

# Cooper Mountain Pump Station Special Use & Development Review Application

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**Date:** November 2024 (Updated April 2025)

**Submitted to:** Washington County  
Department of Land Use & Transportation  
155 N First Avenue, Suite 350, MS 13  
Hillsboro, OR 97124

**Applicant:** Clean Water Services  
2550 SW Hillsboro Highway  
Hillsboro, OR 97123

**AKS Job Number:** 11107



12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151

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## Exhibits

- Exhibit A:** Preliminary Plans
  - Exhibit B:** Application Form
  - Exhibit C:** Ownership Information
  - Exhibit D:** Washington County Assessor’s Map
  - Exhibit E:** Significant Natural Resource Area Report
  - Exhibit F:** Drainage Hazard Area Analysis
  - Exhibit G:** Preliminary Sight Distance Certification
  - Exhibit H:** Siting Study Memorandum
  - Exhibit I:** Service Provider Letters
  - Exhibit J:** Pre-Application Conference Notes
  - Exhibit K:** Neighborhood Meeting Materials
  - Exhibit L:** Notice of Incomplete Application
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<b>Submitted to:</b>	Washington County Department of Land Use & Transportation 155 N First Avenue, Suite 350, MS 13 Hillsboro, OR 97124
<b>Applicant:</b>	Clean Water Services 2550 SW Hillsboro Highway Hillsboro, OR 97123
<b>Property Owner:</b>	Sparrowhawk Holdings LLC 95 W Turtleback Lane Wickenburg, AZ 85390
<b>Applicant's Consultant:</b>	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062  Contact(s):     Melissa Slotemaker, AICP Email:           slotemakerm@aks-eng.com Phone:           (503) 563-6151
<b>Site Location:</b>	North of SW Tile Flat Road, east of SW Grabhorn Road
<b>Washington County Assessor's Map:</b>	1S23600, Tax Lot 900
<b>Site Size:</b>	±30.41 acres
<b>Land Use District:</b>	Future Development 20-Acre District (FD-20)

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## **I. Executive Summary**

On behalf of Clean Water Services (CWS, Applicant), AKS Engineering & Forestry, LLC (AKS) is submitting this application for Special Use and Development Review for a new sanitary sewer pump station within the Metro Urban Growth Boundary (UGB). The planned pump station is intended to serve future urban development in the Cooper Mountain area. The planned improvements include a new sanitary sewer pump station with associated improvements including a gravel driveway, a stormwater facility, utility stubs for future connections, a force main pipeline, fencing, and vegetative plantings. This narrative and accompanying application materials complete an application that was initially submitted on November 21, 2024, and deemed incomplete on December 20, 2024 (see Exhibit L). Therefore, this application is subject to the development code effective at the time the application was submitted. Washington County (County) ordinances that have become effective since the time the initial application was submitted and that are not applicable to this project include Ordinance No. 902 and No. 903.

This application includes the County application forms, written materials, and preliminary plans necessary for County staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the County's approval of the application.

## **II. Site Description/Setting**

The subject site is located north of SW Tile Flat Road and is described as County Assessor's Map 1S23600, Tax Lot 900. The site is just outside of the Beaverton city limits and is within the Metro UGB. The site is currently unimproved farmland and includes a small portion of mapped natural resource area in its upper northwest corner. It is bordered by farm and rural residential properties to the north, east, and west, and by SW Tile Flat Road to the south. Additionally, a portion of SW Kobbe Drive abuts the site's eastern boundary.

## **III. Applicable Review Criteria**

### WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE

#### ARTICLE II PROCEDURES

##### **202 PROCEDURE TYPES AND DETERMINATION OF PROPER PROCEDURE**

All land use actions shall be classified as one of the following unless state law mandates different or additional procedures for particular land use actions or categories of land use actions or specified otherwise by Article VII of this Code. A Middle Housing Land Division, per Oregon statute, is not a land use action, therefore categories of land use actions outlined below do not apply. Procedural requirements for Middle Housing Land Divisions are outlined in Section 606, and Article II does not apply.

(...)

##### **202-3 Type III**

202-3.1 Type III actions involve development or uses which may be approved or denied, thus requiring the exercise of discretion and judgment when applying the development criteria contained in this Code or the applicable Community Plan. Impacts may be significant and the development issues complex. Extensive conditions of approval may be imposed to mitigate impacts or ensure compliance with this Code and the Comprehensive Plan.



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202-3.2 The following are Type III actions:

- A. Those identified in this Code as Type III;
- B. Those not identified or otherwise classified which are determined by the Director to be substantially similar to the uses or development designated as Type III, require the exercise of significant discretion or judgment, involve complex development issues, or which likely will have significant impact. The determination may be challenged on appeal of the decision on the proposed development but is not subject to appeal on its own; and
- C. Quasi-judicial plan amendments.

**Response:** This application includes a consolidated Type III Special Use Review and Type II Development Review and is being processed through a Type III process. These procedural requirements are met.

202-3.3 Type III actions shall be decided by the Hearings Officer or Planning Commission after a Public Hearing, except that the Board of Commissioners shall decide Type III actions for quasi-judicial plan amendments involving EFC, EFU, or AF-20 land or for which an exception to Oregon Statewide Planning Goals is requested, or which are required by state law to be decided by the governing body. Prior notice shall be given as provided in Section 204. Only decisions on quasi-judicial plan amendments shall be subject to reconsideration pursuant to Section 208.

Decisions on Type III actions may be appealed pursuant to Sections 209, 210, 211, and 212.

**Response:** These procedural requirements are understood.

## 203 PROCESSING TYPE I, II AND III DEVELOPMENT ACTIONS

(...)

### 203-2 Pre-Application Conference

203-2.1 No application for a Type II or Type III development action shall be received by the Director unless the applicant or the applicant's representative has:

- A. Attended a pre-application conference; or
- B. Signed a waiver, on a form prepared by the Director, waiving the pre-application conference requirement.

203-2.2 The purpose of the pre-application conference is to acquaint the applicant or representative with the requirements of this Code, the Comprehensive Plan and other relevant criteria. It is designed to assist the applicant. The applicant assumes the risk for delays or other problems caused by failure to attend.

It is impossible, however, for the conference to be an exhaustive review of all potential issues and the conference shall not bind or stop the County in any way from enforcing all applicable regulations.

203-2.3 Pre-application conferences shall be scheduled by the Director at the earliest reasonable time.

203-2.4 As soon as practicable, the Director shall provide the applicant or representative with a written summary of the meeting.

203-2.5 If a complete application relating to a proposed development action that was the subject of a pre-application conference has not been submitted within one year of the conference, a new conference or waiver shall be required.

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**Response:** A pre-application conference in accordance with the above procedures was held with County staff on July 8, 2024. Due to a partition no longer being a part of the application, County staff subsequently provided pre-application conference notes from a different application (PREAPP24-0009) that are illustrative of the necessary requirements for this project. Please see Exhibit J for both Pre-Application Conference Notes provided by the County. The applicable requirements are met.

203-3 Neighborhood Meeting

(...)

203-3.2 The following application types shall be subject to the neighborhood meeting requirements:

A. Inside the UGB:

- Partitions, except Middle Housing Land Divisions;
- Subdivisions, except Middle Housing Land Divisions;
- Type III Special Uses;
- Type II Manufactured Dwelling Parks;
- Type II Adjustment - (Article V only);
- Type III Variances;
- Type II Alterations to a Nonconforming Use or Structure (Sections 440-6.2 A.(2) and 440-6.2 B.);
- Residential Planned Developments;
- Type II or III Development Review - Residential, except Middle Housing; and
- Type II or III Development Review - Commercial, Industrial, or Institutional (required only when the parcel subject to the application is within 125 feet of a Residential District).

**Response:** The subject site is located within the Metro UGB; therefore, this consolidated Type III Special Use and Type II Development Review application requires a neighborhood meeting.

(...)

203-3.3 Neighborhood Meeting Requirements

Neighborhood meetings shall be held at a location within the boundaries of the applicable CPO. The meeting shall be held on a weekday evening, or weekends at any reasonable time. Mailed notice of the meeting shall be provided by the applicant to the surrounding neighborhood and applicable CPO. The applicant shall also post notice of the neighborhood meeting by posting a sign on the subject site in advance of the meeting. The applicant shall prepare meeting notes of major points about the development proposal that were discussed at the meeting. The applicant shall be required to hold only one meeting prior to submitting an application for a specific site, but may hold more if desired. The Board of Commissioners shall establish by Resolution and Order specific requirements for notice of posting and conducting of neighborhood meetings for the categories of applications described in Section 203. The Board shall describe the requirements and procedures for each category of

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application. These requirements may be amended by Resolution and Order of the Board.

If the applicant fails to hold a neighborhood meeting and the application is deemed complete, failure to hold a neighborhood meeting in accordance with these provisions and the Resolution and Order prior to submittal of a complete application shall result in denial of the application. If the applicant adds one or more tax lots to the development application after the neighborhood meeting, the applicant shall hold an additional neighborhood meeting with a new notice.

**Response:** A neighborhood meeting in accordance with the above procedures and the County supplemental virtual meeting guidelines was held on December 4, 2024. See Exhibit K for the applicable neighborhood meeting materials. The applicable requirements are met.

203-4 Application

203-4.1 Applications for development actions shall be submitted in accordance with the format and upon such forms as may be established by the Director.

203-4.2 A complete application is one which contains the information required to address the relevant standards of this Code and the applicable standards and requirements of the Comprehensive Plan as specified by this Code. It shall consist of the following:

A. A completed original application form, signed by all persons required for initiating an application under Section 203-1.1. No application shall be deemed complete if it is determined that all necessary authorization to file has not been obtained. Failure to provide such authorization shall result in denial of the application;

**Response:** The required application form is included in Exhibit B. This requirement is met.

B. A current Washington County tax map(s) showing the subject property(ies);

**Response:** A current County Assessor's Map is included in Exhibit D. This requirement is met.

C. Current county tax maps showing all properties in an adjoining county that are:

- (1) Within 500 feet of the subject property(ies) in the Urban area; or
- (2) Within 1,000 feet of the subject property(ies) in the Rural area.

The tax maps shall be obtained from the adjoining county;

**Response:** The subject site is within the Urban area and is not within 500 feet of properties within an adjoining county. Therefore, this requirement is not applicable.

D. Documentation of the names and addresses of the owners of record of the properties described in C above recorded with the Department of Assessment & Taxation of the adjoining county;

**Response:** The subject site is within the Urban area and is not within 500 feet of properties within an adjoining county. Therefore, this requirement is not applicable.

E. A site plan of the property illustrating the property boundaries, proposed and existing structures and improvements, easements, driveways, water and sewer lines, septic tanks and drainfields, all drainage courses, and structures within 250 feet of a drainage course. Site plans of the entire property must be drawn at an even scale (1:100 preferred) with detailed site plans drawn at an even scale (1:20 preferred) on 11x17 paper, or as approved by the Director.

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**Response:** The Preliminary Plans (Exhibit A) include the required elements listed above as applicable. This requirement is met.

F. Documentation of whether a railroad-highway crossing provides or will provide the only access to the subject property.

**Response:** The subject site is not accessed by a railroad-highway crossing. This requirement is not applicable.

G. Information required pursuant to Article V, Public Facility and Service Requirements. Outside the Urban Growth Boundary, any proposed development action that would generate additional vehicular trips (other than one house on an existing vacant lot and uses listed as exempt in Article V) shall provide evidence that any access to a public road meets the sight distance requirements of Section 501-8.5F. A Sight Distance Evaluation or completed Traffic Impact Statement prepared by county staff, or a Sight Distance Certification prepared, stamped and signed by a registered Oregon engineer in accordance with Sec. 501-8.5F. may serve as evidence;

**Response:** The subject site is located within the UGB. Therefore, this requirement is not applicable.

H. Additional information required by other provisions of this Code, including applicable standards and requirements of the Comprehensive Plan as specified by this Code;

**Response:** Additional information as required by this code is addressed herein and by the attached exhibits.

I. Additional information directly related to the applicable standards of this Code, including applicable standards and requirements of the Comprehensive Plan as specified by this Code as deemed essential by the Director to evaluate adequately the specific application for compliance with those criteria and standards;

**Response:** Additional information as required by this code is addressed herein and by the attached exhibits.

J. A written statement that explains the criteria and standards considered relevant to the application, states the facts relied upon in determining that the application meets the applicable criteria, standards, and explains the justification for approving the application based on the criteria and standards and facts set forth in the application. The findings must be substantive, not just recitations of the criteria and standards, and shall be supported by evidence in the application;

**Response:** This narrative addresses the relevant standards of this code and the County Development Code. This requirement is met.

K. Evidence of compliance with the Neighborhood Meeting requirements required by Section 203-3, if required;

**Response:** The required neighborhood meeting was held on December 4, 2024, and the relevant neighborhood meeting materials are included in Exhibit K. This requirement is met.

L. The applicable fees adopted by the Board of Commissioners are hereby incorporated by reference as the fees herein. These fees may be amended by Resolution and Order by the Board; and

**Response:** The applicable fees are included with the submitted application package.

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- M. For lands within the Clean Water Services boundary, documentation from Clean Water Services which specifies the conditions and requirements necessary for the applicant to comply with the agency's stormwater connection permit, water quality, erosion control, and sanitary sewer standards.

**Response:** The subject site is not within the CWS service boundary. Documentation from CWS is included with the Service Provider Letters in Exhibit I. This requirement is met.

- N. For Standard Land Divisions and development actions subject to Type II or III Development review on lands within a City Coordination Area (see map(s) on file with Current Planning), documentation from the appropriate city that ensures early coordination has occurred and confirms the City was informed of the pending application and was provided the opportunity to communicate regarding connection to city services. Changes of use that do not propose any new structures are exempt from this requirement. The documentation shall be no more than 180 days old.

**Response:** The subject site is located within the City of Beaverton Development Coordination Area. A Development Coordination Statement signed by the City of Beaverton is included with the required Service Provider Letters in Exhibit I. This requirement is met.

### **ARTICLE III LAND USE DISTRICTS**

#### **308 FUTURE DEVELOPMENT 20-ACRE DISTRICT (FD-20)**

##### **308-1 Intent and Purpose**

The FD-20 District applies to the unincorporated urban lands added to the urban growth boundary by Metro through a Major or Legislative Amendment process after 1998. The FD-20 District recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas is complete. The provisions of this District are also intended to implement the requirements of Metro's Urban Growth Management Functional Plan.

**Response:** The subject site is located within the FD-20 district. The planned improvements facilitate the continued urban development of the nearby areas also within the FD-20 district.

(...)

##### **308-4 Uses Which May Be Permitted Through a Type III Procedure**

The following uses may be permitted unless specified otherwise by the applicable Community Plan or Policy 41 of the Comprehensive Framework Plan for the Urban Area. These uses may be permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

(...)

308-4.8 Public Utility - Section 430-105; see also Section 308-7.1.

(...)

**Response:** The planned improvements include a new sanitary sewer pump station for CWS. Therefore, this application is being processed through a Type III procedure. The standards

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of Sections 308-7.1 and 430-105 are addressed below. This procedural requirement is met.

**308-5 Prohibited Uses**

- 308-5.1 Structures or uses not specifically authorized in Section 308, except as listed under Section 201-2 (Exclusions from Permit Requirement).
- 308-5.2 Structures or uses prohibited by the applicable Community Plan or Policy 41 of the Comprehensive Framework Plan for the Urban Area.
- 308-5.3 The use of a recreational vehicle as a residence except where specifically authorized as a temporary use in Sections 308-2.8 and 308-3.4 or as allowed under Section 201-2 (Exclusions from Permit Requirement).
- 308-5.4 The outdoor parking or storage of any five or more vehicles on a single lot or parcel for more than 48 hours, except as approved in conjunction with a development or as allowed under Section 201-2 (Exclusions from Permit Requirement).
- 308-5.5 Keeping of fowl for sale, keeping of swine (except for up to three purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot, except as provided in Section 308-4.2.
- 308-5.6 Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
- 308-5.7 Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.
- 308-5.8 Auto wrecking yards.
- 308-5.9 Any parking or storage of tractor-trailers, semi-trucks, or heavy equipment, except in conjunction with an approved development or with a farm or forest use.
- 308-5.10 Any recreational marijuana activity or use that requires a license from the Oregon Liquor Control Commission.

**Response:** This application does not include the prohibited uses listed above.

**308-6 Dimensional Requirements**

In applying the minimum lot size provisions of this District, the boundary lines used in the deed or sales contract shall be used. If a lot is bounded by a dedicated road, 50% of the area of the road contiguous to the lot shall be considered as a portion of the lot. If the lot is severed by the road, 100% of the road area within the lot shall be considered a portion of the lot. This provision shall be liberally construed in favor of the landowner.

**Response:** This provision is understood.

**308-6.1 Lot Area:**

- A. The minimum lot area shall be 20 acres unless specified otherwise by the applicable Community Plan or Policy 41 of the Comprehensive Framework Plan for the Urban Area, or as provided below.

**Response:** The subject site is ±30.41 acres in size, and this application does not include alterations to the lot area. This requirement is met.

- B. Standard Partitions or property line adjustments to create or reconfigure parcels less than 20 acres may be allowed for public facilities and services associated with the provision of sewer, water, school, fire, and park and recreation services. If the Partition is required to accommodate the sale of land for the noted public facilities and services, application submittal



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materials shall include the following in order to demonstrate proof of a qualified service provider's intent to purchase the parcel(s) created through such a Partition:

- (1) A letter of intent to purchase or signed purchase agreement from the applicable service provider for the proposed parcel(s), and
- (2) Application by all the owners of the subject property and the service provider(s) intending to purchase the proposed parcel(s), or any person authorized in writing to act as agent of the owners or service providers.

**Response:** This application does not include a partition or property line adjustment. These requirements are not applicable.

**308-6.2 Yard Requirements:**

The minimum yard requirements shall be:

- A. Thirty-foot front yard;
- B. Ten-foot side yard;
- C. Thirty-foot street side yard;
- D. Twenty-five-foot rear yard;
- E. Additional setbacks may be required as specified in Sections 411 and 418; and
- F. Required yards shall be horizontally unobstructed except as provided by Section 418.

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned improvements meet the minimum yard requirements of this section. These requirements are met.

**308-6.3 Height:**

- A. The maximum height for structures shall be 35 feet, except as modified by other Sections of this Code.
- B. The maximum height for accessory structures shall be 15 feet except as modified by other Sections of this Code.
- C. Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the 35-foot building height limit to a maximum height of 60 feet.

(...)

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned improvements include a shelter for equipment associated with the new pump station. This structure is planned to meet the maximum height requirements of this section. These requirements are met.

**308-6.4 Lot Dimensions:**

- A. The minimum lot width at the street shall be 40 feet;
- B. The minimum lot width at the building line shall be 70 feet; and
- C. The minimum lot depth shall be 100 feet.

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the subject site meets the minimum lot dimensions of this section. This application does not include alterations to the existing lot dimensions. These requirements are met.



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308-7 Additional Standards

308-7.1 All new permitted uses shall be constructed in a manner which does not interfere with future conversion of the land to planned urban densities and/or uses.

**Response:** The planned improvements include a new CWS sanitary sewer pump station. The new pump station will increase service capacity in the surrounding urban area and allow for increased density and future growth in this area. The planned improvements will not interfere with future conversion of the land to planned urban densities or uses and will instead serve to promote urban growth in this area. This standard is met.

308-7.2 Lawful nonconforming uses in the FD-20 District may be expanded or rebuilt to the limit of available services, through a Type II procedure when in conformance with the adopted Comprehensive Plan for the area. Expansion or replacement shall be subject to the provisions of development review and shall not include new uses.

**Response:** This application does not include a lawful nonconforming use in the FD-20 district. This standard is not applicable.

308-7.3 Property in an Area of Special Concern on the Future Development Areas Map in the Comprehensive Framework Plan for the Urban Area is subject to the applicable Area of Special Concern provisions in Plan Policy 41.

**Response:** The subject site is not within an Area of Special Concern on the Future Development Areas Map in the Comprehensive Framework Plan for the Urban Area. Therefore, this standard is not applicable.

308-8 Access

All lots in this District shall either:

308-8.1 Abut a public street; or

308-8.2 Have an easement of record at least 40 feet wide at the street or as approved by the appropriate fire marshal. In cases where no fire marshal has jurisdiction, the easement shall be subject to the standards of Fire District #1.

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the subject site abuts two public streets: SW Tile Flat Road and SW Kobbe Drive. The planned improvements include a new driveway extending from SW Tile Flat Road to access the planned pump station. Additional improvements to the access (such as access lighting) will be addressed when frontage improvements occur upon future partitioning and/or development of the site. Therefore, this standard is met as applicable.

308-9 Article IV - Development Standards

In addition to the requirements of this District, the standards of Article IV - Development Standards, including Section 422 (Significant Natural Resources), are applicable as required by Subsection 403-3.

**Response:** The applicable development standards of this code are addressed in responses below.

## **ARTICLE IV DEVELOPMENT STANDARDS**

405 OPEN SPACE

405-1 The following categories identified in the Site Analysis, Section 404-1, shall be preserved as open space, except as may be otherwise provided:

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(...)

405-1.3 Bodies of water such as rivers or lakes;

405-1.4 Land within the Floodplain, Drainage Hazard Area or riparian zone, except as provided in Sections 421 and 422; or

(...)

**Response:** As demonstrated by the Preliminary Plans (Exhibit A) and described in the Significant Natural Resource Area Report (Exhibit E) and the Drainage Hazard Area Analysis (Exhibit F), mapped natural resources, Floodplain, and Drainage Hazard Area are located at the northwest corner of the site or offsite to the north. These areas are not planned to be impacted by the planned improvements. Please see additional findings in response to Sections 421 and 422 below for additional information. This requirement is met.

405-2 Protection

Site Planning and development shall avoid disturbance of identified open space resources. Full use should be made of density transfers, siting of structures and roads, and other appropriate means in designing the development around the open space.

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned improvements are not anticipated to impact the watercourse, floodplain, or riparian areas that are located on the northwest corner of the site or offsite to the north. See responses above and in Sections 421 and 422 for additional findings. This requirement is met.

(...)

405-4 Maintenance

At a minimum, maintenance shall include the following:

405-4.1 In natural areas, areas of undisturbed vegetation or areas replanted with vegetation after construction and woodlands, woodland swamps or wetlands, maintenance is limited to removal of litter and hazardous plant materials. Except as provided by Section 421, natural water courses are to be maintained as free-flowing.

Stream channels shall be maintained so as not to alter floodplain or drainage hazard area levels, except as provided by Section 421;

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned improvements are not anticipated to impact the watercourse, floodplain, or riparian areas that are located on the northwest corner of the site or offsite to the north. See responses above and in Sections 421 and 422 for additional findings. This requirement is met.

(...)

406 BUILDING, SITING AND ARCHITECTURAL DESIGN

406-1 Review Standards

The Review Authority shall evaluate all applications (whether Type I, II or III review) and associated building and site plans, including those for detached dwelling units and Middle Housing, to ensure that the proposed development:

406-1.1 Is permitted within the primary district;

**Response:** The planned improvements include a new sanitary sewer pump station that is considered a Public Utility use. As discussed in response to Section 308-4 above, this use is considered

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a permitted use through a Type III procedure in the FD-20 district. Therefore, this standard is met.

406-1.2 Is sited to comply with applicable setback and lot coverage requirements of the primary district;

**Response:** As discussed in the responses to Chapter 308 above, the planned improvements are sited to comply with the applicable standards of the FD-20 district. See findings in response to Chapter 308 for additional information. This standard is met.

406-1.3 Complies with maximum height limits of the primary district.

**Response:** As discussed in response to Section 308-6.3 above, the planned improvements meet the maximum height standards of the FD-20 district. Therefore, this standard is met.

406-2 Additional Requirements for Type II and Type III Development

In addition to the requirements of Section 406-1, all Type II and Type III structures and site plans (except those for a Single Detached Dwelling Unit, Duplex or Middle Housing, which are subject to design standards of 430-37.1 and/or 430-84) shall:

406-2.1 Incorporate design features which reflect or complement the surrounding structural and architectural character through building style and materials. Use, in open space or park settings, lines and materials (including plant materials) which blend with the natural features of the site or site background;

**Response:** The planned improvements include a new sanitary sewer pump station to serve the surrounding area. The planned pump station is consistent with other pump stations that CWS installs and utilizes throughout the region. The subject site is currently an unimproved field and is adjacent to similar fields and rural residential farm uses. The planned improvements include fencing and landscaping to screen the site improvements from future urban development. Therefore, this requirement is met as applicable.

406-2.2 Renovate or revitalize existing structures identified within the Community Plan;

**Response:** The subject site does not contain existing structures. This requirement is not applicable.

406-2.3 Arrange structures and use areas for compatibility with adjacent developments and surrounding land uses, using the following design and siting techniques:

- A. Locate and design structures and uses not to obscure or degrade identified scenic views or vistas from adjacent properties and public thoroughfares, considering setbacks, building height, bulk and landscaping;
- B. Orient major service activity areas (e.g., loading and delivery areas) of the proposed development away from existing dwellings;
- C. "Street furniture" such as bus shelters, streetlights, drinking fountains, benches and mailboxes shall be similar in design and materials to the buildings of the development.

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned improvements include a new sanitary sewer pump station. The planned improvements meet the minimum setback standards of the FD-20 district and are not located within a scenic viewshed. The pump station is intended to be automated and will not be in regular use by employees and therefore does not include a major service activity area. The planned improvements do not include street furniture. The planned improvements include a 6-foot-tall fence as well as shrubs and trees to screen the planned improvements from adjacent properties

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and future urban development. Additionally, the Siting Study Memorandum included in Exhibit H describes how the subject site is the optimal location for a pump station in the region. Therefore, these requirements are met as applicable.

**406-7 Submittal Requirements**

In all development review applications which are required to conform to the standards of Building Siting and Architectural Design, or are required to demonstrate compliance with standards related to building façade, the following information must be submitted:

- 406-7.1 Site Plan showing the location of all proposed structures, including required storage facilities for mixed solid waste and recyclables;
- 406-7.2 Building Floor Plans;
- 406-7.3 Building Elevations and Sections;
- 406-7.4 Building Materials for all nonresidential uses, except as specified otherwise by a provision of this Code; and
- 406-7.5 Building Shadow Plan.
- 406-7.6 For development described in 406-6 A or B, a written statement from the Washington County Health & Human Services Solid Waste and Recycling Program concerning the adequacy of the proposed method, design, location and accessibility of the mixed solid waste and recyclables storage facilities as required by Sections 406-6.1, 406-6.2, 406-6.3, 406-6.4 A. (6), 406-6.4 B. (4), and 406-6.4 C.

**Response:** The submittal requirements of this section are included as applicable.

**407 LANDSCAPE DESIGN**

**407-1 Minimum Landscape Standards**

- 407-1.1 The minimum landscaping area requirements may include landscaping around buildings and in parking and loading areas, outdoor recreational use areas, screening and buffering as required under Section 411, and vegetated stormwater facilities as defined by Section 106-198.1.
- 407-1.2 Areas determined unbuildable due to slopes, floodplains, water quality sensitive areas, vegetated corridors, or are required as open space under Sections 405 or landscaping within parking areas under Section 407-1.7, shall not be used to calculate or satisfy minimum landscape requirements.

(...)

**407-1.4 Commercial, Industrial and Institutional Districts:**

- A. For new development, the minimum area required for landscaping shall be 15% of the land area.

**Response:** The subject site is located in the FD-20 district and is not in a commercial, industrial, or institutional district. This standard is not applicable.

(...)

- 407-1.5 All areas of a building site not identified in a site plan or development plan application as intended for a specified immediate use, shall be landscaped except where enclosed and blocked from the view of public streets by solid fencing or buildings.

**Response:** The Preliminary Plans in Exhibit A illustrate the planned use of the subject site and identify specific areas of use (a sanitary sewer pump station and a new driveway access). The

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planned improvements do not include the removal of or alteration to existing landscaping on the remaining undisturbed areas of the site. Therefore, this standard is met.

407-1.6 The minimum landscape area required by Sections 407-1.3 and 407-1.4 may be reduced when the requirements of A. or B. below are met. Subsection 407-1.6 shall not be used to satisfy the requirements of Subsection 407-1.7.

**Response:** Required landscaping is not planned to be reduced as part of this application. This standard is not applicable.

407-1.7 The following interior landscaping requirements shall apply to all parking areas for ten or more vehicles:

- A. Ten square feet of landscaping per parking space, excluding perimeter landscaping;
- B. Landscaped islands shall be a minimum of 120 square feet.

**Response:** This application does not include a new parking area. The planned improvements include a circulation area adjacent to the planned pump station and its equipment to provide for vehicle maneuvering. Trips to the site are planned to be minimal and intermittent due to the semi-automated nature of the pump station; therefore, parking stalls are not required or provided. Therefore, these standards are not applicable.

(...)

#### 407-3 Tree Preservation and Removal

##### 407-3.1 Applicability

Section 407-3 applies to all tree removal that is not excluded from development permits required by Section 201-2 or is not in conjunction with another Type II or Type III development action.

**Response:** Tree removal is not included with the planned improvements. The standards of this section are not applicable.

(...)

#### 407-4 Landscape Plan

The purpose of a landscape plan is to identify the type and placement of plant materials. By detailing the plantings, a landscape plan provides an effective means for evaluating whether chosen plant materials will survive in the climate and soils of a given site and satisfy the functional objectives of landscaping (such as erosion control, screening and shade) within a reasonable time. Landscaping plans are to be prepared, processed and used as follows:

##### 407-4.1 When Required:

Landscaping plans are required to be submitted as part of a development application, except for detached and Duplex dwelling units located within the R-5, R-6 and Agricultural Districts.

**Response:** This application includes development review for a new sanitary sewer pump station in the FD-20 district. As demonstrated by the Preliminary Plans (Exhibit A), over 15 percent of the project area is landscaped. This standard is met.

(...)

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407-5 General Provisions and Guidelines

407-5.1 The landscape design shall incorporate existing significant trees and vegetation, which shall be protected during construction to the extent practicable.

407-5.2 Patterns of landscape design established on adjacent properties through a consistent use of species or spacing should be continued within a development.

407-5.3 Fencing adjacent to stream buffers or other wildlife habitat areas shall be designed to allow the passage of wildlife. Fencing shall include openings appropriately sized and spaced to accommodate the passage of wildlife common to urban Washington County including deer, beaver, coyote, muskrat, rabbit, raccoon, and skunk.

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned improvements do not include tree removal or a reduction in the required landscaping. The planned fencing around the new pump station does not obstruct the safe passage of wildlife. These standards are met.

407-6 Parking Area Landscaping

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned improvements do not include a new parking area. Therefore, these standards are not applicable.

407-7 Urban Street Tree Standards

Inside an urban growth boundary, when fronting on public or private roadways or access drives, new structures including a Single Detached Dwelling Unit or Duplex on an existing lot or parcel, or Middle Housing, and any Standard Land Division or Middle Housing Land Division, shall be required to plant street trees in accordance with the following standards:

**Response:** The purpose of this application is to authorize a new sanitary sewer pump station. As discussed in the responses to Chapter 501 below, the planned improvements are exempt from the public facilities improvement requirements of this code, including frontage improvements. The subject site is planned to be divided at a later date and will be subject to frontage improvement requirements at that time. Therefore, street trees are not applicable to this application and will be provided upon future requirement of frontage improvements.

(...)

408 NEIGHBORHOOD CIRCULATION

(...)

408-2 Applicability

408-2.1 Notwithstanding the requirements of Section 408-10, within an urban growth boundary the requirements of 408-4 - 408-9 shall apply as follows:

(...)

B. To all Type II and Type III development except for the uses listed below:

**Response:** This application includes a Type III Special Use Permit and Type II Development Review and is not one of the exempt uses listed in this section. Therefore, the standards of this chapter are applicable.

408-4 Circulation Analysis

408-4.1 For all development on a site of two acres or less the applicant shall submit a circulation analysis which at a minimum meets the Off-Site analysis requirements of



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Section 404-1.4. A larger analysis area may be required in order for the applicant to demonstrate compliance with the requirements of 408-5 or 408-6.

**Response:** The subject site is greater than two acres. This requirement is not applicable.

408-4.2 For all development on a site which exceeds two acres, the applicant shall submit a circulation analysis which at a minimum includes the subject site and the entirety of all property within 300 feet of the proposed development site. A larger analysis area may be required in order for the applicant to demonstrate compliance with the requirements of 408-5 or 408-6. This plan shall incorporate the following features both on-site and off-site:

- A. The neighborhood circulation plan shall be produced on paper that is 18" x 24" in size, or a size approved by the Director;
- B. Scale of Drawing - 1" to 100' is suggested, however, the scale may be increased or decreased at a scale approved by the Director;
- C. Existing and proposed topography for slopes of 10% of greater, with contour intervals not more than 10 feet;
- D. Drainage hazard areas, floodplains, and significant natural resources areas;
- E. The name, location, right-of-way, pattern and grades of all existing and approved streets, trails, bikeways, and pedestrian ways;
- F. Proposed streets, trails and/or off-street bikeways or pedestrian ways identified in the Transportation System Plan or Community Plans;
- G. All permanent structures;
- H. Property lines;
- I. Pedestrian oriented uses within 1,000 feet of the site;
- J. Regular Bus Service route, Frequent Bus Service route or an Existing High Capacity Transit station as designated on the Transportation System Plan;
- K. All streets and accessways proposed by the applicant;
- L. Future connections to established or planned roadways, accessways, trails, easements and other transportation facilities identified on the Transportation System Plan including Roadway or Active Transportation Refinement Areas; and
- M. Within designated Roadway Refinement Areas, Regional Trail Refinement Areas and High Capacity Transit Study Corridors identified in the Transportation System Plan, the development application must demonstrate how practicable solutions to the transportation need will (at a minimum) not be precluded by the proposed development.

**Response:** The planned improvements include a new sanitary sewer pump station and a new driveway to access the pump station. The planned pump station is planned to be minimally accessed by CWS staff for servicing and maintenance and will otherwise be automated and unattended. The planned driveway and pump station are not planned for public use and will not be used for circulation around or through the site. The planned improvements do not include other street improvements. Therefore, a circulation analysis is not applicable to this application and can be provided upon future development of the site and surrounding properties.

(...)



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410      **GRADING AND DRAINAGE**

410-1      **General Provisions**

410-1.1 All grading and drainage activities are to occur pursuant to the provisions of Chapter 14.12 of the Washington County Code and the applicable State of Oregon Plumbing Code or its successor and this Code. All grading and drainage activities on lands located within the Clean Water Services (CWS) boundary shall also occur pursuant to the provisions of the "Design and Construction Standards for Sanitary Sewer and Surface Water Management" or its successor. In the event of any conflict between the provisions of this Code, the Community Plan, the Rural/Natural Resource Plan, and Chapter 14.12, the more restrictive standard shall prevail.

Grading applications may be processed through a two-step procedure consisting of a preliminary review (grading plan) and a final review (grading permit), unless the Director consolidates the applications into one review.

No grading and drainage activities that are subject to Section 410 shall be undertaken without a grading permit.

For Type I development, preliminary grading plans may be submitted as a standalone application. For development reviewed through the Type II and III procedure, preliminary grading plans are to be submitted with the development application.

The purpose of a preliminary grading plan (conceptual) is to determine whether or not it is feasible to comply with the grading permit review standards of Section 410-3. Full engineering drawings are not required at the preliminary review stage. However, preliminary grading plans shall be accurate enough to provide a basis for determining whether or not the proposed activity, as designed and to be implemented, will meet the applicable Code requirements for a grading permit.

All grading permit applications (the second step) shall include detailed plans, per Section 410-2, rather than preliminary grading plans.

**Response:** As demonstrated by Figures 5 and 6 in the Preliminary Plans (Exhibit A), grading associated with the project is generally limited to the location of the new pump station and the new driveway. A stormwater facility is planned in conjunction with the new pump station. These improvements are planned to be made in accordance with County and State stormwater management standards, as applicable. While technically not yet in the CWS service district, CWS plans to voluntarily meet their requirements. The requirements of this section are met.

416      **UTILITY DESIGN**

416-1      **General Provisions**

416-1.1 All utility distribution facilities supplying electric, communication, or similar or associated service, installed in and for the purpose of supplying such service to any development shall be placed underground; provided however, that the word "facilities" as used herein shall not include standards used for street lighting, traffic signals, pedestals for police and fire system communications and alarms, pad-mounted transformers, pedestals, pedestal-mounted terminal boxes and meter cabinets, concealed ducts, substations, or facilities used to carry voltage higher than 50,000 volts.

416-1.2 Notwithstanding Section 416-1.1, overhead utility distribution lines may be permitted upon approval of the Review Authority through a Type I procedure when terrain, soil, or geologic conditions prohibit underground installation, or when proposed development is part of an urban infill process and surrounding developments do not have underground utilities. Location of such overhead utilities shall be along rear or side lot lines wherever feasible.

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- 416-1.3 Easements necessary for sewers, water mains, electric lines, stormwater facilities, or other public utilities shall be provided. The easements will vary according to the need of various utilities. When possible, the easement shall be located on one side of a lot line.
  - 416-1.4 The location, design, installation and maintenance of all utility lines and facilities shall conform to ORS Ch. 92 and be carried out with minimum, feasible disturbance of soil and site.
  - 416-1.5 For a Middle Housing Land Division, separate utilities shall be provided for each dwelling unit, except to the extent that standards of Clean Water Services and/or County Building Services allow for shared storm or sanitary sewer system elements.

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned pump station includes a connection to an existing aboveground electricity line running along SW Tile Flat Road. The new power line extension on this site will be underground. A sanitary sewer force main is also planned to connect the pump station to the sanitary sewer line in SW Tile Flat Road. Additional improvements include water and sanitary sewer stubs to connect to future development in the surrounding areas. Stormwater is planned to be treated on-site and details on stormwater treatment are depicted in the Preliminary Plans. All on-site utility lines, are planned to be located underground. These provisions are met as applicable.

#### 418 SETBACKS

##### 418-1 Obstruction in Required Yards

Required yards shall be horizontally unobstructed except as follows:

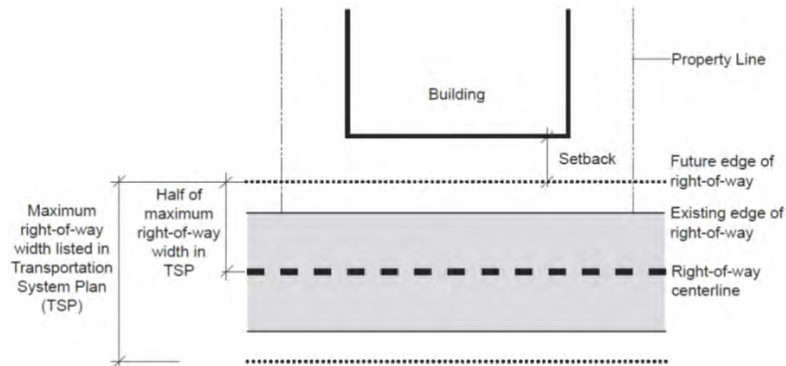
- 418-1.1 Cornices, eaves, belt courses, sills, canopies, or other similar architectural features (not including bay windows or vertical projections) may extend, or project into a required side yard not more than 2 inches for each (1) foot of width of such side yard and may extend or project into a required front or rear yard not more than 20 inches. Chimneys may not project into a front or rear yard more than 24 inches. Chimneys may project up to 24 inches into a side yard setback, but no closer than 3 feet to a property line.
- 418-1.2 Open balconies and unenclosed stairways more than 30 inches in height and not covered by a roof or canopy, may extend or project into a required rear yard not more than 4 feet and may extend into a required front yard not more than 30 inches.
- 418-1.3 A ground level deck not more than 30 inches in height and not covered by a roof or canopy may be allowed in any yard regardless of the setback requirements.
- 418-1.4 A deck more than 30 inches in height, not covered by a roof or canopy, may be allowed in a required rear yard not closer than 5 feet to the rear property line when the rear yard abuts a designated open space or public non-buildable tract. Such tracts may include floodplains, power line easements, or drainage courses.

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), horizontal obstructions are not planned within required side yards. These requirements are met.

##### 418-2 Additional Setbacks Required for Future Right-of-Way

- 418-2.1 Where a yard or setback abuts a street having insufficient right-of-way width, the minimum yard or setback requirement shall be increased to accommodate the future right-of-way. The future right-of-way shall be measured from the centerline of the existing right-of-way. The yard or setback shall be measured from the future edge of right-of-way and allow for half the maximum right-of-way as shown in the following diagram. The maximum right-of-way width shall be determined by the Transportation System Plan, including the Functional Classification Map, the Functional

Classification Design Parameters Table and the Lane Numbers Map. The County Engineer may designate an alternative future right-of-way for streets where the area of the right-of-way is not balanced with respect to the current right-of-way centerline. Section 418-2 does not apply to a Single Detached Dwelling Unit or its expansion, a Duplex on an approved Duplex lot (Section 430-13.3), or Middle Housing.



**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the subject site abuts SW Tile Flat Road, which is designated as a Principal Arterial according to the Washington County Functional Classification Map for Urban and Rural Reserves. As depicted on the Preliminary Plans, the planned pump station improvements are not located within the future right-of-way of SW Tile Flat Road, and the planned driveway will not impact future expansion of the road. Therefore, these requirements are met.

418-2.2 Prior to issuance of a building permit where the land use action is subject to growth management, an applicant shall dedicate the additional right-of-way to meet the County standard. Notwithstanding the above, outside the UGB, dedication of additional right-of-way to meet the county standards shall be required prior to the issuance of any building permit where required as a valid condition of approval.

418-2.3 Setback requirements shall be determined from future rights-of-way as set forth by the official Washington County Functional Classification System Map, and as indicated on the Washington County Transportation System Plan. When a stub street abuts a site, the property owner shall place all on-site structures in such a way as to not preclude extension of that stub street into or through the site.

418-2.4 The setback requirements of this Code shall not apply to existing structures when the setback is reduced by a public dedication. If the setback is not reduced by a public dedication, the structure(s) shall meet the setback requirements of this section.

**Response:** The above requirements are understood.

#### 418-3 Corner Vision

Lots or parcels on street corners (public and/or private) shall maintain a sight triangle with no sight obstruction between 3 feet and 10 feet in height as measured from street grade. Sight obstructions include, but are not limited to, fences, vegetation, berms, and structures. The sight triangle shall be measured from the street corner (apex), a distance of 20 feet along each street side (see Figure 1). For the purpose of this Section, street corner is defined as that point where the extended edge of the road surface of two intersecting streets meet. The county may require additional vision clearance based on a hazard identified by the county. Nothing in this Section shall supersede proper application of the sight distance standards in Section 501-8.5 F.

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**Response:** As demonstrated by the Preliminary Sight Distance Certification (Exhibit G), sight distance at the intersection of the planned driveway and SW Tile Flat Road is adequate and meets the standards of this section. This requirement is met.

418-4 Fences and Retaining Walls

418-4.1 The setback requirements of this Code are not applicable to the following fence or retaining wall structures (or any combination thereof) except as required by Section 418-3:

- A. A fence, wall (includes retaining wall), screen or lattice work not more than seven feet in height.
- B. A fence, wall (includes retaining wall), screen or lattice work not more than eight feet in height along a rear, side or front yard which abuts an arterial or limited-access highway.
- C. A combination fence (not more than six feet in height) and retaining wall structure (not more than four feet in height) located in a side or rear yard (for design standards see Section 419-4).
- D. Tiered retaining wall structures not exceeding seven feet in height in any required yard. The maximum height measurement includes all tiers located within the yard or setback area. All non-tiered retaining walls located within the yard or setback area shall not exceed a combined total of seven feet in height.
- E. All retaining wall structures, exceeding seven feet in height, not within a required yard or setback area, on two or more contiguous properties, are exempt from the side yard setback requirement.
- F. A wall not more than eight feet in height along a side or rear property line as required by Section 411.

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned improvements include a perimeter fence around the planned pump station that is less than seven feet tall. The fence is accompanied by trees and shrubs that are planned to screen the planned pump station from the adjacent property to the north and future development of the subject site. Therefore, the standards of this section are met.

419 HEIGHT

In addition to the height restrictions in the primary districts, the following limitations shall apply:

419-1 Within 20 feet of another primary district with a lower height restriction, the height restriction of the adjacent district shall apply.

**Response:** The subject site is not within 20 feet of another primary district. This standard is not applicable.

419-2 Beyond the 20-foot area in Section 419-1 above, the height may increase on the subject property at a ratio of 1 foot of height to 1 foot of horizontal distance from the adjacent primary district with a lower height limitation, to the maximum height permitted in the primary district.

**Response:** The subject site is not within 20 feet of another primary district. This standard is not applicable.

419-3 A fence, lattice work, screen or wall (includes retaining wall) not more than 7 feet in height may be located in any required side, front or rear yard, except as required by Section 418-3 (corner vision). Where a rear, side or front yard abuts an arterial or limited access highway, fence height along the yard may be increased to 8 feet. Any fence over 7 feet in height requires a building

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permit. Any retaining wall over 4 feet in height requires a building permit (the height measurement of a retaining wall is from the bottom of footing to the top of the retaining wall).

**Response:** As demonstrated by the Preliminary Plans (Exhibit A), the planned improvements include a perimeter fence around the planned pump station that is less than seven feet tall and is located within the rear yard setback. Therefore, the standards of this section are met.

419-4 A combination fence and retaining wall structure may be located in a side or rear yard. This structure shall consist of a retaining wall [not more than 4 feet in height] and a fence [not more than 6 feet in height]. The fence portion shall be measured from the back-filled or highest side of this structure and may not exceed 6 feet in height. The non-back-filled or lowest side measurement may not exceed a combined total of 10 feet in height. This provision may only be used when there is an existing or proposed grade difference between properties and a retaining wall is required by the Building Official (see Figure 1). This structure is exempt from a structural building permit only when the backfill is level for a proportional horizontal distance to the height of the retaining wall or as approved by the Building Official.

**Response:** This application does not include a combination fence and retaining wall structure. This standard is not applicable.

419-5 Tiered retaining wall structures shall not exceed 7 feet in height in any required yard. The maximum height measurement includes all tiers located within the yard or setback area. All non-tiered retaining walls located within the yard or setback area shall not exceed a combined total of 7 feet in height.

**Response:** This application does not include a tiered retaining wall. This standard is not applicable.

419-6 There shall be no limitation of vegetation such as hedges, except as provided in Section 418-3.

**Response:** This standard is understood.

419-7 No structure or structural part shall exceed height standards for any airport in the county established in accordance with Federal Aviation Administration's Aviation Regulations.

**Response:** The subject site is not located near an airport. This standard is not applicable.

## 421 FLOODPLAIN AND DRAINAGE HAZARD AREA DEVELOPMENT

The County administers and enforces the State of Oregon Specialty Codes pursuant to the requirement established in ORS 455. The Oregon Specialty Codes contain certain provisions that apply to the design and construction of buildings and structures located in Special Flood Hazard Areas. Therefore, this Section is intended to be administered and enforced in conjunction with the Oregon Specialty Codes.

### 421-1 Lands Subject to Floodplain and Drainage Hazard Area Standards

#### 421-1.1 Floodplain

The following data sources shall be referenced for purposes of determining lands subject to floodplain standards. In any event, the most restrictive flood boundary information shall be utilized. The maps referenced herein are on file at the offices of the Washington County Department of Land Use & Transportation.

A. The following maps are adopted by reference:

- (1) "Flood Insurance Rate Map, Washington County, Oregon," effective date October 19, 2018 with amendments; and
- (2) "Flood Insurance Study for Washington County, Oregon and Incorporated Areas," dated October 19, 2018 with amendments.

B. Where base flood elevation data has not been provided (approximate A Zone):

- 
- (1) "Floodplain Series, Washington County, Oregon, revision 5/01/1974, 1/03/1978, 1/1981, 5/25/1983 and 12/12/1983" based upon data from the U.S. Army Corps of Engineers.
  - (2) In addition, the Director shall obtain, review and reasonably utilize any base flood elevation data available from a federal or state source, or hydrologic and hydraulic analysis performed in accordance with standard engineering practice by a licensed professional engineer, in order to administer this Section.
- C. In addition to the information sources identified in A. and B. above, the Director may also utilize any other available authoritative flood data, including but not limited to high water marks, photographs of past flooding or historical flood data.

**Response:** As discussed in the Drainage Hazard Area Analysis (Exhibit F), the planned improvements are not located within the floodplain as defined by this chapter. This section is not applicable.

#### 421-1.2 Drainage Hazard Areas

The following data sources shall be referenced for purposes of determining lands subject to drainage hazard area standards. In any event, the most restrictive flood boundary information shall be utilized. The maps referenced herein are on file at the offices of the Washington County Department of Land Use & Transportation.

- A. "Floodplain Series, Washington County, Oregon, revision 5/01/1974, 1/03/1978, 1/1981, 5/25/1983 and 12/12/1983" based upon data from the U.S. Army Corps of Engineers.
- B. In addition, the Director shall obtain, review and reasonably utilize any flood elevation data available from a federal or state source, or hydrologic and hydraulic analysis performed in accordance with standard engineering practice by a licensed professional engineer, in order to administer this Section.
- C. In addition to the information sources identified in A. and B. above, the Director may also utilize any other available authoritative flood data, including but not limited to high water marks, photographs of past flooding or historical flood data.

**Response:** As discussed in the Drainage Hazard Area Analysis (Exhibits F), the planned improvements are not located within a drainage hazard area as defined by this chapter. This section is not applicable.

(...)

## 422 SIGNIFICANT NATURAL RESOURCES

(...)

### 422-2 Lands Subject to this Section

Those areas identified in the applicable community plan or the Rural/Natural Resource Plan Element as Significant Natural Resources and areas identified as Regionally Significant Fish & Wildlife Habitat on Metro's current Regionally Significant Fish & Wildlife Habitat Inventory Map.

Significant Natural Resources have been classified in the Community Plans or the Rural/Natural Resource Plan Element by the following categories:

422-2.1 Water Areas and Wetlands. 100-year floodplain, drainage hazard areas and ponds, except those already developed.



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422-2.2 Water Areas and Wetlands and Fish and Wildlife Habitat. Water areas and wetlands that are also fish and wildlife habitat.

422-2.3 Wildlife Habitat. Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat Map, and forested areas coincidental with water areas and wetlands.

422-2.4 Significant Natural Areas. Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.

**Response:** At the time of application submittal, Significant Natural Resources were unmapped just off-site. New County mapping that was effective after this land use application submittal identifies a small amount of mapped resource area on the site. Therefore, the standards of this chapter are not applicable.

422-3 Criteria for Development

422-3.1 The required master plan and site analysis for a site which includes an identified natural resource shall:

- A. Identify the location of the natural resource(s), except in areas where a Goal 5 analysis has been completed and a program decision adopted pursuant to OAR 660, Division 23 (effective September 1, 1996);
- B. Describe the treatment or proposed alteration, if any. Any alteration proposed pursuant to Section 422-3.1 B. shall be consistent with the program decision for the subject natural resource; and
- C. Apply the design elements of the applicable Community Plan; or the applicable implementing strategies of the Rural/Natural Resource Plan Element, Policy 10, Implementing Strategy E which states:

"Implement the recommendations of the Oregon Department of Fish and Wildlife Habitat Protection Plan for Washington County and to mitigate the effects of development in the Big Game Range within the EFU, EFC and AF-20 land use designations."

**Response:** The location of the significant natural resources on- and off-site are depicted in the Significant Natural Resource Area Report (Exhibit E). The planned improvements are not located in a significant natural resource area. Therefore, the standards of this section are not applicable.

(...)

430 SPECIAL USE STANDARDS

430-105 Public Utility

Any corporation, including municipal or semi-municipal corporation, service district, company, individual, or association that owns or operates any plant or equipment for the conveyance of telegraph or telephone messages, with or without wires; for the transportation of water, gas, or petroleum products by pipeline; for the production, transmission, delivery or furnishing of heat, light, water, or electricity; for the transmission and delivery of television pictures and sound by cables; for the transportation of persons or property by street, railroads or other street transportation or common carriers; for the disposal of sewage; or for the disposal of storm water runoff.

430-105.1 A public utility service center includes any buildings or premises used for the administration of public utility repair, maintenance and installation crews including parking for vehicles, but not including warehouses or storage yards.



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- 430-105.2 A public utility service yard includes any buildings or premises used for the office, warehouse, storage yard, or maintenance garage of a public utility including microwave repeater stations when incorporated as part of the service yard use.
- 430-105.3 A public utility service facility includes buildings, structures, and equipment within a fenced or otherwise enclosed area for the purpose of switching, regulating or controlling public utility services.
- 430-105.4 Approval of a public utility shall be based upon a study submitted by the applicant which includes:
- A. The need for the facility, present or future; and how the facility fits into the utility's Master Plan; and
  - B. The minimum area required for the facility for the present and anticipated expansion.
  - C. What measures will be used to minimize damage to paved roads and natural resources or open space.

**Response:** The planned improvements include a new sanitary sewer pump station for CWS. CWS is a water resources management utility that provides sewer and surface water management in partnership with 12 cities in the Metro area. Therefore, the planned improvements constitute a public utility use.

- 430-105.5 Site size and yard shall be based upon a site plan submitted by the applicant. The site plan shall consider especially, the compatibility of the facility with existing surrounding uses and uses allowed by the plan designation.

**Response:** This requirement is understood.

- 430-105.6 Exemptions from the Requirements of Section 430-105:  
Exempted from these regulations are:
- A. Underground pipes and conduits except where such pipes or conduits would introduce an urban service outside the Urban Growth Boundary.  
For all sewer lines, there shall be no connections to the line unless approved pursuant to Section 430-105.7.  
Individual hookups to community, private or public water systems;
  - B. Above ground electric transmission, distribution, communication and signal lines on a single pole system where a single pole system is defined as above ground electrical lines and their supporting concrete, wood or metal poles, but does not include self-supporting steel lattice-type structures;
  - C. Public utility facilities in the form of receiving and transmitting antennas and communication towers. These uses are subject to the applicable provisions of Section 430-109; and
  - D. Improvements for public transit agencies, including maintenance facilities and track for light rail transit.

**Response:** This application does not include the exempted uses listed above. This section is not applicable.

- 430-105.7 Underground pipes and conduits which introduce an urban service outside the Urban Growth Boundary.

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Prior to commencing any extension of underground pipes or conduits for urban services into any area outside the Urban Growth Boundary, an applicant shall provide a sworn affidavit that no hookups to the extended line will be allowed outside the UGB except:

**Response:** The planned improvements include a new sanitary sewer pump station to serve the area within the UGB. This application does not include extension of urban services outside the UGB. Therefore, the standards of this section are not applicable.

## **ARTICLE V PUBLIC FACILITIES AND SERVICES**

### **501 PUBLIC FACILITY AND SERVICE REQUIREMENTS**

#### **501-2 Application of the Public Facility and Service Standards Inside an Urban Growth Boundary**

Application of the Public Facility and Service Standards (Section 501-1 through 501-13) shall apply to the Urban Unincorporated Area as follows:

(...)

501-2.2 To any new structure or expansion of an existing structure, except as otherwise indicated below:

(...)

B. Any other structure that meets all of the following is exempt from Article V, except for the Transportation Development Tax (TDT) requirement:

- (1) Contains 2,000 square feet or less;
- (2) Does not, in itself, generate more than 14 vehicle trips per day, as defined by the Institute of Transportation Engineers, Trip Generation Information Report;
- (3) Contains no plumbing fixtures, or has less than 12 additional fixtures attached to an existing, approved septic system or public sewer; and
- (4) Does not pose any unique public health or safety issues.

The exceptions of Section 501-2.2 A through D are not applicable in the North Bethany Subarea in the Bethany Community Plan. In the North Bethany Subarea, all new construction of structures or expansion of an existing structure, except for construction of a single (one only) detached dwelling unit, is subject to the applicable standards of Section 501-10. For example, a Type I or Type II park adjacent to a Primary Street would need to build a half-street along the park's frontage on this street consistent with the requirements of Section 501-8.

**Response:** The planned improvements include a new sanitary sewer pump station and a new driveway. As demonstrated by the Preliminary Plans (Exhibit A), the planned pump station structure is less than 2,000 square feet. The pump station will be largely automated and will not generate more than 14 trips per day. The pump station is intended to provide increased sanitary sewer capacity as future urban development occurs in the surrounding area. The planned pump station does not include plumbing fixtures and does not pose any unique public health or safety issues. Therefore, the public facilities and service standards of Chapter 501 do not apply.

(...)

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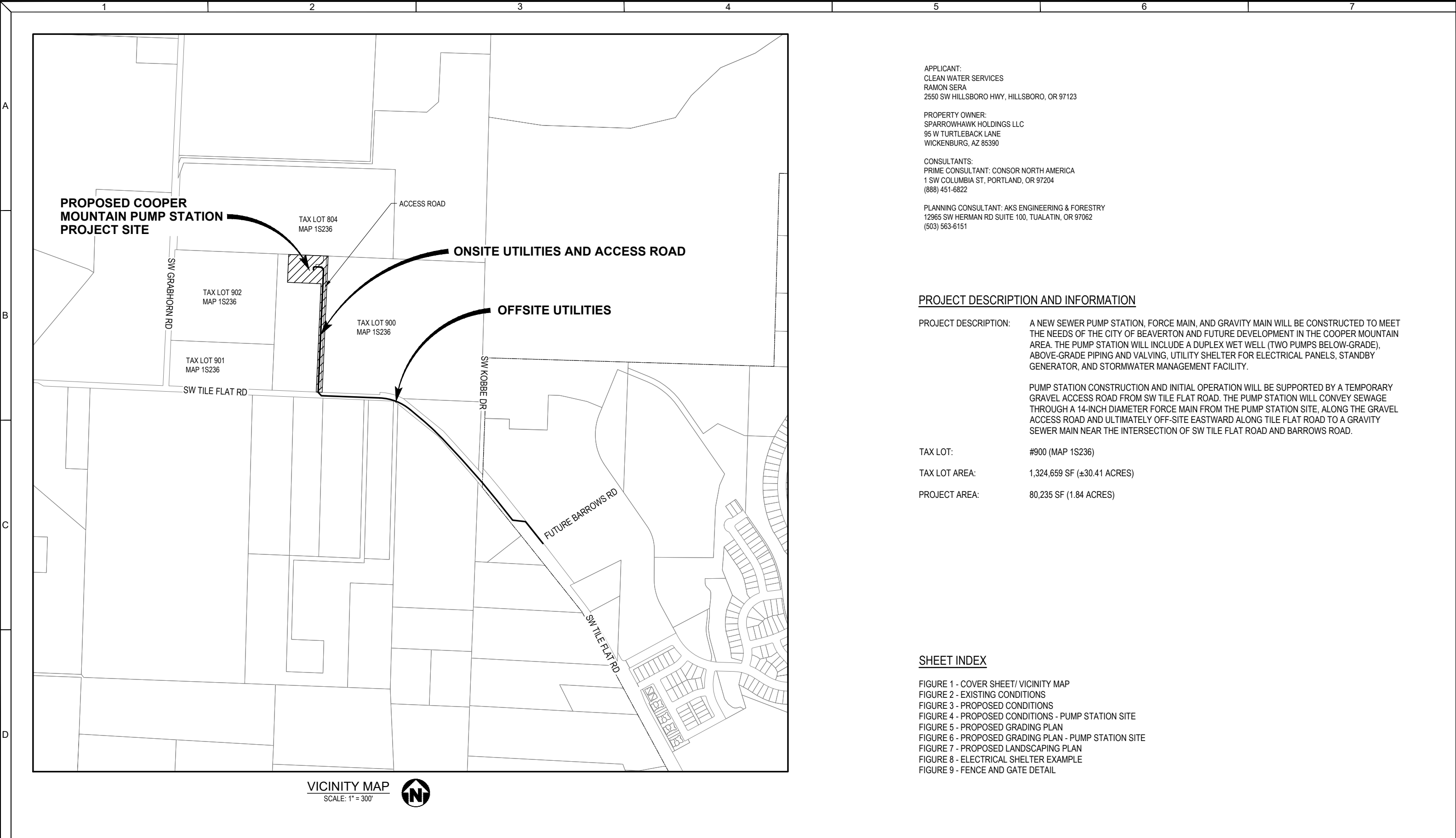
#### **IV. Conclusion**

The required findings have been made, and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Washington County Community Development Code. The evidence in the record is substantial and supports approval of the application.

## Exhibit A: Preliminary Plans

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APPLICANT:  
CLEAN WATER SERVICES  
RAMON SERA  
2550 SW HILLSBORO HWY, HILLSBORO, OR 97123

PROPERTY OWNER:  
SPARROWHAWK HOLDINGS LLC  
95 W TURTLEBACK LANE  
WICKENBURG, AZ 85390

CONSULTANTS:  
PRIME CONSULTANT: CONSOR NORTH AMERICA  
1 SW COLUMBIA ST, PORTLAND, OR 97204  
(888) 451-6822

PLANNING CONSULTANT: AKS ENGINEERING & FORESTRY  
12965 SW HERMAN RD SUITE 100, TUALATIN, OR 97062  
(503) 563-6151

PROJECT DESCRIPTION AND INFORMATION

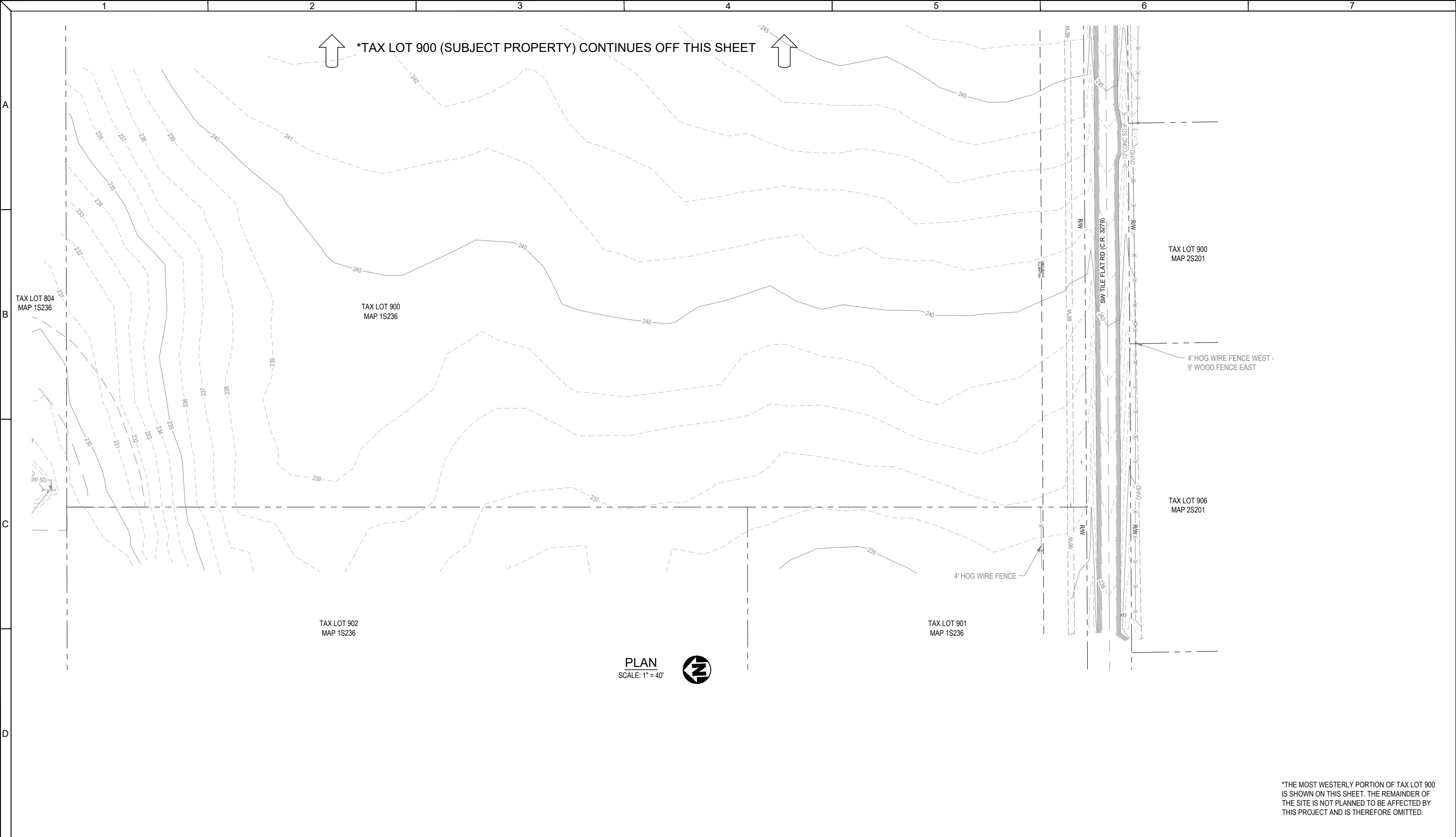
PROJECT DESCRIPTION: A NEW SEWER PUMP STATION, FORCE MAIN, AND GRAVITY MAIN WILL BE CONSTRUCTED TO MEET THE NEEDS OF THE CITY OF BEAVERTON AND FUTURE DEVELOPMENT IN THE COOPER MOUNTAIN AREA. THE PUMP STATION WILL INCLUDE A DUPLEX WET WELL (TWO PUMPS BELOW-GRADE), ABOVE-GRADE PIPING AND VALVING, UTILITY SHELTER FOR ELECTRICAL PANELS, STANDBY GENERATOR, AND STORMWATER MANAGEMENT FACILITY.

PUMP STATION CONSTRUCTION AND INITIAL OPERATION WILL BE SUPPORTED BY A TEMPORARY GRAVEL ACCESS ROAD FROM SW TILE FLAT ROAD. THE PUMP STATION WILL CONVEY SEWAGE THROUGH A 14-INCH DIAMETER FORCE MAIN FROM THE PUMP STATION SITE, ALONG THE GRAVEL ACCESS ROAD AND ULTIMATELY OFF-SITE EASTWARD ALONG TILE FLAT ROAD TO A GRAVITY SEWER MAIN NEAR THE INTERSECTION OF SW TILE FLAT ROAD AND BARROWS ROAD.

TAX LOT: #900 (MAP 1S236)  
TAX LOT AREA: 1,324,659 SF (±30.41 ACRES)  
PROJECT AREA: 80,235 SF (1.84 ACRES)

SHEET INDEX

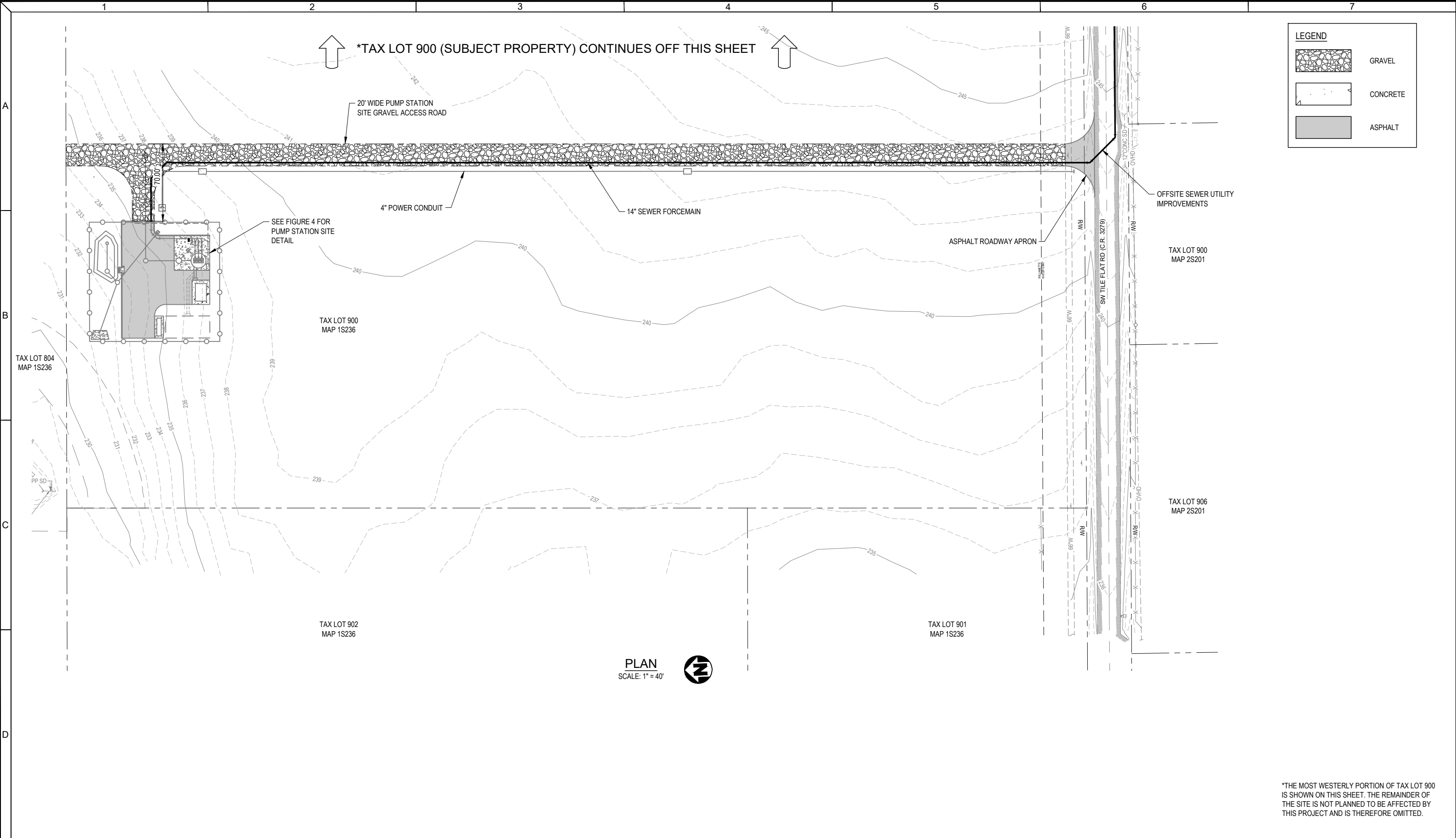
- FIGURE 1 - COVER SHEET/ VICINITY MAP
- FIGURE 2 - EXISTING CONDITIONS
- FIGURE 3 - PROPOSED CONDITIONS
- FIGURE 4 - PROPOSED CONDITIONS - PUMP STATION SITE
- FIGURE 5 - PROPOSED GRADING PLAN
- FIGURE 6 - PROPOSED GRADING PLAN - PUMP STATION SITE
- FIGURE 7 - PROPOSED LANDSCAPING PLAN
- FIGURE 8 - ELECTRICAL SHELTER EXAMPLE
- FIGURE 9 - FENCE AND GATE DETAIL



\*THE MOST WESTERLY PORTION OF TAX LOT 900 IS SHOWN ON THIS SHEET. THE REMAINDER OF THE SITE IS NOT PLANNED TO BE AFFECTED BY THIS PROJECT AND IS THEREFORE OMITTED.

<div>Consultant:</div> <div></div> <div>This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.</div>	<div>Sub Consultant:</div>	<div>WASHINGTON COUNTY</div> <div>LAND USE APPLICATION</div>	<div>Engineer's Seal:</div>	<div>Client / Owner:</div> <div></div>	<div>Project Title:</div> <div>COOPER MOUNTAIN PUMP STATION</div> <div>PROJECT NO. 7201</div>	<div>LAND USE PERMIT SET</div> <div>EXISTING CONDITIONS</div>	Designed By:	Consor Project No.: W219761OR	
							NCB	Issued On:	JANUARY 2025
							Drawn By:	Sheet:	
							NEM		
							Checked By:	FIGURE 2	
							MLC		
							Approved By:	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE	
							HKP		





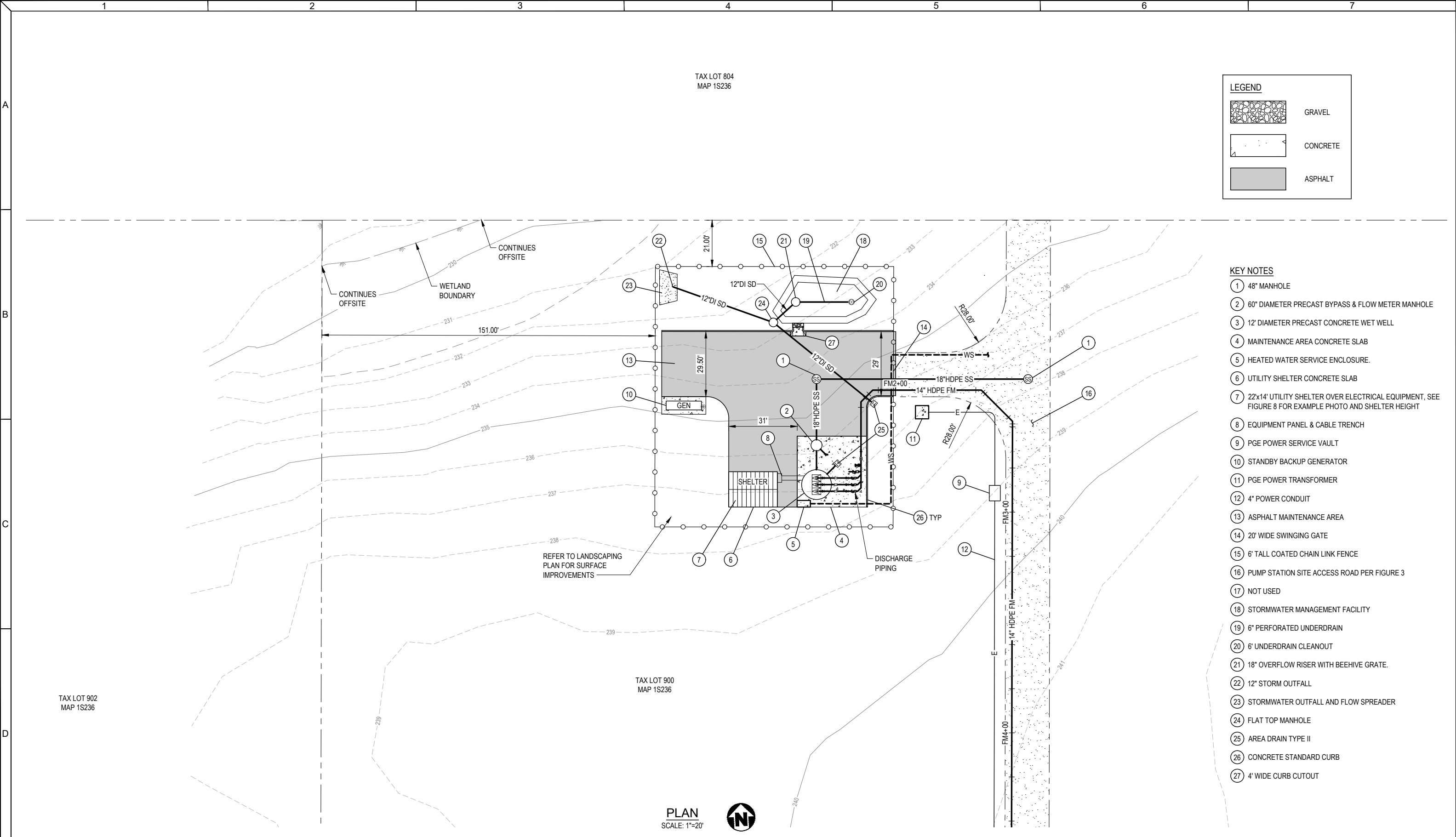
LEGEND

GRAVEL

CONCRETE

ASPHALT

<div>Consultant:</div> <div></div> <div><small>This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.</small></div>	<div>Sub Consultant:</div>	<div>WASHINGTON COUNTY</div> <div>LAND USE APPLICATION</div>	<div>Engineer's Seal:</div>	<div>Client / Owner:</div> <div></div>	<div>Project Title:</div> <div>COOPER MOUNTAIN PUMP STATION</div> <div>PROJECT NO. 7201</div>	<div>LAND USE PERMIT SET</div> <div>PROPOSED CONDITIONS</div>	<div>Designed By:</div> <div>NCB</div>	<div>Consor Project No.:</div> <div>W219761OR</div>
							<div>Drawn By:</div> <div>NEM</div>	<div>Issued On:</div> <div>JANUARY 2025</div>
							<div>Checked By:</div> <div>MLC</div>	<div>Sheet:</div> <div>FIGURE 3</div>
							<div>Approved By:</div> <div>HKP</div>	<div>0 1/2 1 IF BAR DOES NOT MEASURE 1"</div> <div>DRAWING IS NOT TO SCALE</div>





GRADING POINT TABLE				
POINT #	RAW DESCRIPTION	NORTHING	EASTING	ELEVATION
1	CENTER OF WET WELL	653588.8884	7590629.1914	237.684
2	CENTER OF MANHOLE	653606.7063	7590629.9332	237.130
3	CENTER OF MANHOLE	653636.6804	7590631.1810	235.821
4	CENTER OF MANHOLE	653632.6924	7590726.9741	237.704
5	EDGE OF AC	653627.6953	7590666.6961	236.000
6	EDGE OF AC	653656.6825	7590667.9719	235.456
7	LOW POINT OF AC	653656.5366	7590623.6751	235.350
8	EDGE OF AC	653661.1189	7590562.0012	237.000
9	EDGE OF AC	653631.6447	7590560.7676	237.000
10	EDGE OF AC	653630.8084	7590580.7501	237.000
11	EDGE OF AC/CONC	653580.3778	7590589.0542	238.000
12	EDGE OF AC/CONC	653579.0945	7590620.0261	238.000
13	EDGE OF AC/CONC	653577.7878	7590651.4155	238.000
14	CONC PAD	653627.2301	7590670.5916	237.330

ADDITIONAL CONTROL POINTS TO BE ADDED DURING FINAL DESIGN

LEGEND

GRAVEL

CONCRETE

ASPHALT

A

B

C

D

Consultant:

This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.

Sub Consultant:

WASHINGTON COUNTY  
LAND USE APPLICATION

Engineer's Seal:

CleanWater Services

Client / Owner:

COOPER MOUNTAIN PUMP STATION  
PROJECT NO. 7201

Project Title:

LAND USE PERMIT SET

Designed By:

NCB

Drawn By:

NEM

Checked By:

MLC

Approved By:

HKP

Consort Project No.: W219761OR

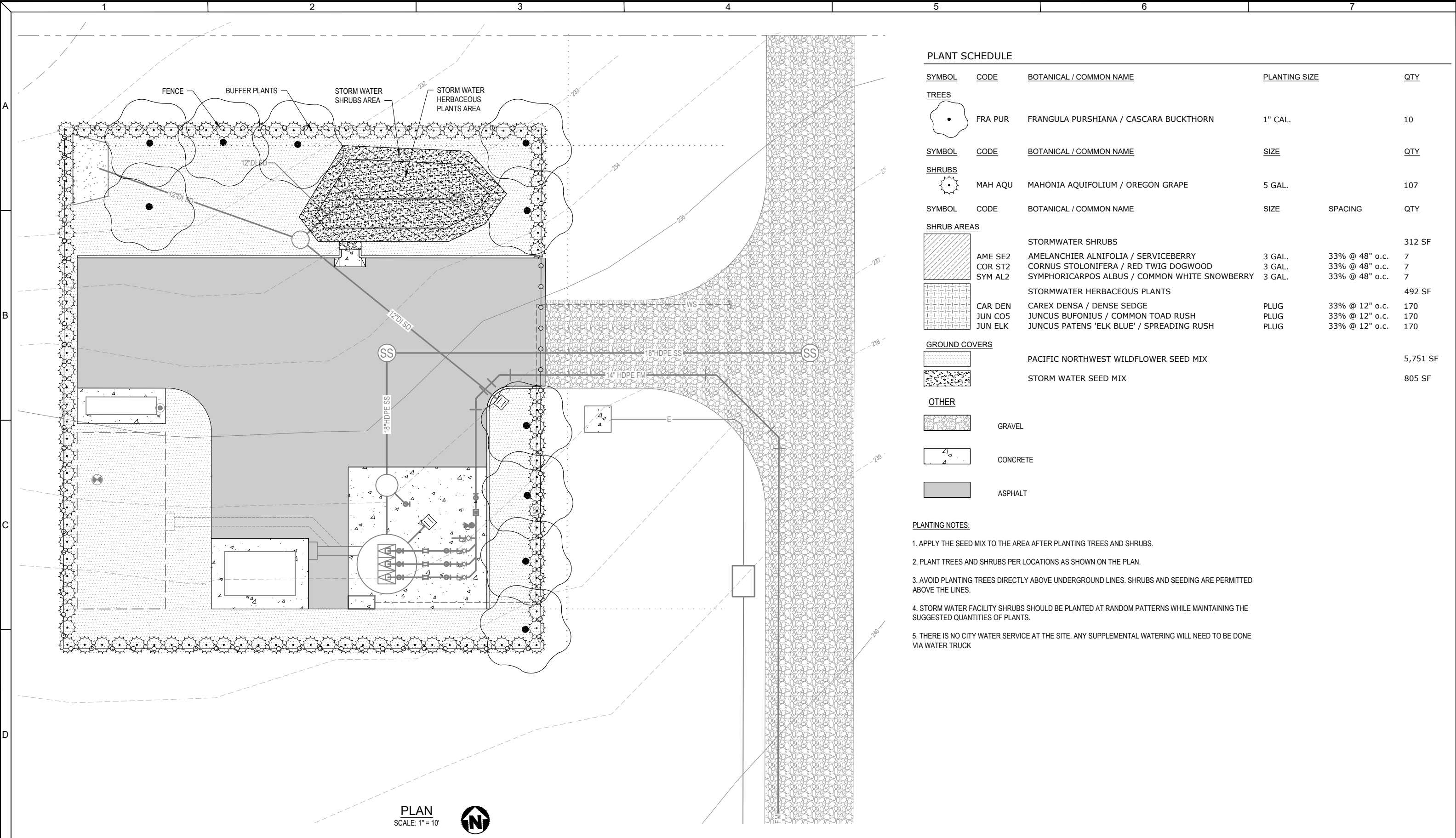
Issued On: JANUARY 2025

Sheet:

FIGURE 6

0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE







A

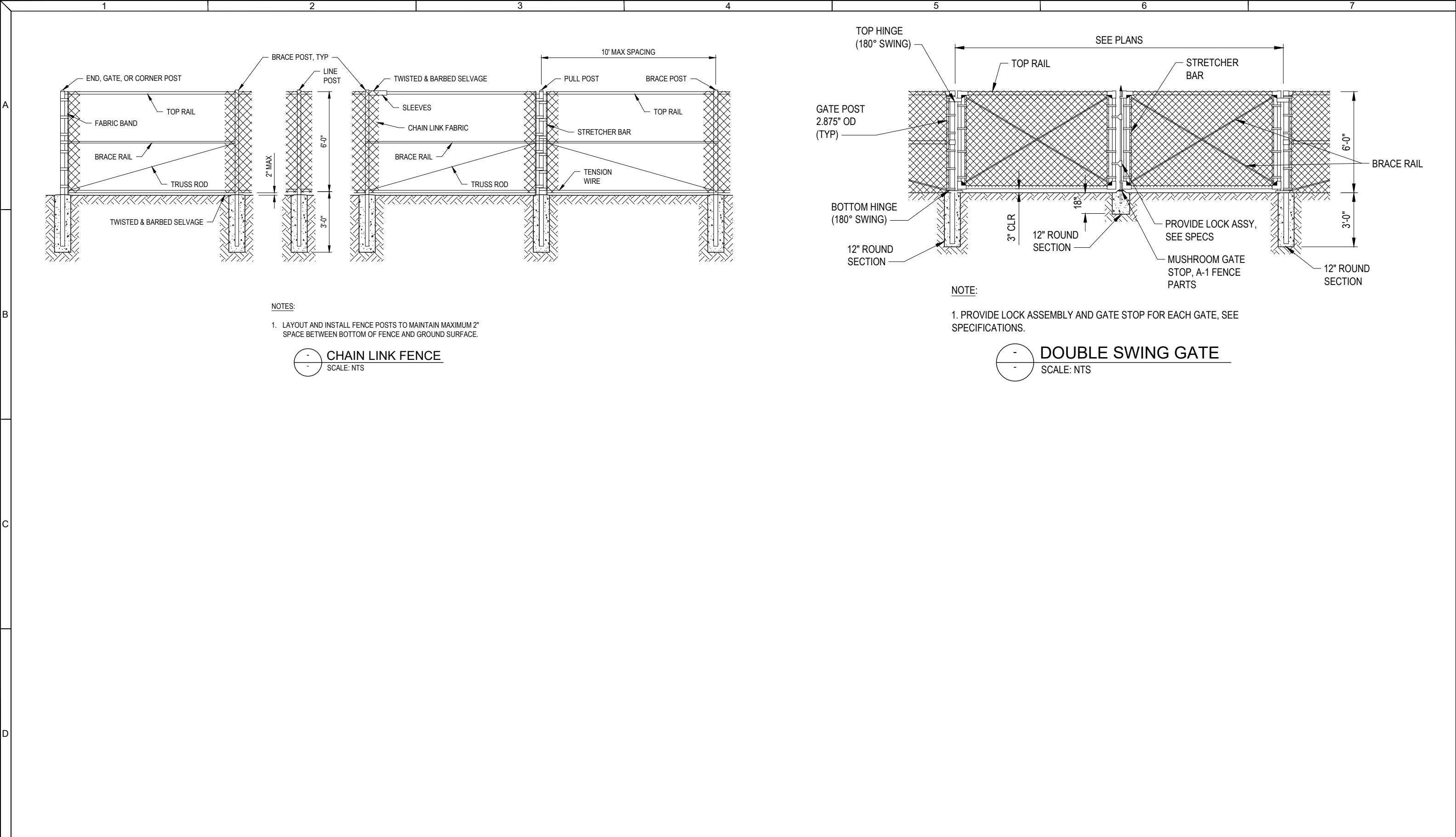
B

C

D







## Exhibit B: Application Form

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**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph (503) 846-8761, Fax (503) 846-2908  
www.washingtoncountyor.gov

**Development Application****PROCEDURE/CATEGORY TYPE:** III**CPO:** 6/10**COMMUNITY PLAN:**

Aloha-Reedville-Cooper Mountain

**EXISTING LAND USE DISTRICTS:**

FD-20

**ASSESSOR MAP:**

1S23600

**TAX LOT NUMBER(S):**

00900

**NOTE:** Contiguous property under identical ownership will be reviewed as part of this application and may be subject to conditions of approval. List assessor map and tax lot numbers of all contiguous property under identical ownership:

**SITE ADDRESS:** No address**SITE SIZE:** ±30.41 acres**Date of Pre-App Conference:** 7/8/24**Staff Member:** Cassandra O'Donnell

(Please attach copy of pre-application notes.)

**EXISTING USE OF SITE:** Agricultural**PROPOSED DEVELOPMENT ACTION:**

Sanitary sewer pump station.

We, the undersigned, hereby authorize the filing of this application and certify that the information contained in this application is complete and correct to the best of our knowledge. This also authorizes the designated Applicant's Representative (if applicable) to act on behalf of the Applicant for the processing of the request.

X Dean Sparks 11-4-24  
☒ OWNER ☐ CONTRACT PURCHASER DATE

Print Name: DEAN SPARKS

X Tom Sparks 11-4-2024  
☒ OWNER ☐ CONTRACT PURCHASER DATE

Print Name: Tom Sparks**PLEASE NOTE:**

- This application must be signed by ALL the owners or ALL the Contract Purchasers of the subject property.
- If this application is signed by the Contract Purchaser(s), the Contract Purchaser is also certifying that the Contract Vendor has been notified.
- The Applicant or a Representative should be present at all Public Hearings.
- No approval will be effective until the appeal period has expired.
- Corporations require proof of signature authority for that entity according to their Articles of Incorporation or as registered with the State of Oregon Corporation Division at <http://www.filinginoregon.com>.

**CASEFILE #:**

(to be assigned by county)

**APPLICANT****COMPANY:** Clean Water Services**CONTACT:** Ramon Sera**ADDRESS:** 2550 SW Hillsboro Hwy

Hillsboro, OR 97123

**PHONE:** 831-214-2320**FAX:****E-MAIL ADDRESS:** SeraR@cleanwaterservices.org

**APPLICANT'S REPRESENTATIVE** NOTE: The Applicant's Representative will be the primary contact for the County.

**COMPANY:** AKS Engineering & Forestry, LLC**CONTACT:** Melissa Slotemaker, AICP**ADDRESS:** 12965 SW Herman Road, Suite 100

Tualatin, OR 97062

**PHONE:** 503-563-6151**FAX:** 503-563-6152**E-MAIL ADDRESS:** slotemakerm@aks-eng.com**OWNER(S)** (attach additional sheets if needed)**NAME:** Sparrowhawk Holdings LLC**ADDRESS:** 95 W Turtleback Ln

Wickenburg, AZ 85390

**PHONE:** Contact Applicant's Representative**FAX:** Contact Applicant's Representative**E-MAIL ADDRESS:** Contact Applicant's Representative**ALSO NOTIFY****NAME:****ADDRESS:****PHONE:****FAX:**



## WASHINGTON COUNTY

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph (503) 846-8761, Fax (503) 846-2908  
[www.washingtoncountyor.gov](http://www.washingtoncountyor.gov)

# Current Planning Services Application Submittal

NOTICE TO APPLICANTS: To speed the processing of applications, the following format for submittals must be used.

## Application Packets

- ✍ Application Forms (Development Review Supplemental Application form if necessary) ✓
- ✍ Supporting Information/narrative ✓
- ✍ Plans: ✓
  - Provide copies per instructions in box below.
  - Fold to 8½ x 11 in.
  - Put application form on top.
  - Provide original signature of property owner(s) on at least one copy. We accept electronic signatures.
  - Group sets with a paper clip, binder clip or rubber band, depending on thickness.

## Required Number of Application Packets\*

	Urban	Rural
Type I	2	2
Type II	6	3
Type III	8	4

- \* Include one additional application packet for sites with Flood Plain, Drainage Hazard Area or Wetlands.
- \* Include one additional application packet for projects which generate 200 ADT or more.  
200 ADT or more = 20 or more single-family residential units  
31 or more multifamily residential units  
5,000 sq ft or more of most retail uses  
8,500 sq ft or more of office uses

## Pre-Application Notes or Waiver ✓

(Types II and III applications only).

## Tax Map ✓

Submit one copy of the most current official Assessment & Taxation Tax Map. You can print this from the Washington County website (Intermap) or obtain an 8½ x 11-in. copy from the Assessment and Taxation Department in the Public Services Building, Room 130.

NOTE: If the subject property is within 1,000 ft (rural application) or 500 ft (urban application) of an adjacent county, submit official copies of the adjacent county tax maps, ownership names and mailing addresses (from official county records) of property owners within the corresponding notice radius.

## Reduced Site Plan for the Public Notice ✓

In addition to the full-size site plans in the application packets, submit one reduced copy of the site plan (using an even scale, e.g., 1"=100', 1"=200', 1"=400') on a piece of paper preferably 8½ x 11 in., but no larger than 11 x 17 in. Please show property lines and setbacks.

## Neighborhood Review Meeting ✓ (See CDC §203-3)

- ✍ Copy of Meeting Notice
- ✍ Copy of Mailing List
- ✍ Affidavit of Mailing
- ✍ Affidavit of Posting
- ✍ Affidavit of Minutes to CPO
- ✍ Copy of Meeting Notes
- ✍ Meeting Sign-In Sheet

## Fee ✓

Cash, check or money order (made out to Washington County).



## WASHINGTON COUNTY

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
<http://www.co.washington.or.us>

CASEFILE #: \_\_\_\_\_

Assessor Map No.

1S23600

Tax Lot No(s).

00900

Applicant: Clean Water Services

## DEVELOPMENT REVIEW VALUATION

### Project Description

☐ Commercial

☐ Industrial

☒ Institutional

Gross Square Footage of Building(s): No Buildings

Estimated Number of Employees: NA

Maximum Shift: NA

☐ Residential

Number of Units: \_\_\_\_\_

One Bedroom

Two Bedroom

Three Bedroom

Four Bedroom

**Total**

Parking: Number of Standard Spaces 0

Compact Spaces: NA

### Improvements

	In Square Feet or Acres	% of Site	Valuation*
1. Buildings	750.00 <u>Sq. Ft. / Acre</u>	.057 %	\$ -2,041,948 **
2. Landscaping (Includes irrigation)	1,300 <u>Sq. Ft. / Acre</u>	.098 %	\$ -100,000
3. Paving (Includes hard surfaced storm drainage & private streets)	5,200 <u>Sq. Ft. / Acre</u>	0.39 %	\$ -80,000
4. Required Open Space (As defined in §405 of the Community Development Code)	NA <u>Sq. Ft. / Acre</u>	NA %	\$ NA
<b>TOTALS:</b>	7,250 <u>Sq. Ft. / Acre</u>	<b>100 %</b>	<b>\$ 2,221,948</b> <b>(Project Cost)</b>
	0.54%		

\* Total cost of all on-site improvements – does not include such things as land cost, administrative and professional fees and other governmental fees.

\*\* UBC Fee Schedule or Bid Cost (whichever is higher).

No buildings on site. Includes buried wet well, equipment shelter, pumps, electrical equipment, site work, excavation, dewatering, shoring, gravity sewer, force main, and all other on-site improvements that are not landscaping and paving

## Exhibit C: Ownership Information

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# FIRST AMERICAN TITLE

# Property Research Report

## SUBJECT PROPERTY

Ns

**Parcel #:** R399303

**Map & Taxlot #:** 1S2360000900

**County:** Washington

## OWNER

Sparrowhawk Holdings LLC

## DATE PREPARED

Date: 10/31/2024

## PREPARED BY

ngervacio@firstam.com



*First American Title*

Customer Service Department

503.219.8746

cs.oregon@firstam.com

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**First American Title**

Customer Service Department  
503.219.8746  
cs.oregon@firstam.com  
Date: 10/31/2024

### OWNERSHIP INFORMATION

Owner: Sparrowhawk Holdings LLC

Parcel #: R399303

CoOwner:

Ref Parcel #: 1S2360000900

Site: Ns Unincorporated OR 97007

TRS: 01S / 02W / 36 / SW

Mail: 95 W Turtleback Ln Wickenburg AZ 85390

County: Washington

### PROPERTY DESCRIPTION

Map Grid: 654-D3

Census Tract: 031804 Block: 1025

Neighborhood: CPO6S - Cpo 6 Cooper Mtn-Aloha S

School Dist: 1J Hillsboro

Impr Type:

Subdiv/Plat:

Land Use: 5401 - Specially Assessed - Unzoned Farmland -  
Vacant - Residential

Std Land Use: AFAR - Farms And Crops

Zoning: Washington Co.-FD-20 - Future Development 20-  
Acre District

Lat/Lon: 45.43371196 / -122.88054571

Watershed: Rock Creek-Tualatin River

Legal: ACRES 30.41, POTENTIAL ADDITIONAL TAX  
LIABILITY

### ASSESSMENT AND TAXATION

Market Land: \$0.00

Market Impr: \$0.00

Market Total: \$319,310.00 (2023)

% Improved: 0.00%

Assessed Total: \$27,150.00 (2023)

Levy Code: 39.04

Tax: \$368.43 (2023)

Millage Rate: 13.5700

Exemption:

Exemption Type:

### PROPERTY CHARACTERISTICS

Bedrooms:	Total SqFt:	Year Built:
Baths, Total:	First Floor:	Eff Year Built:
Baths, Full:	Second Floor:	Lot Size Ac: 30.41 Acres
Baths, Half:	Basement Fin:	Lot Size SF: 1,324,660 SqFt
Total Units:	Basement Unfin:	Lot Width:
# Stories:	Basement Total:	Lot Depth:
# Fireplaces:	Attic Fin:	Roof Material:
Cooling:	Attic Unfin:	Roof Shape:
Heating:	Attic Total:	Ext Walls:
Building Style:	Garage:	Const Type:

### SALES AND LOAN INFORMATION

Owner	Date	Doc #	Sale Price	Deed Type	Loan Amt	Loan Type
SPARROWHAWK HOLDINGS LLC	07/09/2024	29357		Deed		Conv/Unk
SPARKS ENTS LLC	04/15/2024	15562		Deed		Conv/Unk
CEAN K SPARKS	11/28/2022	69144		Deed		Conv/Unk
DEAN K SPARKS	08/01/2017	61085		Deed		Conv/Unk
CLEMENT F SPARKS				Deed		Conv/Unk

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

**LOT 1 5.16 AC**

**LOT 2 22.17 AC**

**LOT 3 25.84 AC**

**LOT 4 9.94 AC**

**LOT 5 20.25 AC**

**LOT 6 30.41 AC**

**LOT 7 5.00 AC**

**LOT 8 10.00 AC**

**LOT 9 15.00 AC**

**LOT 10 20.00 AC**

**LOT 11 25.00 AC**

**LOT 12 30.00 AC**

**LOT 13 35.00 AC**

**LOT 14 40.00 AC**

**LOT 15 45.00 AC**

**LOT 16 50.00 AC**

**LOT 17 55.00 AC**

**LOT 18 60.00 AC**

**LOT 19 65.00 AC**

**LOT 20 70.00 AC**

**LOT 21 75.00 AC**

**LOT 22 80.00 AC**

**LOT 23 85.00 AC**

**LOT 24 90.00 AC**

**LOT 25 95.00 AC**

**LOT 26 100.00 AC**

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**LOT 29 115.00 AC**

**LOT 30 120.00 AC**

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**LOT 111 525.00 AC**

**LOT 112 530.00 AC**

**LOT 113 535.00 AC**

**LOT 114 540.00 AC**

**LOT 115 545.00 AC**

**LOT 116 550.00 AC**

**LOT 117 555.00 AC**

**LOT 118 560.00 AC**

**LOT 119 565.00 AC**

**LOT 120 570.00 AC**

**LOT 121 575.00 AC**

**LOT 122 580.00 AC**

**LOT 123 585.00 AC**

**LOT 124 590.00 AC**

**LOT 125 595.00 AC**

**LOT 126 600.00 AC**

**LOT 127 605.00 AC**

**LOT 128 610.00 AC**

**LOT 129 615.00 AC**

**LOT 130 620.00 AC**

**LOT 131 625.00 AC**

**LOT 132 630.00 AC**

**LOT 133 635.00 AC**

**LOT 134 640.00 AC**

**LOT 135 645.00 AC**

**LOT 136 650.00 AC**

**LOT 137 655.00 AC**

**LOT 138 660.00 AC**

**LOT 139 665.00 AC**

**LOT 140 670.00 AC**

**LOT 141 675.00 AC**

**LOT 142 680.00 AC**

**LOT 143 685.00 AC**

**LOT 144 690.00 AC**

**LOT 145 695.00 AC**

**LOT 146 700.00 AC**

**LOT 147 705.00 AC**

**LOT 148 710.00 AC**

**LOT 149 715.00 AC**

**LOT 150 720.00 AC**

**LOT 151 725.00 AC**

**LOT 152 730.00 AC**

**LOT 153 735.00 AC**

**LOT 154 740.00 AC**

**LOT 155 745.00 AC**

**LOT 156 750.00 AC**

**LOT 157 755.00 AC**

**LOT 158 760.00 AC**

**LOT 159 765.00 AC**

**LOT 160 770.00 AC**

**LOT 161 775.00 AC**

**LOT 162 780.00 AC**

**LOT 163 785.00 AC**

**LOT 164 790.00 AC**

**LOT 165 795.00 AC**

**LOT 166 800.00 AC**

**LOT 167 805.00 AC**

**LOT 168 810.00 AC**

**LOT 169 815.00 AC**

**LOT 170 820.00 AC**

**LOT 171 825.00 AC**

**LOT 172 830.00 AC**

**LOT 173 835.00 AC**

**LOT 174 840.00 AC**

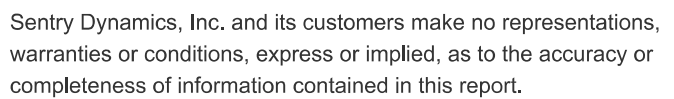
**LOT 175 845.00 AC**

**LOT 176 850.00 AC**

**LOT 177 855.00 AC**

**LOT 178 860.00 AC**

**LOT**





## Aerial Map



*First American Title*

**Parcel ID: R399303**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

AFTER RECORDING RETURN TO:  
Sparrowhawk Holdings, LLC  
95 W. Turtleback Lane  
Wickenburg, AZ 85390

UNTIL OTHERWISE REQUESTED,  
SEND TAX STATEMENTS TO:  
Sparrowhawk Holdings, LLC  
95 W. Turtleback Lane  
Wickenburg, AZ 85390

Washington County, Oregon 2024-029357  
07/09/2024 11:24:21 AM  
D-DBS Cnt=1 Stn=19 S GALLARDO  
\$10.00 \$5.00 \$11.00 \$60.00 - Total = \$86.00



03014401202400293570020023

I, Joe Nelson, Director of Assessment and Taxation  
and Ex-Officio County Clerk for Washington County,  
Oregon, do hereby certify that the within instrument of  
writing was received and recorded in the book of  
records of said county.



Joe Nelson, Director of Assessment and Taxation, Ex-  
Officio County Clerk

### BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **Sparks Enterprises, LLC**, an Arizona Limited Liability Company, hereinafter called GRANTOR, for the consideration hereinafter stated, does hereby convey unto **Sparrowhawk Holdings, LLC**, an Arizona Limited Liability Company, hereinafter called GRANTEE, and unto GRANTEE'S successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Washington, State of Oregon, described as follows, to wit:

See Exhibit A, which is attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same unto the said GRANTEE and GRANTEE'S successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$NIL.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 AND 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

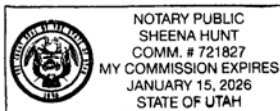
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the GRANTOR has executed this instrument this 1<sup>ST</sup> day of July, 2024.

Sparks Enterprises, LLC - Grantor  
The Sparks Trust, dated June 13, 2024  
C/O Dean Sparks, Trustee - Member

STATE OF Utah )  
County of Sevier ) ss.

This instrument was acknowledged before me on July 1, 2024 by **The Sparks Trust, dated June 13, 2024 C/O Dean Sparks, Trustee.**



Sheena Hunt [Printed Name]  
NOTARY PUBLIC, State of Arizona  
My Commission Expires 1/15/2026



**EXHIBIT "A"**  
**(Land Description Map Tax and Account)**

Beginning at the quarter corner common to Section 36, Township 1 South, Range 2 West, Willamette Meridian and Section 1, Township 2 South, Range 2 West, Willamette Meridian; thence South along the east line of the Northwest Quarter of said Section 1, 300.6 feet to a point marked by an iron pipe; thence North 89°26' West 2144.8 feet to an iron pipe in the center of County Road A-179; thence North 0°45' East 947.1 feet to a point; thence South 89°26' East 20 feet to an iron pipe; thence South 89° 26' East 2111.4 feet to an iron pipe which bears North 0°22' West 646.6 feet from the point of beginning; thence South 0°22' East 646.6 feet to the point of beginning.

Excepting Therefrom:

A tract of land located in the Southwest one-quarter of Section 36, Township 1 South, Range 2 West of the Willamette Meridian, and the Northwest one-quarter of Section 1, Township 2 South, Range 2 West of the Willamette Meridian, In the County of Washington and state of Oregon, being more particularly described as follows: Beginning at a point on the Northerly line of the Solomon Shattuck Donation Land Claim and at the Southeast corner of the John Landess claim, and going thence along said Northerly Shattuck line and the center line of the public roadway South 89°26' East 721.9 feet to a point; thence North 0°45' East 20.00 feet to an iron rod on the Northerly roadway line; thence continuing North 0°45' East 310.3 feet to an iron rod; thence North 89°26' West 701.9 feet to an iron rod on the Easterly line of a public roadway; thence continuing North 89°26' West 20.0 feet to a point on the center line; thence in the roadway South 0°45' West 330.3 feet to the true point of beginning.

Also excepting therefrom:

A tract of land in the Southwest quarter of Section 36, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of that certain tract described in Deed to Donald L. Cason, et ux, recorded August 31, 1965 in Book 566, Page 611, Records of Washington County; thence South 89°26' East along the North line of said Cason Tract, 721.9 feet to the Northeast corner thereof; thence North 0°45' East, 616.8 feet to a point on the North line of that certain tract described in Deed to Clement F. Sparks, recorded September 3, 1963, In Book 494, Page 407, Washington County Deed Records; thence North 89°26' West along said North line, 721.9 feet to the Northwest corner of said Sparks Tract; thence South 0°45' West along the West line of said Sparks Tract, 616.8 feet to the point of beginning.

Map No.: 1S2360000900  
Tax Account No.: R399303

2025 GENERAL INFORMATION

RELATED PROPERTIES

Property Status	A Active
Property Type	Residential
Legal Description	ACRES 30.41, POTENTIAL ADDITIONAL TAX LIABILITY
Alternate Account Number	-
Neighborhood	4TL8 TRACTLAND-AREA 8 (COOP HYLH MSSW SRDG)
Map Number	1S2360000900
Property Use	5401: SPECIALLY ASSESSED - UNZONED FARMLAND - VACANT - RESID
Levy Code Area	<a href="#">039.04</a>
2024 Certified Tax Rate	13.5559

Linked Properties	-
Property Group ID	-
Grouped Properties	-
Split / Merge Date	-
Split / Merge Accounts	-
Split / Merge Message	-

2025 OWNER INFORMATION

Owner Name	SPARROWHAWK HOLDINGS LLC
Mailing Address	95 W TURTLEBACK LN WICKENBURG, AZ 85390

2024 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	52.H: CLASS II: HILL	30.41 acres
TOTALS		30.41 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2024	\$0	\$10,750,240	\$10,750,240	\$27,960	\$27,960
2023	\$0	\$319,310	\$319,310	\$27,150	\$27,150

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	SPARKS ENTERPRISES LLC	SPARROWHAWK HOLDINGS LLC	2024029357	-	DBS
	SPARKS, DEAN K	SPARKS ENTERPRISES LLC	2024015562	-	DBS
	SPARKS, CLEMENT F	SPARKS, DEAN K	2017061085	-	DPR
		SPARKS, CLEMENT F	-	-	UNK

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
<hr/>	
Total Due	\$0.00

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: 10/31/2024 [Details](#)

TAXYEAR	AD VALOREM	SPECIAL ASMT	TOTAL BILLED	LEVY BALANCE	INTEREST OWING	DATE PAID	TOTAL OWED
<a href="#">2024</a>	\$379.01	\$0	\$379.01	\$0.00	\$0.00	10-31-2024	\$0.00
<a href="#">2023</a>	\$368.43	\$0	\$368.43	\$0.00	\$0.00	11-2-2023	\$0.00
<a href="#">2022</a>	\$358.71	\$0	\$358.71	\$0.00	\$0.00	10-27-2022	\$0.00
<a href="#">2021</a>	\$352.36	\$0	\$352.36	\$0.00	\$0.00	11-5-2021	\$0.00
<a href="#">2020</a>	\$345.32	\$0	\$345.32	\$0.00	\$0.00	11-9-2020	\$0.00
<a href="#">2019</a>	\$318.42	\$0	\$318.42	\$0.00	\$0.00	11-21-2019	\$0.00
<a href="#">2018</a>	\$308.25	\$0	\$308.25	\$0.00	\$0.00	10-29-2018	\$0.00
<a href="#">2017</a>	\$297.63	\$0	\$297.63	\$0.00	\$0.00	11-17-2017	\$0.00
<a href="#">2016</a>	\$290.34	\$0	\$290.34	\$0.00	\$0.00	11-3-2016	\$0.00
<a href="#">2015</a>	\$278.16	\$0	\$278.16	\$0.00	\$0.00	10-29-2015	\$0.00
<a href="#">2014</a>	\$272.39	\$0	\$272.39	\$0.00	\$0.00	10-24-2014	\$0.00
<a href="#">2013</a>	\$267.30	\$0	\$267.30	\$0.00	\$0.00	11-14-2013	\$0.00
<a href="#">2012</a>	\$0.00	\$0	\$260.25	\$0.00	\$0.00	11-14-2012	\$0.00
2011	\$0.00	\$0	\$251.18	\$0.00	\$0.00	11-15-2011	\$0.00
2010	\$0.00	\$0	\$245.93	\$0.00	\$0.00	11-10-2010	\$0.00
2009	\$0.00	\$0	\$236.71	\$0.00	\$0.00	11-12-2009	\$0.00
2008	\$0.00	\$0	\$220.49	\$0.00	\$0.00	11-10-2008	\$0.00
2007	\$0.00	\$0	\$231.50	\$0.00	\$0.00	11-13-2007	\$0.00

TAXYEAR	RECEIPT NUMBER	TRANSACTION DATE	VOIDED	PAYMENT AMOUNT
2024	<a href="#">WASH- 2024-44794</a>	10-31-2024	No	\$367.64
2023	<a href="#">WASH- 2023-48654</a>	11-2-2023	No	\$357.38
2022	<a href="#">WASH- 2022-33838</a>	10-27-2022	No	\$347.95
2021	<a href="#">WASH- 2021-86873</a>	11-5-2021	No	\$341.79
2020	<a href="#">WASH- 2020-54226</a>	11-9-2020	No	\$334.96
2019	<a href="#">6149466</a>	11-21-2019	No	\$308.87
2018	<a href="#">5768547</a>	10-29-2018	No	\$299.00
2017	<a href="#">5711854</a>	11-17-2017	No	\$288.70
2016	<a href="#">5361160</a>	11-3-2016	No	\$281.63
2015	<a href="#">5152193</a>	10-29-2015	No	\$269.82
2014	<a href="#">4911226</a>	10-24-2014	No	\$264.22
2013	<a href="#">4815174</a>	11-14-2013	No	\$259.28
2012	<a href="#">4596449</a>	11-14-2012	No	\$252.44
2011	<a href="#">4381772</a>	11-15-2011	No	\$243.64
2010	<a href="#">4105907</a>	11-10-2010	No	\$238.55
2009	<a href="#">3907689</a>	11-12-2009	No	\$229.61
2008	<a href="#">3651962</a>	11-10-2008	No	\$213.88
2007	<a href="#">3439723</a>	11-13-2007	No	\$224.55

## ARTICLES OF ORGANIZATION

### OF LIMITED LIABILITY COMPANY

#### ENTITY INFORMATION

**ENTITY NAME:** SPARROWHAWK HOLDINGS, LLC  
**ENTITY ID:** 23699807  
**ENTITY TYPE:** Domestic LLC  
**EFFECTIVE DATE:** 07/01/2024  
**CHARACTER OF BUSINESS:** Any legal purpose  
**MANAGEMENT STRUCTURE:** Member-Managed  
**PERIOD OF DURATION:** Perpetual  
**PROFESSIONAL SERVICES:** N/A

#### STATUTORY AGENT INFORMATION

**STATUTORY AGENT NAME:** Sparks Enterprises LLC  
**PHYSICAL ADDRESS:** Attn: Toni Sparks, 95 W Turtleback Lane, WICKENBURG, AZ 85390  
**MAILING ADDRESS:** Attn: Toni Sparks, 95 W Turtleback Lane, WICKENBURG, AZ 85390

#### PRINCIPAL ADDRESS

Att: Toni Sparks, 95 W Turtleback Lane, WICKENBURG, AZ 85390

#### PRINCIPALS

Member: The Sparks Trust, Dated June 13, 2024 C/O Dean Sparks & Toni Sparks, Co-Trustees - Toni Sparks, 95 W Turtleback Lane, WICKENBURG, AZ, 85390, USA - [toni@sparksenterprisesllc.com](mailto:toni@sparksenterprisesllc.com) - Date of Taking Office:

#### ORGANIZERS

Sparks Enterprises LLC: Toni Sparks, 95 W Turtleback Lane, WICKENBURG, AZ, 85390, USA, [toni@sparksenterprisesllc.com](mailto:toni@sparksenterprisesllc.com)

#### SIGNATURES

Organizer: Toni Sparks - 07/01/2024



## Corporations Division

## COMMISSIONERS

Jim O'Connor - Chairman  
Lea Márquez Peterson  
Anna Tovar  
Kevin Thompson  
Nick Myers

Date: 7/1/2024

Delivered via: Email

Toni Sparks

**RE: Entity Name:** SPARROWHAWK HOLDINGS, LLC  
**ACC File Number:** 23699807  
**ACC Order Number:** 202407012713907  
**Document Received** 07/01/2024  
**Date:**  
**Document Type:** Articles of Organization

We are pleased to notify you that the document referenced above submitted for the entity referenced above has been APPROVED for filing.

**If the statutory agent street address is NOT in Maricopa County or Pima County**, the document must be published. The publication must be completed within 60 days after 07/01/2024, which is the date the ACC approved the document for filing, and must be in a newspaper of general circulation in the county of the statutory agent's street address in Arizona for three consecutive publications. A list of acceptable newspapers in each county is available on the ACC website at <http://azcc.gov/docs/default-source/corps-files/newspaper-list-for-publishing.pdf>. You may receive an Affidavit of Publication from the newspaper that may be filed with the ACC, but filing it is not mandatory.

**If the statutory agent street address is in Maricopa County or Pima County**, the Commission has already posted notice of the approved document on its website at <http://ecorp.azcc.gov/publicnotice/index>. This posting by the Commission satisfies the statutory requirement for public notice, and no further action on your part is required in order to satisfy the notice requirement. You may, however, choose to provide additional public notice by publishing a copy of the approved document in a newspaper. If you choose to publish, the publication must be completed within 60 days after 07/01/2024, which is the date the ACC approved the document for filing, and must be in a newspaper of general circulation in the county of the known place of business in Arizona for three consecutive publications. A list of acceptable newspapers in each county is available on the ACC website at <http://azcc.gov/docs/default-source/corps-files/newspaper-list-for-publishing.pdf>.

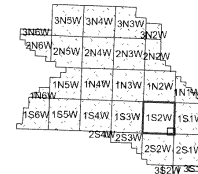
The Corporations Division strongly recommends that you periodically monitor your limited liability company's public record, which can be viewed at [ecorp.azcc.gov](http://ecorp.azcc.gov). If you have questions or for further information, contact Customer Service at 602-542-3026, or, within Arizona only, 800-345-5819.

Division Director Tanya Gibson  
1300 W.Washington Street, Phoenix, AZ 85007 | 602-542-3026 | [azcc.gov](http://azcc.gov)

## **Exhibit D: Washington County Assessor's Map**

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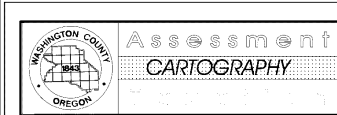
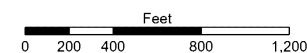




36	31	32	33	34	35	36	31
1	8	5	4	3	2	1	6
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	20	28	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.washingtoncountyor.gov/gis](http://www.washingtoncountyor.gov/gis)

**Cancelled Taxlots For: 1S236**  
301, 700, 800, 803, 1100, 805



**PLOT DATE: 3/26/2024**  
Rotation: 0  
**FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE**

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

## **Exhibit E: Significant Natural Resource Area Report**

---

# Significant Natural Resource Area Report

## COOPER MOUNTAIN PUMP STATION AND FORCE MAIN PROJECT NO. 7201

Prepared For:

Washington County Land Use and Transportation Department

Prepared By:

Brian Cook, PWS, ISA Certified Arborist PN-8428A, ISA-TRAQ



Conveyance Systems Engineering Division

2550 SW Hillsboro Highway

Hillsboro, Oregon 97123-9379

January 28, 2025

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## APPENDICES

**Appendix A: Figures**

**Appendix B: Ground-Level Color Photographs**

**Appendix C: Preliminary Site Plan**

## A. INTRODUCTION

This report details the results of a natural resources investigation conducted for Clean Water Services (District) for the future construction of a sanitary sewer pump station and associated infrastructure. The PSA for the proposed Cooper Mountain Pump Station and Force Main Project No. 7201 (Project) is located on Tax Lot 1S2360000900 located north of SW Tile flat Road and east of SW Grabhorn Road (Figure 1, Appendix A).

This report describes the current conditions and the extent of Significant Natural Resource Areas (SNR) regulated locally by Washington County (County) Municipal Code (WCMC) *Community Development Code, Article IV Development Standards, 422 Significant Natural Resources* and Metro Title 13 Inventory resources that are mapped within the PSA (Metro 2024, Washington County 2024a & 2024b).

The County defines the following SNRs:

- **Water Areas and Wetlands:** 100-year floodplain, drainage hazard areas, and ponds, except those already developed.
- **Wildlife Habitat:** Water areas and wetlands that are also fish and wildlife habitat.
- **Water Areas, Wetlands and Fish and Wildlife Habitat:** Sensitive habitats identified by the Oregon Department of Fish and Wildlife, the Audubon Society Urban Wildlife Habitat Map, and forested areas coincidental with water areas and wetlands.
- **Significant Natural Areas:** Sites of special importance, in their natural condition, for their ecological, scientific, and educational value.

Metro classifies Title 13 SNRs in the following classes:

- **Upland Wildlife Habitat**
  - Class A Area (secondary riparian value; high value for wildlife habitat)
  - Class B Area (secondary riparian value; medium value for wildlife habitat)
  - Class C Area (secondary riparian value; low value for wildlife habitat)
- **Riparian Wildlife Habitat**
  - Class I Area (supports 3 or more primary riparian functions)
  - Class II Area (supports 1 or 2 primary riparian functions)
  - Class III Area (supports only secondary riparian functions outside wildlife areas)

## B. LANDSCAPE SETTING AND LAND USE

The PSA is located south of McKernan Creek, which flows into the Tualatin River approximately 2.6 miles west of the PSA. McKernan Creek in the vicinity of the PSA is generally characterized by wide floodplains with abutting wetlands highly influenced by beaver activity similar to many streams in Washington County. The topography within most of the PSA consists of low gradient

slopes, generally sloping towards the north. Land use within the PSA is primarily actively cultivated agricultural crops. Photographs of the PSA are provided in Appendix B.

## **C. METHODS**

### **C.1 Desktop Review**

Prior to the site visits, District conducted a preliminary resource review of potential Significant Natural Resource Areas (SNRA) within the PSA. Resources reviewed included:

- U.S. Fish and Wildlife Service National Wetland Inventory (NWI; USFWS 2024)
- Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2024)
- Washington County Significant Natural Resources Property Verification Tool (Washington County 2024a)
- Washington County Community Plan: Aloha-Reedville-Cooper Mtn. (Washington County 2024b)
- Metro Title 13 Inventory, Portland Metro Region, Oregon (Metro 2024)
- Federal Emergency Management Agency (FEMA) Flood Map Service Center (FEMA 2024)

### **C.2 Field Methods**

Field methods included conducting a combined onsite wetland/waterways delineation and County SNR assessment, as follows:

- Wetland/waterways delineation and County SNRA site assessment field visit occurred on August 16, 2024.
- The Western Mountains, Valleys, and Coasts Regional Supplement (USACE 2010) to the routine method outlined in the USACE's Wetland Delineation Manual (Environmental Laboratory 1987) was utilized to determine if wetlands are present.
- SNRA Upland Wildlife Habitat was mapped as a 50-foot buffer extending from the delineated wetlands and waterways boundaries field-identified within the PSA. Upland Wildlife Habitat was characterized by the vegetation community condition observed during the field investigation.

## **D. RESULTS**

### **D.1 County Mapping**

The following SNRA resources were identified within the PSA through desktop review of relevant databases.

#### ***Washington County (Goal 5 Resources)***

- The County has identified riparian wildlife habitat and upland wildlife habitat within the County Significant Natural Resources Property Verification Tool and, respectively



(Figures 2, Appendix A). Additionally, Water Area/Wetland and Fish/Wildlife Habitat were identified by the Washington County Aloha-Reedville-Cooper Mt. Community Plan (Figure 3, Appendix A).

***Metro Title 13 Significant Natural Resources (Figure 4, Attachment A)***

- Class A Upland Wildlife Habitat
- Class I Riparian Corridors / Wildlife Habitat

**D.2 Field Verification and Resource Assessment**

A wetland delineation was performed August 16, 2024 by Brian Cook to document State and Federal Waters of this State and Waters of the US, respectively, within the PSA. Wetland and waterway resources as well as associated adjacent riparian buffer conditions are described below and displayed on Figure 5, Appendix A.

***Water Areas and Wetlands***

Within the PSA, McKernan Creek is a low gradient perennial stream draining Cooper Mountain which is located northeast of the PSA. A very small amount of flow was observed within Christensen Creek during the field investigation. A small culverted earthen berm provides partial impoundment of Christensen Creek into an artificial pond during high flows. A Palustrine Emergent (PEM), slope class wetland (Wetland A) occupies the floodplain of Christensen Creek within the PSA (FGDC 2013).

**Christensen Creek** has limited its capacity to provide fish and wildlife habitat within the PSA due to the low-flow conditions and high turbidity observed during the mid-summer site visit.

**Wetland A** contains degraded riparian wildlife habitat due to the lack of tree and shrub canopy, infestation by reed canary grass and proximity to agricultural activities.

***Upland Wildlife Habitat***

**SNR Area 1** occupies the 50-foot buffer extending off Wetland A and corresponds to the future Vegetated Corridor regulated by Clean Water Services. SNR Area 1 contains degraded upland wildlife habitat within the PSA. SNR Area 1 occupies actively cultivated agricultural lands occupied by a variety of non-native herbaceous species. As such, species diversity is very low, and wildlife cover is minimal.

**D.3 Preliminary Site Plan**

As illustrated by the Preliminary Site Plans (Appendix C), project related improvements have been planned to occur outside of the resources identified in Appendix A. and described above. Therefore, there are no proposed impacts to Significant Natural Resources regulated by Washington County Community Development Code Section 422.

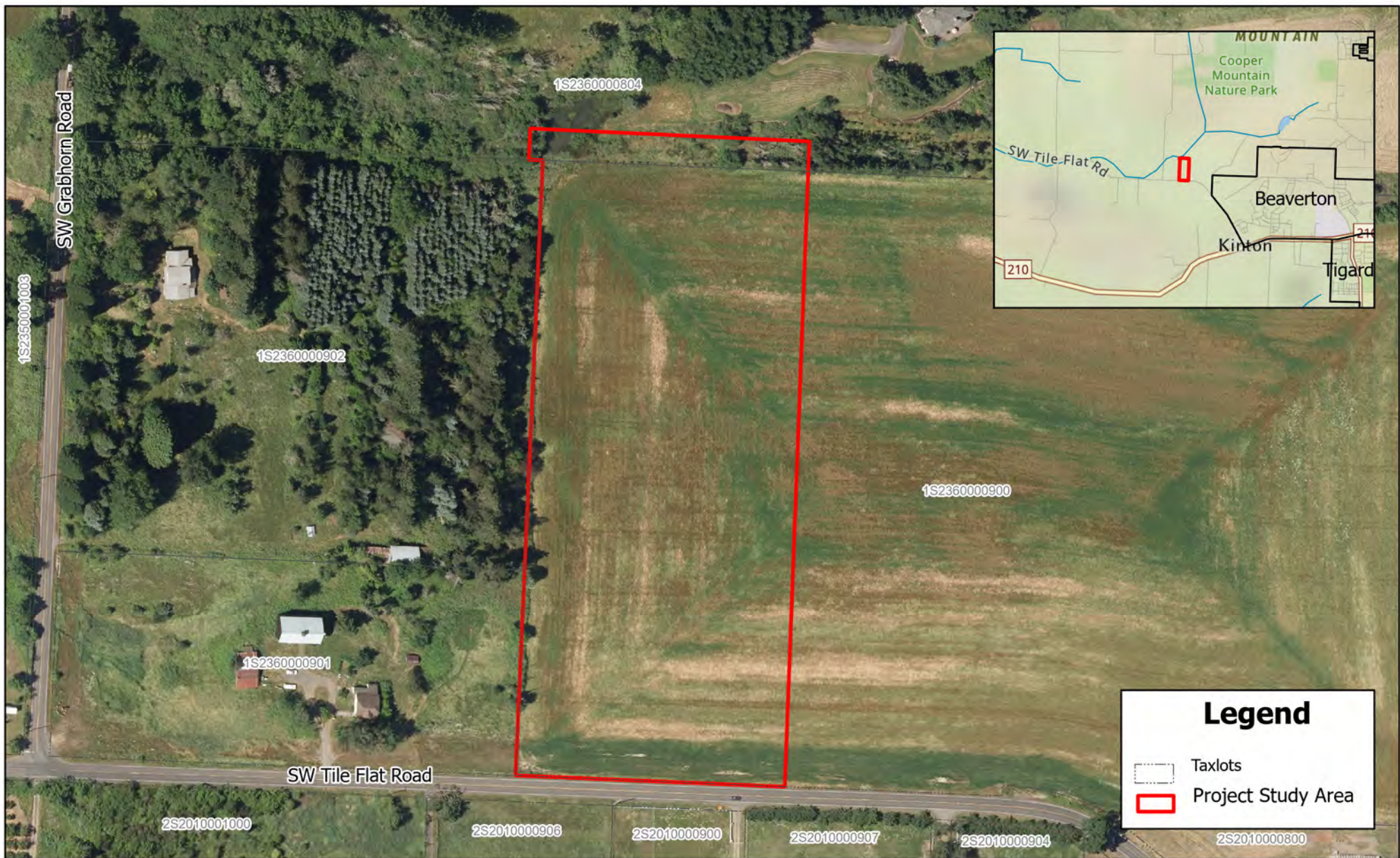
## E. REFERENCES

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<https://fema.maps.arcgis.com/apps/webappviewer/index.html?id=90c0c996a5e242a79345cd5f758fc6>.
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[https://landscape11.arcgis.com/arcgis/rest/services/USA\\_Soils\\_Map\\_Units/featureserver](https://landscape11.arcgis.com/arcgis/rest/services/USA_Soils_Map_Units/featureserver). Accessed August 16, 2024
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<https://washco.maps.arcgis.com/apps/webappviewer/index.html?id=b0205cc2838c4dccb62f3fd87d1e7b16>. Accessed August 16, 2024
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<https://www.washingtoncountyor.gov/lut/documents/arcm-maps/download?inline>  
Accessed October 18, 2024

**SIGNIFICANT NATURAL RESOURCE AREA REPORT**  
**APPENDIX A: FIGURES**

**COOPER MOUNTAIN PUMP STATION AND FORCE MAIN PROJECT NO. 7201**

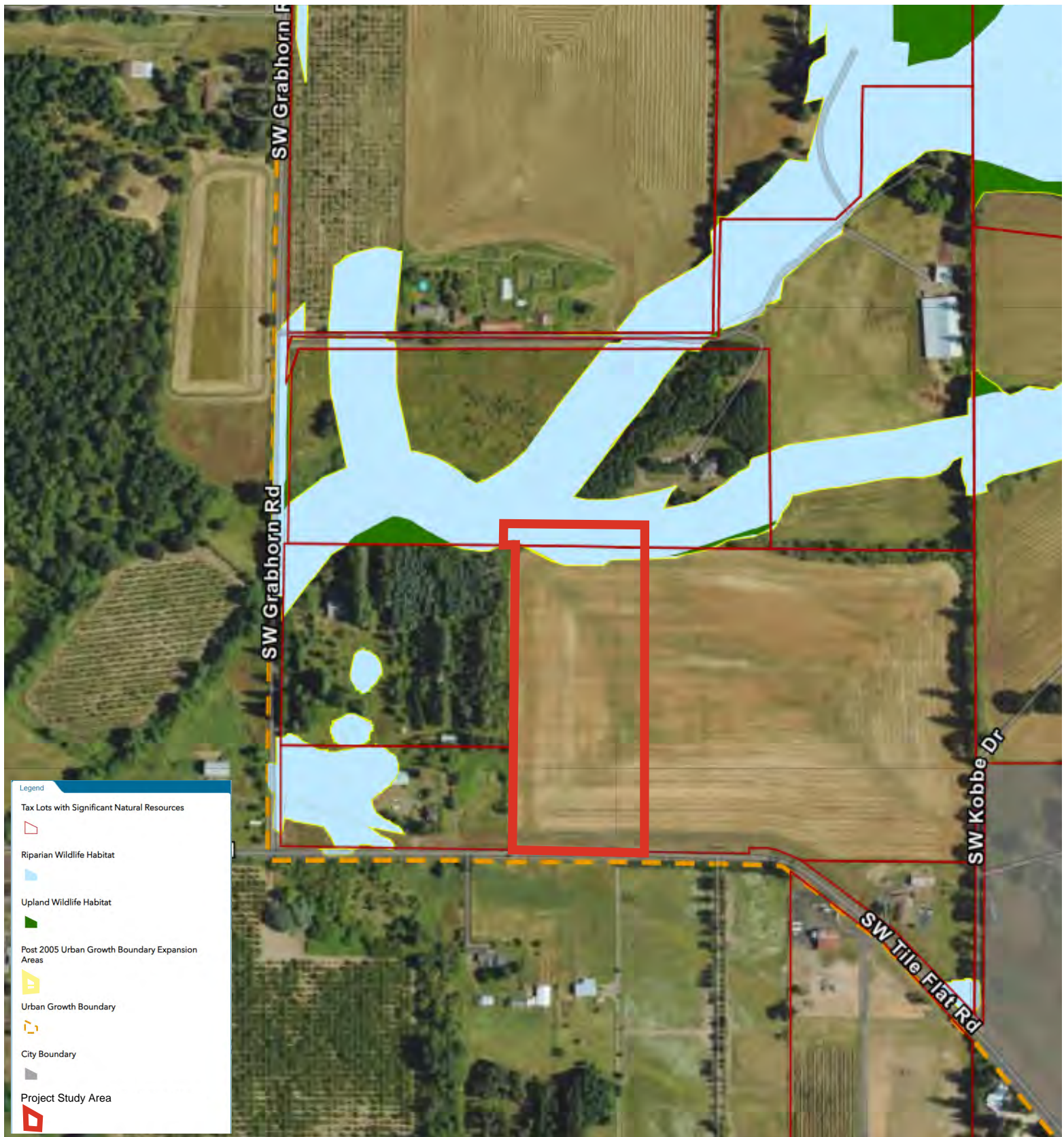




**Figure 1. Vicinity Map**

**COOPER MOUNTAIN PUMP STATION AND FORCE MAIN PROJECT NO. 7201**  
**Washington County, Oregon**





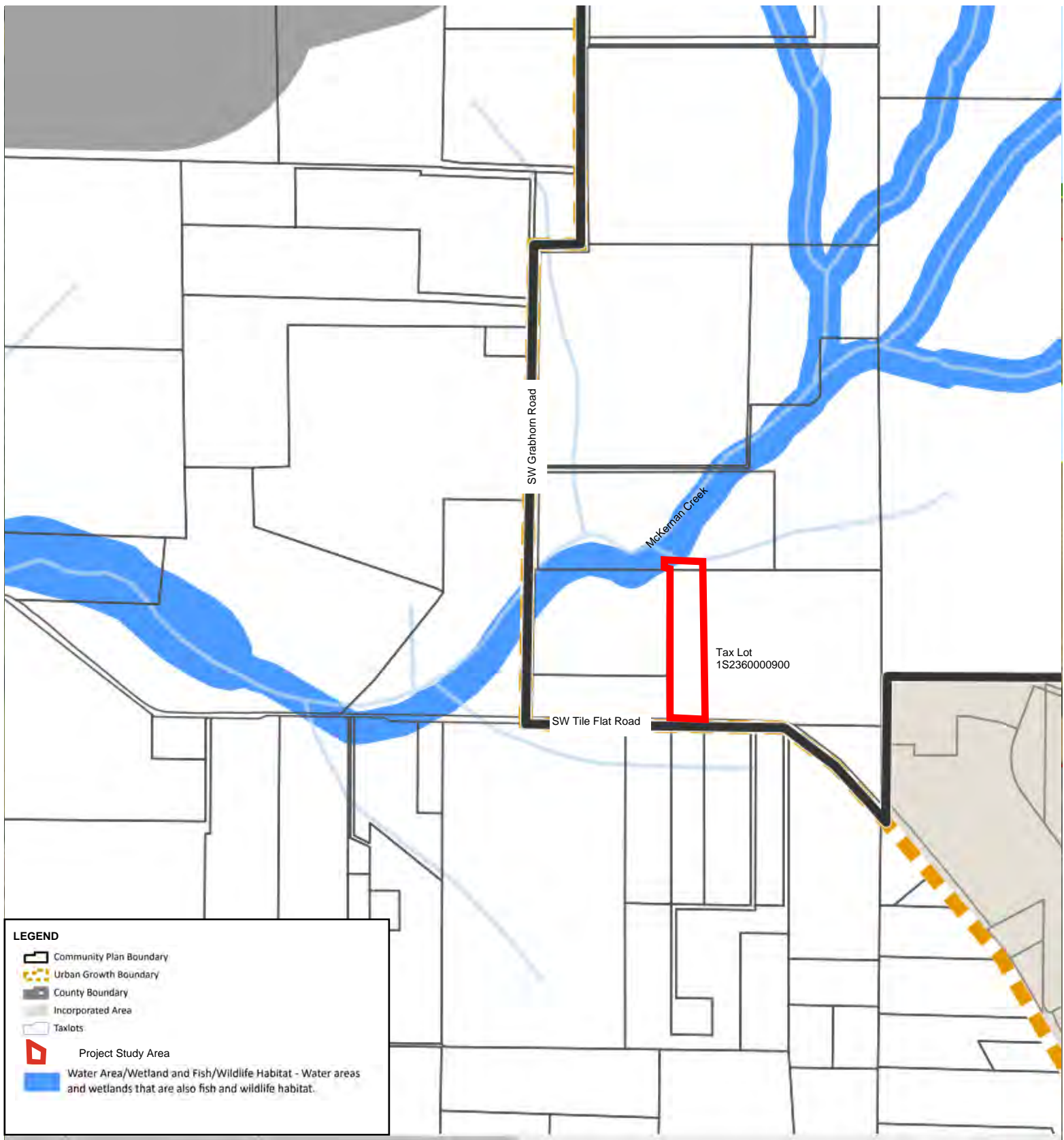
**Figure 2. Washington County Significant Natural Resources\***

Not to Scale

**COOPER MOUNTAIN PUMP STATION AND  
FORCE MAIN PROJECT NO. 7201  
Washington County, Oregon**

\*Source: Washington County Significant Natural Resources Property Verification Tool. Accessed October 18, 2024

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**Figure 3. Washington County Significant Natural Resources\***

Not to Scale

**COOPER MOUNTAIN PUMP STATION AND  
FORCE MAIN PROJECT NO. 7201  
Washington County, Oregon**

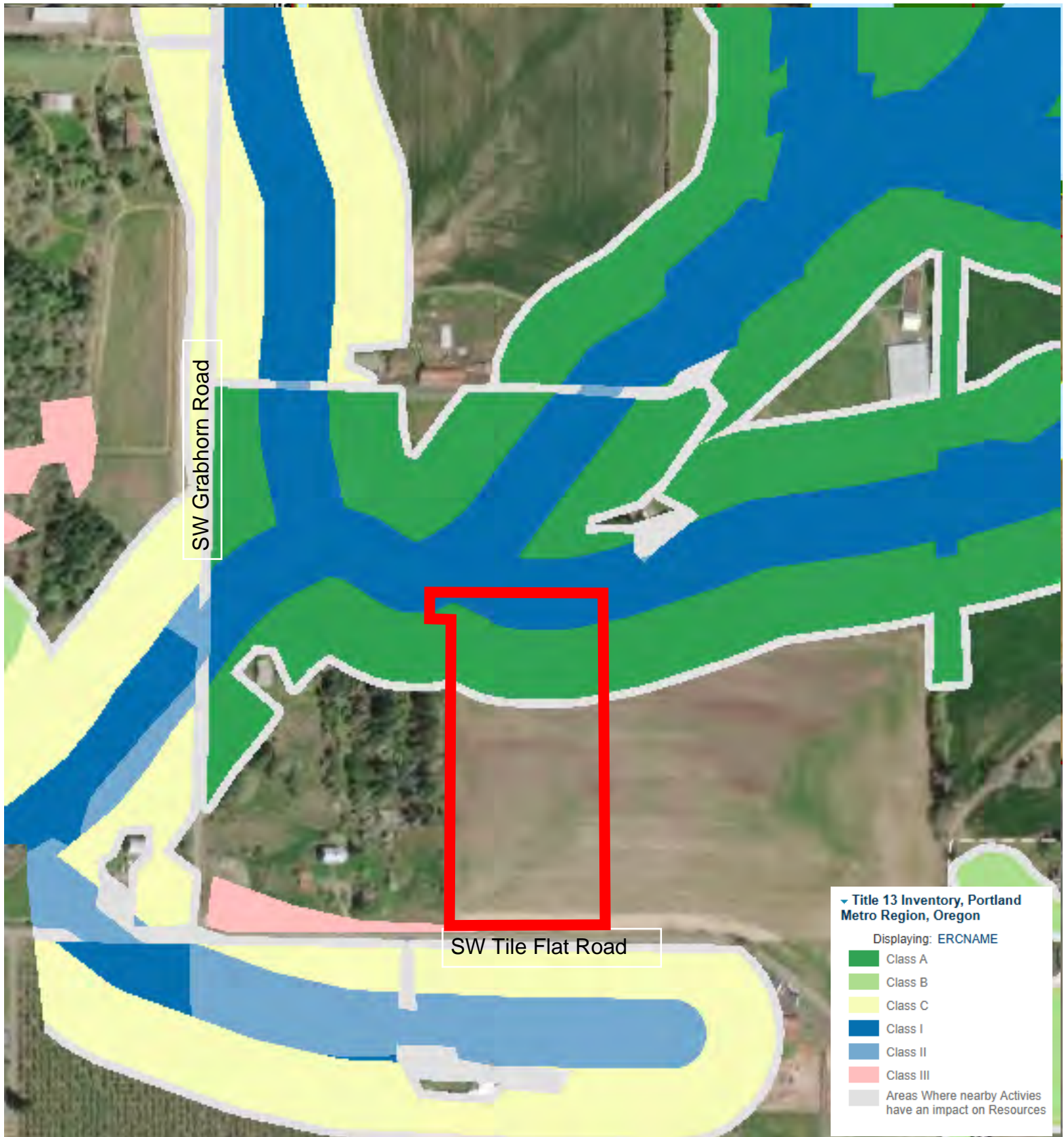
\*Source: Washington County Community Plan Aloha-Reedville-Cooper Mtn. <https://www.washingtoncountyor.gov/lut/documents/arcm-maps/download?inline> Accessed October 18, 2024

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Clean Water  Services





**Figure 4. Metro Title 13 Inventory Significant Natural Resources\***

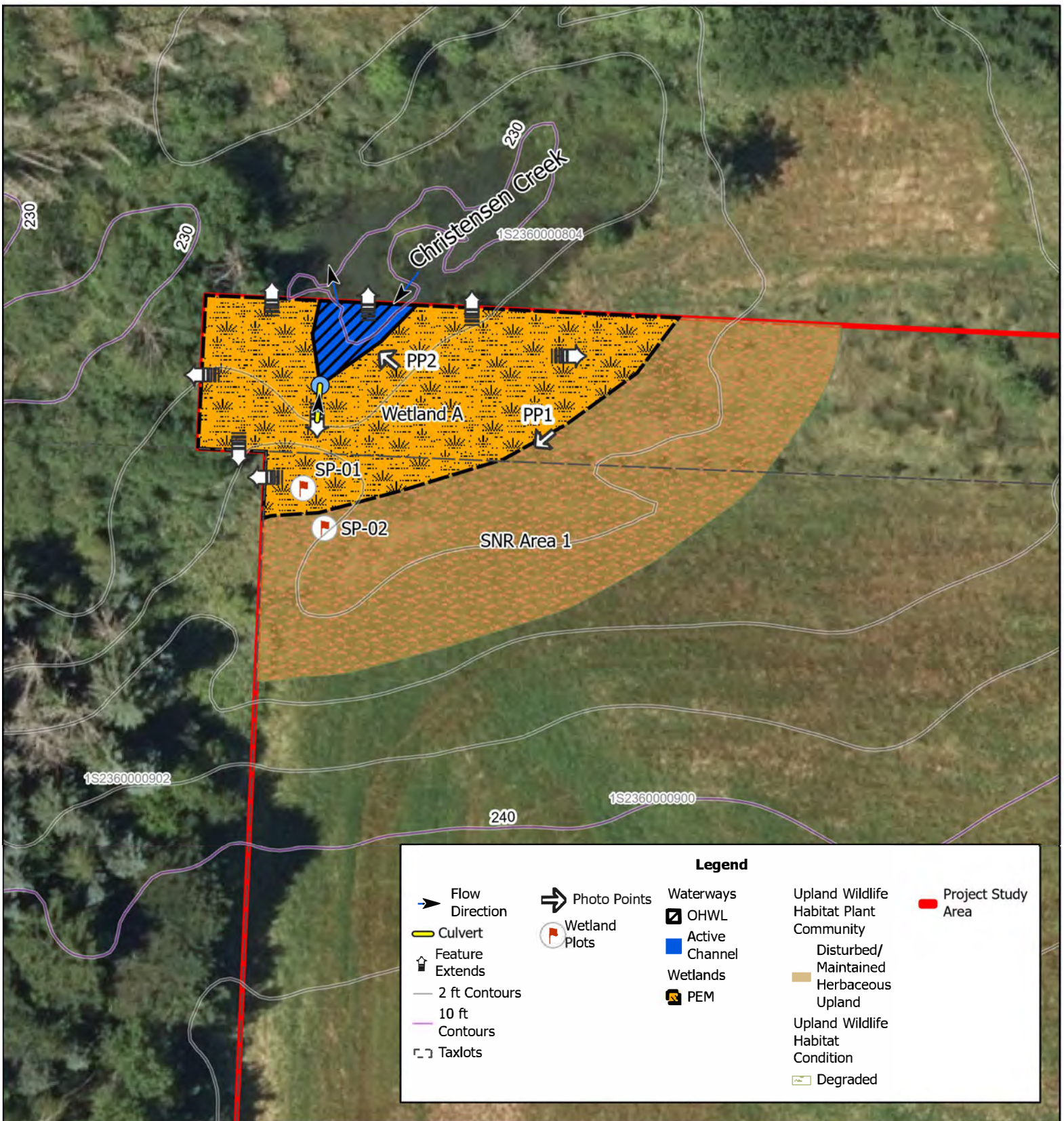
Not to Scale

**COOPER MOUNTAIN PUMP STATION AND  
FORCE MAIN PROJECT NO. 7201  
Washington County, Oregon**

\*Source: . Metro Title 13 Inventory, Portland Metro Region, Oregon Accessed October 18, 2024

\\fileserv\wv\td\TPS\Projects\02 - CAPITAL IMPROVEMENT\PUMP STATIONS\FORCE MAINS\7201 Cooper Mountain PS\50 Design & Engineering\760 Permits\GIS\_Permitting\ICP2\_SiteAssessment\_7201





**Figure 5. Field-identified Significant Natural Resources**

**COOPER MOUNTAIN PUMP STATION AND  
FORCE MAIN PROJECT NO. 7201**

**Washington County, Oregon**

1 inch equals 40 Ft

0 10 20 40 Feet



**SIGNIFICANT NATURAL RESOURCE AREA REPORT**  
**APPENDIX B: GROUND-LEVEL COLOR PHOTOGRAPHS**

**COOPER MOUNTAIN PUMP STATION AND FORCE MAIN PROJECT NO. 7201**





*Photo 1 View to the southwest showing the boundary for wetland A from the northeastern extent of the project study area.*





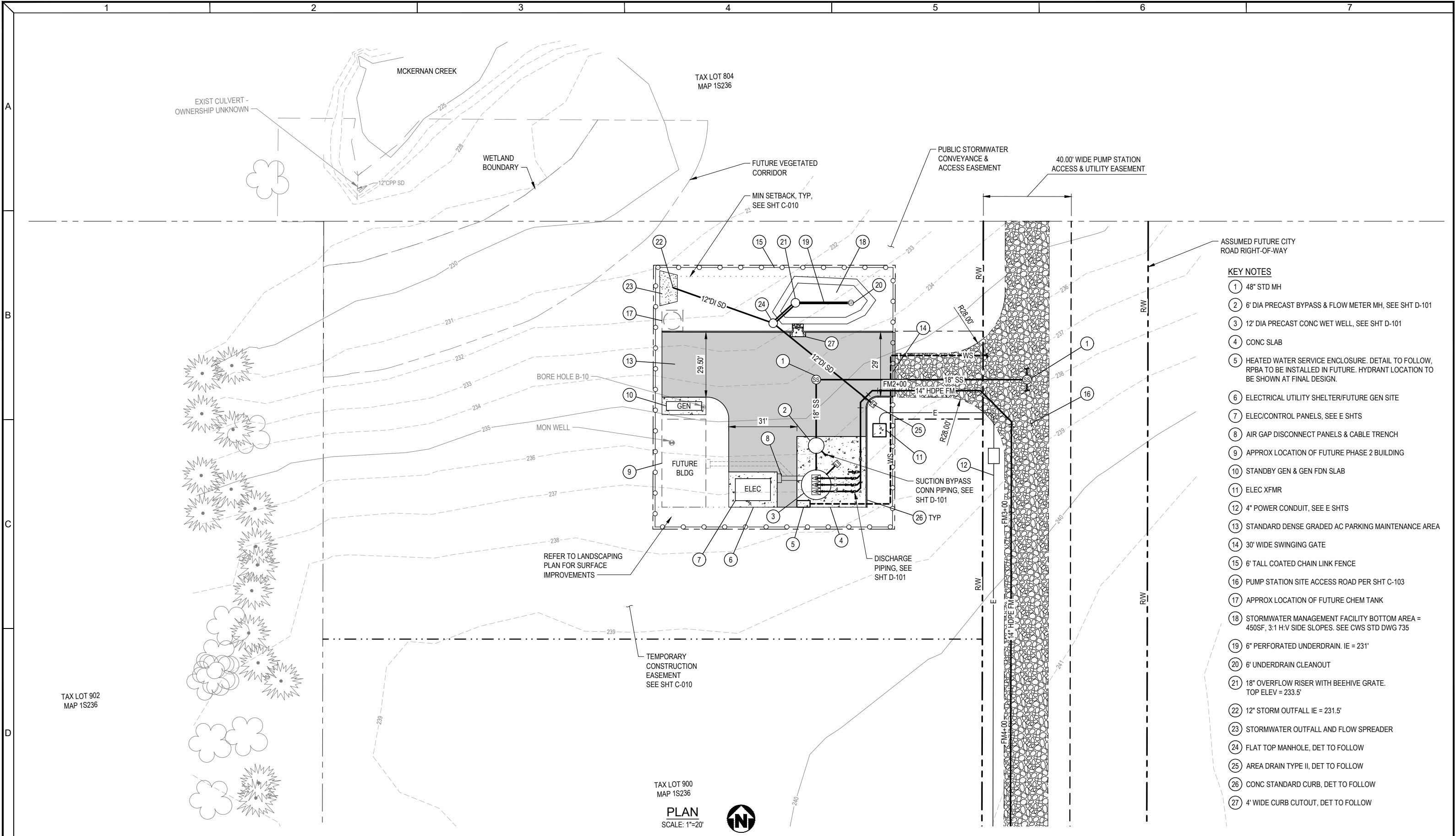
*Photo 2 – View to the northwest looking downstream showing an artificial berm with culvert conveying Christinson Creek.*

**SIGNIFICANT NATURAL RESOURCE AREA REPORT**

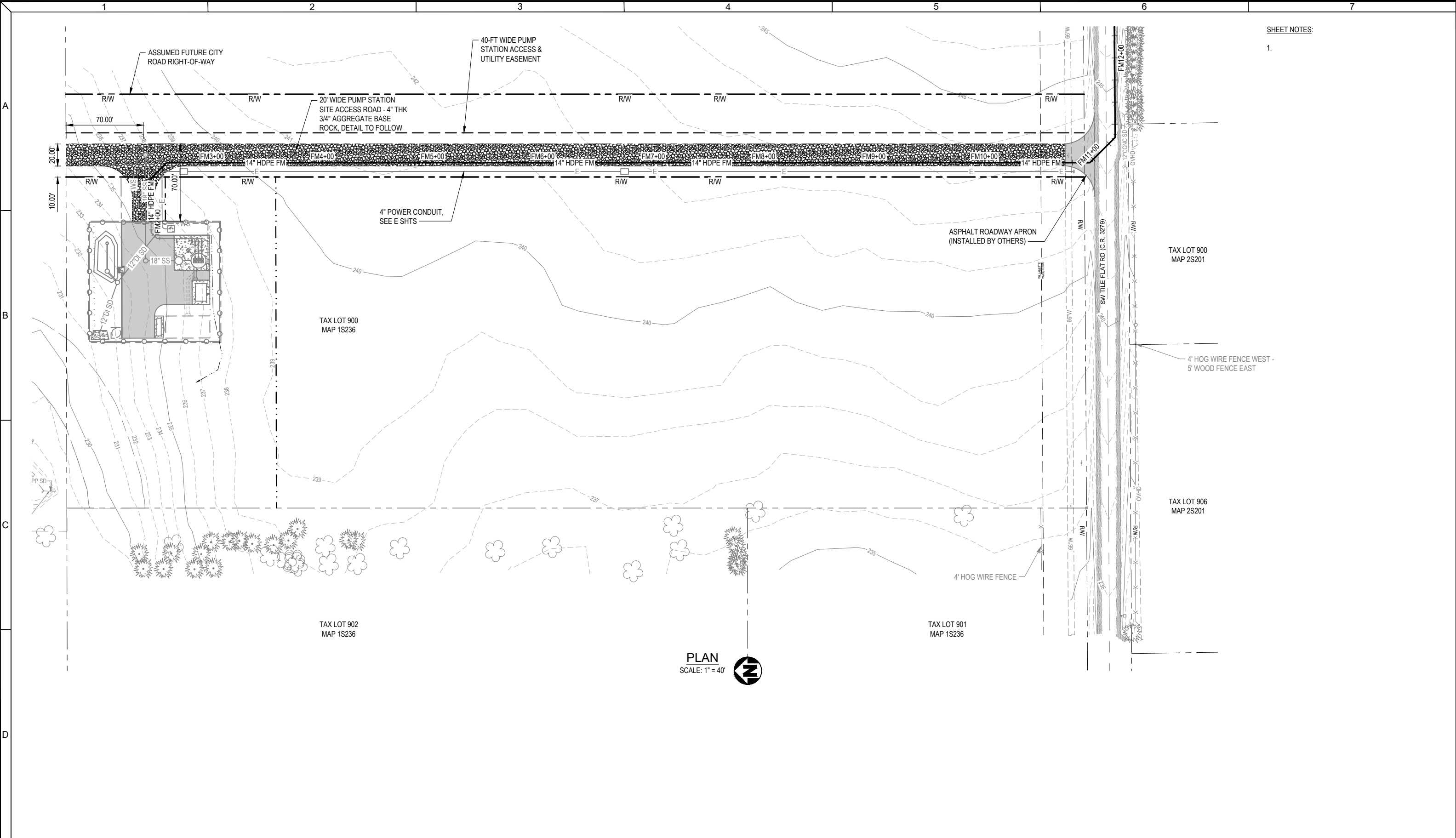
**APPENDIX C: PRELIMINARY SITE PLAN**

**COOPER MOUNTAIN PUMP STATION AND FORCE MAIN PROJECT NO. 7201**





<div>Consultant:</div> <div></div> <div>This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.</div>	<div>Sub Consultant:</div>	<div>30% SUBMITTAL</div>	<div>Engineer's Seal:</div> <div>PRELIMINARY NOT FOR CONSTRUCTION</div>	<div>Client / Owner:</div> <div></div>	<div>Project Title:</div> <div>CLEAN WATER SERVICES COOPER MOUNTAIN PUMP STATION PROJECT NO. 7201</div>	<div>CIVIL</div> <div>PUMP STATION SITE PLAN</div>	Designed By: HKP	Consort Project No.: W219761OR
							Drawn By: DJC	Issued On: DECEMBER 2024
							Checked By: MLC	Sheet: C-100
							Approved By: HKP	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE



SHEET NOTES:

1.

<div>Consultant:</div> <div></div> <div>This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.</div>	<div>Sub Consultant:</div>	<div>30% SUBMITTAL</div>	<div>Engineer's Seal:</div> <div>PRELIMINARY NOT FOR CONSTRUCTION</div>	<div>Client / Owner:</div> <div></div>	<div>Project Title:</div> <div>CLEAN WATER SERVICES COOPER MOUNTAIN PUMP STATION PROJECT NO. 7201</div>	<div>CIVIL</div>	Designed By: HKP	Consort Project No.: W219761OR
							Drawn By: DJC	Issued On: DECEMBER 2024
							Checked By: MLC	Sheet:  C-103
							Approved By: HKP	

## **Exhibit F: Drainage Hazard Area Analysis**

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## Technical Memorandum

**Date:** February 07, 2025

**Project:** Cooper Mountain Pump Station and Force Main

**To:** Ramon Sera, P.E. (Clean Water Services)

**From:** Katie Husk, P.E. (Conсор)

**Reviewed By:** Joshua Owens, P.E. (Conсор)

**Re:** Drainage Hazard Area Analysis

---

### Introduction

Clean Water Services (CWS, District) has hired Consor to provide preliminary design services for the Cooper Mountain Pump Station Project (Project). The services include a Preliminary Design Report and 30 percent design plans for the sanitary sewer pump station (PS), force main, and gravity main. A Drainage Hazard Area (DHA) analysis is required to meet Washington County Community Development Code 421-1.2 as amended by Ordinance No. 845.

### Project Overview

The City of Beaverton (City) is currently conducting utility planning efforts for a proposed development in the Cooper Mountain Area that will be served by the District. The area near the intersection of SW Tile Flat Road and SW Grabhorn Road has been identified as a location that will require a new PS to meet the needs of proposed future development. The new PS is proposed to be constructed on Tax Lot 1S2360000900. This lot is located within the urban growth boundary for Urban Unincorporated Washington County.

The PS is to be located at the northwest corner of the property, approximately 100 ft south of McKernan Creek, requiring the DHA and vegetated corridor (VC) limits to be determined. Site development activities will occur outside of the DHA and VC limits.

### Scope of Work

This report has been prepared in accordance with the Scope of Work section 3.10: Drainage Hazard Area Delineation. This report documents the methodology and results of the DHA analysis conducted for this Project. These results will be used to demonstrate that the proposed development will comply with Land Use requirements.

### DHA Requirements

Federal Emergency Management Agency (FEMA) has not established a regulatory floodplain in the Project vicinity. A portion of McKernan Creek downstream of the Project area is delineated as a Zone A hazard area, which is approximate and does not include base flood elevations. In the absence of a FEMA regulatory floodplain, the DHA must be determined to demonstrate that the Project is appropriately identifying and

addressing flood risk. DHA delineations are based on the inundation areas from the 25-year flood recurrence interval (4 percent annual chance flood).

## Basin Delineation

The methodology described herein was used to determine the extents of the DHA in the vicinity of the Project area.

### Upstream Basin

CWS has developed a watershed-scale Hydrological Simulation Program – FORTRAN (HSPF) model for the Tualatin Basin. The District provided the HSPF data to Consor to use in this study. The provided data includes existing subbasin shapefiles that were most recently updated in 2018. The subbasin shapefile includes drainage areas and associated flow rates for several storm events that were simulated in the HSPF model.

The drainage basin that relates to the Project area is a subbasin identified as RCH205-FN4. This drainage area is 1,360 acres and begins with the upstream drainage within Cooper Mountain Nature Park and concludes west of SW Grabhorn Road. A depiction of this drainage basin in relation to the Project area is shown in *Figure 1*.

### Flow Rates

The HSPF model reports that the 25-year, 24-hour peak flow rate through the basin is 208 cubic feet per second (cfs). Because the drainage area calculations are related to a point downstream of the Project site, this peak flow rate represents a conservative estimate for the rate in the creek adjacent to the Project site.

The United States Geological Survey (USGS) StreamStats online service was also reviewed for comparison. Results at the same approximate point of study as the HSPF model, the 25-year, 24-hour flow rate is estimated at 136 cfs. This result indicates that the HSPF flow rate will represent a more conservative estimate for the DHA study. The StreamStats report is included as **Attachment A**.

## DHA Modeling

The United States Army Corps of Engineers (USACE) Hydrologic Engineering Center's River Analysis System (HEC-RAS) modeling software was used to delineate the flood inundation area near the Project site during the 25-year storm.

### Parameters and Assumptions

An approximately ¼ mile stretch of McKernan Creek was evaluated as part of this analysis with the Project site at the approximate mid-reach. There are no known obstructions within this reach, however road crossings upstream and downstream of the study area indicate that culverts are present at those locations. An upstream culvert would not increase the inundation area at the Project site, as it would result in backup upstream of that culvert. The downstream culvert is located at least 10 feet below the lowest elevation of the Project site and would naturally back up flows into the relatively low-lying farmland located adjacent to the culvert and north of the Creek. Neither culvert would result in increased flood inundation at the Project location, therefore they were not included in the model calculations.

A digital elevation model was created using Light Detection and Ranging (LiDAR) data with 1-foot resolution. Channel geometry is poorly defined in LiDAR data because the water and dense vegetation prevents the light from penetrating to the bare earth condition. Therefore, the channel geometry was added to the



model surface manually. Using approximate channel geometry data from the Cooper Mountain Utility Plan (CMUP) (City of Beaverton, 2024), a trapezoidal channel with a 12-foot top width, 3-foot depth, and 1:1 horizontal to vertical side slopes was amended to each cross section to represent bathymetry. Relevant pages from the CMUP are included and annotated in **Attachment B**.

The added channel was assumed to have a Manning's  $n$  value of 0.04, which matches the assumption from CMUP. Beyond the banks of the channel, a Manning's  $n$  value of 0.12 was used to simulate the densely vegetated channel banks.

The steady flow boundary conditions were simulated using upstream and downstream slopes to calculate normal depths. The slope of the channel both upstream and downstream of the calculation area was approximated at 1 percent from the overall reach profile. These slopes were used to set the normal depth boundary conditions within the model.

Note that elevation data used in this analysis uses the NAVD88 vertical datum; site plans for this Project will be completed with the NGVD29 datum, which is approximately 3.527 feet lower. This does not impact the horizontal delineation of the DHA or the results from this analysis.

## Results

The 208 cfs flow rate was used in a steady flow analysis to simulate the effects of a 25-year, 24-hour storm on the reach closest to the Project area. HEC-RAS uses the terrain data to calculate the extent of flooding.

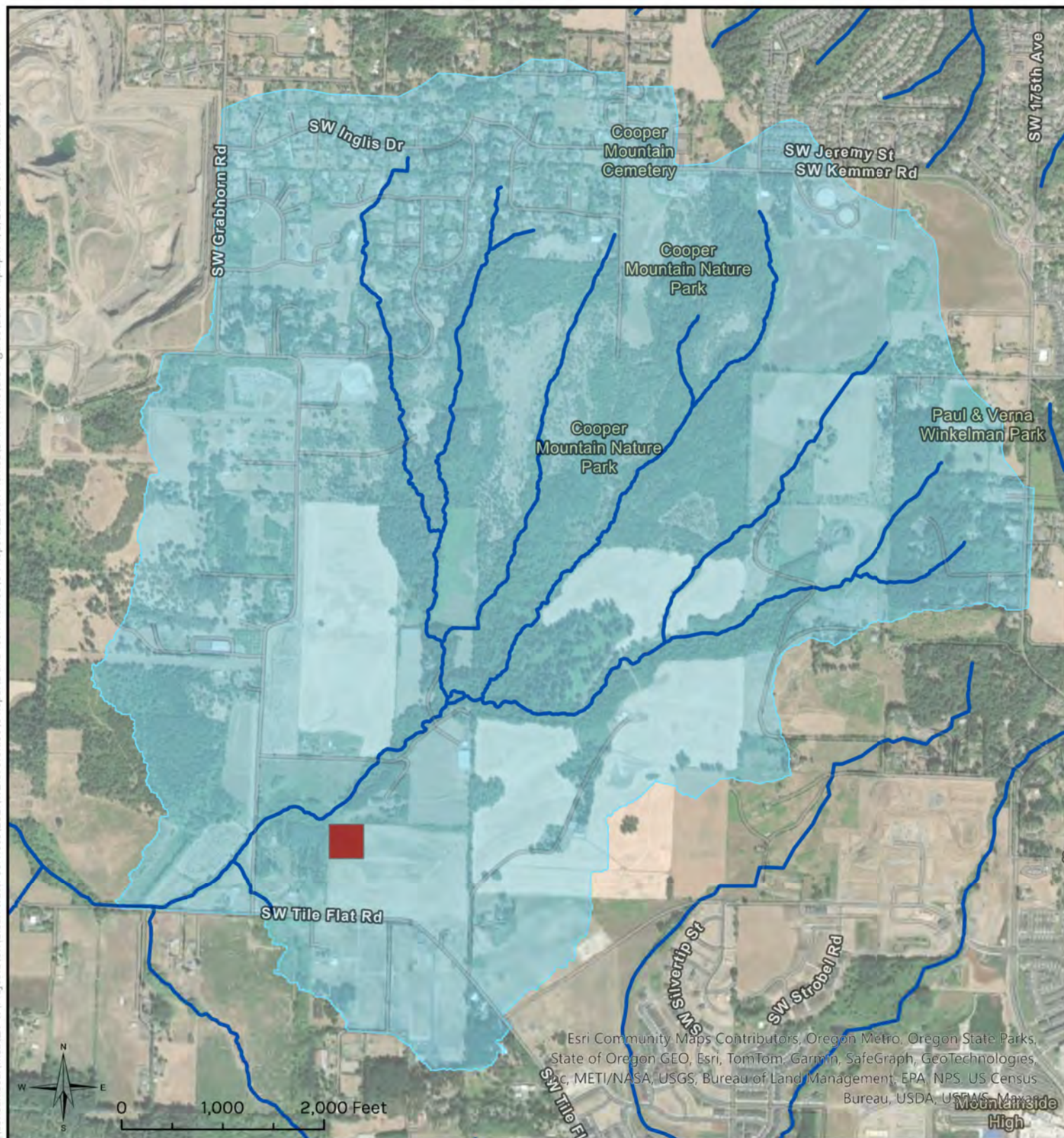
The resulting flood inundation extents are shown in **Figure 2**. Cross sections for the area adjacent to the Project site are included in **Attachment C**. The inundation areas were calculated using the LiDAR terrain data with the channel geometry added. The model shows minor flood inundation into the Project tax lot and Project easement area; however, the flooding does not encroach into the construction area.

## Model Sensitivity




Several scenario alterations were run to evaluate the sensitivity of the model to the assumed values. Examples of model sensitivity scenarios include adjusting the upstream and downstream slopes, increasing the Manning's  $n$  values, running the estimated 100-year peak flow through the model, adding a downstream culvert of varying slopes and diameters downstream, and combinations of those variables. The model showed that, even under the most conservative conditions, flood inundation level remained outside of the proposed Project area construction boundary. Downstream obstructions caused inundation to farmlands on the north side of McKernan Creek and did not affect the Project area. The results from the 100-year run are included in **Figure 2** for comparison.

## Conclusions

The results from this analysis show that the proposed PS construction is outside of the 25-year DHA, as shown in **Figure 2**. The Project will therefore have no impact on the DHA and does not require a Drainage Hazard Area Alteration Permit in accordance with the County's Code Sections 421-7, 421-10, and 421-11.



### Legend

-  Project Location  
 Drainage Basin  
 RCH205-FM4



Cooper Mountain  
Pump Station  
DHA Report

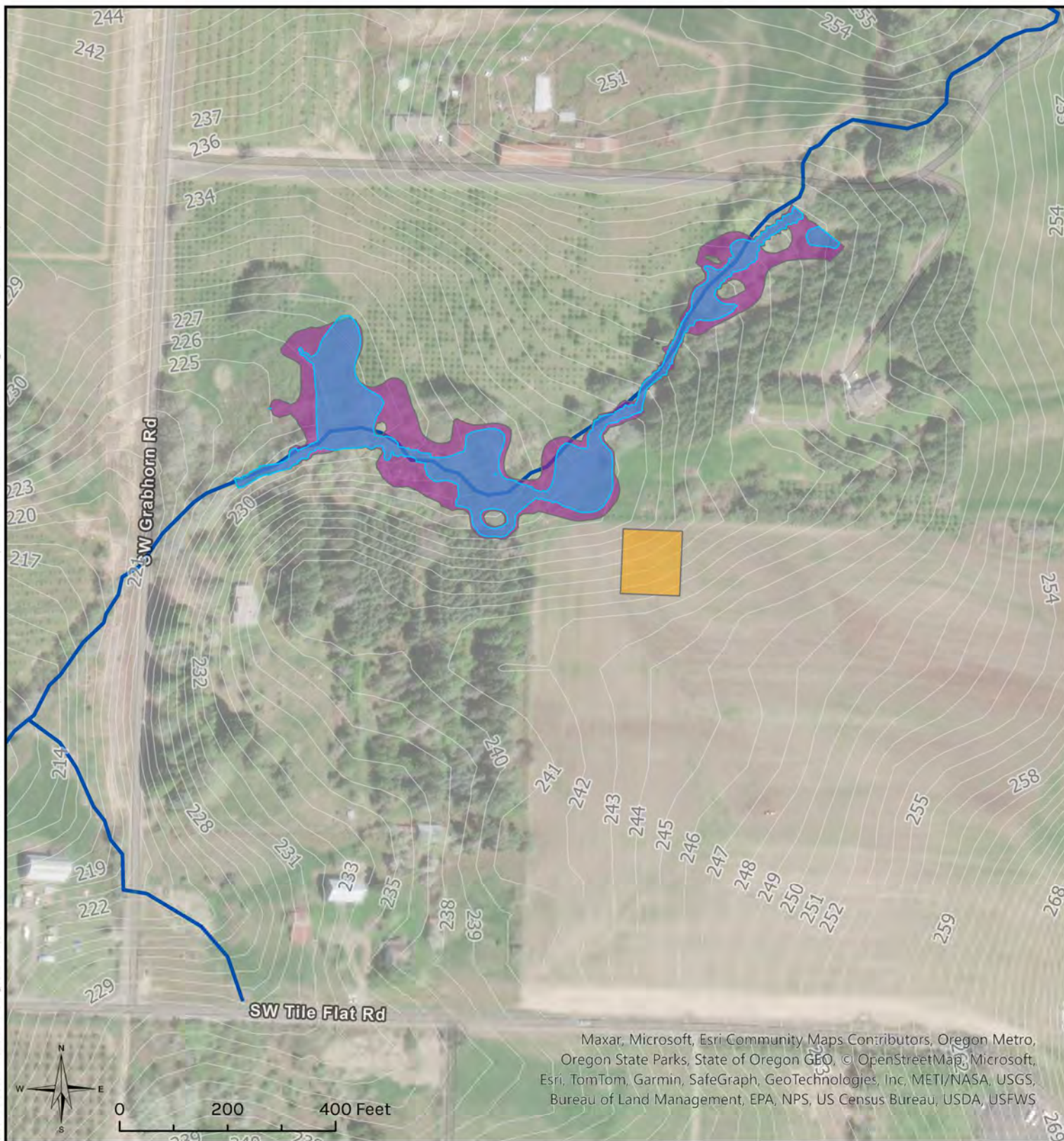


### Drainage Basin Area

#### FIGURE 1



\\consor.local\files\W2197610R\09\Clean Water Services\2021\W2197610R\09\6 Reports and Tech Memos\GIS Figures\Inundation Area.aprx 2/6/2025 7:42 PM Katie.Husk



### Legend

- 25-Year Storm Inundation Area
- 100-Year Storm Inundation Area
- McKernan Creek
- Construction Area Limits
- 1-Foot Contours



### Cooper Mountain Pump Station DHA Report

### Storm Inundation Areas FIGURE 2





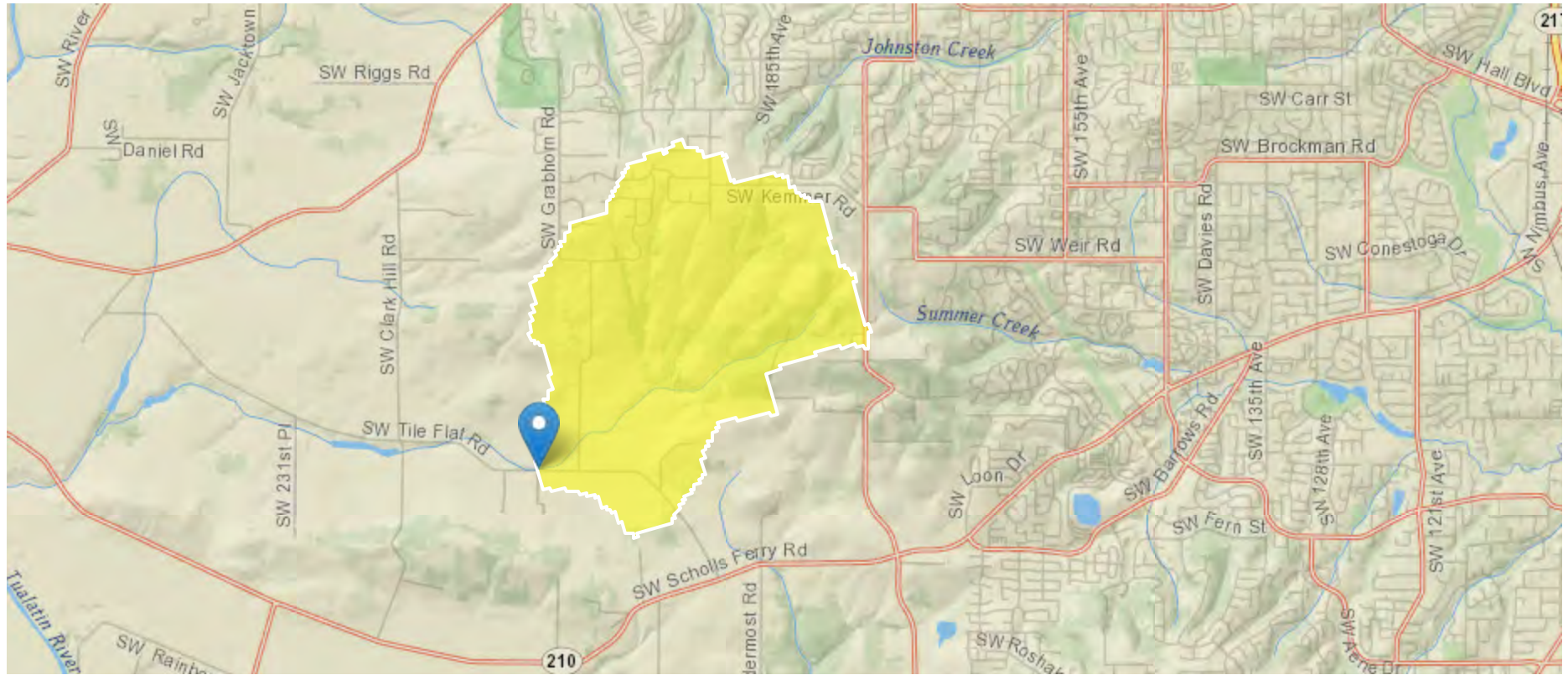
# StreamStats Report

Region ID: OR

Workspace ID: OR20241108211939491000

Clicked Point (Latitude, Longitude): 45.43245, -122.89013

Time: 2024-11-08 13:19:59 -0800



 Collapse All



## ➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
BSLOPD	Mean basin slope measured in degrees	5.08	degrees
DRNAREA	Area that drains to a point on a stream	2.01	square miles
ELEV	Mean Basin Elevation	467	feet
I24H2Y	Maximum 24-hour precipitation that occurs on average once in 2 years - Equivalent to precipitation intensity index	1.74	inches
JANMAXT2K	Mean Maximum January Temperature from 2K resolution PRISM 1961-1990 data	46	degrees F
JANMINT2K	Mean Minimum January Temperature from 2K resolution PRISM PRISM 1961-1990 data	32.9	degrees F
ORREG2	Oregon Region Number	10001	dimensionless
SOILPERM	Average Soil Permeability	0.73	inches per hour
WATCAPORC	Available water capacity from STATSGO data using methods from SIR 2005-5116	0.13	inches

## ➤ Peak-Flow Statistics

Peak-Flow Statistics Parameters [Reg 2B Western Interior LT 3000 ft Cooper]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
DRNAREA	Drainage Area	2.01	square miles	0.37	7270
BSLOPD	Mean Basin Slope degrees	5.08	degrees	5.62	28.3
I24H2Y	24 Hour 2 Year Precipitation	1.74	inches	1.53	4.48

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
ELEV	Mean Basin Elevation	467	feet		
ORREG2	Oregon Region Number	10001	dimensionless		

### Peak-Flow Statistics Disclaimers [Reg 2B Western Interior LT 3000 ft Cooper]

One or more of the parameters is outside the suggested range. Estimates were extrapolated with unknown errors.

### Peak-Flow Statistics Flow Report [Reg 2B Western Interior LT 3000 ft Cooper]

Statistic	Value	Unit
50-percent AEP flood	58.8	ft <sup>3</sup> /s
20-percent AEP flood	88.7	ft <sup>3</sup> /s
10-percent AEP flood	110	ft <sup>3</sup> /s
4-percent AEP flood	136	ft <sup>3</sup> /s
2-percent AEP flood	157	ft <sup>3</sup> /s
1-percent AEP flood	177	ft <sup>3</sup> /s
0.2-percent AEP flood	225	ft <sup>3</sup> /s

#### *Peak-Flow Statistics Citations*

**Cooper, R.M., 2005, Estimation of Peak Discharges for Rural, Unregulated Streams in Western Oregon: U.S. Geological Survey Scientific Investigations Report 2005-5116, 76 p. (<http://pubs.usgs.gov/sir/2005/5116/pdf/sir2005-5116.pdf>)**

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

USGS Software Disclaimer: This software has been approved for release by the U.S. Geological Survey (USGS). Although the software has been subjected to rigorous review, the USGS reserves the right to update the software as needed pursuant to further analysis and review. No warranty, expressed or implied, is made by the USGS or the U.S. Government as to the functionality of the software and related material nor shall the fact of release constitute any such warranty. Furthermore, the software is released on condition that neither the USGS nor the U.S. Government shall be held liable for any damages resulting from its authorized or unauthorized use.

USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.24.0

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1



# COOPER MOUNTAIN UTILITY PLAN

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*FINAL | May 2024*

All annotation in red is added by Consor for reference in the Cooper Mountain Pump Station Project. Annotation added on February 06, 2025

Prepared by:

Conсор

One SW Columbia Street, Suite 1700

Portland, OR 97204



A Trapezoidal  
channel is used in  
Cooper PS Project

## Erosion Thresholds

The McKernan Creek flows were combined with the channel geometry (Table 3-12) to determine unit stream power and velocity to evaluate the erosion thresholds (Table 3-13). To calculate the velocity a rectangular channel was assumed for the application of Manning's equation. The resulting stream power and velocity values were then compared to established values for stream stability. For Unit Stream Power thresholds see the Resilient Stream Corridors Cooper Mountain Alternative Stormwater Management Memo (W2r, 2024). For velocity thresholds see Fischenich, Craig (2001) *Stability Thresholds for Stream Restoration Materials*, USACE Research and Development Center ERDC TN-EMRRP-SR-29.

Table 3-12 | McKernan Creek Channel Geometry

POC	Length (ft)	Avg Slope (ft/ft)	Top Width (ft)	Manning's n
F	2571	0.063	4.8	0.04
E	2493	0.042	6.6	0.04
D	452	0.027	8.8	0.04
C	1809	0.012	10.9	0.04
B	1098	0.011	12	0.04

This is the most downstream channel segment analyzed for CMUP and closest to the Cooper PS Project

Table 3-13 | Erosion Thresholds for Unit Stream Power and Velocity

Erosion Threshold	Unit Stream Power (LB*FT/S)		Velocity (FT/S)	
	Min	Max	Min	Max
Low		0.7		2.0
Mid	0.7	1.7	2.0	4.0
High	1.7	4.1	4.0	8.0
Major	4.1		8.0	

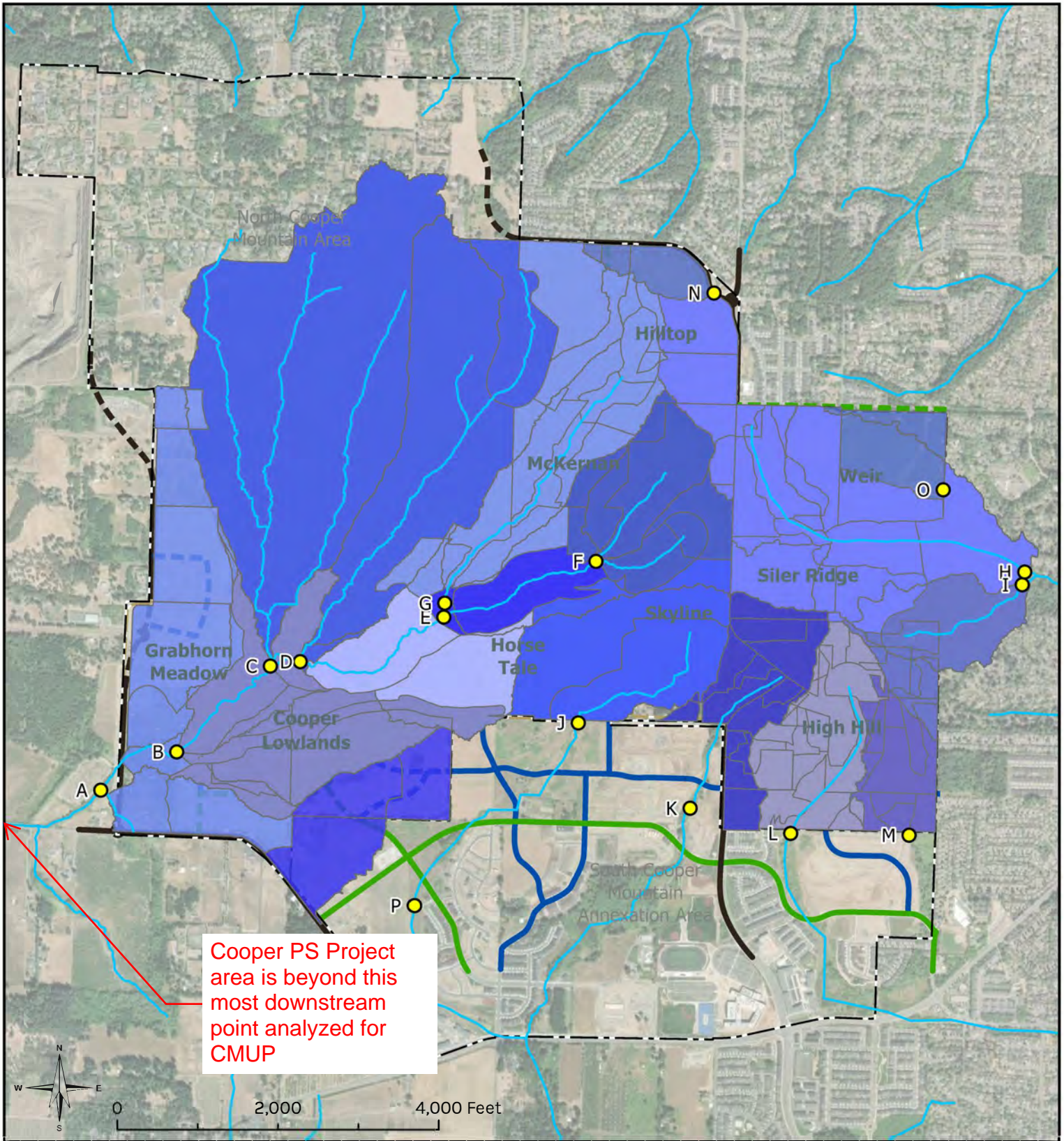
The unit stream power and velocity results for POCs B to F along McKernan Creek are summarized in Table 3-14 to Table 3-18 respectively. Stream reaches falling within these erosion thresholds will generally require the following level of intervention for restoration and stabilization.

**Low:** Vegetation management and local beaver dam analogs

**Mid:** Vegetation management, local beaver dam analogs and local stability design with bioengineering and channel roughness.

**High:** Vegetation management, local beaver dam analogs and reach-wide bioengineering with local channel fill and channel spanning grade control.

**Major:** Vegetation management, local beaver dam analogs and reach-wide bioengineering with coarse bed material and channel spanning grade controls



### Legend

POCs	C	H	M
Stream	D	I	O
<b>Existing POC</b>	E	J	N
A	F	K	P
B	G	L	



### Cooper Mountain Utility Plan

**Figure 3-11**  
**Existing POC Basins**

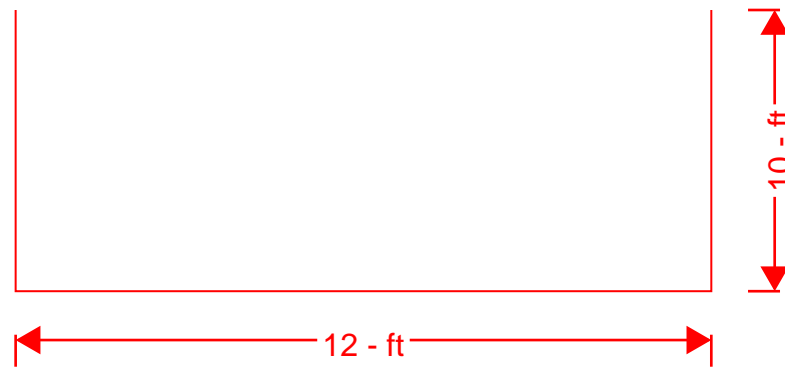
Data Sources: City of Beaverton, October 2022; Service Layer Credits: World Imagery: Maxar

Coordinate System:

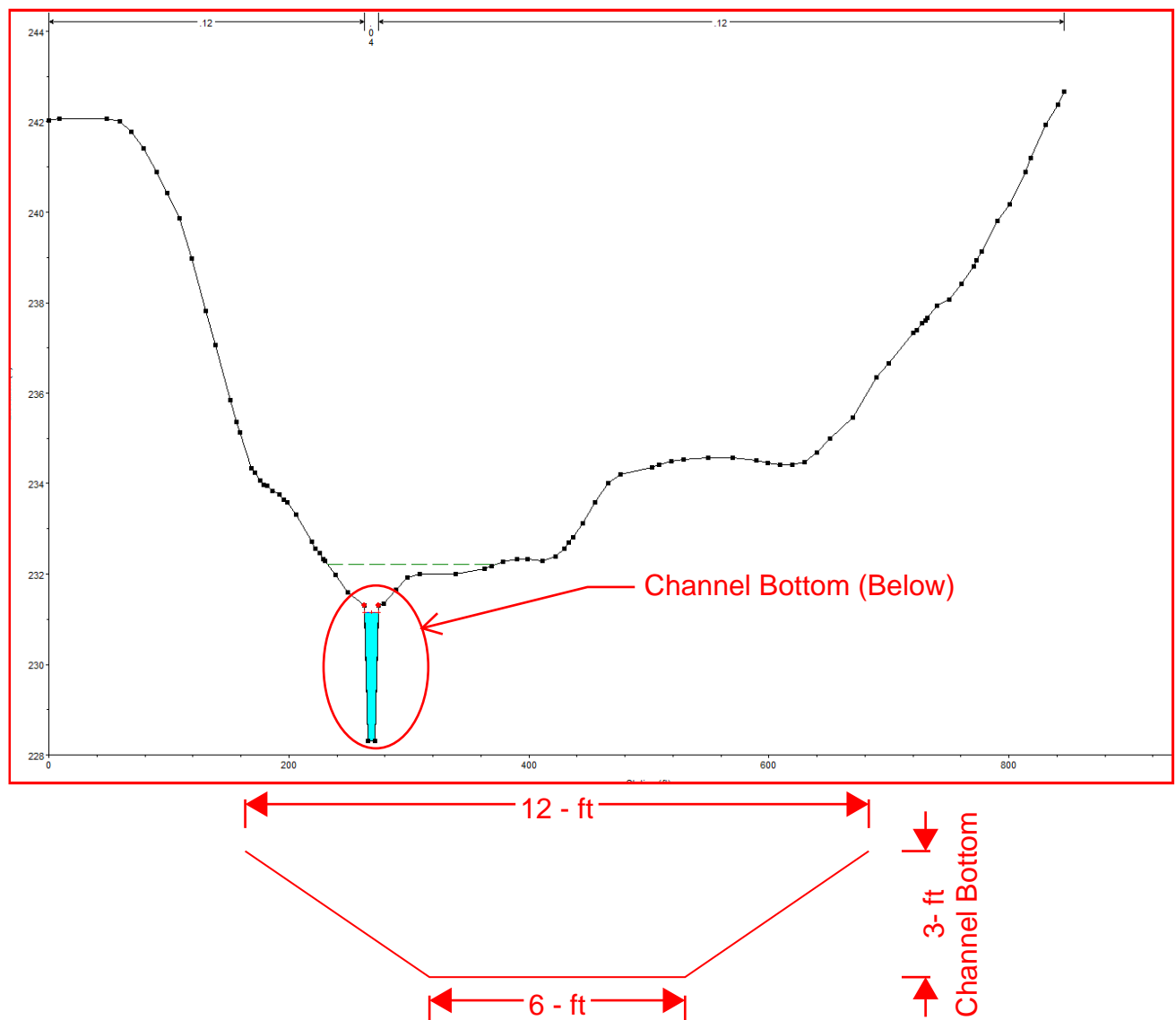
Disclaimer: Consor and City of Beaverton make no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.

May 2024

# CMUP Channel Geometry at Most Downstream Point of Study Area NTS



## Cooper PS Channel Geometry NTS

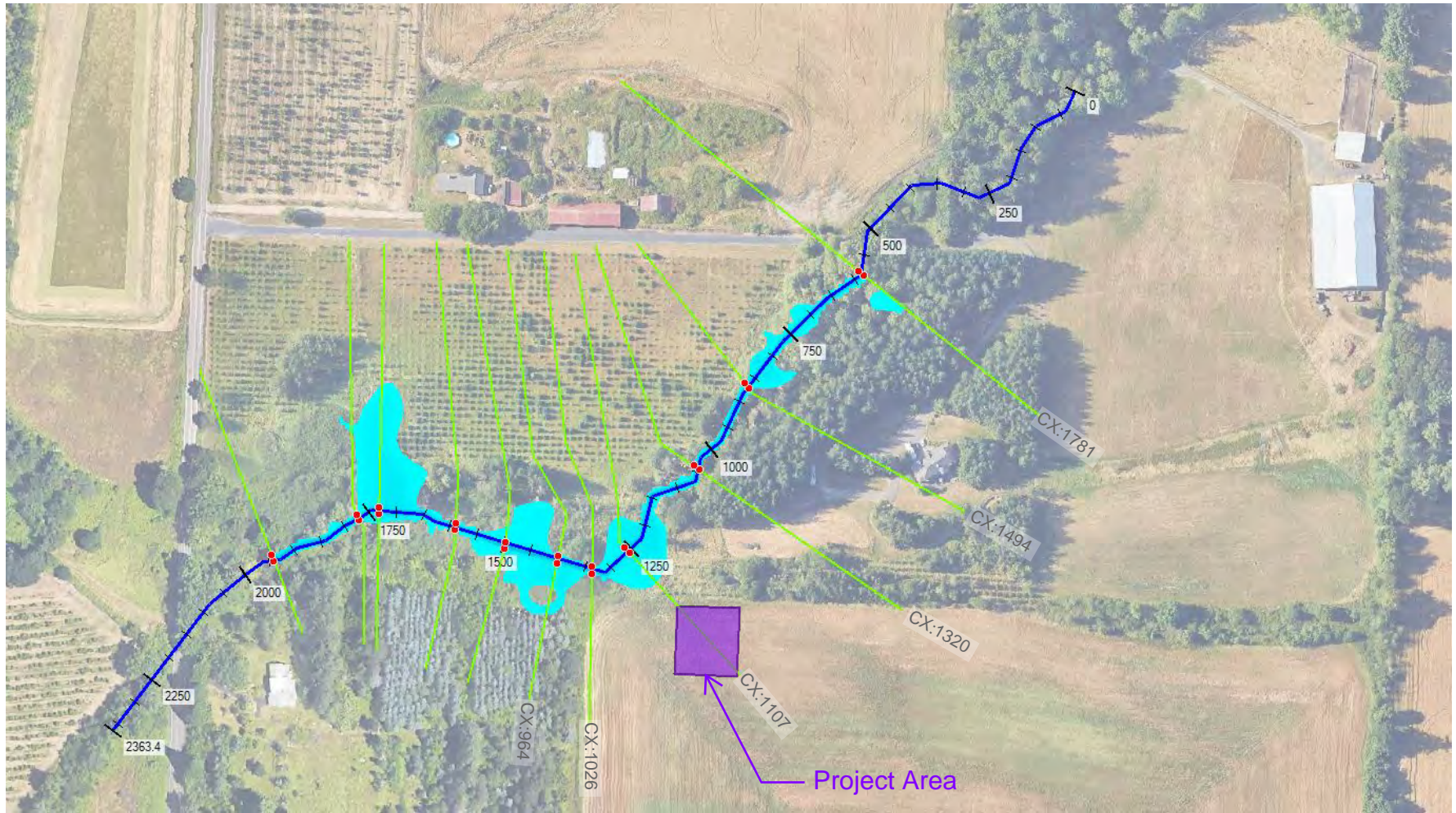






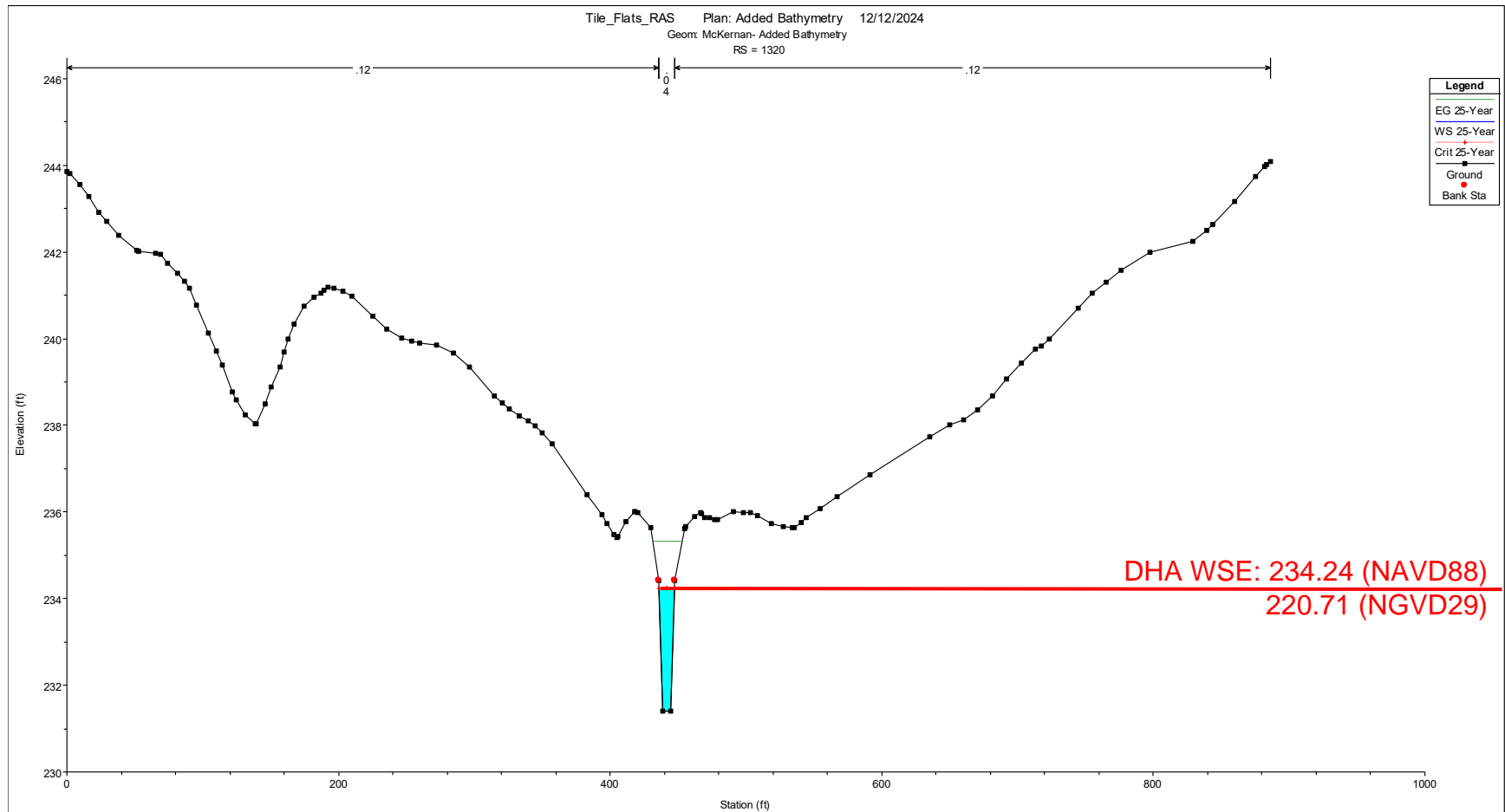
# DHA Cross Sections

## Layout

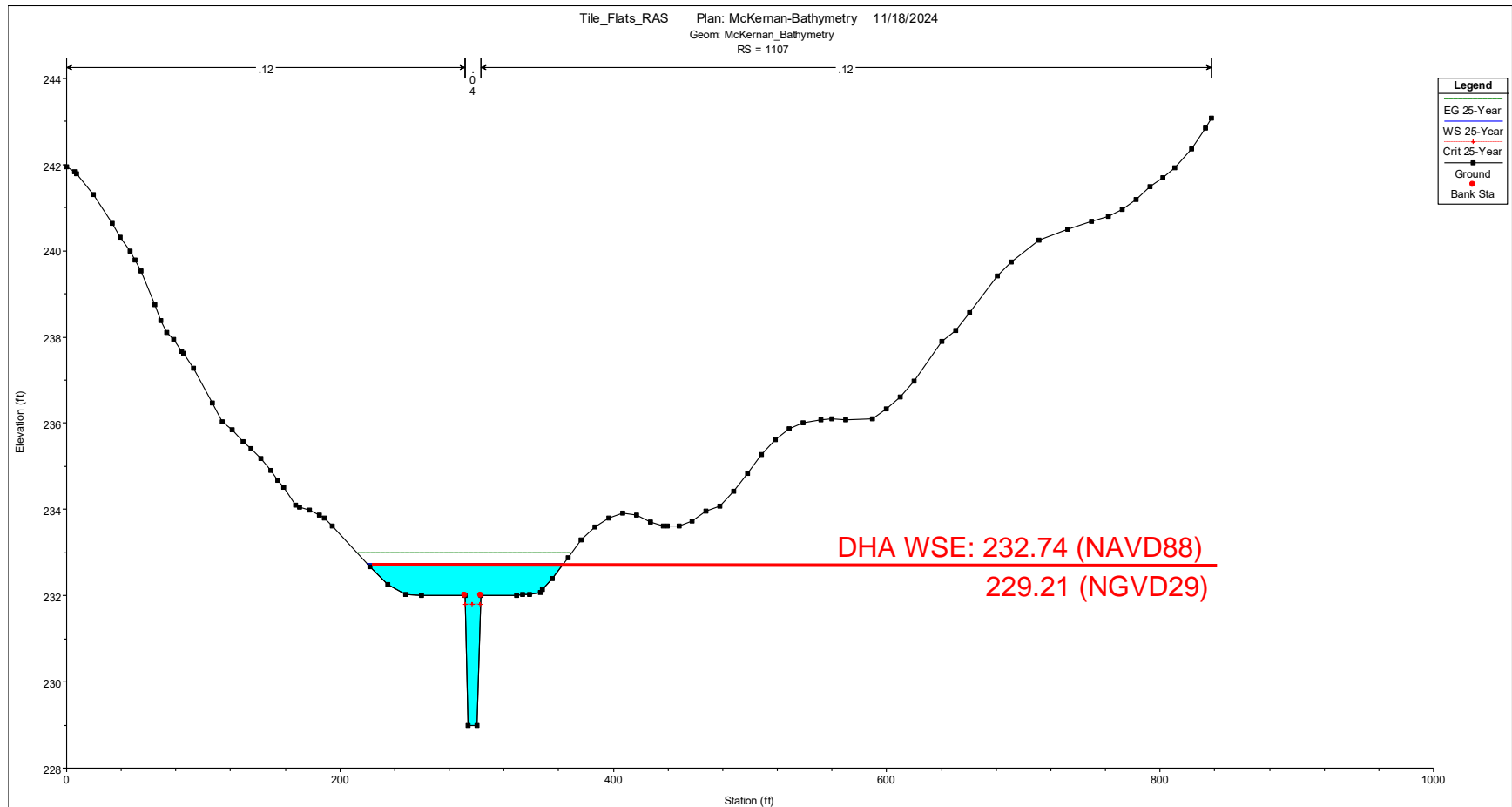




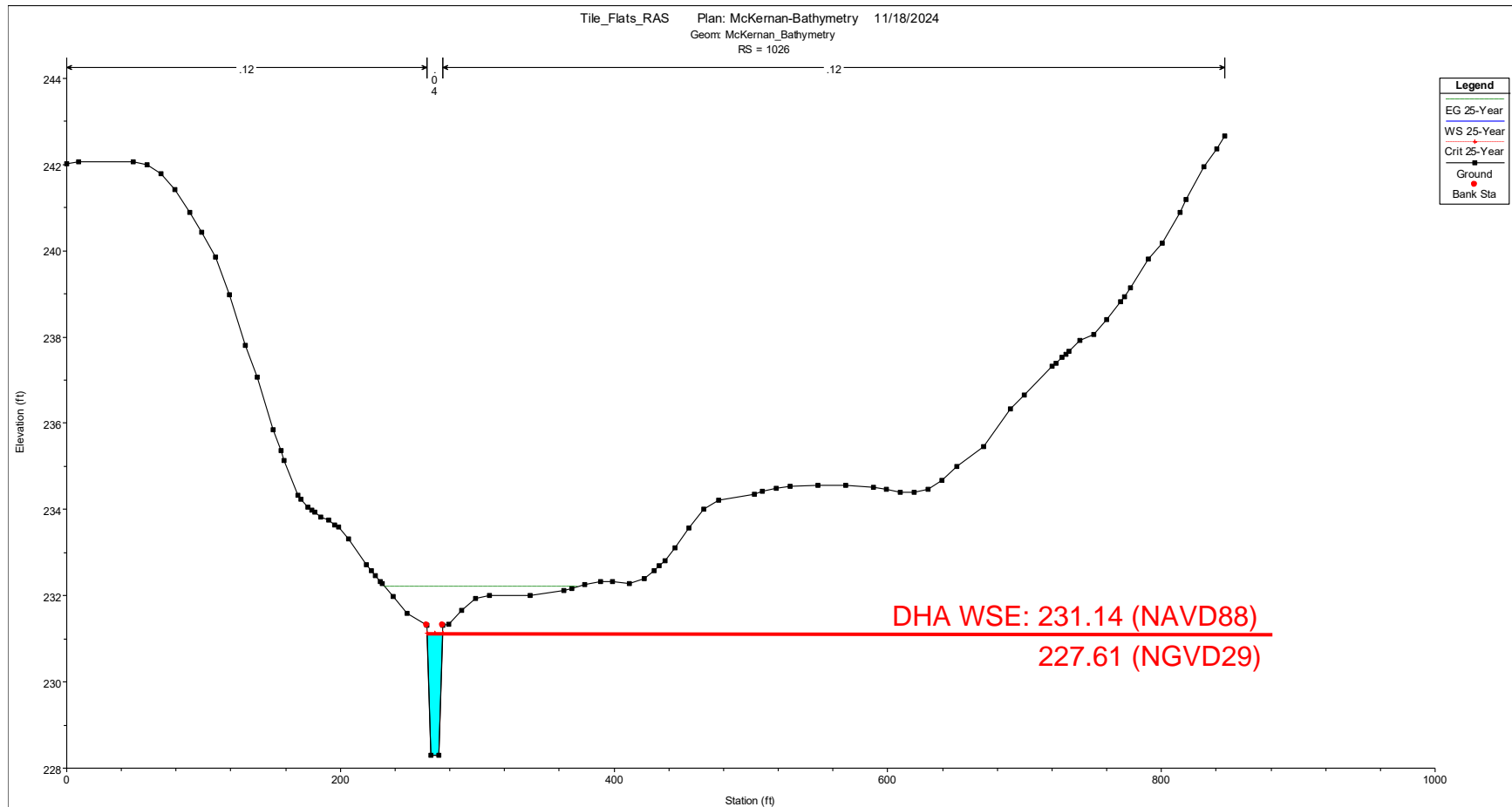
## Cross Section 1320 (Added Bathymetry)



## Cross Section 1107 (Added Bathymetry)



## Cross Section 1026 (Added Bathymetry)



## **Exhibit G: Preliminary Sight Distance Certification**

---

**PRELIMINARY INTERSECTION  
SIGHT DISTANCE CERTIFICATION**

January 6, 2024

**WASHINGTON COUNTY, OREGON**

Department of Land Use & Transportation  
Planning and Development Services Division  
Current Planning  
155 North First Avenue, Suite 350 – MS13,  
Hillsboro, Oregon, 97124-3072

**ATTN: ASSURANCES**

**RE:** Cooper Mountain Pump Station (Project) Access Road  
Preliminary Sight Distance Certification –  
SW Tile Flat Road.

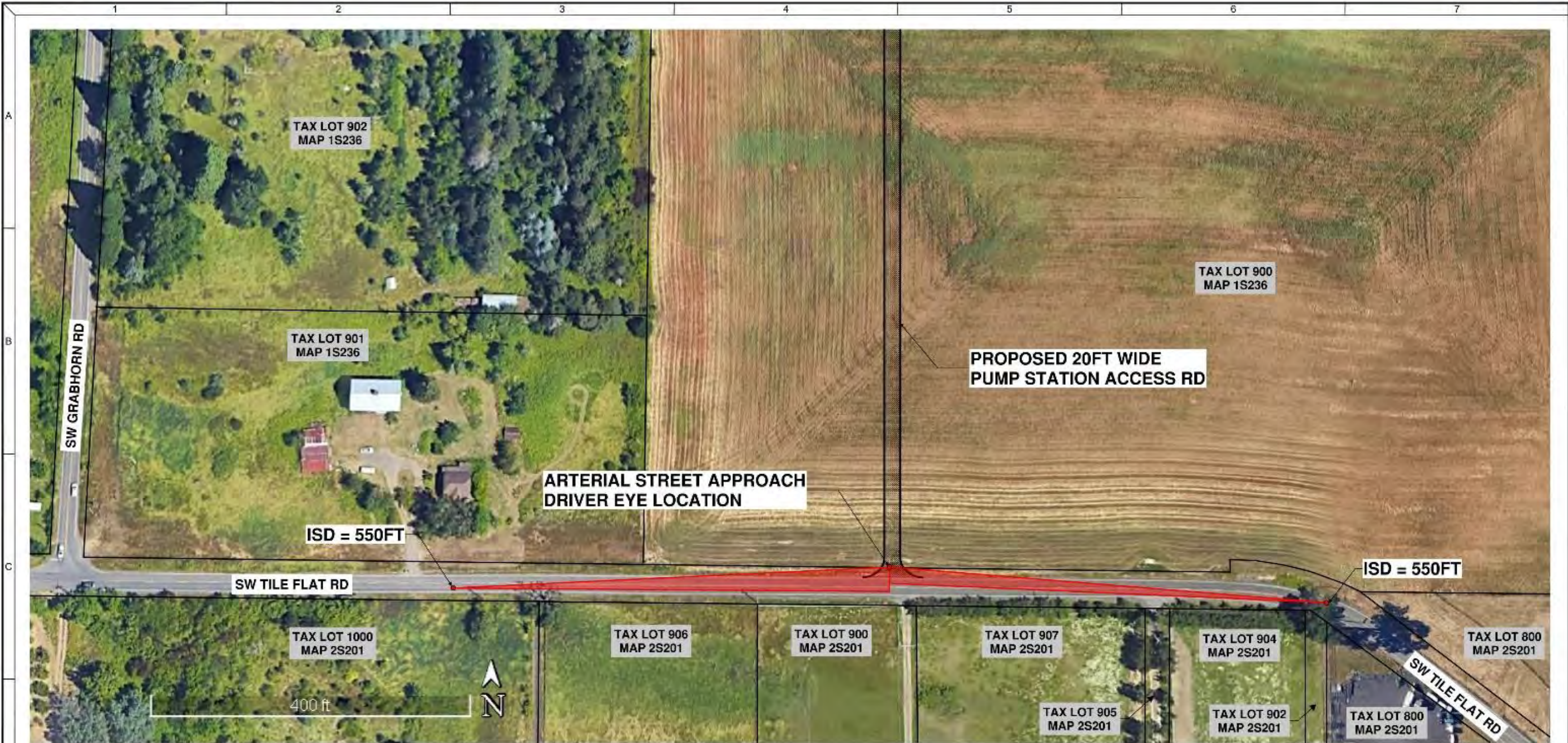
The proposed access road for this project will be constructed on Tax Lot 1S2360000900 and located directly off of SW Tile Flat Road approximately 1,000 feet east of SW Grabhorn Rd and 5 feet north of the existing south property line onto SW Tile Flat Road. The lot is located within the urban growth boundary for Urban Unincorporated Washington County.

Speed Used for Sight Distance	55 mph	Source: ODOT Speed Zoning Dept. SW Tile Flat Rd does not have an active speed zone order, therefore statutory speed limits apply (ORS 811.111)
Sight Distance Requirements	550 feet	Source: Washington County Code Section 501-8.5, AASHTO
Height Used for Measurement	Object Height: 4.25 feet Driver Eye Height: 3.5 feet	Source: Washington County Code – Public Facility and Service Requirements 501-8.5F(3)a
Setback Measurement	15 feet from near edge of pavement travel lane.	Source: Washington County Code – Public Facility and Service Requirements 501-8.5F(3)b
Sight Distance Measurement	550 feet	Direction: Looking East of Access
Sight Distance Measurement	550 feet	Direction: Looking West of Access

In conclusion, I hereby certify that the intersectional sight distance for proposed Cooper Mountain Pump Station Access Road conforms to the requirements for sight distance as set forth in the Washington County Community Development Code.

Heather Pina, PE





<b>LEGEND</b>		<b>NOTES</b>	
 INTERSECTION SIGHT DISTANCE (ISD)		DRIVER EYE SETBACK = 15FT	
 PROPOSED PS ACCESS RD.		DRIVER EYE HEIGHT = 3.5FT	
 PROPERTY BOUNDARIES		VEHICLE/OBJECT HEIGHT = 4.25FT	
		STATUTORY SPEED LIMIT = 55 MPH	
		MINIMUM ISD (RIGHT-TURN) = 550FT	
		MINIMUM ISD (LEFT-TURN) = 550FT	

		<b>WASHINGTON COUNTY LAND USE PERMIT</b>		<b>PRELIMINARY NOT FOR CONSTRUCTION</b>				CLEAN WATER SERVICES COOPER MOUNTAIN PUMP STATION PROJECT NO. 7201		PERMIT SET SITE DISTANCE EXHIBIT		Designed By: NCB Drawn By: DJC Checked By: MLC Approved By: HKP		Consort Project No.: W218761OR Based On: Sheet: <b>FIGURE 1</b>	
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## **Exhibit H: Siting Study Memorandum**

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## Technical Memorandum

Date: March 14, 2024

Project: Tile Flat Pump Station Siting Study

To: Clean Water Services

From: Marshall Kosaka, PE  
Emily Flock, PE

Reviewed By: Eddie Kreipe, PE/Mike Carr, PE

Re: Tile Flat Pump Station Siting Study



### Introduction

This technical memorandum (TM) was prepared for Clean Water Services (CWS) to summarize the preliminary siting evaluations for a 3.1 million gallons per day (MGD) Tile Flat Pump Station (TFPS). The City of Beaverton (COB) is in the process of finalizing the Cooper Mountain Community Plan (CMCP) and the Cooper Mountain Utility Plan (CMUP) which describe plans for development and utility services in the Cooper Mountain area (formerly UR 6B), respectively. The TFPS is expected to be an integral component of the planned wastewater collection system serving the proposed development.

**Figure 1** vicinity map illustrates the general location of the future TFPS service area within the region. To plan for the proposed development, potential pump station (PS) sites and force main (FM) alignments were identified for comparison. Potential gravity alignment options associated with the compared sites were also reviewed. This TM summarizes the preliminary assessment options, though CWS will select a preferred option using this summary but is not limited by the alternatives presented here.

The assessment presented here was conducted using information provided by CWS, Washington County and the COB, including geographic information system (GIS) sanitary collection system data, mapping information, previous and ongoing planning and development documentation. No additional survey was performed. Conceptual design of alternatives aligns with CWS Design and Construction Standards (R&O 12-22) unless otherwise noted. Design criteria have been developed for comparison of alternatives at a planning level and should be confirmed during preliminary design. Existing easement, land use, and environmental impacts were not included in this assessment of alternatives sites and force main alignments.

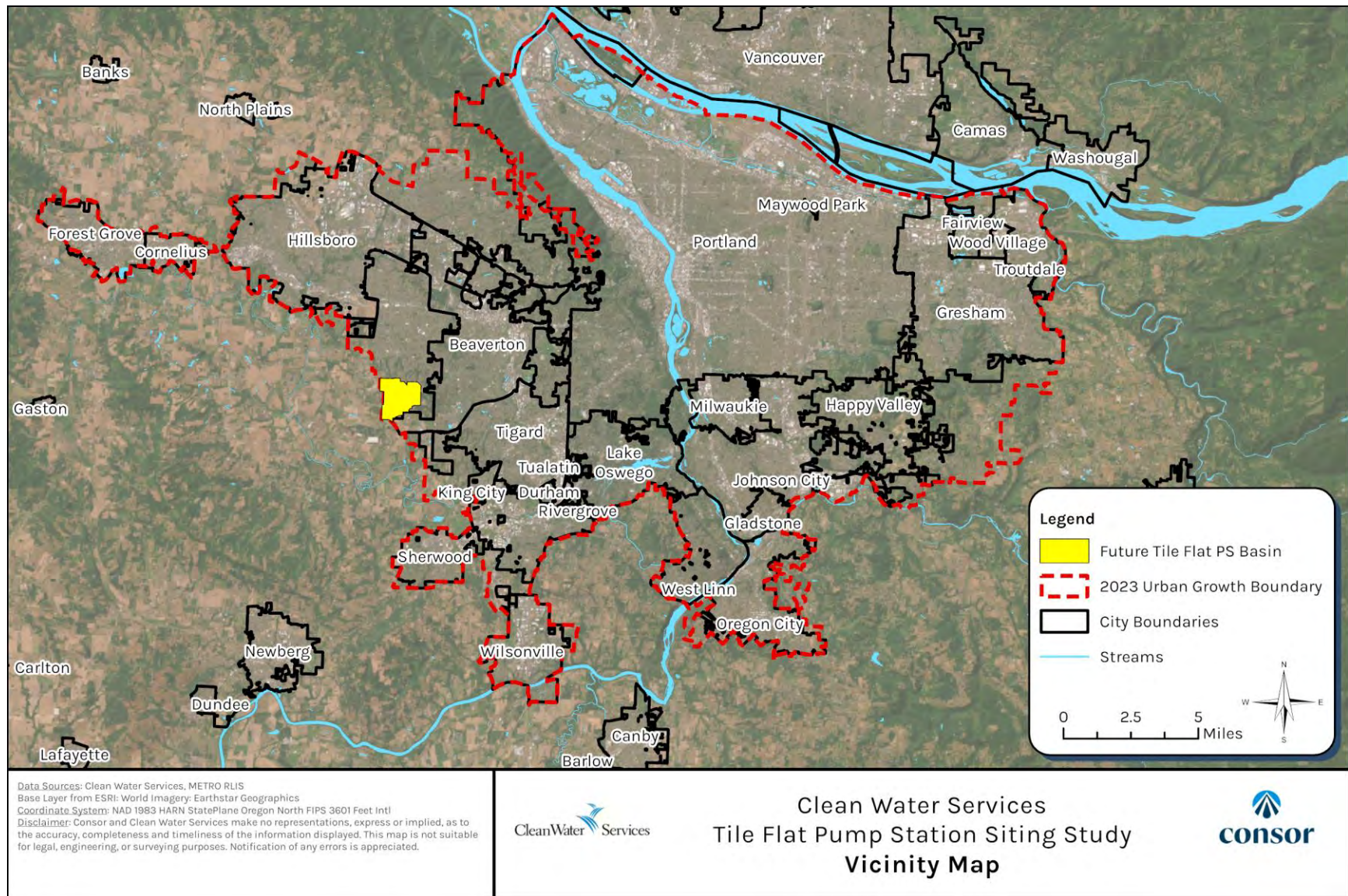


Figure 1: Vicinity Map

## Basin Delineation

The proposed TFPS basin delineation is shown in **Figure 2**. The basin delineation for the TFPS was developed based on topographic and planning data with input from the ongoing CMUP and CWS' Rosedale PS Siting Study (Brown and Caldwell, January 2023).

The contributing basin delineation for the North Cooper Mountain area in the northwest was developed as part of the Rosedale PS Siting study. In the north and west the basin extends to the UGB at SW Kemmer Road and SW Grabhorn Road, respectively. The basin extent to the east and south was developed in coordination with the CMUP. In the east, the basin extends to SW 175<sup>th</sup> Avenue and south to near SW Siler Ridge Lane. The basin boundary extends southwest to the northern boundary of the River Terrace North PS basin continuing to SW Tile Flat Road in the southwest of the basin.

The southern extent of the basin was developed based on topography and generally follows the existing parcel boundaries where possible. The basin delineation assumes gravity service as described in the CMUP that generally follows the proposed road layout in the CMCP. Draft elevation profiles were not available for all proposed roads in the CMCP and the gravity alignments described in the CMUP rely largely on existing topographic data. Significant changes to proposed roadways, profiles, or the elevations of specific developments may impact the current basin delineation. Service in the CMUP area, particularly in the northern portions, will be dependent on the construction of downstream conveyance to serve developments in these areas. Depending on the timing of development, some areas of the basin may be routed contrary to current assumptions due to the lack of existing downstream conveyance.



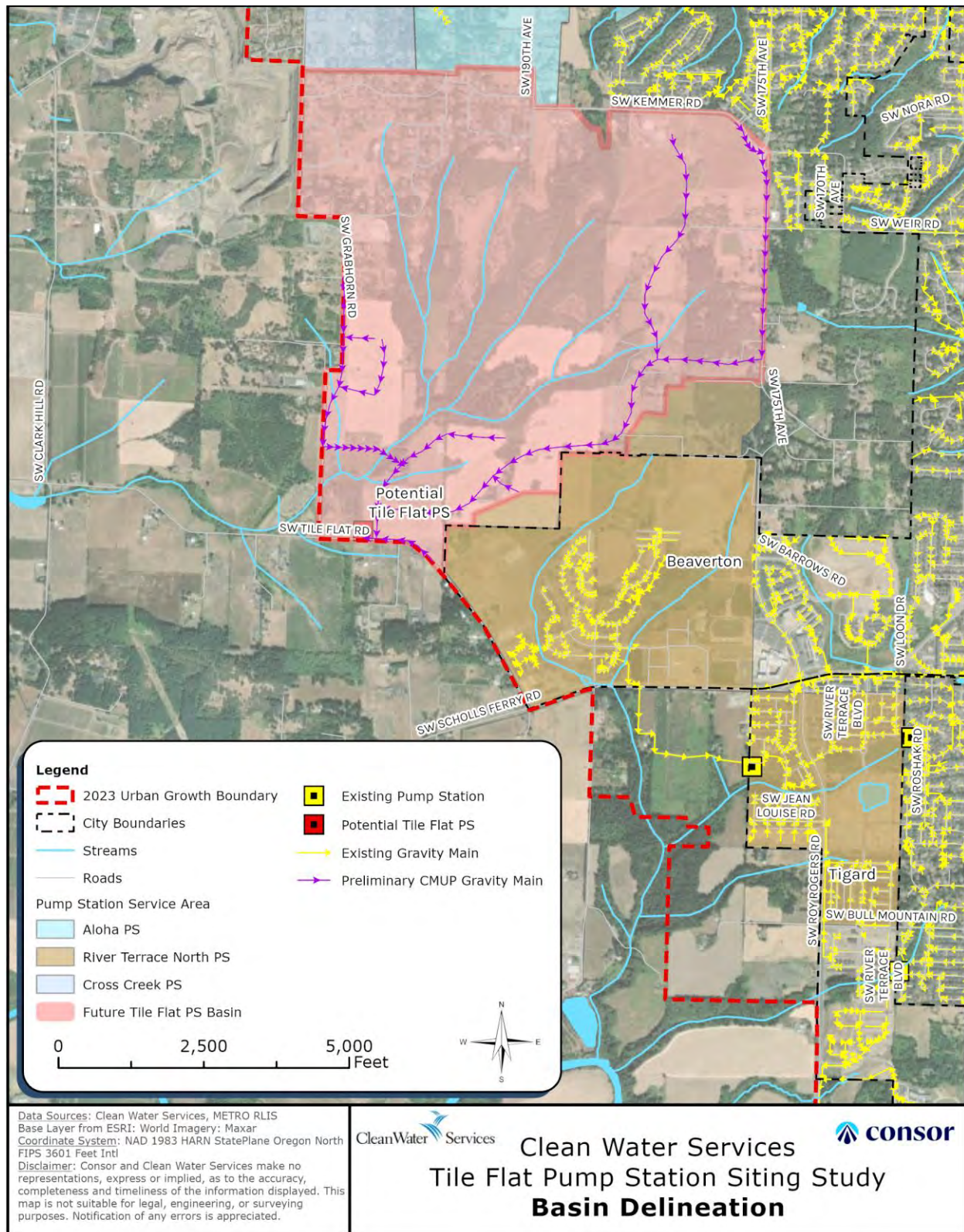


Figure 2: Tile Flat PS Basin Delineation

## Flow Projections

Flow projection calculations for the TFPS were completed based on the basin delineation described above, development estimates for North Cooper Mountain documented in the Rosedale PS Siting Study, draft planning data provided by the CMCP and CMUP, and direction from CWS. At the time of this assessment, there were no preliminary development plans for the project area. The flow projection calculations are based on total developable area and units provided by the CMCP and described in the Rosedale PS Siting Study. Pump station design flow criteria is based on the peak wet weather flow projections summarized in this section.

Two phases of basin area development were considered:

- Phase 1: equal to approximately half of project area buildout projection
- Phase 2: full buildout of the project area

The sanitary sewer flow criteria used to develop the flow projections are summarized in **Table 1**. The criteria was developed in conjunction with CWS staff and is based on previous CWS planning projects, the ongoing CMUP, and CWS direction for current planning efforts. Housing density assumptions by land use were provided by the CMCP, match those used in the CMUP and are summarized in **Table 2**.

In coordination with CWS staff, a Flow Contingency Factor was added to account for increased flows due to possible changes in land use in the vicinity of the pump station in the distant future. This could be attributed to allowing development in lands currently considered off-limits for urban development, or increased densities within the service area. An additional contingency flow factor of 0.25 was calculated, equating to the ratio of additional area that could be connected topographically divided by the area within the current basin delineation. This contingency flow estimate is included in the Phase 2 buildout peak flow projections.

Annual flow projection estimates are summarized in **Table 3**. The buildout area associated with the flow projections is shown in **Figure 3**. Areas within the service area that are not hatched as part of buildout area represent proposed Resource Overlay areas from the CMCP which are assumed to have limited development potential. The flow projections assume development begins to produce sanitary flows to the TFPS in 2027. Buildout flow estimates including the contingency flow factor is shown in the last row of **Table 3**. Additional breakdown of flow projection estimates can be found in **Attachment A**.

Table 1: Sanitary Sewer Flow Criteria

Parameter	Value
People Per Household, up to 2040 <sup>1</sup>	2.60
People Per Household, 2040 and on <sup>2</sup>	2.10
Dry Weather Peaking Factor (ADWF to peak DWF) <sup>3</sup>	1.60
Peak GWI Rate (gpnad) <sup>1</sup>	200
Peak RDII Rate (gpnad) – Phase 1 <sup>4</sup>	1,500
Peak RDII Rate (gpnad) – Trunks and Interceptors <sup>5</sup>	2,500
Net Parcel Area to Sewershed Factor <sup>1</sup>	0.80
Net Area Assumption <sup>6</sup>	0.75
Contingency Flow Factor	0.25
Jobs per Acre <sup>7</sup>	41.9
Wastewater per Employee (gal/job) <sup>3</sup>	30

1. Per CWS Sanitary Conveyance System Capacity Analysis Criteria, 8/22/2022.
2. Per East Basin Master Plan Methodology.
3. Per CWS direction.
4. Used for equipment sizing, per CWS direction.
5. Used for trunks and interceptors, per CWS direction.
6. Consistent with Cooper Mountain Utility Plan.
7. From South Cooper Mountain Master Plan Phase 2-3, DEA. 0.1 factor is applied to Mixed Commercial zoning.

Table 2: Housing Density Assumptions

Parameter	Gross EDU Density	Net EDU Density
Mixed Residential	10	8
Mixed Commercial	30	24
Multifamily	30	24
Hilltop Multifamily	-	48
Lowlands Multifamily	-	36
Conservation Neighborhood	7	5.6

Table 3: Annual Flow Projections

Year	Households	Population	Peak ADWF (gpd)	Peak Wet Weather Flow (gpd)
2027	275	715	64,200	108,900
2028	550	1,430	128,200	217,600
2029	825	2,145	192,000	326,100
2030	1,100	2,860	256,000	434,800
2031	1,374	3,575	320,200	543,700
2032	1,649	4,290	384,000	652,200
2033	1,924	5,005	448,000	760,900
2034	2,199	5,720	512,000	869,600
2035	2,474	6,435	576,000	978,300
2036	2,749	7,150	640,000	1,087,000
2037	3,024	7,865	704,000	1,195,700
2038	3,299	8,580	767,900	1,304,300

Year	Households	Population	Peak ADWF (gpd)	Peak Wet Weather Flow (gpd)
2039	3,573	9,295	832,000	1,413,100
2040	3,848	9,873	884,000	1,509,800
2041 (Phase 1)	4,123	10,451	935,900	1,606,400
2042	4,398	11,029	987,700	1,702,900
2043	4,673	11,607	1,039,700	1,799,600
2044	4,948	12,185	1,091,600	1,896,200
2045	5,223	12,763	1,143,600	1,992,900
2046	5,498	13,341	1,195,400	2,089,400
2047	5,772	13,919	1,247,400	2,186,100
2048	6,047	14,497	1,299,400	2,282,800
2049	6,322	15,075	1,351,200	2,379,300
2050 (Buildout)	6,597	15,653	1,403,200	2,476,000
Buildout w/ Contingency (Phase 2)	-	-	1,756,800	3,100,000



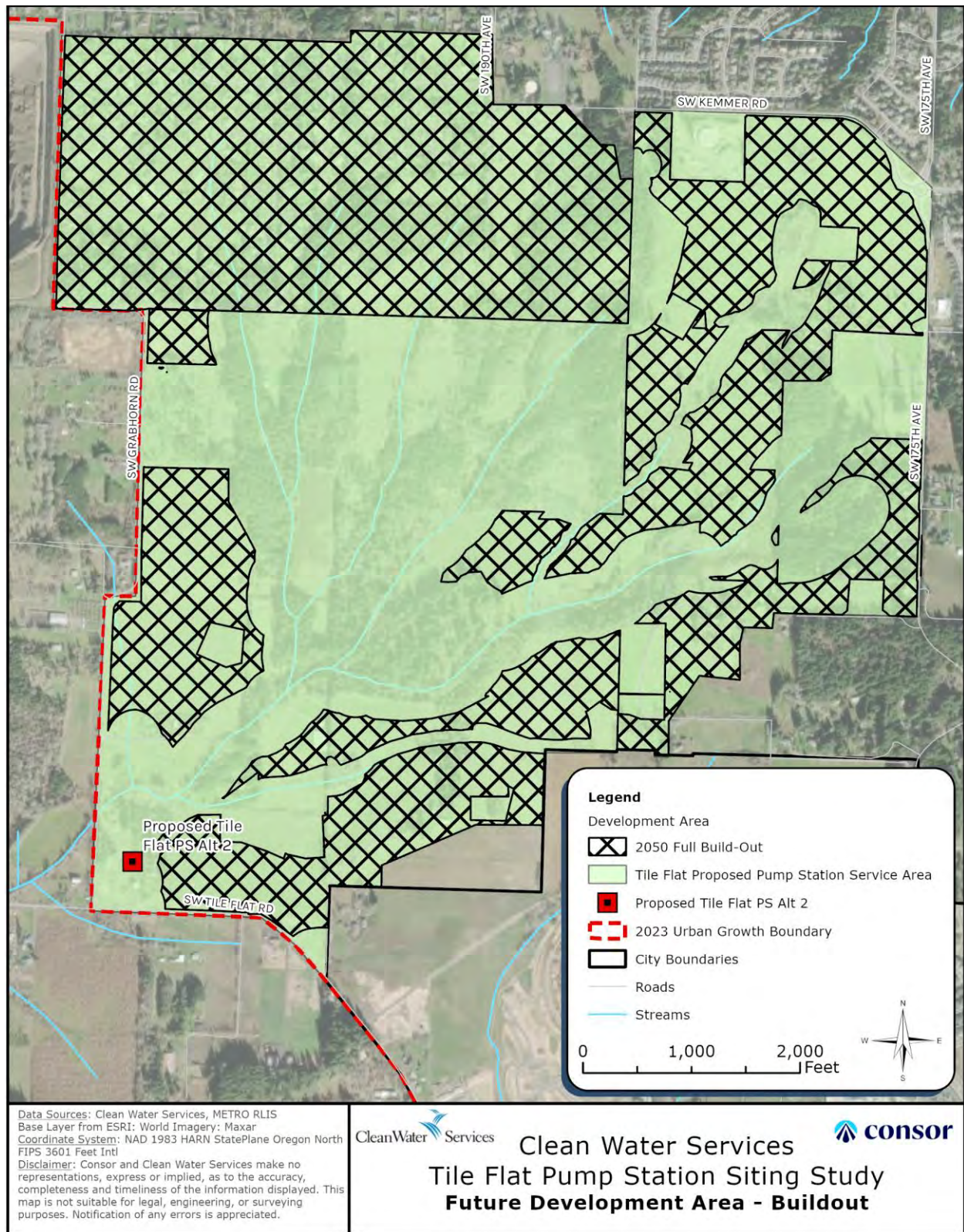


Figure 3: 2050 Future Buildout Development Area

## Pump Station Siting and Force Main Alternatives

Potential locations for the proposed TFPS are limited due to the natural topography of the proposed service area, the UGB, existing structures, McKernan Creek, and the proximity of vegetative corridors and possible wetlands. The low point in the area exists where McKernan Creek passes under SW Grabhorn Road. Sites to the east of SW Grabhorn Road would be outside the UGB. In coordination with CWS staff and a site visit with CWS staff, three potential sites were identified for the siting study. Photos from the site visit are provided in **Attachment B**. The three potential siting alternatives identified for assessment are shown in **Figure 4** and listed below:

- Alternative 1: Approximately 800 feet east of the intersection of SW Tile Flat Road and SW Grabhorn Road along SW Tile Flat Road.
- Alternative 2: Approximately 450 feet north of the intersection of SW Tile Flat Road and SW Grabhorn Road along SW Grabhorn Road.
- Alternative 3: Approximately 1,450 feet north of the intersection of SW Tile Flat Road and SW Grabhorn Road along SW Grabhorn Road.

**Figure 5** shows the plan view and elevation profiles for each force main alignment alternative.



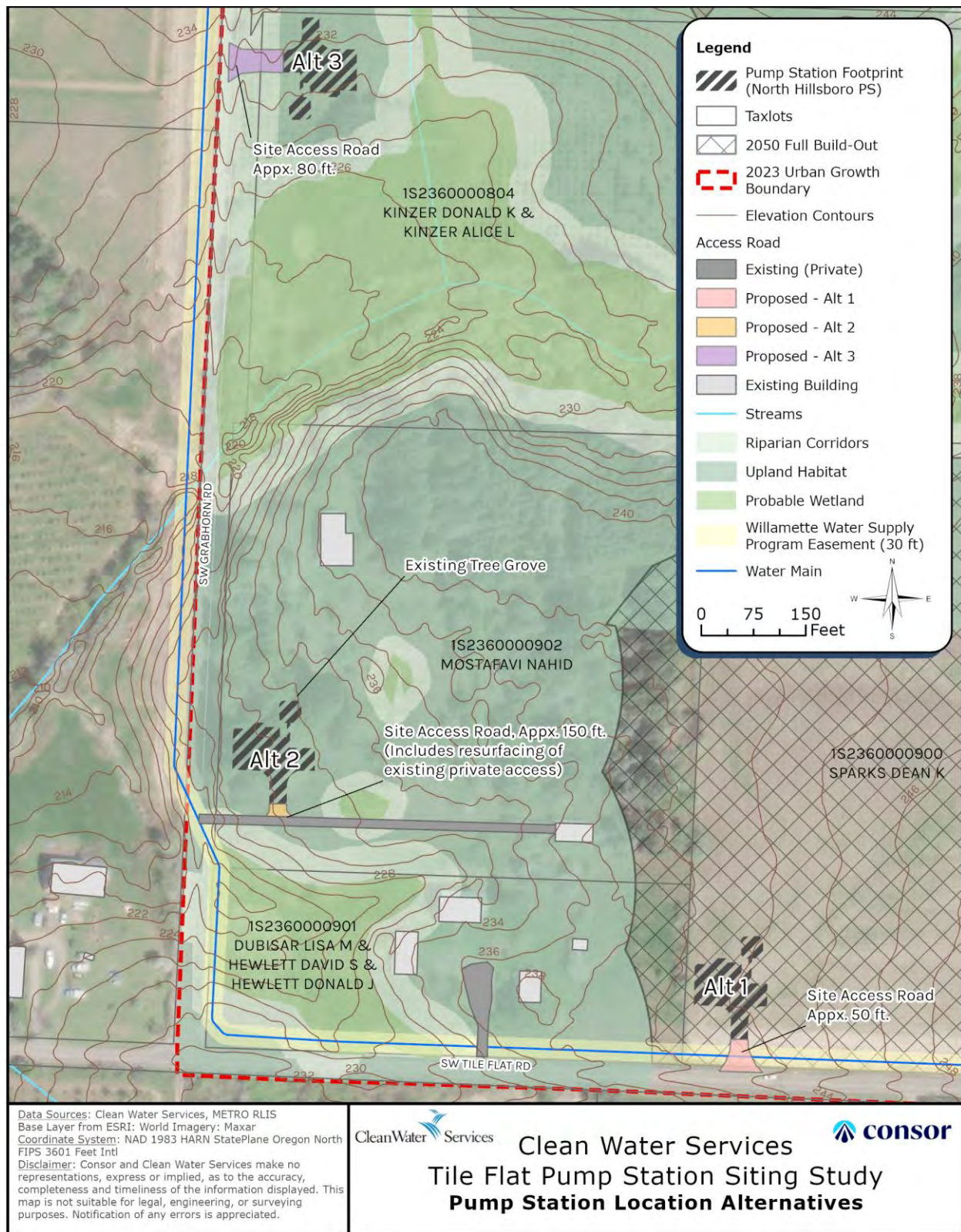


Figure 4: Pump Station Location Alternatives



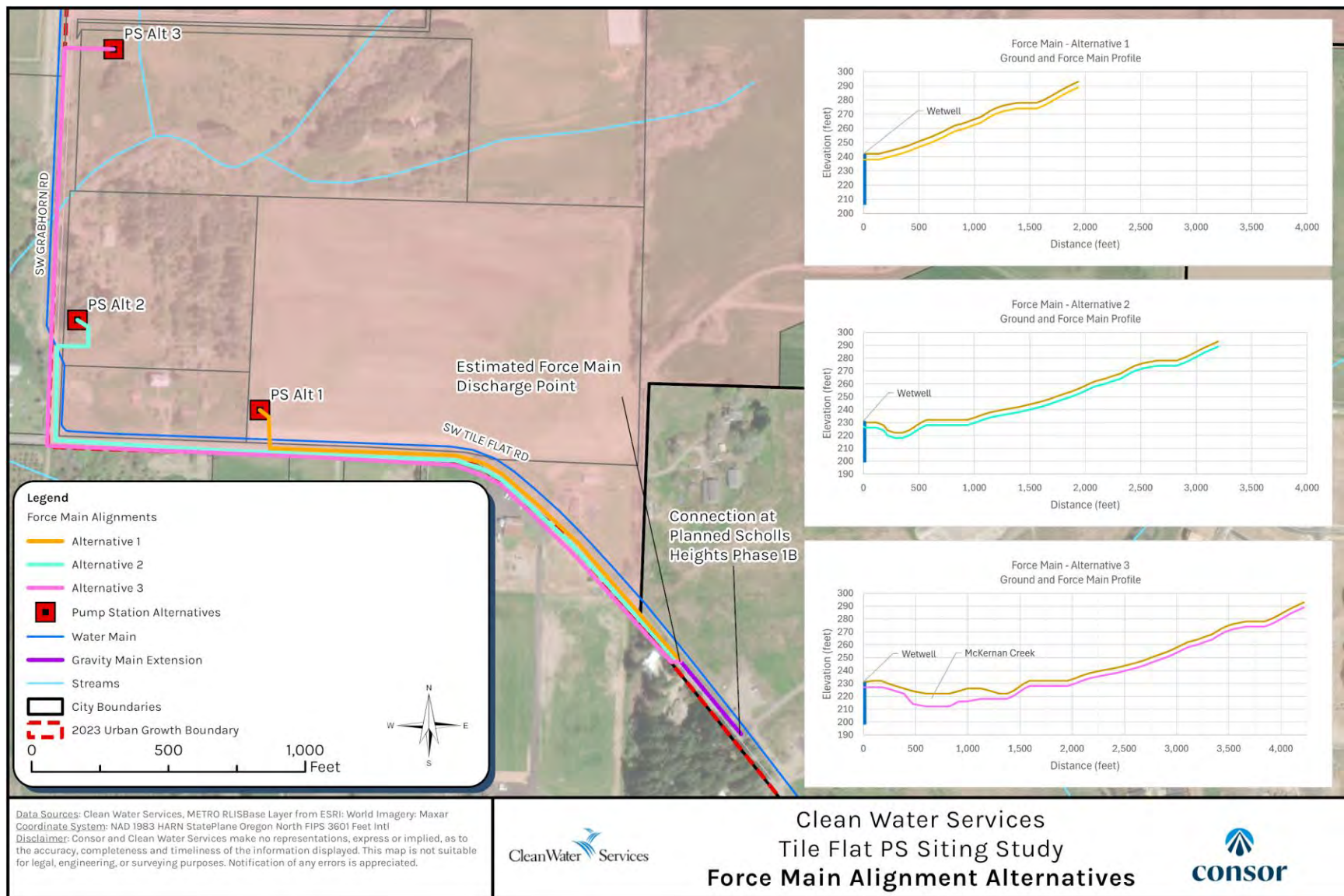


Figure 5: Force Main Alignment Alternatives



The preliminary design criteria associated with the construction of the TFPS and force main at each location alternative are summarized in the following tables. Design criteria common to all sites are listed in **Table 4**, while criteria that are site specific are listed in **Table 5**.

Table 4: Pump Station and Force Main Design Criteria (Common to All Sites)

Parameter	Design Criteria
PS Site Appurtenances <sup>1</sup>	<ul style="list-style-type: none"> <li>• Utility shelter</li> <li>• Parking</li> <li>• Turn around for CWS maintenance vehicles</li> <li>• Water quality facility</li> <li>• Wet well</li> <li>• Standby generator</li> <li>• Water quality facility and storm collection/conveyance<sup>3</sup></li> </ul>
Estimated Site Area <sup>2</sup>	100 ft by 140 ft
Phase 1 Design Flow Rate, mgd	1.6
Phase 2 Design Flow Rate, mgd	3.1
Maximum Starts per Hour	Phase 1: 6 Phase 2: 12 (6 starts per pump for two pumps running assuming one out of service)
Wet Well Diameter, feet	12-ft
Phase 1 Required Operating Volume, gallons	2,540 gallons (340 Cubic ft)
Minimum Operating Depth, feet	3.2
Force Main Material & Diameter	14-inch, HDPE DR 11 (IPS)
Target Pump Efficiency, percent	70
FM High Point, feet	±286
FM Elevation at Discharge Point, feet	±286

1. Site footprint includes sufficient space for a packaged odor control treatment, if necessary.
2. Includes space for the listed PS site appurtenances and a small buffer based on the North Hillsboro Industrial PS layout.
3. Assumes no public stormwater facility to connect to at startup.

Table 5: Pump Station and Force Main Design Criteria (Site Specific)

Parameter	Design Criteria			
	Alternative 1-Road <sup>4</sup>	Alternative 1-Trail <sup>4</sup>	Alternative 2	Alternative 3
Rim Elevation, feet	±242	±242	±231	±231
Incoming Invert Elevation, feet <sup>1</sup>	±205	±222	±208	±207
Depth to Invert, feet <sup>1</sup>	37	20	23	24
Wet Well Depth, feet <sup>1</sup>	46	29	32	33
Force Main Length, linear feet <sup>2</sup>	1,930	1,930	3,200	4,220
Phase 1 Design Duty Point	1,100 gpm @ 111' TDH	1,100 gpm @ 94' TDH	1,100 gpm @ 114' TDH	1,100 gpm @ 120' TDH
Phase 1 Pump Duty Point	1,220 gpm @ 117' TDH (per pump-duplex)	1,100 gpm @ 94' TDH (per pump-duplex)	1,180 gpm @ 118' TDH (per pump-duplex)	1,125 gpm @ 121' TDH (per pump-duplex)
Force Main Velocity, feet per second (at Phase 1 Pump Duty Point)	3.9	3.5	3.8	3.6
Motor Size, horsepower (per pump)	60	45	60	60
Required Standby Power, kilowatts	125	125	150	150
FM Volume, gallons	10,050	10,050	16,660	21,970
2027 Detention Time, minutes <sup>3</sup>	374	374	624	812
2032 Detention Time, minutes <sup>3</sup>	69	69	106	142
Hydrogen Sulfide Treatment Required <sup>3</sup>	2030	2030	2033	2035
Approximate Number of High Points in FM	1	1	2	2

1. Based on planning-level sanitary sewer alignments from the Cooper Mountain Utility Plan.
2. Assumes planned 18-inch gravity sewer continues northwest along SW Tile Flat Rd at minimum slope and minimum cover.
3. Detention time based on Total ADWF projections. Detention times greater than 90 minutes require H<sub>2</sub>S treatment systems. The year denotes when detention time for each force main option falls below the 90-minute threshold.
4. See Gravity Alignment Alternatives discussion below on why two alternative 1 options were considered.

The alternatives are located within approximately 1,500 feet each other on privately owned properties. It was assumed adequate power service is available at all proposed sites but was not evaluated further in this

siting study. It is recommended that design criteria be reviewed and further refined during the preliminary design of the pump station.

**Figure 5** shows the plan view and elevation profiles for each force main alignment. Force main alignments for the three alternative sites have a common alignment and differ only in extending the alignment to each alternative site. The force main alignments discharge to a planned extension of the gravity main that connects to a manhole in SW Tile Flat Rd as shown in the Scholls Height development plans. A single force main was considered for Phase 1 pump station flow rate of 1.6 mgd and the force main was sized to allow it to be utilized for Phase 2 as well. CWS has indicated that they would like to evaluate a dual force main option and compare to a single force main and that would be evaluated further during preliminary design. Detention times for the first few years will exceed CWS standards of 90 minutes and treatment for hydrogen sulfide will likely be required, however detention times will be less than 90 minutes within a few years for each site as development flows increase.

## Initial Alternatives Workshop

The Consultant met with CWS during a workshop on January 30, 2024, to discuss pump station and force main alternatives and to agree on a preferred alternative pump station site. Site 1 was chosen as the preferred alternative due to its lowest cost, location within a property that is interested in development, and the shortest force main length. **Table 6** below generally summarizes the evaluation presented in that meeting.

However, CWS had some concerns about the depth of the wet well and gravity sewers from the north that were planned to be routed below McKernan Creek on SW Grabhorn Rd. CWS also reached out to the COB and they similarly had concerns about maintaining deep sewers in their system. Therefore, CWS requested the Consultant evaluate additional options for reducing sewer and wet well depth. This analysis is discussed in the next section.

Table 6: Pump Station and Force Main Initial Alternatives Comparison

Comparison Criteria	Alternative 1	Alternative 2	Alternative 3
Surface Elevation, ft	±242	±231	±231
Depth to Invert, ft	37	23	24
Wet Well Depth, ft	46	32	33
Site Characteristics	<ul style="list-style-type: none"> <li>Farmland with tall grasses and small trees to the west of site.</li> <li>Site slope draining from E to W ±2%.</li> </ul>	<ul style="list-style-type: none"> <li>Southern end of tree grove with large diameter trees.</li> <li>Site slope draining from NE to SW ±3%.</li> </ul>	<ul style="list-style-type: none"> <li>Tree farm with larger trees near southeast of site.</li> <li>Site slope draining from N to S ±3%.</li> </ul>
Access	<ul style="list-style-type: none"> <li>Available from existing access off SW Tile Flat Rd. to the west.</li> <li>Possible access directly from SW Tile Flat Rd. to the south.</li> </ul>	<ul style="list-style-type: none"> <li>Available from existing access off SW Grabhorn Rd. to the south.</li> <li>Possible access directly from SW Grabhorn Rd. to the west.</li> </ul>	<ul style="list-style-type: none"> <li>Available from SW Grabhorn Rd. to the west.</li> <li>Possible access from existing access off SW Grabhorn Rd. to the north in adjacent parcel.</li> </ul>
Upstream Gravity Considerations	<ul style="list-style-type: none"> <li>Gravity main from the north must cross McKernan Creek.</li> <li>Site elevation requires deeper wet well and gravity mains in SW Tile Flat Rd from McKernan Creek crossing depth.</li> </ul>	<ul style="list-style-type: none"> <li>Gravity main from north must cross McKernan Creek.</li> <li>Minimal impacts to north gravity main due to site elevation.</li> <li>Gravity main expected in ROW.</li> </ul>	<ul style="list-style-type: none"> <li>Gravity main from south must cross McKernan Creek.</li> <li>Minimal impacts to south gravity main due to site elevation.</li> <li>Gravity main expected in ROW.</li> </ul>
Property Acquisition	<ul style="list-style-type: none"> <li>Property acquisition likely</li> <li>Owner currently engaged with developers</li> </ul>	<ul style="list-style-type: none"> <li>Property acquisition difficult</li> </ul>	<ul style="list-style-type: none"> <li>Unknown</li> </ul>
Force Main Length, ft <sup>1</sup>	1,930	3,200	4,220
Year H <sub>2</sub> S Treatment Not Required (based on ADWF)	2030	2033	2035



Comparison Criteria	Alternative 1	Alternative 2	Alternative 3
Critical Force Main Crossings (Creeks and Bridges)	None	None	McKernan Creek
FM Profile Considerations	FM high point at discharge point.	Low point is approximately 260 ft north of intersection of SW Tile Flat Rd and SW Grabhorn Rd.	Low point is approximately 260 ft north of intersection of SW Tile Flat Rd and SW Grabhorn Rd.
Capital Cost	\$4,535,200	\$4,906,000	\$5,401,600

## Gravity Alignment Alternatives

Gravity alignments for each site alternative were further evaluated as potential construction and maintenance challenges were identified with CWS and COB during the initial alternatives comparison workshop process. Initially, gravity service for each alternative was sited within SW Tile Flat Rd and SW Grabhorn Rd. Each alternative requires one gravity alignment to cross beneath McKernan Creek. A depth of 12 ft below ground elevation at the creek was assumed for the crossing. Where possible, gravity alignments were set at the minimum slope per the CWS design standards.

As noted previously, the initial gravity alignment for Alternative 1 within ROW resulted in deep gravity mains approximately 37 feet deep near the wet well and a wet well depth of approximately 45 ft to accommodate alignments crossing beneath McKernan Creek on SW Grabhorn Rd. In addition to constructability and maintenance concerns, this configuration also presented potential conflicts with the Willamette Water Supply Line in SW Tile Flat Rd and SW Grabhorn Rd. An alternative gravity alignment was identified that includes crossing McKernan creek further upstream at a CMCP proposed trail and allows for gravity sewer depths less than 20 feet and a wet well depth of approximately 25 feet. Both the roadway and trail gravity alignments were evaluated for Alternative 1. A summary of each gravity alignment is provided below in **Table 7**. The road and trail gravity alignments for Alternative 1 are shown in **Figure 6**. The gravity alignments for Alternative 2 and Alternative 3 are shown in **Figure 7** and **Figure 8**, respectively.

Table 7: Gravity Alignments Summary

Comparison Criteria	Alternative 1 - Road	Alternative 1 - Trail	Alternative 2	Alternative 3
Approximate Alignment Length, ft	2,600	3,200	2,600	2,600
Maximum Depth, ft	37	20	23	24
Alignment Diameters, in	10 - 18	15 - 18	10 - 18	10 - 18
Number of Conflicts/Crossing of WWSP	2	0	1	1

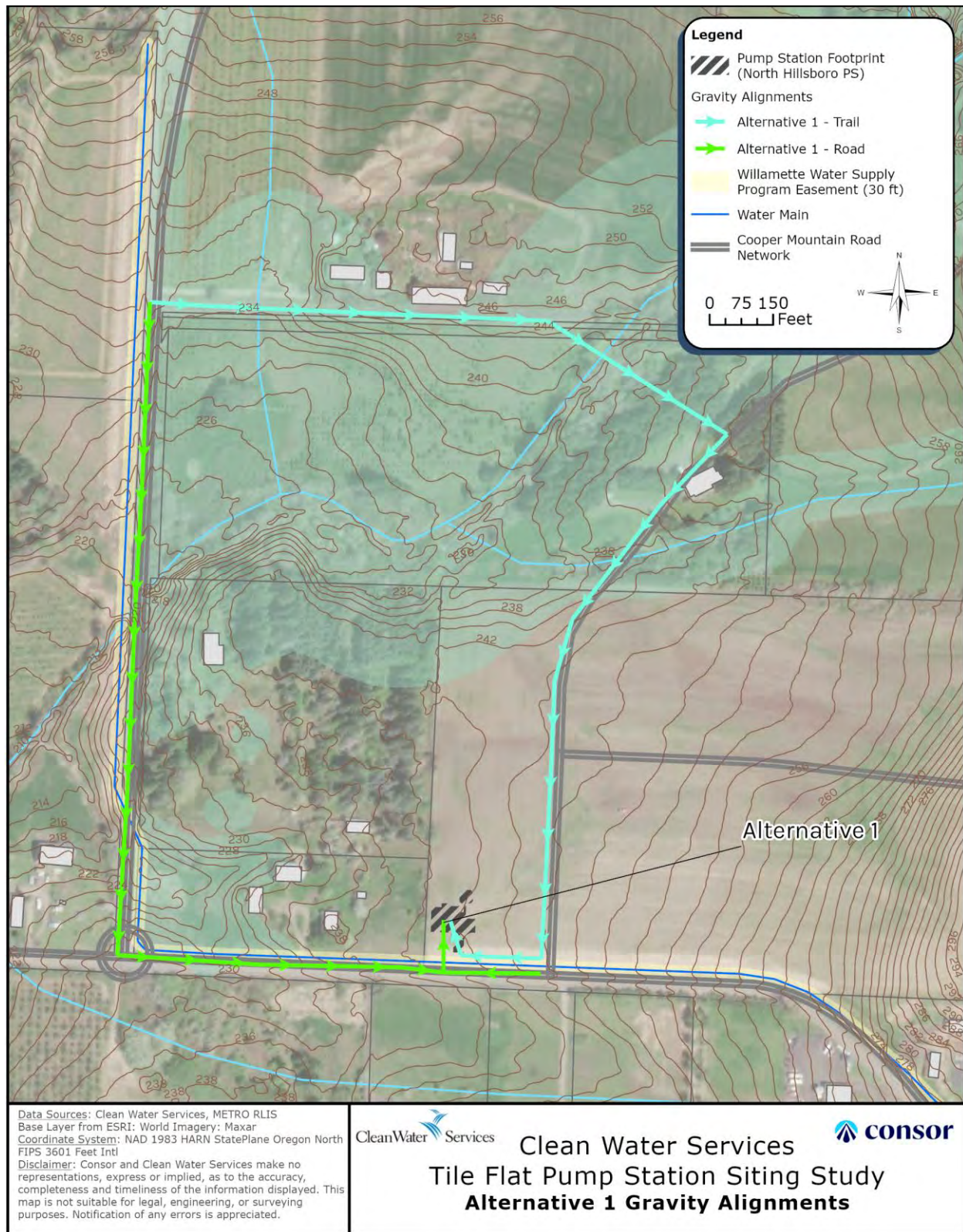


Figure 6: Alternative 1 Gravity Alignments



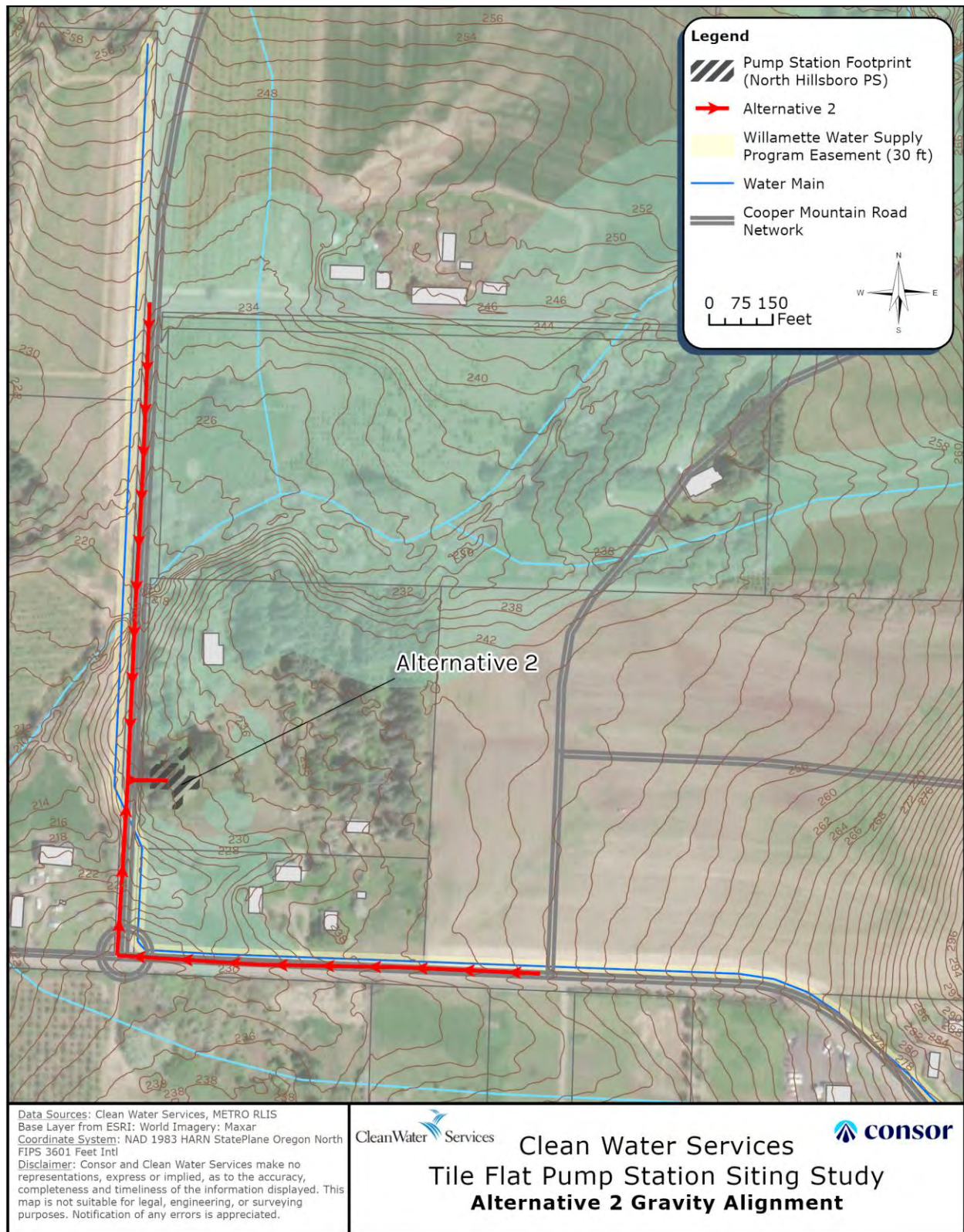


Figure 7: Alternative 2 Gravity Alignment



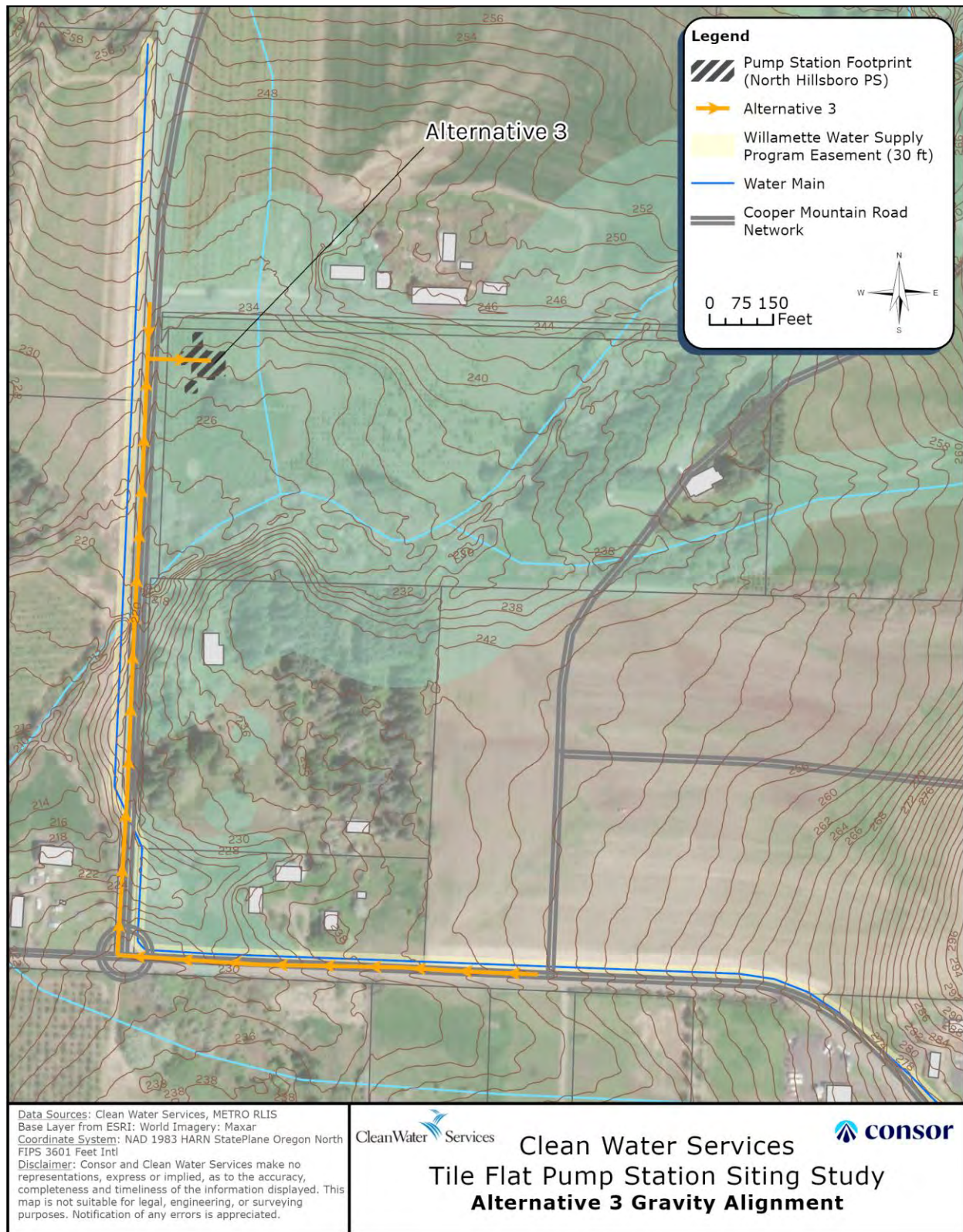


Figure 8: Alternative 3 Gravity Alignment

## Cost Comparison

To support review of the alternative sites and alignments, cost estimates were prepared for each option. Estimates were prepared to Class 4 accuracy range as outlined by the Association for the Advancement of Cost Engineering (AACE) parameters. A Class 4 estimate is typically used as a study of feasibility for projects at the 1 to 15 percent design stage. The expected accuracy range of a Class 4 estimate is -30 to +50 percent.

**Table 8** presents a summary of the estimated costs provided in **Attachment C** as well as the Class 4 upper and lower range for each estimated cost.

Table 8: Summary Project Cost Estimate

Pump Station Alternative	Lower Range (-30%)	Estimated Cost	Upper Range (+50%)
Alternative 1 – Road	\$3,174,640	\$4,535,200	\$6,802,800
Alternative 1 – Trail	\$2,847,040	\$4,067,200	\$6,100,800
Alternative 2	\$3,434,200	\$4,906,000	\$7,359,000
Alternative 3	\$3,781,120	\$5,401,600	\$8,102,400

## Final Alternatives Comparison

After the additional gravity alignment evaluation, a final alternatives comparison was completed with Alternative 1 having two gravity alignment alternatives. A comparison of the final TFPS alternatives is summarized in **Table 9**. This information was reviewed and discussed with CWS and COB during a workshop to evaluate the alternatives and collaboratively assess a preferred alternative.

During the workshop, both CWS and COB agreed that Alternative 1 with the proposed trail gravity alignment is the preferred alternative for the TFPS location. Key advantages of Alternative 1 with the trail gravity alignment are summarized below.

- Gravity alignment along CMCP proposed trail allows for the shallowest wet well depth required.
  - Gravity alignment will not be located in high-traffic County-owned roadways.
- The site is currently farmland with small trees.
- The private owner of the property has expressed interest in developing the property.
- The proposed force main alignment is the shortest of the three alternatives and has only one high point.
- The force main alignment does not have critical creek or bridge crossings.
- The alternative has the lowest capital cost.

Table 9: Pump Station and Force Main Alternatives Comparison

Comparison Criteria	Alternative 1 – Road Gravity Alignment	Alternative 1 – Trail Gravity Alignment	Alternative 2	Alternative 3
Surface Elevation, ft	±242	±242	±231	±231
Depth to Invert, ft	37	20	23	24
Wet Well Depth, ft	46	29	32	33
Site Characteristics	<ul style="list-style-type: none"> <li>Farmland with tall grasses and small trees to the west of site.</li> <li>Site slope draining from E to W ±2%.</li> </ul>		<ul style="list-style-type: none"> <li>Southern end of tree grove with large diameter trees.</li> <li>Site slope draining from NE to SW ±3%.</li> </ul>	<ul style="list-style-type: none"> <li>Tree farm with larger trees near southeast of site.</li> <li>Site slope draining from N to S ±3%.</li> </ul>
Access	<ul style="list-style-type: none"> <li>Available from existing access off SW Tile Flat Rd. to the west.</li> <li>Possible access directly from SW Tile Flat Rd. to the south.</li> </ul>		<ul style="list-style-type: none"> <li>Available from existing access off SW Grabhorn Rd. to the south.</li> <li>Possible access directly from SW Grabhorn Rd. to the west.</li> </ul>	<ul style="list-style-type: none"> <li>Available from SW Grabhorn Rd. to the west.</li> <li>Possible access from existing access off SW Grabhorn Rd. to the north in adjacent parcel.</li> </ul>
Upstream Gravity Considerations	<ul style="list-style-type: none"> <li>Gravity main from the north must cross McKernan Creek.</li> <li>Gravity service for areas north of McKernan Creek is expected to cross creek at CMCP proposed trail allowing.</li> </ul>	<ul style="list-style-type: none"> <li>Gravity main from the north must cross McKernan Creek.</li> <li>Gravity service for areas north of McKernan Creek is expected to cross creek at CMCP proposed trail allowing.</li> </ul>	<ul style="list-style-type: none"> <li>Gravity main from north must cross McKernan Creek.</li> <li>Minimal impacts to north gravity main due to site elevation.</li> <li>Gravity main expected in ROW.</li> </ul>	<ul style="list-style-type: none"> <li>Gravity main from south must cross McKernan Creek.</li> <li>Minimal impacts to south gravity main due to site elevation.</li> <li>Gravity main expected in ROW.</li> </ul>
Property Acquisition	<ul style="list-style-type: none"> <li>Property acquisition likely</li> <li>Owner currently engaged with developers</li> </ul>		<ul style="list-style-type: none"> <li>Property acquisition difficult</li> </ul>	<ul style="list-style-type: none"> <li>Unknown</li> </ul>
Force Main Length, ft <sup>1</sup>	1,930		3,200	4,220

Comparison Criteria	Alternative 1 – Road Gravity Alignment	Alternative 1 – Trail Gravity Alignment	Alternative 2	Alternative 3
Year H <sub>2</sub> S Treatment Not Required (based on ADWF)	2030		2033	2035
Critical Force Main Crossings (Creeks and Bridges)	None		None	McKernan Creek
FM Profile Considerations	FM high point at discharge point.		Low point is approximately 260 ft north of intersection of SW Tile Flat Rd and SW Grabhorn Rd.	Low point is approximately 260 ft north of intersection of SW Tile Flat Rd and SW Grabhorn Rd.
Capital Cost	\$4,535,200	\$4,067,200	\$4,906,000	\$5,401,600

1. Assumes planned 18-inch gravity sewer continues northwest along SW Tile Flat Rd at minimum slope and minimum cover.



## Next Steps

CWS plans to move forward with preferred alternative Site 1. The general next steps for the TFPS project are summarized below,

- Property Acquisition
- Land Use Permitting
- Preliminary Design
- Final Design
- Construction

CWS plans for the construction of the TFPS in summer of 2025 and operation beginning in 2026. It was brought to attention during the siting study that COB is working on a potable water booster pump station that has a similar Tile Flat name. During the preliminary design process, CWS should evaluate if renaming the PS would help alleviate confusion of the pump station projects.



## ATTACHMENT A

# Flow Projections

Detailed table of flow projections

Year	Households	Population	Employment	Residential ADWF (gpd)	Commercial ADWF (gpd)	Total ADWF (gpd)	Peak ADWF (gpd)	Peak GWI (gpd)	Peak RDII (gpd)	Peak Wet Weather Flow (gpd)
2027	275	715	22	39,400	700	40,100	64,200	4,100	40,600	108,900
2028	550	1,430	44	78,700	1,400	80,100	128,200	8,200	81,200	217,600
2029	825	2,145	67	118,000	2,000	120,000	192,000	12,300	121,800	326,100
2030	1,100	2,860	89	157,300	2,700	160,000	256,000	16,400	162,400	434,800
2031	1,374	3,575	111	196,700	3,400	200,100	320,200	20,500	203,000	543,700
2032	1,649	4,290	133	236,000	4,000	240,000	384,000	24,600	243,600	652,200
2033	1,924	5,005	155	275,300	4,700	280,000	448,000	28,700	284,200	760,900
2034	2,199	5,720	177	314,600	5,400	320,000	512,000	32,800	324,800	869,600
2035	2,474	6,435	200	354,000	6,000	360,000	576,000	36,900	365,400	978,300
2036	2,749	7,150	222	393,300	6,700	400,000	640,000	41,000	406,000	1,087,000
2037	3,024	7,865	244	432,600	7,400	440,000	704,000	45,100	446,600	1,195,700
2038	3,299	8,580	266	471,900	8,000	479,900	767,900	49,200	487,200	1,304,300
2039	3,573	9,295	288	511,300	8,700	520,000	832,000	53,300	527,800	1,413,100
2040	3,848	9,873	310	543,100	9,400	552,500	884,000	57,400	568,400	1,509,800
2041 (Phase 1)	4,123	10,451	333	574,900	10,000	584,900	935,900	61,500	609,000	1,606,400
2042	4,398	11,029	355	606,600	10,700	617,300	987,700	65,600	649,600	1,702,900
2043	4,673	11,607	377	638,400	11,400	649,800	1,039,700	69,700	690,200	1,799,600
2044	4,948	12,185	399	670,200	12,000	682,200	1,091,600	73,800	730,800	1,896,200
2045	5,223	12,763	421	702,000	12,700	714,700	1,143,600	77,900	771,400	1,992,900
2046	5,498	13,341	443	733,800	13,300	747,100	1,195,400	82,000	812,000	2,089,400
2047	5,772	13,919	466	765,600	14,000	779,600	1,247,400	86,100	852,600	2,186,100
2048	6,047	14,497	488	797,400	14,700	812,100	1,299,400	90,200	893,200	2,282,800
2049	6,322	15,075	510	829,200	15,300	844,500	1,351,200	94,300	933,800	2,379,300
2050	6,597	15,653	532	861,000	16,000	877,000	1,403,200	98,400	974,400	2,476,000
2050 w/ Contingency (Phase 2)	-	-	-	1,076,800	21,200	1,098,000	1,756,800	124,400	1,218,800	3,100,000





# Site Photos

Site visit with Clean Water Services completed in November 2023.



Figure 1 | Site 1 Looking Northeast





Figure 2 | Access to House Near Site 2



Figure 3 | View of House Near Site 2





Figure 4 | Site 3 Looking Northeast



Figure 5 | Site 3 Looking East





**Class 4 Budget Estimate  
Alternative Site 1 - Road  
Tile Flat Siting Study Cost Estimate**

Item No.	Item	Unit	Quantity	Unit Price	Amount
1	Mobilization, Demobilization, Bonds and Insurance (3%)	LS	1	\$101,700	\$101,700
2	Project Management, Superintendent and Job Office & Supplies	LS	1	\$232,100	\$232,100
3	Erosion and Sediment Control	LS	1	\$81,300	\$81,300
4	O&M Manuals	LS	1	\$30,000	\$30,000
5	Pump Station Testing, Startup and Commissioning	LS	1	\$30,000	\$30,000
6	Construction Surveys	LS	1	\$35,000	\$35,000
7	14" HDPE Sewer Force Main w/ Arterial Road Surface Restoration and FM appertances	LF	1,930	\$385	\$743,050
8	On Site 18" Gravity Sewer	LF	100	\$450	\$45,000
9	Off Site Gravity Sewer Extension w/ Arterial Road Surface Restoration, HDD	LF	40	\$2,123	\$84,913
10	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 5'-10' depth	LF	91	\$206	\$18,757
11	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 10'-15' depth	LF	95	\$267	\$25,386
12	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 15'-20' depth	LF	93	\$345	\$32,080
13	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 20'-25' depth	LF	101	\$420	\$42,396
14	Off Site 18" Gravity Sewer Manhole, 5' depth	EA	1	\$5,626	\$5,626
15	Off Site 18" Gravity Sewer Manhole, 25' depth	EA	1	\$6,844	\$6,844
16	Bypass Manhole	LS	1	\$25,000	\$25,000
17	Pump Station Civil: Site features including fencing, landscaping, water quality facility, site utilities, bollards, site paving, and other site fixtures	LS	1	\$223,800	\$223,800
18	Pump Station Structural: includes 12 foot diameter wet well, excavation and shoring	LS	1	\$984,300	\$984,300
19	Pump Station Mechanical: includes pumps, piping and valving, air release valves	LS	1	\$307,500	\$307,500
20	Pump Station Electrical and Instrumentation/Control	LS	1	\$482,600	\$482,600
21	Access Road - 15 ft width	SF	850	\$8	\$6,800
22	Site Clearing, Grubbing and Tree Removal	LS	1	\$5,000	\$5,000
23	Site grading (2% slope)	LS	1	\$21,000	\$21,000
<b>Construction Subtotal</b>					<b>\$3,571,000</b>
Land Acquisition					\$ 250,000
20% Engineering, Legal, Administration					\$ 714,200
<b>PROJECT SUBTOTAL</b>					<b>\$ 4,535,200</b>
<b>LOWER RANGE (-30%) PROJECT SUBTOTAL</b>					<b>\$ 3,174,640</b>
<b>HIGHER RANGE (+50%) PROJECT SUBTOTAL</b>					<b>\$ 6,802,800</b>

CONSOR's construction cost estimate ("estimate") is in dollars valued as of the date of this estimate. This estimate is an opinion of probable cost based on information available at the time of its development. Final costs will depend on

- actual field conditions.
- actual material and labor costs.
- market conditions for construction.
- regulatory factors.
- final project scope.
- method of implementation.
- schedule (time to completion? time of commencement? Speed of execution?), and
- other variables.

This estimate is based on our perception, which is based on experience and research, yet nevertheless, an assessment, of current conditions at the project location. This estimate reflects our professional opinion of current costs and is subject to change as the project design evolves. CONSOR has no control over, nor can it forecast variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means, and methods of executing the work, or of determining prices, of the impact of competitive bidding or market conditions, practices, or bidding strategies. CONSOR neither warrants nor guarantees that proposals, bids, or actual construction costs will reflect the costs presented, which are for illustrative purposes only.

**Class 4 Budget Estimate  
Alternative Site 1 - Trail  
Tile Flat Siting Study Cost Estimate**

Item No.	Item	Unit	Quantity	Unit Price	Amount
1	Mobilization, Demobilization, Bonds and Insurance (3%)	LS	1	\$90,600	\$90,600
2	Project Management, Superintendent and Job Office & Supplies	LS	1	\$232,100	\$232,100
3	Erosion and Sediment Control	LS	1	\$72,500	\$72,500
4	O&M Manuals	LS	1	\$30,000	\$30,000
5	Pump Station Testing, Startup and Commissioning	LS	1	\$30,000	\$30,000
6	Construction Surveys	LS	1	\$35,000	\$35,000
7	14" HDPE Sewer Force Main w/ Arterial Road Surface Restoration and FM appertances	LF	1,930	\$385	\$743,050
8	On Site 18" Gravity Sewer	LF	100	\$350	\$35,000
9	Off Site Gravity Sewer Extension w/ Arterial Road Surface Restoration, HDD	LF	40	\$2,123	\$84,913
10	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 5'-10' depth	LF	91	\$206	\$18,757
11	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 10'-15' depth	LF	95	\$267	\$25,386
12	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 15'-20' depth	LF	93	\$345	\$32,080
13	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 20'-25' depth	LF	101	\$420	\$42,396
14	Off Site 18" Gravity Sewer Manhole, 5' depth	EA	1	\$5,626	\$5,626
15	Off Site 18" Gravity Sewer Manhole, 25' depth	EA	1	\$6,844	\$6,844
16	Bypass Manhole	LS	1	\$20,000	\$20,000
17	Pump Station Civil: Site features including fencing, landscaping, water quality facility, site utilities, bollards, site paving, and other site fixtures	LS	1	\$223,800	\$223,800
18	Pump Station Structural: includes 12 foot diameter wet well, excavation and shoring	LS	1	\$629,500	\$629,500
19	Pump Station Mechanical: includes pumps, piping and valving, air release valves	LS	1	\$307,500	\$307,500
20	Pump Station Electrical and Instrumentation/Control	LS	1	\$482,600	\$482,600
21	Access Road - 15 ft width	SF	850	\$8	\$6,800
22	Site Clearing, Grubbing and Tree Removal	LS	1	\$5,000	\$5,000
23	Site grading (2% slope)	LS	1	\$21,000	\$21,000
<b>Construction Subtotal</b>					<b>\$3,181,000</b>
Land Acquisition					\$ 250,000
20% Engineering, Legal, Administration					\$ 636,200
<b>PROJECT SUBTOTAL</b>					<b>\$ 4,067,200</b>
<b>LOWER RANGE (-30%) PROJECT SUBTOTAL</b>					<b>\$ 2,847,040</b>
<b>HIGHER RANGE (+50%) PROJECT SUBTOTAL</b>					<b>\$ 6,100,800</b>

CONSOR's construction cost estimate ("estimate") is in dollars valued as of the date of this estimate. This estimate is an opinion of probable cost based on information available at the time of its development. Final costs will depend on

- actual field conditions.
- actual material and labor costs.
- market conditions for construction.
- regulatory factors.
- final project scope.
- method of implementation.
- schedule (time to completion? time of commencement? Speed of execution?), and
- other variables.

This estimate is based on our perception, which is based on experience and research, yet nevertheless, an assessment, of current conditions at the project location. This estimate reflects our professional opinion of current costs and is subject to change as the project design evolves. CONSOR has no control over, nor can it forecast variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means, and methods of executing the work, or of determining prices, of the impact of competitive bidding or market conditions, practices, or bidding strategies. CONSOR neither warrants nor guarantees that proposals, bids, or actual construction costs will reflect the costs presented, which are for illustrative purposes only.

**Class 4 Budget Estimate  
Alternative Site 2  
Tile Flat Siting Study Cost Estimate**

Item No.	Item	Unit	Quantity	Unit Price	Amount
1	Mobilization, Demobilization, Bonds and Insurance (3%)	LS	1	\$110,436	\$110,436
2	Project Management, Superintendent and Job Office & Supplies	LS	1	\$232,100	\$232,100
3	Erosion and Sediment Control	LS	1	\$88,349	\$88,349
4	O&M Manuals	LS	1	\$30,000	\$30,000
5	Pump Station Testing, Startup and Commissioning	LS	1	\$35,000	\$35,000
6	Construction Surveys	LS	1	\$40,000	\$40,000
7	14" HDPE Sewer Force Main w/ Arterial Road Surface Restoration and FM appertances	LF	3,200	\$385	\$1,232,000
8	On Site 18" Gravity Sewer	LF	100	\$350	\$35,000
9	Off Site Gravity Sewer Extension w/ Arterial Road Surface Restoration, HDD	LF	40	2,123	\$84,913
10	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 5'-10' depth	LF	91	206	\$18,757
11	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 10'-15' depth	LF	95	267	\$25,386
12	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 15'-20' depth	LF	93	345	\$32,080
13	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 20'-25' depth	LF	101	420	\$42,396
14	Off Site 18" Gravity Sewer Manhole, 5' depth	EA	1	5,626	\$5,626
15	Off Site 18" Gravity Sewer Manhole, 25' depth	EA	1	6,844	\$6,844
16	Bypass Manhole	LS	1	\$20,000	\$20,000
17	Pump Station Civil: Site features including fencing, landscaping, water quality facility, site utilities, bollards, site paving, and other site fixtures	LS	1	\$235,400	\$235,400
18	Pump Station Structural: includes 12 foot diameter wet well, excavation and shoring	LS	1	\$747,800	\$747,800
19	Pump Station Mechanical: includes pumps, piping and valving, air release valves	LS	1	\$307,500	\$307,500
20	Pump Station Electrical and Instrumentation/Control	LS	1	\$482,600	\$482,600
21	Access Road - 15 ft width	SF	1,600	\$8	\$12,800
22	Site Clearing, Grubbing and Tree Removal	LS	1	\$30,000	\$30,000
23	Site grading (3% slope)	LS	1	\$25,000	\$25,000
	<b>Subtotal</b>				<b>\$3,880,000</b>
	Land Acquisition			\$	250,000
	20% Engineering, Legal, Administration			\$	776,000
	<b>PROJECT SUBTOTAL</b>			\$	<b>4,906,000</b>
	<b>LOWER RANGE (-30%) PROJECT SUBTOTAL</b>			\$	<b>3,434,200</b>
	<b>HIGHER RANGE (+50%) PROJECT SUBTOTAL</b>			\$	<b>7,359,000</b>

CONSOR's construction cost estimate ("estimate") is in dollars valued as of the date of this estimate. This estimate is an opinion of probable cost based on information available at the time of its development. Final costs will depend on

- actual field conditions.
- actual material and labor costs.
- market conditions for construction.
- regulatory factors.
- final project scope.
- method of implementation.
- schedule (time to completion? time of commencement? Speed of execution?), and
- other variables.

This estimate is based on our perception, which is based on experience and research, yet nevertheless, an assessment, of current conditions at the project location. This estimate reflects our professional opinion of current costs and is subject to change as the project design evolves. CONSOR has no control over, nor can it forecast variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means, and methods of executing the work, or of determining prices, of the impact of competitive bidding or market conditions, practices, or bidding strategies. CONSOR neither warrants nor guarantees that proposals, bids, or actual construction costs will reflect the costs presented, which are for illustrative purposes only.

**Class 4 Budget Estimate  
Alternative Site 3  
Tile Flat Siting Study Cost Estimate**

Item No.	Item	Unit	Quantity	Unit Price	Amount
1	Mobilization, Demobilization, Bonds and Insurance (3%)	LS	1	\$122,178	\$122,178
2	Project Management, Superintendent and Job Office & Supplies	LS	1	\$232,100	\$232,100
3	Erosion and Sediment Control	LS	1	\$97,742	\$97,742
4	O&M Manuals	LS	1	\$30,000	\$30,000
5	Pump Station Testing, Startup and Commissioning	LS	1	\$35,000	\$35,000
6	Construction Surveys	LS	1	\$50,000	\$50,000
7	14" HDPE Sewer Force Main w/ Arterial Road Surface Restoration and FM appertances	LF	4,220	\$385	\$1,624,700
8	On Site 18" Gravity Sewer	LF	100	\$350	\$35,000
9	Off Site Gravity Sewer Extension w/ Arterial Road Surface Restoration, HDD	LF	40	\$2,123	\$84,913
10	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 5'-10' depth	LF	91	\$206	\$18,757
11	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 10'-15' depth	LF	95	\$267	\$25,386
12	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 15'-20' depth	LF	93	\$345	\$32,080
13	Off Site 18" Gravity Sewer Extension w/ Arterial Road Surface Restoration, 20'-25' depth	LF	101	\$420	\$42,396
14	Off Site 18" Gravity Sewer Manhole, 5' depth	EA	1	\$5,626	\$5,626
15	Off Site 18" Gravity Sewer Manhole, 25' depth	EA	1	\$6,844	\$6,844
16	Bypass Manhole	LS	1	\$20,000	\$20,000
17	Pump Station Civil: Site features including fencing, landscaping, water quality facility, site utilities, bollards, site paving, and other site fixtures	LS	1	\$229,600	\$229,600
18	Pump Station Structural: includes 12 foot diameter wet well, excavation and shoring	LS	1	\$764,700	\$764,700
19	Pump Station Mechanical: includes pumps, piping and valving, air release valves	LS	1	\$307,500	\$307,500
20	Pump Station Electrical and Instrumentation/Control	LS	1	\$482,600	\$482,600
21	Access Road - 15 ft width	SF	1,300	\$8	\$10,400
22	Site Clearing, Grubbing and Tree Removal	LS	1	\$10,000	\$10,000
23	Site grading (3% slope)	LS	1	\$25,000	\$25,000
	<b>Subtotal</b>				<b>\$4,293,000</b>
	Land Acquisition			\$	250,000
	20% Engineering, Legal, Administration			\$	858,600
	<b>PROJECT SUBTOTAL</b>			\$	<b>5,401,600</b>
	<b>LOWER RANGE (-30%) PROJECT SUBTOTAL</b>			\$	<b>3,781,120</b>
	<b>HIGHER RANGE (+50%) PROJECT SUBTOTAL</b>			\$	<b>8,102,400</b>

CONSOR's construction cost estimate ("estimate") is in dollars valued as of the date of this estimate. This estimate is an opinion of probable cost based on information available at the time of its development. Final costs will depend on

- actual field conditions.
- actual material and labor costs.
- market conditions for construction.
- regulatory factors.
- final project scope.
- method of implementation.
- schedule (time to completion? time of commencement? Speed of execution?), and
- other variables.

This estimate is based on our perception, which is based on experience and research, yet nevertheless, an assessment, of current conditions at the project location. This estimate reflects our professional opinion of current costs and is subject to change as the project design evolves. CONSOR has no control over, nor can it forecast variances in the cost of labor, materials, equipment; nor services provided by others, contractor's means, and methods of executing the work, or of determining prices, of the impact of competitive bidding or market conditions, practices, or bidding strategies. CONSOR neither warrants nor guarantees that proposals, bids, or actual construction costs will reflect the costs presented, which are for illustrative purposes only.



## **Exhibit I: Service Provider Letters**

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**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
 Planning and Development Services  
 Current Planning  
 155 N. 1<sup>st</sup> Avenue, #350-13  
 Hillsboro, OR 97124  
 Ph. (503) 846-8761 Fax (503) 846-2908  
<http://www.co.washington.or.us>

**Development Coordination Statement****CITY: PLEASE RETURN THIS FORM TO APPLICANT:**COMPANY: Clean Water ServicesCONTACT: Ramon SeraADDRESS: 2550 SW Hillsboro Hwy  
Hillsboro, OR 97123PHONE: 503-681-3600 / 831-214-2320 mobileEMAIL: SeraR@cleanwaterservices.org

ATTENTION:

CITY OF BEAVERTON

Planning Manager

**OWNER(S):**NAME: Clean Water ServicesADDRESS: 2550 SW Hillsboro Hwy  
Hillsboro, OR 97123PHONE: 503-681-3600 / 831-214-2320 mobileProperty Desc.: Tax Map(s): 1S23600 Lot Number(s): 900Site Size: 0.66 ACRESSite Address: TBDNearest cross street (or directions to site):  
1,030 feet east of SW Grabhorn Rd and SW Tile Flat Rd intersectionPROPOSED PROJECT NAME: COOPER MOUNTAIN PUMP STATION

PROPOSED DEVELOPMENT ACTION: (PARTITION, SUBDIVISION, DEVELOPMENT REVIEW, AND GENERAL DESCRIPTION OF PROJECT)

New sanitary sewer pump station, see attached Exhibit A. No enclosed building.EXISTING USE: Farm landPROPOSED USE Wastewater pump station

IF RESIDENTIAL:

NO. OF DWELLING UNITS: N/ASINGLE FAM. N/A MULTI-FAM. N/A

IF NON-RESIDENTIAL:

TYPE OF USE: N/ANO. OF SQ. FT. (GROSS FLOOR AREA) N/A

SITE PLAN INCLUDED

\*\*\*\*\* ATTENTION CITY OF Beaverton \*\*\*\*\*

PLEASE INDICATE THAT YOU HAVE DISCUSSED THE PROPOSED PROJECT WITH THE APPLICANT.

**RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.**

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

- ☒ CITY HAS RECEIVED NOTIFICATION OF PENDING APPLICATION
- ☐ CONNECTION TO CITY SERVICES ARE NECESSARY TO SERVE THE PROPOSED DEVELOPMENT - ANNEXATION IS NECESSARY SERVICES NEEDED: ☐ WATER ☐ SANITARY SEWER ☐ STORM WATER
- ☒ CONNECTION TO CITY SERVICES ARE NOT REQUIRED TO SERVE THE PROPOSED DEVELOPMENT

NAME (PRINT): Jana Fox

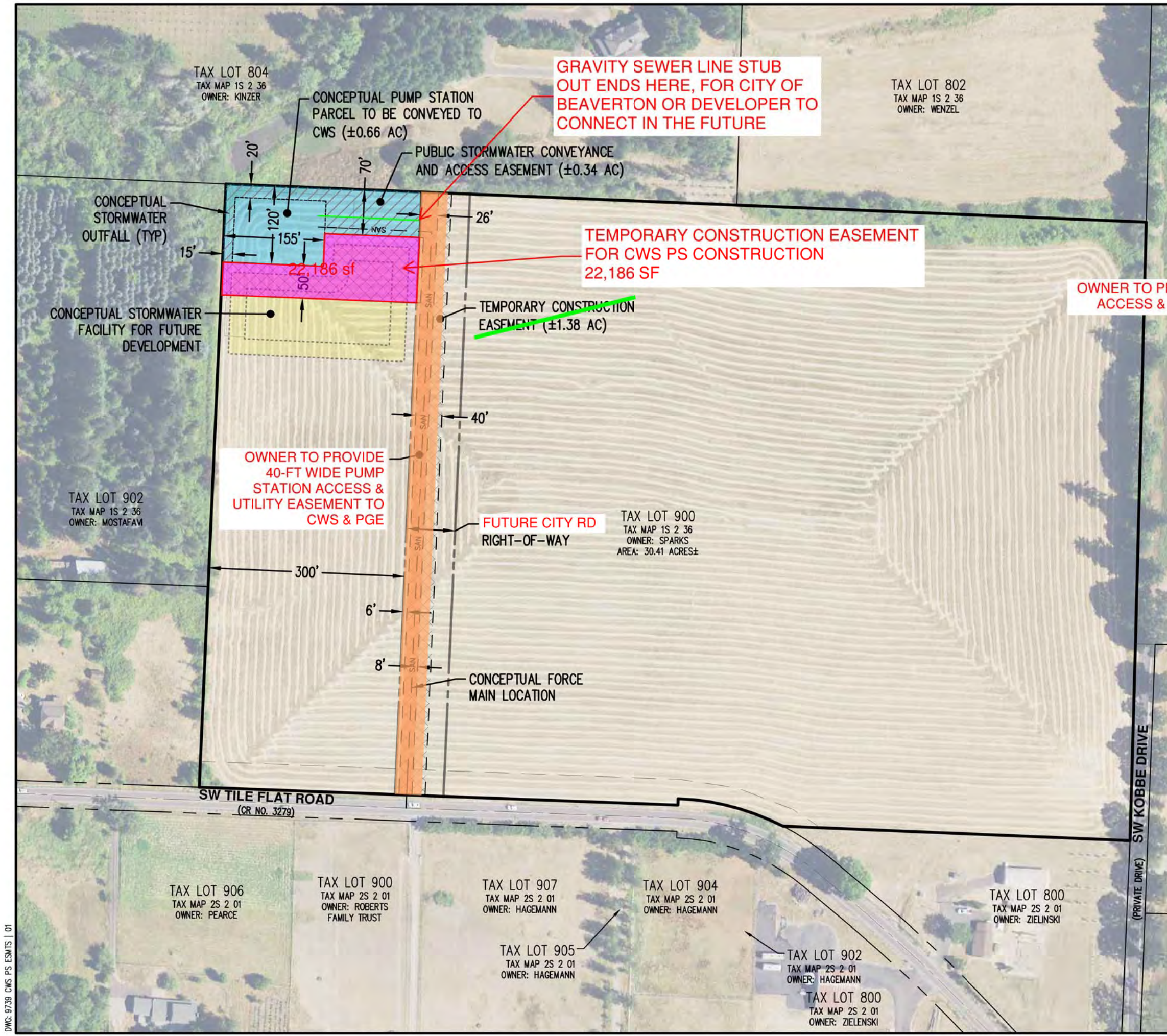
SIGNATURE: \_\_\_\_\_

Jana Fox

Digitally signed by Jana Fox  
 DN: cn=Jana Fox,  
 o=City of Beaverton, ou=200  
 Planning, cn=Jana Fox  
 Reason: 2024.11.04 14:55:48-0800
POSITION: Current Planning Manager PHONE: 503.523.8530DATE: 11/4/2024☐ ATTACHMENTS INCLUDED

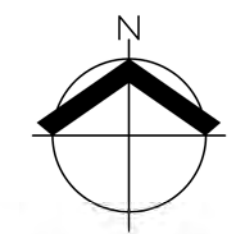
04/10/19



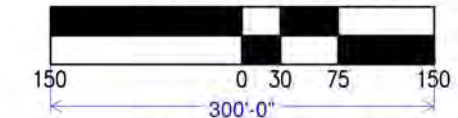


LEGEND

- PUMP STATION PARCEL = 0.66 acres
- OWNER TO PROVIDE 40-FT WIDE PUMP STATION ACCESS & UTILITY EASEMENT TO CWS & PGE
- TEMPORARY CONSTRUCTION EASEMENT
- PUBLIC STORMWATER CONVEYANCE AND ACCESS EASEMENT
- CONCEPTUAL STORMWATER FACILITY



SCALE: 1"=150 FEET



DATE: 5/29/2024

COOPER MOUNTAIN PUMP STATION  
CONCEPTUAL ACQUISITION MAP

TILE FLAT ROAD SUBDIVISION

AKS ENGINEERING & FORESTRY, LLC  
12965 SW HERMAN RD, STE 100  
TUALATIN, OR 97062  
503.563.6151 WWW.AKS-ENG.COM



EXHIBIT
A
DRWN: TS
CHKD: TS
AKS JOB:
9739

DWG: 9739 CWS PS ESMTS | 01



**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
 Planning and Development Services  
 Current Planning  
 155 N. 1<sup>st</sup> Avenue, #350-13  
 Hillsboro, OR 97124  
 Ph. (503) 846-8761 Fax (503) 846-2908  
 http://www.co.washington.or.us

## Request For Statement Of Service Availability (Service Provider Letter)

☒ FIRE DISTRICT: Tualatin Valley Fire & Rescue

**OWNER(S):**

NAME: Clean Water Services

ADDRESS: 2550 SW Hillsboro Hwy, Hillsboro, OR 97123

PHONE: 503-681-3600

**APPLICANT/PROJECT CONTACT:**

NAME: RAMON SERA

ADDRESS: 2550 SW Hillsboro Hwy, Hillsboro, OR 97123

PHONE: 831-214-2320

EMAIL: SeraR@cleanwaterservices.org

Property Desc.: Tax Map(s): Lot Number(s):

1S23600

900

Site Size: 0.66 ACRES

Site Address: TBD

Nearest cross street (or directions to site):

1,030 feet east of SW Grabhorn Rd and SW Tile Flat Rd intersection

EXISTING USE: Farm land

PROPOSED PROJECT NAME: Cooper Mountain Pump Station

PROPOSED DEVELOPMENT ACTION: New sanitary sewer pump station, see attached Exhibit A. No enclosed building, all infrastructure will be located at or below ground level.

**IF RESIDENTIAL:**

NO. OF ADD'L DWELLING UNITS: N/A

**IF INDUSTRIAL/COMMERCIAL:**

BLDG. SQ. FT. (GROSS FLOOR AREA) N/A

**IF INSTITUTIONAL:**

BLDG. SQ. FT. N/A

NO. STUDENTS/EMPLOYEES/MEMBERS: N/A

\*\*\*\*\***ATTENTION SERVICE PROVIDER**\*\*\*\*\*

**PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).**

**RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.**

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

☒ **ADEQUATE FIRE PROTECTION IS AVAILABLE TO SERVE THE PROPOSED PROJECT, SUBJECT TO REVIEW FOR CONFORMANCE WITH OREGON FIRE CODE DURING GRADING/BUILDING PERMIT REVIEWS. (Use additional sheets if necessary.)**

Please provide any comments regarding the project plan here.

**No TVF&R permit required for this project.**

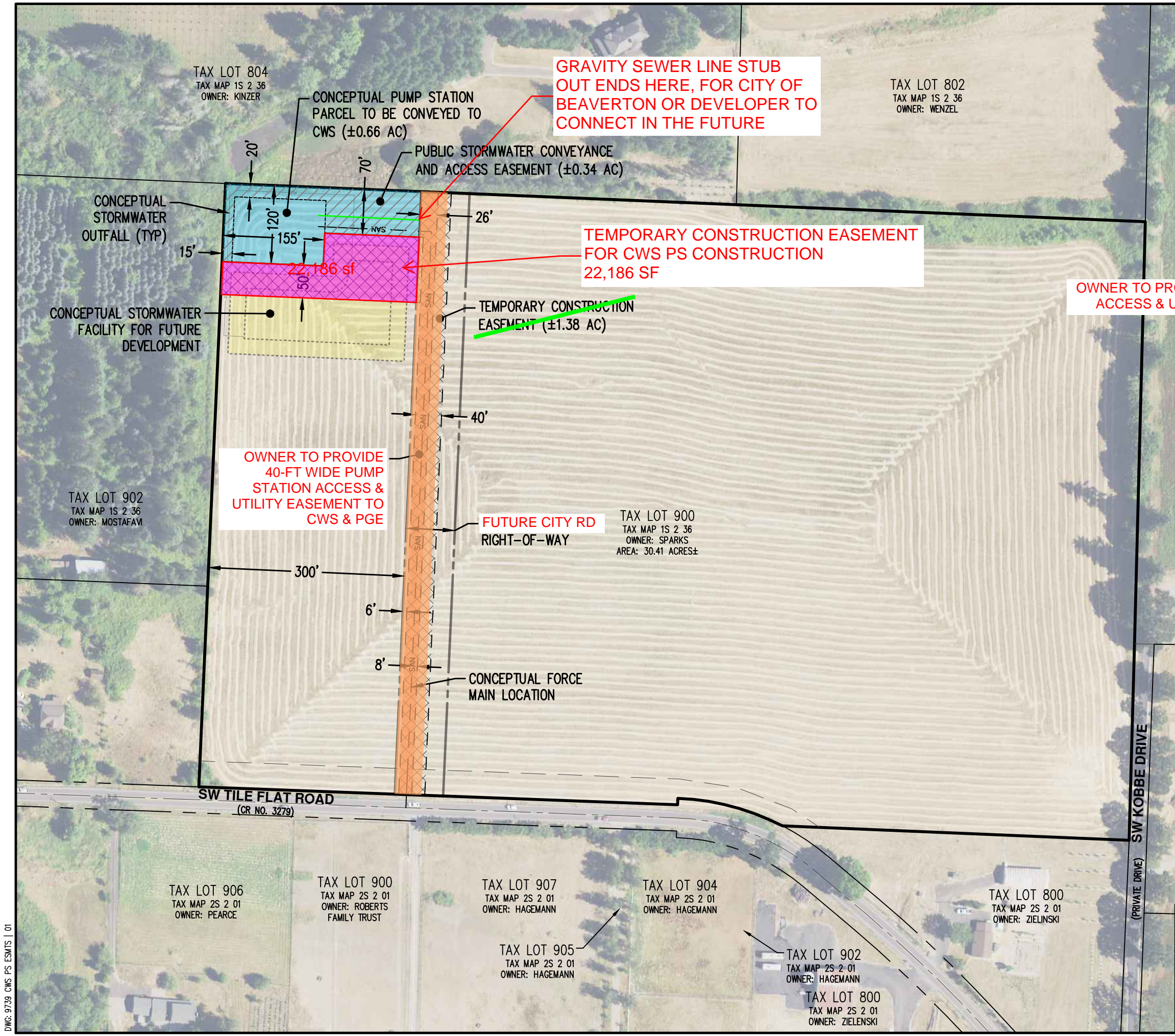
SIGNATURE: Stephanie McKee POSITION: Deputy Fire Marshal II DATE: 11/5/2024

☐ SERVICE LEVEL IS **INADEQUATE** TO SERVICE THE PROPOSED PROJECT.

Please indicate why the service level is inadequate.

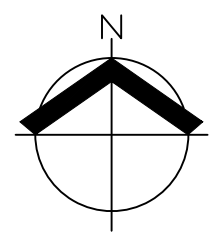
SIGNATURE: \_\_\_\_\_ POSITION: \_\_\_\_\_ DATE: \_\_\_\_\_



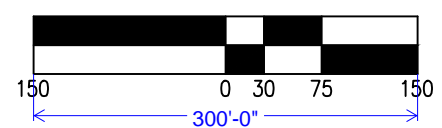


**LEGEND**

- PUMP STATION PARCEL = 0.66 acres
- OWNER TO PROVIDE 40-FT WIDE PUMP STATION ACCESS & UTILITY EASEMENT TO CWS & PGE
- TEMPORARY CONSTRUCTION EASEMENT
- PUBLIC STORMWATER CONVEYANCE AND ACCESS EASEMENT
- CONCEPTUAL STORMWATER FACILITY



SCALE: 1"=150 FEET



DATE: 5/29/2024

COOPER MOUNTAIN PUMP STATION CONCEPTUAL ACQUISITION MAP		EXHIBIT
TILE FLAT ROAD SUBDIVISION		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: TS CHKD: TS AKS JOB: 9739





**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
<http://www.co.washington.or.us>

**Request For Statement Of Service  
Availability For Sheriff / Police Services**

WASHINGTON COUNTY SHERIFF

PRE-APPLICATION DATE: 03/24/2024**Service Provider: PLEASE RETURN THIS FORM TO:  
APPLICANT:**

COMPANY: Clean Water Services  
CONTACT: Ramon Sera  
ADDRESS: 2550 SW Hillsboro Hwy  
Hillsboro, OR 97123  
PHONE: 503-681-3600 / 831-214-2320 mobile

**OWNER(S):**

NAME: SPARROWHAWK HOLDINGS LLC  
ADDRESS: 95 W TURTLEBACK LN  
WICKENBURG, AZ 85390

PHONE: Contact applicant

Property Desc.: Tax Map(s): Lot Number(s):  
1S23600 900

Site Size: 0.66 ACRESSite Address: TBD

Nearest cross street (or directions to site):  
1,030 feet east of SW Grabhorn Rd and SW Tile Flat Rd intersection

PROPOSED PROJECT NAME: COOPER MOUNTAIN PUMP STATION

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)

New sanitary sewer pump station, see attached Exhibit A. No enclosed building.

EXISTING USE: FarmlandPROPOSED USE: Wastewater pump station

## IF RESIDENTIAL:

NO. OF DWELLING UNITS: N/A  
SINGLE FAM. N/A MULTI-FAM. N/A

## IF INDUSTRIAL/COMMERCIAL:

TYPE OF USE: N/A  
NO. OF SQ. FT. (GROSS FLOOR AREA) N/A

## IF INSTITUTIONAL:

NO. SQ. FT. N/A  
NO. STUDENTS/EMPLOYEES/MEMBERS: N/A

**\*\*\*\*\* ATTENTION SERVICE PROVIDER \*\*\*\*\***

**PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).  
RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.**

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).



SERVICE LEVEL IS **ADEQUATE** TO SERVE THE PROPOSED PROJECT. (Use additional sheets if necessary.)  
Please indicate what improvements, or revisions to the proposal are needed for you to provide adequate service to this project.

SIGNATURE: Lieutenant Bob Ray POSITION: \_\_\_\_\_ DATE: 11/15/24

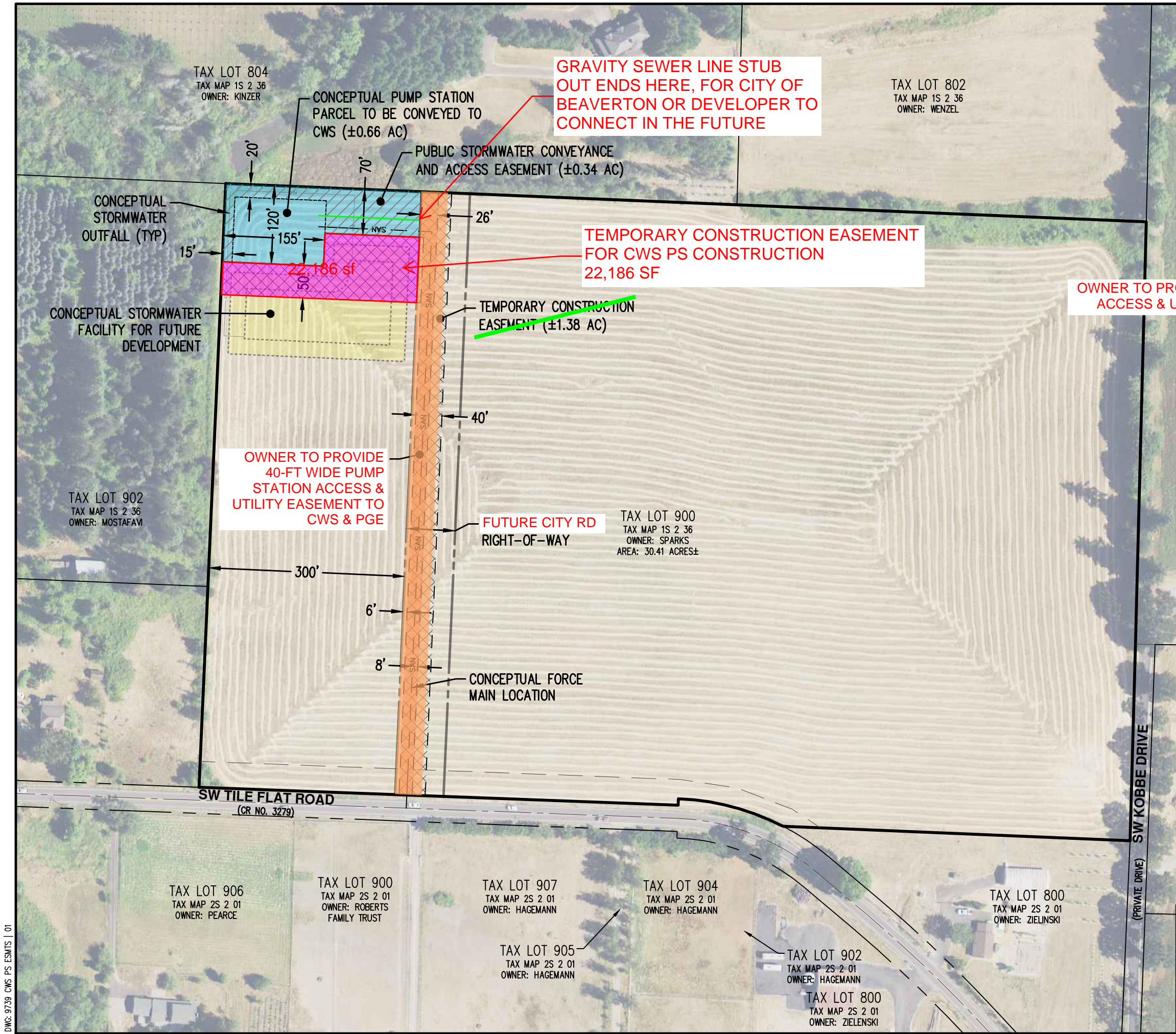


SERVICE LEVEL IS **INADEQUATE** TO SERVICE THE PROPOSED PROJECT.

If the present or future service level is inadequate, please provide information documenting your inability to provide an adequate level of service. Please also provide information regarding whether the use of alternative means can be employed to provide an adequate service level. Documentation of adequacy and alternatives to provide an adequate service level may include but not be limited to the following:  
1. Contracting with private agency; 2. Contracting with other public agency; 3. Impact fees; 4. Any combination of these or other alternatives.

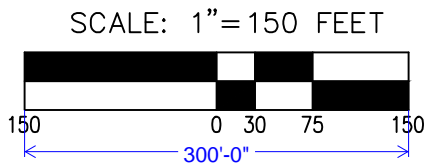
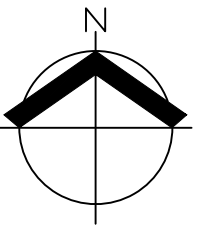
SIGNATURE: \_\_\_\_\_ POSITION: \_\_\_\_\_ DATE: \_\_\_\_\_





**LEGEND**

- PUMP STATION PARCEL = 0.66 acres
- OWNER TO PROVIDE 40-FT WIDE PUMP STATION ACCESS & UTILITY EASEMENT TO CWS & PGE
- ~~TEMPORARY CONSTRUCTION EASEMENT~~
- PUBLIC STORMWATER CONVEYANCE AND ACCESS EASEMENT
- CONCEPTUAL STORMWATER FACILITY



DATE: 5/29/2024

COOPER MOUNTAIN PUMP STATION CONCEPTUAL ACQUISITION MAP		EXHIBIT
TILE FLAT ROAD SUBDIVISION		A
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.563.6151 WWW.AKS-ENG.COM		DRWN: TS CHKD: TS AKS JOB: 9739





**WASHINGTON COUNTY**

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
http://www.co.washington.or.us

## Request For Statement Of Design Considerations For Surface Water Management. (Clean Water Services)

☒ CWS (Clean Water Services)  
2550 SW Hillsboro Hwy  
Hillsboro, OR 97123-9379  
503-681-3600

☐ OTHER \_\_\_\_\_

PRE-APPLICATION DATE: 03/24/2024

**Service Provider: PLEASE RETURN THIS FORM TO:  
APPLICANT:**

COMPANY: Clean Water Services  
CONTACT: Ramon Sera  
ADDRESS: 2550 SW Hillsboro Hwy  
Hillsboro, OR 97123  
PHONE: 503-681-3600 / 831-214-2320 mobile

**OWNER(S):**

NAME: SPARROWHAWK HOLDINGS LLC  
ADDRESS: 95 W TURTLEBACK LN  
WICKENBURG, AZ 85390  
PHONE: Contact applicant

Property Desc.: Tax Map(s): Lot Number(s):  
1S23600 900

Site Size: 0.66 ACRES

Site Address: TBD

Nearest cross street (or directions to site):  
1,030 feet east of SW Grabhorn Rd and SW Tile Flat Rd intersection

PROPOSED PROJECT NAME: COOPER MOUNTAIN PUMP STATION

PROPOSED DEVELOPMENT ACTION: (DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)

New sanitary sewer pump station and associated infrastructure, see attached Exhibit A.

EXISTING USE: Farmland

PROPOSED USE: Wastewater pump station

IF RESIDENTIAL:

NO. OF DWELLING UNITS: N/A

SINGLE FAM. N/A MULTI-FAM. N/A

IF INDUSTRIAL/COMMERCIAL:

TYPE OF USE: N/A

NO. OF SQ. FT. (GROSS FLOOR AREA) N/A

IF INSTITUTIONAL:

NO. SQ. FT. N/A

NO. STUDENTS/EMPLOYEES/MEMBERS: N/A

### \*\*\*\*\*ATTENTION SERVICE PROVIDER\*\*\*\*\*

PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE).  
**RETURN THIS COMPLETED FORM TO THE APPLICANT AS LISTED ABOVE.**

(Do NOT return this form to Washington County. The applicant will submit the completed form with their Land Development Application submittal).

### ATTACH THE FOLLOWING INFORMATION TO THIS APPLICATION:

1. Topographical map (minimum scale 1" = 200', contour interval no closer than 5 feet)
2. Development layout (streets, lots, parking areas, building configuration, pathways, creeks, wetland, landscape areas)
3. Vicinity map (minimum scale 1" = 1/4 mile)

TO BE COMPLETED BY GOVERNING JURISDICTION. **DEVELOPMENT ACTION SUBMITTAL MUST CONSIDER:**

Depends on Analysis

Water Quality Facility required

☒ Y ☐ N

Hydraulic and hydrological analysis required

☒ Y ☐ N

Water Quantity Facility required

☒ Y ☐ N

Vegetated corridor required

☒ Y ☐ N

COMMENTS/EXPLANATION:

SIGNATURE: Chealsey Rosebrook POSITION: PRT

DATE: 12/18/2024



## Technical Memorandum

**Date:** December 5, 2024

**Project:** Cooper Mountain Pump Station

**To:** Clean Water Services

**From:** Joshua Owens, PE (Consor)

**Reviewed By:** Eddie Kreipe, PE (Consor)

**Re:** Cooper Mountain Pump Station Stormwater Management Approach

---

### Introduction

Clean Water Services (District) plans to construct a new pump station to serve the developing Cooper Mountain Area in Beaverton, OR. The new Pump Station will include approximately 8,400 square feet (sf) of impervious area requiring stormwater management. The stormwater management will be designed to meet Clean Water Services standards.

### Existing Conditions Summary

The pump station will be located on a parcel that is currently in an agricultural use area. The existing area slopes towards the northwest and stormwater runoff drains to McKernan Creek, about 100 ft from the proposed pump station site. The runoff occurs as sheet flow with no evidence of shallow concentrated or channelized flow occurring. The site consists of soils of hydrologic soil group C/D.

### Proposed Development Summary

The site will consist of a paved access area, pump station mechanical equipment, a generator, and a utility shelter for electrical equipment (see attached **Site Plan**). Access to the site from SW Tile Flat Road will be provided by a temporary gravel access road that will infiltrate and/or sheet flow runoff to the adjacent pervious areas and no stormwater management is proposed. The temporary access road will be developed into a City street within the future dedicated right-of-way (ROW) by others when development occurs. From the pump station to the City's ROW, approximately 40 feet from the proposed pump station site, will be a gravel driveway and will sheet flow into the proposed water quality facility.

## Stormwater Management Strategy

All stormwater management for the pump station site's impervious area will occur on-site. Any offsite run-on will be routed either around or through the site without mixing with the on-site runoff. When routed through the site it will be discharged at the low point of the site (northwest corner) to match existing drainage patterns.

Due to the small contributing area, initial flow control sizing requirements could not be met using the minimum orifice size of 0.5 inches. Therefore, we are proposing the fee-in-lieu approach to meet flow control requirements.

The below section numbers are in reference to CWS Design and Construction Standards Chapter 4 – Runoff Treatment and Control and include a summary of the proposed method of managing each requirement.

### 4.02 Water Quantity Control Requirements for Conveyance Capacity

To mitigate impacts on the public stormwater system, the development will make payment of a Storm and Surface Water Management System Development Charge (SWM SDC) as provided in CWS Ordinance 28. (4.02.1.c)

### 4.03 Hydromodification Approach Requirements

The total new impervious area is approximately 8,400 SF for the proposed development. Since more than 1,000 SF of new impervious area will be added, the development must implement or fund techniques to reduce impacts to the downstream receiving water body. We recommend the approach of payment of a Hydromodification fee-in-lieu per section 4.03.1.d of the standards.

The impervious area increase is less than 12,000 SF therefore, a Hydromodification Assessment is not required. (4.03.2.b)

The 8,400 SF area results in a Project Size Category of Small. (4.03.3.c.2.C)

The Hydromodification Risk Level is Moderate according to the web map tool, a reach-specific risk level evaluation is not required because it will not change the Hydromodification Approach Category for a Small Project (4.03.5 Table 4-2)

This is a Small Project, resulting in Hydromodification Approach Category 1 (4.03.5 Table 4-2) regardless of Development Class or Risk Level.

A hydromodification approach implemented on-site is not required (4.03.7.a) because this is a Category 1 project and the recommendation is for a fee-in-lieu approach (4.03.7.a.1.).

#### 4.04 Water Quality Treatment Requirements

A water quality approach is required because there is greater than 1,000 SF of new and/or redeveloped impervious area (4.04.1). Flow-through treatment will be used to meet the required treatment design efficiency due to limited infiltration of the Hydrologic Soil Group C/D soils. Required treatment will be met using a Non-structural Flow-Through Planter/Rain Garden (Rain Garden) (4.04.3.c.1.G)

#### 4.05 LIDA Requirements

The Rain Garden is a vegetated water quality treatment LIDA approach approvable by the District (4.05.3.a)

#### 4.06 Summary of Stormwater Management Approaches

The Rain Garden is a Water Quality Treatment Approach and a Low Impact Development Approach according to **Table 4-3**. The facility will be sized to treat the entire impervious catchment area of 8,400 SF.

#### 4.07 Stormwater Management Approach Design Considerations

The site will be graded to runoff directly to the Rain Garden without an intermediate collection of conveyance system. Pretreatment (4.07.1.a) is not required because the contributing impervious area is less than 15,000 sf (4.09.8.c.1)

Erosion protection (4.07.2), vegetation (4.07.3), and fencing (4.07.4) will be implemented according to standard. The rain garden will be located adjacent to the paved pad to meet the access requirements (4.07.6).

This Rain Garden serves a single parcel and should be maintained by the Owner per section 2.08.2. (4.07.7). Since the Owner is also the District, District maintenance will apply and be approved. (4.07.7.d)

#### 4.08 Stormwater Management Approach Sizing

This is not a single-family residence or duplex, therefore the Impervious Area Used in Design will be all new impervious area. There is no re-developed impervious area.

The total impervious area used in design is 8,400 SF

Simplified Sizing is applicable because the Rain Garden will have less than 15,000 SF of contributing impervious area. (4.08.4.a)

Simplified Sizing is allowed for the Rain Garden (4.09.8.b.1) and a 6% sizing factor was used to determine the surface area of the Rain Garden (4.08.4.b)

Applying the 6% sizing factor results in a facility with a surface area of  $8,400 \text{ SF} \times 0.06 = 504 \text{ SF}$

Hydromodification Sizing (4.08.4.c) does not apply because the fee-in-lieu approach will be used.

## Conclusions

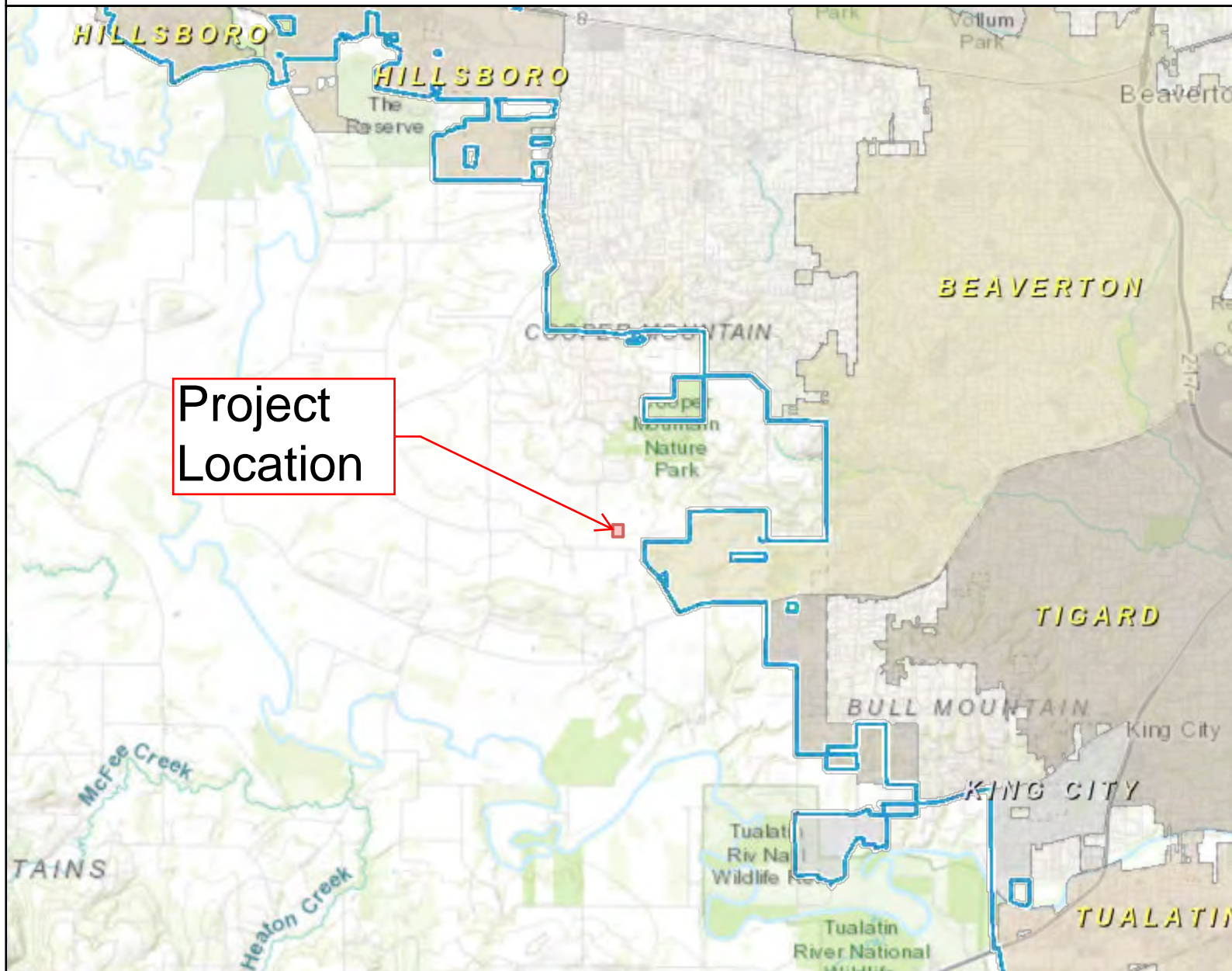
A Rain Garden (Non-structural Flow-Through Planter/Rain Garden) will be used to meet the site water quality requirements. The Rain Garden will only serve on-site impervious area and meet the District design requirements (4.09.8)

Fee-in-lieu will be used to meet the Hydromodification Approach requirement, therefore there will not be an on-site Hydromodification facility.

Offsite run-on will be routed around or through the site. When routed through the site it will discharge at the low point of the site (northwest corner) to match existing drainage patterns.



# ArcGIS Web Map

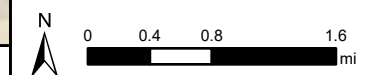


## Legend

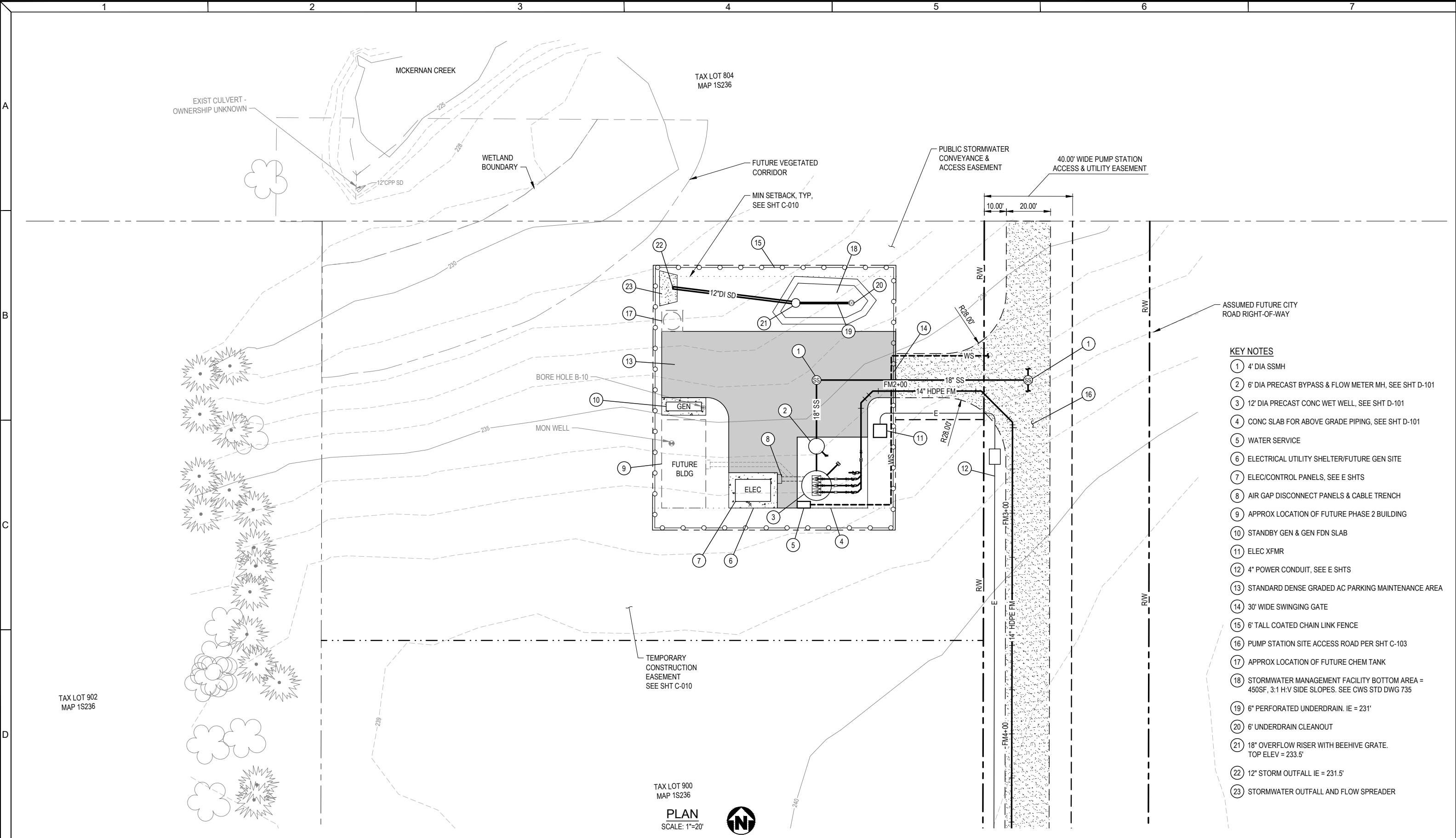
- Cleanout
- Fitting
- ⊙ Valve
- Manhole
- Inlet
- △ Pond
- Vault
- ☆ Treatment Plant
- Ⓟ Pump Station
- Gravity Line
- Pressure Line
- Open Channel
- Virtual Flow
- ⬜ Pond Outline
- ▬ CWS Boundary
- ▬ County Boundary
- ▬ Urban Growth Boundary

## X Abandoned

- CWS Sani
- CWS Storm
- Partner Sani
- Partner Storm



Disclaimer: This product and its associated data is for informational purposes only and was derived from several databases. It was not prepared for, and is not suitable for legal, engineering or s of this information should review or consult the primary data and information sources to ensure accuracy. Clean Water Services cannot accept any responsibility for errors, omissions or position warranties for this product. Mainline and service lateral locations are depicted using best available information but must be field verified and located before digging. Service laterals are marked "Unlocatable underground facilities" as defined in OAR 952-001-0010 (20). Easement data is not currently completed District-wide and should be used for general reference only. All sanitary or the exception of sanitary lines 24" and larger located within the city limits of Beaverton, Cornelius, Forest Grove, Hillsboro, Lake Oswego, Portland, Sherwood, Tigard or Tualatin, need to be verif individual city. Notification of any errors would be appreciated. Clean Water Services, Development Services, 2550 SW Hillsboro Highway, Hillsboro OR 97123, (503) 681-5100.



<div>Consultant:</div> <div></div> <div>This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.</div>	<div>Sub Consultant:</div>	<div>30% SUBMITTAL</div>	<div>Engineer's Seal:</div> <div>PRELIMINARY NOT FOR CONSTRUCTION</div>	<div>Client / Owner:</div> <div></div>	<div>Project Title:</div> <div>CLEAN WATER SERVICES COOPER MOUNTAIN PUMP STATION PROJECT NO. 7201</div>	<div>CIVIL</div> <div>PUMP STATION SITE PLAN</div>	Designed By: HKP	Consort Project No.: W219761OR
							Drawn By: DJC	Issued On: DECEMBER 2024
							Checked By: AJC	Sheet: C-100
							Approved By: HKP	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

## **Exhibit J: Pre-Application Conference Notes**

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## WASHINGTON COUNTY

Dept. of Land Use & Transportation  
Current Planning Services  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
<http://www.co.washington.or.us>

## PRE-APPLICATION CONFERENCE SUMMARY (URBAN)

PREAPP# 24-0036  
Date of Pre-app. 7/8/24  
Staff Member Cassandra O'Donnell

### ATTENDEE:

Name: Ramon Sera

E-mail: SeraR@cleanwaterservices.org

### PROPERTY DESCRIPTION

ASSESSOR MAP: 1S23600 TAX LOT NUMBER(S): 00900

### PROCEDURE/CATEGORY TYPE Type III

CPO: 6

Community Plan: Aloha-Reedville-Cooper Mountain

Land Use District(s): FD-20

Site Size: 30.41 acres

Address: N/A

Location: N side of SW Tile Flat Rd ~700 ft NW of intersection w/ SW Kobbe Dr

### Proposed Development Action:

New sanitary sewer pump station and partition.

### PROCESSING INFORMATION (Processing time from date of acceptance.) +/- 30 day completeness review

- Type I** - Administrative Review; estimated processing time \_\_\_\_\_ days.  
**Type II** - Administrative Review; with Public Notice; est. processing time \_\_\_\_\_ days; County shall prepare Notice.  
**Type III** - Quasi-Judicial Review (Public hearing before County hearings Officer). County shall prepare Notice. Application submittal deadline is approximately 11 weeks prior to the hearing.

### APPLICABLE REGULATIONS

Submit evidence of compliance with the following, using the format indicated (written or plans).

### COMMUNITY PLAN

- ☐ General Design Elements No Design Elements not otherwise implemented by CDC standards.  
☐ Sub-area Design Elements Cooper Mountain Subarea - No Design Elements not otherwise implemented by CDC standards.  
☐ Area of Special Concern No. \_\_\_\_\_  
☒ Significant Natural Resource Water-Related Fish and Wildlife Habitat and Title 13 Metro Riparian Resources

### COMMUNITY DEVELOPMENT CODE

#### Procedures (Article II)

- ☒ Neighborhood Meeting (§203-3) Req. for partition (203-3.2 A)  
☐ Other (§200) \_\_\_\_\_

#### Land Use Districts (Article III)

##### Narrative / Plans

- ☐ Introduction (§300) \_\_\_\_\_  
☒ Applicable District (§302-381) 308 - FD-20 (308-4.8, 308-6.1 B, 308-8) - Access by 40 ft minimum easement.

#### Development Standards (Article IV)

- ☒ Master Planning (§404) \_\_\_\_\_  
☒ Site Plan Dimensioned site plan showing setbacks, lot dimensions, and facility locations.  
☒ Off-Site Circ./Dev. Plan Provide off-site circulation plan/future showing redevelopment of adjacent parcels, as applicable  
☐ Open Space (§405) \_\_\_\_\_  
☐ Building Siting (§406) \_\_\_\_\_  
☒ Landscape Design (§407) Street Trees (407-7)  
☒ Neighborhood Circ. (§408) 408-4.1 Circulation Analysis  
☐ Private Streets (§409) \_\_\_\_\_  
☒ Slopes & Grading (§410) Preliminary Grading Plans  
☐ Screening & Buffering (§411) \_\_\_\_\_



**Development Standards (Article IV) (con't.)**

- ☐ Parking & Loading (§413) \_\_\_\_\_
- ☐ Signs (§414) \_\_\_\_\_
- ☐ Lighting (§415) \_\_\_\_\_
- ☒ Utility Design (§416) \_\_\_\_\_
- ☒ Setbacks (§418) \_\_\_\_\_
- ☒ Height (§419) \_\_\_\_\_
- ☐ Solar Access (§427) \_\_\_\_\_
- ☐ Bicycle Parking (§429) \_\_\_\_\_
- ☒ Special Use Sections (§430) .430-105 - Public Utility (Service Facility)
- ☐ Transit Oriented Design (§431) \_\_\_\_\_
- ☐ Section \_\_\_\_\_
- ☐ Section \_\_\_\_\_

**Variance (§435)**

- ☐ Type III Variance (§435-4.1) \_\_\_\_\_
- ☐ Type II Hardship Relief (§435-5.3) \_\_\_\_\_

**Flood Plain & Drainage Hazard Area (§421)**

- ☐ FP/DHA Handout provided to Applicant
- ☐ Flood Plain Elevation Request Form
- Information prepared by a registered professional engineer
- ☐ Information described in FP/DHA Handout \_\_\_\_\_
- ☒ (§421-1.2.A or 421-1.2.B) Delineation.
- ☐ Section \_\_\_\_\_
- ☐ Section \_\_\_\_\_
- ☒ Description of Proposed alteration (if any) Above-ground utility facility is not permitted in the DHA. Delineation will determine permissibility.

**Significant Natural Resource (§422)**

- ☐ Director's Interpretation provided to Applicant.
- Information prepared by a professional qualified to address the different characteristics of the resource area
- ☐ Information described in (§422) Director's Interpretation \_\_\_\_\_
- ☐ Tree Survey (site plan showing location & species of all trees > 6" in caliper)
- ☒ (§422-3) Criteria for Development Water-Related Fish and Wildlife Habitat and Title 13 Riparian Resources - Delineation required in an SNR Assessment.
- ☐ Section \_\_\_\_\_
- ☒ Description of Proposed alteration (if any) Utility facility not permitted in these areas. Delineation will determine permissibility.

**Public Facilities (§501)**

- ☐ If increase of 40+ ADT: Completed Traffic Impact Statement – OR – Waiver to TIS  
(Submit the Traffic Impact Statement Request as soon as possible, as there is at least an 8 week turnaround time.)
- ☒ (§501) §501-8.5 F. preliminary sight distance certification req'd with application; Other public improvements (see notes).
- ☒ Access Management Plan (§501-8.5.C) If access unable to meet standards.
- ☒ Sidewalks (§502) \_\_\_\_\_
- ☒ 501-8.4: Right-of-Way dedication: Arterial, ROW shall be min. 45 ft from C/L; Current ROW 20 ft - req. 25 ft additional.
- ☐ \_\_\_\_\_
- ☐ \_\_\_\_\_

**Land Divisions & Property Line Adjustments (Article VI)**

- ☒ Preliminary Plat (§605-2.3)
- ☒ Development Standards (§605-3)
- ☐ \_\_\_\_\_

**SERVICE PROVIDER LETTERS FROM:**

\* = Documentation no more than 90 days old.

- ☐ \* Water District \_\_\_\_\_  
☐ \* Clean Water Services (Sewer) \_\_\_\_\_  
☒ \* Clean Water Services Surface Water \_\_\_\_\_  
☒ \* Fire District Tualatin Valley Fire and Rescue \_\_\_\_\_  
☒ Washington County Sheriff \_\_\_\_\_  
☐ Wash Co HHS Solid Waste/Recycling \_\_\_\_\_  
☐ School District \_\_\_\_\_  
☐ Tri-Met (info. filled out by applicant) \_\_\_\_\_  
☐ Tualatin Hills Park & Recreation District \_\_\_\_\_  
☒ City of Beaverton Development Coordination  
 Statement if site is in Beaverton coordination  
 area

**OTHER REQUIRED INFORMATION:**

- ☒ Development Application  
☒ Development Review Valuation Sheet  
☒ Neighborhood Meeting Materials  
☒ Reduced Site Plan (8.5" x 11")  
☒ Pre-Application Conference Summary  
☐ Completed T.I.S. – OR- T.I.S. Wavier (if  
 development is > 40 A.D.T.)  
☒ Transportation Dev. Tax Estimate Form (for non-  
 residential projects)  
☒ Other Public facility study per 430-105.4, Letter of Intent per 308-6.1 B

**PREVIOUS CASE FILES:**

The following case files were previously processed  
 on the subject site: L1800314-SU/D/FP

**FEES:**

Land Development Fees	Fee Amount
Type III Special Use	\$8,578
Type II Development Review	\$TBD*
Type II Land Division	\$18,019.75
Type III Misc. Exception to Facility Standards	\$7,626.50**
*Subject to Valuation	\$
** If Not Able to Make Nolan/Dolan Findings	\$
Engineering Deposit	\$305
<b>TOTAL</b>	<b>\$TBD</b>

**Note:** Transportation Development Tax and Park SDC  
 (if required) are collected after preliminary  
 approval

**Required Washington County Tax Map(s)**

(Obtain from Dept. of Assessment & Taxation in Room 130, or the Survey Division in Room 350 of the Public Services Building; or the County website. Provide **ONE copy** of each map listed.)

1S236 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Total number of copies of a **complete** Land Use application required: 8, plus 1 digital

**Note:** Three (3) copies of a land use application are sufficient for the initial completeness review (1<sup>st</sup> time submittal).

**Reduced Site Plan for the Public Notice:**

In addition to the full size site plans in the application packets, submit **one** reduced copy of the site plan (using an even scale 1"=100', 1"=200', 1"=400') on a piece of paper preferably 8½" x 11", but no larger than 11" x 17" for assistance in preparation of the Public Notice.

☐ **Adjacent County (if applicable):**

Submit tax maps & ownership printouts for all properties within 500 feet of the site (and contiguous parcels), located within \_\_\_\_\_ County.

**All materials must be folded and collated. • Incomplete applications WILL NOT be accepted.**

These notes are general in nature and are not intended to cover all of the issues that may surface in the review of an application. The information provided by the County is not binding, and it does not preclude the County from raising new issues or identifying additional requirements during the land use review process. Additional information may be required and it is the applicant's responsibility to provide the necessary information to process an application as required by Oregon State Law and Washington County ordinances and regulations.

## OTHER NOTES:

Land Use Applications: Type II Development Review (Pump Station), Type III Special Use, Type II Partition, Type III Miscellaneous Review for Exception to Public Facility and Service Standards (if not able to make Nollan-Dolan nexus/proportionality findings)

Timeline: ~21 days for completeness (max. 30), see Type III schedule for deadlines.

Neighborhood Meeting: Required for Partition per 203-3.2 A.

Enforcement Order: Applies only to residential development. New mapping/standards may apply depending on timing of submission.

City of Beaverton: Requirements will be identified in Development Coordination Statement.

Comprehensive Framework Plan: Nothing in the Comprehensive Framework Plan (including Policy 41) nor in the Aloha-Reedvile-Cooper Mountain Community Plan would affect the proposed use.

Land Division: The partition is permitted under Section 308-6.1 B. Note that the requirements under this section must be satisfied.

Setbacks: Any structure over 120 square feet must meet full setbacks under 308-6.2. Structures under 120 square feet are permitted up to 3 feet from side and rear property lines.

Access: 308-8 requires a minimum 40 ft wide easement for access. Access will be under interim standards. Must meet sight distance requirements. Minimum access spacing on Arterial is 600 ft. Lighting required. Physical improvements per drawing 1080 of the Road Design and Construction standards.

Metro Title 3 and 13: Section 422 provides standards. CWS standards also apply.

Urban Services: Required for partition per 501-2.1. For each service, either:

- Provide for services, including water, sewer, half-street improvements, fire protection, drainage, law enforcement protection, transit, etc.
- Seek a Type III exception under 501-6 for any services which are not available to the property; or
- Propose findings in narrative for Nollan/Dolan nexus/proportionality test with respect to unavailable services (i.e. no nexus between development and requirement/improvement not proportional to development)

Submittals: As well as those described above and on the Development Application, submittals should be sufficient to verify compliance with all applicable standards. Outside of specifically required submittals, we defer to the applicant for how to demonstrate compliance.

Fence Height: Fences up to 7 feet are permitted up to the property line with no permitting. Fences over 7 ft require building permits must meet all setbacks.

Drainage Hazard Area: Application should include a delineation of the 25-year DHA throughout the project area. If the development is outside the delineated DHA, no further review is necessary. The proposed pump station is not a permitted use in the DHA.

Natural Resources: The site contains designated Water-Related Fish and Wildlife Habitat. The resource must be delineated and addressed in a Significant Natural Resource Assessment. The proposed utility facility is not a permissible alteration under Section 422-3.3. Washington County does not regulate the Vegetated Corridor - CWS standards apply.

Transportation: Preliminary Sight Distance Certification must be prepared and stamped by a registered Oregon engineer at time of application, per 203-4.2 G. SW Tile Flat Rd is an Arterial in this area - minimum ROW is 45 ft from centerline. ~25 ft ROW dedication required.

Sewer Mains: No land use permitting required, unless impacting DHA or SNR areas.

Section 430-105 (Public Utility) applies to the pump station. In particular:

- The facility must be fenced or otherwise enclosed.
- A study must be submitted including:
  - The need for the facility, present or future; and how the facility fits into the utility's Master Plan; and
  - The minimum area required for the facility for the present and anticipated expansion.
  - What measures will be used to minimize damage to paved roads and natural resources or open space.

Attachments:

- Neighborhood Meeting Packet
- Type III Schedule
- Drawing 1080



## WASHINGTON COUNTY

Dept. of Land Use & Transportation  
Current Planning Services  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
<http://www.co.washington.or.us>

## PRE-APPLICATION CONFERENCE SUMMARY (URBAN)

PREAPP# PREAPP24-0009

Date of Pre-app. 3/14/24

Staff Member Cassandra O'Donnell

### ATTENDEE:

Name: Several - Shayna Rehberg

E-mail: sreberg@migcom.com

### PROPERTY DESCRIPTION

ASSESSOR MAP: TAX LOT NUMBER(S):

See Memo

PROCEDURE/CATEGORY TYPE Type III

CPO: 10

Community Plan: Aloha - Reedville - Cooper Mountain

Land Use District(s): FD-20

Site Size: 155.42-164.92 Acres

Address: Various

Location: N side of Rosedale Rd from Century Blvd to 209th Ave

### Proposed Development Action:

Sanitary sewer pump station with associated force mains and gravity pipes.

### PROCESSING INFORMATION (Processing time from date of acceptance.) +/- 30 day completeness review

Type I - Administrative Review; estimated processing time \_\_\_\_\_ days.

Type II - Administrative Review; with Public Notice; est. processing time \_\_\_\_\_ days; County shall prepare Notice.

Type III - Quasi-Judicial Review (Public hearing before County hearings Officer). County shall prepare Notice. Application submittal deadline is approximately 11 weeks prior to the hearing.

### APPLICABLE REGULATIONS

Submit evidence of compliance with the following, using the format indicated (written or plans).

### COMMUNITY PLAN

☐ General Design Elements No Design Elements not otherwise implemented by CDC standards.

☐ Sub-area Design Elements Central Residential Area - No Design Elements not otherwise implemented by CDC standards.

☐ Area of Special Concern No.

☒ Significant Natural Resource Water-Related Fish and Wildlife Habitat and Title 13 Metro Riparian Resources

### COMMUNITY DEVELOPMENT CODE

#### Procedures (Article II)

☒ Neighborhood Meeting (§203-3)

☐ Other (§200)

#### Land Use Districts (Article III)

##### Narrative / Plans

☐ Introduction (§300)

☒ Applicable District (§302-381) 308 - FD-20 (308-4.8)

#### Development Standards (Article IV)

☒ Master Planning (§404)

☒ Site Plan Dimensioned site plan showing setbacks, lot dimensions, and facility locations.

☐ Off-Site Circ./Dev. Plan

☒ Open Space (§405) Floodplain & DHA Areas

☐ Building Siting (§406)

☐ Landscape Design (§407)

☐ Neighborhood Circ. (§408)

☐ Private Streets (§409)

☒ Slopes & Grading (§410) Preliminary Grading Plans

☐ Screening & Buffering (§411)



**Development Standards (Article IV) (con't.)**

- ☐ Parking & Loading (§413) \_\_\_\_\_
- ☐ Signs (§414) \_\_\_\_\_
- ☐ Lighting (§415) \_\_\_\_\_
- ☒ Utility Design (§416) \_\_\_\_\_
- ☐ Setbacks (§418) \_\_\_\_\_
- ☐ Height (§419) \_\_\_\_\_
- ☐ Solar Access (§427) \_\_\_\_\_
- ☐ Bicycle Parking (§429) \_\_\_\_\_
- ☒ Special Use Sections (§430) 430-105 - Public Utility (Service Facility)
- ☐ Transit Oriented Design (§431) \_\_\_\_\_
- ☐ Section \_\_\_\_\_
- ☐ Section \_\_\_\_\_

**Variance (§435)**

- ☐ Type III Variance (§435-4.1) \_\_\_\_\_
- ☐ Type II Hardship Relief (§435-5.3) \_\_\_\_\_

**Flood Plain & Drainage Hazard Area (§421)**

- ☒ **FP/DHA Handout provided to Applicant**
- ☐ **Flood Plain Elevation Request Form**
- Information prepared by a registered professional engineer
- ☒ Information described in FP/DHA Handout \_\_\_\_\_
- ☒ (§421-1.2.A or 421-1.2.B) Delineation.
- ☐ Section \_\_\_\_\_
- ☐ Section \_\_\_\_\_
- ☒ Description of Proposed alteration (if any) \_\_\_\_\_

**Significant Natural Resource (§422)**

- ☐ **Director's Interpretation provided to Applicant.**
- Information prepared by a professional qualified to address the different characteristics of the resource area
- ☐ Information described in (§422) Director's Interpretation \_\_\_\_\_
- ☐ Tree Survey (site plan showing location & species of all trees > 6" in caliper)
- ☒ (§422-3) Criteria for Development Water-Related Fish and Wildlife Habitat and Title 13 Riparian Resources - Delineation required in an SNR Assessment
- ☐ Section \_\_\_\_\_
- ☒ Description of Proposed alteration (if any) \_\_\_\_\_

**Public Facilities (§501)**

- ☐ If increase of 40+ ADT: Completed Traffic Impact Statement – OR – Waiver to TIS  
(Submit the Traffic Impact Statement Request as soon as possible, as there is at least an 8 week turnaround time.)
- ☒ (§501) Review Exceptions under 501-2.
- ☐ Access Management Plan (§501-8.5.C) \_\_\_\_\_
- ☐ Sidewalks (§502) \_\_\_\_\_
- ☐ \_\_\_\_\_
- ☒ Access street lighting required pursuant to R&O 86-95
- ☒ Preliminary Sight Distance Certification

**Land Divisions & Property Line Adjustments (Article VI)**

- ☐ Preliminary Plat (§605-2.3)
- ☐ Development Standards (§605-3)
- ☐ \_\_\_\_\_

**SERVICE PROVIDER LETTERS FROM:**

\* = Documentation no more than 90 days old.

- ☐ \* Water District \_\_\_\_\_  
☐ \* Clean Water Services (Sewer) \_\_\_\_\_  
☒ \* Clean Water Services Surface Water \_\_\_\_\_  
☒ \* Fire District Tualatin Valley Fire & Rescue \_\_\_\_\_  
☐ Washington County Sheriff \_\_\_\_\_  
☐ Wash Co HHS Solid Waste/Recycling \_\_\_\_\_  
☐ School District \_\_\_\_\_  
☐ Tri-Met (info. filled out by applicant) \_\_\_\_\_  
☐ Tualatin Hills Park & Recreation District \_\_\_\_\_  
☐ City of Beaverton Development Coordination  
 Statement if site is in Beaverton coordination  
 area \_\_\_\_\_

**OTHER REQUIRED INFORMATION:**

- ☒ Development Application  
☒ Development Review Valuation Sheet  
☒ Neighborhood Meeting Materials  
☒ Reduced Site Plan (8.5" x 11")  
☒ Pre-Application Conference Summary  
☐ Completed T.I.S. – OR- T.I.S. Wavier (if  
 development is > 40 A.D.T.)  
☒ Transportation Dev. Tax Estimate Form (for non-  
 residential projects)  
☒ Other Public facility study per 430-105.4. \_\_\_\_\_

**PREVIOUS CASE FILES:**

The following case files were previously processed  
 on the subject site: \_\_\_\_\_

**FEES:**

Land Development Fees	Fee Amount
Type III Special Use	\$ 5583
Type II Development Review	\$ TBD*
Type II FP/DHA Alteration	\$5583**
<b>Surcharges</b>	
*Subject to Valuation	\$
**If delineation places in FP/DHA	\$
<b>Engineering Deposit</b>	\$ 305
<b>TOTAL</b>	\$ TBD

**Note:** Transportation Development Tax and Park SDC  
 (if required) are collected after preliminary  
 approval

**Required Washington County Tax Map(s)**

(Obtain from Dept. of Assessment & Taxation in Room 130, or the Survey Division in Room 350 of the Public Services Building; or the County website. Provide **ONE copy** of each map listed.)

1S22200 \_\_\_\_\_  
 1S22300 \_\_\_\_\_  
 1S223AB \_\_\_\_\_

Total number of copies of a **complete** Land Use application required: 8, plus 1 digital

**Note:** Three (3) copies of a land use application are sufficient for the initial completeness review (1<sup>st</sup> time submittal).

**Reduced Site Plan for the Public Notice:**

In addition to the full size site plans in the application packets, submit **one** reduced copy of the site plan (using an even scale 1"=100', 1"=200', 1"=400') on a piece of paper preferably 8½" x 11", but no larger than 11" x 17" for assistance in preparation of the Public Notice.

☐ **Adjacent County (if applicable):**

Submit tax maps & ownership printouts for all properties within 500 feet of the site (and contiguous parcels), located within \_\_\_\_\_ County.

**All materials must be folded and collated. • Incomplete applications WILL NOT be accepted.**

These notes are general in nature and are not intended to cover all of the issues that may surface in the review of an application. The information provided by the County is not binding, and it does not preclude the County from raising new issues or identifying additional requirements during the land use review process. Additional information may be required and it is the applicant's responsibility to provide the necessary information to process an application as required by Oregon State Law and Washington County ordinances and regulations.

## OTHER NOTES:

Land Use Applications: Type II Development Review (Pump Station), Type III Special Use, Type II Floodplain/DHA Alteration. Alteration may be unnecessary if delineation places work outside FP/DHA.

Owner Consent: All owners, including those for conveyance pipes will need to sign application form. Additional sheets may be attached, but should all include authorization statement.

Flood area: The first requirement will be delineation of the 100-year floodplain and 25-year drainage hazard area throughout the project area. Floodplain Information Requests (FPIR) are only required to the extent necessary to complete the delineation. If the development is outside the delineated FP/DHA, no further review is necessary. If some portion of the development is inside the delineated FP/DHA, a Type II floodplain alteration review will be required, subject to the standards of Section 421-7, -10, and -11. If some or all piping qualifies for an exception under 421-16.10, the scope of review may be reduced to only the area not excluded. Analysis depends on the scale of work in the FP/DHA. If the cut and fill in the FP/DHA is minimal, a no net rise letter certified by a registered engineer is sufficient. If substantial cut and fill are required, an H&H analysis will be required.

Natural Resources: The project area includes both Water-Related Fish and Wildlife Habitat and Metro Title 13 Riparian Areas. Sewer lines are a permitted use in these areas. These areas must be delineated and identified in the application and addressed in a Significant Natural Resource Assessment. Assessment should address what alternatives were explored and why the proposed design was selected, as well as any impacts and mitigation proposed for SNRs. There shall be a finding that the proposed use will not seriously interfere with the preservation of fish and wildlife areas and habitat identified in the Washington County Comprehensive Plan, or that the interference will be mitigated (Section 422-3.6). Washington County does not require review of the vegetated corridor outside of the CWS service area.

Transportation/Access: Rosedale Rd. is a Collector in this area. The site on which the pump station is proposed has more than 150 ft of frontage and is permitted access. A minimum of 100 ft of access spacing is required. Preliminary sight distance certification must be stamped by a professional engineer per 203-4.2.G. City of Hillsboro has jurisdiction over the Cornelius Pass Rd extension - see their plans attached. Washington County has no plans to widen SW Rosedale Rd. Driveway can be 10-40 ft wide.

Section 430-105 (Public Utility) applies. The pipes themselves are exempt from these standards, but the pump station requires review as a public utility facility. In particular:

- The facility must be fenced or otherwise enclosed.
- A study must be submitted including:
  - The need for the facility, present or future; and how the facility fits into the utility's Master Plan; and
  - The minimum area required for the facility for the present and anticipated expansion.
  - What measures will be used to minimize damage to paved roads and natural resources or open space.

Public Facilities Standards: The proposed use likely qualifies for an exception under 501-2.

We recommend consulting with Willamette Water Supply System as they have existing pipelines in the future Cornelius Pass and Rosedale areas.

Timeline: ~21 days for completeness (max. 30), see Type III schedule for deadlines.

Attachments:

- Floodplain Information Request
- Cornelius Pass Road plans
- Type III Schedule

## **Exhibit K: Neighborhood Meeting Materials**

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November 13, 2024

**RE: Neighborhood Review Meeting  
Cooper Mountain Pump Station**



Dear CPO Representative/Resident:

On behalf of Clean Water Services, AKS Engineering & Forestry, LLC, is holding a neighborhood meeting regarding a potential project located north of SW Tile Flat Road and west of SW Kobbe Drive within unincorporated Washington County (Tax Lot 900 of Washington County Assessor's Map 1S236). The subject property is zoned Future Development 20-Acre District (FD-20). The Applicant, Clean Water Services (CWS) is considering improving a small portion of the ±30.41-acre site for a future pump station facility that will include a new sanitary sewer pump station with access to SW Tile Flat Road.

The purpose of this virtual meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before applying to the County. This meeting gives you the opportunity to share any special information you know about the property involved. We will attempt to answer questions relevant to meeting development standards consistent with the Washington County Community Development Code. Pursuant to Washington County's Resolution & Order No. 2006-20 and 21-119, you are invited to attend a virtual meeting on:

**December 4, 2024, at 6:00 p.m.**

**Please see the enclosed instructions to learn how to register and join this meeting**

Please note that this meeting will be an informational meeting on preliminary plans. These plans may be altered before the submittal of the application to the County. Depending upon the type of land use action required, you may receive official notice from Washington County requesting that you participate with written comments, and/or you may have the opportunity to attend a public hearing.

I look forward to discussing this project with you. If you have questions but cannot attend, please feel free to contact me at 503-563-6151, by email at [slotemakerm@aks-eng.com](mailto:slotemakerm@aks-eng.com), or by US mail at the address below.

Sincerely,

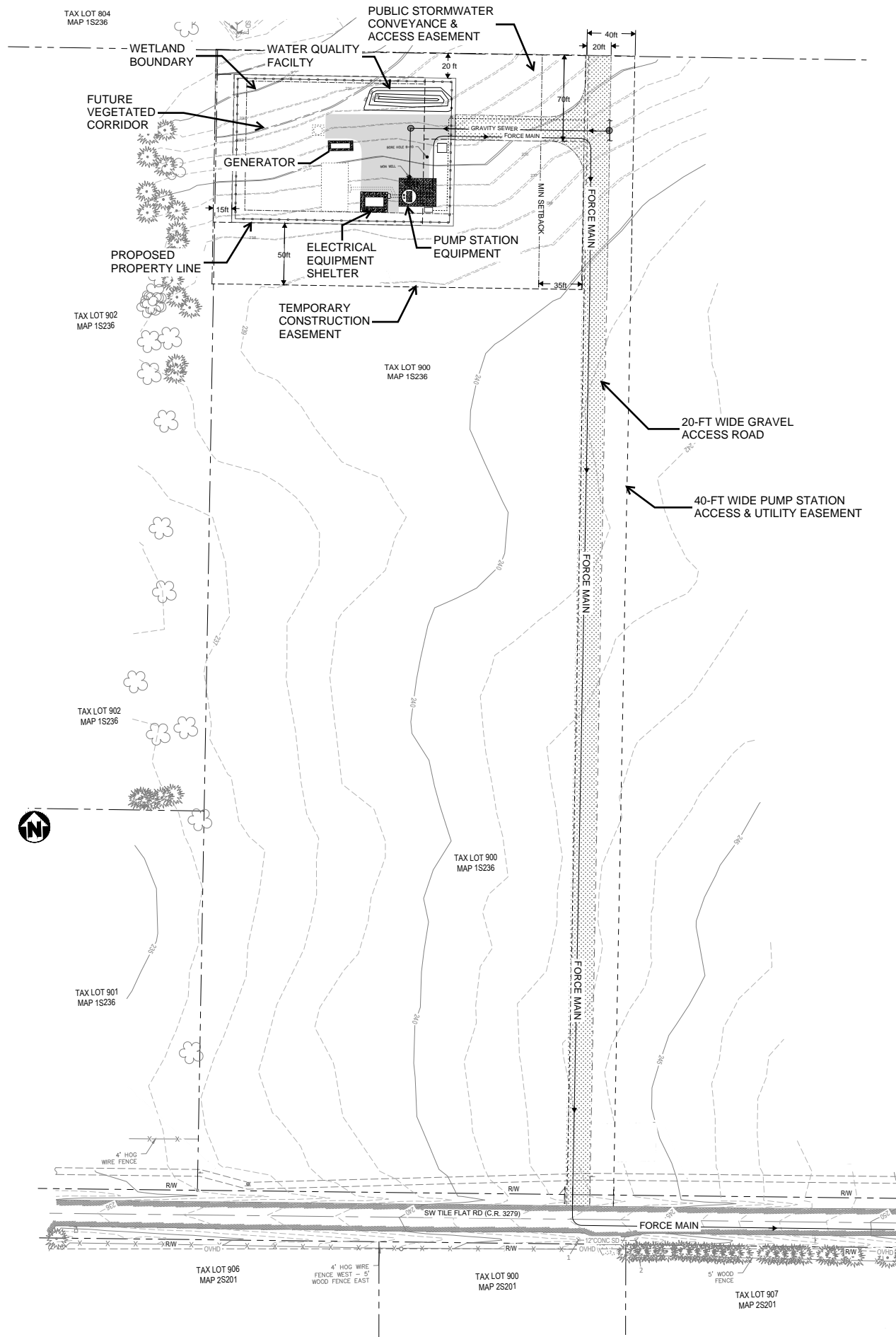
**AKS ENGINEERING & FORESTRY, LLC**



Melissa Slotemaker, AICP  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
503-563-6151 | [slotemakerm@aks-eng.com](mailto:slotemakerm@aks-eng.com)

Enclosures:

- Preliminary Site Plan
- Instructions for Joining and Participating in the Public Neighborhood Meeting
- Washington County Assessor's Map
- Type II and Type III Procedures Flow Chart
- Welcome to a Neighborhood Meeting Handout



**Instructions for Joining & Participating in the  
Public Neighborhood Meeting for the  
Cooper Mountain Pump Station**  
Virtual Meeting provided via Zoom Webinar

**December 4, 2024 at 6:00 PM**

**Please Register in Advance**  
**(a list of attendees must be submitted to Washington County):**

- Go to [www.aks-eng.com/cooper-mtn-pump-station](http://www.aks-eng.com/cooper-mtn-pump-station) and follow the link to register **or** scan the QR Code (right) with a smart device.
- Complete the online registration form.
- You will receive a confirmation email containing a link to join the Zoom webinar at the scheduled time as well as additional instructions.
- Meeting materials will be available upon request at least 10 days after the meeting concludes.



**How to Join the Meeting:**

**Join by computer, tablet or smartphone**

- **This is the preferred method as it allows you to see the Presenter's materials on screen.**
- Click on the "Click this URL join" link provided in your registration confirmation email
- (If you registered but did not receive a confirmation email, please check your junk/spam folder before contacting the Meeting Administrator.)
- You may be prompted to "download and run Zoom" or to install the App (ZOOM cloud meetings). Follow the prompts or bypass this process by clicking "join from your browser".
- You should automatically be connected to the virtual neighborhood meeting.

**Join by telephone**

- Dial any of the toll-free Zoom numbers below to connect to the neighborhood meeting:

+1-669-900-6833	+1-719-359-4580
+1-253-205-0468	+1-253-215-8782
+1-346-248-7799	+1-669-444-9171

- If you experience trouble connecting, please pick another number and try again.
- After dialing in, enter this Zoom ID when prompted: **829 6786 3646**
- The Password if needed is: **6151**

**MEETING ADMINISTRATOR:**

For technical assistance or to submit a question for the meeting:

Email [slotemakerm@aks-eng.com](mailto:slotemakerm@aks-eng.com)

## **During the Meeting**

### **Audio Help**

- Meeting attendees will be muted throughout the presentation. This will allow everyone to hear the presentation clearly without added distractions.
- Make sure that the speakers on your device are turned on and not muted.
- If you do not have speakers on your computer, you can join by phone (using the “Join by telephone” instructions) to hear the presentation while watching the presentation on your computer monitor.

### **Questions & Answers**

Your questions are important to us. There will be time reserved during the meeting to take questions, using one of the submission options below. Our presentation team will make their best effort to answer all question(s) during the meeting.

#### **Prior to the Meeting:**

- A copy of the neighborhood meeting notification letter is posted at [www.aks-eng.com/cooper-mtn-pump-station](http://www.aks-eng.com/cooper-mtn-pump-station).
- You can Email your question(s) in advance to the Meeting Administrator: [slotemakerm@aks-eng.com](mailto:slotemakerm@aks-eng.com)

#### **During the Meeting:**

- Use the “Q&A” button on the bottom of the presentation screen to submit a question in real time.

#### **After the Meeting:**

- We will continue to take questions after the meeting has ended. Please submit your question(s) to the Meeting Administrator: [slotemakerm@aks-eng.com](mailto:slotemakerm@aks-eng.com)

## **Helpful Hints/Troubleshooting**

**We want to start on time! Please join the meeting 5-10 minutes prior to the 6:00 PM start time to ensure successful connection.**

- You do not need a Zoom account to join the meeting.
- You will need a valid email address at the time of registration to receive the confirmation email and link to join the webinar or receive answers to any questions submitted after the meeting.
- For first-time Zoom users, we recommend downloading and installing the Zoom App well in advance, by clicking on the “Click Here to Join” link in your confirmation email.
- For technical assistance, please contact the Meeting Administrator (contact above).
- If you have difficulties connecting by computer, tablet or smartphone, we suggest disconnecting and instead use the “Join by telephone” instructions to listen in.



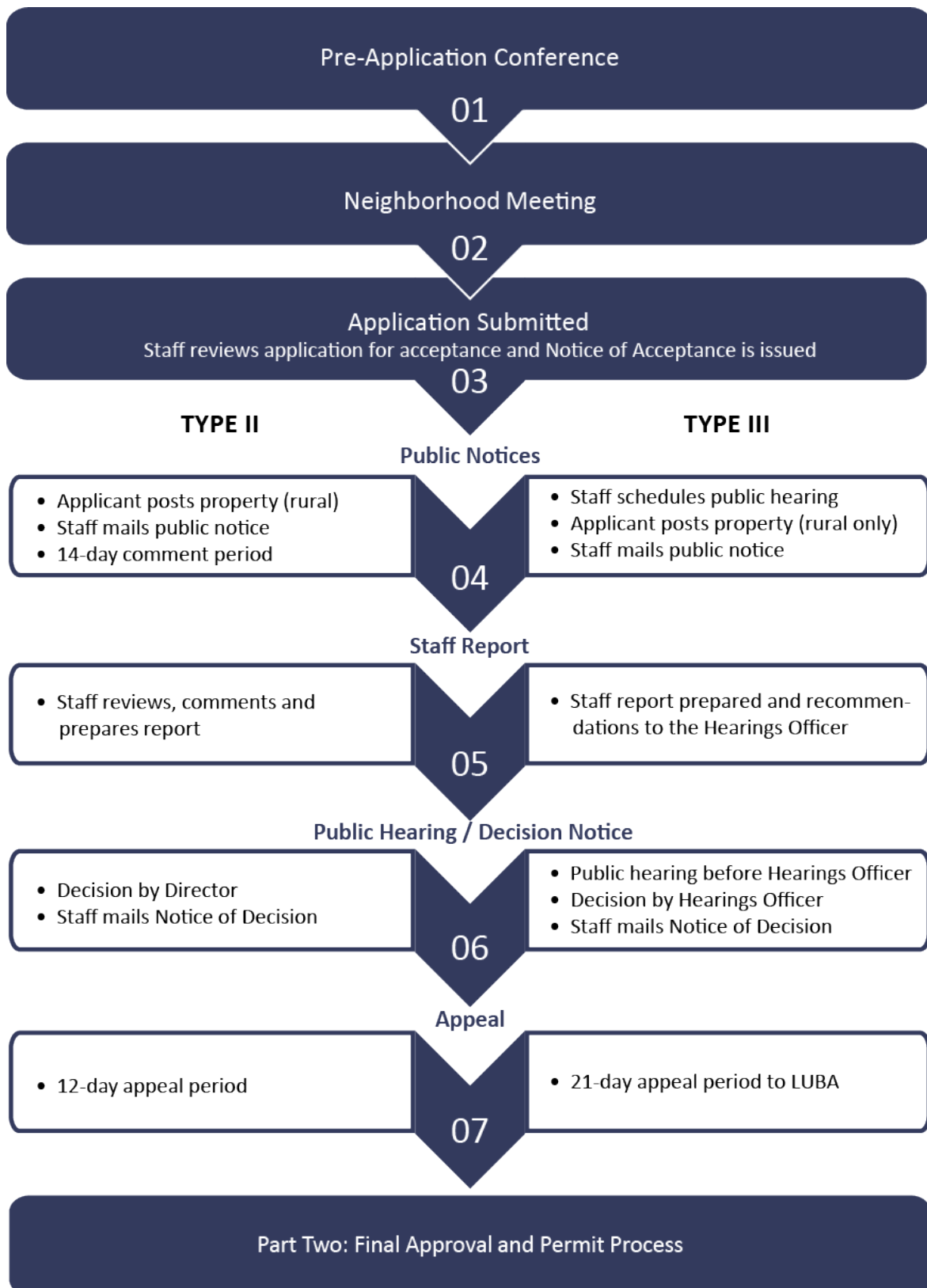
WASHINGTON COUNTY OREGON  
SECTION 36 T1S R2W  
SCALE 1"= 400'



36	31	32	33	34	35	36	31	BB	BA	AB	AA
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982	979	980	981	982	983	984	979				
991	988	989	990	991	992	993	988				
1000	997	998	999	1000	1001	1002	997				
1009	1006	1007	1008	1009	1010	1011	1006				
1018	1015	1016	1017	1018	1019	1020	1015				
1027	1024	1025	1026	1027	1028	1029	1024				
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1054	1051	1052	1053	1054	1055	1056	1051				
1063	1060	1061	1062	1063	1064	1065	1060				
1072	1069	1070	1071	1072	1073	1074	1069				
1081	1078	1079	1080	1081	1082	1083	1078				
1090	1087	1088	1089	1090	1091	1092	1087				
1099	1096	1097	1098	1099	1100	1101	1096				
1108	1105	1106	1107	1108	1109	1110	1105				
1117	1114	1115	1116	1117	1118	1119	1114				
1126	1123	1124	1125	1126	1127	1128	1123				
1135	1132	1133	1134	1135	1136	1137	1132				
1144	1141	1142	1143	1144	1145	1146	1141				
1153	1150	1151	1152	1153	1154	1155	1150				
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1180	1177	1178	1179	1180	1181	1182	1177				
1189	1186	1187	1188	1189	1190	1191	1186				
1198	1195	1196	1197	1198	1199	1200	1195				
1207	1204	1205	1206	1207	1208	1209	1204				
1216	1213	1214	1215	1216	1217	1218	1213				
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1261	1258	1259	1260	1261	1262	1263	1258				
1270	1267	1268	1269	1270	1271	1272	1267				

# Washington County Department of Land Use & Transportation

## Summary of Type II & Type III Land Development Application Process (Attachment C)



# Welcome to a Neighborhood Review Meeting (Attachment B)

The citizens of Washington County have an individual and a collective responsibility to assure that neighborhoods are developed in a manner that is consistent with Washington County's Community Development Code (CDC). Before submitting certain land use development applications\* to Washington County for review, the applicant must meet with neighbors who live near the proposed development, as required by Washington County's CDC. This meeting has been scheduled by, and will be conducted by, the applicant. The applicant is sometimes the property owner but can be the property owner's representative, such as the architectural or engineering firm, builder or developer.

It must be recognized that the applicant has a right to develop or change the property involved in accordance with the CDC, the Community Plan and any previous Conditions of Approval for an approved development application. After submission, a copy of your Community Plan or the development application may be obtained from Washington County's Department of Land Use & Transportation (DLUT) for a nominal fee. Community Plans and the Community Development can be viewed on the County's website.

**Community Plans:** [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/Publications/index.cfm)

**Community Development Code:** [www.co.Washington.or.us/DevCode](http://www.co.Washington.or.us/DevCode)

**MEETING PURPOSE:** The purpose of a neighborhood meeting is to provide a forum for the applicant, surrounding neighbors, and interested members of the Community Participation Organization (CPO) to consider the proposed application and to discuss issues/concerns before the development application is submitted to the County. This meeting gives everyone the opportunity to share with the applicant any special information about the property involved and to express all concerns about the proposed development. The applicant is required to take notes during this meeting and to provide a record of comments and their answers, which will be turned into the County as part of the development application. The meeting may be tape-recorded in order to assist an applicant with note taking, but the formal meeting minutes are required to be documented in written form, including meeting date/time, names/addresses of attendees and verbal/written comments received.

**MEETING GOAL:** The goal of a neighborhood meeting is to inform and encourage citizen involvement early in the development process so that the resultant development application may be more responsive to neighborhood concerns.

**WHAT'S NEXT?** Neighbors and others requesting notification will have opportunities, after a development application has been submitted, to express their ideas and concerns either during a public comment period or a public hearing (see Attachment C for details on Type II and Type III processes). Notification of public input/review time periods are sent to property owners with property within 500 feet of an urban development (1000 feet for rural) and as a courtesy to those registered on the sign-in sheet at the neighborhood meeting. Progress of the submitted application will be reported in the CPO Newsletters or individuals can request to be included on the notification list by contacting Current Planning at 503-846-8761, faxing your request to 503-846-2908, or email [lutdev@co.washington.or.us](mailto:lutdev@co.washington.or.us). You can also visit the **Projects Under Review** webpage at <http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/Projects/projectsunderreview.cfm>

The development application submitted to the County may differ from the one presented at this meeting. The CPO leaders receive a copy of the complete land use development application initially proposed (including detailed drawings and descriptions) and can share that information upon request. CPO leaders' contact information is listed in the CPO newsletters. If there are serious concerns, it is necessary to be involved at each stage of the development since changes are a natural part of the development process.

To receive a copy of the County's recommendation and staff report for the application and/or the Notice of Decision and staff report for the application, you will need to become a party of record to the application. To become a party of record for a Type II application (administrative decision without a public hearing), submit a written request during the public comment period for the application. To become a party of record for a Type III application (decision requiring a public hearing) submit a written request after the notice of the hearing has been mailed and prior to the public hearing date. The Notice of Decision will be mailed to all those within the Public Notice boundary.

You are strongly discouraged from writing or calling DLUT immediately after this Neighborhood Meeting. The County will be unaware of this proposal until the development application has been submitted, at which time a case file number and staff person will be assigned. Once the application is deemed complete, notices will be sent to neighboring properties (within 500' urban and 1,000' rural) and the area CPO. Submit comments after receipt of the notice from the County and include the case file number. The DLUT Staff Report, written prior to the final Conditions of Approval, will respond to all written comments received during the comment period.

Individuals who live in, or have a business in Washington County are members of the county's Community Participation Organization (CPO) program. To receive a free monthly CPO newsletter for your area, contact the CPO Office and request to receive either an electronic or paper newsletter. Consider signing up for the electronic copy which saves the CPO program funds. Subscribers will receive one monthly email informing that the CPO newsletter is posted online.

Individuals who prefer to receive a paper copy of the CPO newsletter can give their name and address to the CPO representative at this meeting, if one is present, or call the CPO offices at 503-846-6288, or sign-up online at <http://www.co.washington.or.us/cao/cpo/>.

\* Refer to Washington County Community Development Code section 203-3



\*R&O 2006-20  
\* MAILING LIST CREATED ON: 10/24/2024  
LIST EXPIRES ON: 12/08/2024  
BY TERI HEINO, WASHCO LUT  
CWS SANITARY PUMP STATION 1S2360000900

\*APP NOTE  
\* SUBMIT LAND USE APPLICATION  
WITHIN 180 DAYS OF MEETING.  
\* IT IS OK TO ELIMINATE INCOMPLETE  
AND DUPLICATE ADDRESSES

CPO10  
ANDY HAUGEN  
23290 SW FARMINGTON RD  
BEAVERTON OR 97007

2S2010003200  
BIERLY, JOHN A & MARGARET J  
12150 SW KOBBE DR  
BEAVERTON OR 97007

1S2360000601  
BIERLY, VICTORIA V TRUST  
BY NORDSETH, JOYCE TR  
19009 SW GASSNER RD  
BEAVERTON OR 97007

BEAVERTON  
CITY OF BEAVERTON - COMMUNITY DEV  
PO BOX 4755  
BEAVERTON OR 97076

WASHCOMM  
COMMUNICATIONS - (Attn: Melissa De Lyser)  
155 N 1ST AVE, STE 250, MS # 16  
HILLSBORO OR 97124

CPO6  
CPO 6  
PO BOX 5607  
ALOHA OR 97007

CPOPROGRAM  
CPO PROGRAM OFFICE, MS # 20  
155 N 1ST AVE, STE 370  
HILLSBORO OR 97124

2S2010000900  
CRANFORD, JULIAN F & SHARON D JOINT REV  
LIVING TRUST  
19828 SW TILE FLAT RD  
BEAVERTON OR 97007

1S2350001003  
CRUMLEY FAMILY REVOCABLE LIVING TRUST  
BY CRUMLEY, JAMES W & ROBERTA E TRS  
29353 VERA ST  
GOLD BEACH OR 97444

1S2360000901  
DUBISAR, LISA M  
HEWLETT, DAVID S  
HEWLETT, DONALD J  
63656 CRICKETWOOD RD  
BEND OR 97701

1S2350001000  
DYESS FAMILY TRUST  
BY DYESS, CARL F & KIRBY A TRS  
11125 SW GRABHORN RD  
BEAVERTON OR 97007

1S2360000801  
FOGLIO, V DAVID REVOCABLE LIVING TRUST  
FOGLIO, CHARLENE A REVOCABLE LIV TRUST  
11500 SW GRABHORN RD  
BEAVERTON OR 97007

2S2010000902  
HAGEMANN TRUST  
BY HAGEMANN, PAUL A & INEZ TRS  
19800 SW TILE FLAT RD  
BEAVERTON OR 97007

2S2010000904  
HAGEMANN TRUST  
BY HAGEMANN, PAUL A & INEZ TRS  
19800 SW TILE FLAT RD  
BEAVERTON OR 97007

2S2010000905  
HAGEMANN TRUST  
BY HAGEMANN, PAUL A & INEZ TRS  
19800 SW TILE FLAT RD  
BEAVERTON OR 97007

2S2010000907  
HAGEMANN TRUST  
BY HAGEMANN, PAUL A & INEZ TRS  
19800 SW TILE FLAT RD  
BEAVERTON OR 97007

SDHILLSBORO  
HILLSBORO SCH DIST - J LYON  
3083 NE 49TH PL, #200  
HILLSBORO OR 97124

2S2010000302  
ITALIANO, ROLAND J  
ITALIANO, ROLAND J TRUST  
19450 SW TILE FLAT RD  
BEAVERTON OR 97007

1S2360000804  
KINZER, DONALD K & ALICE L  
10915 SW AVOCET CT  
BEAVERTON OR 97007

1S2360001000  
KOBBE FARM LLC  
150 NW 150TH AVE  
BEAVERTON OR 97006

1S2360001001  
KOBBE FARM LLC  
150 NW 150TH AVE  
BEAVERTON OR 97006

WASHCO  
LUT DIRECTOR (c/o Cherie Hull)  
155 N 1ST AVENUE, #350-13  
HILLSBORO OR 97124

1S2360000902  
MOSTAFAVI, NAHID LIVING TRUST  
11800 SW GRABHORN RD  
BEAVERTON OR 97007

2S2010000906  
PEARCE, RYAN CHRISTOPHER  
MARTIN, SAMANTHA A  
20080 SW TILE FLAT RD  
BEAVERTON OR 97007

UPAABEAVERTO  
PLANNING DIRECTOR  
PO BOX 4755  
BEAVERTON OR 97076

2S2010004400  
SOUTH COOPER MOUNTAIN OWNER LLC  
703 BROADWAY ST STE 510  
VANCOUVER WA 98660

1S2360000900  
SPARROWHAWK HOLDINGS LLC  
95 W TURTLEBACK LN  
WICKENBURG AZ 85390

TVFR  
TVF&R, c/o Fire & Safety  
8445 SW ELLIGSEN RD  
WILSONVILLE OR 97070

1S2360000802  
WENZEL, GENE SCOTT & VICKI SANDRA REV  
LIVING TRUST  
11520 SW GRABHORN RD  
BEAVERTON OR 97007

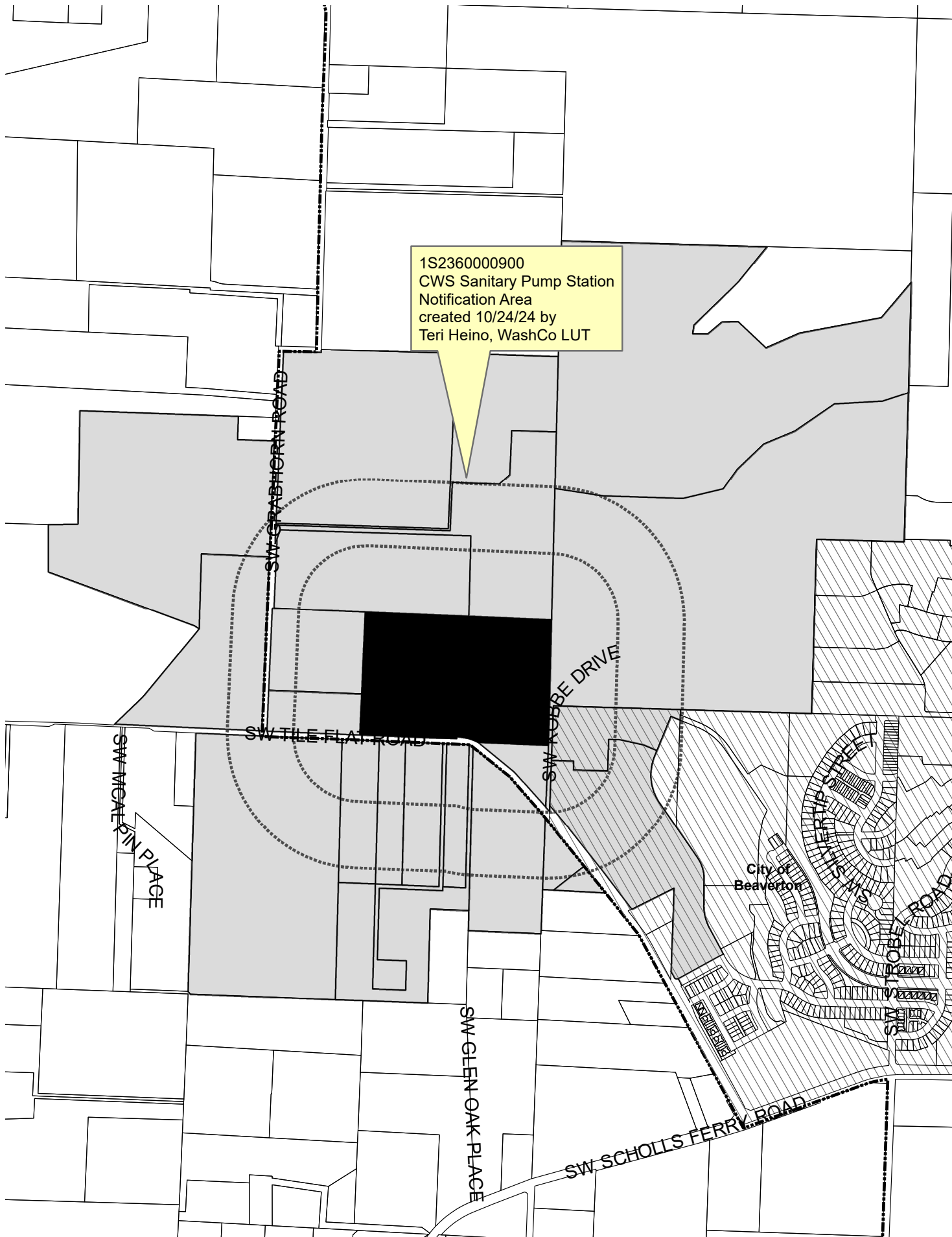
2S2010001000  
WILSON, HEATHER M  
WILSON, ROBERT A  
GANGADEAN, LAURIE J ET AL  
19243 EDGECLIFF DR SW  
NORMANDY PARK WA 98166

2S2010000304  
WILSON, JAMES J & JEAN M  
WILSON, JENNA NOELLE  
19370 SW TILE FLAT RD  
BEAVERTON OR 97007

2S2010000800  
ZIELINSKI, CHRIS K & JADWIGA  
19600 SW TILE FLAT RD  
BEAVERTON OR 97007

CPO 10  
ANDY HAUGEN  
155 N 1<sup>ST</sup> AVENUE, #350-13, MS 20  
HILLSBORO, OR 97124

1S2360000900  
CWS Sanitary Pump Station  
Notification Area  
created 10/24/24 by  
Teri Heino, WashCo LUT



**APPLICANT NOTE:**

Upon completion, submit this form with your Current Planning development application  
Attachment E

**NEIGHBORHOOD MEETING  
AFFIDAVIT OF MAILING**

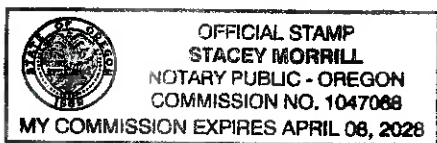
STATE OF OREGON                                 )  
  )  
County of Washington                         ) ss

I, Anne Bootwell, being duly sworn, depose and say that on the 12<sup>th</sup>  
day of November, 20 24 I caused to have mailed to each of the persons on the attached  
list a notice of a meeting to discuss a proposed development at (no situs address), property is north of SW Tile Flat Road  
and west of SW Kobbe Drive, a copy of which notice so mailed is attached hereto and made a part  
hereof.

I further state that said notices were enclosed in envelopes plainly addressed to said persons and were  
deposited on the date indicated above in the United States Post Office with postage prepaid thereon.

[Signature]  
Signature

Subscribed and sworn to, or affirmed, before me this 13<sup>th</sup> day of November, 20 24.



Stacey Morrill  
Notary Public for the State of Oregon  
County of Washington

My Commission expires: April 08, 2028



# NOTICE

## NEIGHBORHOOD MEETING

Proposal: Cooper Mountain Pump Station

Meeting Date and Time: 12/4/24 - 6:00 p.m.

---

Virtual Meeting:



[www.aks-eng.com/cooper-mtn-pump-station](http://www.aks-eng.com/cooper-mtn-pump-station)

---

### **Applicant's Consultant:**

AKS Engineering & Forestry, LLC

Melissa Slotemaker, AICP – (503) 563-6151

APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application  
Attachment E

NEIGHBORHOOD MEETING AFFIDAVIT OF POSTING NOTICE

Name of Applicant Clean Water Services

Subject Property: Tax Lot(s) 900 Tax Map(s) 15236

Address or General Location: North of SW Tile Flat Road and west of SW Kobbe Drive

I, Jacob Warren Secor, do swear or affirm that I am (represent) the party initiating  
interest in a proposed Development Review Application  
affecting the land located at (no situs address), property is north of SW Tile Flat Road and west of SW Kobbe Drive  
and that pursuant to R&O No. 2006-20, did on the 12<sup>th</sup> day of November, 20 24  
personally post the notice indicating that the site may be proposed for a Future Pump Station Facility  
application.

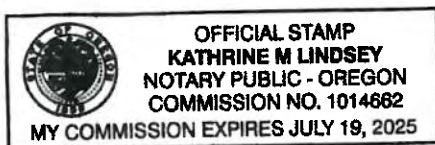
The sign was posted at the site's SW Tile Flat Road frontage  
(Location of sign on property)

☒ Map attached showing approximate sign notice location. (check if attached)

This 13 day of November, 20 24

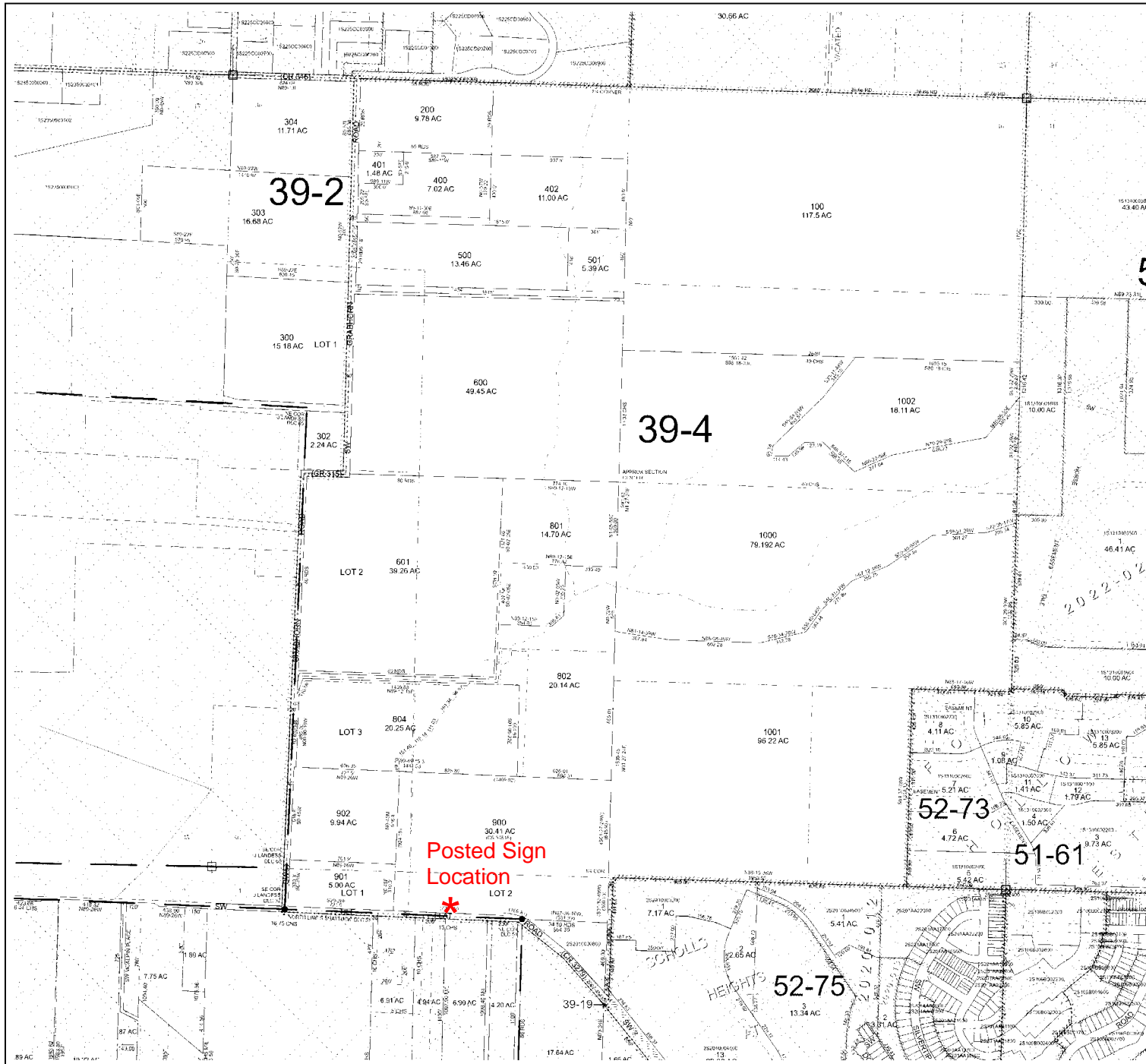
[Signature]  
Signature

Subscribed and sworn to, or affirmed, before me this 13 day of NOVEMBER, 20 24.



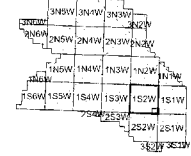
[Signature]  
Notary Public for the State of OREGON  
County of WASHINGTON

My Commission expires: JULY 19, 2025



1S236

WASHINGTON COUNTY OREGON  
SECTION 36 T1S R2W  
SCALE 1"= 400'

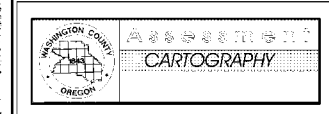
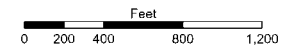


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24	19	20	21	22	23	24
25	30	29	28	27	26	25
36	31	32	33	34	35	31
1	6	5	4	3	2	1

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.washingtoncountyor.gov/gis](http://www.washingtoncountyor.gov/gis)

Cancelled Taxlots For: 1S236  
301, 700, 800, 803, 1100, 805



PLOT DATE: 3/26/2024  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

This parcel data is derived from a variety of sources and is provided as a service. It is not intended to be used for legal purposes. The user assumes all responsibility for the accuracy and completeness of the information. The user agrees to hold the Washington County, Oregon, harmless from any and all claims, damages, losses, or expenses, including reasonable attorneys' fees, that may be incurred by the user as a result of the use of this information.

1S236

**From:** [Daniel Rittatore](#)  
**To:** [Andy Haugen \(cpo10leaders@gmail.com\)](#); [Becky Morinsishi \(cpo6leaders@gmail.com\)](#)  
**Cc:** [Sammy Magana](#); [Melissa Slotemaker](#); [Ramon Sera](#)  
**Subject:** Cooper Mountain Pump Station Neighborhood Meeting  
**Date:** Thursday, November 14, 2024 9:13:43 AM  
**Attachments:** [11107\\_20241111 Nhood Mtg Mailing\\_FINAL.pdf](#)

---

**Proceed with caution:** This email hails from an external source. Unverified emails may lead to phishing attacks or malware infiltration. Always exercise due diligence.

Good morning,

CWS is working with AKS Engineering & Forestry to hold a neighborhood meeting regarding a potential project located north of SW Tile Flat Road and west of SW Kobbe Drive within unincorporated Washington County (Tax Lot 900 of Washington County Assessor's Map 1S236).

The purpose of this virtual meeting is to provide a forum for surrounding property owners/residents to review and discuss the project before applying to the County. This meeting gives you the opportunity to share any special information you know about the property involved. We will attempt to answer questions relevant to meeting development standards consistent with the Washington County Community Development Code. Pursuant to Washington County's Resolution & Order No. 2006-20 and 21-119, you are invited to attend a virtual meeting on:

December 4, 2024, at 6:00 p.m.

Look forward to hosting this meeting and welcome CPO 10 and CPO6 attendance. Please share with your residents so we can provide answers to questions or concerns. Instructions on how to register and join the virtual meeting are attached.

Please confirm receipt of this email.

Thank you,

**Daniel L. Rittatore** | Community Engagement Manager  
[Clean Water Services](#)  
2550 SW Hillsboro Hwy | Hillsboro OR 97123  
o 503.681.3608 | m 503.828.5985  
engage [news](#) | [facebook](#) | [twitter](#)



The meeting  
will start  
shortly...

Visit



Call



Submit

If you haven't already, please visit

<https://www.aks-eng.com/cooper-mtn-pump-station>

to register. A list of attendees must be submitted to WashCo.

If you are having audio difficulties or want to join by phone, please use one of the phone numbers provided in the email when you registered or on the Virtual Meeting Instructions sheet at the above website.

Zoom ID 829 6786 3646, Password 6151

During the Question/Answer period, you can "Raise Your Hand" to be called on to provide your questions and comments.

You can also submit questions by typing them into the Group Chat Box – they will go directly to the Meeting Moderator. Questions will be answered after the presentation.

# Clean Water Services Cooper Mountain Pump Station

Neighborhood Review Meeting

December 4, 2024



Clean Water  Services

# Meeting Format – Zoom Webinar

- Audio Help
  - Meeting attendees will be muted throughout the presentation.
  - Make sure your speakers are turned on and not muted.
  - If you do not have speakers on your computer, you can join the audio by calling any of these numbers:

<b>+1-669-900-6833</b>	<b>+1-719-359-4580</b>
<b>+1-253-205-0468</b>	<b>+1-253-215-8782</b>
<b>+1-346-248-7799</b>	<b>+1-669-444-9171</b>

- Enter the Webinar ID: 829 6786 3646
- Enter the Passcode: 6151

# Project Team

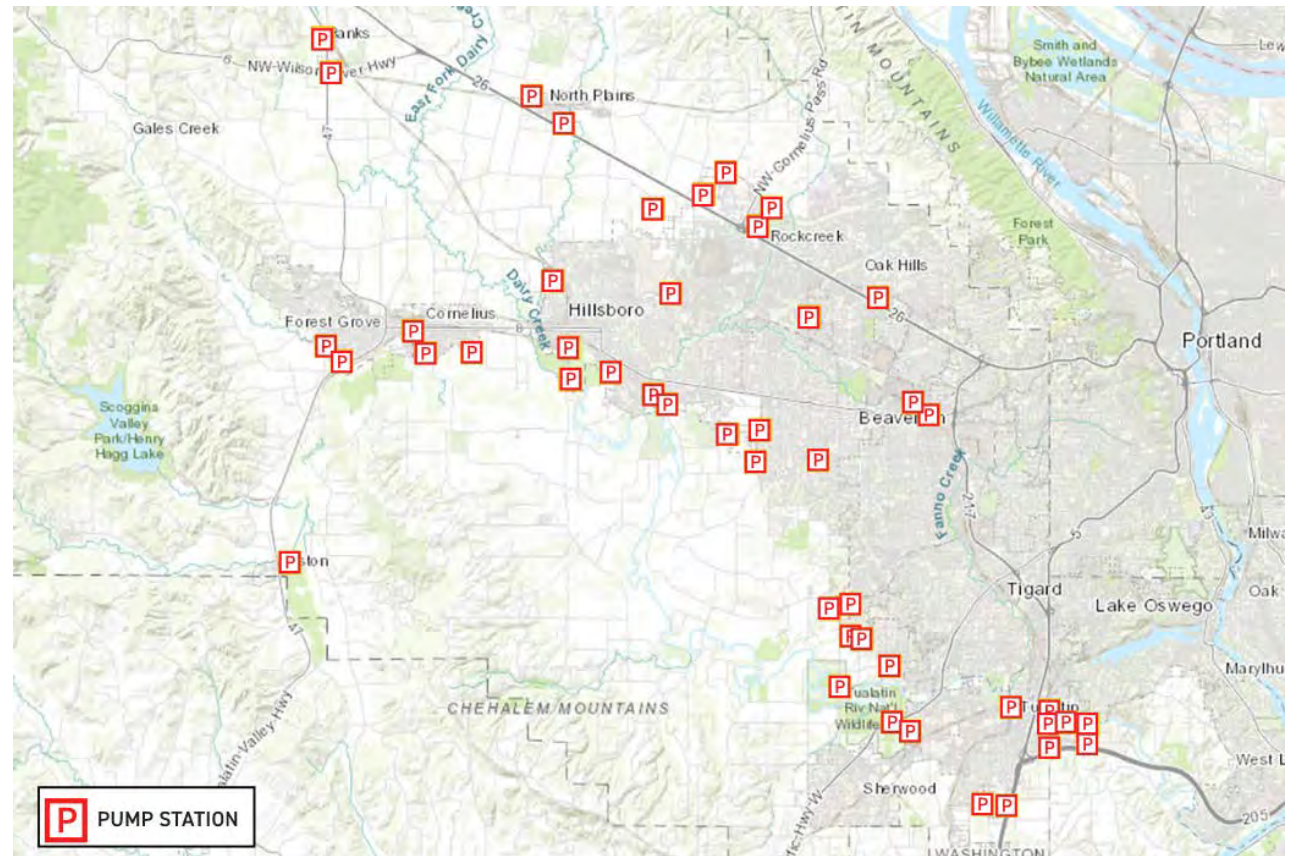
- Clean Water Services
  - **Applicant**
    - ❖ Ramon Sera, Sammy Magaña
- Consor
  - **Project Management, Engineering**
    - ❖ Eddie Kreipe, Heather Pina
- AKS Engineering & Forestry, LLC
  - **Land Use Planning**
    - ❖ Melissa Slotemaker





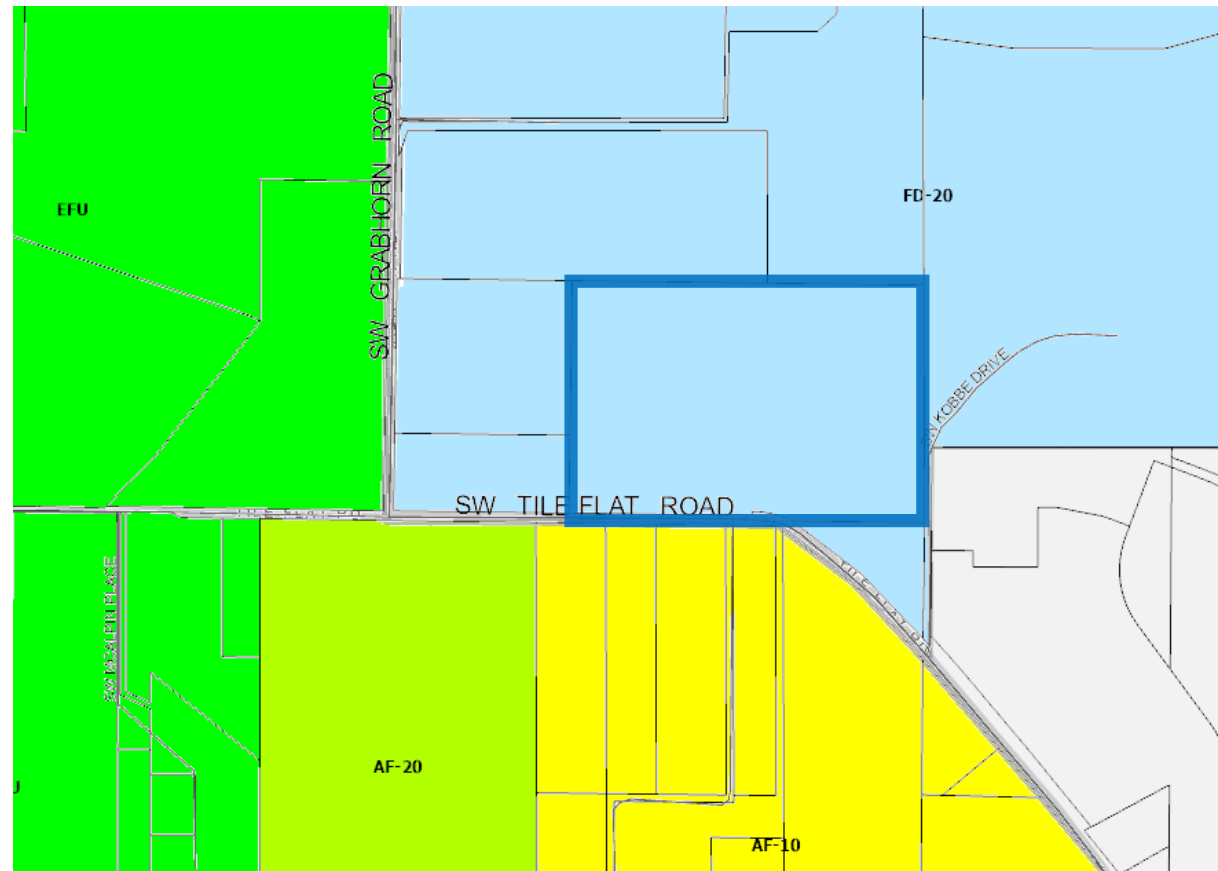
# Background

- Clean Water Services (CWS) manages water resources throughout the Tualatin River Watershed.
- CWS owns and maintains more than 40 pump stations in its service district.
- Through utility master planning, CWS has determined a pump station is needed in the Cooper Mountain area.



# Property Overview

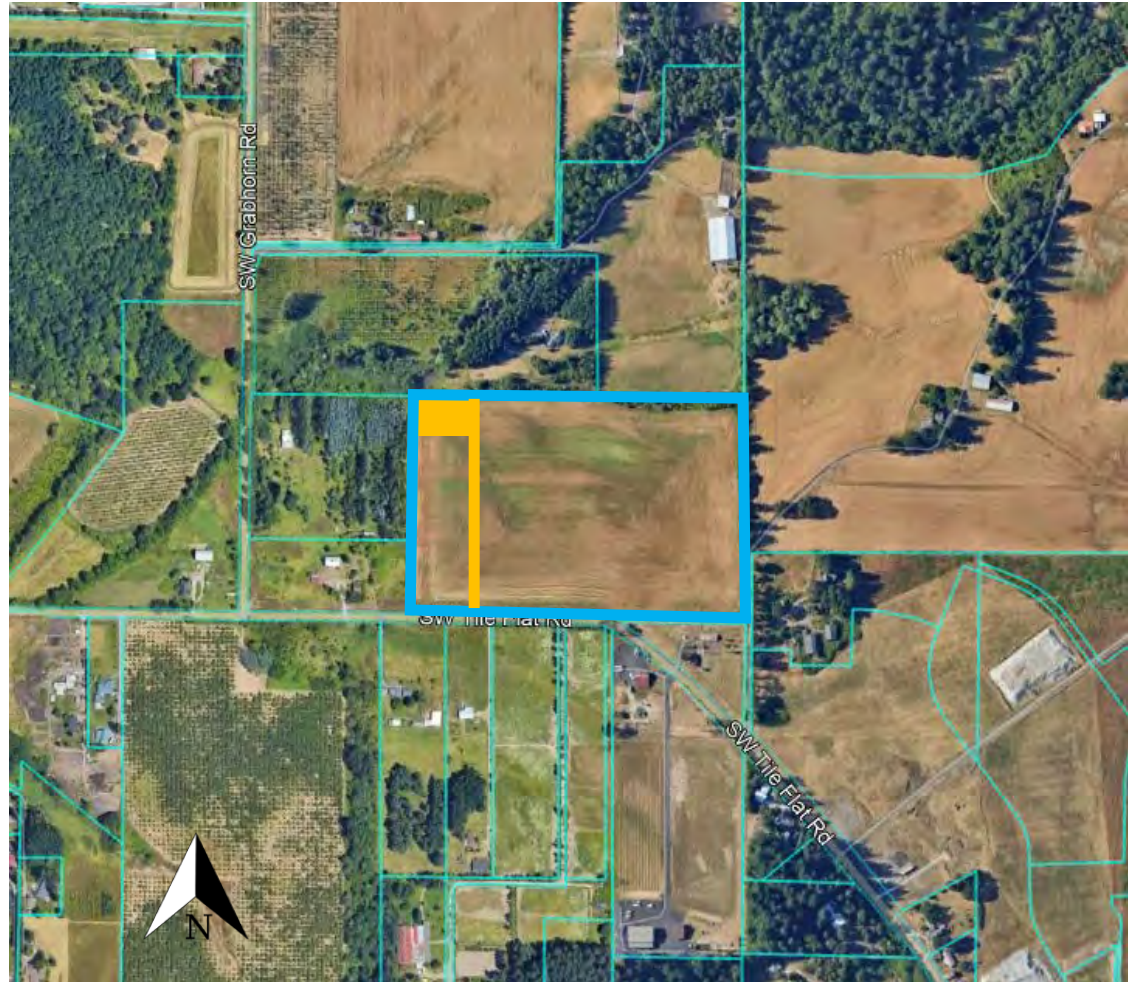
- Site located north of SW Tile Flat Road
- ±30.4 total acre-site
- FD-20 zoning designation
- West of City of Beaverton boundary within the Metro Urban Growth Boundary (UGB)
- Within the Beaverton Cooper Mountain Community Plan area





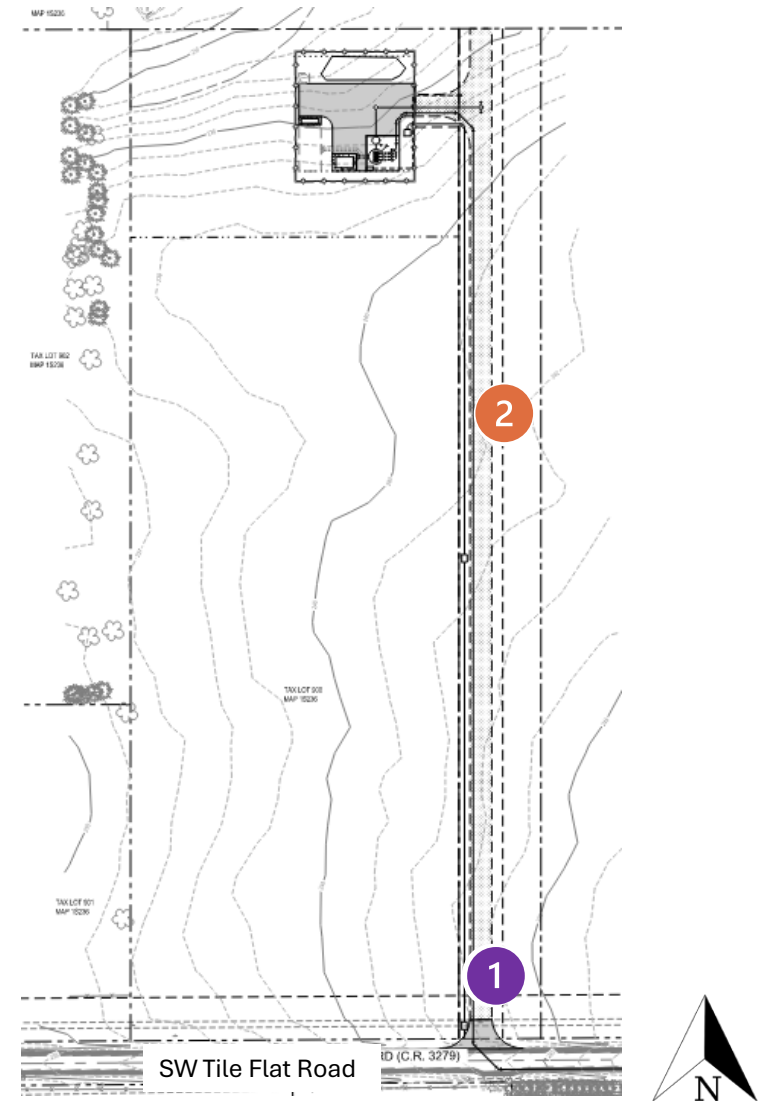
# Property Overview

- Pump station facility location is planned for the northwest corner of the site
- Access driveway to SW Tile Flat Road



# Preliminary Site Plan Overview

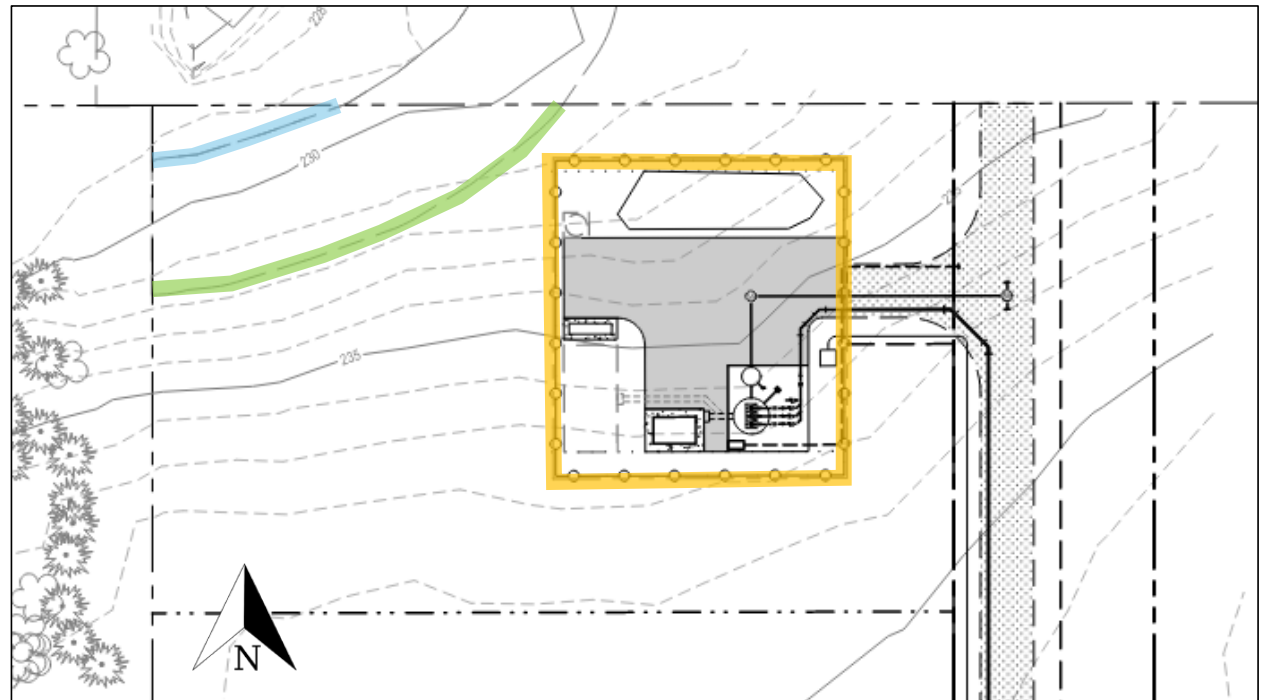
- 1 Site access on SW Tile Flat Road
- 2 20-foot-wide gravel access road within 40-foot-wide access and utility easement





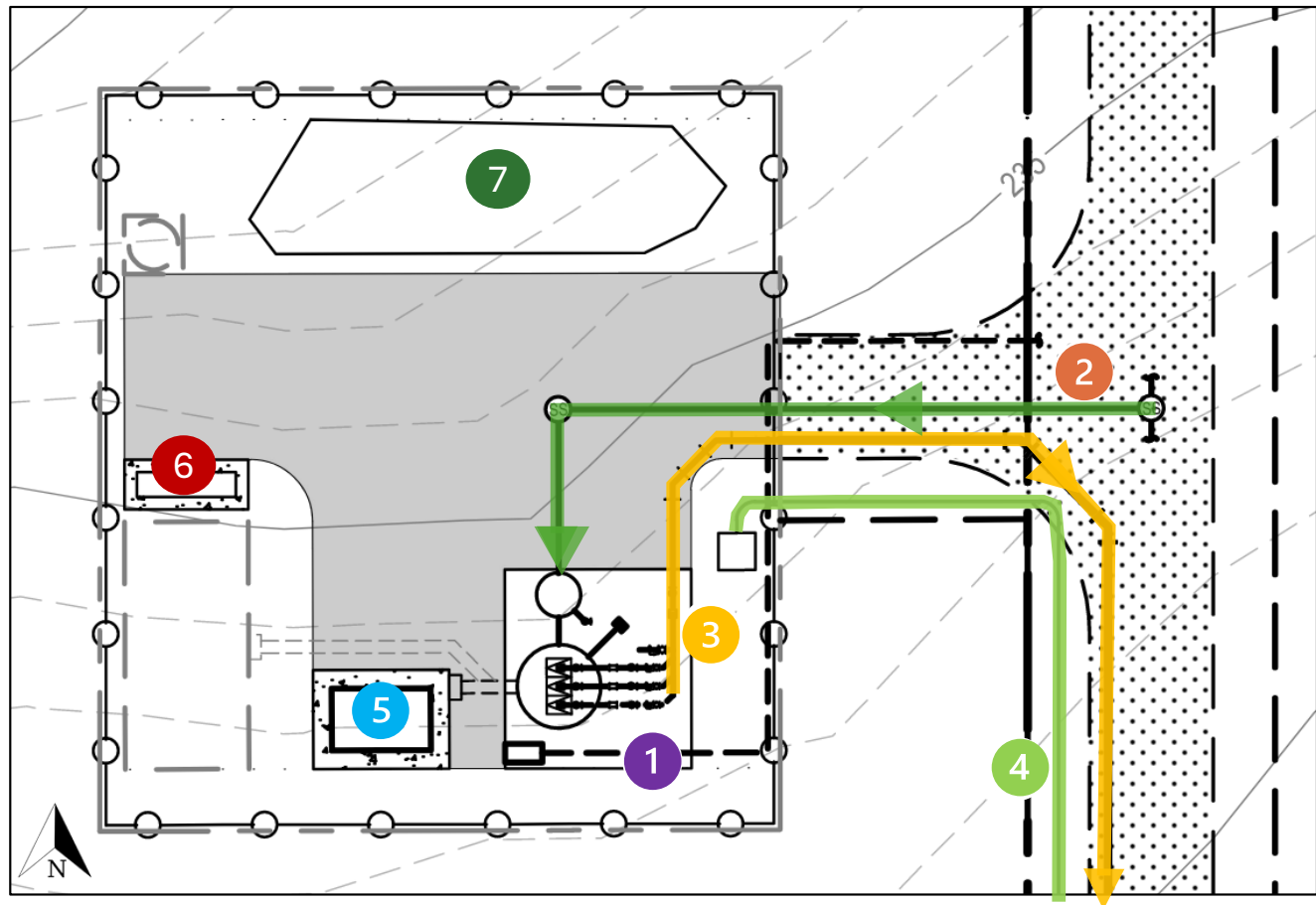
# Preliminary Site Plan Overview

- Planned Fencing
- Protected wetland boundary
- Future Clean Water Services "Vegetated Corridor"



# Preliminary Site Plan Overview

- 1 Pump Station Equipment
- 2 Gravity Sewer Line
- 3 Force Main
- 4 PGE Power Line
- 5 Electrical Equipment Shelter
- 6 Generator
- 7 Stormwater Quality Facility



## Example Pump Station Images



Norwood Pump Station- completed 2022



North Hillsboro Pump Station- completed 2023

# Summary of Washington County Type III Land Use Application Process



✓ Pre-Application Conference

✓ Neighborhood Meeting

- Application Submittal
  - Staff reviews application and Notice of Acceptance is issued
- Public Notices Issued
  - Applicant posts property
  - Staff mails public notice

- Staff Report
  - Staff reviews application and public comments, prepares report, and makes recommendation to the Hearings Officer
- Public Hearing
  - Decision by Hearing's Officer
  - Staff mails Notice of Decision
- Appeal
  - 21-day appeal period to Land Use Board of Appeals (LUBA)



# Questions?

Melissa Slotemaker

AKS Engineering & Forestry, LLC

12965 SW Herman Road, Suite 100

Tualatin, OR 97068

[SlotemakerM@aks-eng.com](mailto:SlotemakerM@aks-eng.com)

(503) 563-6151

Press "Raise Your Hand" to be called on to provide your questions and comments.

You can submit questions by typing them into the Group Chat Box – they will go directly to the Meeting Moderator.

CleanWater  Services

 **consor**

**AKS**  
ENGINEERING & FORESTRY

December 17, 2024



**Neighborhood Meeting Summary:** Cooper Mountain Pump Station Neighborhood Meeting

**Meeting Date:** December 4, 2024

**Time:** 6:00 PM

**Location:** Zoom Virtual Meeting

In preparation for the submission of a land use application, Clean Water Services (CWS) conducted a neighborhood meeting in accordance with applicable Washington County regulations. The following serves as a summary of the neighborhood meeting process.

On November 12, 2024, property owners in the UGB and within 500 feet and property owners outside of the UGB and within 1,000 feet of the proposed development site were sent notification of the planned CWS Cooper Mountain Pump Station land use application. This notification included the project location, project details and zoning, and the neighborhood meeting date, time, and location. The CPO and County staff were also mailed and/or emailed the meeting information. A sign with the neighborhood meeting information was also posted on the subject site on November 12, 2024.

On December 4, 2024, representatives from Clean Water Services, Consor, and AKS Engineering & Forestry, LLC attended the virtual neighborhood meeting. Melissa Slotemaker from AKS Engineering & Forestry gave an introduction, Sammy Magaña from CWS gave an overview of the role of CWS within the region and the master planning that has occurred, and then Melissa Slotemaker provided an overview of the project location, surroundings, zoning, and presented the preliminary site plan. She then provided details on the County's review process and opportunities for public input. Other members of the Applicant's project team also attended the meeting and were available to answer questions.

Following the presentation, attendees were given the opportunity to ask questions. The following is a summary of the topics that were discussed at the meeting and in other phone or email correspondence:

Item	Question/Comment	Response by Applicant or Representative
1.	Adjacent property owner has concern about potential spillage and what it could do to the natural resource area on their property, which is primarily wetland. There's a park planned adjacent to their property as well. They understand that overflows don't happen often, but they do happen.	There will be an emergency generator which will keep these pumps running should the electric power supply fail. When the emergency generator turns on our facilities crew is notified. The emergency generator can run the pump stations for at least 3 days and our teams will fuel the generator regularly. We do regular tests on our emergency generators once a month to ensure operation.

Item	Question/Comment	Response by Applicant or Representative
2.	It is irresponsible of the City of Beaverton to choose this site when there are other options.	CWS initially conducted a master plan of growth in the area along with other municipalities. Once the area was slated for growth, CWS then conducted a more thorough analysis to site a pump station appropriately. This new pump station location was identified and has been determined to be the best suited location.
3.	If CWS had not called them by phone, they would not have known about this meeting.	The notices were sent to the addresses as provided and required by Washington County. A sign was also posted on the site.
4.	How do you get power here?	PGE has a powerline that will be the main source. On Tile Flat Road southside there are above ground utility lines. PGE is planning to put larger cables above-ground starting at Kobbe Drive and extending to the access driveway. It will come from the eastside, traverse westside, and once it reaches the access road it will then be installed underground crossing Tile Flat Road and to the site.
5.	How much equipment is going to be coming through Tile Flat Road? Are you going to be affecting the road?	The county will be improving the road from Grabhorn Road to the east at Kobbe Drive. The intent is for this project to piggyback on the Washington County Road improvements so that when they are doing their work we can do some of ours. We will have an excavator on site to dig the hole. The county is going to turn Tile Flat Road into a three-lane road, similar to what's currently on Scholls Ferry Road.
6.	Can I get a copy of this presentation?	Yes, we can send that after this meeting.
7.	We live across the street from the southern property line. How loud is that pump station?	The noise will come from the pumps 26 feet down and submerged in sewage and water. The noise will be way below the code ordinance levels. However, there is going to be an emergency generator on site that will have noise when it turns on, but will again be below the limits of the noise ordinance. The generator will only turn on when service from PGE is interrupted.
8.	How visible will the station be to Tile Flat Road?	There is a hill between Tile Flat Road and the pump station and the pump station will also be at a lower elevation and not be visible.
9.	Is there going to be any landscaping done for the balance of the 30 acres? Native flowers?	Yes, based off the previous pump station examples shown in the presentation like Norwood Pump Station and North Hillsboro we put in landscaping. Usually, it includes native plant species or flowers.
10.	Historically, how often has an overflow happened? Say in the last 40 years?	An overflow occurred recently due to an air release valve. For this site, the force main will be continuously moving water uphill so there won't be any intermediate hills that have caused problems on other sites. Fats, oils, and grease

Item	Question/Comment	Response by Applicant or Representative
		(FOG) usually clog up the air release valves and those are the main reasons for a spill.
11.	Have there been backflows or flooding on actual pump station properties?	That hasn't happened because there is redundancy in the pump station design. However, outside the pump station where these air release valves are located are exposed to accidents where drivers could hit them. With the Cooper Mountain Pump Station design there are no release valves planned.
12.	<p>Phone call conversation with Remick Merry post neighborhood meeting to answer some follow-up questions.</p> <p>1.) City of Beaverton – would like to learn more about their development plans out there</p> <p>2.) Pump station – exact number of water units that will be moved. The capacity of liquid the pump station</p> <p>3.) How often are pump stations being put in?</p>	<p>Followed up via email with reading materials:</p> <ol style="list-style-type: none"> <li>1. City of Beaverton <a href="#">Cooper Mountain Community Plan, The Cooper Mountain Community Plan online map</a>, and <a href="#">the Cooper Mountain Transportation Analysis Report</a></li> <li>2. Our <a href="#">pump station process</a>. Regarding the amount of water expected to be moved through the Cooper Mountain pump station. We are anticipating between now and year 2044 the pump station will move 0-1.5 million gallons per day (MGD)</li> <li>3. Our pump stations are installed typically when there is a new development project or a significant infrastructure upgrade, or when existing pump stations need to be replaced, which can be every 20-30 years depending on maintenance.</li> </ol>

The meeting concluded at approximately 6:35 pm.

Sincerely,

**AKS ENGINEERING & FORESTRY, LLC**



Melissa Slotemaker, AICP  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062  
(503) 563-6151 | slotemakerm@aks-eng.com

Enclosure:

- Attendance List





Attendee Report  
Report Generated: 12/5/2024 8:55

Cooper Mountain Pump  
Station Neighborhood  
Meeting

829 6786 3646 12/4/2024 17:46 50 8 0 5 Yes

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time	Time in Session (minutes)	
Yes	Melissa Slotemaker   AKS	slotemakerm@aks-eng.com	12/4/2024 17:46		12/4/2024 18:35	50
Yes	Ramon Sera	SeraR@cleanwaterservices.org	12/4/2024 17:47		12/4/2024 18:35	49
Yes	Sammy Magana	maganas@cleanwaterservices.org	12/4/2024 17:49		12/4/2024 18:35	47
Yes	Heather Pina	heather.pina@consoreng.com	12/4/2024 17:50		12/4/2024 18:35	46

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email	Registration Time	Leave Time	Time in Session (minutes)	Mailing Address
Yes	Alice Kinzer	Alice	Kinzer	alice.kinzer@gmail.com	11/14/2024 14:20	12/4/2024 18:35		10915 SW Avocet Ct, 36 Beaverton OR 97007
Yes	Dean Sparks	Dean	Sparks	dean@sparksenterprisesllc.com	11/18/2024 12:53	12/4/2024 18:35		95 W Turtleback Lane, 36 Vickenburg, AZ 85390
No	Toni	Toni	Sparks	toni@sparksenterprisesllc.com	11/18/2024 12:53	--	--	95 W Turtleback Lane, Vickenburg, AZ 85390
Yes	Remick Merry	Remick	Merry	remickm@comcast.net	11/18/2024 20:11	12/4/2024 18:17	17	
Yes	Remick Merry	Remick	Merry	remickm@comcast.net		12/4/2024 18:35	18	
No	Carl	Carl	Dyess	carl.dyess@austincapitalmgmt.com	11/21/2024 6:40	--	--	11125 SW Grabhorn Road, Beaverton OR 97007
No	Kirby	Kirby	Dyess	kirby@austincapitalmgmt.com	11/21/2024 6:42	--	--	11125 SW Grabhorn Road, Beaverton OR 97007
Yes	David Hewlett	David	Hewlett	dhewlett17@gmail.com	12/2/2024 16:21	12/4/2024 18:16	17	63656 Cricketwood Road, Bend OR 97701
Yes	Roland Italiano	Roland	Italiano	scubateacher@yahoo.com	12/3/2024 11:32	12/4/2024 18:34	35	19450 SW Tile Flat Road, Beaverton, OR 97007

APPLICANT NOTE:

Upon completion, submit this form with your Current Planning development application  
Attachment E

NEIGHBORHOOD MEETING

AFFIDAVIT OF MAILING MEETING NOTES  
TO THE COMMUNITY PARTICIPATION ORGANIZATION (CPO)

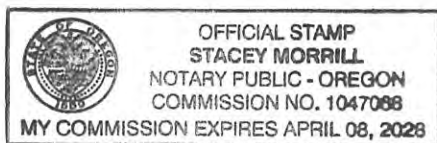
STATE OF OREGON )  
 ) ss  
County of Washington )

I, Tanner Bernhardt, being duly sworn, depose and say that on the 18<sup>th</sup>  
day of December, 20 24 I caused to have mailed to CPO 6 and 10 the meeting notes  
for the neighborhood meeting held on the 4th day of December, 20 24  
to discuss a proposed development at No situs address. Property is north of SW Tile Flat Road and west of SW Kobbe  
Drive (Tax Lot 900 of Washington County Assessor's Map 1S236),  
a copy of the meeting notes so mailed is attached hereto and made a part hereof.

I further state that said meeting notes were enclosed in envelopes plainly addressed to CPO 6 and 10  
and were deposited on the date indicated above in the United States Post Office with postage prepaid  
thereon.

[Signature]  
Signature

Subscribed and sworn to, or affirmed, before me this 18<sup>th</sup> day of December, 2024.



Stacey Morrill  
Notary Public for the State of Oregon  
County of Washington

My Commission expires: April 08, 2028

## **Exhibit L: Notice of Incomplete Application**

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## WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation,  
Planning and Development Services  
155 North First Avenue, Suite 350-13, Hillsboro, Oregon 97124  
503 846-8761 · FAX: 503 846-2908  
[www.co.washington.or.us](http://www.co.washington.or.us)

December 20, 2024

AKS Engineering & Forestry, LLC  
Attn: Melissa Slotemaker  
12965 SW Herman Road, Suite 100  
Tualatin, OR 97062

**SUBJECT: NOTICE OF INCOMPLETE APPLICATION, TEMPORARY TRACKING – S2400325**

Dear Ms. Slotemaker

Staff received your application for a new sanitary sewer pump station. Upon review of the development application staff conducted a completeness check and have identified the following items, including an electronic copy on a thumb drive, to be provided or addressed.

**A. Written narrative addressing:**

Section 308, FD-20 District (308-4.8, 308-6.1 B, 301-6.2, 308-6.3, 308-6.4, 308-7, 308-8).

Section 410, Grading and Drainage, including a preliminary grading plan.

Section 416, Utility Design.

Section 418, Setbacks.

Section 421, Flood Plain and Drainage Hazard Area Development, including proposed alterations, if any and analysis of changes to the flow velocity or capacity of the DHA.

Section 422, Significant Natural Resources. Application was submitted prior to the effective date of the new Goal 5 regulations, including small area of Title 13 Riparian resources along a portion of the northwest property line.

Section 430-105, Public Utility (Service Facility), including a study per Section 430-105.4. See also Section 308-6.1 B, Letter of Intent.

Section 501-8.4, ROW dedication. 45 feet from legal centerline is required. 20 feet currently exists along the majority of the frontage along SW Tile Flat Road. 25 feet additional fee of ROW dedication is required.

Sections 605-2.3 and 605-3, if the proposal includes a two parcel partition as indicated in the pre-application meeting summary notes.

- B. Service Provider Letters from:** CWS (storm), Fire District, City of Beaverton Development Coordination Statement.
- C. Folded full-size site dimensioned site development plans**, including a site plan, a grading plan, a landscape plan and a partition plat, if a partition is proposed, and elevation details of the pump station.
- D. Delineation of the Drainage Hazard Area (DHA)** including a registered surveyor or engineer's signature and original wet stamp.
- E. Preliminary sight distance** prepared by an engineer consistent with Section 501-8.5 F.
- F. *If partition is proposed:*** Conduct Neighborhood Meeting as required by Section 203-3.2 A.
- G. If access is unable to meet access spacing standards for Arterials**, an Access Management Plan may be required. Noting that access to the Arterial shall be illuminated per R&O 86-95.
- H. Delineation of the Goal 5 Resources**, including a Significant Natural Resource Assessment.



I. Required review fees:

Type III Special Use:	\$8,578
Development Review (pump station):	TBD (see attached form)
Type II Land Division:	\$18,019.75
Engineering deposit:	<u>\$185.00</u>
Fees required:	TBD
Fees paid:	\$28,645.00

Pursuant to ORS 215.427(2) and Washington County CDC Section 203-5.4, the application shall be deemed complete upon receipt of: (a) All of the missing information; (b) Some of the missing information and written notice from the applicant that no other information will be provided; or (c) Written notice from the applicant that none of the missing information will be provided. The application will be void if the application has not been made complete by **May 20, 2025** (180 days after being submitted, ORS 215.427(4) and CDC Section 203-5.5).

Staff will retain the fees and forms you have submitted to date and will process them with a subsequent and complete application submittal. You may resubmit a modified application and it will be reviewed again for completeness. If it is then determined to be complete, you will be notified and your application will be processed in accordance with Section 203-4 of the Community Development Code. If you do not wish to pursue the application, please provide to this Department a written statement withdrawing the application and requesting for a refund of the fees you have submitted to date.

Eight (8) of copies of the application will ultimately be needed for the County's review. You may provide fewer than this number for the resubmittal review. However, per Section 203-5.1, the County will not deem an application complete until the full number of copies is received. An electronic copy on a thumb drive of the completed application is also requested. Should you have any questions, please feel free to contact me at 503-846-3832 or by email at [paul\\_schaefer@co.washington.or.us](mailto:paul_schaefer@co.washington.or.us)

Sincerely,

*Paul Schaefer*

Paul Schaefer, Senior Planner