

CITY OF MILWAUKIE
PLANNING COMMISSION MINUTES
TUESDAY, MARCH 13, 2001

COMMISSIONERS PRESENT

Tracy Cook, Chair
Judith Borden
Barbara Cartmill
Mike Miller
Howard Steward

STAFF PRESENT

Alice Rouyer,
Planning Director
Ken Kent,
Associate Planner
Shirley Richardson,
Hearings Reporter

COMMISSIONERS ABSENT

Donald Hammang
Doug Ouderkirk

1.0 CALL TO ORDER

The meeting was called to order at 6:32 p.m.

2.0 PROCEDURAL QUESTIONS -- None.

3.0 PLANNING COMMISSION MINUTES -- February 27, 2001

Barbara Cartmill moved to approve the minutes of February 27, 2001, as presented. **Judith Borden** seconded the motion. MOTION CARRIED 5-0.
Ayes: Cook, Borden, Cartmill, Miller, Steward; Abstentions: None; Nays: None.

4.0 INFORMATION ITEMS

- 4.1 City Council Worksession Minutes
- 4.2 City Council Minutes

5.0 PUBLIC COMMENT -- None.

6.0 PUBLIC HEARINGS

- 6.1 Applicant: City of Milwaukie
Owner: City of Milwaukie
Location: Near the Springwater Corridor and Johnson Creek Blvd

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Proposal: Install three precast concrete vaults and associated telemetry for a metered water intertie with the City of Portland.

File Numbers: CSO-01-01

NDA: Lewelling

Chair Cook opened the public hearing to allow the construction of three precast underground vaults for the Milwaukie/Portland Metered Water Intertie. The criteria to be addressed are found in Sections 314, Manufacturing Zone; 321, Community Service Overlay Zone; and 1011.3, Minor Quasi-Judicial Review.

Chair Cook asked if there were any conflicts of interest or ex-parte contacts to declare. There were none. **Chair Cook** asked if any member of the Planning Commission visited the site; three hands were raised. No one who visited the site spoke to anyone at the site or noted anything different from what is indicated in the staff report. No one in the audience challenged the impartiality of any Commission member or the jurisdiction of the Planning Commission to hear this matter.

STAFF REPORT

Ken Kent reviewed the staff report with the Commission. This is a proposal by the City of Milwaukie in cooperation with the City of Portland for a metered water intertie facility to provide a connection between the water systems of both cities. The project involves the installation of three precast underground vaults about 19 feet below grade. The panels will be spaced 5 feet apart, two in a row. The vaults will be on the east side of Johnson Creek Blvd., on the south side of the Springwater Corridor. The telemetry is located on the west side of Johnson Creek Blvd. On the south side of the Springwater Corridor in two separate panels, one for Portland and one for Milwaukie. A control panel will be installed to monitor the activity of the intertie facility. The City of Portland Parks Bureau has requested to do the landscaping. The purpose of this facility is to provide quality water sources for both cities. Water can be transferred both to and from Portland. The proposed facility contributes to the City goal of providing alternative reliable water sources.

Staff is recommending additional conditions to minimize impact. An Addendum to the staff report was submitted which recommends a new Condition #7 and Finding #7.

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Staff finds this proposal is in the general public interest and that benefits outweigh the possible adverse impacts of the use.

Several comments have been received. The Lewelling Neighborhood District Association Land Use Committee has submitted support for project. The Public Works Department has provided additional comments regarding the proposal in Exhibit 5. Comments were also received from the Johnson Creek Watershed Council expressing concern with the location.

Alice Rouyer stated that the last finding and condition on this proposal has been added because of the Endangered Species Act regulations. It has become a standard condition for proposals in the vicinity of fish-bearing streams.

QUESTIONS FROM THE COMMISSIONERS -- None.

CORRESPONDENCE RECEIVED -- None.

APPLICANT PRESENTATION

Speaking: Paul Roeger, Civil Engineer, City of Milwaukie

Mr. Roeger stated the City of Milwaukie and the City of Portland have had an Intergovernmental Agreement (IGA) since 1998 for emergency supply water. Each can supply the other with water; Portland to Milwaukie by gravity and Milwaukie to Portland by pumping.

In 1986, the City of Milwaukie took over the Wichita Water District. This resulted in a connection with the City of Portland. The old intertie for the City of Portland was located in a vault in the northbound traffic lane in Johnson Creek Blvd. at the Springwater Corridor. This was an unsafe location as it caused traffic backups. This was only a one-way connection to Milwaukie from Portland.

This new construction will allow Portland to pump water from Milwaukie to the Portland system in an emergency. The City of Portland Parks Bureau owns the Springwater Corridor and has given the City of Portland Water Bureau rights to the placement of the metered intertie at the site. The IGA grants Milwaukie the right to place its part of the facility on the site also. The vaults will be buried underground with access at ground level. The telemetry, on the West Side of Johnson Creek Blvd., will allow both cities to monitor the intertie without visiting the site. When it is necessary to visit the site, parking is available in the trailhead lot on the west side of Johnson Creek Blvd.

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City staff has worked extensively with the City of Portland Parks Bureau regarding the landscaping. The City of Portland Parks Department decided that they would re-landscape; so this item was eliminated from the bid. Staff is confident that the City of Portland Parks Bureau will provide the correct vegetation in and around the riparian area.

Other location alternatives were reviewed and evaluated. It was decided that there were comparable additional costs associated with locating on the other side of Johnson Creek Blvd. Both the Portland and Milwaukie water lines are on the east side of Johnson Creek Blvd. Electrical power is located on the west side of Johnson Creek Blvd. and would require additional piping. There will be erosion control required; they are very conscious of protecting the stream.

QUESTIONS FROM THE COMMISSIONERS

Mike Miller noted that in the letter from the Watershed Council it indicated that this was for drinking water and sewer lines. He asked if this is true? **Paul Roeger** assured him that this was an error.

Mike Miller asked if the City of Portland gets into an emergency situation and ops to take water from Milwaukie, what guarantee is there that Milwaukie will not have a shortage of water because Portland is using the water? **Paul Roeger** read a section from the IGA that addressed water shortages and emergency needs. "...neither party may be held liable to the other if the request for water is not met or not met in full. In addition if one party begins to supply emergency or back-up water to the other, the provider may cease or reduce the supply upon 24-hour notice to the purchaser if the provider determines that the cessation is necessary for protection of its own system and entire supply obligations."

TESTIMONY IN FAVOR -- None.

QUESTIONS FROM THE COMMISSIONERS -- None.

QUESTIONS OR COMMENTS -- None.

TESTIMONY IN OPPOSITION

Speaking: Dave Green, 5431 SE Willow, Milwaukie

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Mr. Green asked if there are alternatives to locate the vaults outside the Springwater Corridor? He would not like to see the trail and the corridor being used for development. He suggested that the intertie be placed in the street. **Paul Roeger** stated that the pipes were taken out of the street because of unsafe conditions.

Other concerns expressed were:

- What is the frequency of maintenance for equipment in the vaults?
- Has staff reviewed the option of putting the vault in the parking lots of the now empty office building to the south of existing vault location.
- Concerned that the vaults may be preventing landscaping or a planted corridor in the industrial area.
- He asked if the proposed concrete structures would be an encroachment on the corridor? He is concerned that concrete structures can be placed in the corridor; are there any restrictions from a natural resource standpoint.
- Is this site a natural resource area and does the City of Milwaukie protect this area from this type of development or any type of development?
- Will this aesthetic issue set a precedent for corridor use?

Mr. Green stated that he was surprised that this project could go so far in design without public comment. He urged the Planning Commission make sure that all alternatives have been researched for re-location.

QUESTIONS FROM THE COMMISSIONERS -- None.

APPLICANT'S CLOSING COMMENTS

Speaking: Paul Roeger, Civil Engineer, City of Milwaukie

Mr. Roeger stated that in addition to the street being unsafe, there were other utilities in the street. The only visibility of the vault will be a 30-inch lid. By the time the vegetation is in place, it will not be visible. The Parks Bureau was also concerned about the aesthetics of the site and the proposed landscaping has eliminated their concerns. The Portland Parks Bureau is charged with connecting and preserving this corridor. They are making sure that any development in this corridor is protected by restrictions and regulations.

Alternatives for placing the intertie across the street was reviewed and found to be an economic problem. The Parking lot on the south side is owned by Associated Chemists and is private property.

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Jay Saatkamp, Water Operations Supervisor stated that the frequency of maintenance would be minimal. Most of the monitoring will be done by the telemetry. Maybe the site will have to be visited once a year to do minor maintenance. All activity of the intertie facility will be done by computers from City offices.

Mr. Roeger stated that the neighborhood associations were sent letters and comments were received. All notice requirements were met. The City of Milwaukie has been working on this project for three years.

ADDITIONAL COMMENTS FROM STAFF

Ken Kent stated that this corridor crosses Johnson Creek that is designated as a natural resource area under the Milwaukie Natural Resource Overlay Zone. This site is not required to go through a Natural Resource Overlay process. In reviewing this project, there were natural resource issues addressed; setbacks from the banks of the Creek and providing appropriate landscaping. The landscape plan will include more plantings that now exist on the site.

QUESTIONS FROM THE COMMISSIONERS

Mike Miller asked what jurisdiction is over the Watershed Council? **Alice Rouyer** stated that there are watershed councils all over the state. This watershed council covers Johnson Creek and it is a cooperative effort between several jurisdictions. They have their own directors and have some oversight over this watershed.

Mr. Green stated that he would hope that the City of Milwaukie take a look at their protection of the trail in the right-of-way through Milwaukie to make sure that the requirements of natural resource overlays are met.

QUESTION FROM THE COMMISSIONERS -- None.

DELIBERATION AMONG THE COMMISSIONERS

Chair Cook closed the public portion of the hearing and opened the meeting to discussion among the Commissioners.

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Mike Miller stated that he feels this project will be done in an environmentally sound manner. He suggested that the parking area next to the building on the north side be removed as a part of the application. This will recover some of the open space on that side of the hill.

Howard Steward moved to approve Application CSO-01-01 by the City of Milwaukie for the Milwaukie/Portland Metered Water Intertie, thereby authorizing construction of three precast underground vaults containing a flow meter, backflow prevention assembly, and pressure-reducing valve; and adopt recommended Findings and Conditions of Approval. Further, that the additional Condition of Approval #7 and Finding #7 be approved as written in the addendum dated March 13, 2001. **Mike Miller** seconded the motion. THE MOTION CARRIED 5-0.

Ayes: Cook, Borden, Cartmill, Miller, Steward

Nays: None.

7.0 WORKSESSION -- None.

8.0 DISCUSSION ITEMS -- None.

9.0 OLD BUSINESS -- None

10.0 OTHER BUSINESS/UPDATES

10.1 Matters from the Planning Director

Alice Rouyer reported that at the City Council meeting they discussed design review for downtown Milwaukie. They were in favor of letting the Design and Landmarks Commission be responsible for providing review and guidance to the development community when proposals come forward. The Council was interested in a design review process having more teeth.

The Council discussed other projects, neighborhood livability project, and cell tower standards.

Alice Rouyer stated that at the next meeting staff would update the Commission on the Transportation System Plan Project and neighborhood livability projects.

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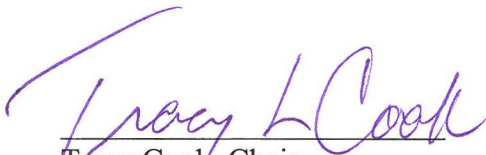
Design and Landmark Commission Report. **Barbara Cartmill** reported that a great amount of time was spent discussing the pros and cons of mandatory review versus voluntary compliance. Don Arambula made a presentation on design concepts.

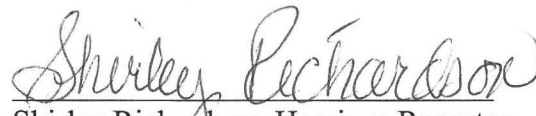
11.0 NEXT MEETING -- March 27, 2001

11.1 TSP Project Update

11.2 Neighborhood Livability Project

Howard Steward moved to adjourn the meeting of March 13, 2001. **Mike Miller** seconded. MOTION PASSED UNANIMOUSLY. The meeting adjourned at 7:35 p.m.


Tracy Cook, Chair


Shirley Richardson, Hearings Reporter

AGENDA

MILWAUKIE PLANNING COMMISSION

MILWAUKIE CITY HALL, 10722 SE MAIN STREET
TUESDAY, March 13, 2001
6:30 PM

		ACTION REQUIRED
1.0	Call to Order	
2.0	Procedural Questions	
3.0	Planning Commission Minutes	Motion Needed
3.1	February 27, 2001	
4.0	Information Items	
4.1	City Council Minutes (upon approval by Council) – to PC members only	Information Only
4.2	City Council Worksession Minutes (upon approval by Council) – to PC members only City	
5.0	Public Comment This is an opportunity for the public to comment on any item not on the agenda	
6.0	Public Hearings	
6.1	Type of Hearing: Minor Quasi Judicial Applicant: City of Milwaukie Owner: City of Milwaukie Location: Near the Springwater Corridor and Johnson Creek Blvd Proposal: Install three precast concrete vaults and associated telemetry for a metered water intertie with the City of Portland. File Numbers: CSO-01-01 NDA: Lewelling Staff Person: Ken Kent	Discussion and Motion Needed
7.0	Worksession Items	
8.0	Discussion Items This is an opportunity for comment or discussion by the Planning Commission for items not on the agenda.	Review and Decision
9.0	Old Business	
10.0	Other Business/Updates	
10.1	Matters from the Planning Director	Information Only
10.2	Design and Landmark Commission Report	Review and Comment

11.0	Next Meeting: March 27, 2001	
11.1	TSP Project Update	
11.2	Neighborhood Livability Project	
	The above items are tentatively scheduled, but may be rescheduled prior to the meeting date. Please contact staff with any questions you may have.	

**THE MILWAUKIE PLANNING COMMISSION WELCOMES YOUR INTEREST IN THESE AGENDA
 IS. FEEL FREE TO COME AND GO AS YOU PLEASE.**

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

Public Hearing Procedure

1. **STAFF REPORT.** EACH HEARING STARTS WITH A BRIEF REVIEW OF THE STAFF REPORT BY STAFF. THE REPORT LISTS THE CRITERIA FOR THE LAND USE ACTION BEING CONSIDERED, AS WELL AS A RECOMMENDED DECISION WITH REASONS FOR THAT RECOMMENDATION.
2. **CORRESPONDENCE.** THE STAFF REPORT IS FOLLOWED BY ANY VERBAL OR WRITTEN CORRESPONDENCE WHICH HAS BEEN RECEIVED SINCE THE COMMISSION WAS PRESENTED WITH ITS PACKETS.
3. **APPLICANT'S PRESENTATION.** WE WILL THEN HAVE THE APPLICANT MAKE A PRESENTATION, FOLLOWED BY:
4. **PUBLIC TESTIMONY IN SUPPORT.** TESTIMONY FROM THOSE IN FAVOR OF THE APPLICATION.
5. **COMMENTS OR QUESTIONS.** COMMENTS OR QUESTIONS FROM INTERESTED PERSONS WHO ARE NEITHER IN FAVOR NOR OPPOSED TO THE APPLICATION.
6. **PUBLIC TESTIMONY IN OPPOSITION.** WE WILL THEN TAKE TESTIMONY FROM THOSE IN OPPOSITION TO THE APPLICATION.
7. **QUESTIONS FROM COMMISSIONERS.** WHEN YOU TESTIFY, WE WILL ASK YOU TO COME TO THE FRONT PODIUM AND GIVE YOUR NAME AND ADDRESS FOR THE RECORDED MINUTES. PLEASE REMAIN AT THE PODIUM UNTIL THE CHAIR PERSON HAS ASKED IF THERE ARE ANY QUESTIONS FOR YOU FROM THE COMMISSIONERS.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** AFTER ALL TESTIMONY, WE WILL TAKE REBUTTAL TESTIMONY FROM THE APPLICANT.
9. **CLOSING OF PUBLIC HEARING.** THE CHAIR PERSON WILL CLOSE THE PUBLIC PORTION OF THE HEARING. WE WILL THEN ENTER INTO DELIBERATION AMONG THE PLANNING COMMISSIONERS. FROM THIS POINT IN THE HEARING WE WILL NOT RECEIVE ANY ADDITIONAL TESTIMONY FROM THE AUDIENCE, BUT WE MAY ASK QUESTIONS OF ANYONE WHO HAS TESTIFIED.
10. **COMMISSION DISCUSSION/ACTION.** IT IS OUR INTENTION TO MAKE A DECISION THIS EVENING ON EACH ISSUE BEFORE US. DECISIONS OF THE PLANNING COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. IF YOU DESIRE TO APPEAL A DECISION, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT DURING NORMAL OFFICE HOURS FOR INFORMATION ON THE PROCEDURES AND FEES INVOLVED.
11. **MEETING CONTINUANCE.** THE PLANNING COMMISSION MAY, IF REQUESTED BY ANY PARTY, ALLOW A CONTINUANCE OR LEAVE THE RECORD OPEN FOR THE PRESENTATION OF ADDITIONAL EVIDENCE, TESTIMONY OR ARGUMENT. ANY SUCH CONTINUANCE OR EXTENSION REQUESTED BY THE APPLICANT SHALL RESULT IN AN EXTENSION OF THE 120-DAY TIME PERIOD FOR MAKING A DECISION.

The Planning Commission's decision on these matters may be subject to further review or may be appealed to the City Council. For further information, contact the Milwaukie Planning Department office at 786-7600.

Milwaukie Planning Commission:

Tracy Cook, Chair
Judith Borden, Vice Chair
Laura Cartmill
John Hammang
Mike Miller
Doug Ouderkirk
Howard Steward

Community Development Department Staff:

Martha Bennett, Community Development Director
Alice Rouyer, Planning Director
John Gessner, Associate Planner
Ken Kent, Associate Planner
Lindsey Nesbitt, Assistant Planner
Jeanne Garst, Staff Assistant
Marcia Hamley, Office Assistant
Shirley Richardson, Hearings Reporter



TO: Milwaukie Planning Commission

THROUGH: Alice Rouyer, Planning Director *AR*

FROM: Kenneth Kent, Associate Planner *KK*

DATE: March 13, 2001

SUBJECT: Portland/Milwaukie Metered Water Intertie
Application CSO-01-01

I. ACTION REQUESTED

Approve application CSO-01-01 by City of Milwaukie for the Milwaukie/Portland Metered Water Intertie, thereby authorizing construction of three precast underground vaults containing a flow meter, backflow prevention assembly and pressure-reducing valve and adopt recommended Findings and Conditions of Approval.

II. CODE AUTHORITY

Milwaukie Zoning Ordinance Sections

- 314 - Manufacturing Zone
- 321- Community service Overlay Zone
- 1011.3 - Minor Quasi-Judicial Review

III. DECISION-MAKING PROCESS

A Community Service Overlay application is subject to quasi-judicial review, which requires the Planning Commission to consider whether the applicant has demonstrated compliance with approval criteria of the code sections identified above. In quasi-judicial reviews, the Commission assesses the application against applicable approval criteria and evaluates testimony received at the public hearing. The Commission has three decision-making options as follows:

1. Approve the application upon finding that all approval criteria have been met
2. Approve the application subject to conditions when they are needed for compliance with approval criteria.
3. Deny the application upon a finding that they do not meet approval criteria.

The final decision on this application, which includes any appeals to the City Council, must be made by June 7, 2001 in accordance with the Oregon Revised Statutes.

A discussion of compliance with applicable criteria follows in Section VI; see also Exhibit 1.

IV. KEY ISSUES

1. Staff believes the application can meet applicable approval criteria subject to minor revisions and conditions of approval, which have been recommended.
2. Given the location of the site adjacent to Johnson Creek, site landscaping should be revised to provide native plant species suitable for the location.
3. An erosion control plan will be required to assure impacts to Johnson Creek are minimized.

V. BACKGROUND

1. **Statistics** (all standards below are as proposed)

Location:	East of the Springwater Corridor Johnson Creek Trailhead, on the east side of Johnson Creek Boulevard and south side of the Springwater Corridor trail
Property Owner:	City of Portland
Applicant:	City of Milwaukie
Zone:	Manufacturing Zone
Lot Size	No specific lot size. Site is located within the 100 foot wide Springwater Corridor (former Portland Traction Railroad right-of-way). The development area is approximately 1,661 square feet.
Proposed Use:	Water system intertie facility
Setbacks:	None

2. **Summary Project Description**

The City of Milwaukie and the City of Portland are proposing to construct a metered water intertie facility to provide a connection between the water systems of both cities. The project would allow the City of Milwaukie to receive water from the City of Portland, as needed, as well as Portland receiving water from the City of Milwaukie system (see Exhibit 3 Applicant's Narrative). The proposal includes the following:

- a. Installation of three underground vaults to house a flow meter, backflow prevention assembly and pressure reducing valve.
- b. Installation of landscaping
- c. Installation of telemetry control panels on the west side of Johnson Creek outside the City of Milwaukie and within the City of Portland.

The project site is located east of the Johnson Creek Trailhead for the Springwater Corridor, on the east side of Johnson Creek Boulevard and south of the Springwater Corridor path. The proposed improvements would be located approximately 30 to 34 feet from the top of bank of Johnson Creek. The site is located outside the Natural Resource Overlay Zone. The proposed vaults will be installed below grade and will be accessed through a secured hatch at grade level.

See Exhibit 2 for reductions of the site plan, landscape plan and underground vault cross-sections. See Exhibit 3 - Applicant's Narrative for further project information.

VI. **ANALYSIS OF PROPOSAL**

Zoning Authority

The proposal is subject to the following regulations:

- Section 1011.3 - Minor Quasi-Judicial Review, governs public notice and the application process.
- Section 314 - Manufacturing Zone is the underlying zone
- Section 321- Community Service Overlay Zone

Evaluation of Zoning Criteria

This section addresses specific aspects of the project that either require conditions be imposed to bring the application into compliance with zoning criteria or otherwise warrant discussion. A checklist showing staff analysis of compliance with all other standards is included in Exhibit 4 - Staff Zoning Compliance Report. A summary of key zoning issues follows:

Section 321 Community Service Overlay Zone

The proposed use is a water-related utility. As a Community Service Overlay use, it can be permitted citywide upon approval by the Planning Commission. Section 321.4.D requires that the Planning Commission find that the proposed use is in the "general public interest" and that the benefits to the public outweigh the possible adverse impacts of the use.

Public Interest/Benefit

The proposed use would meet the criteria of serving the general public interest by contributing to the City's goal of providing alternate, reliable water sources. The proposed facility will provide the City with the ability to obtain water from the City of Portland water system for emergency purposes (see Applicant's Narrative, Exhibit 4).

Potential Adverse Impacts

Construction activities will disrupt the site, removing existing vegetation and creating short term potential for erosion. A proposed condition of approval will require that an erosion control plan be provided prior to issuance of a grading permit to assure that appropriate measures are implemented to retain soil on the project site and limit runoff to Johnson Creek.

The project site is located from 30 to 34 feet from the top of bank of Johnson Creek and is within the 100-year flood plain. Although, the site is not within a Natural Resource Overlay Zone (NR), the property immediately to the south is within the NR Zone. Given this location and disruption of existing vegetation, the site should be restored, consistent with the riparian setting. The proposed landscape plan includes a number of native species, but there are other plant material that may be better suited to the location. The Portland Parks Bureau has been involved with the development of this facility with Public Works staff. The Bureau has indicated a desire to install and maintain the landscaping for the site. Their interest is to provide plantings that are appropriate for the location adjacent to Johnson Creek and to enhance the entry to the Spring Water trail from the adjacent trailhead area to the west. A proposed condition of approval requires that a landscaping plan be submitted that is suitable to the riparian setting adjacent to Johnson Creek.

As conditioned, the staff finds that the proposal is in the general public interest and that benefits outweigh the possible adverse impacts of the use.

VII. COMMENTS

The Lewelling Neighborhood District Association Land Use Committee has reviewed the proposed project and indicated their support of the application. The Public Works Department has provided additional comments regarding the proposal. (see Exhibit 5)

VIII. RECOMMENDED FINDINGS IN SUPPORT OF APPROVAL

1. The City of Milwaukie is proposing installation of three underground vaults to house a flow meter, backflow prevention assembly and pressure reducing valve for an intertie with the City of Portland water system, and associated landscaping. Associated telemetry control panels will be located on the west side of Johnson Creek Boulevard outside the City of Milwaukie and within the City of Portland.
2. The application is consistent with the applicable objectives and policies of the Comprehensive Plan, Public Facilities and Services Element, Chapter 5.
3. The application complies with requirements and standards of Zoning Ordinance Section 321 Community service Overlay Zone.
4. Application CSO-01-01 has been processed and public notice provided in accordance with requirements of Zoning Ordinance Section 1011.3 Quasi-Judicial Review.
5. The Planning Commission may impose conditions that are necessary to ensure the proposal complies with standards and provisions of applicable approval criteria.
6. As conditioned, the proposal is in the general public interest and the benefits to the public outweigh the possible adverse impacts of the use.

IX. RECOMMENDED CONDITIONS OF APPROVAL

1. Plans submitted for building permit and/or Public Works Department approval shall be in substantial compliance with the plans approved by the Planning Commission on March 13, 2001.
2. Prior to issuance of a grading or building permit and/or prior to notice to proceed, the applicant shall submit a planting plan, subject to the review and approval of the Planning Director that incorporates native species suitable to the riparian area adjacent to Johnson Creek.
3. Prior to issuance of a grading permit and/or prior to notice to proceed, soil erosion controls shall be installed and maintained during construction activities and until soil has been stabilized, subject to the review and approval of the Planning and Public Works Directors.
4. Prior to issuance of a grading or building permit and/or prior to notice to proceed, the following shall be submitted to the satisfaction of the Planning Director:
 - a. Narrative of all actions taken to comply with these conditions of approval;

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- b. Narrative description of all changes made to the plans but not required by these conditions of approval;
 - c. Tree preservation methods for all trees that may be subject to construction impacts including excavation and soil compaction.
- 5. Prior to final inspection, a detailed narrative of actions taken to comply with all conditions of this approval shall be submitted to the satisfaction of the Planning Director.
- 6. Prior to final inspection, the approved landscape plan shall be installed to the satisfaction of the Planning Director.

IX. EXHIBITS

- 1. Staff Zoning Compliance Report
- 2. Vicinity Map
- 3. Proposed Plans (reduced)
- 4. Applicants Narrative
- 5. Comments

Exhibit 1

Zoning Compliance Report

The following report identifies how the project complies with applicable sections of the Zoning Ordinance that are not detailed in the staff report for CSO-01-01.

1. Section 314 - Manufacturing Zone

The application complies with applicable provisions of Section 314 as follows:

314.6.A - Setbacks

The project involves installation of utility vaults below grade, which do not constitute a structure that is subject to setback requirements.

314.6.B - Height

The proposed utility vaults will be located below grade.

314.6.C - Parking and loading

No specific access is proposed for the site. The project involves valves that only require period maintenance. Maintenance vehicles do not require regular access to the site. In addition, there is available public parking area in the vicinity.

314.6.D - Landscaping

This section requires 15 percent landscaping of the site. The proposed landscaping plan meets this standard.

314.6.E - Site access

No specific access is proposed for the site. The project involves valves that only require periodic maintenance. Maintenance vehicles do not require regular access to the site. In addition, there is available public parking area in the vicinity.

314.6.F - Transition area

The project site is not adjacent to and located within 120 feet of areas zoned for residential uses and is therefore not subject to transition area requirements.

2. 321- Community Service Overlay Zone

321.10.A - Utilities, streets, or other improvements necessary for the public facility or institutional use shall be provided by the agency constructing the use.

The intertie facility will be installed and operated by Milwaukie Public Works Department in partnership with the City of Portland.

321.10.B - When located in or adjacent to a residential zone, access should be located on a collector street if practicable. If access is to a local residential street, consideration of a request shall include an analysis of the projected average daily trips to be generated by the proposed use and their distribution pattern, and the impact of the traffic on the capacity of the street system which would serve the use. Uses which are estimated to generate fewer than 20 trips per day are exempted from this subsection 321.10.B

The project site is not located in or adjacent to a residential zone.

321.10.C - When located in a residential zone, lot area shall be sufficient to allow required setbacks that are equal to a minimum of two thirds of the height of the principal structure. As the size of the structure increases, the depth of the setback must also increase to provide adequate buffering.

The project site is not located in or adjacent to a residential zone.

321.10.D - The height limitation of a zone may be exceeded to a maximum height of 50 feet provided subsection 321.10.C is met.

The proposed utility vaults will be located below grade.

321.10.E - Noise-generating equipment shall be sound-buffered when adjacent to residential areas.

The project site is not located in or adjacent to a residential zone.

321.10.F - Lighting shall be designed to avoid glare on adjacent residential uses and public streets.

No lighting is proposed.

321.10.G - Where possible, hours and levels of operation shall be adjusted to make the use compatible with adjacent uses.

The site is located within the Manufacturing Zone and will have minimal impacts on adjacent uses. Other than periodic maintenance activities, noise generated when the City of Portland is in need of water from the City of Milwaukie system will be generated by the use of a temporary pump. In the case of Milwaukie using City of Portland water, the transfer would occur through gravity due to pressure differences between the systems and would therefore not generate noise.

3. 1011.3 - Minor Quasi-Judicial Review

Section 1011.3 specifies requirements for public notice, conduct of hearings, and notice of Planning Commission decisions. This section applies to Community Service Overlay applications. Public notice has been provided as required and the public hearing conducted as required. Notice of the Commission's decision will be made in accordance with Section 1011.3

6.1 10

Project Site

Project Site

JOHNSON CREEK BLVD

420
BROOKSIDE DR
4529
5-8
1-4

ROSWELL AV

43RD AV

43RD AV



CITY OF MILWAUKIE, OREGON

CITY OF PORTLAND METERED WATER INTERTIE

PROJECT NO. 051130

JANUARY 2001



INDEX OF DRAWINGS

1. TITLE, VICINITY MAP, INDEX, LEGENDS AND ABBREVIATIONS
2. SITE PLAN AND GENERAL CONSTRUCTION NOTES
3. METER VAULT AND DETAILS
4. BACKFLOW PREVENTION VAULT AND DETAILS
5. PRESSURE REGULATING VAULT AND DETAILS
6. ELECTRICAL, INSTRUMENTATION AND CONTROL
7. LANDSCAPING PLAN

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	EOP	EDGE OF PAVEMENT	PL	PLATE
APPROX	APPROXIMATE	ELEC	ELECTRICAL	PROP	PROPOSED
APPVD	APPROVED	EXIST	EXISTING	PRV	PRESSURE REDUCING VALVE
ASSY	ASSEMBLY	FAB	FABRICATE	RED	REDUCER
AVE	AVENUE	FCA	FLANGED COUPLING	REQ'D	REQUIRED
BV	BUTTERFLY VALVE	ADP	ADAPTER	RESTR	RESTRAINED
BV	BALL VALVE	FIN GR	FINISH GRADE	ROW	RIGHT-OF-WAY
CDF	CONTROLLED DENSITY	FITG	FITTING	SD	STORM DRAIN
CHKV	CHECK VALVE	FLG	FLANGE	SHT	SHEET
CL	CENTER LINE	FLR	FLOOR	SIM	SIMILAR
CONC	CONCRETE	GALV	GALVANIZED	SLP	SLOPE
CONST	CONSTRUCTION	GV	GATE VALVE	SLV	SLEEVE
CORP	CORPORATION	ID	INSIDE DIAMETER	SPL	SPOOL
CPLG	COUPLING	JT	JOINT	SS	SANITARY SEWER
CR	CRUSHED ROCK	LN	LANE	SST	STAINLESS STEEL
CSP	CONCRETE SEWER PIPE	MATL	MATERIAL	ST	STREET
DET	DETAIL	MAX	MAXIMUM	STA	STATION
DIA	DIAMETER	MFR	MANUFACTURER	STD	STANDARD
DIM	DIMENSION	MH	MANHOLE	STL	STEEL
DR	DRIVE	MIN	MINIMUM	TB	THRUST BLOCK
DWG	DRAWING	MJ	MECHANICAL JOINT	TELM	TELEMETRY
DWY	DRIVE WAY	NIC	NOT IN CONTRACT	TEMP	TEMPORARY
EA	EACH	NO	NUMBER	TYP	TYPICAL
EL	ELEVATION	OC	ON CENTER	W	WITH
		OD	OUTSIDE DIAMETER	W/	WATER
		PE	PLAIN END		

LEGEND

	EXIST	NEW/PROPOSED	NEW/PROPOSED BY OTHERS
WATERLINE	---8"W---	---12"W---	---12"W---
DRAINLINE	---	---	---
SANITARY SEWER LINE	---	---	---
GAS	---	---	---
STORM DRAIN	---	---	---
EASEMENT	---	---	---
RIGHT OF WAY	---	---	---
AC PAVEMENT	---	---	---
CONCRETE PAVEMENT/WALK	---	---	---
FENCE	---	---	---
SHRUBS	---	---	---
JUNCTION BOX	---	---	---
FIRE HYDRANT	---	---	---
SERVICE LINE	---	---	---
MANHOLE	---	---	---
CATCH BASIN	---	---	---
UTILITY POLE	---	---	---
THRUST BLOCK	---	---	---
TREE	---	---	---
CENTERLINE	---	---	---
GATE VALVE	---	---	---
BUTTERFLY VALVE	---	---	---
FLEX COUPLING/MEGAFLANGE	---	---	---
FLANGE COUPLING ADAPTER	---	---	---
FITTINGS	---	---	---
REDUCER	---	---	---
LONG CAST SLEEVE	---	---	---

DETAIL DESIGNATION

DETAIL

SCALE

2

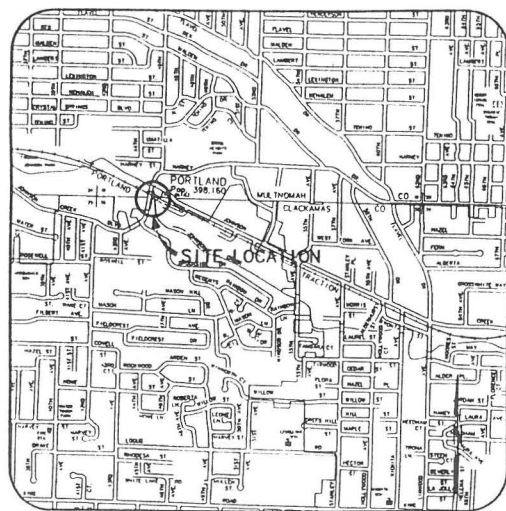
2

SHEET FROM WHICH DETAIL IS CALLED OUT

A

3

SHEET FROM WHICH SECTION IS CALLED OUT



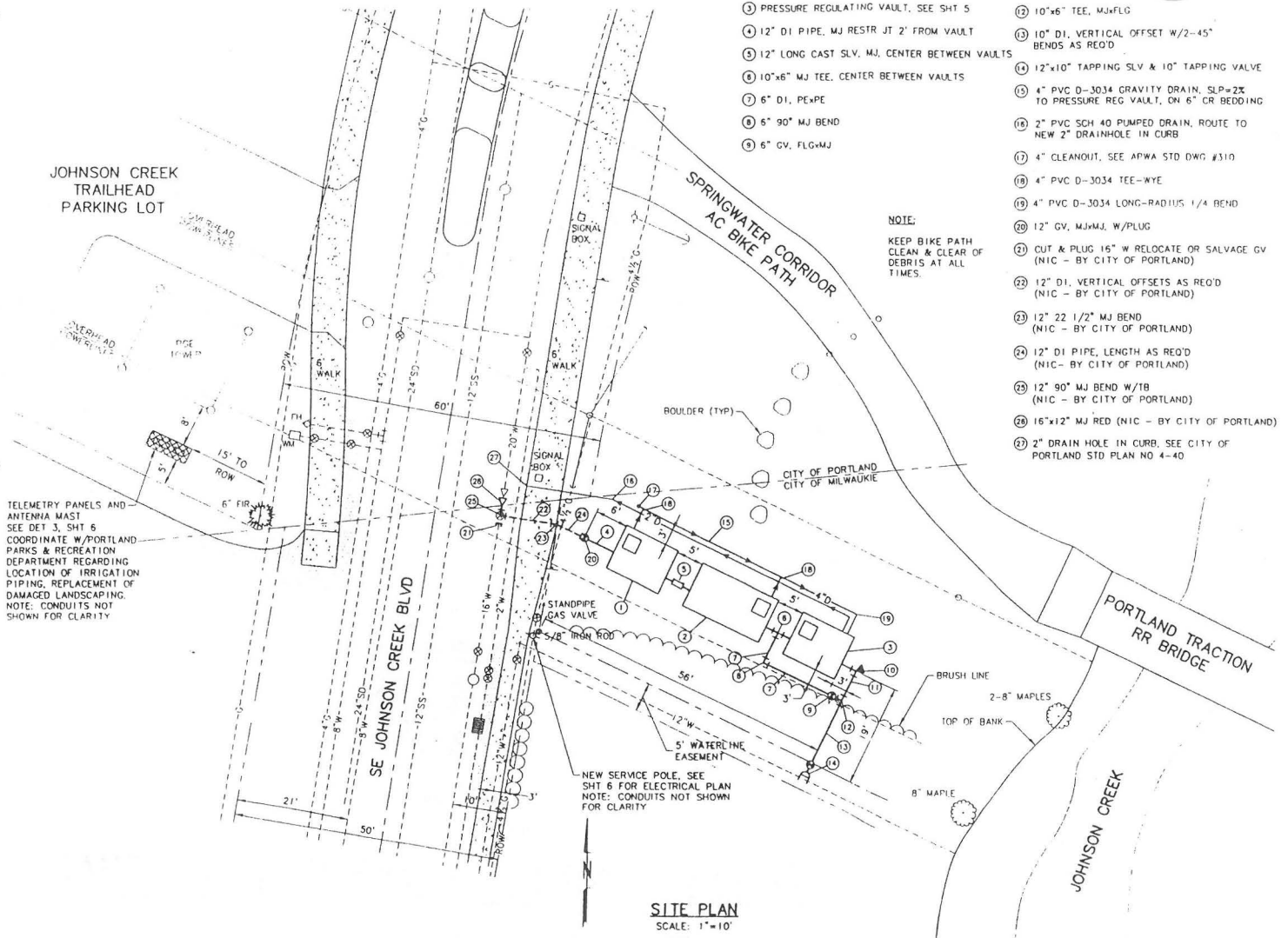
VICINITY MAP
SCALE: 1"=2000'

GENERAL C

NOTES:

1. ATTENTION: THE CONTRACTOR SHALL FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).
2. THE CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, TYPES & SIZES OF ALL EXIST UTILITIES PRIOR TO CONSTRUCTING NEW PIPING & SHALL ADJUST NEW PIPING INSTALLATION AS REQUIRED.
3. CONTRACTOR SHALL PROVIDE TEMP TAPS & BLOW-OFFS & THRUST RESTRAINT AS REQUIRED TO FACILITATE FLUSHING, TESTING & DISINFECTION OF WATERLINES. AT COMPLETION OF DISINFECTION REMOVE TEMP TEST TAPS & REPLACE W/PERMANENT BRASS OR BRONZE PLUGS.
4. ALL BUILDINGS, STRUCTURES, LOTS, CURBS, SIDEWALKS, FENCES, LANDSCAPING, WALLS, PIPING & UTILITIES DISTURBED DURING CONSTRUCTION TO BE RESTORED TO EXIST CONDITION UNLESS OTHERWISE SPECIFIED.
5. THE CONTRACTOR SHALL DISPOSE OF ALL REMOVED OR REPLACED MATERIAL & EQUIPMENT IN ACCORDANCE W/ALL APPLICABLE REGULATIONS EXCEPT THOSE ITEMS DESIGNATED BY THE OWNER FOR SALVAGING. SALVAGED ITEMS SHALL REMAIN THE PROPERTY OF THE OWNER & SHALL BE CAREFULLY REMOVED & STORED AS DIRECTED.
6. CONTRACTOR TO OBTAIN & COMPLY W/ ALL REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
7. UNLESS NOTED ON THE DRAWINGS OR SPECIFIED ELSEWHERE, CONSTRUCTION SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN PUBLIC WORKS ASSOCIATION, OREGON CHAPTER, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
8. CONNECTIONS TO EXIST WATERLINES MAY REQUIRE SHUTDOWN OF EXIST FACILITIES. CONTRACTOR SHALL COORDINATE THIS WORK W/AFFECTED UTILITY & PROVIDE A MINIMUM OF 72 HOUR ADVANCED NOTICE PRIOR TO THIS WORK.
9. CONTRACTOR SHALL INSTALL & MAINTAIN EROSION & SEDIMENTATION CONTROL DURING CONSTRUCTION (ANYTIME OF YEAR) PER THE MOST RECENT VERSION OF THE CLACKAMAS COUNTY EROSION/SEDIMENTATION CONTROL PLANS TECHNICAL GUIDANCE HANDBOOK.
10. CONTRACTOR TO OBTAIN & COMPLY W/CLACKAMAS COUNTY, CITY OF PORTLAND & CITY OF MILWAUKIE PERMITS & REQUIREMENTS FOR WORK IN & RESTORATION OF ROADWAYS. CONTRACTOR TO SUBMIT TRAFFIC CONTROL PLAN AS REQUIRED FOR APPROVAL.
11. SURVEY FOR CONSTRUCTION TO BE PROVIDED BY THE CONTRACTOR.
12. SEE SUPPLEMENTAL DRAWINGS IN CONTRACT DOCUMENTS FOR TYPICAL DETAILS FOR TRENCH BACKFILL, THRUST BLOCKING, CLEANOUT, VALVE BOX, VAULT LADDER & CURB DRAIN HOLE.
13. MINIMUM COVER FOR WATERLINE SHALL BE 36"
14. CONTRACTOR SHALL POTHOLE PRIOR TO ORDERING MATERIALS FOR CONNECTION TO EXISTING WATERLINES TO DETERMINE EXIST PIPE OUTSIDE DIAMETER, ELEVATIONS & ORIENTATION.
15. ALL EXCAVATED SUBGRADE MATERIAL SHALL BE DISPOSED OF OFF SITE.
16. STOCKPILE TOPSOIL FROM GRADING ACTIVITIES & REPLACE TO 12" THICK ON ALL DISTURBED NATIVE AREAS. SEE LANDSCAPE PLAN & SPECS.
17. CONTRACTOR TO COORDINATE W/OWNER'S REPRESENTATIVE REGARDING EXISTING VEGETATION PRIOR TO REMOVAL OF ANY VEGETATION. NOT ALL TREES ARE SHOWN.
18. ELEVATIONS SHOWN ON THE PLANS ARE BASED ON CITY OF PORTLAND DATUM.
19. ALL PIPING & FITTINGS SHALL BE RESTRAINED JOINT, UNLESS OTHERWISE DIRECTED.

JOHNSON CREEK TRAILHEAD PARKING LOT



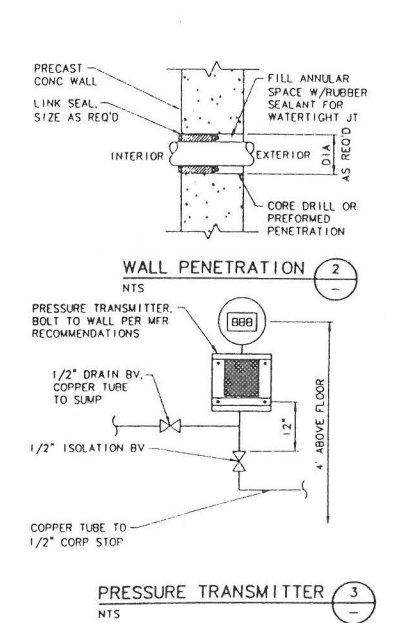
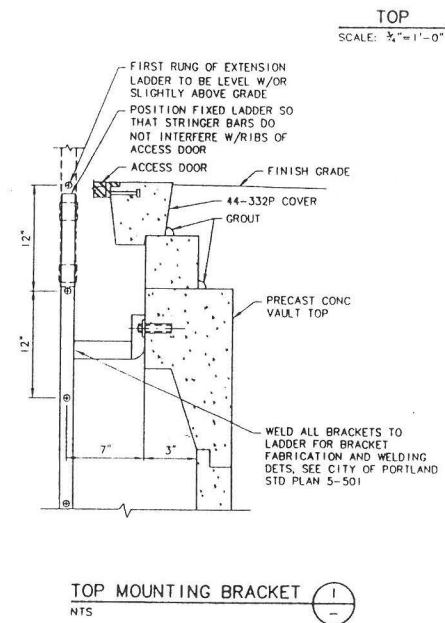
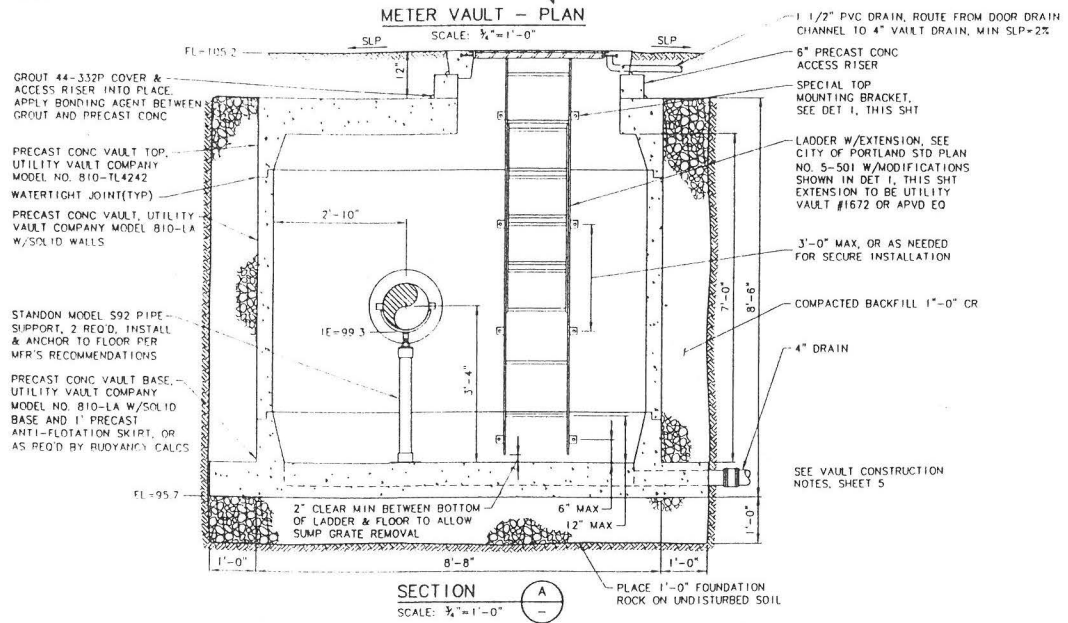
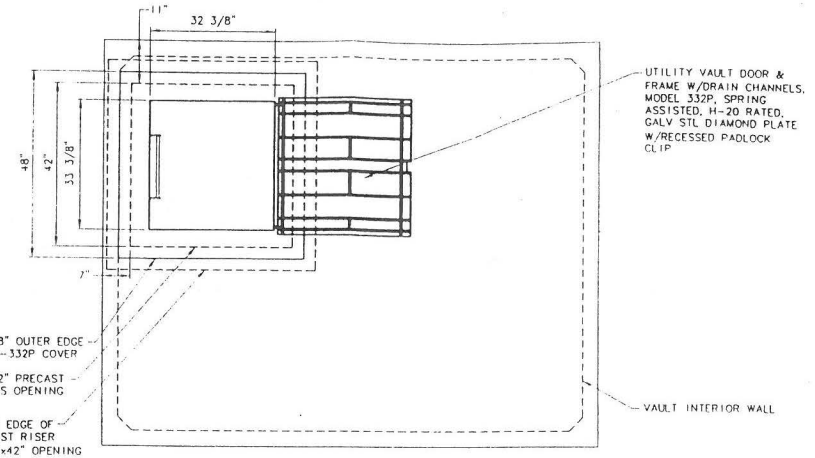
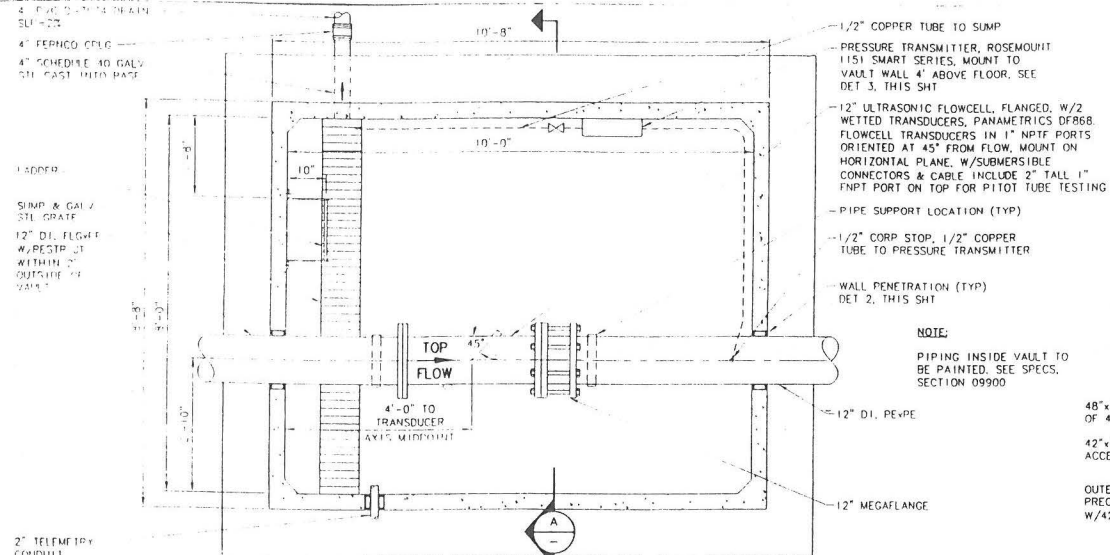
INTERIE VAULTS, PIPING & VALVE SCHEDULE:

1. METER VAULT, SEE SHT 3
2. BACKFLOW PREVENTION VAULT, SEE SHT 4
3. PRESSURE REGULATING VAULT, SEE SHT 5
4. 12" DI PIPE, MJ RESTR JT 2' FROM VAULT
5. 12" LONG CAST SLV, MJ, CENTER BETWEEN VAULTS
6. 10"x6" MJ TEE, CENTER BETWEEN VAULTS
7. 6" DI, PE+PE
8. 6" 90° MJ BEND
9. 6" GV, FLG+MJ
10. 10" 90° MJ BEND, W/
11. 10" DI, PE+PE
12. 10"x6" TEE, MJ+FLG
13. 10" DI, VERTICAL OFFSET W/2-45° BENDS AS REQ'D
14. 12"x10" TAPPING SLV & 10" TAPPING VALVE
15. 4" PVC D-3034 GRAVITY DRAIN, SLP=2% TO PRESSURE REG VAULT, ON 6" CR BEDDING
16. 2" PVC SCH 40 PUMPED DRAIN, ROUTE TO NEW 2" DRAIN HOLE IN CURB
17. 4" CLEANOUT, SEE APWA STD DWG #310
18. 4" PVC D-3034 TEE+WYE
19. 4" PVC D-3034 LONG-RADIUS 1/4 BEND
20. 12" GV, MJ+MJ, W/PLUG
21. CUT & PLUG 16" W RELOCATE OR SALVAGE GV (NIC - BY CITY OF PORTLAND)
22. 12" DI, VERTICAL OFFSETS AS REQ'D (NIC - BY CITY OF PORTLAND)
23. 12" 22 1/2° MJ BEND (NIC - BY CITY OF PORTLAND)
24. 12" DI PIPE, LENGTH AS REQ'D (NIC - BY CITY OF PORTLAND)
25. 12" 90° MJ BEND W/TB (NIC - BY CITY OF PORTLAND)
26. 16"x12" MJ RED (NIC - BY CITY OF PORTLAND)
27. 2" DRAIN HOLE IN CURB, SEE CITY OF PORTLAND STD PLAN NO 4-40

NOTE:
KEEP BIKE PATH
CLEAN & CLEAR OF
DEBRIS AT ALL
TIMES.

SITE PLAN
SCALE: 1"=10'

NO. DATE BY REVISION				NOTICE 1" = 1' IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	MLC DESIGNED DTM/MBE DRAWN J.H. CHECKED	REGISTERED PROFESSIONAL ENGINEER Michael L. Carr EXPIRES 12-31-01	MSA Murray, Smith & Associates, Inc. Engineers/Planners 121 S.W. Salmon, Suite 1020 Portland, Oregon 97204 Phone (503) 225-9818 Fax (503) 225-9022	CITY OF MILWAUKIE CITY OF PORTLAND METERED WATER INTERIE PROJECT NO. 051130	SITE PLAN AND GENERAL CONSTRUCTION NOTES PROJECT NO.: 94-0307.209 SCALE: AS SHOWN DATE: JANUARY 2001	SHEET 2 2 of 7
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NOTICE IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE MLC DESIGNED DTM/MBE DRAWN J.H. CHECKED REGISTERED PROFESSIONAL ENGINEER MICHAEL L. CARR EXPIRES 12-31-01 MSA Murray, Smith & Associates, Inc. Engineers/Planners 121 S.W. Salmon, Suite 1020 Portland, Oregon 97204 Phone (503) 225-9010 Fax (503) 225-9022 CITY OF MILWAUKIE CITY OF PORTLAND METERED WATER INTERTIE PROJECT NO. 051130 METER VAULT AND DETAILS PROJECT NO.: 94-0307.209 SCALE: AS SHOWN DATE: JANUARY 2001	SHEET 3 3 of 7
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6.1 14

PRECAST CONC.
VAULT UTILITY
VAULT COMPANY
MODEL 814-LA
W/SOLID WALLS
10" MEGAFLANGE
10" DI TEL. FLG. &
LENGTH AS REQ'D
10"x8" TEE, FLG.
W/8" BLIND FLG.
CENTER UNDER
12" DIA. OPENING
12"x10" RED, FLG.

NOTE:
PIPING INSIDE VAULT
TO BE PAINTED. SEE
SPECS. SECTION 05900

12" DI. FLG&PE

1 1/2" PVC DRAIN PIPE, ROUTE
FROM DOOR DRAIN CHANNEL TO
4" VAULT DRAIN, MIN SLP=2%

6" PRECAST CONC.
ACCESS RISER
GROUT 44-332P COVER &
ACCESS RISER INTO PLACE.
APPLY BONDING AGENT BETWEEN
GROUT AND PRECAST CONC.

SPECIAL TOP MOUNTING
BRACKET, SEE DET 1 SHT 3

LADDER W/EXTENSION, SEE
CITY OF PORTLAND STD
PLAN NO. 5-501 W/
MODIFICATIONS SHOWN IN
DET 2 SHT 3. EXTENSION
TO BE UTILITY VAULT
MODEL 1672 OR APPV ED

COMPACTED BACKFILL
1'-0" CR

3'-0" MAX. OR AS NEEDED
FOR SECURE INSTALLATION

WATERTIGHT JOINT(TYP)

2" CLEAR MIN. BETWEEN BOTTOM
OF LADDER & FLOOR TO ALLOW
SUMP GRATE REMOVAL

4" DRAIN

EL-94.7

PLACE 1'-0" FOUNDATION
ROCK ON UNDISTURBED SOIL

BACKFLOW PREVENTION VAULT - PLAN

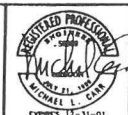
SCALE: 3/4"=1'-0"

SECTION

SCALE: 3/4"=1'-0"

NOTICE
0 1/4 1
IF THIS BAR DOES
NOT MEASURE 1"
THEN DRAWING IS
NOT TO SCALE

MLC
DESIGNED
DTM/MBE
DRAWN
J.H.
CHECKED



MSA Murray, Smith & Associates, Inc.
Engineers/Planners
121 S.W. Salmon, Suite 1000
Portland, Oregon 97204
Phone (503) 225-9010
Fax (503) 225-9022



**CITY OF PORTLAND
METERED WATER
INTERIE**
PROJECT NO. 051130

**BACKFLOW PREVENTION VAULT
AND DETAILS**
PROJECT NO.: 94-0307 206 SCALE: AS SHOWN DATE: JANUARY 2001

SHEET
4
4 of 7

4" PVC D-3034
DRAIN, SLP=2%
- 4" FERRIC CPLG
4" SCHEDULE 40
GALV STL CAST
INTO BASE
LADDER
10" DBL CHKV
BACKFLOW
PREVENTION ASSY
W/2 GV'S, HERSEY
NO. 2 OR APPV ED
EQUAL
SUMP & GALV STL
GRATE
10" DI. FLG&PE
WALL PENETRATION
(TYP), SEE DET 2,
SHT 3

UTILITY VAULT DOOR & FRAME W/DRAIN
CHANNELS, MODEL 332P SPRING ASSISTED
H-20 RATED, GALV STL DIAMOND PLATE
W/RECESSED PADLOCK CLIP

C1 CLEANOUT RING & COVER
11 1/2"x7 5/8", LOCKING
OLYMPIC FOUNDRY #M10350/T

FINISHED GRADE

8" BLIND FLG

10"x8" TEE, FLG
CENTER UNDER
12" OPENING

12" DI. FLG&PE

12"x10" RED

10" DI SPL,
LENGTH AS
REQ'D

10" MEGAFLANGE

PIPE SUPPORT
LOCATIONS

TOP

SCALE: 3/4"=1'-0"

4" CONC RING, 22" DIA W/12"
OPENING, CENTER OVER PRECAST
OPENING, GROUT TO CLEANOUT
RING FOR WATERTIGHT SEAL

12" DIA PRECAST
OPENING

VAULT INTERIOR WALL

OUTER EDGE OF
6" PRECAST
ACCESS RISER

48"x48" OUTER EDGE
OF 44-332P COVER

42"x42" PRECAST
ACCESS OPENING

32 3/8"

23 3/8"

42"

7"

3'-1"

2'-10"

14'-0"

15'-7"

9 1/2"

EL-105.2

PRECAST CONC VAULT TOP,
UTILITY VAULT COMPANY
MODEL NO. 814-TR4242

PRECAST CONC VAULT RISER,
UTILITY VAULT COMPANY
MODEL 814-SOR W/SOLID WALLS

STANDON MODEL S92 PIPE
SUPPORT, 3 REQ'D, INSTALL
AND ANCHOR TO FLOOR PER
MFR'S RECOMMENDATIONS

PRECAST CONC VAULT BASE,
UTILITY VAULT COMPANY
MODEL NO. 814-SB (SOLID
BASE) AND 1" PRECAST
ANTI-FLOTATION SKIRT, OR
AS REQ'D BY BUOYANCY CALCS

SEE VAULT CONSTRUCTION
NOTES, SHEET 5

EL-99.3

8'-0"

2'-6"

2'-6"

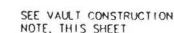
1'-3"

6" MAX

12" MAX

9'-7"

1'-0"



1. ALL VAULTS AND APPURTENANCES SHALL BE CONSTRUCTED PER CITY OF PORTLAND STANDARD SPECIFICATIONS (SECTION 509), EXCEPT AS MODIFIED HEREIN.
2. VAULT MANUFACTURER SHALL SUBMIT BUOYANCY CALCULATIONS W/SHOP DRAWINGS FOR APPROVAL PRIOR TO MANUFACTURE. CALCULATIONS SHALL ASSUME GROUNDWATER LEVEL AT GROUND SURFACE.
3. FLOOR OF VAULTS SHALL SLOPE TO SUMP
4. ACCESS DOOR TO BE 1" HIGHER THAN GROUND LEVEL TO MINIMIZE WATER DRAINAGE INTO VAULT. SLOPE GROUND AWAY FROM OPENINGS.
5. ALL VAULT OUTSIDE SURFACES SHALL BE COATED W/TWO APPLICATIONS OF CRYSTAL SEAL AT 200 SQUARE FEET/GALLON BY VAULT MANUFACTURER.

6.1

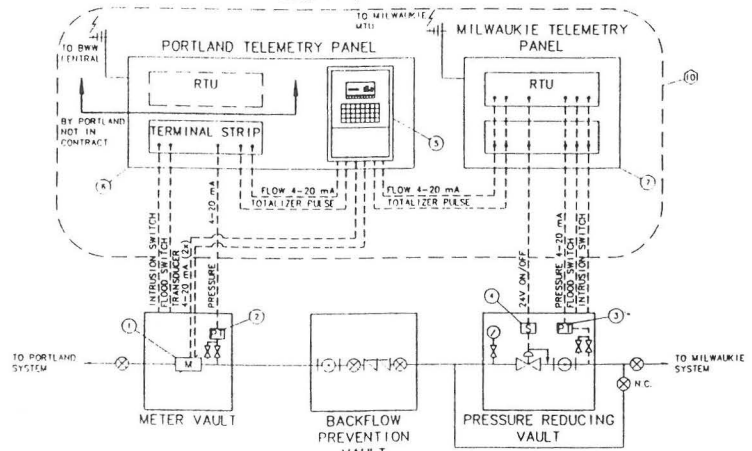
16



- 1 ULTRASONIC METER TRANSDUCERS
- 2 MILWAUKIE - PRV W/SOLENOID CONTROL
- 3 SUMP PUMP DUPLEX GF1 RECEPTACLE
- 4 SUMP PUMPS (2 EA)
- 5 SERVICE POLE, LOCATE WITHIN JOHNSON CREEK BLVD ROW (SEE DET 1, THIS SHIT)
- 6 CONTROL WIRING FROM METER VAULT TO TELEMETRY EQUIPMENT IN 2" CONDUIT
- 7 CONTROL WIRING FROM PRV VAULT TO TELEMETRY EQUIPMENT IN 2" CONDUIT
- 8 POWER FOR BRANCH CIRCUITS 1, 2, & 3 FROM CIRCUIT PANEL TO TELEMETRY PANEL, SIZE CONDUIT AS REQ'D (3/4" MIN)
- 9 POWER FOR BRANCH CIRCUIT 4 FROM CIRCUIT PANEL TO SUMP PUMP RECEPTACLE, SIZE AS REQ'D (3/4" MIN)
- 10 TELEMETRY PANELS & ANTENNA MAST (SEE DET 3, THIS SHIT)

ELECTRICAL SITE PLAN

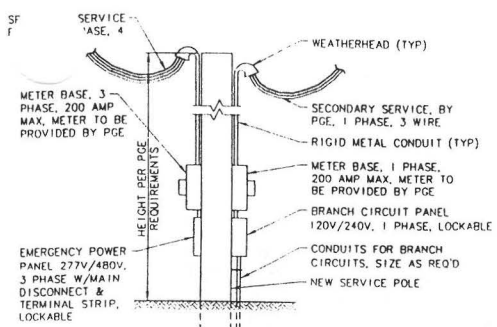
SCALE: 1"=10'



- 1 ULTRASONIC TRANSDUCERS (2), MOUNTED IN 12" DIA FLOWCELL
- 2 PRESSURE TRANSMITTER, ROSEMOUNT 1151-3P SMART SERIES, 0-100 PSI GAUGE, W/LCD DISPLAY
- 3 PRESSURE TRANSMITTER, ROSEMOUNT 2088G SMART, 0-150 PSI GAUGE, W/LCD DISPLAY
- 4 PRESSURE REDUCING SOLENOID SHUTOFF VALVE, CLA-VAL 93G-01, 24V, OPEN WHEN ENERGIZED
- 5 ULTRASONIC FLOWMETER, PANAMETRICS DF868, SINGLE CHANNEL, INSTALLED IN PORTLAND TELEMETRY ENCLOSURE
- 6 PORTLAND TELEMETRY ENCLOSURE, NEMA-4, 120V, W/TERMINAL STRIP (RTU AND ANTENNA TO BE FURNISHED AND INSTALLED BY CITY OF PORTLAND)
- 7 MILWAUKIE TELEMETRY PANEL, NEMA-4, 36"x24"x18", 120V, W/RTU & ANTENNA

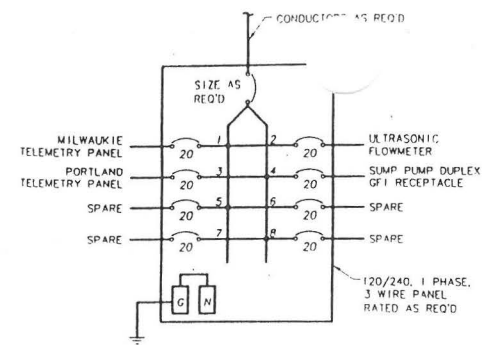
PROCESS & INSTRUMENTATION DIAGRAM (P&ID)

NTS



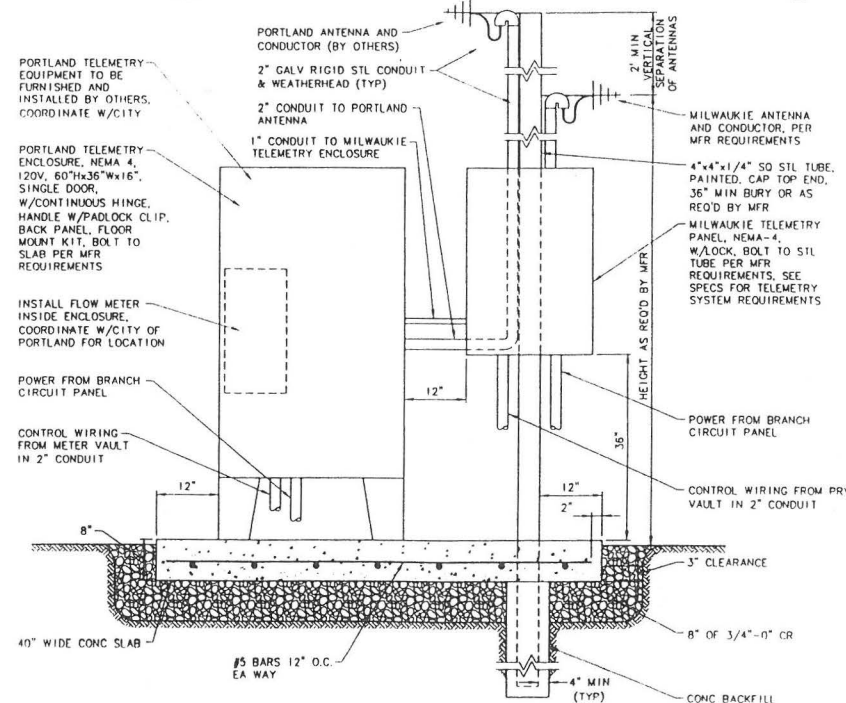
SERVICE POLE

NTS



BRANCH CIRCUIT PANEL

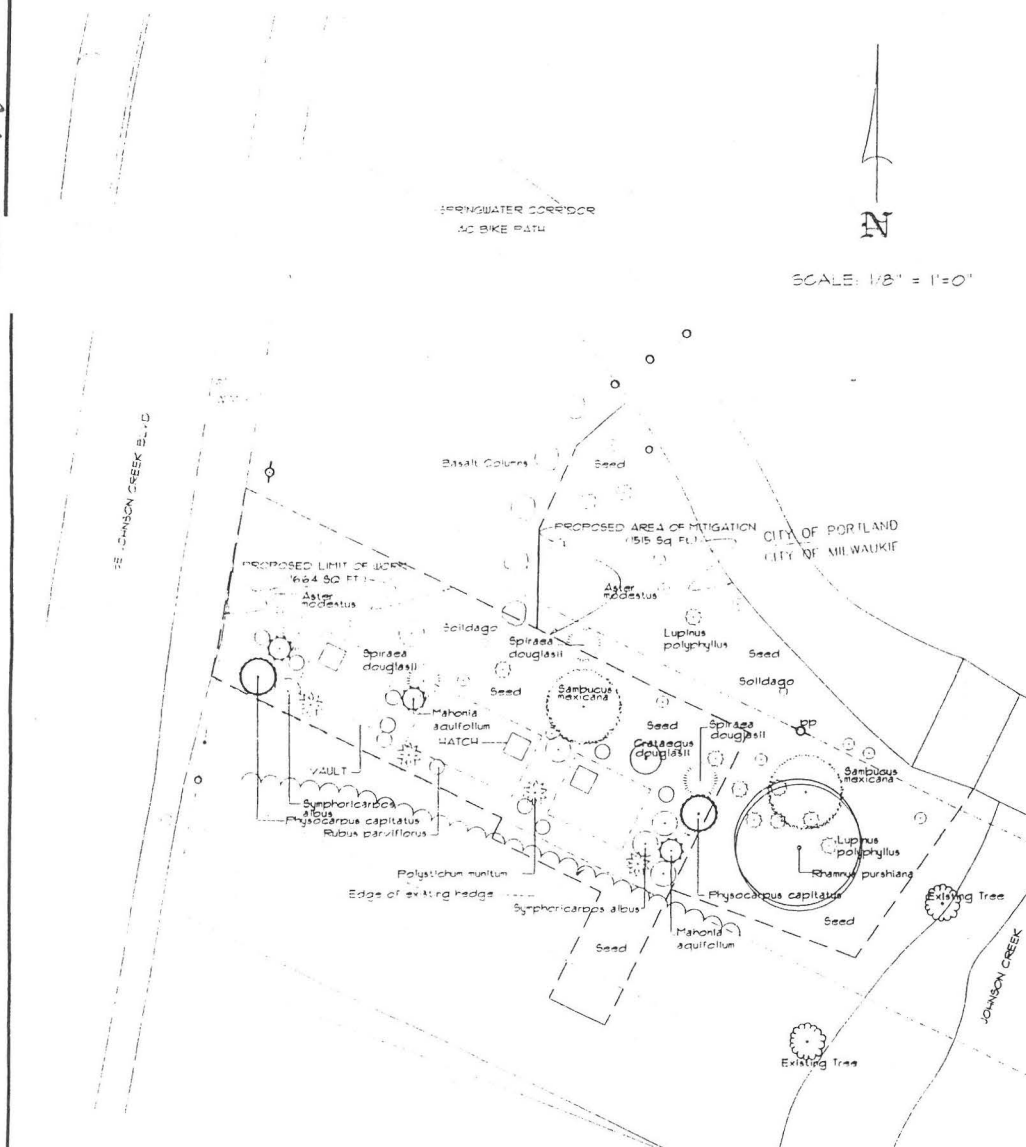
NTS



TELEMETRY PANELS AND ANTENNA MAST

SCALE: 1"=1'-0"

NO. DATE BY REVISION				NOTICE IF THIS BAR DOES NOT MEASURE, 1" THEN DRAWING IS NOT TO SCALE	MLC DESIGNED DTM/MBE DRAWN J.H. CHECKED	PROJECTED Michael L. Carr DESIGNED 12-31-01	MSA Murray, Smith & Associates, Inc. Engineers/Planners 121 S.W. Salmon, Suite 1020 Portland, Oregon 97204 Phone (503) 225-9010 Fax (503) 225-9022	CITY OF MILWAUKIE	CITY OF PORTLAND METERED WATER INTERTIE PROJECT NO. 051130	ELECTRICAL, INSTRUMENTATION AND CONTROL PROJECT NO.: 94-0307.209 SCALE: AS SHOWN DATE: JANUARY 2001	SHEET 6 6 of 7
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PLANT MATERIALS LIST			
QUANTITY	COMMON NAME/VARIETY	COMMON NAME	SIZE
TREES			
1	<i>Crotaegus douglasii</i> (1 existing)	Douglas Hawthorn	5-6 feet
1	<i>Rhamnus purshiana</i>	Coccoloba	5-6 feet
2	<i>Sambucus mexicana</i> (1 existing)	Blue Elderberry	2 gallon
SHRUBS			
5	<i>Mahonia aquifolium</i> (5 existing)	Oregon Grape	1 gallon
2	<i>Physocarpus capitatus</i> (2 existing)	Ninebark	1 gallon
11	<i>Rubus parviflorus</i> (8 existing)	Thimbleberry	1 gallon
4	<i>Spiraea douglasii</i> (4 existing)	Douglas Spiraea	1 gallon
4	<i>Symphoricarpos albus</i> (3 existing)	Snowberry	1 gallon
PERENNIALS			
6	<i>Aster modestus</i>	Great Northern Aster	1 gallon
15	<i>Lupinus polyphyllus</i>	Large-leaved Lupine	1 gallon
4	<i>Polystichum munitum</i> (4 existing)	Western Sword Fern	1 gallon
3	<i>Solidago canadensis</i>	Canadian Goldenrod	1 gallon

Existing Plant material to be stockpiled and used if possible.
Plant material that cannot be saved shall be replaced one for one.
Seed: Protime PDX Plus, 2 lbs/1000 sq. ft.
Seed all disturbed areas.

PLANTING NOTES

Final rough grades will be established by the General Contractor, line finish grades by the Landscape Contractor. Top of mulch at all planting beds to be 1" below top of curbs or adjacent paving.

Plant material: All plant material shall be nursery grown under climatic conditions similar to or harder than those at the site. All plants shall be of normal habit of growth, healthy, vigorous, and free of disease.

Topsoil: Backfill for planting holes to be 2/3 topsoil, 1/3 textural soil amendment. Shrub beds to have 6" of topsoil and 2" of textural soil amendment. Lawn areas to have minimum 4" topsoil. Any imported topsoil used is to be fertile, friable, and free of noxious weeds and debris. Textural soil amendments may be well rotted manure or commercial compost.

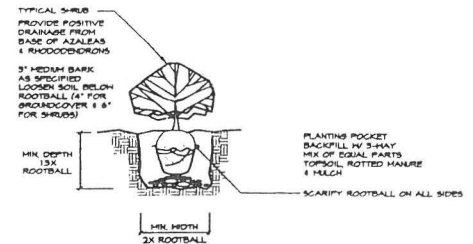
Mulch: Minimum 3" medium grind, well-rotted bark mulch or commercial compost.

Planting: Stones, mortar, rubbish, and any material harmful to plant life are all to be removed from all planting areas.

- All planting areas to be raked smooth prior to planting. Lawn areas to be raked smooth and rolled prior to planting.
- Sod areas to be watered prior to placement of sod.
- All planting holes are to be twice the diameter of the plant root ball or system. Sides and bottom of holes are to be broken up.
- All plants to be watered in when the planting holes have been half filled with soil. The irrigation system is not to be used to water plants in.
- Apply fertilizer when the planting hole is 3/4 full.
- Finished planting level of plants to be at or slightly above level grown in nursery.
- Landscape Architect shall inspect all plantings and give written approval before owner will accept the planting (from the General Contractor) as being complete.

Maintenance: Begin maintenance immediately after each shrub and tree is planted. Maintain and water plants in accordance with City of Portland Specifications Section 207.05E. Establishment period to extend through two growing seasons.

Guarantee: Guarantee all plant material after final acceptance for duration of two full growing seasons. The establishment period shall extend to October 31, 2002. Replace plant materials not surviving or in poor condition except only loss or damage due to freezing, vandalism, or acts and neglects on the part of others.



1 SHRUB PLANTING DETAIL
SECTION NTS



Gretchen Vadnais
landscape architects, l.l.c.
1405 ne broadway, suite 200
portland, oregon 97232-1404
tel: 503/288-9338 fax: 503/288-9343

NO.	DATE	BY	REVISION

NOTICE
0 1/4 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

GV
DESIGNED
GV
DRAWN
GV
CHECKED

MSA Murray, Smith & Associates, Inc.
Engineers/Planners
121 S.W. Salmon, Suite 1020
Portland, Oregon 97204
Phone (503) 225-9010
Fax (503) 225-9022



**CITY OF MILWAUKEE
EMERGENCY
CONNECTION**

LANDSCAPING PLAN AND DETAILS

PROJECT NO.: 04-0307-200 SCALE: AS SHOWN DATE: JANUARY 03, 2001

SHEET
7
7 of 7

A. DESCRIBE PROPOSAL

The City of Milwaukie and the City of Portland had an intergovernmental agreement (IGA) for Portland to supply emergency water to Milwaukie. In 1986 the City of Milwaukie took over the Wichita Water District and thus inherited a connection with the City of Portland, since that was where Wichita received their water supply. In 1988, five of Milwaukie's wells were found to be contaminated by trichloroethylene (TCE). At that time the City closed down those wells and contracted with Portland for some of the needed water supply that Milwaukie's good wells could not supply until aeration towers were constructed to remove the contamination from those five wells.

That old intertie with the City of Portland was located in a vault in the northbound traffic lane of Johnson Creek Blvd. at the Springwater Corridor. This was an unsafe location and caused traffic back up when access was need to the vault. The old intertie was also only a one-way connection, meaning Milwaukie could receive water from Portland because of the higher pressure in Portland system. The new intertie will allow Portland to bring in portable a pump to pump water from Milwaukie to Portland's system in an emergency. A new IGA has been signed between Milwaukie and Portland to allow this to happen.

The work consists of installing one new precast vault with and ultrasonic flow meter; one new precast vault with a 10-inch double check valve backflow preventer assembly; one new precast vault with a 10-inch pressure-reducing valve; approximately 90 feet of 6-inch, 10-inch and 12-inch diameter ductile iron piping and appurtenances; one 10-inch diameter tapped connection to an existing 12-inch diameter waterline; approximately 110 feet of 2-inch and 4-inch diameter PVC drain piping; electrical service; telemetry equipment and associated programming; and landscaping.

All vaults will be buried underground with just an access lid at ground level and visible. The size of each vault is on the attached plans (pages 3, 4, &5 of 7).

The vaults will be on the east side of Johnson Creek Blvd. on the south side of the Springwater Corridor. The telemetry is located on the west side of Johnson Creek Blvd. on the south side of the Springwater Corridor in two separate panels, one for Portland and one for Milwaukie (details on page 6 of 7).

Although the plans have a landscape plan, the City of Portland Parks Bureau has indicated they intend to do the landscaping themselves.

B. APPROVAL CRITERIA

Comprehensive Plan Goals and Policies:

Under the PUBLIC FACILITIES AND SERVICES ELEMENT in chapter 5 the Goal Statement is: To plan, develop and maintain a timely, orderly and efficient arrangement of public facilities and services to serve urban development.

For the "Water Services", contracting with the City of Portland for our emergency water supply during the contamination of five of our wells was a key element of maintaining adequate water supply for the City of Milwaukie residents and businesses.

Under OBJECTIVE #4 – WATER SERVICE, the goal is "To develop and maintain water services and cooperate with other agencies to provide and adequate and efficient provision of water services. Policy #1 says, "The City will ...also insure a reliable supply through the development and maintenance of alternate water sources for use during emergencies or extremely high demand."

This project does exactly what Policy #1 states, in addition to providing Portland with an emergency supply.

Zoning Ordinance Sections:

- Subsection 321.4 – Authority to grant or deny a community service use

A. An application for a community service use may be allowed if:

1. The requirements of the underlying zone are met.

The underlying zone is "M". There are no buildings being proposed on the property. Therefore the yard setback requirements and height requirements do not apply. There is no regular occupancy of the property, so the parking requirements do not apply. However, there is a parking lot on the west side of Johnson Creek Blvd. for the trailhead that personnel can use when checking the meter, backflow preventer, and pressure reducer.

The entire site will be landscaped, except for the vault lids. The City of Portland Parks Bureau will do the re-landscaping based on their Master Plan for the Springwater Corridor done in 1992.

There will be no curb cuts for site access, because actual vehicular access will only be needed when equipment will be needed to lift something out of a vault.

This is not a transition area. No residential zone exists within 120 feet of this site.

2. In response to Section 321.10.A, all utilities, streets, or other improvements necessary for this public facility are in place, including curb and sidewalk.

This site is not adjacent to a residential zone, so B, C, and E do not apply.

In response to D, the vaults will be buried, so this section does not apply.

In response to F, lighting is not being installed on the site.

In response to G, the hours of operation are continual, however, the level of operation is extremely minor. This is an emergency intertie, and even if Milwaukie were receiving water from Portland, there would be no noise associated with that operation because their pressure is much higher than ours and it would be moving through the lines by gravity flow. If Portland were to need water, however, they would need to bring in a portable pump to pump the water into their system. There would be some noise associated with that operation, but this is a manufacturing zone not adjacent to a residential zone, so the associated noise level would not disturb residents. Portland may never need water from Milwaukie, but this connection would allow for an emergency situation.



PLANNING DEPARTMENT
6101 SE JOHNSON CREEK BLVD.
MILWAUKIE, OREGON 97206

PHONE: (503) 786-7650
FAX: (503) 774-8236

Neighborhood Land Use Referral

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MAR 01 2001

CITY OF MILWAUKIE
PLANNING DEPARTMENT

TO: Lewelling NDA Land Use Committee and NDA Chair(s)

FROM: Kenneth Kent, Associate Planner

CC: J Herrigel – NDA Staff Liaison

The City of Milwaukie has received a land use application for a project in your neighborhood. This is your Land Use Committee's first opportunity to review the application. Please inform me in writing of concerns and/or recommendations identified by the Committee that you think should be addressed in the review. To be included in the staff report, your written comments must be received by the date listed below, and must reference the application by file number.

A complete copy of this referral is being sent to all members of the Land Use Committee, the NDA Chair(s), and the NDA Staff Liaison.

Listed on the reverse side of this sheet are the most relevant sections of the Comprehensive Plan and Ordinances that apply to this application. You are encouraged to review those policies and standards. The application will be permitted according to whether or not it meets the criteria found in the Plan and Ordinances. Your comments, concerns, and recommendations should also relate to the criteria in the Plan and Ordinances. If you do not already have a copy of the Comprehensive Plan or Ordinances to reference, you may acquire a copy of the applicable sections at the Planning Department, 6101 SE Johnson Creek Blvd., Milwaukie OR 97206. You may wish to call me ahead of time so they can be ready when you arrive.

If you have questions about the application, the process, or the criteria, please call me at (503) 786-7653. Thank you!

Date routed: 2/16/01	Tentative Planning Commission hearing date: 3/13/01	Comments due by: 3/2/01
Applicant: City of Milwaukie File #(s): CPA-01-01	Application date: 1/26/01	30-day completeness: 2/25/01

MEMORANDUM

TO: COMMUNITY DEVELOPMENT

FROM: Paul Roeger *PR*
Civil Engineer

RE: CSO-01-01
Springwater Corridor and Johnson Creek Blvd.

DATE: March 5, 2001

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MAR 05 2001

CITY OF MILWAUKIE
PLANNING DEPARTMENT

This is a Public Works Water Department project. The following information is being included to supplement what has already been provided.

The City of Portland Parks Bureau owns the Springwater Corridor and has given the City of Milwaukie and the City of Portland Water Bureau an easement to install the metered intertie. The vaults are located as far from Johnson Creek as possible and the elevation of the access lid is above the 100-year flood plain. Otherwise the vaults are watertight and there is a sump pump in each one to pump any water that does somehow get into the vaults to the curb.

This is only intended as a 2.0-mgd capacity emergency source of water supply during peak demand periods. The City of Milwaukie currently has another 2.0-mgd capacity emergency supply connection with Clackamas River Water, from which we take a constant supply of 0.5-mgd. Milwaukie does not intend to take a constant supply from Portland. This intertie will allow Portland to purchase an emergency supply of water from Milwaukie, also.

The telemetry will allow both Cities to monitor the intertie without actually visiting the site. When it is necessary to visit the site, parking is available in the trailhead lot on the west side of Johnson Creek Blvd.

Jay Saatkamp, Water Operations Supervisor, and myself will attend the Planning Commission meeting to make a presentation and answer any questions.



Johnson Creek
Watershed Council
PO Box 82584
Portland, OR
97282
(503) 239-3932
(503) 239-3946 fax
info@jcwc.org

March 12, 2001

Alice Rouyer
Planning Director
Community Development
6101 S.E. Johnson Creek Blvd.
Milwaukie, OR 97206

Ms. Rouyer,

I would like to submit comments on a planning issue that will be heard on Tuesday March 13th. The issue of concern is a proposed project that will link drinking water and sewage lines of the City of Portland and the City of Milwaukie near the intersection of Johnson Creek Boulevard, Harney Street, the Springwater Trail and Johnson Creek. The proposed plan includes the siting and installation of concrete vaults near the banks of Johnson Creek. Major construction in the sensitive riparian corridor presents a concern for the health of the creek as well as for the precedent that it sets.

You may be aware that the City of Portland has been working to improve riparian condition in this area through numerous activities including removal of invasive species and planting of appropriate native vegetation to provide fish and wildlife habitat and shading for the creek. If the concrete structures are sited in the riparian area, this will not only jeopardize the work done to improve the area but will prevent further efforts to restore the area as planting would not be successful above these structures.

The riparian area in the City of Portland is protected through zoning restrictions imposed by the environmental zone (E-zone). Although the City of Milwaukie does not currently have regulations in place to protect sensitive riparian areas, the City should be wary of the precedent that could be set by allowing projects to be implemented in riparian areas when reasonable alternatives are available.

The Johnson Creek Watershed Council urges the Planning Department to investigate alternatives that will not have detrimental impacts to Johnson Creek and its sensitive riparian areas, such as siting the concrete vaults under the existing roadway, or in the one of the existing nearby parking lots so as to minimize the detrimental impact on Johnson Creek.

Thank you for your attention to this matter, we look forward to your response.

Sincerely,

Kim M. Hatfield, Council Coordinator

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MAR 12 2001

CITY OF MILWAUKIE
PLANNING DEPARTMENT