

**AFFIDAVIT OF POSTING
ORDINANCE CB-0-195-93**

STATE OF OREGON)
)
COUNTIES OF CLACKAMAS)
 AND WASHINGTON)
)
CITY OF WILSONVILLE)

I, the undersigned, City Recorder of the City of Wilsonville, State of Oregon, being first duly sworn on oath depose and say:

On the 2nd day of June, 1993, I caused to be posted copies of the attached Ordinance CB-O-195-93, an Ordinance adopting the findings and conditions of approval approving a Zone Map amendment that establishes the Public Facility (PF) Zone and approving a Comprehensive Plan Map amendment that applies the Public Lands designation on the Dammasch State Hospital Campus, in the following four public and conspicuous places of the City, to wit:

- WILSONVILLE CITY HALL
- WILSONVILLE POST OFFICE
- LOWRIE'S FOOD MARKET
- KOPPER KITCHEN

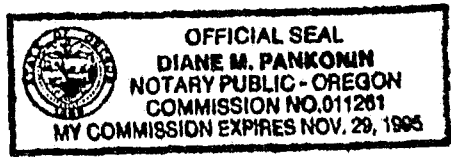
The ordinance remained posted for more than five (5) consecutive days prior to the time for said public hearing on the 21st day of June, 1993.


VERA A. ROJAS, CMC, City Recorder

Subscribed and sworn to before me
this 15 day of July, 1993.


NOTARY PUBLIC, STATE OF OREGON

My Commission expires: 11-29-95



ORDINANCE NO. 417

AN ORDINANCE OF THE WILSONVILLE CITY COUNCIL ADOPTING FINDINGS AND CONDITIONS OF APPROVAL AND AMENDING THE OFFICIAL ZONING MAP TO APPLY PUBLIC FACILITY (PF) ZONING AND AMENDING THE COMPREHENSIVE PLAN MAP TO APPLY THE PUBLIC LANDS USE DESIGNATION TO THE DAMMASCH STATE HOSPITAL CAMPUS - A PORTION OF TAX LOT 29500, SECTION 15, T3S-R1W, CLACKAMAS COUNTY, OREGON, CONTAINING ABOUT 141 ACRES.

WHEREAS, Ms. Mary Dorman, consultant for Dammasch State Hospital, submitted a full and complete application requesting a Comprehensive Plan and Zone map amendment for about 141 acres of real property owned and occupied by Dammasch State Hospital on December 7, 1992; and

WHEREAS, the State of Oregon had previously submitted an application to the Portland Metropolitan Service District (Metro) requesting an Urban Growth Boundary (UGB) amendment; and

WHEREAS, the State also submitted an application to the Portland Metropolitan Area Local Government Boundary Commission (PMALGBC) requesting annexation to the City of Wilsonville; and

WHEREAS; the PMALGBC issued a Final Order (Proposal No. 2992), after holding a public hearing and providing notice, on November 14, 1991, and determined that the proposed annexation was in compliance with all regional, county and city plans and approved the annexation of 183.88 acres of land (that includes both the Callahan Center and Dammasch State Hospital) to the City; and

WHEREAS, the Wilsonville Planning Commission, after providing public notice and holding a public hearing, found that it is necessary and appropriate to apply the City's land-use and zoning designations to the Dammasch Campus and, in fact, this action is required by State Law, the statewide planning goals, and the Comprehensive Plan; and

WHEREAS, the Planning Commission held a public hearing regarding this matter on March 8, 1993, at which time the Commission reviewed the Staff Report, accepted oral and written testimony and exhibits from the applicant and all other interested parties, and duly considered all the evidence and testimony submitted to them; and

WHEREAS, the Commission adopted their Resolution No. 93 PC 04 which forwards a recommendation to the Wilsonville City Council that the Dammasch State Hospital Campus be designated as *Public Lands* on the City's Comprehensive Plan map and as *Public Facility (PF)* on the City's Official Zoning map.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

A. The Wilsonville City Council adopts the recommendation of the Planning Commission along with the findings and exhibits as set forth in the Commission's Resolution No. 93 PC 04.

B. The Planning Director is directed to change the City's Official Comprehensive Plan map to designate the Dammasch State Hospital Campus, consisting of approximately 141 acres, to *Public Lands*. and the Official Zoning Map shall be changed to *Public Facility (PF)*.

C. The City Council adopts the following Conditions of Approval:

93PC04

COMPREHENSIVE PLAN MAP AMENDMENT,
and
ZONE MAP AMENDMENT

WILSONVILLE CITY COUNCIL
CONDITIONS of APPROVAL

AMENDED AND ADOPTED

1. The applicant shall obtain from the City Public Works Department a Wastewater

Discharge Permit and assist with a wet weather Storm Water characterization study. This condition is presented by the Public Works Department.

2. That the applicant/owners waive right of remonstrance to any proposed land for a local improvement district which may be formed to construct public improvements which would serve the subject property.

3. The applicant shall dedicate 20' of property to accommodate right-of-way and utility easements necessary for future widening and development of 110th Av.

This Condition is a dedication and not a commitment to funding.

4. The applicant shall dedicate to Clackamas County the necessary right-of-way for future construction of a 6 foot wide sidewalk along the entire length of

Graham's Ferry Road fronting Dammasch State Hospital property.

Based upon a review of the materials provided to this office on the subject project, the following conditions of approval are presented by the City Engineering Department. These conditions are applicable to the specific amendments and Master Plan applied for and listed above. Any modifications or additional applications may require amendments or additions to the conditions listed below.

PF-1 All plans submitted to this office for review shall be based on a 24" x 36" sheet format in conformance with the City of Wilsonville Public Works Standards. A title page will be required with a space left in the lower right-hand corner for a 8 1/2" x 11" information sheet to be provided by the City and affixed to the final as-built plans before acceptance.

No construction shall begin on any public improvements until the applicants plans are approved by the Engineering Division, all necessary fees paid, any required permits / right-of-way or easements are obtained and acceptable to the Engineering Division.

PF-2 As-built drawings are required and shall be provided on 3mil mylar. The as-builts must be submitted and approved by the engineering division **before** the final punch list inspection will be performed.

PF-3 All survey monuments on the site, or subject to disturbance with the construction of any off site improvements, shall be adequately protected and referenced prior to construction commencement. If disturbed, moved, relocated or destroyed the applicant shall retain the services of a registered professional land surveyor to restore the monument and file the necessary surveys as required by law. A copy of any recorded surveys shall be submitted to the City.

PF-4 Water System. Applicant engineer shall submit for approval a stamped certification by a professional engineer (Oregon) stating that the fire flows available to both facilities will meet the following fire flow requirements: 1) Applicant has indicated that the facilities will be outfitted with sprinkler type

fire fighting devices as set forth in its letter of May 26, 1993 and approved by Tualatin Valley Fire & Rescue dated June 7, 1993; and 2) The City requires 1500 Gallons per minute for (2) hours with 20psi minimum residual pressure, subject to a reduction as may be authorized by Tualatin Valley Fire & Rescue and which shall still meet minimum safety and health protection requirements as determined by Tualatin Valley Fire & Rescue.

PF-5 **Sanitary Sewer System**

The applicants engineer shall submit for approval a stamped certification of sanitary sewer flows based on the criteria outlined below:

Dammasch Hospital

- A. Domestic Flows
80,000 Gallons per day
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (-3)

Living Enrichment Center

- A. Domestic Flows
1500 Persons
100 Gallons per person per day
3 hour flow
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (3)

PF-6 If the actual flows from the existing on-site facilities exceed those calculated using the values PF-5, the defective portions of the on-site sanitary sewer system shall be identified and shall be repaired or replaced until the flow meets or is less than the calculated values. Applicant shall furnish sufficient information to satisfy the Engineering Division that the repairs were properly made.

PF-7 No portion of the sanitary sewer system from either facility shall be connected to the City's sanitary sewer system until authorized in writing by the City Engineer.

PF-8 Using the allowable flow's determined in PF-5, the portions of the City's existing sanitary sewer system to the 30"

Seely Ditch Interceptor system shall be analyzed by the applicants engineer for adequate capacity.

PF-9 If any portion of the City's existing sanitary sewer system between the subject property and the 30" Seely ditch interceptor are found to be over the calculated (using engineering standard and values acceptable or required by the City) capacity, the sections shall be replaced at the applicant's expense. The State may enter into an Intergovernmental Agreement with the City to recover a prorated share of the cost of the improvement for a ten year period from July 1, 1993 for either properties annexed within this time frame or properties in other basins which tie into these sewage line improvements.

PF-10 For the purpose of determining the line capacity, at build out conditions for the 30" Seely Ditch Interceptor the report prepared by CH2M Hill and dated February, 1993 shall be used.

PF-11 The applicant shall by Waste Water Discharge Permit and Intergovernmental Agreement agree to bear all costs now and in future for the correct and timely operation, power, materials maintenance and any other facility for the existing trickling filter treatment plant and any proposed sanitary sewer lift and force main used or to be used by the subject properties to current city, county, state or federal standards and requirements.

PF-12 The applicant has agreed to continue to operate the existing trickling filter treatment plant as an effective pre-treatment facility to lessen the BOD loading on the City's facilities.

The plant and any other required facility shall operate continuously with proper maintenance and personnel at least until determined by the City Engineer that adequate capacity exists in the City's treatment facilities to accept the facility wastewater.

If current testing indicates to the satisfaction of the City Engineer that the continued operation of the trickling filter

treatment plant is unnecessary, then the applicant may discontinue the plant's operation at its discretion.

If the City Engineer determines this plant's operation is unnecessary, then there shall be no system development charge credit in this regard. If the City Engineer determines otherwise, then a credit up to 25% of the Systems Development Fee for sewer improvement shall be given.

PF-13 After transfer of the non-pretreated wastewater to the City, the applicant shall by Intergovernmental Agreement abandon, mothball, or remove and relocate the existing trickling filter treatment plant to the satisfaction of the City Engineer and any other applicable city, county, state or federal agency.

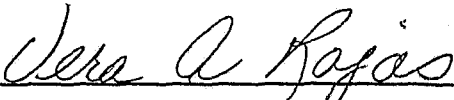
PF-14 After the closure of the trickling filter treatment plant the applicant agrees to bear all costs now and in the future for the correct and timely operation, power, materials, maintenance and any other facility for any proposed pump station and force main to current city, county, state or federal requirements.

PF-15 Dammasch State Hospital shall grant such easements and/or right-of-way that provide access for sewage utility lines and the pump station to the Living Enrichment Center, (i.e. Callahan property). This should be formalized by an Agreement between the parties and recorded with Clackamas County.

SUBMITTED to the Wilsonville City Council and read the first time at a regular meeting thereof on the 17th day of May, 1993, commencing at the hour of 7:00 o'clock p.m. at the City Hall Annex with the second reading scheduled for the 7th day of June, 1993 at the before mentioned time and place. Upon request by the applicant, the public hearing and second reading was continued to June 21, 1993, commencing at the hour of 7:00 o'clock p.m. at the Community Development Department Hearings Room.


VERA A. ROJAS, CMC/AAE, City Recorder

ENACTED by the City Council on the 21st day of June, 1993, by the following
votes: YEAS: 4 NAYS: 0



VERA A. ROJAS, CMC/AAE, City Recorder

DATED and signed by the Mayor this 22nd day of June, 1993.



GERALD A. KRUMMEL, Mayor

SUMMARY of Votes:

Mayor Krummel AYE
Councilor Van Eck ABSENT
Councilor Carter AYE
Councilor Hawkins AYE
Councilor Lehan AYE



Eldon

**TUALATIN VALLEY FIRE & RESCUE
AND
BEAVERTON FIRE DEPARTMENT**

4755 S.W. Griffith Drive • P.O. Box 4755 • Beaverton, OR 97076 • (503) 526-2469 • FAX 526-2538

June 7, 1993

CITY OF WILSONVILLE

JUN 11 1993

RECEIVED

Andrew Golay, P.E.
Support Services Director
Dammasch State Hospital
P.O. Box 38
Wilsonville, Oregon 97070

Re: Fire Flows and Sprinkler Protection
Dammasch State Hospital

Dear Andrew:

Your letter of May 26, 1993, is acceptable with this office for time periods and actions to be taken. This office would ask that as soon as a plan has been developed under item #2, that it be submitted to both the Fire District and City of Wilsonville for review and approval.

If I can be of any further assistance to you, please feel free to contact me at 526-2469.

Sincerely,

Rex H. Jeffries
Rex H. Jeffries
Acting Fire Marshal

RHJ:kw

cc: Eldon Johansen ✓
Community Development Director
City of Wilsonville

Oregon

DEPARTMENT OF
HUMAN
RESOURCES

May 26, 1993

Bert Parker
Fire Marshall
Tualatin Valley Fire and Rescue
P.O. Box 4755
Beaverton, Oregon 97076

MENTAL HEALTH AND
DEVELOPMENTAL
DISABILITY SERVICES
DIVISION

Dammasch State Hospital

Dear Mr. Parker:

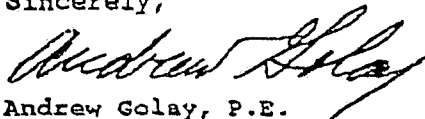
Dammasch State Hospital proposes the following schedule of improvements to increase fire safety and to comply with Tualatin Valley Fire and Rescue's fire flow ordinance's:

1. Fully sprinkle the occupied wards right away. They are locked, living quarters and pose the highest risk of fire of any space in the building.
2. Develop and implement a sprinkler plan for the rest of the hospital by June, 1996.
3. Install an automatic smoke vent in a basement hall window. The vent will open during a smoke or fire emergency and will vent smoke generated in the kitchen/warehouse, thus, preventing the smoke from entering the main hospital.
4. Change the threads on campus hydrants from Portland threads to National Pipe Standard threads.
5. Maintain the irrigation/fire suppression water reservoir at 180,000 gallons at all times. This will provide two hours of water at 1,500 gpm.
6. Clearly label and identify the cross connection valves for the domestic water reservoir and train staff in the cross connection procedure.

These measures will greatly enhance the fire safety of the hospital. We are prepared to implement all of the measures, except number 2, in the immediate future.

Please confirm in writing if this plan meets your approval. We are meeting with the City of Wilsonville Council on Monday, June 7, 1993 regarding these matters and would greatly appreciate your response by then.

Sincerely,



Andrew Golay, P.E.
Support Services Director

cc: Eldon Johansen, Community Development Director
City of Wilsonville

Curt Hohn, Administrator, Facilities Division
Oregon Department of General Services

Barbara Roberts
Governor



PO Box 38
28801 SW 110th Street
Wilsonville, OR
97070-0038
(503) 682-3111
TDD (503) 682-3100

Wayne



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: JUNE 18, 1993

TO: FILE

**FROM: ELDON JOHANSEN
COMMUNITY DEVELOPMENT DIRECTOR**

RE: CALLAHAN CENTER AND DAMMASCH HOSPITAL

When the conditions for the sewage treatment for the Dammasch Hospital and Callahan Center were written, we had used waste water strengths which had been prepared by analysts following collection of samples by Dammasch personnel. These figures indicated that the average BOD per day was 142 pounds. Assuming that 35% of this was soluble, BOD was approximately 50 pounds per day. Our plant has a present capacity of 1100 pounds soluble BOD per day and an unused capacity of 250 pounds per day. With these figures, Dammasch and Callahan would have used 20% of the remaining capacity. Other calculations using different days of collection ran as high as 23% of remaining capacity was used by Dammasch and the Callahan Center.

Based on these figures, the conditions were written to require continued operation of the waste water treatment plant until such time as the City Engineer determines that capacity is available in the Wilsonville plant without continued operation of the trickling filter.

Randy Watson from the treatment plant was visiting the plant and observed the collection techniques. His observation was that they were collecting samples in which the liquids had flown over a weir and the solids had sat in place for several hours. This highly concentrated liquid was being collected and used as a basis of determining plant influent. This is not a reasonable method of determining plant influent in that it would greatly over-indicate the influent suspended solids and BOD.

Following discussions, the City installed a sampler on the Dammasch lines and took samples in early June. Analysis of these samples and use of flow volumes from Dammasch provided by Dammasch indicated that the BOD strength was very significantly less under correct sampling. The BOD's are actually 26 pounds per day with a soluble of 9 pounds per day. This would mean that the Dammasch and Callahan flows would use approximately 4% of our remaining BOD capacity.

Based on the revised figures for the plant BOD, I will recommend to the City Engineer that following adoption of the ordinances for Dammasch and Callahan Center that he determine that adequate capacity is available in our wastewater treatment plant for the Dammasch and Callahan Center flows without using the trickling filter.

Eldon R. Johansen
Eldon R. Johansen, Community Development Director

6/18/93

Date

ej:sh

cc: Arlene Loble, City Manager
Mike Kohlhoff, City Attorney
Wayne Sorensen, Planning Director
Mike Stone, City Engineer
Andy Golay, Dammasch State Hospital
Dale Ross, OTAK
Jeff Bachrack
Joe Dills

**PLANNING COMMISSION
RESOLUTION NO. 93PC04**

**A RESOLUTION ADOPTING FINDINGS AND CONDITIONS OF APPROVAL
APPROVING A ZONE MAP AMENDMENT THAT ESTABLISHES THE
PUBLIC FACILITY (PF) ZONE AND APPROVING A COMPREHENSIVE PLAN
AMENDMENT THAT APPLIES THE PUBLIC LANDS DESIGNATION ON
THE DAMMASCH STATE HOSPITAL CAMPUS.
THIS RESOLUTION IS A RECOMMENDATION TO THE CITY COUNCIL
FOR CONSIDERATION AND FINAL DECISION.**

WHEREAS, an application, together with planning exhibits for the above-captioned development, has been submitted in accordance with the procedures set forth in Section 4.008(4) and 4.139(1), (2), and (3) of the Wilsonville Code, and

WHEREAS, the Planning Staff has prepared a report on the above-captioned subject which is filed with Application No. 93PC04, and

WHEREAS, said planning exhibits and staff report were duly considered by the Planning Commission at a regularly scheduled meeting conducted on March 8, 1993, at which time said exhibits, together with findings and public testimony, were entered into the public record, and

WHEREAS, the Commission has duly considered the subject and the recommendations contained in the staff report, and

WHEREAS, interested parties, if any, have had an opportunity to be heard on the subject.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Wilsonville does hereby adopt the staff report along with the findings, recommendations and Conditions of Approval contained therein. The Wilsonville Planning Director is hereby authorized to forward a recommendation to the City Council for approval of a:

Zone Map Amendment and
Comprehensive Plan Amendment

consistent with said recommendations once the prescribed appeal period has expired.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 8th day of March, 1993, and filed with the Planning Secretary on

March 10, 1993

Attest:

Sally Hartill
Sally Hartill, Planning Secretary

Randy M. Clark
Chairman
Wilsonville Planning Commission

93PC04

COMPREHENSIVE PLAN MAP AMENDMENT,
and
ZONE MAP AMENDMENT

CONDITIONS of APPROVAL

AMENDED AND ADOPTED

1. The applicant shall obtain from the City Public Works Department a Wastewater Discharge Permit and assist with a wet weather Storm Water characterization study. This condition is presented by the Public Works Department.
2. That the applicant / owners waive right of remonstrance to any proposed land for a local improvement district which may be formed to construct public improvements which would serve the subject property.
3. The applicant shall dedicate 20' of property to accommodate right-of-way and utility easements necessary for future widening and development of 110 th Av. This Condition is a dedication and not a commitment to funding.
4. The applicant shall dedicate to Clackamas County the necessary right-of-way for future construction of a 6 foot wide sidewalk along the entire length of Graham's Ferry Road fronting Dammasch State Hospital property.

Based upon a review of the materials provided to this office on the subject project, the following conditions of approval are presented by the City Engineering Department. These conditions are applicable to the specific amendments and Master Plan applied for and listed above. Any modifications or additional applications may require amendments or additions to the conditions listed below.

- PF-1. All plans submitted to this office for review shall be based on a 24" x 36" sheet format in conformance with the City of Wilsonville Public Works Standards. A title page will be required with a space left in the lower right-hand corner for a 8 1/2" x 11" information sheet to be provided by the City and affixed to the final as-built plans before acceptance.

No construction shall begin on any public improvements until the applicants plans are approved by the Engineering Division, all necessary fees paid, any required permits / right-of-way or easements are obtained and acceptable to the Engineering Division.

- PF-2 As-built drawings are required and shall be provided on 3mil mylar. The as-builts must be submitted and approved by the engineering division before the final punch list inspection will be performed.
- PF-3. All survey monuments on the site, or subject to disturbance with the construction of any off site improvements, shall be adequately protected and referenced prior to construction commencement. If disturbed, moved, relocated or destroyed the applicant shall retain the services of a registered

professional land surveyor to restore the monument and file the necessary surveys as required by law. A copy of any recorded surveys shall be submitted to the City.

- PF-4. Water System. Applicant engineer shall submit for approval a stamped certification by a professional engineer (Oregon) stating that the fire flows available to both facilities will meet the following fire flow requirements (Note: Both applicants have indicated that the facilities will be fully outfitted with sprinkler type fire fighting devices): 1500 Gallons per minute for (2) hours with 20psi minimum residual pressure. Any reduction in fire flow shall be subject to the review and approval of the Fire District Chief.

If the applicant elects not to fully sprinkler the applicable facility then the applicants engineer shall submit for approval a stamped certification by a professional engineer (Oregon) and appropriate plan for furnishing the fire flow rate and pressure as indicated in a 2/3/93 memo from the City Building Official to the City Engineer (copy attached).

PF-5. Sanitary Sewer System

The applicants engineer shall submit for approval a stamped certification of sanitary sewer flows based on the criteria outlined below:

Dammasch Hospital

- A. Domestic Flows
80,000 Gallons per day
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (-3)

Living Enrichment Center

- A. Domestic Flows
1500 Persons
100 Gallons per person per day
3 hour flow
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (3)

- PF-6. If the actual flows from the existing on-site facilities exceed those calculated using the values PF-5, the defective portions of the on-site sanitary sewer system shall be identified and shall be repaired or replaced until the flow meets or is less than the calculated values. Applicant shall furnish sufficient information to satisfy the Engineering Division that the repairs were properly made.

PF-7. No portion of the sanitary sewer system from either facility shall be connected to the City's sanitary sewer system until authorized in writing by the City Engineer.

PF-8. Using the allowable flow's determined in PF-5, the portions of the City's existing sanitary sewer system to the 30" Seely Ditch Interceptor system shall be analyzed by the applicants engineer for adequate capacity.

PF-9 If any portion of the City's existing sanitary sewer system between the subject property and the 30" Seely ditch interceptor are found to be over the calculated (using engineering standard and values acceptable or required by the City) capacity, the sections shall be replaced at the applicant's expense. The State may enter into an Intergovernmental Agreement with the City to recover a prorated share of the cost of the improvement.

PF-10. If any portion of the 30" Seely Ditch Interceptor down stream of the interception point from the subject property is found to be over capacity, at build-out conditions, as a result of the flows from the subject property the applicant shall have the choice of the following:

1. Immediate replacement of the sections that are over capacity.
2. Enter into an Intergovernmental Agreement and deposit a prorated share of the estimated cost of replacement based on the portion of line capacity utilized.

PF-11. For the purpose of determining the line capacity, at build out conditions for the 30" Seely Ditch Interceptor the report prepared by CH2M Hill and dated February, 1993 shall be used.

PF-12. The applicant shall by Waste Water Discharge Permit and Intergovernmental Agreement agree to bear all costs now and in future for the correct and timely operation, power, materials maintenance and any other facility for the existing trickling filter treatment plant and any proposed sanitary sewer lift and force main used or to be used by the subject properties to current city, county, state or federal standards and requirements.

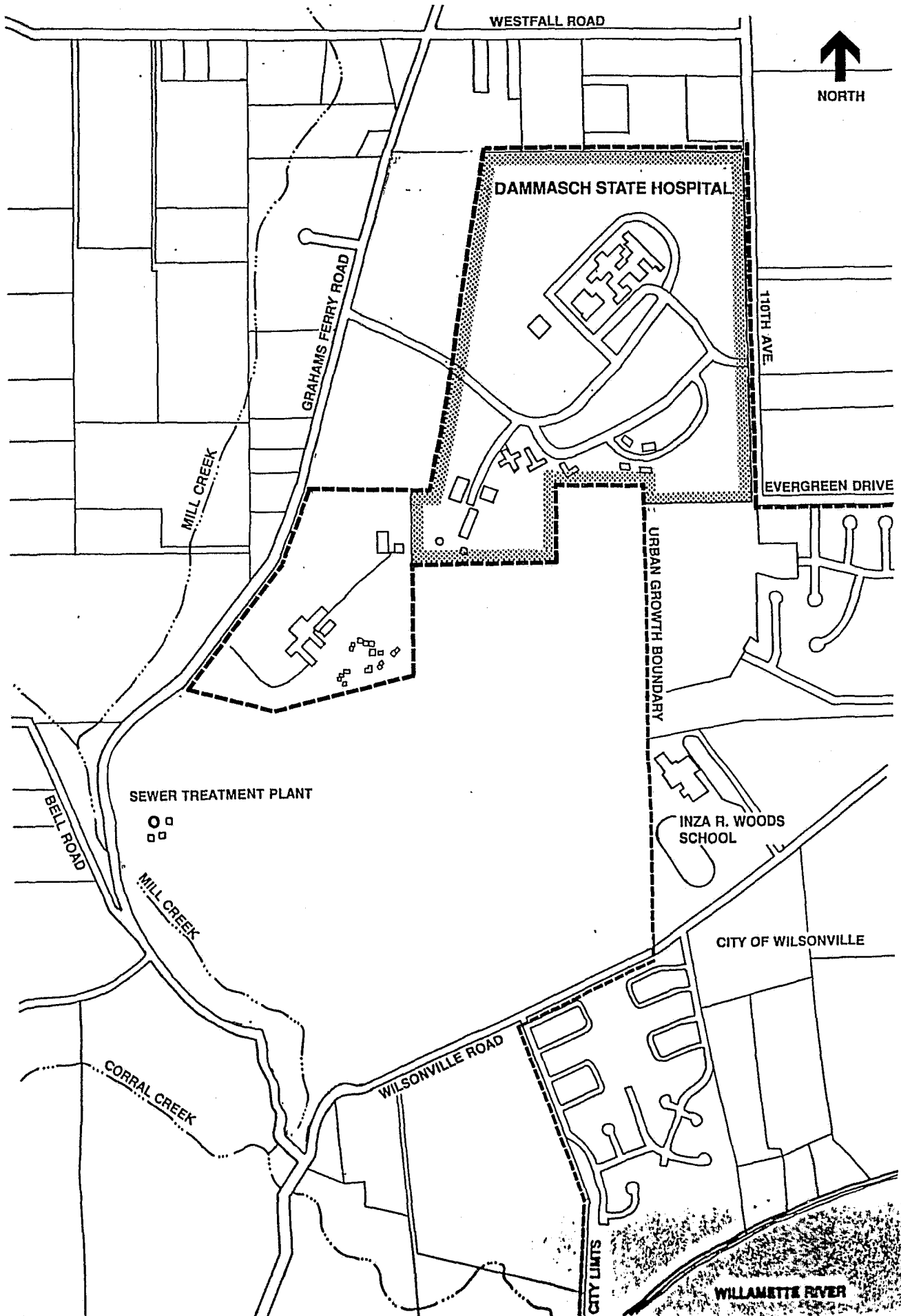
PF-13. The applicant has agreed to continue to operate the existing trickling filter treatment plant as an effective pre-treatment facility to lessen the BOD loading on the City's facilities.

The plant and any other required facility shall operate continuously with proper maintenance and personnel at least until determined by the City Engineer that adequate capacity exists in the City's treatment facilities to accept the facility wastewater.

PF-14. After transfer of the non-pretreated wastewater to the City the applicant shall by Intergovernmental Agreement abandon, mothball, remove and relocate the existing trickling filter treatment plant to the satisfaction of the City Engineer and any other applicable city, county, state or federal agency.

PF-15. After the closure of the trickling filter treatment plant the applicant agrees to bear all costs now and in the future for the correct and timely operation, power, materials, maintenance and any other facility for any proposed pump station and force main to current city, county, state or federal requirements.

PF-16 Dammasch State Hospital shall grant such easements and/or right-of-way that provide access for sewage utility lines and the pump station to the Living Enrichment Center, (i.e. Callahan property). This should be formalized by an Agreement between the parties and recorded with Clackamas County.





City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

**PLANNING COMMISSION
COMMUNITY DEVELOPMENT BUILDING
MARCH 8, 1993**

MINUTES

The meeting was called to order by Chairperson Vann at 7:03 p.m.
The order for Public Hearing was read.

Call to order

Roll Call:

Roll Call

Present for Roll Call were Pam Vann, Brian Griffin, Weldon Sloan, Steve Spicer, Ralph Coppersmith.

Absent: Helen Burns, Marv Wagner

Staff Present:

Blaise Edmonds, Wayne Sorensen, Eldon Johansen, Sally Hartill

Consideration of Minutes of February 8, 1993

Appr. 2-8-93
minutes

Commissioner corrected second to motion on page 29. The motion was seconded by Marv Wagner rather than Weldon Sloan. **Commissioner Sloan moved to approve minutes, seconded by Commissioner Spicer. Motion carried 5-0.**

Consent Agenda:

Consent agenda

A. 88PC27 - Mrs. Marian Wiedemann - Requests extension on Temporary Use Permit for the continued placement of a manufactured house on her property.

Commissioner Sloan moved to approve Consent Item, seconded by Brian Griffin. Motion carried 5-0.

Approved

PUBLIC HEARING

B. 93PC04 - Dammasch State Hospital. - Comprehensive Plan Amendment and Zone Map Amendment to designate the Dammasch State Hospital. property to the Public Lands designation. Approve Zone Map Amendment to change the existing Clackamas County zone of Exclusive Farm Use 20 acres minimum (EFU - 20) to the City's Public Facility (PF) zone.

Dammasch State Hospital

The Public Hearing was called to order at 8:25 p.m.

The format for Public Hearing was read.

Chairperson Vann called for the Staff Report.

Blaise Edmonds presented the substantiating criteria as outlined in the Staff Report. Mr. Edmonds stated that much of what is presented in this application is applicable to the following application for the Living Enrichment Center. However, Dammasch State Hospital does not encounter the traffic issues.

Staff Report

Dammasch is an existing facility. In the past few years they have scaled back their operation and there has been a lessening of traffic impact on county and city streets. For that reason, the city waived the requirement for a traffic report for Dammasch State Hospital.

The only other difference between the two applications is that Dammasch is an existing facility and they are not planning to expand the facility at this time. They simply tried to comply with the Portland Boundary Commission and with Metro conditions needed to replace the Clackamas County zoning of Exclusive Farm Use to Public Facility Zone. This application simply involves a Zone Map amendment to the property and the Comprehensive Plan Amendment to apply a Public Designation. The new zoning would be Public Facilities.

New Zoning/Public Facilities

The actual Dammasch State Hospital property is 141 acres. Blaise pointed it out on overhead map. He also pointed out the surrounding properties and identified the Callahan Center to the southwest. There is a piece of property between Dammasch and Grahams Ferry Road that would still be zoned as exclusive farm use. There is a piece of property to the south owned by Division of State Lands which is a branch of the State Government. All combined it is 440 acres. The Living Enrichment property was State property that was sold and now is under ownership of Ed Freeman.

Propoerty descriptio

There are extensive findings prepared by Dammasch's planning consultant, Mary Dorman, that is included with the application for plans for approval. She responds to many of the review criteria.

Living Enrichment Ct

Mr. Johansen, the Community Development Director, was introduced. He was available to present information and answer questions on public facilities. The key on-site facility concerns are fire flows, water, and sanitary sewer. Those issues are the same for the Living Enrichment Center since they share the same system. Because of that,

Dammasch/LEC issues same

what has been conditioned for Dammasch State Hospital is going to reflect on the Living Enrichment Center in terms of up-grading the facilities to bring them up to public works standards. The purpose of the zone change is to bring them up to the public works standards and remove the inadequacies and inefficiencies.

Dammasch (cont'd)

Reason for zone change

The Department of Environmental Quality has cited the State of Oregon in that this facility has failed, that the amount of fluid that is discharged into Mill Creek is over DEQ standards. This is one of the primary reasons why the State petitioned Metro and the City of Portland to Annex to the City so that they could connect to our system. DEQ will not Allow a continuation of the sewer treatment plant at its existing condition.

DEQ

Mr. Sorensen stated under the proposed Conditions of Approval, the Planning Staff's Conditions beginning with PF1 and so forth through PF15 are Conditions suggested by Public Works or Engineering. It should be easier for the applicant or Staff to track the conditions with the numbering system.

Public Works and Engineering Conditions imposed

The DEQ permit in this instance expires in August. At that time we should have a resolution to the sanitary sewer. There are a number of conditions that relate both to the water system and to the sanitary sewer system, both to the closure and continued utilization of those systems. The conditions as we have written them require that the sewer treatment plant be used for pre-treatment of the sewage from both Dammasch and Callahan. We also have some concerns about the fire system.

DEQ permit to expire

Mr. Eldon Johansen referred to conditions on Page 12 beginning with PF4. PF4 refers to the City's fire flow requirements. They are higher than presently is available to either Dammasch or Living Enrichment Center. The applicant has had OTAK Engineering doing a very significant amount of engineering study to see just how they can meet our criteria. It appears that the least expensive way of meeting it is to 100% sprinkle all of their buildings. When you do that you can reduce the required fire flow by 75% down to minimum of 1500 gallons per minute as required in the City. Their existing system with some modifications will meet the 1500 gallon per minute. They can change the setting on their tanks as to when they refill it to get the two hour fire flow. Where we thought initially they would have to connect to our system to meet this, we are now confident they can modify their system to meet our fire flow requirements. That is the direction they are headed.

Presentation on public facilities

We have a number of requirements on the sanitary sewer system that we are going to need to be able to allow them to hook to our system without causing our existing customers to pay for it. They have had OTAK do a study of the sewer flows. The existing sewer system crosses Wilsonville Road in the vicinity of Brown and goes down through the filbert orchard to the Seeley Ditch. This sewer line will have to be upgraded by Dammasch to connect in to have adequate capacity in that line. That is one of the conditions.

Sanitary sewer system

Another condition is that as you go south on Boones Ferry, there are spots where the slope is zero grade and we conditioned them to pay for their fair share of the eventual cost of upgrading that.

On the sewer capacity at the plant, there are three primary things we look at. One is the hydraulic or capacity to carry the liquids. Presently we are putting 900,000 gallons per day average through. We have a plant capacity of 2,225,000. The liquid capacity is there and we have no problem with that. We are presently at 40% of capacity on the solids. There is no problem with the solids. In the next three to four years we will be in the need to expand our ability to handle the biological oxygen demand. This is measured in pounds per day. Currently, our plant has a capacity of 2450 pounds per day. Presently we are using 2,000 pounds for existing customers. If Dammasch and LEC came on line as they are, they would use 40% of our remaining capacity, or approximately 180 pounds. We have recommended that they be conditioned to continue to operate their trickling filter until such time as our plant expands. That will cut the 40% use of remaining capacity on BOD to approximately 5%. That would help us by a couple of years for when we would be out of capacity.

Sewer plant capacity

The problem with the trickling filter plant is not the plant itself. The problem is it empties into a creek that has intermittent flow. If they are emptying in when the creek doesn't have a flow, they automatically cause the quality of the water in the creek to be bad, irrespective of how good of a job they are doing of treating the waste water. They are doing a very good job of treating the waste water. It is that the creek it goes into will not handle it. By taking it back and putting it into our system at the river, you are dumping into a much larger capacity stream. We do have the adequate capacity. They would no longer be dumping into the creek, but back into our system.

Trickling filter plant

Chairperson Vann asked if Dammasch was in violation of DEQ or some standards of low flow. Mr. Johansen stated they are required to be on another system by August 1st.

Chairperson Vann called for applicant presentation.

Mary Dorman, Planning Consultant on behalf of Dammasch State Hospital, 6131 N.E. Alameda, Portland, 97213, and Andy Golay, Director of Support Services for Dammasch State Hospital, 29700 SW Courtside Drive, Apt 41, Wilsonville, Oregon.

Applicant Presentation

Mary Dorman gave a brief history and description of steps taken to this point. The State Hospital was developed at this location more than 30 years ago. It predated the City of Wilsonville's incorporation, Statewide planning goals, the establishment of an Urban Growth Boundary or County Zoning in Clackamas County. When the Urban Growth Boundary was established it came to the edge of Dammasch State Hospital and the site remained as a legal, non-conforming use under Clackamas County exclusive Farm Use Zoning. The State Facilities were developed on private sanitary sewer and water systems and the problems associated with the sewage treatment plant is what provided the whole impetus for all of these land use applications. DEQ had indicated to the State that because of the low flows and the receiving stream that Dammasch was in violation of water quality standards and basically they had to find some solution to this problem. The State looked at a number of options for improvements to the treatment plant, at extra territorial

History of project

extension of sewer service from the City of Wilsonville and focused on annexation to the City as the highest priority. We then followed up with an Urban Growth Boundary amendment. This was the first step to recognize that this was urban property and was appropriate for annexation and urban services. There were public hearings held before the Metro Hearings Officer. They were held here in Wilsonville. Public notice went out to surrounding property owners and we had extensive negotiations with City Staff on the issue of public facilities and appropriate plan and zone designations for this property. It has always been represented that there is no expansion planned. These requests were intended just to resolve the existing waste water violation and to accommodate the existing facilities. In fact, the State Hospital has been in a down-sizing mode.

Requests to resolve existing problems

The Metro Council did approve the Urban Growth Boundary amendment and we had to follow that with a Boundary Commission Action to both bring the property within the Metro Service District area and we also combined that with an annexation to the City of Wilsonville. City Council passed a Resolution in support of the annexation and the Urban Growth Boundary amendment and we had comments from the City's Engineer at that time regarding 11 of the facilities that were available and again focused on the connection to the waste water treatment plant and stated at that time that City had inadequate water and that the State was going to have to stay on their private water system. We then followed up the annexation with the final approval of the Urban Growth Boundary change. There were no appeals filed, and it was not contested. That was followed up with the application to the City of Wilsonville. Basically now that we are in the City, the property is recognized as Urban to implement the appropriate plan designation and zone for the property which is Public Facilities designation which does list a hospital as a permitted use

Urban Growth Boundary approved

We see this as a step in a long series of steps. We recommend that you approve the requested Public Facility plan in Zone designations. There is no Master Plan or property development associated with the plan.

Step in long series of steps

Mr. Andy Golay addressed the listed Conditions. He referred to Condition No. 1 which states the hospital shall obtain a waste water discharge permit. This is a DEQ requirement primarily for industrial facilities. The DEQ representative has stated a psychiatric hospital such as this does not require a waste water discharge permit. He asked that Condition be removed.

Conditions addressed

Mr. Sorensen stated that is a City permit that Mr. Starner, the Public Works Director requested that you have or acquire. It is not a DEQ permit.

Mr. Golay stated it is unclear what Condition No. 2 is all about, and what the State is agreeing to. He asked clarification.

Mr. Sorensen stated that is a standard Condition wherein we request applicant to waive the right of remonstrance to formation of a local improvement district otherwise known as a L.I.D. which may be formed to provide public utilities to the site, such as sewer, water, storm drains, if you could form a L.I.D. to finance the sewer system. You may not do

Condition clarified

this, but if you did, this would be a mechanism. The applicant waives the right to remonstrate against the formation of the district but they do not waive the right to remonstrate against the assessments, therein.

Mr. Johansen stated that in the earlier documents, there was an indication of an eventual connection to the City's water system at the time a reservoir was built on the west side of the City and the improvement district could very well be used as a mechanism to pay for your share of that connection cost.

Water

Mr. Golay asked about articles 3 and 4 talking about the dedication of a 20 foot wide road easement and a 6 foot wide sidewalk easement. We would like to make sure that the state would not be liable for any funding of improvements on those easements. We have no problem providing the easements as long as the State is not liable for doing any utility improvements on those easements or putting the sidewalks in.

Easement dedication
State does not want to incur costs

Mr. Sorensen stated that at this time we are requesting only the dedication of the property and not the improvements thereon.

Mr. Golay asked about Condition PF4 and discussion of the fire flows. There is a mention of a minimum flow of 1500 gallons per minute. In discussions he has had with the City's Building Inspector, he has agreed to lower that to 1200 GPM's in light of the construction of the facility and the fact that we will 100% sprinkle the facility.

Fire flows/
facility to be sprinkled

Mr. Sorensen stated that was a City Ordinance. We are still going by the City Ordinance. He did not know if the City Building Official could waive it or not.

City Ordinance

Mr. Johansen stated the actual waiver would come from the fire chief. The Building Official. coordinates with him on a daily basis and he had not talked with him today.

Mr. Golay stated that to meet the additional 300 gpm would require approximately \$130,000 improvement to our fire flow system. We are committing to put in approximately \$140,000 in improvements in sprinkling the facility and making certain we have 1200 gpm in the hydrants. The 1200 gpm refers to the hydrant flow, not what is going on inside of the building. We feel in light of the construction of the building, which is a solid concrete building, and because we are going to compartmentalize the building and any fires will be contained within one area and be fully sprinkled, that the hydrant flow outside of the building, should remain as it is, especially since it is an isolated building. There are no adjacent structures.

Fire flow continued

Mr. Johansen stated that it is our understanding that Dammasch has some patients who are in lock-up and we look on that as an extreme requirement to have very good fire protection in the building. The 1500 gallon per minute is a national requirement according to the fire code. The Tualatin Valley Fire District has in their overall district reduced that to 1000 gallon per minutes. Wilsonville is the only exception that is at the 1500 within the district, which is a national standard but not a Tualatin

Safety a priority

Valley Fire District standard. You can condition it whatever the Fire Chief dictates.

Dammasch (cont'd)
Conditions discussed

Mr. Golay stated that on PF 9 discussing the expansion of the sewer line that runs under the filbert orchard south of Wilsonville Road, there is no mention of the State reclaiming pro-rated shares of future buildout of the system. We would like to make certain that the State would be reimbursed for any additional capacity that would be added to the system by future users.

Expansion of sewer line/State would like to reclaim pro-rated shares of future buildout

Mr. Johansen stated there would be an inter-governmental agreement between the City and the State to exactly do that. That was our intention to have that done. There is a 10 year limitation on when they can get paid back. It cannot be 100% guaranteed that the property would be developed within 10 years.

Inter-governmental agreement

On PF 12 there is discussion of the State assuming all costs to continue to operate our sewage treatment plant. The investment for the State to continue operating that plant is in the range of \$140,000. This is a significant enough cost to us that we are still looking at the economics of operating the plant and some different options. If we could we would like to defer approval of that condition until the City Council meets and the State can have more information available to base our decision on. This is a significant condition in the sense that we have been assuming we would be out of the sewage treatment business. This condition requires us to continue operating a 30 year old plant, install a pump station where the treated sewage would be pumped back up to our highest manhole and it would flow by gravity back to the City. It is big investment for the State. We would like more time to think about that one.

Sewage treatment plant

Big investment for state

Mr. Johansen stated on the other hand it would be a big expenditure for the City to go ahead and accelerate the expansion of our plan. He recommended that the Condition be approved as stated, and the Council can change it if they so desire, and Mr. Golay comes up with other information.

Big investment for City

Mr. Golay referred to PFI3. If the State did decide to make the improvements to the sewage treatment plant, the way this condition reads now, it would be at the City's option to have the State abandon that plant. The way it is stated now, we could make the improvement and two years later when the City decided to expand their plant, they could come back and tell us to shut down the plant and we would have no way to recoup our investment. There is a savings to us in operating that plant and our sewer bill to the City would be lower. There is an advantage to the State to continue to operate the plant. If we make the investment, we would like to have the assurance that we can continue operating it and continue to reap the benefits of that investment.

State wants to continue to operate facility

Mr. Johansen stated he would have no problem with that at all. It would defer expenditure of our own so he would agree that they couldn't come in prior to our saying we could, but he would have no objection at all if they would want to continue operating.

City would agree

Chairperson Vann asked Mr. Johansen if he would write the language on that.

Chairperson Vann called for others in favor of the application.

Chairperson Vann called for those in opposition.

Chairperson Vann called for Neutral parties.

Mark Zimmer, 28727 SW Grahams Ferry Road, Wilsonville. Mr. Zimmer referred to traffic and utilities that are required by both applicants to meet. One of the problems that does not fall on Dammasch as much as it does Sierra Pacific is the notion that Dammasch has access to both 110th and Grahams Ferry Road. The distribution of traffic can come from either end and it really does not greatly impact one neighborhood more than another. The same is not true for the Living Enrichment Center. One of the thoughts is that the property owned by Division of State Lands, is the same parties that controls Dammasch property. It is not in the Urban Growth Boundary. However, an access to Wilsonville Road through this property could facilitate greater access for both LEC and Dammasch. It would further disseminate traffic, if it could be directed through this property. Perhaps the State could be required to provide private access easement for LEC and Dammasch. He asked the Commissioners to think about that notion. It would take part of the pressure off of Grahams Ferry Road.

Citizen

Traffic/utilities

Access to WV Road through State land suggested

Mr. Zimmer also stated there is a July 1, 1992 letter to Jeff Bachrach from the Department of General Services at the State of Oregon. This is in the application for the Living Enrichment Center. He referred to section requesting information from the State on continued issuance of water service. He said there was a discussion of the possibility of connecting Dammasch and Callahan to City Water. However, that was not part of the sale agreement or zone change and we see that as a matter for Dammasch and LEC to address and resolve, not this department. The property was sold "as is".

Water service

Mr. Zimmer referred to the water and sewer that the Living Enrichment Center will need. The path they will need in order to get to the City utilities, will need to go through Dammasch State property. In the Conditions for Approval tonight for the Living Enrichment Center, if adopted, is a requirement that suggests that prior to the expiration date of DEQ's sanitary discharge permit on the existing system for the LEC, the applicant shall provide the City proof of an agreement with Dammasch to provide sanitary and water services. He stated that is not a Condition of Approval required of Dammasch, if in fact, that is the lifeline for Living Enrichment Center to be able to hook up and meet the City's requirements and criteria for facilities. I would recommend you consider that the State be required to enter into a written agreement with Living Enrichment Center, thereby, allowing LEC the ability to do what they are suggesting. We would want to make sure they have a valid means of accomplishing their criteria.

Water and sewer for LEC/Dammasch property

Other neutral parties were called for.

Other opposition was called for.

Applicant rebuttal. was called for.

Mr. Golay stated at this time the design of the sewer line does envision the line from the Living Enrichment Center and passing through Dammasch land. He does not see where Dammasch would have a problem with the easement, if you wanted to make that a Condition of Approval.

Mr. Sorensen asked how the lands would be crossed by the sewer treatment plant. He asked if there were cross easements and who owns the land to the south. Who is going to grant the easements across the agricultural. land?

Mr. Golay showed the path for the sewage line on the displayed map. It follows the property line, the roadway which right now is not under the Division of State Lands. It is General Services Land now. It follows the roadway onto our property and then the quickest path to the highest land. It is uphill. The pump station would be at our sewage treatment plant. If we do not do the pump station at our sewage treatment plant, then the Living Enrichment Center would have to do their own pump station, and put in their own line.

Chairperson Vann asked if in the transfer of property to DSL if the easements would be in place to protect the line. Mr. Golay answered yes.

Commissioner Sloan asked if it wouldn't be required to have an easement or agreement with the DSL to the Living Enrichment Center and Damnuasch property? Mr. Golay stated it would be with the Department of General Services. Department of State Lands does not want to take the liability of the sewage treatment plant. A portion will be parceled off that will remain in General Services.

Chairperson Vann called for Motion to close or continue the public hearing.

Commissioner Sloan moved to close Public Hearing, seconded by Commissioner Griffin. Motion passed 5-0. Public Hearing closed at 9:12 p.m.

Chairperson Vann called for requests to keep the record open. None.

Commissioner Sloan moved to approve 93PC04 subject to amendments. Items 3 is a dedication and not committed to funding. PF 4 is based upon approval from the fire district to do a reduction to 1200 gallons per minute. PF9 is subject in intergovernmental agreement. PF13 will be rewritten by the City Engineer. The words "until such time as" can be struck and insert "at least until". That would give them the option of still operating. PF16 should be added which would be an agreement between the Living Enrichment Center (contingent upon approval of their application) of providing them access through the Dammasch Hospital property. The agreement between those two parties for the lift station or pump station is

Dammasch (cont'd)

Sewer line route

Easements?

Public Hearing closed

Motion to approve With Conditions

dependent upon whether or not Dammasch intends the pump station to be at the treatment plant on their property. That is a gray area right now. It should be an agreement between those two parties.

Mr. Sorensen stated that he understands that where Dammasch has responsibility and can grant easements for sewage lines and facilities, they have to do so.

Chairperson Vann answered in the affirmative.

Commissioner Sloan stated he was looking for more than just the easement.

Chairperson Vann stated that access was shared usage of the utility.

Chairman Vann called for a second.

Motion was seconded by Commissioner Griffin. Motion passed 5-0. Motion carries.

Motion passed

C. 93PC03 - Living Enrichment Center - Comprehensive Plan Amendment to designate the Callahan property in Public Lands, Primary Open Space and Secondary Open Space classifications. Zone Map Amendment to change the existing Clackamas County zone of Exclusive Farm Use (EFU) to the City, Public Facility (PF) zone. Review Stage I, Master Plan.

Public Hearing

Living Enrichment Center

The Public Hearing was called to order at 9:23 p.m.

The format for Public Hearing was read.

Chairperson Vann called for the Staff Report.

Blaise Edmonds presented the substantiating criteria as outlined in the Staff Report. Comment was made on Goal 4.6 which is Open Space and Historic Sites. The following Exhibits were included into the record:

Staff Report

Exhibits entered into record

A. A letter from Beaverton City Council President, Jim Midzalkowski. The letter is in support.

B. A letter from Jeff H. Bachrach, on behalf of Ed Freeman, Sierra Pacific Development Co. and Living Enrichment Center. Mr. Bachrach is the attorney for Mr. Freeman. He requests clarification to the Land Use Application. The first request refers to Open Space designation, specifically the amount of open space that has been designated as on-site. We will be talking more about this in Condition No. 3.

The second part concerns Stage II approval and essentially Mr. Bachrach is requesting that the Planning Commission recommends to the City Council that Stage II approval be given to those facilities that

Stage II approval requested to be referred to City Council



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

December 8, 1992

Andrew Golay, P.E.
Director of Support Services
Dammasch State Hospital
PO Box 38
28801 SW 110th Street
Wilsonville OR 97070-0038

Re: Request for Waiver of Traffic Study Dammasch State Hospital

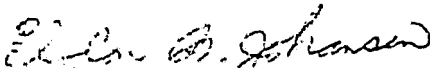
Dear Mr. Golay:

This letter is in response to your letter of November 9, 1992, requesting approval of a waiver of the traffic study requirement for Dammasch State Hospital plan amendment/zone change application.

The Community Development Department has reviewed your request and has determined that this plan amendment/zone change application will not have any significant impact on the city's street and road system, and that a "D" level of service or better will be maintained; therefore, your request is approved.

Notwithstanding this approval, the Transportation Advisory Commission, the Planning Commission or the City Council may determine that a traffic impact study and analysis is necessary in order to make an informed recommendation or decision about a land use application with significant impact to the city street and road system or to demonstrate compliance with the city's approved criteria for a "D" level of service and require a city traffic study and analysis which shall be paid for by the applicant as set forth above.

Sincerely,



Eldon R. Johansen
Community Development Director

pc: Arlene Loble, City Manager
Mike Kohlhoff, City Attorney
Wayne Sorensen, Planning Director

BARKER SURVEYING CO.

2035 25th STREET S.E. • SALEM, OREGON 97302

Description for Dammasch State Hospital
March 20, 1991

A tract of land in the Southeast quarter of Section 16 and in Section 15 in Township 3 South, Range 1 West of the Willamette Meridian, Clackamas County, Oregon, described as follows:

Beginning at the Southeast corner of the Samuel B. Franklin Donation Land Claim No. 50 in Section 15, Township 3 South, Range 1 West of the Willamette Meridian in Clackamas County, Oregon; thence North $0^{\circ}15'$ East along the centerline of Brown Road, 2688.18 feet; thence South $89^{\circ}53'20''$ West 1688.95 feet; thence South $9^{\circ}45'25''$ West 1600.00 feet; South $21^{\circ}32'32''$ West 1329.85 feet; thence West 1035.93 feet to a point in the center of Bell Road; thence South $15^{\circ}47'40''$ West along the centerline of said road, 190.94 feet; thence southwesterly along said centerline on the arc of a 1145.92 foot radius curve to the right (the chord of which bears South $26^{\circ}11'20''$ West 413.60 feet) a distance of 415.88 feet; thence South $36^{\circ}35'20''$ West along said centerline, 678.69 feet; thence southwesterly along said centerline on the arc of a 2864.79 foot radius curve to the right (the chord of which bears South $40^{\circ}06'49''$ West 352.27 feet) a distance of 352.49 feet; thence leaving said road South $46^{\circ}47'23''$ East 286.40 feet; thence South $66^{\circ}40'15''$ East 322.66 feet; thence North $73^{\circ}40'12''$ East 969.32 feet; thence North $74^{\circ}03'51''$ East 266.67 feet; thence North $1^{\circ}09'10''$ East 743.76 feet; thence North $89^{\circ}34'40''$ East 1150.00 feet; thence North $0^{\circ}14'40''$ East 713.29 feet; thence North $89^{\circ}34'40''$ East 1479.03 feet to the point of beginning and containing 183.88 acres of land, more or less.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Clarence E. Barker

OREGON
JULY 10, 1954
CLARENCE E. BARKER
636

LAND SURVEYORS

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METROPOLITAN • RURAL • PARTITIONINGS • STRUCTURAL LAYOUTS
PHONE (503) 588-8800

December 29, 1992

Wayne Sorensen, Planning Director
City of Wilsonville
8445 SW Elligsen Road
Wilsonville, Oregon 97070

Dear Mr. Sorensen:

Dammasch State Hospital requests that the Planning Committee hearing for our Comprehensive Plan Amendment and Zone Change application be rescheduled from February 8, 1993 to March 8, 1993. Postponing the hearing one month will allow us and our engineers additional time to research and select the best options for the sewer line, sewer treatment plant and fire flow.

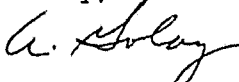
Sewer Line: connecting to the Sealy ditch 30 inch main sewer line would be the least disruptive to roads and traffic and would be the fastest to install. The biggest unknown about the routing is if the 30 inch main line can accommodate our flow. The City has contracted with CH2M Hill Engineers to estimate the excess capacity of the line and they should have the estimate completed by February, 1 1993. Postponing the hearing one month would allow us to verify the line capacity and finalize the preferred sewer line option.

Sewer Treatment Plant: the City's sewer treatment plant is at about 85% of its capacity for treating organic waste although it is only at about 50% of its hydraulic capacity according to Steve Starner with the City. If Dammasch continued operating its sewer treatment plant and pretreated its waste, it would not tax the City's organic treatment capacity. We could better analyze the costs and benefits of pretreatment if we postponed the hearing one month.

Fire Flow: Otak, Inc. has estimated it would cost \$180,000 to upgrade the existing hydrant system to provide the required fire flow. Dammasch could spend the money to fully sprinkle the hospital and then the existing hydrant system would be acceptable. A one month extension would allow more thorough analysis of the sprinkler cost.

Thank you for consideration of this request and please contact me if you have any questions about it.

Sincerely,



Andrew Golay, P.E.
Director of Support Services

cc: Ed Freeman, Sierra Pacific, Inc.
Joe Dills, Otak, Inc.
Greg Kurahashi, Otak, Inc.
Mary Dorman, Principal

Barbara Roberts
Governor



PO Box 38
28801 SW 110th Street
Wilsonville, OR
97070-0038
(503) 682-3111
TDD (503) 682-3100

**PLANNING DEPARTMENT
STAFF REPORT**

DATE: March 8, 1993

TO: Planning Commission

PREPARED BY: Blaise Edmonds

REQUEST: 93PC04 . Comprehensive Plan Amendment and Zone Map Amendment to designate the Dammasch State Hospital property to the Public Lands designation. Approve Zone Map Amendment to change the existing Clackamas County zone of Exclusive Farm Use - 20 acres minimum (EFU - 20) to the City's Public Facility (PF) zone.

CONCLUSIONARY FINDINGS

This request does not involve a Stage I Master Plan or Stage II, site development as the hospital facility is existing.

This application ensues approvals by Metro and The Portland Boundary Commission granting a major adjustment to the Urban Growth Boundary and expanding the City Limits.

The City waived the requirement for a traffic engineering report as the facility already exists with no increase in traffic.

The applicant's submittal report describes current and planned sanitary sewer, water and storm drainage facilities. The City Engineering Department has reviewed all of the required public facilities and recommends improvements listed in the conditions of approval.

Approval of the subject comprehensive plan map amendment is consistent with all applicable comprehensive plan policies, goals and objectives. The information and findings in the applicant's submittal report demonstrates compliance with the Comprehensive Plan.

RECOMMENDATION

Based upon the findings prepared by planning staff and by the applicant, approve the comprehensive plan map amendment together with the zone map amendment. Advance this recommendation together with conditions of approval to the City Council.

**93PC04
DAMMASCH STATE HOSPITAL
COMPREHENSIVE PLAN AMENDMENTS
AND
ZONE MAP AMENDMENT**

Property Owner: State of Oregon, Dammasch State Hospital.
Applicant: Same
Planning Consultant: Mary Dorman

Applicable Review Criteria:

Zoning:

Section 4.012: Hearings Procedures
Section 4.121: PF Zone
Subsection 4.139(4)(c): Public Facilities
Subsection 4.139(4)(b): Traffic
Subsection 4.187(1)(c) WC: Zone Map Amendment
Subsection 4.168: Sidewalks and Bikeways

Comprehensive Plan:

Plan Amendment Procedures
Goal 1.1 Citizen Involvement.
Objective 2.1.5 Annexation consistent with future planed public services.
Objective 2.1.6 Allow zoning to proceed when services are scheduled only when public services and facilities are available.
Goal 3:1 Adequate public facilities and timing.
Objective 3.5 Police and fire protection.
Policy 3.1.4 Sanitary sewer required.
Policy 3.1.5 developer pays cost of sanitary sewer.
Policy 3.2.1(a), (b), (d) Water line improvements
Policy 3.3.6 Intergovernmental agreement for street improvement.
Policy 3.3.11(a), (b) Bikeway and Pathways.
Policy 3.4.1 Adequate storm drainage.
Policy 3.4.3 Natural drainage ways.
Policy 3.5.1 Fire District review.
Policy 3.5.3 Fire flows.
Policy 3.5.4 Minimum Fire District requirements.
Policy 4.2.4(a),(b),(c) and (d). Review Criteria.
Policy 4.2.5 Development coincide with public infrastructure.

Open Space

Objective 3.15 Encourage inter-tie of open space.
Objective 4.4.1 Provide buffer between urban and adjacent agricultural area
Policy 4.5.3 On-site drainage be designed to preserve natural open space.

Oregon Statewide Goals

Goal 1 Citizen Involvement

- Goal 2 Land Use Planning
- Goal 3 Agricultural Lands
- Goal 4 Forest Lands
- Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources.
- Goal 6 Air, Water and Land Resources Quality.
- Goal 7 Areas Subject to Natural Disasters and Hazards.
- Goal 8 Recreational Needs.
- Goal 9 Economy of the State.
- Goal 10 Housing.
- Goal 11 Public Facilities and Service.
- Goal 12 Transportation.
- Goal 13 Energy Conservation
- Goal 14 Urbanization

PROPOSED FINDINGS

1. Ms. Mary Dorman, has prepared findings and conclusions that respond to all of the development criteria and the comprehensive plan goals, policies and objectives listed above. These findings are found in Exhibit D-2 and are incorporated in this report as findings and conclusions for approval.

Site Location:

2. The subject property consists of Tax Lot 29500 of Section 15, T3S., R1W. The Callahan Center is located on Graham's Ferry Road in West Wilsonville.

Proposal:

3. The proposed amendments do not encompass the original 490 acres owned by the State of Oregon. Ed Freeman acquired ownership of the 42.75 acre Callahan Center property in 1991 and the Living Enrichment Center has contract to purchase that site. The UGB amendment and annexation included Dammasch State Hospital and the Callahan Center. This request affects the 141 acre Dammasch State Hospital site and not the surrounding State owned property in agricultural use.
 - A. Amend the Comprehensive Plan Map to reflect recent adjustments made to the City's Urban Growth Boundary and City Limits. More specifically, the Comprehensive Plan amendment will apply the Public Lands designation.
 - B. Rezone the property from Clackamas County zoning of Exclusive Farm Use (EFU- 20) to adopt the Public Facility (PF) City zoning.

Zoning and Land Use:

4. The subject site is currently zoned by Clackamas County, as Exclusive Farm Use - 20 acre minimum, (EFU - 20). The proposed Comprehensive Plan Map and Zone Map amendments responds to Metro Ordinance and Portland Metropolitan Area boundary Commission Final Order.

Comprehensive Plan Amendment:

5. The Wilsonville Comprehensive Plan provides the operative document of which

Comprehensive Plan Amendments are reviewed. In order to grant a plan amendment, the Planning Commission will render the initial recommendation to the City Council with findings responding to the following criteria:

6. Criterion:

- a. Except for public facilities, the proposed amendment is in conformance with the text portions of the Plan not being considered for amendment.

Response Finding:

Findings pertaining to public facilities are discussed in great detail in the applicant's submittal report and by the City Engineering Department. The Comprehensive Plan text relative to the proposed amendment is in conformance with the Public use designation.

7. Criterion:

- b. The granting of the amendment is in the public interest.

Response Finding:

Approval of the plan and zone map amendments provides the State greater flexibility in master planning the property. As a result, the ability of the State to improve the overall facility will benefit the public.

8. Criterion:

- c. The public interest is best served by granting the amendment at this time.

Response Finding:

Finding No. 8 is germane to Criterion c. It further brings the property into compliance with conditions of approval mandated by Metro.

9. Criterion:

- d. The factors in ORS 215.055 were consciously considered. These factors include the various characteristics of the areas in the City; the suitability of the various areas for the particular land uses and improvements; the land uses and improvements in the areas, trends in land improvement, density of development; property values; the needs of economic enterprises in the future development of the area; transportation of the area; transportation access; natural resources and the public need for healthful, safe and aesthetic surroundings and conditions.

Response Finding:

Dammasch State Hospital has been in operation since 1958. Criterion d is applicable to new development and not relevant to this request.

Public Facilities:

9. Criteria:

Zoning:

Subsection 4.139(4)(c): Public Facilities

Comprehensive Plan:

Objective 2.1.6 Allow zoning to proceed when services are scheduled only when public services and facilities are available.

Goal 3:1 Adequate public facilities and timing.

Policy 3.1.4 Sanitary sewer required.

Policy 3.1.5 Developer pays cost of sanitary sewer.

Policy 3.2.1(a), (b), (d) Water line improvements

Policy 3.3.6 Intergovernmental agreement for street improvement.

Policy 3.3.3 Minimum street levels.

Policy 3.4.1 Adequate storm drainage.

Response Finding:

The City Engineering Department's comments in Exhibit E speak to the availability of public services and facilities. Their comments respond to the applicant's civil engineering studies and are included as addendum findings to this report.

10. Criteria:

Subsection 4.139 (4)(c)WC states as follows:

"The location, design, size and uses are such that the residents or establishments to be accommodated will be adequately served by existing or immediately planned facilities and services."

Objective 2.1.6 Allow zoning to proceed when services are scheduled but actual development only when public services and facilities are available.

Goal 3:1 Adequate public facilities and timing.

Objective 3:1 Development with necessary services.

Objective 3.4 Facilities installed prior to occupancy

Goal 3.1: Plan for and provide adequate public facilities and services closely tied to the rate of development.

Policy 3.4.3: Major drainage ways shall be established as the backbone of the drainage system and designated as open space. The integrity of these drainage ways shall be maintained as development occurs. Where possible on-site drainage systems should be designed to complement natural drainage ways and designate open space to create an

attractive appearance. Alternations of minor drainage ways may be allowed provided that such alternations do not adversely impact stream flows and in-stream water quality of the major drainage ways and provide for more efficient use of the land. Such alternations must be approved by the City.

Response Findings:

11. Sanitary Sewer:

The applicant's submittal documents describes current and planned sanitary sewer facilities. Based upon the City Engineering Department report, substantial sanitary sewer improvements needs to be accomplished before Dammasch is connected to the City's system. Sanitary sewer currently flows to a treatment facility that is located on the adjoining Division of State Lands property where it discharges into Mill Creek. Dammasch is considered a significant municipal discharger under the terms of the City's Pretreatment Program. In August , 1993, the Dammasch State Hospital's sanitary discharge permit will expire by the Department of Environmental Quality. DEQ has notified Dammasch State Hospital that the permit will not be renewed. The applicant intends to construct a sanitary sewer line to a sanitary sewer line proposed by the State to connect to a 30" interceptor in Seely Creek. Furthermore, the State has not indicated that they would provide sanitary sewer and water services to the adjoining Living Enrichment Center (Callahan Center) whose application is being reviewed concurrently with this request. See Exhibits F and I for the City Engineering Department and Public Works Department comments with proposed conditions of approval.

12. Water:

The water demands are divided into categories of domestic flow and fire flow. Of utmost importance is the ability to provide adequate fire flow. In the applicant's temporary use application, it was stated:

"Dammasch State Hospital was designed in 1958 under provisions of the Uniform Fire Code then in effect. Fire hydrants are provided adjacent to the main hospital building and at other locations on the campus. The building is partially sprinkled. Current fire flow requirements of 2500 gallons per minute established by the Tualatin Fire & Rescue District exceed the fire flows available. Although the existing water storage tanks provide the capacity for fire protection, the existing water distribution system is inadequately sized to provide 2500 gallons per minute."

13. The City Engineering Department and the Tualatin Valley Fire and Rescue District have reviewed fire flows associated with both Dammasch State Hospital and the Callahan Center. Based upon their findings, fire flows are inadequate to meet fire suppression. Dammasch State Hospital has two on-site wells. One well is for irrigation and the second well provides potable water. Water is stored in two, 200,000 gallon water towers. These towers are not cross connected with an automatic gate valve line. In the event of fire at either Dammasch State Hospital or the Callihan Center, there would be inadequate fire flow from the existing water system. Therefore, substantial upgrading is needed to increase fire flows. This improvement may necessitate connecting to a public water line on emergency basis. See Engineering Department findings and conditions of approval.

14. Storm Drainage:

The Public Works Code requires that the site pass a 25 year storm frequency. Surface run-off is currently connected to an on-site system and out falls to adjoining natural drainage ways. Dammasch discharges into Mill Creek which is not within the jurisdiction of the City of Wilsonville. However at a minimum, as a component of the City's Storm Water Management Program, a wet weather characterization will detect conventional pollutants, bacteria, trace elements, and toxins. Subsequent decisions about control requirements will be based on the results of the characterization.

15. Access/Egress:

Access to the property is at two locations with one at Graham's Ferry Road and the 2 nd at 110 Th Ave. Two existing access drives would continue to serve the property. Most of the hospital employees take the 110 Th Av. No additional access is being proposed.

16. Traffic:

Subsection 4.139 (4)(b) of the Wilsonville Code sets forth traffic criteria for Stage II, planned development permit. This subsection states:

"The location, design , size and uses are such that traffic generated by the development can be accommodated safely and without congestion in excess of level service D defined in the highway capacity manual published by the National Highway Research Board on existing or immediately planned arterial or collector streets and will, in the case of commercial or industrial developments, avoid traversing local streets."

Based upon a standing on-call services agreement between the City of Wilsonville and DKS Associates, DKS Associates performs traffic studies for all new site developments or change of use proposals in the City. Since the hospital is an existing facility and may reduce the number of hospital residents, then there would be no increase in traffic levels. Thus the City granted the applicant a waiver from producing a traffic study.

17. Streets:

The roads serving the subject site consists of the following:

County Roads:

- Grahams Ferry Road
- Tooze Road
- Westfall Road
- 110th Avenue
- Bell Road

City Roads:

- Brown Road
- Wilsonville Road

These County roads are primary within the Clackamas County roadway system. The roads are constructed to rural County roadway standards. All traffic entering and leaving the site takes access from the County road system. The roads are narrow with no curbs and sidewalks. Brown Road and Wilsonville Road were constructed to similar County public works standards and are now part of the City

street system. 110 th Ave. is a 40 foot wide County right-of-way and road having a 90 degree intersection at Brown Road. The Wilsonville Transportation Master Plan shows realigning the road with a 60 foot right-of-way on adjacent farm land. This probably would not occur until that property is not is brought into the City's Urban Growth Boundary. However, additional right of way is required to accommodate future road widening of 110 th Av. on the frontage side of Dammasch State Hospital.

Primary and Secondary Open Space:

18. Criteria:

- Goal 3.2 Conserve and create open space.
- Objective 3.10 Developments to contribute to open space.
- Objective 3.13 Identify areas of natural and scenic importance.
- Objective 3.15 Encourage inter-tie of open space.
- Policy 3.8.3 New development provide for specified amounts of usable open space.
- Policy 3.8.4 Explanatory narrative for open space.
- Objective 4.4.1 Provide buffer between urban and adjacent agricultural areas.
- Goal 4.5 Conserve and create open space.
- Goal 4.6 Identify open space and historic sites.
- Objective 4.4.5 Design of open space.
- Objective 4.4.6 Natural corridors.
- Policy 4.5.1 Primary Open Space and Secondary Open space criteria.
- Policy 4.5.3 On-site drainage be designed to preserve natural open space.

Response Findings:

- 19. General regulations in Section 4.161 of the Wilsonville Code are intended to protect the natural environment and scenic features of the City. These areas are generally identified on the Comprehensive Plan Map as being either in Primary or Secondary Open Space. The Planning Department has recently compiled base information of open space areas and wetlands. The information was compiled on a map and is used for general reference to verify the locations and the significance of wetlands. Prior to developing property, the owner / developer of any particular site in Wilsonville is responsible to coordinate with the Oregon Division of State Lands to investigate for possible wetlands.
- 20. The Wilsonville Wetlands And Wildlife Habitats Inventory Site Summary Sheet and accompanying map identified as Exhibit O does not show areas of the property in Wildlife habitat, wetlands or green space. The site does not have areas that could be classified as either in Secondary or Primary Open Space.

ZONE MAP AMENDMENT and STAGE I MASTER PLAN

- 21. The application is seeking a zone map amendment to change the Clackamas County Exclusive Farm Use (EFU-20) zone to the Public Facility (PF) zone. The purpose of the PF Zone is to set forth in Section 4. of Chapter 4 of the Wilsonville Code.

The site plan shows a phased development plan consistent with the requirements of the Wilsonville Code.

22. As set forth in Section 4.187 of the Wilsonville Code, in recommending approval or denial of a proposed zone map amendment, the Planning Commission shall at a minimum, adopt findings addressing Criteria 1 - 7. Approval of this application requires affirmative findings to Criteria 1 - 7 for the zone map amendment.

23. Criterion:

In order to fulfill the objectives of improved transportation facilities in Wilsonville and to serve the subject site, dedication of sufficient right-of-way is necessary for creation of a minor arterial with bike lanes and utility easements to align over and upon the subject site.

Response Finding:

Grahams Ferry Road abutting the West side of the subject property is within the Clackamas County roadway system. This road does not abut the site proposed for the plan amendment. As stated in a previous finding, roads serving the property are primary in the Clackamas County road network. Regarding this, the City and Clackamas County conducted intergovernmental meetings for the purpose of studying the conditions of County roads. Comments and recommendations received from Clackamas County Department of Transportation are included as findings and as conditions of approval.

24. Criterion:

Approval of the subject comprehensive plan map amendment is consistent with all applicable comprehensive plan policies, goals and objectives.

Response Finding:

The Stage I Master Plan together with the zone map amendment are consistent with the Comprehensive Plan and applicable site development standards in Chapter No. 4 of the Wilsonville Code.

25. Criterion:

Adequacy of public facilities, traffic and site design are considered.

Response Finding:

As stated in a earlier finding, the City Engineering Department's comments in Exhibit E speak to the availability of public services and facilities. Those comments respond to the applicant's civil engineering studies and are included as addendum findings to this report. The proposed use is such that public and on-site facilities needs substantial upgrading.

Fire Protection:

26. Criteria:

Policy 3.5.1 Fire District review.

- Policy 3.5.3 Fire flows.
- Policy 3.5.4 Minimum Fire District requirements.

Response Finding:

As stated in earlier findings, the Wilsonville Building Official and the Tualatin Valley Fire and Rescue District performed a fire code review of the project. Their comments are identified as Exhibit F and are included as findings and conditions of approval.

Sidewalks and Bikeways:

27. Criteria:

Section 4.167(b) Wilsonville Code, stipulates:

- "(b) All streets shall be developed with curbs, utility strips and sidewalks on both sides; or a sidewalk on one side and a bike path on the other side.
 1. Within a Planned Development, the Planning Commission may approve a sidewalk on only one side. If the sidewalk is permitted on just one side of the street, the owners will be required to sign an agreement to an assessment in the future to construct the other sidewalk if the City Council decides it is necessary."

Policy 3.3.11(a), (b) Bikeway and Pathways.

Response Findings:

The statewide Transportation Planning Rule requires local jurisdictions to update or adopt bikeway and pedestrian plans. Regarding this requirement, the City Council created the Bikeway Advisory Task Force and charged them with the assignment to update the current Bikeway Master Plan. The TPR further recommends that new development incorporate bikeways and pedestrian ways free from hazards, particularly types or levels of automobile traffic that would interfere with or discourage pedestrian or bicycle travel for short trips. Finally, the TPR requires new facilities provide bike racks, bicycle covering, signage, ect.

28. Considerable amount of testimony was heard by the Planning Commission during the review of the Living Enrichment Center Temporary Use application from neighboring residents about the need for sidewalks and bikeways along Grahams Ferry Road. Though Graham's Ferry Road is a County Road, the TPR is a statewide rule and is applicable to this situation. In this case, bicycle riders generally prefer to ride along the roadway edge and not ride on a separated bikeway path. An off-set sidewalk should be studied on the Dammasch side of Graham's Ferry Road and on 110th Ave. In order to accomplish the construction of the sidewalk or pedestrian way, additional on-site right-of-way or public easement is required.

93PC04

COMPREHENSIVE PLAN MAP AMENDMENT,
and
ZONE MAP AMENDMENT

PROPOSED CONDITIONS of APPROVAL

1. The applicant shall obtain from the City Public Works Department a Wastewater Discharge Permit and assist with a wet weather Storm Water characterization study. This condition is presented by the Public Works Department.
2. That the applicant / owners waive right of remonstrance to any proposed land for a local improvement district which may be formed to construct public improvements which would serve the subject property.
3. The applicant shall dedicate 20' of property to accommodate right-of-way and utility easements necessary for future widening and development of 110 th Av.
4. The applicant shall dedicate to Clackamas County the necessary right-of-way for future construction of a 6 foot wide sidewalk along the entire length of Graham's Ferry Road fronting Dammasch State Hospital property.

Based upon a review of the materials provided to this office on the subject project, the following conditions of approval are presented by the City Engineering Department. These conditions are applicable to the specific amendments and Master Plan applied for and listed above. Any modifications or additional applications may require amendments or additions to the conditions listed below.

- PF-1. All plans submitted to this office for review shall be based on a 24" x 36" sheet format in conformance with the City of Wilsonville Public Works Standards. A title page will be required with a space left in the lower right-hand corner for a 8 1/2" x 11" information sheet to be provided by the City and affixed to the final as-built plans before acceptance.

No construction shall begin on any public improvements until the applicants plans are approved by the Engineering Division, all necessary fees paid, any required permits / right-of-way or easements are obtained and acceptable to the Engineering Division.

- PF-2 As-built drawings are required and shall be provided on 3mil mylar. The as-builts must be submitted and approved by the engineering division before the final punch list inspection will be performed.
- PF-3. All survey monuments on the site, or subject to disturbance with the construction of any off site improvements, shall be adequately protected and referenced prior to construction commencement. If disturbed, moved, relocated or destroyed the applicant shall retain the services of a registered professional land surveyor to restore the monument and file the necessary

surveys as required by law. A copy of any recorded surveys shall be submitted to the City.

- PF-4. Water System. Applicant engineer shall submit for approval a stamped certification by a professional engineer (Oregon) stating that the fire flows available to both facilities will meet the following fire flow requirements (Note: Both applicants have indicated that the facilities will be fully outfitted with sprinkler type fire fighting devices): 1500 Gallons per minute for (2) hours with 20psi minimum residual pressure.

If the applicant elects not to fully sprinkler the applicable facility then the applicants engineer shall submit for approval a stamped certification by a professional engineer (Oregon) and appropriate plan for furnishing the fire flow rate and pressure as indicated in a 2/3/93 memo from the City Building Official to the City Engineer (copy attached).

PF-5. Sanitary Sewer System

The applicants engineer shall submit for approval a stamped certification of sanitary sewer flows based on the criteria outlined below:

Dammasch Hospital

- A. Domestic Flows
80,000 Gallons per day
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (-3)

Living Enrichment Center

- A. Domestic Flows
1500 Persons
100 Gallons per person per day
3 hour flow
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (3)

- PF-6. If the actual flows from the existing on-site facilities exceed those calculated using the values PF-5, the defective portions of the on-site sanitary sewer system shall be identified and shall be repaired or replaced until the flow meets or is less than the calculated values. Applicant shall furnish sufficient information to satisfy the Engineering Division that the repairs were properly made.

- PF-7. No portion of the sanitary sewer system from either facility shall be connected to the City's sanitary sewer system until authorized in writing by the City Engineer.

- PF-8. Using the allowable flow's determined in PF-5, the portions of the City's existing sanitary sewer system to the 30" Seely Ditch Interceptor system shall be analyzed by the applicants engineer for adequate capacity.
- PF-9. If any portions of the City's existing sanitary sewer system between the subject property and the 30" Seely ditch interceptor are found to be over the calculated (using engineering standard and values acceptable or required by the City) capacity, the sections shall be replaced at the applicant's expense. NOTE-Replacements shall be made in continuous sections of pipes until adequate capacity is realized - no skipping of pipe sections.
- PF-10. If any portion of the 30" Seely Ditch Interceptor down stream of the interception point from the subject property is found to be over capacity, at build-out conditions, as a result of the flows from the subject property the applicant shall have the choice of the following:
1. Immediate replacement of the sections that are over capacity.
 2. Enter into an Intergovernmental Agreement and deposit a prorated share of the estimated cost of replacement based on the portion of line capacity utilized.
- PF-11. For the purpose of determining the line capacity, at build out conditions for the 30" Seely Ditch Interceptor the report prepared by CH2M Hill and dated February, 1993 shall be used.
- PF-12. The applicant shall by Waste Water Discharge Permit and Intergovernmental Agreement agree to bear all costs now and in future for the correct and timely operation, power, materials maintenance and any other facility for the existing trickling filter treatment plant and any proposed sanitary sewer lift and force main used or to be used by the subject properties to current city, county, state or federal standards and requirements.
- PF-13. The applicant has agreed to continue to operate the existing trickling filter treatment plant as an effective pre-treatment facility to lessen the BOD loading on the City's facilities.
- The plant and any other required facility shall operate continuously with proper maintenance and personnel until such time as determined by the City Engineer that adequate capacity exists in the City's treatment facilities to accept the facility wastewater.
- PF-14. After transfer of the non-pretreated wastewater to the City the applicant shall be Intergovernmental Agreement abandon, mothball, remove and relocate the existing trickling filter treatment plant to the satisfaction of the City Engineer and any other applicable city, county, state or federal agency.
- PF-15. After the closure of the trickling filter treatment plant the applicant agrees to bear all costs now and in the future for the correct and timely operation, power, materials, maintenance and any other facility for any proposed pump station and force main to current city, county, state or federal requirements.

EXHIBITS

The following Exhibits are hereby entered into the public record by the Planning Commission as confirmation of its consideration of the application as submitted.

- A. City Findings and Conditions of Approval
- B. City of Wilsonville Comprehensive Plan
- C. Chapter 4 of the Wilsonville Code
- D. Applicant's submittal documents:
 - 1. Engineering Documents.
 - 2. Project Application and Findings.
- E. City Engineer's Report.
- F. City Building Official's Report / Fire District Report.
- G. PUBLIC WORKS DEPT. REPORT.

ENGINEERING DEPARTMENT
MEMORANDUM

DATE: FEBRUARY 24, 1993

TO: BLAISE EDMONDS, ASSOCIATE PLANNER

FROM: MICHAEL A. STONE, CITY ENGINEER *MAS*

SUBJECT: ENGINEERING DIVISION - PUBLIC FACILITY (PF)
CONDITIONS OF APPROVAL.

1. DAMMASCH STATE HOSPITAL. COMPREHENSIVE PLAN AMENDMENT & ZONE MAP AMENDMENT
2. LIVING ENRICHMENT CENTER. COMPREHENSIVE PLAN AMENDMENT, ZONE MAP AMENDMENT & STAGE I MASTERPLAN.

Based upon a review of the materials provided to this office on the subject projects, the following conditions of approval are presented. These conditions are applicable to the specific amendments and Master Plan applied for and listed above. Any modifications or additional applications may require amendments or additions to the conditions listed below.

PF-1. All plans submitted to this office for review shall be based on a 24" x 36" sheet format in conformance with the City of Wilsonville Public Works Standards. A title page will be required with a space left in the lower right-hand corner for a 8 1/2" x 11" information sheet to be provided by the City and affixed to the final as-built plans before acceptance.

EXHIBIT E

1

No construction shall begin on any public improvements until the applicants plans are approved by the Engineering Division, all necessary fees paid, any required permits / right-of-way or easements are obtained and acceptable to the Engineering Division.

- PF-2 As-built drawings are required and shall be provided on 3mil mylar. The as-builts must be submitted and approved by the engineering division before the final punch list inspection will be performed.
- PF-3. All survey monuments on the site, or subject to disturbance with the construction of any off site improvements, shall be adequately protected and referenced prior to construction commencement. If disturbed, moved, relocated or destroyed the applicant shall retain the services of a registered professional land surveyor to restore the monument and file the necessary surveys as required by law. A copy of any recorded surveys shall be submitted to the City.
- PF-4. Water System. Applicant engineer shall submit for approval a stamped certification by a professional engineer (Oregon) stating that the fire flows available to both facilities will meet the following fire flow requirements (Note: Both applicants have indicated that the facilities will be fully outfitted with sprinkler type fire fighting devices): 1500 Gallons per minute for (2) hours with 20psi minimum residual pressure.

If either applicant elects not to fully sprinkler the applicable facility then the applicants engineer shall submit for approval a stamped certification by a professional engineer (Oregon) and appropriate plan for furnishing the fire flow rate and pressure as indicated in a 2/3/93 memo from the City Building Official to the City Engineer (copy attached).

PF-5. Sanitary Sewer System

Applicants engineer shall submit for approval a stamped certification of sanitary sewer flows based on the criteria outlined below:

Dammasch Hospital

- A. Domestic Flows
80,000 Gallons per day
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (-3)

Living Enrichment Center

- A. Domestic Flows
1500 Persons
100 Gallons per person per day
3 hour flow
- B. Infiltration and Inflow
800 Gallons per acre per day
- C. Peaking factor applied to above flows (3)

PF-6. If the actual flows from the existing on-site facilities exceed those calculated using the values PF-5, the defective portions of the on-site sanitary sewer system shall be identified and shall be repaired or replaced until the flow meets or is less than the calculated values. Applicant shall furnish sufficient information to satisfy the Engineering Division that the repairs were properly made.

PF-7. No portion of the sanitary sewer system from either facility shall be connected to the City's sanitary sewer system until authorized in writing by the City Engineer.

PF-8. Using the allowable flow's determined in PF-5, the portions of the City's existing sanitary sewer system to the 30" Seely Ditch Interceptor system shall be analyzed by the applicants engineer for adequate capacity.

PF-9. If any portions of the City's existing sanitary sewer system between the subject property and the 30" Seely ditch interceptor are found to be over the calculated (using engineering standard and values acceptable or required by the City) capacity, the sections shall be replaced at the applicant's expense. NOTE-Replacements shall be made in continuous sections of pipes until adequate capacity is realized - no skipping of pipe sections.

PF-10. If any portion of the 30" Seely Ditch Interceptor down stream of the interception point from the subject property is found to be over capacity, at build-out conditions, as a result of the flows from the subject property the applicant shall have the choice of the following:

1. Immediate replacement of the sections that are over capacity.
2. Enter into an Intergovernmental Agreement and deposit a prorated share of the estimated cost of replacement based on the portion of line capacity utilized.

PF-11. For the purpose of determining the line capacity, at build out conditions for the 30" Seely Ditch Interceptor the report prepared by CH2M Hill and dated February, 1993 shall be used.

PF-12. The applicant shall by Waste Water Discharge Permit and Intergovernmental Agreement agree to bear all costs now and in future for the correct and timely operation, power, materials maintenance and any other facility for the existing trickling filter treatment plant and any proposed sanitary sewer lift and force main

used or to be used by the subject properties to current city, county, state or federal standards and requirements.

PF-13. The applicant has agreed to continue to operate the existing trickling filter treatment plant as an effective pre-treatment facility to lessen the BOD loading on the City's facilities.

The plant and any other required facility shall operate continuously with proper maintenance and personnel until such time as determined by the City Engineer that adequate capacity exists in the City's treatment facilities to accept the facility wastewater.

PF-14. After transfer of the non-pretreated wastewater to the City the applicant shall be Intergovernmental Agreement abandon, mothball, remove and relocate the existing trickling filter treatment plant to the satisfaction of the City Engineer and any other applicable city, county, state or federal agency.

PF-15. After the closure of the trickling filter treatment plant the applicant agrees to bear all costs now and in the future for the correct and timely operation, power, materials, maintenance and any other facility for any proposed pump station and force main to current city, county, state or federal requirements.

PF-16. Street System

Applicant shall conform to the conditions of Clackamas County as set forth in a memo to Blaise Edmonds dated February 16, 1993, regarding on and off site improvements.

PF-17. Applicant shall also construct the following improvements.

- A. Bell Road - Between Graham's Ferry Road and Wilsonville Road widen to a minimum paved surface width of 20 feet with appropriate signing, striping and shoulders.
- B. Intersection of Bell Road; and Graham's Ferry Road -

Reconstruct intersection to current county road design standards to improve sight distance.

City of Wilsonville

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

February 3, 1993

TO: Mike Stone, City Engineer
FROM: Martin Brown, Building Official MB
SUBJECT: FIRE FLOW REQUIREMENTS - DAMMASCH STATE
HOSPITAL AND LIVING ENRICHMENT CENTER

I have reviewed the fire flow requirements for the Living Enrichment Center and the Dammasch State Hospital and discussed both projects with Gene Birchill, deputy fire marshal with the Tualatin Valley Fire and Rescue.

We both agree that the fire flow requirements for both of these facilities should be upgraded to meet the provisions as spelled out in the Fire Prevention Ordinance for newly-constructed buildings.

I'd like to make it very clear that the Fire Prevention Ordinance does make provisions for existing buildings which would not have to be upgraded to meet the fire flow requirements. However, due to the fact that these facilities are being annexed into the city, I am requiring the upgrade to new construction fire flow standards. The following is the minimum fire flow requirements for each facility:

LIVING ENRICHMENT CENTER:

Building Area: 91,224 square feet Type of Construction: V 1-Hour

Building is fully detected.

Total Fire Flow = 4,125 gallons per minute at 20 psi

Required duration of flow = 2 hours

DAMMASCH:

Largest Fire Flow Area: 81,736 square feet Type of Construction: II-FR

Building is fully detected.

Total Fire Flow = 2,250 gallons per minute at 20 psi

Required duration of flow = 2 hours

/srf

cc: Blaise Edmonds for Development Review
File

PC:DAMMASCH
3-8-93


EXHIBIT PAGE 21 of 22
E 93PC04

City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

PUBLIC WORKS DEPARTMENT

MEMORANDUM

DATE: JANUARY 7, 1993
TO: BLAISE EDMONDS, ASSOCIATE PLANNER
FROM: STEVE STARNER, PUBLIC WORKS DIRECTOR 
SUBJECT: DEVELOPMENT REVIEW TEAM CONCERNS

1. Dammasch State Hospital

Prior to connecting to our sanitary sewer system. Dammasch State Hospital must apply for a Wastewater Discharge Permit. Based on average dry weather flows of 50,500 gallons per day, Dammasch is considered a significant municipal discharger under the terms of the City's Pretreatment Program.

Concerning storm water management. Dammasch discharges into a stream (Mill Creek) which is not within the jurisdiction of the City of Wilsonville. However, at a minimum, as a component of the City's Storm Water Management Program, a wet weather characterization must be performed on the impervious surface runoff. The characterization will detect conventional pollutants, bacteria, trace elements, and toxics. Subsequent decisions about control requirements will be based on the results of the characterization.

2. Living Enrichment Center

As a new, nonresidential sanitary sewer discharger, the Center must also apply for a Wastewater Discharge Permit and assist with a wet weather Storm Water characterization study.

Blaise, thank you for the opportunity to comment on the new projects.

ss/js

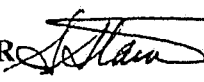


City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

PUBLIC WORKS DEPARTMENT

MEMORANDUM

DATE: JANUARY 7, 1993
TO: BLAISE EDMONDS, ASSOCIATE PLANNER
FROM: STEVE STARNER, PUBLIC WORKS DIRECTOR 
SUBJECT: DEVELOPMENT REVIEW TEAM CONCERNS

1. Dammasch State Hospital

Prior to connecting to our sanitary sewer system, Dammasch State Hospital must apply for a Wastewater Discharge Permit. Based on average dry weather flows of 50,500 gallons per day, Dammasch is considered a significant municipal discharger under the terms of the City's Pretreatment Program.

Concerning storm water management, Dammasch discharges into a stream (Mill Creek) which is not within the jurisdiction of the City of Wilsonville. However, at a minimum, as a component of the City's Storm Water Management Program, a wet weather characterization must be performed on the impervious surface runoff. The characterization will detect conventional pollutants, bacteria, trace elements, and toxics. Subsequent decisions about control requirements will be based on the results of the characterization.

2. Living Enrichment Center

As a new, nonresidential sanitary sewer discharger, the Center must also apply for a Wastewater Discharge Permit and assist with a wet weather Storm Water characterization study.

Blaise, thank you for the opportunity to comment on the new projects.

ss/js

EXHIBIT I

City of Wilsonville

COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

February 3, 1993

TO: Mike Stone, City Engineer
FROM: Martin Brown, Building Official *MB*
SUBJECT: FIRE FLOW REQUIREMENTS - DAMMASCH STATE
HOSPITAL AND LIVING ENRICHMENT CENTER

I have reviewed the fire flow requirements for the Living Enrichment Center and the Dammasch State Hospital and discussed both projects with Gene Birchill, deputy fire marshal with the Tualatin Valley Fire and Rescue.

We both agree that the fire flow requirements for both of these facilities should be upgraded to meet the provisions as spelled out in the Fire Prevention Ordinance for newly-constructed buildings.

I'd like to make it very clear that the Fire Prevention Ordinance does make provisions for existing buildings which would not have to be upgraded to meet the fire flow requirements. However, due to the fact that these facilities are being annexed into the city, I am requiring the upgrade to new construction fire flow standards. The following is the minimum fire flow requirements for each facility:

LIVING ENRICHMENT CENTER:

Building Area: 91,224 square feet Type of Construction: V 1-Hour

Building is fully detected.

Total Fire Flow = 4,125 gallons per minute at 20 psi

Required duration of flow = 2 hours

DAMMASCH:

Largest Fire Flow Area: 81,736 square feet Type of Construction: II-FR

Building is fully detected.

Total Fire Flow = 2,250 gallons per minute at 20 psi

Required duration of flow = 2 hours

/srf

cc: Blaise Edmonds for Development Review ✓
File

June 3, 1993

RECEIVED

JUN 7 1993

CITY OF WILSONVILLE

DEPARTMENT OF

HUMAN

RESOURCES

Michael Kohlhoff, Acting City Manager
City of Wilsonville
8445 SW Elligsen Road
Wilsonville, Oregon 97070

MENTAL HEALTH AND
DEVELOPMENTAL
DISABILITY SERVICES
DIVISION

Dammasch State Hospital

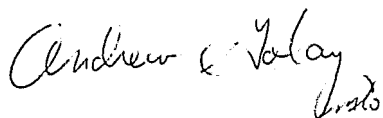
Dear Mr. Kohlhoff:

Dammasch State Hospital requests the second reading of our Comprehensive Plan Amendment and Zone Change application be rescheduled from June 7, 1993 to June 21, 1993. We have discovered a discrepancy in the way we take our sewer samples. It could affect whether we can shut down the sewage treatment plant or leave it open and pretreat our sewerage.

We are coordinating with Eldon Johansen a five day test of the sewage to verify our findings. The results will be available around June 19th and thus we request a postponement until the test results are available.

Thank you for consideration of this request and please contact me if you have any questions about it.

Sincerely,



Andrew Golay, P.E.
Director of Support Services

cc: Bill Foster, Department of General Services

Barbara Roberts
Governor



PO Box 38
28801 SW 110th Street
Wilsonville, OR
97070-0038
(503) 682-3111
TDD (503) 682-3100



Mike K.

**TUALATIN VALLEY FIRE & RESCUE
AND
BEAVERTON FIRE DEPARTMENT**

4755 S.W. Griffith Drive • P.O. Box 4755 • Beaverton, OR 97076 • (503) 526-2469 • FAX 526-2538

June 7, 1993

CITY OF WILSONVILLE

JUN 11 1993

RECEIVED

Andrew Golay, P.E.
Support Services Director
Dammasch State Hospital
P.O. Box 38
Wilsonville, Oregon 97070

Re: Fire Flows and Sprinkler Protection
Dammasch State Hospital

Dear Andrew:

Your letter of May 26, 1993, is acceptable with this office for time periods and actions to be taken. This office would ask that as soon as a plan has been developed under item #2, that it be submitted to both the Fire District and City of Wilsonville for review and approval.

If I can be of any further assistance to you, please feel free to contact me at 526-2469.

Sincerely,

Rex H. Jeffries
Rex H. Jeffries
Acting Fire Marshal

RHJ:kw

cc: Eldon Johansen ✓
Community Development Director
City of Wilsonville

Oregon

May 26, 1993

DEPARTMENT OF
HUMAN
RESOURCES

Bert Parker
Fire Marshall
Tualatin Valley Fire and Rescue
P.O. Box 4755
Beaverton, Oregon 97076

MENTAL HEALTH AND
DEVELOPMENTAL
DISABILITY SERVICES
DIVISION

Dammasch State Hospital

Dear Mr. Parker:

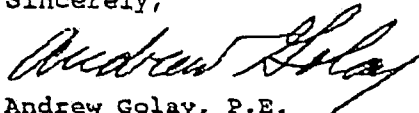
Dammasch State Hospital proposes the following schedule of improvements to increase fire safety and to comply with Tualatin Valley Fire and Rescue's fire flow ordinance's:

1. Fully sprinkle the occupied wards right away. They are locked, living quarters and pose the highest risk of fire of any space in the building.
2. Develop and implement a sprinkler plan for the rest of the hospital by June, 1996.'
3. Install an automatic smoke vent in a basement hall window. The vent will open during a smoke or fire emergency and will vent smoke generated in the kitchen/warehouse, thus, preventing the smoke from entering the main hospital.
4. Change the threads on campus hydrants from Portland threads to National Pipe Standard threads.
5. Maintain the irrigation/fire suppression water reservoir at 180,000 gallons at all times. This will provide two hours of water at 1,500 gpm.
6. Clearly label and identify the cross connection valves for the domestic water reservoir and train staff in the cross connection procedure.

These measures will greatly enhance the fire safety of the hospital. We are prepared to implement all of the measures, except number 2, in the immediate future.

Please confirm in writing if this plan meets your approval. We are meeting with the City of Wilsonville Council on Monday, June 7, 1993 regarding these matters and would greatly appreciate your response by then.

Sincerely,



Andrew Golay, P.E.
Support Services Director

cc: Eldon Johansen, Community Development Director
City of Wilsonville

Curt Hohn, Administrator, Facilities Division
Oregon Department of General Services

Barbara Roberts
Governor



PO Box 38
28801 SW 110th Street
Wilsonville, OR
97070-0038
(503) 682-3111
TDD (503) 682-3100

Oregon

May 26, 1993

DEPARTMENT OF
HUMAN
RESOURCES

Bert Parker
Fire Marshall
Tualatin Valley Fire and Rescue
P.O. Box 4755
Beaverton, Oregon 97076

MENTAL HEALTH AND
DEVELOPMENTAL
DISABILITY SERVICES
DIVISION

Dammasch State Hospital

Dear Mr. Parker:

Dammasch State Hospital proposes the following schedule of improvements to increase fire safety and to comply with Tualatin Valley Fire and Rescue's fire flow ordinance's:

1. Fully sprinkle the occupied wards right away. They are locked, living quarters and pose the highest risk of fire of any space in the building.
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Please confirm in writing if this plan meets your approval. We are meeting with the City of Wilsonville Council on Monday, June 7, 1993 regarding these matters and would greatly appreciate your response by then.

Sincerely,



Andrew Golay, P.E.
Support Services Director

cc: Eldon Johansen, Community Development Director
City of Wilsonville

Curt Hohn, Administrator, Facilities Division
Oregon Department of General Services

Barbara Roberts
Governor



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**CITY OF WILSONVILLE
CITY COUNCIL MEETING
STAFF REPORT**

DATE: May 17, 1993

PLACE: Community Development Annex
8445 SW Elligsen Road

FROM: Wayne C. Sorensen, Planning Director

SUBJECT: Recommendation to the City Council from the Planning Commission Regarding Approval of Dammasch State Hospital's Request For a Comprehensive Plan map amendment and Zone Change

SUMMARY

The Planning Commission's Resolution No. 93 PC 04 recommends that the City Council adopt an Ordinance that approves a Comprehensive Plan map amendment to **Public Lands** and a Zone map amendment to **Public Facility (PF)** for 141 acres of land owned by Dammasch State Hospital. The Commission also recommended that 4 general planning conditions and 16 public works conditions be adopted; however, City staff is now recommending that (based on new information and calculations) Condition PF-4 be modified and that PF-10 be deleted. Condition PF-4 covers fire flows and fire protection for Dammasch and Condition PF-10 relates to the Seely Ditch Interceptor (sewage line) and whether it had adequate reserve capacity to serve Dammasch and Callahan. The City is required by State Law to plan and zone all lands within the Urban Growth Boundary, including those lands annexed to the City by the Boundary Commission.

STAFF RECOMMENDATIONS

1. Staff recommends that the City Council accept and follow the Planning Commission's Resolution No. 93 PC 04 and **APPROVE** Dammasch's request for a Zone Change and Plan map amendment.
2. Staff recommends that proposed Condition PF-4 be **modified** based on Bert Parker's letter of March 23, 1993, regarding Dammasch Hospital Fire Flows and Fire Protection.
3. Staff recommends that proposed Condition PF-10 be **deleted** based on Eldon Johansen's memorandum of April 26, 1993, regarding the capacity of the Ditch interceptor line.

BACKGROUND ON CONDITIONS THAT MAY BE CONTESTED:

CONDITION PF-12 :

This condition requires the applicant to operate the existing sewage treatment plant as an effective pre-treatment facility to lessen the BOD loading on the City's facilities. It further requires that the plant and its support facility operate continuously with proper maintenance and personnel until determined by the City Engineer that adequate capacity exists in the City's treatment facilities to accept the additional sewerage.

Primary limitations in wastewater treatment plant (WWTP) capacity generally include liquid, solids and organics (BOD). With our WWTP the limitations that we will reach first appears to be soluble BOD, a portion of organics (BOD).

Presently, in the summer, our plant influent includes 851 pounds per day of soluble BOD or 71% of the capacity currently estimated by Curran and McLeud at 1200 pounds per day. The capacity of 1200 pounds per day is based on initiating a circulation system which will recycle approximately 80% of flows.

Allowing the Dammasch/Callahan sewage to enter our system without pretreatment would use about 80 pounds per day of remaining soluble BOD capacity which is 23% of remaining capacity or 7% of the plant's total capacity.

Assuming that our system continues to expand at 8% per year, pretreatment of the Dammasch flows would defer a major plant expansion by 1.2 years. Assuming that a plant expansion could cost as much as \$3,100,000 (present cost) and that interest on debt is 7%, the debt service for plant expansion would be \$340,000 per year.

DAMMASCH OFFER:

Dammasch is concerned about their ability and cost for continued operation of their plant and construction of a lift station and force main from the plant to the gravity sewer. They have indicated a willingness to pay the cost of the lift station and force main (\$130,000) to the City to offset the cost of plant expansion if the City would allow closure of the trickling filter and provide a \$130,000 credit against the industrial waste surcharge part of the sewer bill.

PLANNING COMMISSION POSITION:

This offer was received after the Planning Commission meeting.

STAFF POSITION:

Acceptance of this proposal would require a much earlier expansion of the WWTP and would essentially require other users to subsidize Dammasch sewer bills by \$130,000.

No pre-treatment would also require that the WWTP be expanded one year earlier at a net cost to the City of \$210,000. Staff recommends that we stay with the Planning Commission condition.

CONDITION PF-4:

This Condition for fire flows is based on a fully sprinklered facility. Dammasch is working to meet the requirement but there may be a timing problem.

Dammasch may have additional information on scheduling by the Council Meeting on 5/17/93.

Attachments: Bert Parker letter, March 23, 1993
Eldon Johansen's memo, April 26, 1993



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

RE: Damdash State Hospital - File No. 93PC04

The following listed items were submitted into the record after the March 8, 1993 Planning Commission meeting and have not been reviewed by the Planning Commission:

- 1. Letter dated March 23, 1993 from Tualatin Valley Fire & Rescue and Beaverton Fire Department re: Dammasch Hospital Fire Flows**
- 2. Memorandum dated April 26, 1993, from Eldon Johansen, Community Development Director for the record**
- 3. Letter dated May 3, 1993 to Mr. Andrew Golay, Director of Support Services, Dammasch State Hospital, from Eldon R. Johansen, Community Development Director**

MAR 30 1993



TUALATIN VALLEY FIRE & RESCUE
AND
BEAVERTON FIRE DEPARTMENT

RECEIVED

4755 S.W. Griffith Drive • P.O. Box 4755 • Beaverton, OR 97076 • (503) 526-2469 • FAX 526-2538

March 23, 1993

Mark R. Mannex, P.E.
Interface Engineering, Inc.
6542 S.E. Lake Road
Milwaukie, Oregon 97222-2138

Re: Dammasch Hospital Fire Flows
and Fire Protection
6888B-013-000
Project No. 92-411

Dear Mark:

Martin Brown has asked the fire district to respond to your letter of February 25, 1993, regarding the above captioned project. The fire district is willing to accept the noted amount of water now available as stated in your letter. That is the 1,530 gallons per minute and 1,280 gallons per minute at 20 psi residual at different places within the looped fire water system around the main hospital. The fire district would ask that since this does not meet the full 1,500 gallons per minute as prescribed by the City of Wilsonville and present fire district ordinance for the entire plant site, the following be done to help augment that potential deficiency. These items are being asked for with full knowledge that the hospital facility will be provided with automatic sprinkler protection throughout.

1. Hydrants: Hydrants presently located on this facility/site have Portland Fire Department threads. The fire district would ask that these hydrants be changed out so that they have National Standard Threads. It is my understanding that the existing ports can be dye tapped (if dye taps can be found) to convert them to the National Standard Thread.
2. Water Levels in Tank: The fire district would ask that water levels in tanks be maintained at not less

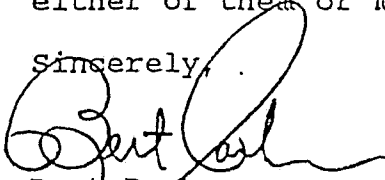
Mark R. Mannex, P.E.
March 23, 1993
Page 2

than 180,000 gallons each. This will provide a full 2 hour fire flow as prescribed by the Fire Code.

3. Second Tank: The fire district has been advised that one of the two elevated tanks is used for fire protection and the other is used for domestic purposes and there is no cross-tie between them. The fire district would ask that the domestic tank be tied into the tank used for fire protection as to greatly increase the amount of potential water and the amount of duration possible from the limited water supply now on-site. My Deputy Fire Marshal Gene Birchill and Wilsonville Building Official Martin Brown will be very willing to work with you further on the above noted items.

If you have any questions, please feel free to contact either of them or myself.

Sincerely,



Bert Parker
Fire Marshal

BP:kw

cc: Martin Brown, Building Official ✓
City of Wilsonville



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

COMMUNITY DEVELOPMENT DEPARTMENT
MEMORANDUM

DATE: APRIL 26, 1993
FOR: THE RECORD
FROM: ELDON JOHANSEN *EJ*
COMMUNITY DEVELOPMENT DIRECTOR
RE: DAMMASCH COMPREHENSIVE PLAN AMENDMENT & ZONE MAP
AMENDMENT (PLANNING FILE #93PC04)

Condition No. PF-10 of the Planning Commission decision on the Comprehensive Plan amendment and Zone Map amendment for Dammasch State Hospital states as follows:

"PF-10. If any portion of the Seely Ditch interceptor downstream of the interception point from the subject property is found to be over capacity at buildout conditions, as a result of the flows from the subject property, the applicant shall have the choice of the following:

1. Immediate replacement of the sections that are over capacity.
2. Enter into an inter-governmental agreement and deposit a prorated share of the estimated cost of replacement based on the portion of line capacity utilized."

This section of pipe from where the line from Dammasch Hospital enters the Seely Ditch line to the Wastewater Treatment Plant is covered in a partial update of the Wastewater Collection System Master Plan by CH2M Hill on February 23, 1993. This report indicated that the critical section in the Seely Ditch line would be pipe #UD-5, which is at a relatively flat slope and has a pipe capacity of 7.28 MGD (appendix B of CH2M Hill Report). The buildout pipe capacity requirements in UD-5 are 8.44 MGD exclusive of the flows from Dammasch and the Living Enrichment Center (LEC). The buildout flows including Dammasch and LEC would be 8.67 MGD.

I have analyzed pipe section UD-5 using the increase flow from Dammasch and LEC for the information of the "engineer types" that read this memo. The calculations are attached. My conclusions are that the sewage at the upstream, and of Section UD-5, would surcharge by less than 0.1 feet in the manhole and with this surcharge would be

FOR: THE RECORD
RE: DAMMASCH COMPREHENSIVE PLAN AMENDMENT & ZONE MAP
AMENDMENT (PLANNING FILE #93PC04)
April 26, 1993 - Page 2

capable of carrying the full flows of 8.67 MGD. This surcharge is relatively negligible and replacement based on the pipe capacity is not required. I also checked to insure that we would maintain a velocity of 2 feet per second in the pipe section UD-5 and to maintain that velocity we would require a slope of 0.06%. The actual slope is 0.08%, so we also have sufficient scouring action to keep from depositing solids in the pipe.

Based on the above conclusions, I do not intend to take any further action to charge Dammasch State Hospital for any cost to eventually replace the section of line since replacement is not required.

ej:md

Attach: Sewer Calcs. Sheet

pc: Wayne Sorensen, Planning Director
Mike Stone, City Engineer
Mike Kohlhoff, City Attorney
Andy Golay, Dammasch State Hospital
Dale Ross, OTAK
Dammasch State Hospital Engr .File

5/23/93

Sewer Calculations

Impact of Dammasch & LEC Sewer Flows on 30" Line from Wilsonville Road to WWTP

Existing Peak Flows at Buildout in Critical Pipe Section (U-5) 8.44 MGD

Est ADF (Dammasch & LEC)

$$80,000 + 18,750 = 98,750 \text{ GPD ADF}$$

$$\text{PDF} = \text{ADF} \times \text{PF} = 0.9875 \text{ MGD} \times 1.75 = 1.73$$

$$\text{Int} = 800 \text{ GPD} \times 70 \text{ (assumed)} / 1,000,000 = .056$$

Dammasch & LEC Peak Flows .23

Peak Flow Section U-5 8.67 MGD

Approach Assume that pipe will surcharge in U-5 & upstream pipe sections to carry flow & determine Depth of surcharge

Use, $n = 0.013$ $D = 30"$ $Q = 8.67 \text{ MGD}$ calculation

$Q = 13.42 \text{ CFS}$ $S = 0.11\%$

For min scour should have $v = 2.0 \text{ FPS}$ $S = 0.06\%$

Pipe #	L	Invert Downstream	Required Hydraulic S (%)	Calculated Upstream elev	Actual Upstream Pipe Elev	Surcharge	Actual S (%)
UD-5	120	125.20	.11	125.33	125.29	0.04'	.08
UD-6	10	125.29	.11	125.34	125.34	0	.004

Pipe will surcharge less than 0.1' at upstream end of U-5. Surcharge reduces to 0 at upstream end of U-6. Slope of pipe is above min needed for scour. Conclusion: OK to take Dammasch & LEC flows as is.

Carlene



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

May 3, 1993

Mr. Andrew Golay, PE
Director of Support Services
Dammasch State Hospital
P.O. Box 38
Wilsonville OR 97070-0038

Re: Establishing a Prepayment Procedure for the Dammasch State Hospital Sewerline Extension

Dear Mr. Golay:

This letter is in response to your letter of April 7, 1993, concerning referenced subject; and also includes comments about award of the contract for sewerline extension as discussed in our telephone conversation on April 26, 1993. The City policy concerning line extensions is included in subparagraph 1, of Section 3.116 of the City Code and is as follows:

"Extensions of Water, Storm Drainage and Sewerlines or Other Utility Services.

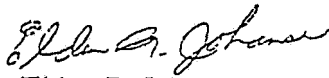
(1) If any person agrees to pay the costs of extending a water, storm drainage, or sewer main or lateral line or any cable or other television, telephone, electrical, natural gas or other utility, to serve his property, and the extension of such line or utility would be adjacent to property other than his own so that water, storm drainage, sewer service, cable or other television, telephone, electrical, natural gas or other utility for either commercial, industrial or domestic use is provided for such other property without further extension of the lines or utilities, the City shall require the owners of the other property prior to providing water, storm drainage, sewer service, or any cable or other television, telephone, electrical, natural gas or other utility service to such other property, to refund to the person required to pay the costs of extending the water, storm drainage, sewerlines or any cable or other television, telephone, electrical, natural gas or other utility service a pro rata portion of the costs of the extension. The right of the City to require such refunds shall not continue for more than ten (10) years after the date of installation of the extension of the water, storm drainage, sewerline or any cable or other television, telephone, electrical, natural gas or other utilities. The amount to be refunded shall be determined by the Council, and such determination shall be final.

Mr. Andrew Golay, PE
Director of Support Services
Damasch State Hospital
May 3, 1993 - Page 3

you are installing is adequate for the present flows from the hospital and Living Enrichment Center, it may end up costing the State additional money to construct another parallel line through this area. It is therefore suggested that you see if either your Department or the Division of State Lands would be interested in paying for an additional over-size of this line to accommodate any of its future construction plans.

It is tentatively planned that the Comprehensive Plan Amendment and Zone Map Amendment for Damasch State Hospital will be considered by the City Council at the Council meeting on May 17, 1993. If any further information is required, please contact the undersigned.

Sincerely,



Eldon R. Johansen
Community Development Director

erj:mld

Enc. Planning Commission Notice of Decision

pc: Mr. John E. Lilly
Division of State Lands

Arlene Loble, City Manager
Mike Kohlhoff, City Attorney
Mike Stone, City Engineer
Wayne Sorensen, Planning Director
Steve Starner, Public Work Director

Eldon



City of
WILSONVILLE
in OREGON

3000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

NOTICE OF DECISION
(RECOMMENDATION TO CITY COUNCIL)

Project Name: Dammasch State Hospital File No. 93PC04

Applicant/Owner Same

Recommended Action: Comprehensive Plan Amendment and Zone Map
Amendment

Property Description:

Map No: 15 Tax Lot No: 29500 Site Size: 141 Acres

Address: 28801 S.W. 100th, Wilsonville, OR 97070

Location: Adjacent to the Callahan Center property

On March 8, 1993 at the meeting of the Planning Commission
the following recommendation and decision was made on the above-referenced
Proposed Development Action:

Approval XX Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 10th day of March, 1993 and is available for public inspection. The date of filing is the date of the decision. The City Council will publish Public Hearing Notices and hold further Public Hearings on this matter.

Written decision is attached

XX Written decision is on file and available for inspection and/or copying

For further information, please contact the Wilsonville Planning Department at Community Development Building, 8445 S.W. Elligsen Rd or phone 682-4960.

FILED 3-10-93
sh

93PC04

COMPREHENSIVE PLAN MAP AMENDMENT,
and
ZONE MAP AMENDMENT

CONDITIONS of APPROVAL

AMENDED AND ADOPTED

1. The applicant shall obtain from the City Public Works Department a Wastewater Discharge Permit and assist with a wet weather Storm Water characterization study. This condition is presented by the Public Works Department.
2. That the applicant / owners waive right of remonstrance to any proposed land for a local improvement district which may be formed to construct public improvements which would serve the subject property.
3. The applicant shall dedicate 20' of property to accommodate right-of-way and utility easements necessary for future widening and development of 110 th Av. This Condition is a dedication and not a commitment to funding.
4. The applicant shall dedicate to Clackamas County the necessary right-of-way for future construction of a 6 foot wide sidewalk along the entire length of Graham's Ferry Road fronting Dammasch State Hospital property.

Based upon a review of the materials provided to this office on the subject project, the following conditions of approval are presented by the City Engineering Department. These conditions are applicable to the specific amendments and Master Plan applied for and listed above. Any modifications or additional applications may require amendments or additions to the conditions listed below.

- PF-1. All plans submitted to this office for review shall be based on a 24" x 36" sheet format in conformance with the City of Wilsonville Public Works Standards. A title page will be required with a space left in the lower right-hand corner for a 8 1/2" x 11" information sheet to be provided by the City and affixed to the final as-built plans before acceptance.

No construction shall begin on any public improvements until the applicants plans are approved by the Engineering Division, all necessary fees paid, any required permits / right-of-way or easements are obtained and acceptable to the Engineering Division.

- PF-2 As-built drawings are required and shall be provided on 3mil mylar. The as-builts must be submitted and approved by the engineering division before the final punch list inspection will be performed.

- PF-3. All survey monuments on the site, or subject to disturbance with the construction of any off site improvements, shall be adequately protected and referenced prior to construction commencement. If disturbed, moved, relocated or destroyed the applicant shall retain the services of a registered

- PF-7. No portion of the sanitary sewer system from either facility shall be connected to the City's sanitary sewer system until authorized in writing by the City Engineer.
- PF-8. Using the allowable flow's determined in PF-5, the portions of the City's existing sanitary sewer system to the 30" Seely Ditch Interceptor system shall be analyzed by the applicants engineer for adequate capacity.
- PF-9. If any portion of the City's existing sanitary sewer system between the subject property and the 30" Seely ditch interceptor are found to be over the calculated (using engineering standard and values acceptable or required by the City) capacity, the sections shall be replaced at the applicant's expense. The State may enter into an Intergovernmental Agreement with the City to recover a prorated share of the cost of the improvement.
- PF-10. If any portion of the 30" Seely Ditch Interceptor down stream of the interception point from the subject property is found to be over capacity, at build-out conditions, as a result of the flows from the subject property the applicant shall have the choice of the following:
1. Immediate replacement of the sections that are over capacity.
 2. Enter into an Intergovernmental Agreement and deposit a prorated share of the estimated cost of replacement based on the portion of line capacity utilized.
- PF-11. For the purpose of determining the line capacity, at build out conditions for the 30" Seely Ditch Interceptor the report prepared by CH2M Hill and dated February, 1993 shall be used.
- PF-12. The applicant shall by Waste Water Discharge Permit and Intergovernmental Agreement agree to bear all costs now and in future for the correct and timely operation, power, materials maintenance and any other facility for the existing trickling filter treatment plant and any proposed sanitary sewer lift and force main used or to be used by the subject properties to current city, county, state or federal standards and requirements.
- PF-13. The applicant has agreed to continue to operate the existing trickling filter treatment plant as an effective pre-treatment facility to lessen the BOD loading on the City's facilities.
- The plant and any other required facility shall operate continuously with proper maintenance and personnel at least until determined by the City Engineer that adequate capacity exists in the City's treatment facilities to accept the facility wastewater.
- PF-14. After transfer of the non-pretreated wastewater to the City the applicant shall by Intergovernmental Agreement abandon, mothball, remove and relocate the existing trickling filter treatment plant to the satisfaction of the City Engineer and any other applicable city, county, state or federal agency.



City of
WILSONVILLE
in OREGON

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
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NOTICE OF DECISION
(RECOMMENDATION TO CITY COUNCIL)

Project Name: Dammasch State Hospital File No. 93PC04

Applicant/Owner Same

Recommended Action: Comprehensive Plan Amendment and Zone Map
Amendment

Property Description:

Map No: 15 Tax Lot No: 29500 Site Size: 141 Acres

Address: 28801 S.W. 100th , Wilsonville, OR 97070

Location: Adjacent to the Callahan Center property

On March 8, 1993 at the meeting of the Planning Commission
the following recommendation and decision was made on the above-referenced
Proposed Development Action:

Approval XX Approval with Conditions Denied

This decision has been finalized in written form and placed on file in the City records at the Wilsonville City Annex this 10th day of March, 1993 and is available for public inspection. The date of filing is the date of the decision. The City Council will publish Public Hearing Notices and hold further Public Hearings on this matter.

Written decision is attached
XX Written decision is on file and available for inspection and/or copying

For further information, please contact the Wilsonville Planning Department at Community Development Building, 8445 S.W. Elligsen Rd or phone 682-4960.

FILED 3-10-93
AK