



City of Oregon City Pre-Application Form

File Number PA 16-17

Meeting Date 4/20/2016 Time: 10 A.M. Location: 221 Molalla Avenue, Suite 200, Oregon City
Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

Applicant:

Name Portland General Electric Company

Contact Person Jennifer Santhouse

Address 121 SW Salmon St, 3WTC0406
Portland, OR 97204

Phone 503-464-8121

Owner(s):

Name Portland General Electric Company

Address 121 SW Salmon St, 3WTC0406
Portland, OR 97204

Phone 503-464-8121

Property Description:

Tax Assessor Map Number(s):

T2S R2E 31CC-02790
T2S R2E 31CC-02770

Address: 152 S. McLoughlin Blvd
Oregon City, OR 97045

Proposed Development Action:

Portland General Electric Company ("PGE") has proposed the addition of two wood-guyed, single monopoles to support a 57kV transmission line from the Canemah Substation to the existing Canemah-Sullivan 57kV River Crossing Tower.

Applicant Signature Mike Livingston Date March 24, 2016
Mike Livingston, Manager, Property Services

The pre-application conference provides the applicant the necessary information to make an informed decision regarding a land use proposal. Meetings are held on Tuesdays and Wednesdays. Pre-Application Conferences expire six (6) months from the meeting date.

Please submit 3 hard copies and 1 electronic copy of the required information.

Pre-Application Checklist:

Failure to submit a complete application may require additional fees and pre-application meetings.

Minimum Pre-Application Requirements

- ☒ Pre-Application Fee
- ☒ Narrative: A detailed description of your proposal and any specific questions you have
- ☒ Site/Plot Plan (8½" x 11" or 11" x 17")
 - ☐ Parcel and building setback dimensions
 - ☐ Existing and proposed structures
 - ☐ Location and dimensions of easements and driveway
 - ☐ Location of utilities – storm, sanitary sewers & water (including size of service and street location)
 - ☐ Width of adjacent right of way
- ☒ Property Zoning Report
- ☐ Additional Information / Requirements

Additional Subdivision / Minor Partition Requirements

- ☐ Slope map (if area exceeds a 24% slope)
- ☐ Significant Tree Locations (all trees with a caliper over 6 inches)
- ☐ Utility layout
- ☐ Proposed detention system with topographic contours
- ☐ Location of on-site water resources
- ☐ Connectivity analysis that includes shadow plats of all adjacent properties demonstrating how they can be developed meeting existing code.

Additional Site Plan & Design Review Requirements

- ☒ Proposed elevations
- ☐ Parking lot layout
- ☐ Parking space calculations (based on use and square footage of building)

Routing: PubWks ☐; PW Dir. ☐; Bldg ☐; Develop. Serv. ☐; Fire ☐; Finance ☐; Clack Co (E) ☐; Clack Co (P) ☐; ODOT ☐; Schools ☐; Tri-Met ☐; Metro ☐; Police ☐; Other _____



City of Oregon City
Permit Receipt
RECEIPT NUMBER 00032558

Account Number: 018818

Date: 3/28/2016

Applicant: PORTLAND GEN ELEC CO

Type: check # 965306

Permit Number	Fee Description	Amount
PA-16-0017	4332 Pre-App Fee	1,055.00
Total:		\$1,055.00

Canemah Substation Transmission Pole Placement

Project Description

Portland General Electric Company ("PGE") has proposed the addition of two wood-guyed, single monopoles to support a 57kV transmission line from the Canemah Substation to the existing Canemah-Sullivan 57kV River Crossing Tower. The new poles will be similar in style and height to the utility poles currently installed on the property.

The poles will be installed with minimal disturbance to the surrounding area by auguring a 3' wide hole and direct-placing the poles. The hole is filled with 1' gravel base and will be 11' deep for the 80' pole and 8' deep for the 60' pole. No trees or large vegetation will be removed during this process.

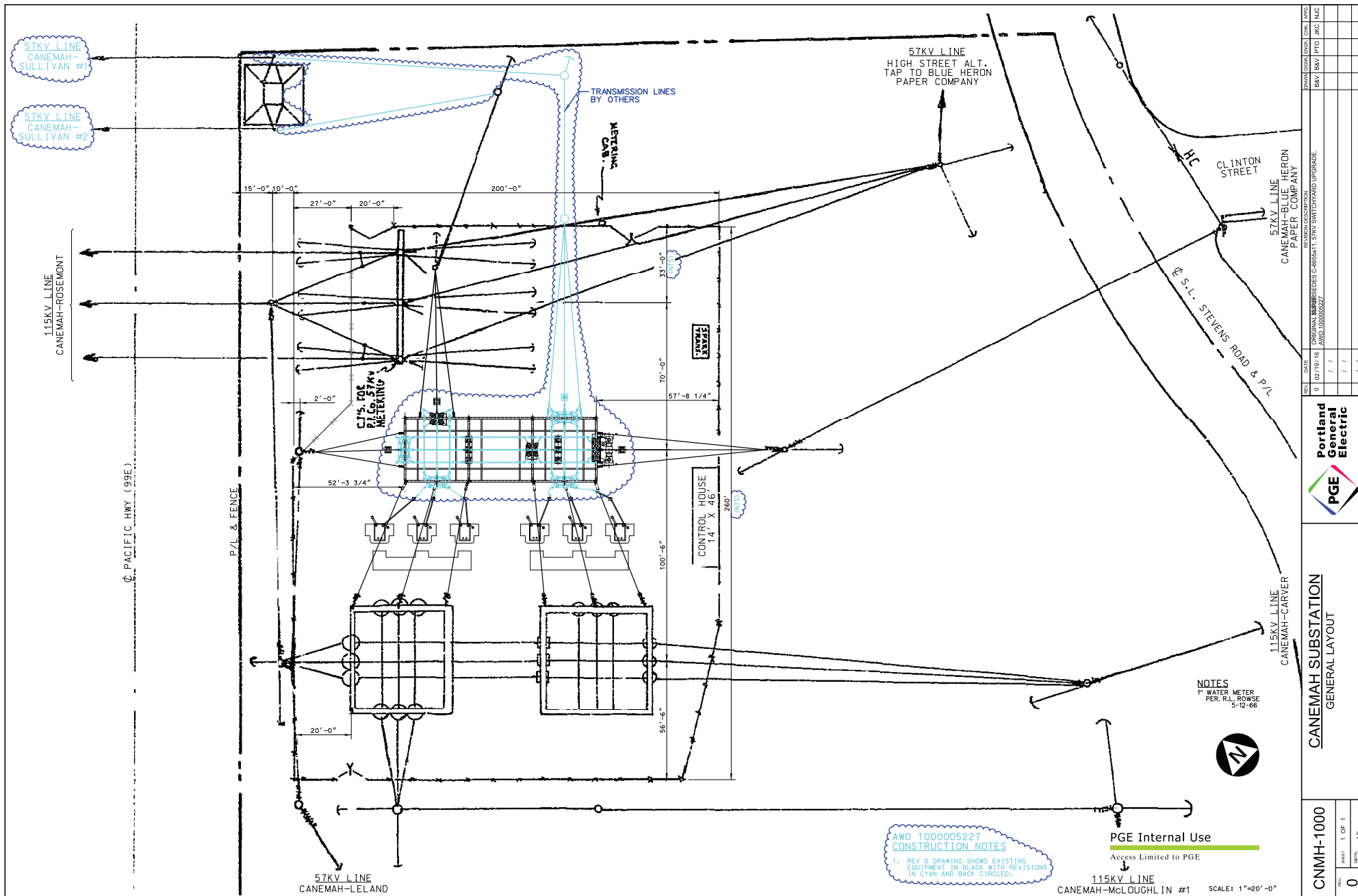
Questions

Is this Conditional Use Permit and Variance specific to this construction or the entire subject property?

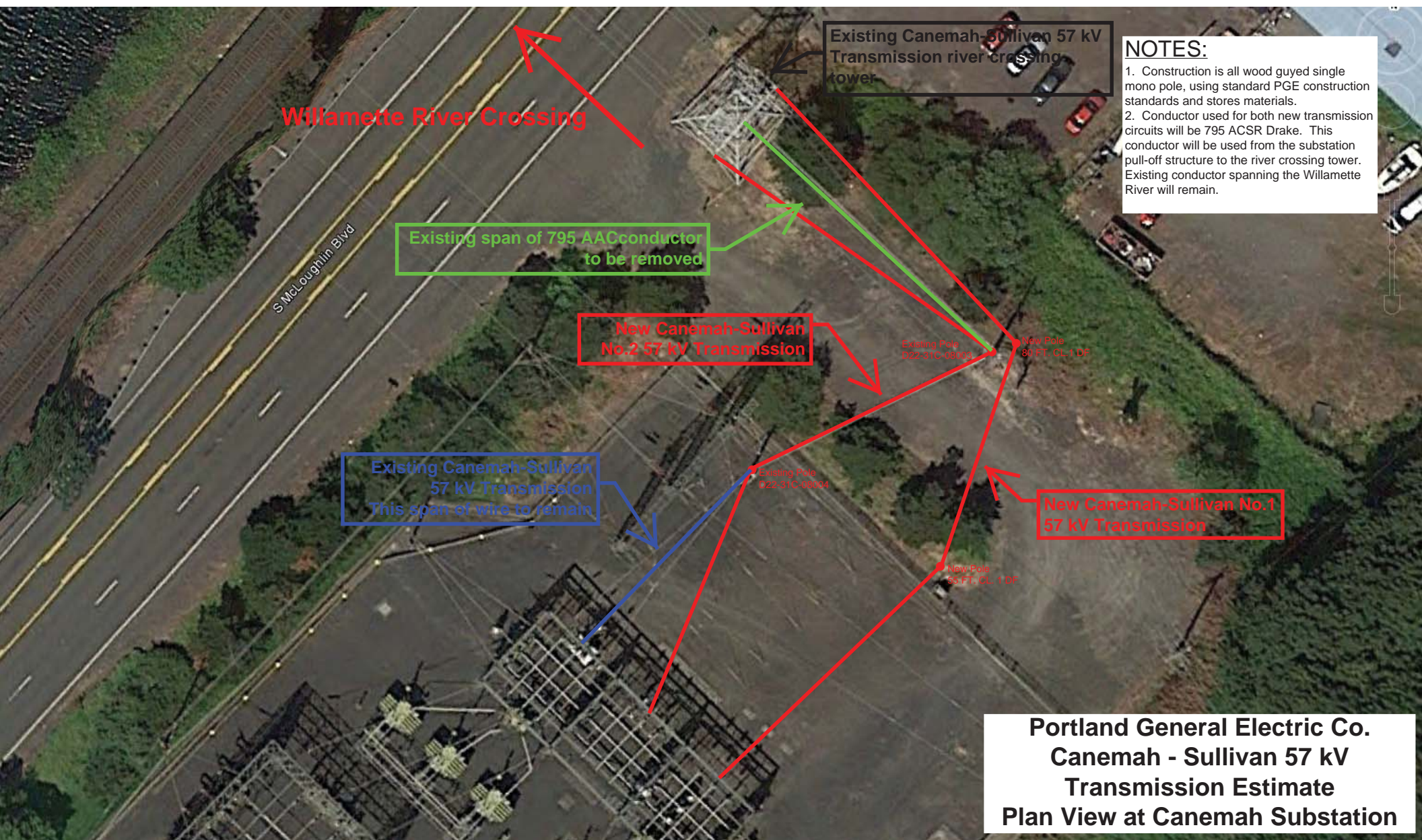
Will the company be required to obtain additional permits for future construction within the substation or pole placement on the property?

What is the construction threshold to trigger additional permitting requirements?

Once the conditional use permit and variance are approved, is there a date by which project construction must be completed?



CANEMAH SUBSTATION GENERAL LAYOUT	Portland General Electric PGE				ORIGINAL: 10/20/00 REVISION: 02/19/16 AWD 1000005227				DATE: 02/19/16 BY: JAC CHECKED: JAC DESIGNED: JAC DRAWN: JAC			
	CNMH-1000 SHEET: 1 OF 1 0				SCALE: 1"=20'-0"				PTO: JAC PTO: JAC PTO: JAC PTO: JAC			



Canemah Substation

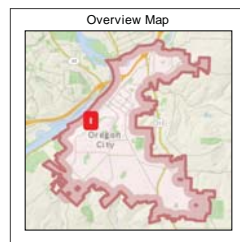


Legend

- Taxlots
- Taxlots (Outside UGB)
- Unimproved ROW
- 1996 Flood Inundation
- FEMA 2008 - 100 yr Floodplain
- Geologic Hazards - All
- Slope Categories
 - 0 - 10%
 - 10 - 25%
 - 25 - 35%
 - > 35%
- City Limits
- UGB
- Basemap

Notes

Geologic Hazard Overlay



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

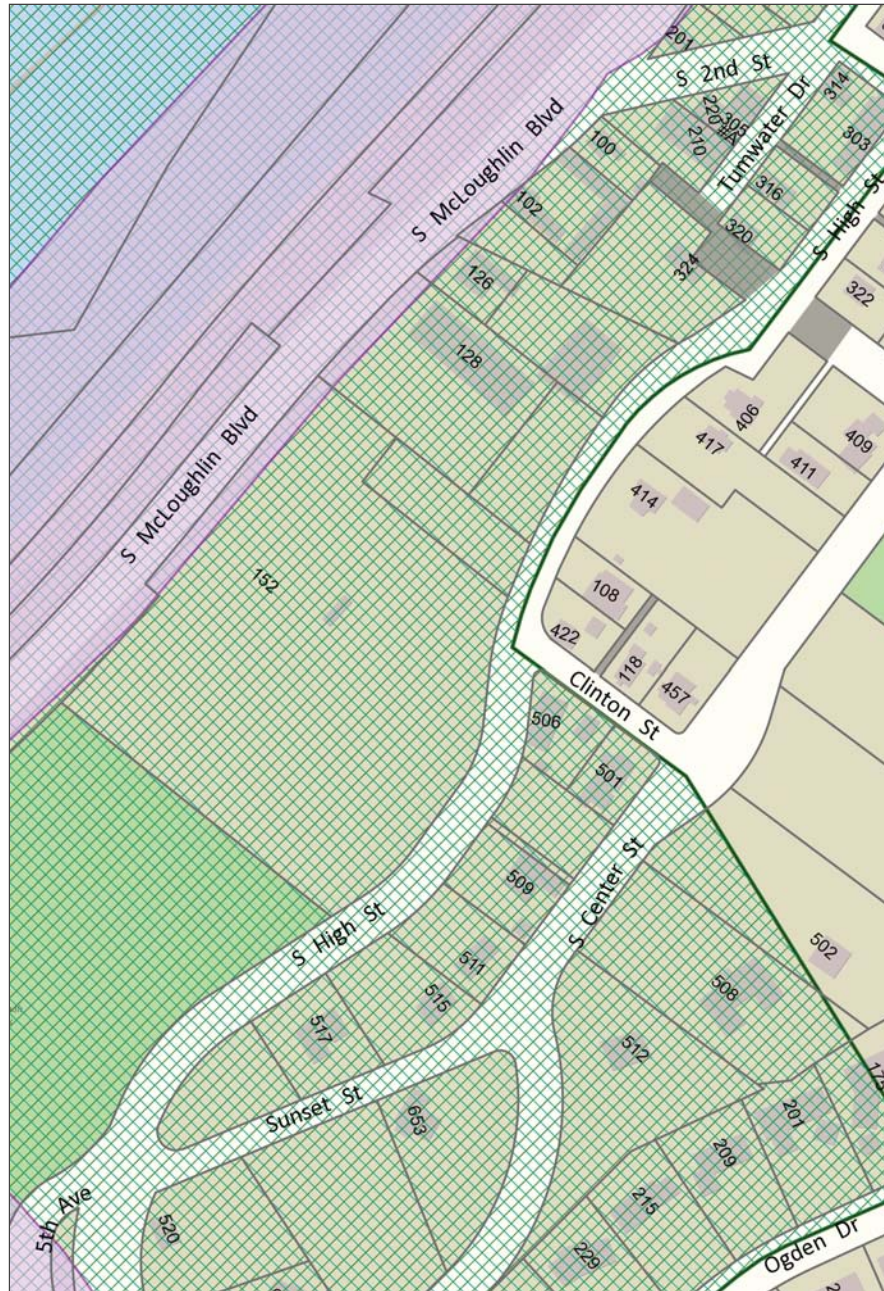


0 200 Feet
1: 2,399

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.oregoncity.org



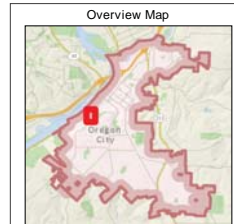
Canemah Substation



- Legend**
- Taxlots
 - Taxlots (Outside UGB)
 - Unimproved ROW
 - NROD - Natural Resource Overlay
 - Willamette Greenway
 - City Limits
 - UGB
 - Basemap

Notes

Natural Resource & Willamette Greenway Overlays



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



0 200 Feet
1: 2,399

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.orcity.org



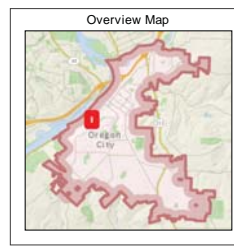
Canemah Substation



Legend	
	Taxlots
	Taxlots (Outside UGB)
	Unimproved ROW
TSP - Crossing Solutions	
	Likely to be funded
	Not likely to be funded
TSP - Driving (Int. and Street I)	
	Likely to be funded
	Not likely to be funded
TSP - Driving (Street Extensor)	
	Likely to be funded
	Not likely to be funded
TSP - Driving (Street and Int. E)	
	Likely to be funded
	Not likely to be funded
TSP - Driving (Int. and Street I)	
	Likely to be funded
TSP - Walking Solutions	
	Likely to be funded
	Not likely to be funded
TSP - Biking Solutions	
	Likely to be funded
	Not likely to be funded
TSP - Family Friendly Routes	
	Likely to be funded
	Not likely to be funded
TSP - Shared-Use Path Solutic	
	Likely to be funded
	Not likely to be funded
	RTP - Projects (point)
	RTP - Projects (line)
	Not yet assigned a number
	Assigned a number; 10123

Notes

Transportation Planning Overlay



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.

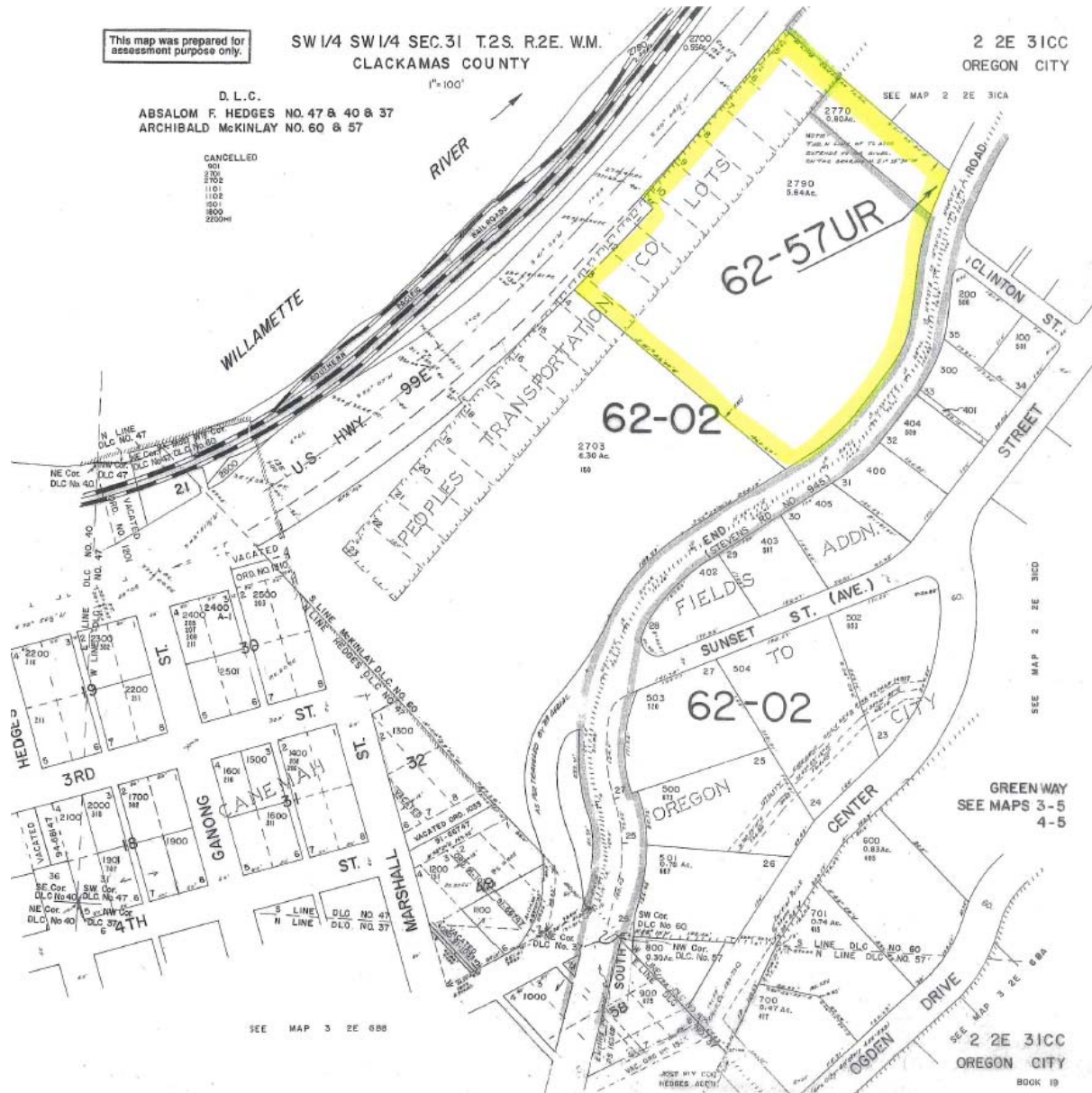


0 200 Feet
1: 2,399

City of Oregon City
PO Box 3040
625 Center St
Oregon City
OR 97045
(503) 657-0891
www.orcity.org



Canemah Substation Tax Parcel Map



Canemah Substation
Tax Parcel – Aerial View



**Canemah Substation
Project Area – Aerial View**



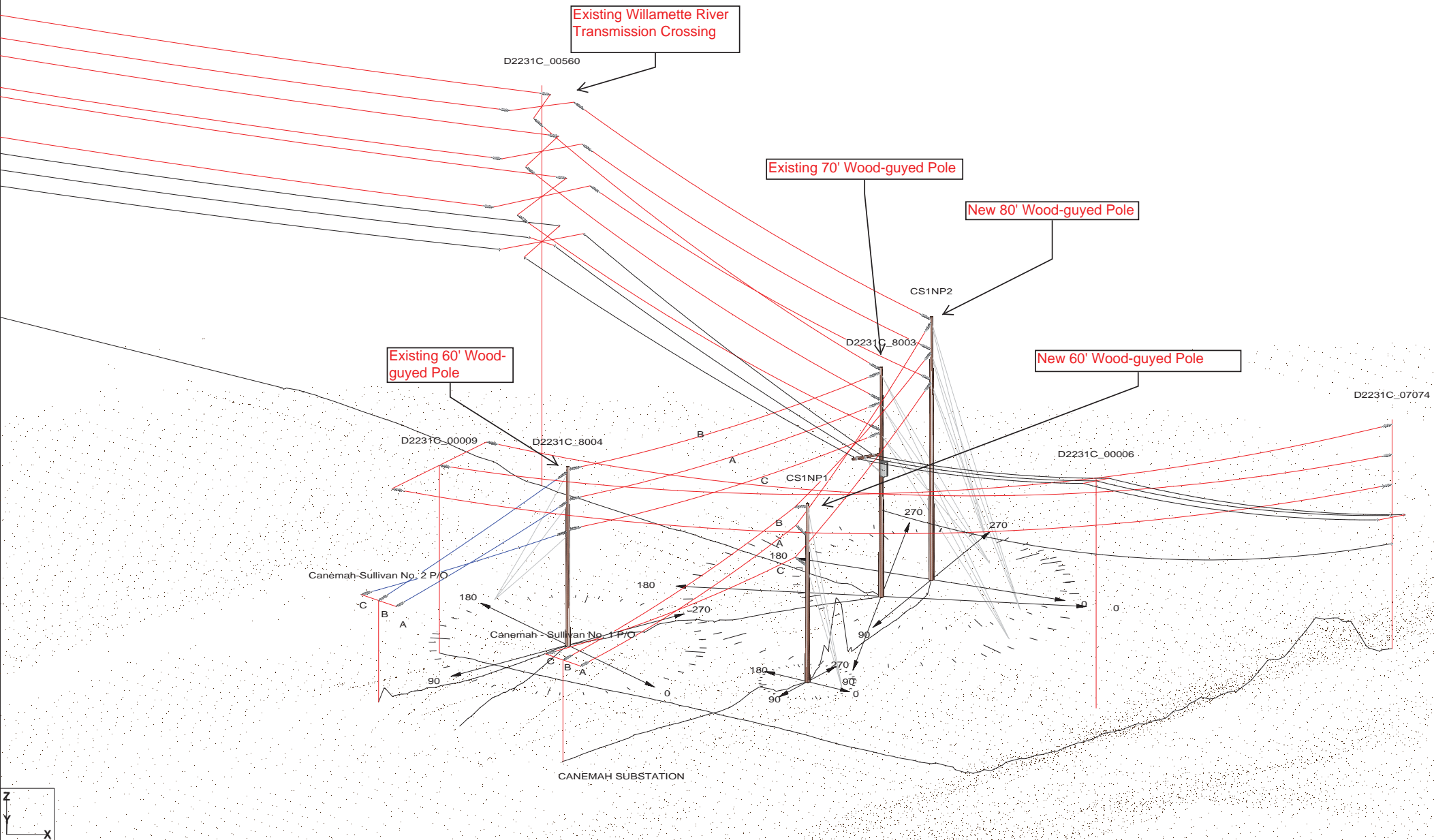
**Canemah Substation
Project Area – Aerial View**



**Canemah Substation
Improvements – Street View**



Canemah Substation Elevation View





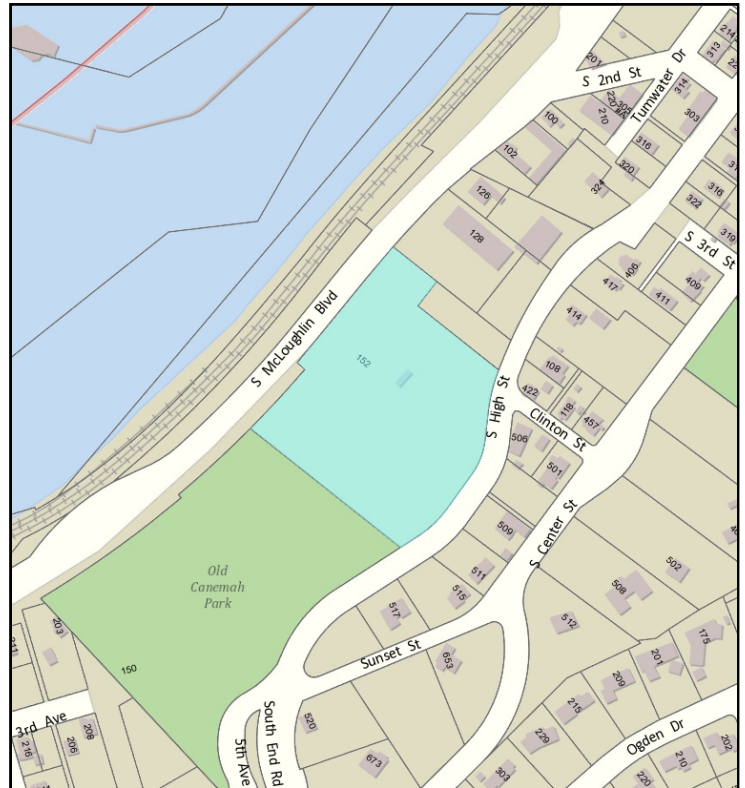
Google Streetview photo locations are approximate

Taxlot Information

Parcel Number (APN) 2-2E-31CC-02790
Primary Situs Address 152 S MCLOUGHLIN BLVD
OREGON CITY, OR 97045
County CLACKAMAS
Section T2S R2E S31
Latitude 45.349113
Longitude -122.616002
Approx. Elevation (ft) 160
R Number (Alt ID) 00578011
Approx. Size (acres) 5.44
USGS Quad Name Oregon City
Within Oregon City Limits? Y
Urban Growth Boundary (UGB) Inside

Political Boundaries

Jurisdiction Oregon City
Voting Precinct 1
US Congressional District 5
Oregon House District 40
Oregon Senate District 20
Metro Council District 2
Metro Councilor Carlotta Collette
Metro Councilor Email carlotta.collette@oregonmetro.gov



Assessment & Value Information

Taxmap 2S2E31CC
Market Values as of NaN/NaN/NaN
Land Value (Mkt) \$0
Building Value (Mkt) \$0
Exempt Amount \$0
Net Value (Mkt) \$0
Assessed Value \$0
Year Built (if known)
Sale Date
Sale Price Unavailable
Document Date
Document Number
State General Prop. Code 3
County Tax Code 062002

Land Use and Planning

<i>Zoning</i>	R6	<i>In Sewer Moratorium Area?</i>	N
<i>Zoning Description</i>	6,000 Single Family Dwelling District	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Comprehensive Plan</i>	lr	<i>In Beavercreek Rd Access Area?</i>	N
<i>Comprehensive Plan Description</i>	Residential - Low Density	<i>In Willamette River Greenway?</i>	Y
<i>Subdivision</i>	PEOPLE'S TRANSPORTATION CO'S	<i>In Geologic Hazard?</i>	Y
<i>Subdivision Plat Number</i>	10	<i>In High Water Table Area?</i>	N
<i>PUD (if known)</i>		<i>In Nat. Res. Overlay District (NROD)?</i>	Y
<i>Partition Plat Number</i>	0	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Neighborhood Association</i>	Canemah NA	<i>In Barlow Trail Area?</i>	N
<i>Urban Renewal District</i>	Not in an urban renewal district	<i>Watershed</i>	Abernethy Creek-Willamette River
<i>Historic District</i>	Not in a historic district	<i>Sub-Watershed</i>	Tanner Creek-Willamette River
<i>Historic Designated Struct.?</i>	N	<i>Basin</i>	Willamette
<i>Concept Plan Area</i>	Not in a concept plan area	<i>Sub-Basin</i>	Middle Willamette
<i>Urban/Rural Reserve</i>	Not in a reserve		
<i>Reserve Name</i>	Not in a reserve		

Service Districts

<i>Elementary School</i>	Candy Lane/Jennings Lodge
<i>Middle School</i>	Gardiner Middle
<i>High School</i>	Oregon City High
<i>School District</i>	Oregon City
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Natl. Cntr for Ed. Stats Dist. ID</i>	4109330
<i>Water District</i>	Not in a water district
<i>Park District</i>	Not in a park district
<i>Sewer District</i>	Tri-City Service District
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6597
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

Census Information

<i>Census Tract</i>	225
<i>Census Block Group</i>	4
<i>Census Block Grp. Pop. (2010)</i>	757

Overlay Information

Category	Description	Acres	Percent Coverage
Parcel Statistics for: 2-2E-31CC-02790	Overall Acres	5.44	100.0%
FEMA 100 Yr Floodplain	In Floodplain (100 yr)	0.00	0.0%
Buildings	Built up % (approx)	0.02	0.3%
Geologic Hazards	In Geologic Hazard	3.59	65.9%
Steep Slopes	Slopes >= 25%	2.05	37.7%

Taxlot Detail Report

2-2E-31CC-02790

NROD	In NROD	0.21	3.8%
Willamette Greenway	In Willamette Greenway	5.44	100.0%
Vacant Lands (All)	In Vacant Lands	3.78	69.5%
Vacant Lands (Constrained)	In Vacant Lands (Constrained)	3.28	60.2%
Vacant Lands (Unconstrained)	In Vacant Lands (Unconstrained)	0.50	9.3%

SITUS Addresses

Address	Latitude	Longitude
152 S MCLOUGHLIN BLVD	45.34940760	-122.61623660

Permits

None found!									
-------------	--	--	--	--	--	--	--	--	--

Business Licenses

--	--	--	--	--	--	--	--	--	--



Taxlot Information

Parcel Number (APN)	2-2E-31CC-02770
Primary Situs Address	NO SITUS ADDRESS
County	CLACKAMAS
Section	T2S R2E S31
Latitude	45.349668
Longitude	-122.615277
Approx. Elevation (ft)	160
R Number (Alt ID)	00577995
Approx. Size (acres)	0.41
USGS Quad Name	Oregon City
Within Oregon City Limits?	Y
Urban Growth Boundary (UGB)	Inside

**Political Boundaries**

Jurisdiction	Oregon City
Voting Precinct	1
US Congressional District	5
Oregon House District	40
Oregon Senate District	20
Metro Council District	2
Metro Councilor	Carlotta Collette
Metro Councilor Email	carlotta.collette@oregonmetro.gov

Assessment & Value Information

Taxmap	2S2E31CC
Market Values as of	NaN/NaN/NaN
Land Value (Mkt)	\$0
Building Value (Mkt)	\$0
Exempt Amount	\$0
Net Value (Mkt)	\$0
Assessed Value	\$0
Year Built (if known)	
Sale Date	
Sale Price	Unavailable
Document Date	
Document Number	
State General Prop. Code	3
County Tax Code	062057

Land Use and Planning

<i>Zoning</i>	R6	<i>In Sewer Moratorium Area?</i>	N
<i>Zoning Description</i>	6,000 Single Family Dwelling District	<i>In Thayer Rd Pond Fee Area?</i>	N
<i>Comprehensive Plan</i>	lr	<i>In Beavercreek Rd Access Area?</i>	N
<i>Comprehensive Plan Description</i>	Residential - Low Density	<i>In Willamette River Greenway?</i>	Y
<i>Subdivision</i>	CANEMAH	<i>In Geologic Hazard?</i>	Y
<i>Subdivision Plat Number</i>	6	<i>In High Water Table Area?</i>	N
<i>PUD (if known)</i>		<i>In Nat. Res. Overlay District (NROD)?</i>	N
<i>Partition Plat Number</i>	0	<i>In 1996/FEMA 2008 100-yr Floodplain?</i>	N
<i>Neighborhood Association</i>	Canemah NA	<i>In Barlow Trail Area?</i>	N
<i>Urban Renewal District</i>	Downtown Urban Renewal Area	<i>Watershed</i>	Abernethy Creek-Willamette River
<i>Historic District</i>	Not in a historic district	<i>Sub-Watershed</i>	Tanner Creek-Willamette River
<i>Historic Designated Struct.?</i>	N	<i>Basin</i>	Willamette
<i>Concept Plan Area</i>	Not in a concept plan area	<i>Sub-Basin</i>	Middle Willamette
<i>Urban/Rural Reserve</i>	Not in a reserve		
<i>Reserve Name</i>	Not in a reserve		

Service Districts

<i>Elementary School</i>	Candy Lane/Jennings Lodge
<i>Middle School</i>	Gardiner Middle
<i>High School</i>	Oregon City High
<i>School District</i>	Oregon City
<i>Oregon Dept. of Ed. Dist. ID</i>	1928
<i>Natl. Cntr for Ed. Stats Dist. ID</i>	4109330
<i>Water District</i>	Not in a water district
<i>Park District</i>	Not in a park district
<i>Sewer District</i>	Tri-City Service District
<i>Fire District</i>	Clackamas Fire District #1
<i>Fire Management Zone</i>	6597
<i>Transit District</i>	Tri-County Metropolitan
<i>Garbage Hauler</i>	Oregon City Garbage Co.
<i>Garbage Hauler Phone</i>	(503) 656-8403

Census Information

<i>Census Tract</i>	225
<i>Census Block Group</i>	4
<i>Census Block Grp. Pop. (2010)</i>	757



Portland General Electric Company
121 SW Salmon Street, 3WTC0406
Portland, Oregon 97204-9951

March 24, 2016

VIA OVERNIGHT DELIVERY

City of Oregon City
Planning Department
221 Molalla Avenue, Suite 200
Oregon City, OR 97045

RE: Pre-Application Form for Canemah Substation Transmission Pole Placement

Dear Sir or Madam:

Enclosed please find one original and two copies of the Pre-Application Form and the related exhibits for the placement of two transmission poles at the Canemah Substation owned and operated by Portland General Electric Company. We have also included our check no. 965306 in the amount of \$1,055.00 for the full conference fee.

In addition to the hard copies enclosed, we have submitted the Pre-Application Conference Request Form online and have requested a conference on either April 20, 2016 or April 19, 2016.

Please contact me by phone (503-464-8121) or email (jennifer.santhouse@pgn.com) if you have any questions.

We appreciate your consideration of our application.

Best regards,

Jennifer Santhouse
Property Services Department

Enclosures