PGE Canemah Substation
Type III – Site Plan Design and Review, Conditional Use and Variance Application
Project Narrative

Portland General Electric Company ("PGE") constructed the Canemah Substation and related transmission structures nearly 50 years ago. The population and employment base in Oregon City has grown significantly in the years since the substation was built. Replacing existing breakers, splitting the existing 57kV circuit and adding an additional transmission line from the substation is necessary in order to add capability to the power and delivery system, increase system reliability, improve safety for PGE's operations and maintenance personnel, meet the demands of growth and continue to provide reliable and safe power to serve Oregon City and surrounding areas now and in the future. If PGE is unable to complete the proposed project before the winter storm season, its residential and commercial customers are at risk for major power load swings and a potential for a catastrophic power outage.

The current substation site has existed in its current form for many years and currently, PGE does not intend to expand or modify the fenced substation area. 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 Willamette River Crossing Tower. The addition of these two poles has triggered the need for a Conditional Use Permit since the substation was built prior to the current zoning code.

The property is situated in an R-6 zone and an electrical substation is may be permitted in the R-6 District when a conditional use permit is approved. To reduce the impact of this project on the property and surrounding neighborhood, the proposed poles will be similar in style and height to the utility poles currently installed on the property. The height and placement of the two transmission poles will carry an additional feeder line from the substation breaker to the existing transmission lines are based on electrical safety clearance requirements. The 80' pole placement is parallel to the existing transmission lattice tower (approximately 10' south of the northern property line) and near an existing 75' transmission pole. A variance is requested to accommodate the taller utility poles (60' and 80') and the setback (a distance less than pole height from property line).

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. PGE anticipates that the installation of these two transmission poles and the related electrical lines will take 5 to10 days to complete. With a short construction time and utility poles similar to the existing structures, PGE believe the overall visual impact will be negligible to neighbors and area visitors, but the increased reliability and safety will be significant throughout the community.

Pursuant to Section 11 of the Oregon City Comprehensive Plan, "Oregon City is committed to providing its residents with safe and accessible public facilities and services that are developed in a timely, orderly and efficient fashion and that contribute to their welfare and quality of life. Oregon City also has an interest in its citizens having access to utilities provided by other agencies and the private sector, such as electricity, gas, telecommunications, health care, and education." PGE's evaluation of the current status of the Canemah Substation revealed necessary maintenance upgrades including the split of the current 57kV transmission line that connects to the Willamette River Crossing. The installation of the two transmission poles to support the split of the current line will facilitate Oregon City's goal to contribute to its citizens' access to safe and reliable electricity.