area added in this project is less than 2000 square feet and therefore no quantity and quality mitigation for the stormwater is required (Sec. 13.12.50, Stormwater Management, City Code). The impervious area is broken down in table format and shown on sheet AC-C1. Stormwater from the building and paved areas will be conveyed directly to an existing underground 12" storm sewer located in the western portion of the property.

6. Parking, including carpool, vanpool and bicycle parking, shall comply with city parking standards, Chapter 17.52. Off-street parking and loading-unloading facilities shall be provided in a safe, well-designed and efficient manner. Off-street parking design shall consider the layout of parking, opportunities to reduce the amount of impervious surface, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage collection and storage points; and the surfacing, lighting, screening, landscaping, concealing

and other treatment of the same. The review authority, as its discretion, may reduce the required number of off-street parking spaces for the purpose of preserving and existing specimen tree.

Response: The Amanda Court Lift Station will be accessed by a single, fourteen-foot wide driveway designed to accommodate emergency vehicles and service vehicles which are used for operating and maintaining the facility. The driveway approach has been moved to the west side of the property from its current location on the east side. This relocation provides access to the facility over a shorter distance and thereby preserves the maximum amount of open space.

7. Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the planning commission may waive this requirement in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made.

   Response: A 6-foot sidewalk currently exists along the entire street frontage. The existing driveway approach at the east end of the parcel will be removed and replaced with matching sidewalk and curb.

8. Circulation boundaries within the boundary of the site shall facilitate direct and convenient pedestrian and bicycle access. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of all vehicular and pedestrian accesses, exits, drives, walkways, bikeways, pedestrian/bicycle accessways, buildings, emergency equipment ways, and other related facilities. Ingress and egress locations on public thoroughfares shall be located in the interest of public safety and determined by the review authority. Reasonable access for emergency services (fire and police) shall be provided.

   Response: Pedestrian circulation is achieved by the existing sidewalk. The proposed driveway, the only access to this facility, is located approximately 30 feet from an existing driveway, and will be designed to accommodate emergency vehicles as well as normal maintenance vehicles.

9. There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, groundcover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency.

   Response: The lift station will be located away from the property boundaries to allow for adequate facility maintenance and improvements. No development is proposed within the 10-foot utility easement along the west boundary.

10. Outdoor lighting shall be provided in a manner that enhances security, is appropriate for the use, and avoids adverse impacts on surrounding properties. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light.

    Response: A motion-activated outdoor light is proposed for the street facing side of the building for general security, adjacent to the entrance door. A manual over-ride switch is proposed for switching the light on or off, depending on need. Emergency or maintenance activity may require the use of temporary, plug-in lighting, for which purpose exterior receptacles are proposed. The selection of the fixture and bulbs will be based on meeting the limit of 0.5 foot-candles of light at property boundaries.

11. Site planning, including the siting of structures, roadways and utility easements, shall provide for the protection of tree resources. Trees of six-inch caliper or greater measured four feet from ground level shall, whenever practicable, be preserved outside buildable area. Where the planning manager determines that it is impractical or unsafe to preserve such trees, the trees shall be replaced in accordance with an approved landscape plan that includes new plantings of similar character at least two inches to two and one-half inches in caliper. Specimen trees shall be preserved where practicable. Where these requirements would cause an undue hardship, the review authority may modify the requirements in a manner which, in its judgment, reasonable satisfies the purposes and intent of this subsection. The review authority may impose conditions to avoid disturbance to tree roots by grading activities and to protect trees and other significant vegetation identified for retention from harm. Such conditions may include, if deemed necessary by the review authority, the advisory expertise of a qualified consulting arborist or horticulturist both during and after site preparation, and a special maintenance and management program to provide protection to the resources as recommended by the arborist or horticulturist.

    Response: Several trees exist along and just outside the property's north boundary line, including two 30-foot fir trees. The lift station has been planned to move deep excavation away from the largest trees, specifically, and construction, in general, will be performed to minimize disturbance to all existing trees.

12. Development shall be planned, designed, constructed and maintained to protect water resources in accordance with the requirements of the city's water resources overlay district, Chapter 17.49, as applicable.

    Response: The proposed project is not within a water resources overlay district, according to City maps.

13. Development shall comply with applicable regulations protecting natural resources. For inventoried natural resources, the siting and design of buildings and other improvements shall be appropriate to protect these resources as provided by the comprehensive plan and this title. Elsewhere,

development shall be planned, designed and constructed to avoid or minimize adverse impacts on natural resources to the extent practicable.

Response: The proposed project does not affect any City inventoried natural resources.

14. All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference. Prior to issuance of a building permit, the principal planner or building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts in adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited.

    Response: This project will comply with Federal, State and local requirements. Attenuation ducts and acoustical louvers are proposed for the building to reduce noise from the standby generator and other mechanical equipment.

15. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing offsite systems if necessary to provide adequate public facilities. The city may require oversizing of facilities where necessary to meet standards in the facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where oversizing is required, the developer may request reimbursement from the city for oversizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop.

    Response: This project is a response to a recommendation for improvement in the sanitary sewer system specified in the City of Oregon City Sanitary Sewer Master Plan. It is intended to satisfy the recommendation and by itself does not present additional sanitary sewer needs.

16. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided, consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting,

signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation.

Response: No additional transportation improvements are needed for this project.

17. Major industrial, institutional, retail and office developments shall be provided direct, safe and convenient bicycle and pedestrian travel as appropriate both within the development and between the development and other residential or neighborhood activity centers such as shopping, schools, parks and transit centers. Where practicable, new office parks and commercial developments shall enhance internal pedestrian circulation through clustering of buildings, construction of pedestrian ways, or similar techniques. Bicycle parking facilities shall be required as part of new multifamily residential developments of four units or more, new retail, office and institutional developments, and all transit transfer stations and park-and-ride lots.

    Response: This project is not a major industrial, retail or office development and therefore is not subject to the requirements of this section.

18. If Tri-Met, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turn out lane, bus shelter, bus landing pad or transit stop connection be constructed at the time of development, the review authority shall require such improvement, using designs supportive of transit use, if the development is of a type which generates transit ridership and the review authority determines that the recommended condition is reasonably related to the scale and intensity of the development. Where transit service is or reasonably can be made available to serve the site, the development shall include sidewalks or pedestrian easements as necessary to provide safe and direct access to transit stops.

    Response: This project is not a major industrial, retail or office development and therefore is not subject to the requirements of this section.

19. All utility lines shall be placed underground.

    Response: All proposed utilities including power, water, sewer and natural gas will be placed underground.

20. Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes.

    Response: Access to the building will be ADA compliant.

21. Pedestrian/bicycle accessways shall be provided as appropriate in accordance with the requirements and standards in Chapter 12.24 and such other design standards as the city may adopt.

Response: Pedestrian/bicycle accessways are not required for this project.

22. In office parks and commercial centers, clustering of buildings shall be provided to the extent reasonably practicable to facilitate off-site pedestrian access. If located along transit streets, clustering of buildings near the transit street shall be provided to the extent reasonably practicable to facilitate access by transit.

Response: This project is a public facility and is expected to be accessed by public officials only (i.e. maintenance, supervisory or emergency personnel).

17.62.060 Standards

A. Building structures shall be complimentary to the surrounding areas as provided by the design guidelines adopted by the city commission. All exterior surfaces shall present a finished appearance. In historic areas and where development could have a significant visual impact, the review authority may request the advisory opinions of appropriate experts designated by the city manager from the design fields of architecture, landscaping and urban planning. The applicant shall pay the costs associated with obtaining such independent professional advice; provided, however, that the review authority shall seek to minimize those costs to the extent practicable.

Response: The proposed lift station facilities are comprised of mostly underground utilities (wet well, valves, meters) and one above-ground structure. This structure houses the standby generator and electrical and mechanical controls. The building is designed in material and scale to compliment its surroundings; the walls are constructed of rough-faced, concrete block (CMU), the door, louvers, and the roof are colored metal to integrate the building into its natural setting. The scale of the building is small, measuring approximately 400 square feet in area, and about 12 feet tall from ground to the peak of the roof.

Conditional Use
Response Narrative
Amanda Court Lift Station
July 5, 2005

1. The use is listed as conditional use in the underlying district;

Response: The proposed sanitary sewer lift station is a public utility and therefore requires a conditional use permit according to Section 17.56.030(U).

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;

Response: The proposed sewage lift station will replace two nearby lift stations that serve the surrounding residential development. The topography of the site slopes gently away from the local maximum elevations near the southeast corner of the site. The area of the site (.23 acres) is large enough to accommodate the lift station facilities in the proposed orientation. Existing trees are preserved while adding landscaping and street trees.

3. The site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;

Response: The surrounding area is nearly fully developed, with transportation and public facilities already in place. The new lift station will be designed to accommodate the additional flow from remaining developable vacant lots in the service area.

4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district;

Response: The proposed lift station site is located in and serves a residential neighborhood (zoned R-10, OC tax maps). The property has been vacant since the surrounding subdivision was constructed. The design of the lift station is intended to minimize its overall footprint, integrating the facilities into its surroundings, while maximizing the efficient operation and maintenance of the station. Most of the facilities are situated below ground.

5. The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use.

Response: The following sections of the City's Comprehensive Plan are considered applicable to the proposed use:

Section 1- Citizen Involvement: Two public meetings to discuss the proposed lift station were held to help satisfy the City of Oregon City's goals and policies for citizen involvement and OCMC 17.50.050. The first meeting occurred May 10th, 2005, and included Citizen Involvement Council (CIC). Another meeting, this time including the South End Neighborhood Association, was held May 19th, 2005. The existing and proposed features of the Amanda Court Lift Station were discussed at both meetings.

Section 11 – Sanitary Sewer Master Plan: The City of Oregon City owns and operates several sewage lift stations as part of their municipal sanitary sewage collection system. An evaluation of the lift stations was performed as part of the City's 2003 Sanitary Sewer Master Plan Updated. The plan identified several lift stations in need of significant upgrading or replacement in order to maintain lift station reliability above minimum regulatory levels. The replacement of the Riverview and Amanda Lift Stations with the construction of a new lift station at Amanda Court is explicitly identified (p. 5-12)..

CITY OF OREGON CITY
PRE-APPLICATION CONFERENCE SUMMARY

Pre-application conferences are required by Section 17.50.030 of the City Code, as follows:
(A) PURPOSE: The pre-application conference is to provide the applicant the necessary information to make an informed decision regarding their land use proposal.
(B) A pre-application conference is required for all land use permits.
(C) Time Limit: A pre-application conference is valid for a period of six (6) months.
(D) An omission or failure by the Planning Division to provide an applicant with relevant information during a pre-application discussion shall not constitute a waiver of any standard, criterion, or requirement of the City of Oregon City. Information given in the conference is subject available information and may be subject to change without notice. *NOTE: The subsequent application may be submitted to any member of the Planning Staff.*

PRE-APP # 5-23 / DATE: 5.5.05
APPLICANT: Public Works
SITE ADDRESS: Lift stations: Amanda Crt; Newell Crst; Hilltop
PROPERTY DESCRIPTION:
STAFF: Konkol ZONING: R-10
PROPOSED USE/ACTIVITY: new building
INFORMATION NECESSARY TO BEGIN DEVELOPMENT: This listing of information does not preclude the Community Development Department or hearings body from requesting additional data necessary to make a recommendation and/or decision regarding the proposed activity.

1. PLANNING

☑ Zoning/ Setbacks R-10 F=20; C=15; R=20; S=8
☑ Is the Site in a Water Resource Overlay District? (Yes or No) Newell Amanda - No
☐ List of Minimum Required Planning Processes:

1. Conditional Use-
☑ OCMC 17.50 – *Administrative Processes*
☑ OCMC 17.56 – *Conditional Uses*

2. Site Plan and Design Review-
☑ OCMC 17.62 – *Site Plan and Design Review* 17.62.050, 17.62.060

3. Water Resource Review
✓ OCMC 17.49 – *Water Quality Resource Area* - Newell only

4. Steep Slopes
✓ OCMC 17.44 – *Geologic Hazards* - Newell only

Other NA: CIC, Barclay (Inactive); Sunnyend
Comp Plan: Sect. 1; Sect. 7; Sect 11
Ref. Master Plan identifying need

Amanda - landscaping as screening; Street trees sidewalk if not present.
lighting - 0.5 footcandle at property line

Newell - WR, steep slopes, variance for setback + over lot line.

2. ENGINEERING

A. Grading: _____
B. Drainage: _____
C. Sanitary Sewer: _____
D. Water: _____
E. Right-of-Way Dedication/Easements: _____
F. Street Improvements (including continuation of existing streets within subdivisions): _____
G. Special Analysis (traffic study, geotechnical study, EIS): High ground water - both sites
H. Development Impact Statement required with Subdivision applications.
I. TSP compliance (Connectivity, Street Widths, etc.): _____
Other: _____
_____

3. BUILDING

A. Proposed Construction Type: _____
B. Number of Stories: _____
C. Square Footage: _____
D. Number of Buildings: _____
E. Type of Occupancy: _____
F. Fire Sprinklers: _____
G. Valuation (estimate): $_____
H. Fire/Life Safety Required: Yes _____ No _____

4. FIRE

A. Fire Flow Requirements (gallons per minute): _____
B. Location/Number of Hydrants: _____
C. Access Requirements: _____
D. Other: _____

OTHER COMMENTS:

_____
_____
_____

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. ***If the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.***

GRI Geotechnic Environmental Consultants
9725 SW Beaverton Hillsdale Hwy, Ste 140
Portland, Oregon 97005-3364
PHONE 503/641/3478 FAX 503/644/8034

June 15, 2005

Murray, Smith, & Associates
121 SW Salmon Street, Suite 900
Portland, OR 97204-2920

Attention: Jim Helton

SUBJECT: **Geotechnical Investigation**
Proposed Lift Station at 275 Amanda Court
Oregon City, Oregon

At your request, GRI has conducted a geotechnical investigation for the proposed sanitary sewage lift station on Amanda Court in Oregon City, Oregon. The Vicinity Map, Figure 1, shows the general location of the project. The purpose of this investigation was to evaluate subsurface conditions at the site and develop conclusions and recommendations for design and construction of the facility. The investigation consisted of subsurface explorations, laboratory testing, and engineering studies and analyses. This report describes the work accomplished and provides our conclusions and recommendations for use in the design and construction of the facility.

PROJECT DESCRIPTION

We understand the proposed lift station will be approximately 20 ft deep and about 8 ft in outside diameter; the invert of the inlet pipe will be about 17 ft below the ground surface. The new lift station will replace the existing Amanda Court and Riverview lift stations. As shown on the Site Plan, Figure 2, the existing Riverview lift station is located on a 20- by 20-ft parcel located southeast of the proposed lift station. We understand the two existing lift stations will be abandoned. The area surrounding the proposed lift station site has been developed with a subdivision.

SITE DESCRIPTION

Topography and Geologic Setting

Our observations at the site and review of topographic information provided on Figure 2 indicate the site of the proposed lift station is relatively flat at about elevation 442 ft. The ground surface northwest of the site has a steep slope to the Willamette River.

Available geologic information for the site indicates the area is mapped as Boring Lava at the ground surface (Schlicker and Finlayson, 1979). Boring Lava is typically underlain by Troutdale and Columbia River Basalt at greater depths. The upper portion of the Boring Lava is commonly highly weathered to a clay-rich residual soil that frequently exhibits a relict rock structure.

SUBSURFACE CONDITIONS

General

GRI evaluated subsurface conditions at the site on April 8, 2005, with one boring, designated B-1, at the location shown on Figure 2. The boring was advanced to a depth of 27 ft. A description of the field and

limited laboratory test programs completed for this investigation and a log of the boring are provided in Appendix A. The terms used to describe the materials disclosed in the boring are defined in Tables 1A and 2A.

Soils

The subsurface explorations indicate the site is generally mantled with a residual silt soil derived from weathering of the underlying basalt. A 6-in.-thick heavily rooted zone was encountered at the ground surface of the boring. The residual soil layer contains a relict rock structure and scattered fragments of soft to medium soft (RH-1) basalt below a depth of about 3 ft. Soft RH-1 basalt was encountered at a depth of 17.5 ft, and the rock transitions to medium hard (RH-2) to hard (RH-3) basalt at a depth of 24 ft. The boring was terminated in medium hard to hard (RH-2 to RH-3) basalt at a depth of 27 ft below the ground surface.

For the purpose of discussion, the materials disclosed by the explorations have been grouped into the following major units based on their physical characteristics and engineering properties.

1. **SILT (Residual Soil)**
2. **BASALT**

The following paragraphs provide a detailed description of the soil units and a discussion of the groundwater conditions at the site. The terms used to describe the soils are defined in Tables 1A and 2A.

1. SILT (Residual Soil). Tan mottled brown silt with a variable clay content was encountered at the ground surface in boring B-1 and is the product of the complete weathering of the underlying basalt. A relict rock structure is generally visible in the silt below a depth of about 3 ft; the silt extends to a depth of about 17.5 ft. The natural moisture content of silt ranges from about 31 to 68%. The higher moisture contents are typically associated with increasing clay content. Laboratory observations indicate the soil has moderate plasticity with a clay content in the range of some clay to clayey. The relative consistency of the silt is typically stiff, based on N-values that range from 7 to 22 blows/ft and averaged about 14 blows/ft. Soft to medium soft (RH-1) gravel- to boulder-size fragments of basalt were encountered in the silt below a depth of about 3 ft. The silt contained a 6-in.-thick heavily rooted zone at the ground surface.

2. BASALT. Soft to medium soft (RH-1), brown to gray basalt was encountered beneath the silt at a depth of about 17.5 ft. The basalt is severely weathered and has closely spaced joints with tan clay infilling. Medium soft to medium hard (RH-1 to RH-2) basalt was encountered at a depth of 22.5 ft and transitions to medium hard to (RH-2 to RH-3) basalt below a depth of about 24 ft.; the boring was terminated in basalt at a depth of about 27 ft.

Groundwater

Groundwater was measured in the borehole at a depth of 14.5 ft on April 18, 2005. We anticipate that perched groundwater conditions are likely to develop at relatively shallow depths and will approach the ground surface following periods of extended or heavy precipitation.

CONCLUSIONS AND RECOMMENDATIONS

General

The site is relatively flat and located on adjacent to the bluff overlooking the Willamette River in Oregon City, Oregon. The site is mantled to a depth of about 17 ft with residual soils derived from the decomposition (weathering) of the underlying basalt. Relatively hard basalt was encountered at a depth of about 24 ft. We anticipate that most of the material encountered in boring B-1 can be excavated to a depth of about 22 ft with a large hydraulic trackhoe. However, it should be anticipated that the hardness and consistency of the weathered rock can be highly variable over relatively short horizontal and vertical distances, and rock excavation methods may be necessary in some areas.

The following sections of this report provide our conclusions and recommendations concerning site preparation; cuts and structural fill; foundation types and support; design lateral earth pressures and coefficient of base friction; and temporary shoring and dewatering considerations, utilities, and seismic design considerations.

Site Preparation

To prevent disturbance and softening of the fine-grained subgrade soils during wet weather or ground conditions, the movement of construction traffic should be limited to granular haul roads and work pads. In general, a minimum of 18 to 24 in. of relatively clean, granular material is required to support concentrated construction traffic, such as dump trucks and concrete trucks, and to protect the subgrade. A 12-in.-thick granular work pad is typically used to support occasional truck traffic and light construction operations. A geotextile fabric, such as Amoco 2002, or equivalent, placed between the crushed rock and fine-grained subgrade will limit the movement of fines into the fragmental rock.

Excavation

It is our understanding the excavation for the lift station will be up to about 20 ft deep. It should be anticipated that the depth of weathering of the underlying basalt is highly variable, and layers of relatively unweathered basalt and/or boulders may be encountered in cuts. We anticipate the majority of material disclosed by the boring to a depth of about 22 ft can be excavated by moderate to large hydraulic excavators equipped with rock excavation rippers or teeth. However, based on our experience at similar sites, we anticipate there is a risk of encountering localized zones of harder rock that could require rock excavation methods such as chipping or conceivably trim shooting.

The method of excavation and the design of the earth support system are the responsibility of the contractor and subject to applicable local, state, and federal safety regulations, including the current OSHA excavation and trench safety standards. The means, methods, and sequencing of construction operations and site safety are also the responsibility of the contractor. The information provided below is for the use of our client and should not be interpreted to mean that we are assuming responsibility for the contractor's actions or site safety.

According the most recent OSHA regulations, the majority of the materials encountered in the boring at this site may be classified as Type B above the groundwater table. Excavations that are more than 4 ft deep should be laterally supported or alternatively provided with stable side slopes of 1H:1V or flatter. Because of the blocky nature of the residual soil and weathered rock, some raveling of the soil slopes should be expected.

The soils below the groundwater table should be considered Type C soils. Although seepage rates through the clayey residual soils should be low, significant seepage is possible along fracture planes in the weathered rock. Regardless, we anticipate that groundwater inflow can be controlled by pumping from ditches and sumps. Local zones or layers of higher permeability, relatively soft and weak, clayey silt soil may occur in cut slopes. These layers may flow water at higher rates, and it may be necessary to provide a graded filter in selected areas to prevent the piping of these unstable, fine-grained soils.

Depending on conditions observed during the trenching from the existing lift station to the proposed unit, the excavation may be completed as an open cut, or shoring may be required. In our opinion, the trench may be open cut with 1H:1V side slopes, or, alternatively, adequate lateral support may be provided by common methods, such as the use of a trench shield or hydraulic shoring systems.

It must be understood that even if these measures are implemented, blocks of soil may move into the excavation from the free-standing cut slopes; the risk of this occurring is the responsibility of the excavation contractor.

Foundation Support

Based on our understanding of the project, our observations in the field, and the results of our subsurface explorations, it is our opinion that the on-site silty soil, decomposed basalt, or structural fill installed in accordance with our recommendations, will provide suitable support for the proposed lift station. The foundation load for the lift station will reflect a net unloading of the foundation subgrade soils.

Soft, loose, or otherwise unsuitable soils, if encountered at footing depth, should be overexcavated to firm subgrade material and replaced with granular structural fill. All footing excavations should be observed by a geotechnical engineer or engineering geologist. During wet-ground conditions, a 3-in.-thick (minimum) layer of 3/4-in.-minus crushed rock should be placed in the bottom of footing excavations to minimize disturbance and softening of any silty foundation soils.

Footings established in accordance with the above criteria can be designed to impose an allowable soil bearing pressure up to 3,000 psf. This value applies to the total of dead load plus frequently and/or permanently applied live loads and can be increased by one-third for the total of all loads; dead, live, and wind or seismic. We estimate the total settlement under the lift station will be less than 1 in. Our experience indicates this settlement will occur rapidly, with the majority of the settlement occurring during construction.

Design Lateral and Uplift Pressures

Design lateral earth pressures for embedded walls depend on the ability of the wall to yield and whether the wall is drained. The relatively rigid lift station walls should be assumed to be non-yielding. Non-yielding walls with a horizontal backfill can be designed based on an equivalent fluid having a unit weight of 90 pcf. This value assumes the groundwater level could approach the ground surface and does not include the influence of additional surcharge loads. We recommend using a distribution of 10H to account for seismic earth pressures, with the resultant applied at 0.6H from the base of the wall.

The structure should be designed to resist the full hydrostatic uplift pressure for the groundwater level at the ground surface. The uplift force is computed by multiplying the volume of the structure by the unit weight

of water (62.4 pcf). Common methods used to resist the uplift force include increasing the thickness of the walls and/or base, or extending the base slab beyond the sidewalls of the structure.

Regarding extending the base of the wet well beyond the sidewalls of the structure, only the compacted backfill included in annulus formed by the vertical plane at the outside edge of the slab and the wall of the structure should be considered as additional load to resist the uplift force. The effective weight of the submerged backfill should be evaluated using a buoyant unit weight of 60 pcf, assuming the wet well will be backfilled with granular structural fill material. Shearing stresses in the gravel above the outer perimeter of the base slab should provide some additional uplift resistance; however, for the purpose of design, it is recommended that the shearing resistance of the backfill be neglected. If additional resistance is required to resist uplift forces, rock anchors extending into the underlying basalt can also be considered. GRI can help you evaluate this option, if necessary, when design loads are known.

Structural Fill

We anticipate structural fills will be necessary for backfill of the lift station and surrounding utilities. In our opinion, it will be difficult to place the on-site soils as structural fill because of their relatively high content of clay and weathered rock. Options for using the on-site soils and clean granular fill are provided below.

Imported granular fills can consist of sand or crushed rock a maximum size of up to about 3 in. and not more than about 5% passing the No. 200 sieve (washed analysis). Because of the depth of excavation, we anticipate initial lifts will be completed with a backhoe-mounted vibratory plate compactor (hoe-pack), and subsequent lifts will be completed with a medium-size vibratory roller or large vibratory plate compactor. The granular backfill should be placed in lifts not to exceed 12 in. (loose) and compacted to 95% of the maximum density as determined by ASTM D 698. Overcompaction of the backfill should be avoided, and heavy compactors and large pieces of construction equipment should not operate within 5 ft of embedded walls. Compaction close to walls should be accomplished using hand-operated compactors.

In our opinion, on-site soils that are free of organics and other deleterious materials can be used to construct compacted structural fill. Rock fragments larger than about 6 in. in size should be removed from the fill. The on-site, fine-grained soils consist of silt to clayey silt residual soils that have a relatively high moisture content. Unless soil admixtures such as cement or lime are used, the on-site soils can only be used to construct structural fill during the drier periods of the year, usually late June to mid-October.

Approved on-site soils should be placed in horizontal lifts approximately 9 in. thick (loose) and compacted to at least 95% of the maximum dry density, as determined by ASTM D 698, using an adequately sized, static segmented-pad roller. Pieces of rock greater than about 6 in. in size should be removed from the fill prior to compaction. Fill placed in landscape areas should be compacted to a minimum of about 90% of the maximum dry density as determined by ASTM D 698. In our opinion, the moisture content of fine-grained soils at the time of compaction should be controlled to within 3% of optimum. The natural moisture content of the on-site soil at the time of our investigation typically ranged from about 30 to 70%. The optimum moisture content for compaction of silty soils is typically about 20 to 25% and can exceed 30% for soils with a higher clay content. For this reason, we anticipate some aeration and drying of the on-site, fine-grained soils and decomposed basalt will likely be required to achieve the recommended compaction criteria. Alternatively, the use of admixtures, in particular lime, have been used to allow

placement and compaction of similar moisture-sensitive soils during the wet winter and spring months when aeration or drying time is limited.

Seismic Design Considerations

We understand the project is being designed in accordance with the 2004 Oregon Structural Specialty Code, which is based on the 2003 International Building Code (IBC). Based on our review of the maps provided in the IBC, the spectral response accelerations for the site, Ss and S1, corresponding to periods of 0.2 and 0.1 seconds, are approximately 1.05 g and 0.34 g, respectively. Based on the subsurface conditions at the site and our review of the IBC, we recommend using a Site Class C to evaluate the seismic design of the structure. Because of the soil types present at the site, the potential for liquefaction at the site is very low. In addition, the risk of seismically induced slope movements and surface rupture due to faulting or lateral spreading is low.

Design Review and Construction Services

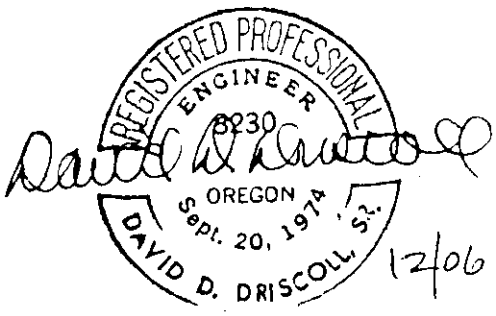
We welcome the opportunity to review and discuss construction plans and specifications for this project as they are being developed. In addition, GRI should be retained to review all geotechnical-related portions of the plans and specifications to evaluate whether they are in conformance with the recommendations provided in our report. Additionally, to observe compliance with the intent of our recommendations, design concepts, and the plans and specifications, we are of the opinion that all construction operations dealing with earthwork and foundations should be observed by a GRI representative. Our construction-phase services will allow for timely design changes if site conditions are encountered that are different from those described in this report. If we do not have the opportunity to confirm our interpretations, assumptions, and analyses during construction, we cannot be responsible for the application of our recommendations to subsurface conditions that are different from those described in this report.

LIMITATIONS

This report has been prepared to aid in the evaluation of this site and to assist the engineer in the design of this project. The scope is limited to the specific project and location described herein, and our description of the project represents our understanding of the significant aspects of the project relevant to the design and construction of the project elements. In the event that any changes in the design and location of the project, as outlined in this report, are planned, we should be given the opportunity to review the changes and to modify or reaffirm the conclusions and recommendations of this report in writing.

The conclusions and recommendations submitted in this report are based on the data obtained from the boring made at the location indicated on Figure 2 and from other sources of information discussed in this report. In the performance of subsurface investigations, specific information is obtained at specific locations at specific times. However, it is acknowledged that variations in soil and groundwater conditions may exist over relatively small distances. This report does not reflect any variations that may occur across the site. The nature and extent of variation may not become evident until construction. If, during construction, subsurface conditions different from those encountered in the explorations are observed or encountered, we should be advised at once so that we can observe and review these conditions and reconsider our recommendations where necessary.

Submitted for GRI,

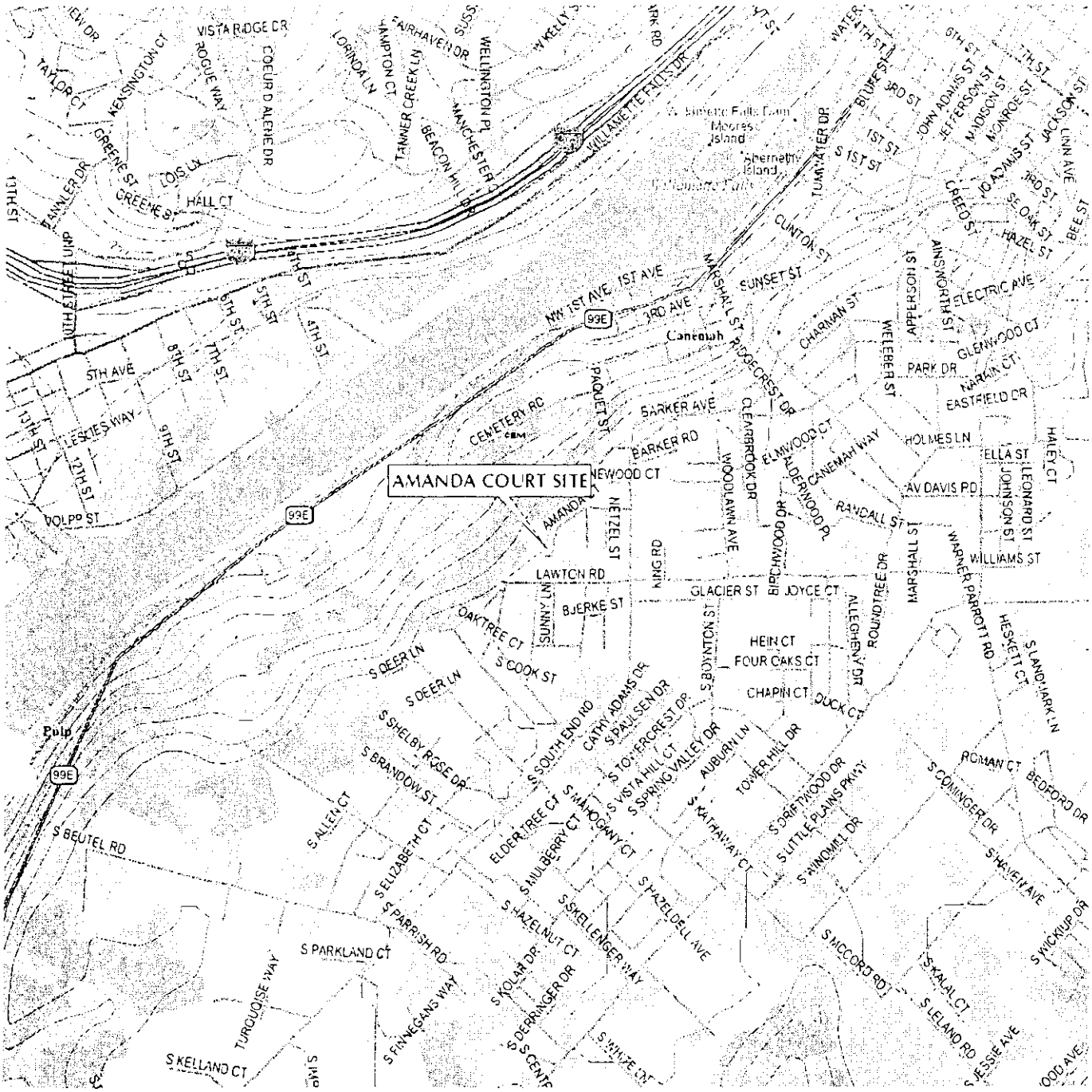


David D. Driscoll, PE
Principal

Scott M. Schlechter, PE
Project Engineer

Reference:

Schlicker, H.G., and Finlayson, C.T., 1979, Geology and Geologic Hazards of Northwestern Clackamas County, Oregon: Department of Geology and Mineral Industries Bulletin 99.



DELORME 3-D TOPOQUADS, OREGON
OREGON CITY, OREG. (2cb) 2004

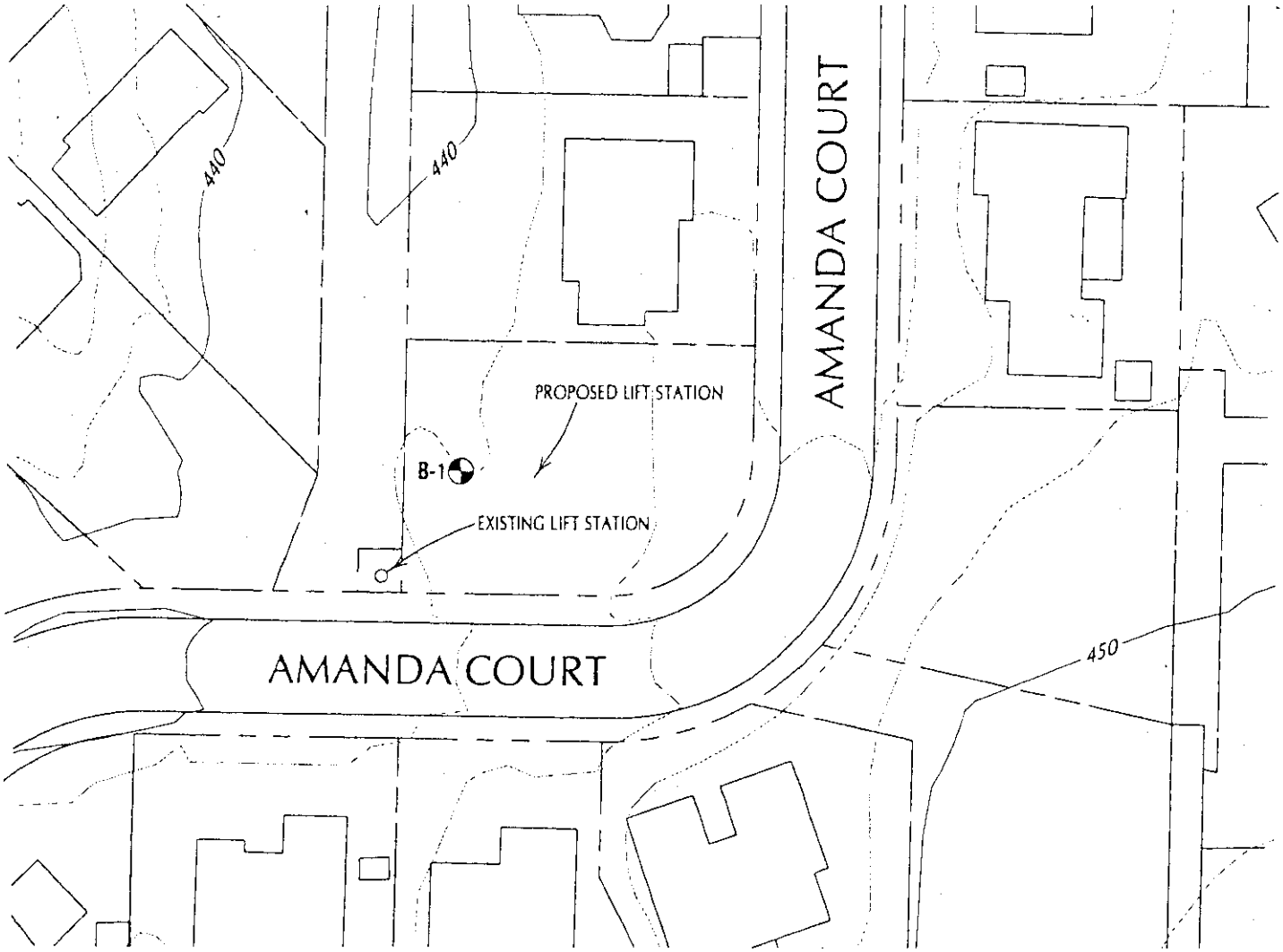
North

0 1/2 1 MILE

GRI MURRAY, SMITH & ASSOCIATES, INC.
AMANDA COURT/RIVERVIEW LIFT STATIONS

VICINITY MAP

JUNE 2005 JOB NO. 4260 FIG. 1



BORING MADE BY GRI
(APRIL 8, 2005)

SITE PLAN FROM FILE BY MURRAY, SMITH & ASSOCIATES, INC. (UNDATED)

North

0 60 120 FT

GRI MURRAY, SMITH & ASSOCIATES, INC.
AMANDA COURT/RIVERVIEW LIFT STATIONS

AMANDA COURT SITE PLAN

JUNE 2005 JOB NO. 4260 FIG. 2

APPENDIX A

FIELD EXPLORATIONS AND LABORATORY TESTING

FIELD EXPLORATION

Subsurface conditions and materials at the project site were investigated on April 8, 2005, with one boring, designated B-1. The boring was advanced to a depth of 27 ft at the approximate location shown on the Site Plan, Figure 2. The boring was completed using a CME 75 truck-mounted drill rig provided and operated by GeoTech Exploration, Inc., of Tualatin, Oregon. Disturbed and undisturbed samples were obtained from the boring at about 2.5-ft intervals of depth. Disturbed samples were obtained using a standard split-spoon sampler. At the time of sampling, the Standard Penetration Test was conducted. This test consists of driving a standard split-spoon sampler into the soil a distance of 18 in. using a 140-lb hammer dropped 30 in. The number of blows required to drive the sampler the last 12 in. is known as the Standard Penetration Resistance, or N-value. The N-values provide a measure of the relative density of granular soils and the relative consistency of cohesive soils. The soil samples obtained in the split-spoon sampler were carefully examined in the field, and representative portions were saved in airtight jars for further examination and physical testing in our laboratory. In addition, relatively undisturbed Shelby tube samples were collected and returned to our laboratory for further testing.

A detailed log of the boring is provided on Figure 1A and presents a descriptive summary of the various types of materials encountered in the boring and notes the depth at which the materials and/or characteristics of the materials change. To the right of the descriptive summary, the numbers and types of samples taken during the drilling operation are indicated. Farther to the right, N-values are shown graphically, along with the natural moisture contents. The terms used to describe the soil and rock encountered in the boring are defined in Tables 1A and 2A.

LABORATORY TESTING

Samples obtained from the boring were returned to our laboratory, where the physical characteristics of the samples were noted, and the field classifications were modified where necessary. The laboratory testing program was limited to determination of natural moisture content in general conformance with ASTM D 2216. The test results are provided on Figure 1A.

Table 1A

GUIDELINES FOR CLASSIFICATION OF SOIL

Description of Relative Density for Granular Soil

Relative Density	Standard Penetration Resistance (N-values) blows per foot
very loose	0 - 4
loose	4 - 10
medium dense	10 - 30
dense	30 - 50
very dense	over 50

Description of Consistency for Fine-Grained (Cohesive) Soils

Consistency	Standard Penetration Resistance (N-values) blows per foot	Torvane Undrained Shear Strength, tsf
very soft	2	less than 0.125
soft	2 - 4	0.125 - 0.25
medium stiff	4 - 8	0.25 - 0.50
stiff	8 - 15	0.50 - 1.0
very stiff	15 - 30	1.0 - 2.0
hard	over 30	over 2.0

Sandy silt materials which exhibit general properties of granular soils are given relative density description.

Grain-Size Classification

Boulders
12 - 36 in.

Cobbles
3 - 12 in.

Gravel
1/4 - 3/4 in. (fine)
3/4 - 3 in. (coarse)

Sand
No. 200 - No. 40 sieve (fine)
No. 40 - No. 10 sieve (medium)
No. 10 - No. 4 sieve (coarse)

Silt/Clay - pass No. 200 sieve

Modifier for Subclassification

Adjective	Percentage of Other Material In Total Sample
clean	0 - 2
trace	2 - 10
some	10 - 30
sandy, silty, clayey, etc.	30 - 50

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Table 2A

GUIDELINES FOR CLASSIFICATION OF ROCK

Relation of RQD and Rock Quality

RQD (Rock Quality Designation), %	(Description of Rock Quality)
0-25	Very poor
25-50	Poor
50-75	Fair
75-90	Good
90-100	Excellent

Descriptive Terminology for Joint Spacing

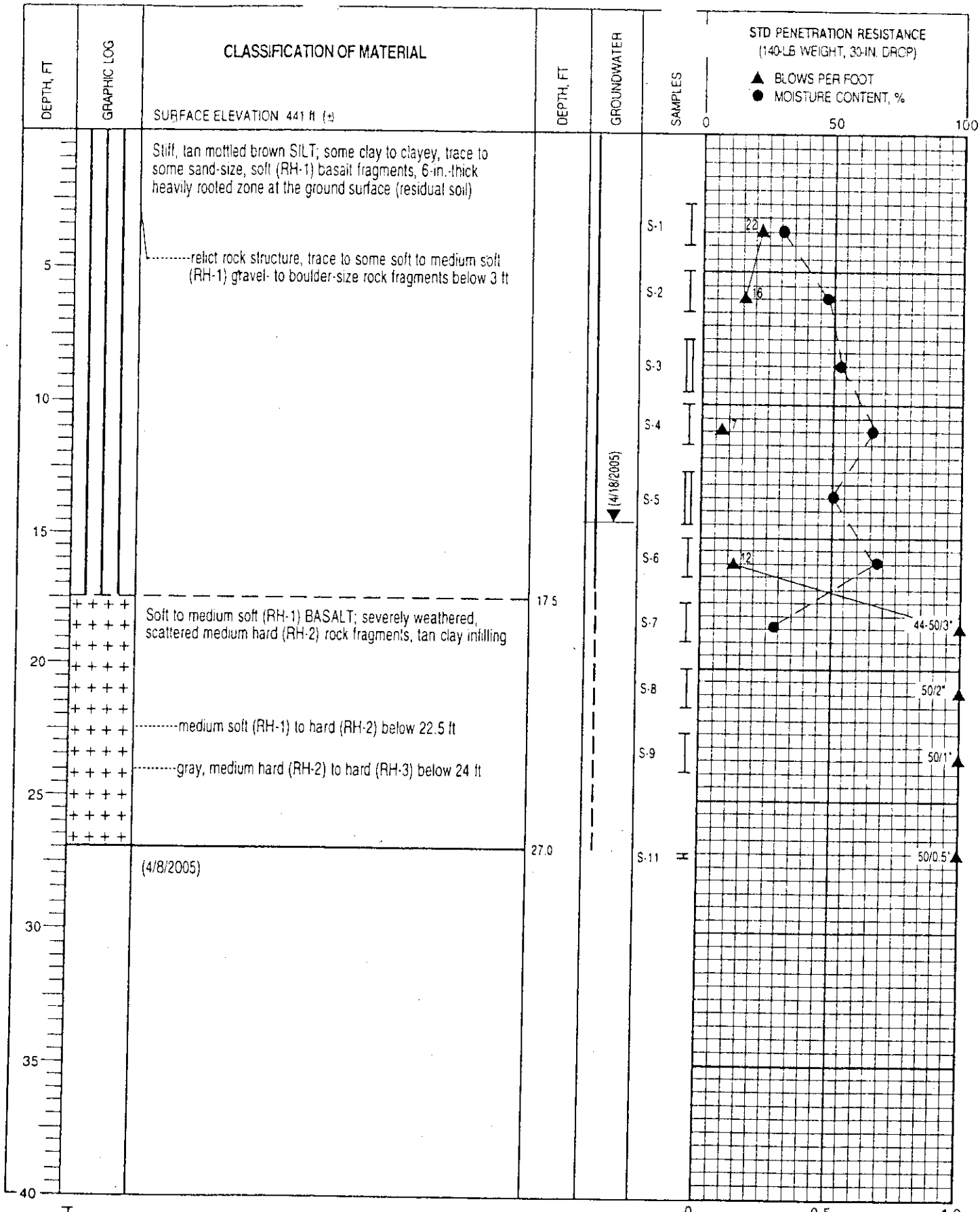
Spacing of Joints	Descriptive Term
< 2 in.	Very Close
2 in. - 1 ft	Close
1 ft - 3 ft	Moderately Close
3 ft - 10 ft	Wide
> 10 ft	Very Wide

Scale of Rock Hardness (After Panama Canal Company, 1959)

RH-1	Soft	Slightly harder than hard overburden soil, rock-like structure, but crumbles or breaks easily by hand
RH-1	Medium Soft	Cannot be crumbled between fingers, but can be easily picked with light blows of the geology hammer.
RH-2	Medium Hard	Can be picked with moderate blows of geology hammer. Can be cut with knife.
RH-3	Hard	Cannot be picked with geology hammer, but can be chipped with moderate blows of the hammer.
RH-4	Very Hard	Chips can be broken off only with heavy blows of the geology hammer.

Terms Used to Describe the Degree of Weathering

Descriptive Term	Defining Characteristics
Fresh	Rock is unstained. May be fractured, but discontinuities are not stained.
Slight	Rock is unstained. Discontinuities show some staining on their surfaces, but discoloration does not penetrate rock mass.
Moderate	Discontinuity surfaces are stained. Discoloration may extend into rock along discontinuity surfaces.
High	Individual rock fragments are thoroughly stained and can be crushed with pressure hammer. Discontinuity surfaces are thoroughly stained and may be crumbly.
Severe	Rock appears to consist of gravel-sized fragments in a "soil" matrix. Individual fragments are thoroughly discolored and can be broken with fingers.



GRI

BORING B-1

JUNE 2005 JOB. NO 4260 FIG. 1A

First American

First American Title Insurance Company of Oregon
222 SW Columbia Street, Suite 400
Portland, OR 97201
Phn - (503) 222-3651
Fax - (503) 790-7858

Michelle Johnson, Title Officer
Toll Free: (800) 929-3651
Direct: (503) 790-1822
Email: mjohnson@firstam.com

Murray, Smith & Associates
121 Sw Salmon #900
Portland, OR 97204

Order No.: 7019-622431
June 30, 2005

Attn: Todd Martinez
Phone No.: (503) 225-9010 - Fax No.: (503) 225-9022
Email: martinezr@msa-ep.com

Re:

Preliminary Title Report

ALTA Owners Standard Coverage	Liability $	Premium $		B/R
ALTA Owners Extended Coverage	Liability $	Premium $		
ALTA Lenders Standard Coverage	Liability $	Premium $		
ALTA Lenders Extended Coverage	Liability $	Premium $		
Endorsement 100, 116 & 8.1		Premium $	50.00	
Govt Service Charge		Cost $	50.00	
Other		Cost $		

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

Lot 6, ARISTA HEIGHTS NO. 3, in the City of Oregon City, County of Clackamas and State of Oregon.

and as of June 23, 2005 at 8:00 a.m., title vested in:

City of Oregon City, a Municipal Corporation

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. Subject property is under public ownership and is tax exempt. Any change in ownership before delivery of assessment roll may result in tax liability. Account No. 00746526.

2. City liens, if any, of the City of Oregon City.

   Note: There are no liens as of June 23, 2005. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

3. Easement on the recorded plat/partition as follows: "An easement is hereby reserved under and upon the interior 10 feet of front, rear and plat boundary lines and the interior 5 feet of side boundary lines of all lots for the purpose of installing, constructing, renewing, operating and maintaining utilities and drainage facilities."

4. The following pertain to lender's Extended coverage only:
   a. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
   b. Parties in possession, or claiming to be in possession, other than the vestees shown herein.
   c. Statutory liens for labor and/or materials, including liens for contributions due to the State of Oregon for employment compensation and for workman's compensation, or any rights thereto, where no notice of such liens or rights appears of record.

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against Murray, Smith & Assoc.

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 12 months of the effective date of this report: Statutory Warranty Deed recorded January 11, 2005 as Fee No. 2005-002696 from Clackamas County School District #62 to City of Oregon City, a Municipal Corporation

Situs Address as disclosed on Clackamas County Tax Roll:

275 Amanda Court, Oregon City, OR 97045

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

RECORDING INFORMATION

Filing Address: **Clackamas County**
2051 Kaen Road
Oregon City, OR 97045

Recording Fees:
$ **5.00** per page
$ **10.00** per document (Public Land Corner Preservation Fund)
$ **11.00** per document (OLIS assessment & Taxation Fee)
$ **5.00** for each additional document title
$ **20.00** non-standard fee

cc: Murray, Smith & Assoc.
cc: City of Oregon City

First American Title Insurance Company of Oregon

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (10/17/92)

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy,
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge
3. Defects, liens, encumbrances, adverse claims, or other matters:
   (a) created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant;
   (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory lien for services, labor or material or the extent insurance is afforded herein as to assessments for street improvements under construction or completed at date of policy); or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable "doing business" laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
7. Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
   (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer, or
   (ii) the subordination of the interest of the insured mortgagee as a result of the application of the doctrine of equitable subordination; or
   (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
      (a) to timely record the instrument of transfer; or
      (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

ALTA OWNER'S POLICY (10/17/92)

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
   (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims, or other matters.
   (a) created, suffered, assumed or agreed to by the insured claimant;
   (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
   (c) resulting in no loss or damage to the insured claimant,
   (d) attaching or created subsequent to Date of Policy; or
   (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy
4. Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on
   (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer, or
   (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
      (a) to timely record the instrument of transfer, or
      (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

SCHEDULE OF STANDARD EXCEPTIONS

The ALTA standard policy form will contain in Schedule B the following standard exceptions to coverage:

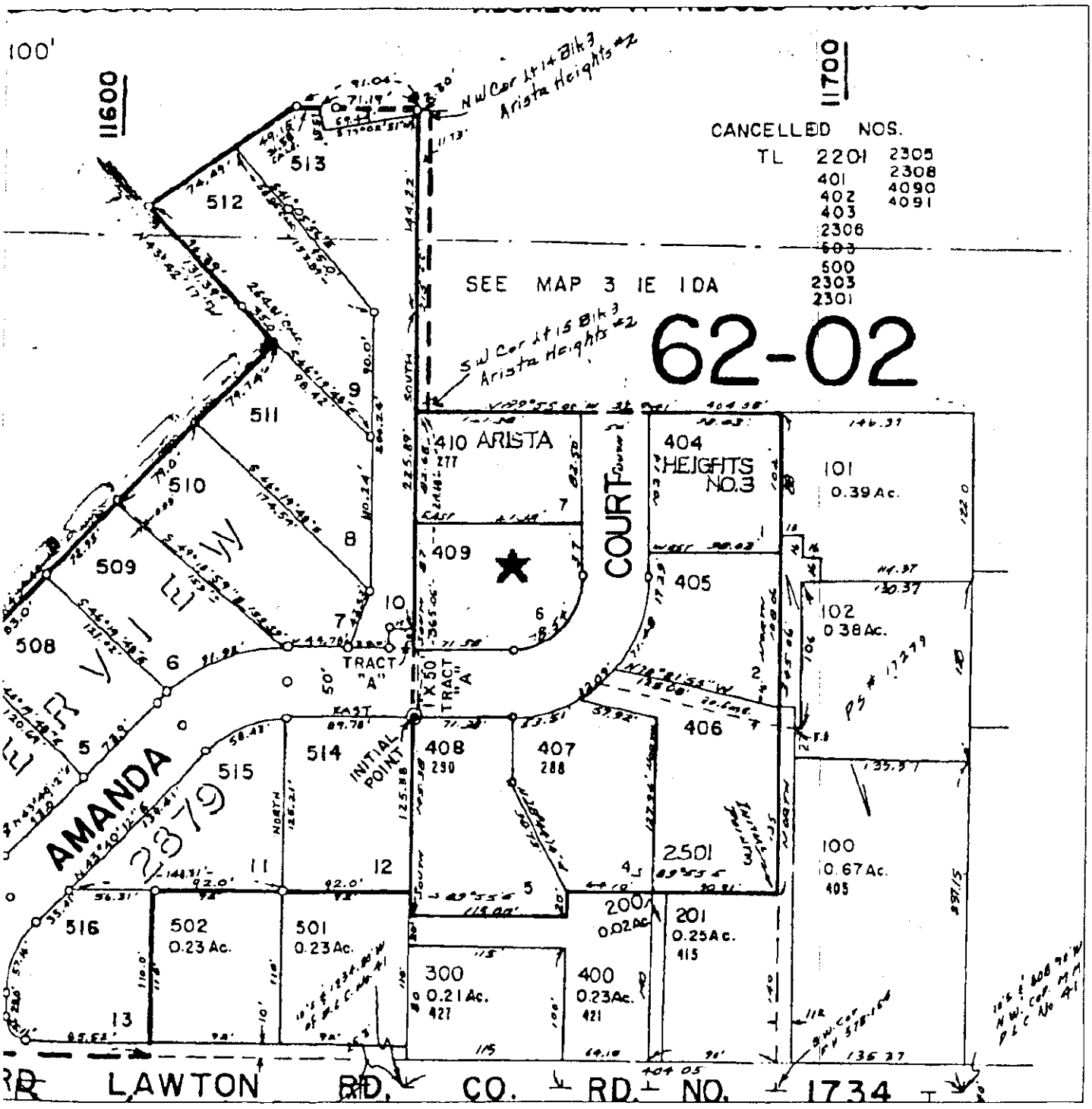
1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceeding by a public agency which may result in taxes or assessments, or notice of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 5 99

First American Title Insurance Company of Oregon
An assumed business name of TITLE INSURANCE COMPANY OF OREGON
1700 SW Fourth Avenue Portland, OR 97201-5512
Phone: (503) 222-3651

Reference Parcel Number 31E01DB00409

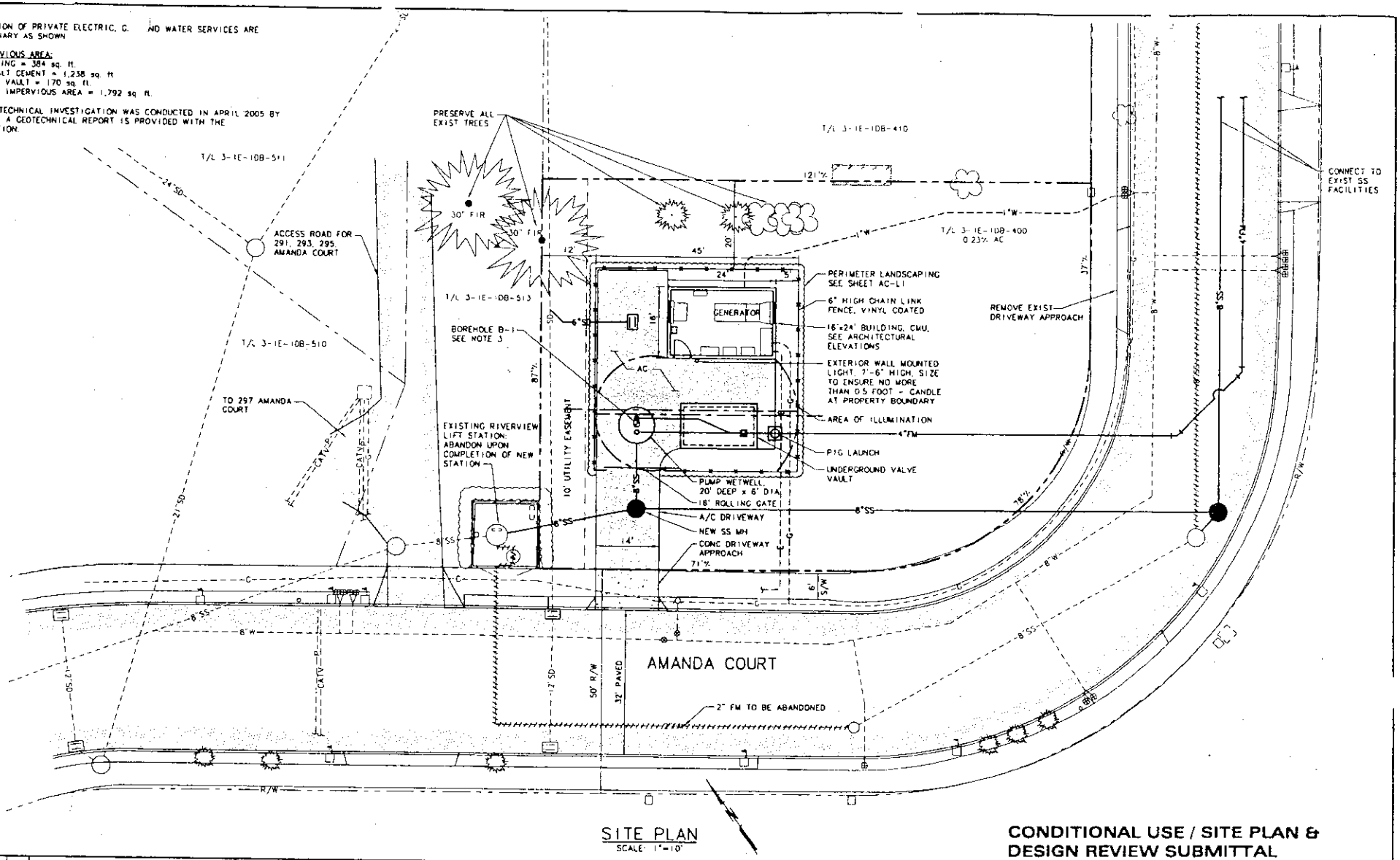


NOTES:

1. LOCATION OF PRIVATE ELECTRIC, G. AND WATER SERVICES ARE PRELIMINARY AS SHOWN

2. IMPERVIOUS AREA:
   BUILDING = 384 sq. ft.
   ASPHALT CEMENT = 1,238 sq. ft
   VALVE VAULT = 170 sq. ft.
   TOTAL IMPERVIOUS AREA = 1,792 sq. ft.

3. A GEOTECHNICAL INVESTIGATION WAS CONDUCTED IN APRIL 2005 BY GRI, INC. A GEOTECHNICAL REPORT IS PROVIDED WITH THE APPLICATION.



SITE PLAN
SCALE: 1"=10'

CONDITIONAL USE / SITE PLAN & DESIGN REVIEW SUBMITTAL

NO.	DATE	BY	REVISION

NOTICE: IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

RTM DESIGNED | MBE DRAWN | MLC CHECKED

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JULY 2005

MURRAY, SMITH & ASSOCIATES, INC.

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Engineers/Planners
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CITY OF OREGON CITY
SANITARY SEWAGE LIFT STATION REPLACEMENT PROJECT

CIVIL SITE PLAN

PROJECT NO: 05-0736.202 | SCALE: AS SHOWN | DATE: JULY 2005

SHEET AC-C1

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EROSION CONTROL NOTES:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION/SEDIMENTATION CONTROL DURING CONSTRUCTION (ANY TIME OF YEAR) IN ACCORDANCE WITH THE CITY OF OREGON CITY EROSION AND SEDIMENT CONTROL STANDARDS. THE STANDARD CONSTRUCTION SPECIFICATIONS FOR THIS PROJECT AND THE EROSION CONTROL NOTES INCLUDED BELOW AND WITHIN THESE PLANS. IF DISCREPANCIES BETWEEN STANDARDS OCCUR, THE MORE STRINGENT REGULATION SHALL APPLY.

2. THE IMPLEMENTATION OF THESE EROSION/SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

3. THE ESC FACILITIES SHOWN ON THESE PLANS MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

4. THE ESC FACILITIES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED WEATHER EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.

5. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.

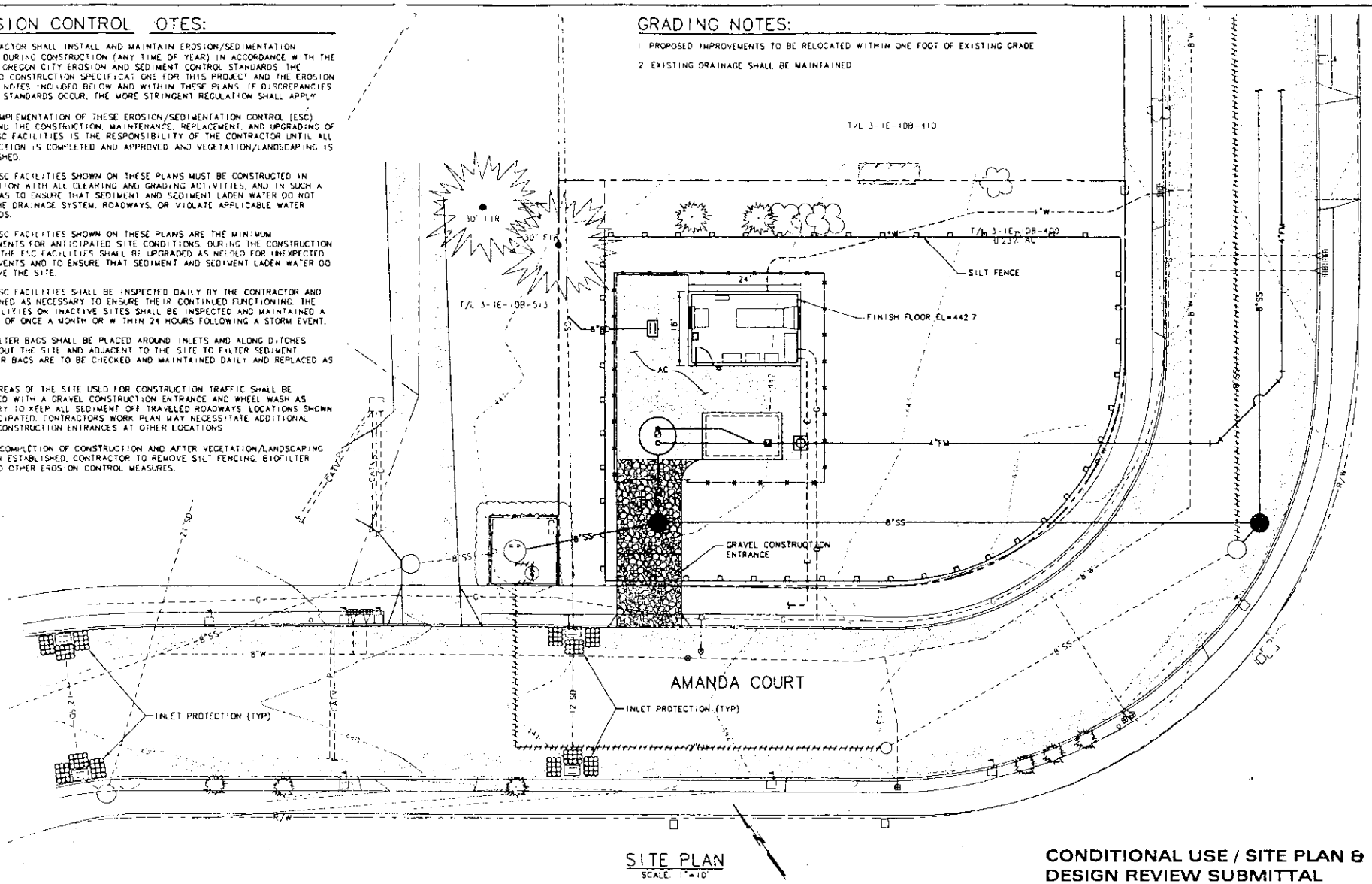
6. BIOFILTER BAGS SHALL BE PLACED AROUND INLETS AND ALONG DITCHES THROUGHOUT THE SITE AND ADJACENT TO THE SITE TO FILTER SEDIMENT. BIOFILTER BAGS ARE TO BE CHECKED AND MAINTAINED DAILY AND REPLACED AS NEEDED.

7. ALL AREAS OF THE SITE USED FOR CONSTRUCTION TRAFFIC SHALL BE PROTECTED WITH A GRAVEL CONSTRUCTION ENTRANCE AND WHEEL WASH AS NECESSARY TO KEEP ALL SEDIMENT OFF TRAVELLED ROADWAYS. LOCATIONS SHOWN AS ANTICIPATED. CONTRACTORS WORK PLAN MAY NECESSITATE ADDITIONAL GRAVEL CONSTRUCTION ENTRANCES AT OTHER LOCATIONS.

8. UPON COMPLETION OF CONSTRUCTION AND AFTER VEGETATION/LANDSCAPING HAS BEEN ESTABLISHED, CONTRACTOR TO REMOVE SILT FENCING, BIOFILTER BAGS AND OTHER EROSION CONTROL MEASURES.

GRADING NOTES:

1. PROPOSED IMPROVEMENTS TO BE RELOCATED WITHIN ONE FOOT OF EXISTING GRADE.
2. EXISTING DRAINAGE SHALL BE MAINTAINED.



SITE PLAN
SCALE: 1"=10'

CONDITIONAL USE / SITE PLAN & DESIGN REVIEW SUBMITTAL

NO.	DATE	BY	REVISION

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CITY OF OREGON CITY
SANITARY SEWAGE
LIFT STATION
REPLACEMENT PROJECT

SITE GRADING AND EROSION CONTROL PLAN

PROJECT NO. 05-07.36 202 | SCALE: AS SHOWN | DATE: JULY 2005

SHEET AC-C2

PLANT LIST

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY
TREES					
	ACER CIRCINATUM	VINE MAPLE	6'-8' B&B	8' O.C.	
	ACER RUBRUM "RED SUNSET"	SUNSET RED MAPLE	2" CAL	AS SHOWN	
	JUNIPERUS CHINENSIS "SPEARMENT"	SPEARMINT JUNIPER	4'-5' B&B	5' O.C.	
	QUERCUS ROBER	SKYROCKET OAK	2" CAL	35' O.C.	
	EXISTING TREE				
SHRUBS					
	MAHONIA AQUIFOLIUM "ORANGE FLAME"	TALL OREGON GRAPE	5 GC	5' O.C.	
	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GC	3' O.C.	
	POLYSTICHUM MUNITUM	SWORD FERN	1 GC	3' O.C.	
	SPIRAEA JAPONICA "LIMEMOUND"	LIMEMOUND SPIRAEA	1 GC	3' O.C.	
GROUND COVER					
	LAURENTIA FLUVIATILIS	BLUE STAR CREEPER	2" POTS	12" O.C.	
	LAWN	FRAGRANT HERBAL LAWN	SEED	1# / 800 SF	
	MAHONIA NERVOUS (50%) MAHONIA REPANS (50%)	CASCADE MAHONIA CASCADEREPANS	4" POTS 4" POTS	18" O.C. 18" O.C.	

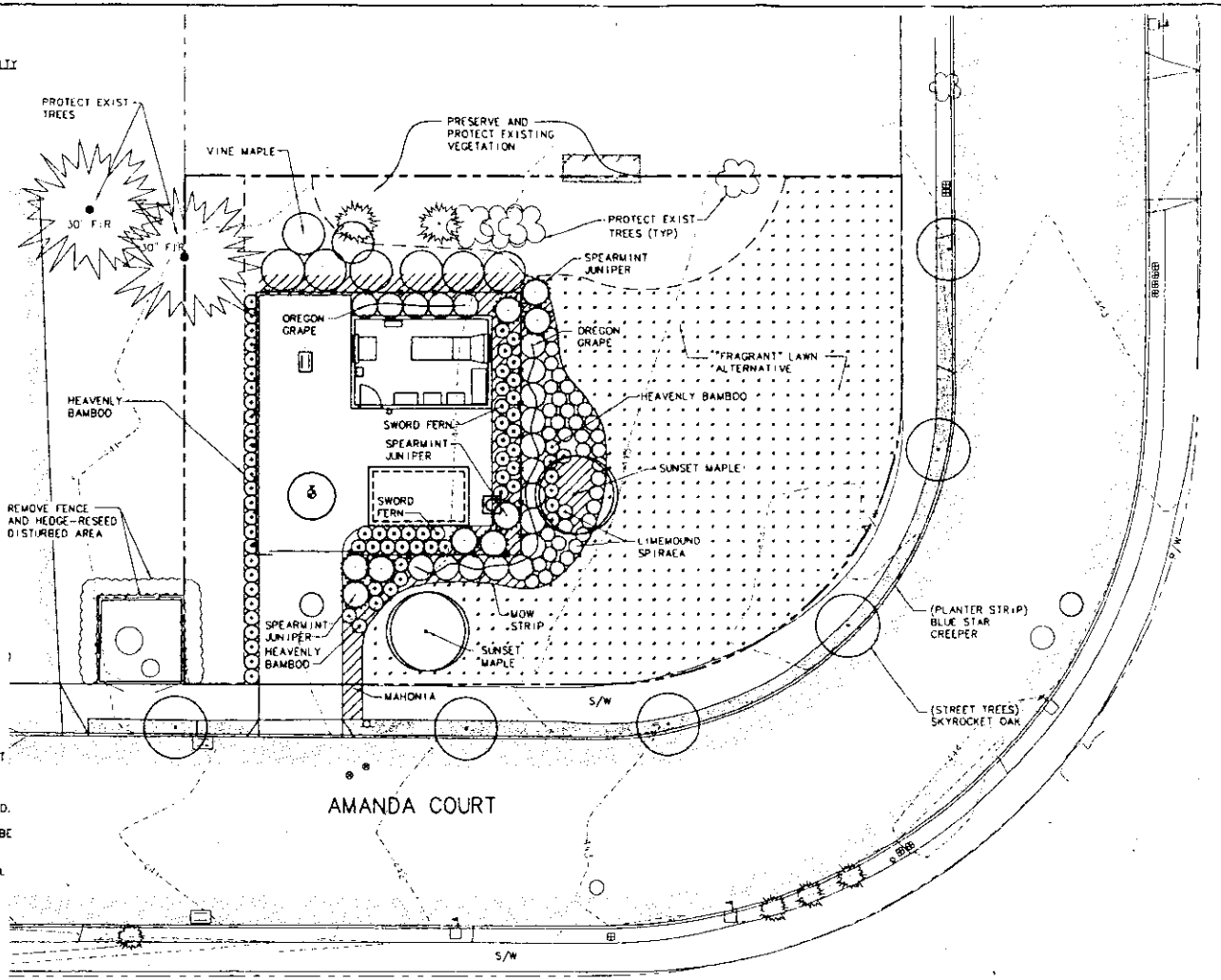
NOTES

PLANTING:

1. STOCKPILE TOPSOIL FOR USE IN LANDSCAPE WORK AND INSTALL TEMPORARY SILT FENCING AROUND STOCKPILES. TOPSOIL WILL BE AMENDED PRIOR TO USE IN PLANTING BEDS. SUBGRADE SOILS ARE NOT SUITABLE FOR USE IN PLANT PITS OR OTHER LANDSCAPE WORK.
2. PROTECT EXISTING TREES TO REMAIN FROM CONSTRUCTION OPERATIONS. DO NOT ENCROACH UPON, FILL, OR OTHERWISE DISTURB THE AREA WITHIN THE DRIPLINE OF TREES OR SHRUBS TO BE RESERVED.
3. PLANTING BEDS AND GRASS AREAS WILL BE SEPARATED BY A MOW STRIP. ALL PLANTING BEDS WILL BE MULCHED WITH A COMPOSTED GARDEN MULCH.
4. UNDEVELOPED PORTIONS OF THE SITE WILL BE SEEDED WITH A LAWN ALTERNATIVE (FRAGRANT HERBAL LAWN SEED) REQUIRING MINIMAL MAINTENANCE. SEED IS AVAILABLE LOCALLY.
5. MAHONIA GROUND COVER IS A BLEND OF TWO SPECIES—MIX BOTH PLANTS WITHIN BEDS FOR EVEN DISTRIBUTION.

IRRIGATION:

1. ALL PLANTING BEDS AND SIDEWALK PLANTER STRIP WILL BE IRRIGATED WITH AN ABOVE-GROUND AUTO-GROUND AUTOMATIC SPRINKLER SYSTEM CONFORMING TO CITY OF OREGON CITY STANDARDS.
2. QUICK COUPLER ATTACHMENTS WILL BE LOCATED TO PROVIDE THE ABILITY TO SET UP TEMPORARY IRRIGATION STANDPIPES OR HOSE ATTACHMENT.
3. THE SYSTEM CONTROLLER AND BACKFLOW PREVENTION DEVICE WILL BE LOCATED IN THE NEW BUILDING.
4. AREAS SEEDED WITH A LAWN ALTERNATIVE SEED MIX WILL NOT BE IRRIGATED FOLLOWING THE GRASS ESTABLISHMENT PERIOD.



SITE PLAN
SCALE: 1"=10'

CONDITIONAL USE / SITE PLAN & DESIGN REVIEW SUBMITTAL

NO	DATE	BY	REVISION

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CITY OF OREGON CITY
SANITARY SEWAGE LIFT STATION REPLACEMENT PROJECT

LANDSCAPE PLAN

PROJECT NO.: 05-0736 /02 | SCALE: AS SHOWN | DATE: JULY 2005

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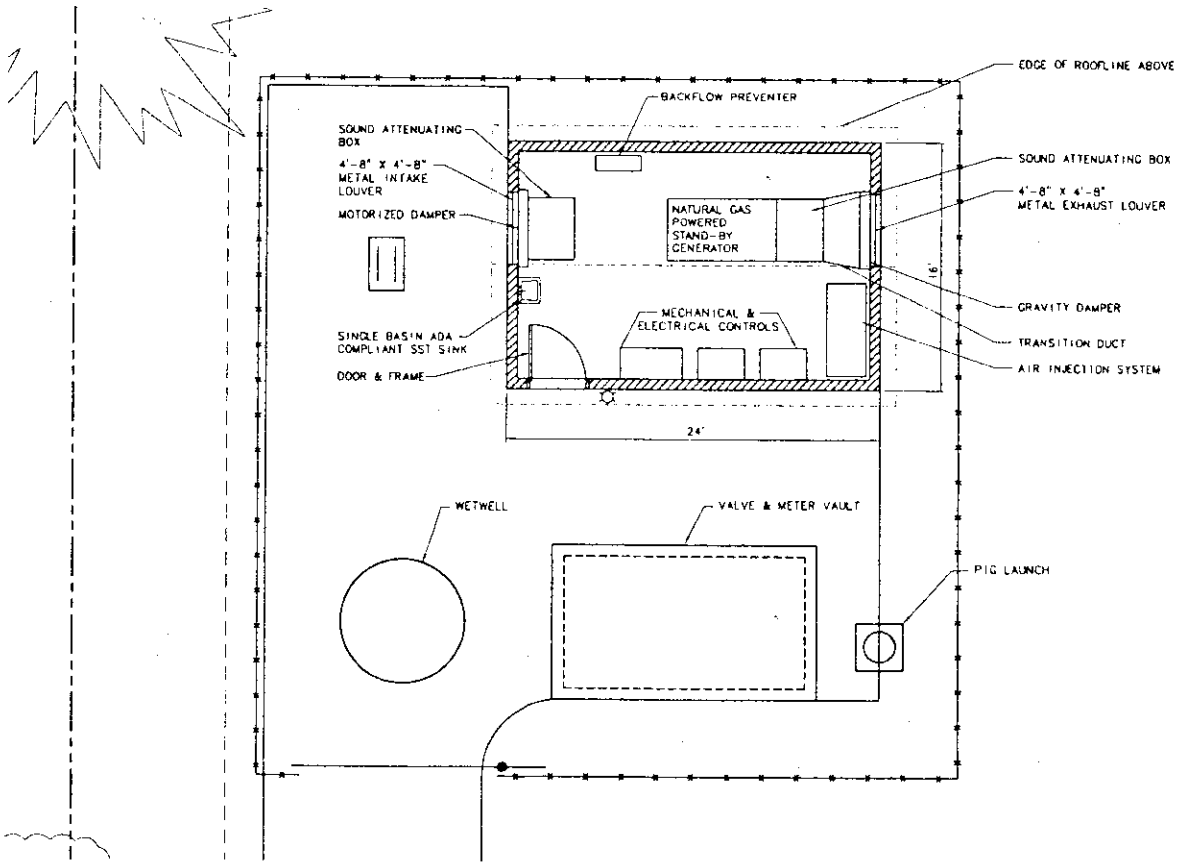

FLOOR PLAN
SCALE: 1/4"=1'-0"

CONDITIONAL USE / SITE PLAN & DESIGN REVIEW SUBMITTAL

NO	DATE	BY	REVISION

NOTICE
0 1/2 1
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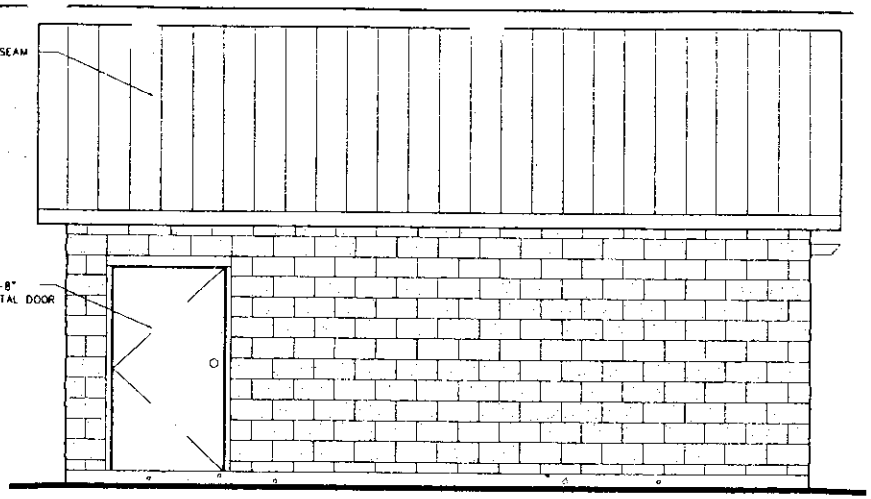
CITY OF OREGON CITY
SANITARY SEWAGE LIFT STATION REPLACEMENT PROJECT

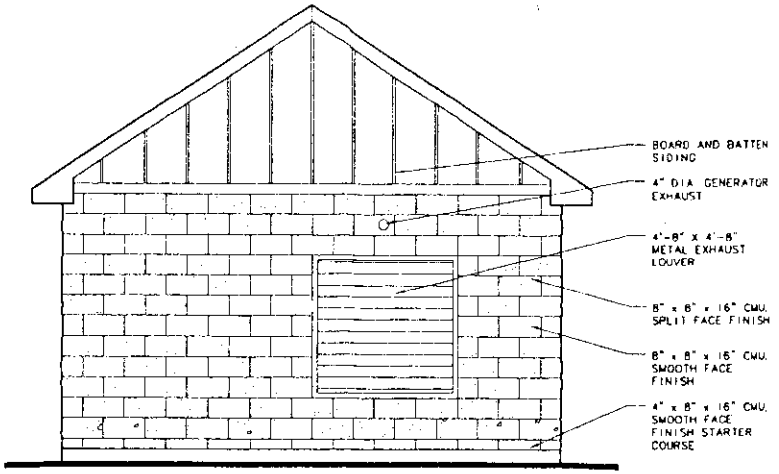
FLOOR PLAN

PROJECT NO. 05-0736.202 | SCALE: 1/4"=1'-0" | DATE: JULY 2005

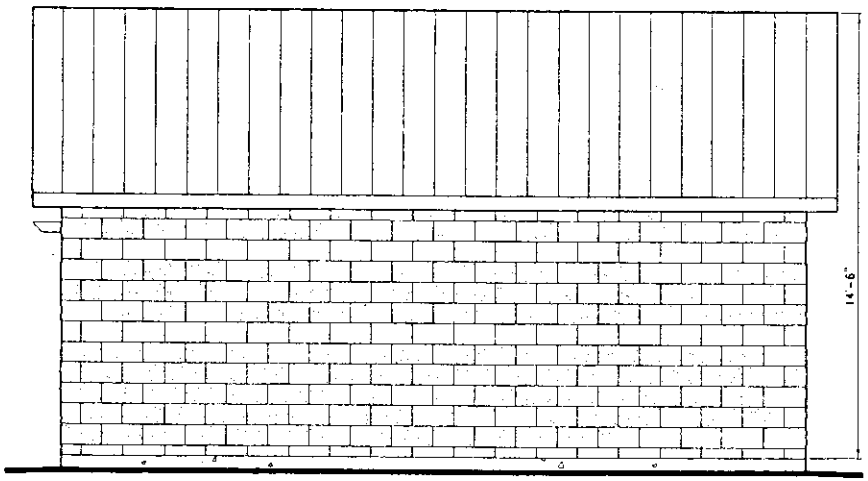
SHEET
AC-A1
X of X



SOUTH ELEVATION
SCALE: ½"=1'-0"



EAST ELEVATION
SCALE: ½"=1'-0"



NORTH ELEVATION
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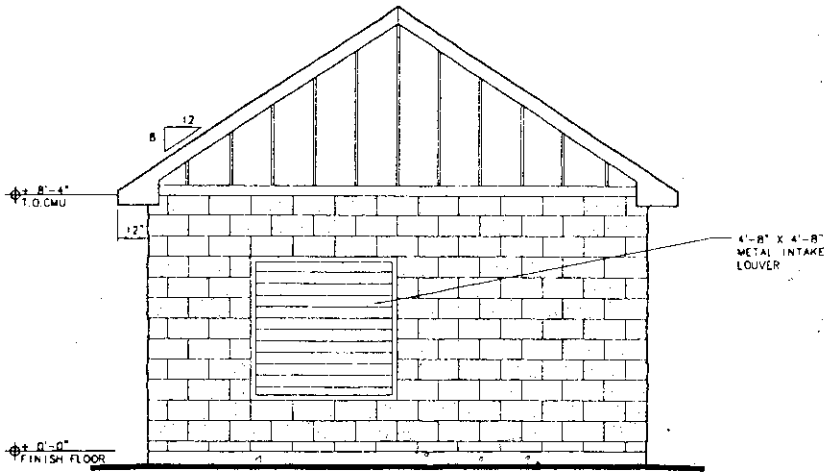

WEST ELEVATION
SCALE: ½"=1'-0"

NO	DATE	BY	REVISION

NOTICE
0 ½ 1
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CITY OF OREGON CITY
SANITARY SEWAGE LIFT STATION REPLACEMENT PROJECT

BUILDING ELEVATIONS

PROJECT NO 05-0736.202 | SCALE AS SHOWN | DATE JULY 2005

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AC-A2
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