



TO: Johanna Hastay, AICP, Senior Planner

FROM: Mike Ward, P.E.,
Engineering Department

SUBJECT: PA 18-0084
A request for a Conditional Use Permit for a New Emergency Communications Tower at Cooks Butte Park

Site address: 2100 Palisades Crest Drive
Owner: Lake Oswego School District
Applicant: Bainbridge

DATE: December 13, 2018

The following preliminary comments are based on pre-application materials received November 30, 2018. The applicant is applying for a request for a Conditional Use Permit for a New Emergency Communications Tower at Cooks Butte Park.

GEOLOGIC HAZARDS AND STORMWATER MANAGEMENT – [LOC 50.06.006.3]

The Drainage Standard, LOC 50.06.006.3, and the Minor Development criteria, LOC 50.07.003.14.d.ii(3), require compliance with the Stormwater Management Code, LOC Ch. 38.25. This standard is applicable to all development [that occurs as a result of this development permit or within three years (LOC 38.25.120(1)(d)), where i.) $\geq 1,000$ square feet of impervious surface is created; or ii.) the sum of impervious surface created and/or replaced is $> 3,000$ square feet (“large project”). Accordingly, it is necessary for the applicant to ascertain:

- The amount of new impervious surface created on the development site, if any; and
- The amount of impervious surface that is being “replaced”, if any. “Replaced” means “removal of an impervious surface *that exposes soil* followed by the placement of an impervious surface.” (LOC 38.25.190.)

The basis of the determination, and the amount, of created or replaced impervious surface should be stated in the application narrative. The applicant may also be required to obtain an Erosion and Sediment Control permit if development disturbs greater than 500 square feet or is within 50 feet of waters of the state.

The applicant must demonstrate the capacity, type, location, feasibility and land area required of the proposed stormwater management system and stormwater disposal facilities as well as any connection to off-site facilities can be provided per LOC Article 38.25 Stormwater Management Code. What the applicant is required to demonstrate regarding stormwater management will depend whether the development is a “small project” [LOC 38.25.120.1.d.i] or “large project” [LOC 38.25.120.1.d.ii]. Stormwater management measures and requirements are detailed in LOC 38.25.001 through 38.25.190. Applicants are advised to review the current version of the Lake Oswego Stormwater Management Manual, which provides additional information including specifications and procedures for the proper implementation of the requirements of the Stormwater Management Code. A complete application shall include a comprehensive drainage report demonstrating the storm water management design will comply with the provisions of this standard.

WEAK FOUNDATION SOILS – [LOC 50.06.006.1]

The site is identified as having weak foundation soils on the City’s soil inventory map. The applicant should contact the Building Division to determine whether the nature of this proposal warrants any special reports or engineering for the structure’s pier blocks or footings.

UTILITIES – [LOC 50.06.008]

The applicant shall show on the application drawings the location of any existing public utilities on or adjacent to the site and any proposed modifications to private utilities. Locations shall be field verified.

MISCELLANEOUS INFORMATION, DISCLAIMER

These comments are intended to acquaint the applicant with applicable codes and standards. They should not be construed as the final word on any topic. Additional information that is discovered during the application review process, input from other sources, and changes in policies and interpretations may lead to conclusions and recommendations that differ from those provided herein.