



**Land Use Planning Division**  
1600 SE 190<sup>th</sup> Ave  
Portland OR 97233  
Ph: 503-988-3043 Fax: 503-988-3389  
<https://multco.us/landuse/>

**GENERAL  
APPLICATION  
FORM**

**PROPERTY IDENTIFICATION**

Property Address SE Carpenter Lane (across from 35319 SE Carpenter Lane). Gresham, OR  
State Identification 1S4E22-00400 Site Size 56.87 acres  
A&T Alternate Account Number R# R994220980

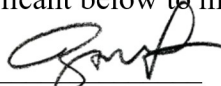
**OTHER PARCEL (if applicable)**

Property Address SE Carpenter Lane (across from 35319 SE Carpenter Lane). Gresham, OR  
State Identification 1S4E22D-00100 Site Size 36.62 acres  
(See attached for add'l map/tax lots)  
A&T Alternate Account Number R# R994220820 (See attached for add'l acct #s)

**PROPERTY OWNER(S) ☐ OR CONTRACT PURCHASER(S) ☐**

Name Portland Water Bureau  
Mailing Address 1120 SW 5th Ave #405  
City Portland State OR Zip Code 97204 Phone# 503-865-6039

I authorize the applicant below to make this application.

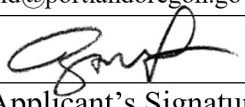
Bonita Oswald  per MCC 39.1130(A)(2) - representative for the government agency that has the power of eminent domain  
Property Owner Signature #1 Property Owner Signature #2

*NOTE: By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.*

If no owner signature above, a letter of authorization from the owner is required. ☒

**APPLICANT'S NAME AND SIGNATURE**

Applicant's Name Bonita Oswald  
Mailing Address 400 SW 6th Avenue, Suite 300  
City Portland State OR Zip Code 97204 Phone # 503-865-6039  
Fax 503-823-4500 E-mail Bonita.Oswald@portlandoregon.gov

  
Applicant's Signature

**GENERAL DESCRIPTION OF APPLICATION (REQUIRED)**

Please provide a brief description of your project and permits you are seeking.

Portland Water Bureau proposes to build a drinking water filtration facility and communications tower located on SE Carpenter Lane with raw and finished water pipelines connecting to the existing Bull Run conduit system.

**Applications:**

See attached full list.

**For Staff Use**

**CASE NUMBER**

**LAND USE PERMIT(S)**

**DATE SUBMITTED**

**RECEIVED BY**

Compliance Related ☐

Adjacent to Washington/  
Clackamas/Columbia  
County ☐

**PF/PA No.**

**Related Case No.**

**Related Case No.**

**ZONING**

**Zoning District**

**Zoning Overlay**

**Table 1 List of Land Use Application Narratives**

| <b>Introduction</b>                             |                                                                              |
|-------------------------------------------------|------------------------------------------------------------------------------|
| Section 1: Filtration Facility Site Overview    |                                                                              |
| Section 1.A                                     | Filtration Facility – Conditional Use Application Narrative                  |
| Section 1.B                                     | Filtration Facility – Design Review Application Narrative                    |
| Section 1.C                                     | Communications Tower – Conditional Use & Design Review Application Narrative |
| Section 2: Pipelines and Appurtenances Overview |                                                                              |
| Section 2.A                                     | Pipelines – Conditional Use Application Narrative                            |
| Section 2.B                                     | Pipelines – Design Review Application Narrative                              |
| Section 2.C                                     | Pipelines – EFU Review Application Narrative                                 |
| Section 2.D                                     | Pipelines – SEC Review Application Narrative                                 |

**Table 2 List of Land Use Applications**

| <b>Application</b>     | <b>Description</b>                                       | <b>Narrative Sections</b>       |
|------------------------|----------------------------------------------------------|---------------------------------|
| All Applications Below | Facility and Pipelines                                   | Introduction                    |
| Design Review          | Filtration Facility                                      | Section 1 Overview; Section 1.B |
| Design Review          | Communications Tower                                     | Section 1 Overview; Section 1.C |
| Design Review          | Raw Water Pipelines in the RR Zone                       | Section 2 Overview; Section 2.B |
| Design Review          | Raw Water Pipelines in the EFU Zone                      | Section 2 Overview; Section 2.B |
| Design Review          | Lusted Road Distribution Main in the MUA-20 & CFU Zones  | Section 2 Overview; Section 2.B |
| Design Review          | Finished Water Intertie in the MUA-20 Zone               | Section 2 Overview; Section 2.B |
| Design Review          | Finished Water Pipelines in the MUA-20 Zone              | Section 2 Overview; Section 2.B |
| EFU Review             | Raw Water Pipelines                                      | Section 2 Overview; Section 2.C |
| Lot of Record          | Filtration Facility (2 properties)                       | Section 1 Overview              |
| Lot of Record          | Pipelines and Intertie (9 Properties)                    | Section 2 Overview              |
| Review Use             | Filtration Facility                                      | Section 1 Overview; Section 1.A |
| SEC Review             | Lusted Road Distribution Main                            | Section 2 Overview; Section 2.D |
| SEC Review             | Raw Water Tunnel                                         | Section 2 Overview; Section 2.D |
| CU Review              | Filtration Facility                                      | Section 1.A                     |
| CU Review              | Communications Tower                                     | Section 1 Overview; Section 1.C |
| CU Review              | Intertie and Finished Water Pipelines in the MUA-20 Zone | Section 2 Overview; Section 2.A |
| CU Review              | Lusted Road Distribution Main in the MUA-20 & CFU Zones  | Section 2 Overview; Section 2.A |
| CU Review              | Raw Water Pipelines in the RR Zone                       | Section 2 Overview; Section 2.A |
| Geologic Hazards       | Pipelines                                                | Section 2 Overview              |

**Table 3 List of Properties**

| <b>Property Address</b>  | <b>Owner</b>                      | <b>Acct number</b> | <b>Map, Tax Lots</b> | <b>Mailing Add</b>                        |
|--------------------------|-----------------------------------|--------------------|----------------------|-------------------------------------------|
| <b>Filtration Site</b>   |                                   |                    |                      |                                           |
| Carpenter Lane           | CITY OF PORTLAND                  | R994220980         | 1S4E22D - 00400      | 1120 SW 5TH AVE #405, PORTLAND, OR 97204  |
| Carpenter Lane           | CITY OF PORTLAND                  | R994220820         | 1S4E22D - 00100      | 1120 SW 5TH AVE #405, PORTLAND, OR 97204  |
| <b>Pipelines</b>         |                                   |                    |                      |                                           |
| 35227 SE CARPENTER LN    | CITY OF PORTLAND                  | R994220850         | 1S4E22DB -00300      | 1120 SW 5TH AVE #405, PORTLAND, OR 97204  |
| 36910 SE LUSTED          | BISSELL,MAX L & BISSELL,FERN E    | R649716640         | 1S4E23C - 01400      | 36910 SE LUSTED RD, BORING, OR 97009      |
| 36910 SE LUSTED          | BISSELL,MAX L & BISSELL,FERN E    | R649716620         | 1S4E23C - 01500      | 36910 SE LUSTED RD, BORING, OR 97009      |
| 36322 SE DODGE PARK BLVD | WALTER,DEAN D & WALTER,PATRICIA L | R238000610         | 1S4E23C - 02200      | PO BOX 666, BORING, OR 97009              |
| 33304 SE LUSTED RD       | SHELLEY L EKSTROM LLC             | R994210630         | 1S4E21A - 00900      | 29722 SE DIVISION ST, TROUTDALE, OR 97060 |
| 6704 SE COTTRELL RD      | CITY OF PORTLAND                  | R994220300         | 1S4E22BA -00200      | 1120 SW 5TH AVE #405, PORTLAND, OR 97204  |
| SE LUSTED RD             | CITY OF PORTLAND                  | R994221120         | 1S4E22BA -00100      | 1120 SW 5TH AVE #405, PORTLAND, OR 97204  |
| 34747 SE LUSTED RD       | LUSTED ROAD FARMS LLC             | R994150140         | 1S4E15C - 00801      | 7420 SW HUNZIKER ST #A, TIGARD, OR 97223  |
| ADJACENT TO LUSTED RD    | CITY OF PORTLAND                  | R994230150         | 1S4E23C -00800       | 1120 SW 5TH AVE #405, PORTLAND, OR 97204  |