

TYPE III –MINOR SITE PLAN AND DESIGN REVIEW, CONDITIONAL USE AND VARIANCE

Applicant's Submittal

July 8, 2016

APPLICANT: Portland General Electric Company
121 SW Salmon Street, Portland, OR 97204

OWNER: Portland General Electric Company
121 SW Salmon Street, Portland, OR 97204

REQUEST: Installation of two wood-guyed, utility poles on substation property

LOCATION: 152 S. McLoughlin Blvd., Oregon City, OR 97045
2 E 31CC 2790 and 2770

I. BACKGROUND:

1. Existing Conditions

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 and adding an additional transmission line from the substation is necessary in order to add capability into the power and delivery system, increase system reliability, meet the demands of growth and continue to provide reliable and safe power to serve Oregon City and surrounding areas now and into the future.

2. Project Description

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.

II. RESPONSES TO THE OREGON CITY MUNICIPAL CODE:

CHAPTER 17.12 - "R-6" SINGLE-FAMILY DWELLING DISTRICT

17.12.020 - Permitted uses.

Permitted uses in the R-6 district are:

A. Single-family detached residential units;

B. Parks, playgrounds, playfields and community or neighborhood centers;

- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing;
- J. Transportation facilities.

Applicant's Response: The current use does not fall into Permitted Use category.

17.12.030 - Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in [Chapter 17.56](#):

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions.
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

Applicant's Response: A substation is identified as a use that may be permitted in the R-6 District when a conditional use permit is approved. When the substation was built in the 1960s, the City did not have the current zoning codes in place. The proposed addition of two utility poles has triggered a review of the current zoning status and compliance with the requirement for a conditional use permit, site plan review and variance.

17.12.040.A. Minimum lot area, six thousand square feet;

17.12.040.B. Minimum lot width, fifty feet;

17.12.040.C. Minimum lot depth, seventy feet;

Applicant's Response: The property is composed of two tax parcels of approximately 5.85 acres (254,826 sq ft). The combined parcels create a lot that is over 560' wide and over 365' deep.

17.12.040.D. Maximum building height: two and one-half stories, not to exceed thirty-five feet. If an existing structure is being retained.

Applicant's Response: There are no existing buildings on the property as the property is being used as an electrical substation.

17.12.040.E. Setbacks if an existing structure is being retained.

1. Front yard: ten feet minimum depth.
2. Front porch, five feet minimum setback,
3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
4. Interior side yard, nine feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,
5. Corner side yard, fifteen feet minimum setback,
6. Rear yard, twenty-foot minimum setback
7. Rear porch, fifteen-foot minimum setback.

Applicant's Response: There are no existing buildings on the property. One new utility pole will be installed approximately 10' from the northern property boundary. The City requires that utility poles be located a distance equivalent to height from the property line. PGE is requesting a variance to allow for the pole to be

placed parallel to the existing lattice tower and near an existing 75' utility pole to meet electrical safety clearance height and angle requirements.

17.12.040.G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area. If an existing structure is being retained.

Applicant's Response: The city has indicated that "buildings" cover 0.02 acres of a total lot area of 5.85 acres (0.003%).

CHAPTER 17.62 SITE PLAN AND DESIGN REVIEW

17.62.015 - Modifications that will better meet design review requirements.

The review body may consider modification of site-related development standards. These modifications are done as part of design review and are not required to go through the Variance process pursuant to [section 17.60.020](#).

Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the Variance process pursuant to [section 17.60.020](#). Modifications that are denied through design review may be requested as Variance through the Variance process pursuant to [section 17.60.020](#). The review body may approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:

A. The modification will result in a development that better meets design guidelines; and

Applicant's Response: Pole placement is based on standard electrical safety clearance that allows the new transmission lines to be safely connected to the existing lattice tower. The new transmission poles are 60' and 80' in height and the current zoning (R-6) height limit is 35'. Additionally, the code requires setbacks equal to the height of the poles. The 80' pole will be installed approximately 10' from the northern property line. This new pole is parallel to the existing lattice tower. PGE is requesting a variance for the pole height and setback to meet safety clearance height and angles. The new poles are similar in height, design and location to the existing poles on the property.

B. The modification meets the intent of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Applicant's Response: As mentioned above, the pole placement is based on electrical safety standards. The new line will make maintenance and repair on electrical lines in the area safer for PGE's crew while providing more consistent, reliable electricity to area residents and commercial customers.

17.62.020 - Preapplication conference.

Prior to filing for site plan and design review approval, the applicant shall confer with the community development director pursuant to [Section 17.50.030](#). The community development director shall identify and explain the relevant review procedures and standards.

Applicant's Response: Jason Chu and Jennifer Santhouse of PGE attended a pre-application conference with John Stutesman and Peter Walter on April 20, 2016 to discuss the proposed project.

17.62.030 - When required.

Site plan and design review shall be required for all development of real property in all zones except the R-10, R-8, R-6, R-5 and R-3.5 zoning districts, unless otherwise provided for by this title or as a condition of approval of a permit. Site plan and design review shall also apply to all conditional uses, cottage housing development, multi-family and non-residential uses in all zones. No building permit or other permit authorization for development shall be issued prior to site plan and design review approval. Parking lots and parking areas accessory to uses regulated by this chapter also shall require site plan and design review approval. Site plan and design review shall not alter the type and category of uses permitted in zoning districts.

Applicant's Response: PGE is submitting its application for a Minor Site Plan review in connection with this project and the property's use as a substation, which qualifies as a conditional use in the R-6 zoning district.

17.62.035 - Minor site plan and design review.

This section provides for a minor site plan and design review process. Minor Site Plan Review is a Type II decision subject to administrative proceedings described in OCMC [17.50](#) section and may be utilized as the appropriate review process only when authorized by the community development director. The purpose of this type of review is

to expedite design review standards for uses and activities that require only a minimal amount of review, typical of minor modifications and/or changes to existing uses or buildings.

A. Generally. Minor site plan and design review applies to the following uses and activities:

1. Modification of an office, commercial, industrial, institutional, public or multi-family structure for the purpose of enhancing the aesthetics of the building and not increasing the interior usable space (for example covered walkways or entryways, addition of unoccupied features such as clock tower, etc.).
2. Modification to parking lot layout and landscaping or the addition of up to 5 parking spaces.
3. A maximum addition of up to one thousand square feet to a commercial, office, institutional, public, multi-family, or industrial building provided that the addition is not more than thirty-five percent of the original building square footage.
4. Other land uses and activities may be added if the community development director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.

Applicant's Response: PGE proposes to add two utility poles to an existing substation site. This project does not add buildings and/or interior usable space or modify a parking lot layout. This project will not increase off-site impacts and is consistent with the current type and scale of activity on the property.

17.62.040 - Plans required.

A complete application for site plan and design review shall be submitted. Except as otherwise in subsection I of this section, the application shall include the following plans and information:

A. A site plan or plans, to scale, containing the following:

1. Vicinity information showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations;
2. The site size, dimensions, and zoning, including dimensions and gross area of each lot or parcel and tax lot and assessor map designations for the proposed site and immediately adjoining properties;
3. Contour lines at two-foot contour intervals for grades zero to ten percent, and five-foot intervals for grades over ten percent;
4. The location of natural hazard areas on and within one hundred feet of the boundaries of the site, including:
 - a. Areas indicated on floodplain maps as being within the one hundred-year floodplain,
 - b. Unstable slopes, as defined in Section 17.44.020,
 - c. Areas identified on the seismic conditions map in the comprehensive plan as subject to earthquake and seismic conditions;
5. The location of natural resource areas on and within one hundred feet of the boundaries of the site, including fish and wildlife habitat, existing trees (six inches or greater in caliper measured four feet above ground level), wetlands, streams, natural areas, wooded areas, areas of significant trees or vegetation, and areas designated as being within the natural resources overlay district;
6. The location of inventoried historic or cultural resources on and within one hundred feet of the boundaries of the site;
7. The location, dimensions, and setback distances of all existing permanent structures, improvements and utilities on or within twenty-five feet of the site, and the current or proposed uses of the structures;
8. The location, dimensions, square footage, building orientation and setback distances of proposed structures, improvements and utilities, and the proposed uses of the structures by square footage;
9. The location, dimension and names, as appropriate, of all existing and platted streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit street and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;
10. The location, dimension and names, as appropriate, of all proposed streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit streets and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;
11. All parking, circulation, loading and servicing areas, including the locations of all carpool, vanpool and bicycle parking spaces as required in [Chapter 52](#) of this title;
12. Site access points for automobiles, pedestrians, bicycles and transit;
13. On-site pedestrian and bicycle circulation;
14. Outdoor common areas proposed as open space;

15. Total impervious surface created (including buildings and hard ground surfaces).

16. The proposed location, dimensions and materials of fences and walls.

B. A landscaping plan, drawn to scale, showing the location and types of existing trees (six inches or greater in caliper measured four feet above ground level) and vegetation proposed to be removed and to be retained on the site, the location and design of landscaped areas, the varieties, sizes and spacings of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain plant materials.

C. Architectural drawings or sketches, drawn to scale and showing floor plans, elevations accurately reflected to grade, and exterior materials of all proposed structures and other improvements as they will appear on completion of construction.

D. A materials board, no larger size than eleven inches by seventeen inches clearly depicting all building materials with specifications as to type, color and texture of exterior materials of proposed structures. An electronic version may be accepted as an alternative if approved by the community development director.

E. An erosion/sedimentation control plan, in accordance with the requirements of Chapter 17.47 and the Public Works Erosion and Sediment Control Standards, and a drainage plan developed in accordance with city drainage master plan requirements, [Chapter 13.12](#) and the Public Works Stormwater and Grading Design Standards. The drainage plan shall identify the location of drainage patterns and drainage courses on and within one hundred feet of the boundaries of the site. Where development is proposed within an identified hazard area, these plans shall reflect concerns identified in the hydrological/geological/geotechnical development impact statement.

F. The legal description of the site.

G. An exterior lighting plan, drawn to scale, showing type, height, and area of illumination.

H. Archeological Monitoring Recommendation. For all projects that will involve ground disturbance, the applicant shall provide:

1. A letter or email from the Oregon State Historic Preservation Office Archaeological Division indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the Oregon State Historic Preservation Office and that the Oregon State Historic Preservation Office had not commented within forty-five days of notification by the applicant; and

2. A letter or email from the applicable tribal cultural resource representative of the Confederated Tribes of the Grand Ronde, Confederated Tribes of the Siletz, Confederated Tribes of the Umatilla, Confederated Tribes of the Warm Springs and the Confederated Tribes of the Yakama Nation indicating the level of recommended archeological monitoring on-site, or demonstrate that the applicant had notified the applicable tribal cultural resource representative and that the applicable tribal cultural resource representative had not commented within forty-five days of notification by the applicant.

If, after forty-five days notice from the applicant, the Oregon State Historic Preservation Office or the applicable tribal cultural resource representative fails to provide comment, the city will not require the letter or email as part of the completeness review. For the purpose of this section, ground disturbance is defined as the movement of native soils.

I. Such special studies or reports as the community development director may require to obtain information to ensure that the proposed development does not adversely affect the surrounding community or identified natural resource areas or create hazardous conditions for persons or improvements on the site. The community development director shall require an applicant to submit one or more development impact statements, as described in [Section 16.12.050](#), upon determination that (1) there is a reasonable likelihood that traffic safety or capacity improvements may be required; (2) the proposal could have significant adverse impacts on identified natural resource areas, including areas designated as being within the natural resources overlay district; or (3) the proposal would be located on or could have significant adverse impacts on natural hazard areas, including the geologic hazard and flood plain overlay districts. The community development director shall determine which types of development impact statements are necessary and provide written reasons for requiring the statement(s). The development impact statements shall include the information described in Sections [16.12.070](#), [16.12.080](#), and [16.12.120](#) [and this Section] [17.62.040](#).

J. The community development director may waive the submission of information for specific requirements of this section or may require information in addition to that required by a specific provision of this section, as follows:

1. The community development director may waive the submission of information for a specific requirement upon determination either that specific information is not necessary to evaluate the application properly, or that a specific approval standard is not applicable to the application. If submission of information is waived, the community development director shall, in the decision, identify the waived requirements, explain the reasons for the waiver, and state that the waiver may be challenged on appeal and may be denied by a subsequent review

authority. If the matter is forwarded to the planning commission for initial review, the information required by this paragraph shall be included in the staff report;

2. The community development director may require information in addition to that required by a specific provision of this section upon determination that the information is needed to evaluate the application properly and that the need can be justified on the basis of a special or unforeseen circumstance. If additional information is required, the community development director shall, in the decision, explain the reasons for requiring the additional information. K. If the applicant has not already done so as some other part of the land use review process, the applicant shall submit an erosion control plan that complies with the applicable requirements of Chapter 17.74 of this code.

Applicant's Response: See the project Site Plan attached hereto as Appendix A-1.

17.62.050 - Standards.

A. All development shall comply with the following standards:

1. Landscaping, A minimum of fifteen percent of the lot shall be landscaped. Existing native vegetation shall be retained to the maximum extent practicable. All plants listed on the Oregon City Nuisance Plant List shall be removed from the site prior to issuance of a final occupancy permit for the building.

a. Except as allowed elsewhere in the zoning and land division chapters of this Code, all areas to be credited towards landscaping must be installed with growing plant materials. A reduction of up to twenty-five percent of the overall required landscaping may be approved by the community development director if the same or greater amount of pervious material is incorporated in the non-parking lot portion of the site plan (pervious material within parking lots are regulated in OCMC 17.52.070).

b. Pursuant to Chapter 17.49, landscaping requirements within the Natural Resource Overlay District, other than landscaping required for parking lots, may be met by preserving, restoring and permanently protecting native vegetation and habitat on development sites.

c. The landscaping plan shall be prepared by a registered landscape architect and include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.) that within three years will cover one hundred percent of the Landscape area. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees. The community development department shall maintain a list of trees, shrubs and vegetation acceptable for landscaping.

d. For properties within the Downtown Design District, or for major remodeling in all zones subject to this chapter, landscaping shall be required to the extent practicable up to the ten percent requirement.

e. Landscaping shall be visible from public thoroughfares to the extent practicable.

f. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum, unless otherwise permitted by the dimensional standards of the underlying zone district.

Applicant's Response: The project does not contemplate the construction of buildings, the expansion of impervious surface or the removal of trees. Over 50% of the property is covered with existing vegetation.

2. Vehicular Access and Connectivity.

a. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.

Applicant's Response: The existing substation does not include buildings and no buildings or parking areas are associated with the proposed addition to two utility poles. There is adequate area located outside the substation fence to accommodate PGE vehicles that visit the site on an intermittent basis for inspection purposes. Therefore, this standard is not applicable to the proposed project.

b. Ingress and egress locations on thoroughfares shall be located in the interest of public safety. Access for emergency services (fire and police) shall be provided.

Applicant's Response: As shown on the Site Plan (see Appendix A-1) there is one existing driveway that provides access into the substation from S. McLoughlin Blvd. No changes to the existing access are proposed. PGE has established protocols with emergency services (fire and police) regarding substation access and protection in the interest of public safety. Therefore, this standard is met.

c. Alleys or vehicular access easements shall be provided in the following Districts: R-2, MUC-1, MUC-2, MUD and NC zones unless other permanent provisions for access to off-street parking and loading facilities are approved by the decision-maker. The corners of alley intersections shall have a radius of not less than ten feet.

Applicant's Response: The property is currently zoned R-6, therefore this standard is not applicable.

d. Sites abutting an alley shall be required to gain vehicular access from the alley unless deemed impracticable by the community development director.

Applicant's Response: The substation has frontage and an existing driveway off S. McLoughlin Blvd. No changes to the existing access point are proposed and the subject property does not abut an alley. Therefore, the standard above is not applicable.

e. Where no alley access is available, the development shall be configured to allow only one driveway per frontage. On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection. Shared driveways shall be required as needed to accomplish the requirements of this section. The location and design of pedestrian access from the sidewalk shall be emphasized so as to be clearly visible and distinguishable from the vehicular access to the site. Special landscaping, paving, lighting, and architectural treatments may be required to accomplish this requirement.

Applicant's Response: The substation has frontage and an existing driveway off S. McLoughlin Blvd. No changes to the existing driveway are proposed. There is currently no sidewalk along the S. McLoughlin Blvd. frontage on PGE's property or neighboring properties.

f. Driveways that are at least twenty-four feet wide shall align with existing or planned streets on adjacent sites.

Applicant's Response: There will be no changes to the location or width of the existing driveway. Therefore, this standard is not applicable.

g. Development shall be required to provide existing or future connections to adjacent sites through the use of vehicular and pedestrian access easements where applicable. Such easements shall be required in addition to applicable street dedications as required in [Chapter 12.04](#).

Applicant's Response: This standard is not applicable to the proposed project. The subject property has frontage on S. McLoughlin Blvd. The eastern property line abuts a steep hill and there are no thoroughfare between the substation property and the property adjacent to the eastern property line.

h. Vehicle and pedestrian access easements may serve in lieu of streets when approved by the decision maker only where dedication of a street is deemed impracticable by the city.

Applicant's Response: This standard is not applicable to the proposed project. The subject property has frontage on S. McLoughlin Blvd. which does not currently have sidewalks or other pedestrian access.

i. Vehicular and pedestrian easements shall allow for public access and shall comply with all applicable pedestrian access requirements.

Applicant's Response: As noted above, there is no need for vehicle and pedestrian easements with the frontage on S. McLoughlin Blvd. since it does not currently have sidewalks or pedestrian access on the subject property or neighboring properties.

j. In the case of dead-end stub streets that will connect to streets on adjacent sites in the future, notification that the street is planned for future extension shall be posted on the stub street until the street is extended and shall inform the public that the dead-end street may be extended in the future.

Applicant's Response: The property is located on a major thoroughfare and not a dead-end stub street; therefore this standard is not applicable.

k. Parcels larger than three acres shall provide streets as required in [Chapter 12.04](#). The streets shall connect with existing or planned streets adjacent to the site.

Applicant's Response: The property is located on a major thoroughfare along its western property line and abuts a bluff on its eastern property line. There are no known planned streets adjacent to the site.

l. Parking garage entries shall not dominate the streetscape. They shall be designed and situated to be ancillary to the use and architecture of the ground floor. This standard applies to both public garages and any individual private garages, whether they front on a street or private interior access road.

Applicant's Response: This standard is not applicable to the proposed project. No parking garages are proposed.

m. Buildings containing above-grade structured parking shall screen such parking areas with landscaping or landscaped berms, or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area. Upper level parking garages shall use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

Applicant's Response: This standard is not applicable to the proposed project. No structured parking is proposed.

3. Building structures shall be complimentary to the surrounding area. All exterior surfaces shall present a finished appearance. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear facades or decking shall be prohibited.

Applicant's Response: This standard is not applicable to the proposed project. No buildings are proposed.

a. Alterations, additions and new construction located within the McLoughlin Conservation District, Canemah National Register District, and the Downtown Design District and when abutting a designated Historic Landmark shall utilize materials and a design that incorporates the architecture of the subject building as well as the surrounding district or abutting Historic Landmark. Historic materials such as doors, windows and siding shall be retained or replaced with in kind materials unless the community development director determines that the materials cannot be retained and the new design and materials are compatible with the subject building, and District or Landmark. The community development director may utilize the Historic Review Board's Guidelines for New Construction (2006) to develop findings to show compliance with this section.

Applicant's Response: The Canemah Substation is not located within the McLoughlin Conservation District, the Canemah National Register District or the Downtown Design District.

b. In historic areas and where development could have a significant visual impact, the review authority may request the advisory opinions of appropriate experts designated by the community development director from the design fields of architecture, landscaping and urban planning. The applicant shall pay the costs associated with obtaining such independent professional advice; provided, however, that the review authority shall seek to minimize those costs to the extent practicable.

Applicant's Response: This standard is not applicable to the proposed project because the subject property is not within a designated historic district. Additionally, the substation has operated continuously for approximately 50 years. The proposed addition of utility poles does not represent a significant visual impact relative to existing conditions (see Exhibit 1 Visual Simulation).

5. Development subject to the requirements of the Geologic Hazard overlay district shall comply with the requirements of that district.

Applicant's Response: The subject property is not within the boundary of the Geologic Hazard overlay district. Therefore, the requirements of that district are not applicable to the proposed substation expansion.

8. Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the community development director may waive this requirement in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made.

Applicant's Response: The property does not currently have a sidewalk along the S. McLoughlin Blvd. frontage and the proposed project will not impact pedestrian activity in the area.

9. A well-marked, continuous and protected on-site pedestrian circulation system meeting the following standards shall be provided:

a. Pathways between all building entrances and the street are required. Pathways between the street and buildings fronting on the street shall be direct. Exceptions may be allowed by the director where steep slopes or protected natural resources prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.

b. The pedestrian circulation system shall connect all main entrances on the site. For buildings fronting on the street, the sidewalk may be used to meet this standard. Pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required.

c. Elevated external stairways or walkways, that provide pedestrian access to multiple dwelling units located above

the ground floor of any building are prohibited. The community development director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.

d. The pedestrian circulation system shall connect the main entrances of adjacent buildings on the same site.

e. The pedestrian circulation system shall connect the principal building entrance to those of buildings on adjacent commercial and residential sites where practicable. Walkway linkages to adjacent developments shall not be required within industrial developments or to vacant industrially-zoned land.

f. On-site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be a minimum of seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the walkway shall be raised or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel. Pedestrian walkways that cross drive isles or other vehicular circulation areas shall utilize a change in textual material or height to alert the driver of the pedestrian crossing area.

Applicant's Response: The standards relating to on-site pedestrian improvements are not relevant to proposed project. The substation use does not include buildings and no employees are based at the facility. Additionally, the subject property has frontage along S. McLoughlin Blvd. which does not currently have a sidewalk.

10. There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, groundcover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency.

Applicant's Response: There are no common facilities, recreational facilities, garbage storage areas or other storage areas associated with the on-going operation of the Canemah Substation. PGE will maintain the current vegetation on the property.

13. All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference. Prior to issuance of a building permit, the community development director or building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts on adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited.

Applicant's Response: PGE will continue to maintain compliance with all applicable federal, state and city environmental performance standards. The substation does not require an air quality permit from DEQ for either a direct or indirect source discharge. The substation facility does not result in emissions to the air. The substation does not generate odors, heat or glare. The substation use does not involve the storage, transportation, or disposal of hazardous materials under current standards. PCBs are no longer used in transformers. PGE will prepare and file an oil spill containment plan to comply with DEQ standards potentially associated with an on-site spill of the small amounts of mineral oil used in transformers. PGE can comply with DEQ noise standards. Transformers are the only source of continuous sound generation in an electric utility substation.

14. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing offsite systems if necessary to provide adequate public facilities. The city may require over sizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where over sizing is required, the developer may request reimbursement from the city for over sizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop.

Applicant's Response: Canemah Substation is not connected to and does not require public water or sewer facilities.

15. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided and be consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation. Compliance with [Chapter] 12.04, Streets, Sidewalks and Public Places shall be sufficient to achieve right-of-way and improvement adequacy.

Applicant's Response: The proposed addition of two utility poles does not trigger requirements for public improvements. The property fronts S. McLoughlin Blvd. which is currently improved as follows: 4 travel lanes, no curb and gutter.

16. If a transit agency, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, accessible bus landing pad, lighting, or transit stop connection be constructed, or that an easement or dedication be provided for one of these uses, consistent with an agency adopted or approved plan at the time of development, the review authority shall require such improvement, using designs supportive of transit use. Improvements at a major transit stop may include intersection or mid-block traffic management improvements to allow for crossings at major transit stops, as identified in the transportation system plan.

Applicant's Response: TriMet currently provides transit service along S. McLoughlin Blvd. The proposed project does not include industrial, institutional, retail or office development that would trigger the review of the application by TriMet.

17. All utility lines shall be placed underground.

Applicant's Response: Improvements to the transmission lines out of the substation are not subject to land use review, but rather are regulated by PGE's franchise agreement with Oregon City. Therefore, this standard is not applicable to the proposed project.

18. Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes.

Applicant's Response: The standards relating to ADA access are not applicable to the proposed project.

19. For a residential development, site layout shall achieve at least eighty percent of the maximum density of the base zone for the net developable area. Net developable area excludes all areas for required right-of-way dedication, land protected from development through Natural Resource or Geologic Hazards protection, and required open space or park dedication.

Applicant's Response: This standard is not applicable to the proposed project.

20. Screening of Mechanical Equipment:

a. Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened. Screening shall be accomplished through the use of parapet walls or a sight-obscurer enclosure around the equipment constructed of one of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary facade of the building so as to achieve complete screening.

b. Wall-mounted mechanical equipment shall not be placed on the front facade of a building or on a facade that faces a right-of-way. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened

from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least eighty percent of the equipment from view or (d) painting the units to match the building. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building.

c. Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view. Placement and type of screening shall be determined by the community development director.

d. All mechanical equipment shall comply with the standards in this section. If mechanical equipment is installed outside of the site plan and design review process, planning staff shall review the plans to determine if additional screening is required. If the proposed screening meets this section, no additional planning review is required.

e. This section shall not apply to the installation of solar energy panels, photovoltaic equipment or wind power generating equipment.

Applicant's Response: The standards relating to screening of roof and wall mounting mechanical equipment are not applicable to the proposed addition of two utility poles. The existing substation is screened by evergreen shrubs along S. McLoughlin Blvd. and by significant vegetation throughout the south and eastern portions of the property.

21. Building Materials.

a. Preferred building materials. Building exteriors shall be constructed from high quality, durable materials.

Preferred exterior building materials that reflect the city's desired traditional character are as follows:

i. Brick.

ii. Basalt stone or basalt veneer.

iii. Narrow horizontal wood or composite siding (generally five inches wide or less); wider siding will be considered where there is a historic precedent.

iv. Board and baton siding.

v. Other materials subject to approval by the community development director.

vi. Plywood with battens or fiber/composite panels with concealed fasteners and contiguous aluminum sections at each joint that are either horizontally or vertically aligned.

vii. Stucco shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

Applicant's Response: The proposed project does not include buildings. Therefore, the standards relating to preferred building materials are not applicable.

b. Prohibited materials. The following materials shall be prohibited in visible locations unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.

i. Vinyl or plywood siding (including T-111 or similar plywood).

ii. Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.

iii. Corrugated fiberglass.

iv. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).

[v.] Crushed colored rock/crushed tumbled glass.

[vi.] Non-corrugated and highly reflective sheet metal.

Applicant's Response: The existing substation on Tax Lot 2770 is enclosed by 8 foot chain link fence topped by three strands of barbed wire. Mature evergreen hedge and trees provide screening of views into the existing substation. The proposed addition of two utility poles does not expand or otherwise affect the fence or fenced area.

c. Special material standards: The following materials are allowed if they comply with the requirements found below:

1. Concrete block. When used for the front facade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used

as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.

2. Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).

3. Exterior Insulation and Finish System (EIFS) and similar troweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

4. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.

Applicant's Response: The special material standards listed above apply to buildings are not relevant to the proposed addition of two utility poles.

22. Conditions of Approval. The review authority may impose such conditions as it deems necessary to ensure compliance with these standards and other applicable review criteria, including standards set out in city overlay districts, the city's master plans, and city public works design standards. Such conditions shall apply as described in Sections 17.50.310, 17.50.320 and 17.50.330. The review authority may require a property owner to sign a waiver of remonstrance against the formation of and participation in a local improvement district where it deems such a waiver necessary to provide needed improvements reasonably related to the impacts created by the proposed development. To ensure compliance with this chapter, the review authority may require an applicant to sign or accept a legal and enforceable covenant, contract, dedication, easement, performance guarantee, or other document, which shall be approved in form by the city attorney.

Applicant's Response: This standard is not applicable to the proposed project.

17.62.055 - Institutional and commercial building standards.

Applicant's Response: This standard is not applicable to the proposed project.

17.62.056 - Additional standards for large retail establishments.

Applicant's Response: This standard is not applicable to the proposed project.

17.62.057 - Multi-family standards.

Applicant's Response: This standard is not applicable to the proposed project.

17.62.059 - Cottage housing.

Applicant's Response: This standard is not applicable to the proposed project.

17.62.065 - Outdoor lighting.

B. Applicability.

1. General.

a. All exterior lighting for any type of commercial, mixed-use, industrial or multi-family development shall comply with the standards of this section, unless excepted in subsection B.3.

b. The city engineer/public works director shall have the authority to enforce these regulations on private property if any outdoor illumination is determined to present an immediate threat to the public health, safety and welfare.

Applicant's Response: The proposed addition of two utility poles does not require the addition of or change to the current lighting at the substation facility.

2. Lighting Plan Requirement.

All commercial, industrial, mixed-use, cottage housing and multi-family developments shall submit a proposed exterior lighting plan. The plan must be submitted concurrently with the site plan. The exterior lighting plan shall include plans and specifications for streetlights, parking lot lights, and exterior building lights. The specifications shall include details of the pole, fixture height and design, lamp type, wattage, and spacing of lights.

Applicant's Response: The proposed addition of two utility poles does not require the addition of or change to the current lighting at the substation facility.

3. Excepted Lighting.

The following types of lighting are excepted from the requirements of this section.

a. Residential lighting for single-family attached and detached homes, and duplexes.

- b. Public street and right-of-way lighting.
- c. Temporary decorative seasonal lighting provided that individual lamps have a light output of sixty watts or less.
- d. Temporary lighting for emergency or nighttime work and construction.
- e. Temporary lighting for theatrical, television, and performance areas, or for special public events.
- f. Lighting for a special district, street, or building that, according to an adopted municipal plan or ordinance, is determined to require special lighting aesthetics as part of its physical character.
- g. Lighting required and regulated by the Federal Aviation Administration.

Applicant's Response: The activity lights that are controlled by a switch inside the fenced area are only used for emergency or nighttime work.

C. General Review Standard. If installed, all exterior lighting shall meet the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. For purposes of this section, properties that comply with the design standards of subsection D. below shall be deemed to not adversely affect adjacent properties or the community.

Applicant's Response: PGE's exterior lighting of substations is designed to meet the security needs of the utility without adversely affecting adjacent properties or the community.

D. Design and Illumination Standards.

General Outdoor Lighting Standard and Glare Prohibition.

1. Outdoor lighting, if provided, shall be provided in a manner that enhances security, is appropriate for the use, avoids adverse impacts on surrounding properties, and the night sky through appropriate shielding as defined in this section. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light as measured at the property line. In no case shall exterior lighting add more than 0.5 footcandle to illumination levels at any point off-site. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards:

Applicant's Response: PGE's exterior lighting of substations is designed to meet the security needs of the utility without adversely affecting adjacent properties or the community.

2. Any light source or lamp that emits more than nine hundred lumens (thirteen watt compact fluorescent or sixty watt incandescent) shall be concealed or shielded with a full cut-off style fixture in order to minimize the potential for glare and unnecessary diffusion on adjacent property. All fixtures shall utilize one of the following bulb types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), or high pressure sodium with a color rendering index above seventy.

Applicant's Response: This standard does not apply to the proposed project.

3. The maximum height of any lighting pole serving a multi-family residential use shall be twenty feet. The maximum height serving any other type of use shall be twenty-five feet, except in parking lots larger than five acres, the maximum height shall be thirty-five feet if the pole is located at least one hundred feet from any residential use.

Applicant's Response: This standard does not apply to the proposed project.

4. Lighting levels:

Table 1-17.62.065. Foot-candle Levels

<i>Location</i>	<i>Min</i>	<i>Max</i>	<i>Avg</i>
<i>Pedestrian Walkways</i>	<i>0.5</i>	<i>7:1 max/min ratio</i>	<i>1.5</i>
<i>Pedestrian Walkways in Parking Lots</i>		<i>10:1 max/min ratio</i>	<i>0.5</i>
<i>Pedestrian Accessways</i>	<i>0.5</i>	<i>7:1 max/min ratio</i>	<i>1.5</i>
<i>Building Entrances</i>	<i>3</i>		

Bicycle Parking Areas	3		
Abutting property	N/A	.05	

Applicant's Response: This standard does not apply to the proposed project because there are no pedestrian walkways, parking facilities or buildings constructed for this project.

5. Parking lots and other background spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of safe circulation and protection of people and property. Foreground spaces, such as building entrances and outside seating areas, shall utilize pedestrian scale lighting that defines the space without glare.

Applicant's Response: This standard applies to parking lots and is not applicable to the proposed project.

6. Any on-site pedestrian circulation system shall be lighted to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. Pedestrian walkway lighting through parking lots shall be lighted to light the walkway and enhance pedestrian safety pursuant to Table 1.

Applicant's Response: The proposed installation of two utility poles does not include an on-site pedestrian circulation system. Therefore, this standard is not applicable.

7. Pedestrian Accessways. To enhance pedestrian and bicycle safety, pedestrian accessways required pursuant to OCMC 12.28 shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half foot-candles, a one and one-half foot-candle average, and a maximum to minimum ratio of seven-to-one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances. Lamps shall include a high-pressure sodium bulb with an unbreakable lens.

Applicant's Response: This standard is not applicable to the proposed project.

8. Floodlights shall not be utilized to light all or any portion of a building facade between ten p.m. and six a.m.

Applicant's Response: This standard is not applicable to the proposed project. Activity lights will only be used for emergencies when the switch is turned on inside the substation fence.

9. Lighting on automobile service station, convenience store, and other outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.

Applicant's Response: This standard is not applicable to the proposed project.

10. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.

Applicant's Response: This standard is not applicable to the proposed project. The lighting fixtures installed at the site are standard PGE fixtures associated with substations and safety. This is not an architectural style fixture since it is for substation background and task lighting functions.

11. In no case shall exterior lighting add more than one foot-candle to illumination levels at any point off-site.

Applicant's Response: This standard is not applicable to the proposed project.

12. All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.

Applicant's Response: PGE's standard operating procedures comply with this standard. The background and activity lights currently installed will be controlled by photocells and are only activated by a switch inside the fenced area and needed for emergency or maintenance purposes. No new lighting is associated with the proposed project.

13. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.

Applicant's Response: This standard is not applicable to the proposed project.

14. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roofline.

Applicant's Response: This standard is not applicable to the proposed project.

15. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.

Applicant's Response: This standard is not applicable to the proposed project.

16. Wireless Sites. Unless required by the Federal Aviation Administration or the Oregon Aeronautics Division, artificial lighting of wireless communication towers and antennas shall be prohibited. Strobe lighting of wireless communication facilities is prohibited unless required by the Federal Aviation Administration. Security lighting for equipment shelters or cabinets and other on-the-ground auxiliary equipment on wireless communication facilities shall be initiated by motion detecting lighting.

Applicant's Response: This standard is not applicable to the proposed project.

17. Lighting for outdoor recreational uses such as ball fields, playing fields, tennis courts, and similar uses, provided that such uses comply with the following standards:

i. Maximum permitted light post height: eighty feet.

ii. Maximum permitted illumination at the property line: 0.5 foot-candles.

Applicant's Response: This standard is not applicable to the proposed project.

17.62.080 - Special development standards along transit streets.

Applicant's Response: This standard is not applicable to the proposed project.

17.62.085 - Refuse and recycling standards for commercial, industrial, and multi-family developments.

Applicant's Response: This standard is not applicable to the proposed project.

CHAPTER 17.52 OFF-STREET PARKING AND LOADING

Applicant's Response: This standard is not applicable to the proposed project.

Chapter 17.56 Conditional Uses

17.56.010.A.1. The use is listed as a conditional use in the underlying district;

Applicant's Response: A substation is identified as a use that may be permitted in the R-6 District when a conditional use permit is approved. When the substation was built in the 1960s, the City did not have the current zoning codes in place. The proposed addition of two utility poles has triggered a review of the current zoning status and compliance with the requirement for a conditional use permit, site plan review and variance. The proposed utility poles are similar in design, size and location to the existing utility poles on the property.

17.56.010.A.2 The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;

Applicant's Response: The two proposed utility poles will be wood and similar in size and placement to the existing poles on the property. Please refer to Exhibit 1 for a visual simulation for the proposed poles. The current design and placement will allow the proposed poles to blend into the existing surroundings.

17.56.010.A.3. Development shall demonstrate compliance with Chapter 12.04, Streets, Sidewalks and Public Places;

Applicant's Response: The two proposed poles are set back from the street, sidewalks and public places. Both proposed utility poles will be located on private property owned by the Applicant.

17.56.010.A.4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district;

Applicant's Response: The two proposed utility poles will be wood and similar in size and placement to the existing poles on the property. Please refer to Exhibit 1 for a visual simulation for the proposed poles. The current design and placement will allow the proposed poles to blend into the existing surroundings.

17.56.010.A.5. *The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use.*

Applicant's Response: The intent of this project is to upgrade PGE's existing electrical infrastructure to improve electrical reliability to the area with minimal effect to the surrounding area. The inability to complete this upgrade could result in a catastrophic electrical outage for nearby residents and commercial customers, including West Linn Paper Company that could take up to 24 hours to restore.

Section 15: Willamette River Greenway

Goal 15.1 Protect the Willamette River Greenway

Ensure the environmental and economic health of the Willamette River by adopting goals, policies and procedures that meet LCDC Statewide Planning Goal 15, Willamette River Greenway.

Policy 15.1.4: Restrict new substations and power line towers in the WRG and river view corridor.

Applicant's Response: PGE acknowledges that the Willamette River Greenway Overlay District has a restriction for new substations and power line towers in the WRG and river view corridor. The proposed project does not expand the current substation area, however, PGE is proposing to add two transmission structures to the substation property. The proposed transmission poles are wooden, monopoles that are similar in height, design and placement to the existing structures on the site and will create a negligible visual impact on the property. Please see Exhibit 1 for a visual simulation of the proposed structures.

Section 5: Open Spaces, Scenic and Historic Areas, and Natural Resources

Goal 5.2 Scenic Views and Scenic Sites

Protect the scenic qualities of Oregon City and scenic views of the surrounding landscape.

Policy 5.2.2

Maximize the visual compatibility and minimize the visual distraction of new structures or development within important viewsheds by establishing standards for landscaping, placement, height, mass, color, and window reflectivity.

Applicant's Response: The proposed transmission poles are wooden, monopoles that are similar in height, design and placement to the existing structures on the site and will create a negligible visual impact on the property.

Section 11: Public Facilities - Page 79:

"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."

See page 82 of Comp. Plan. "Currently, there is sufficient electricity capacity in the Oregon City area to support industrial, commercial, and residential expansion."

Applicant's Response: In order to provide safe and reliable electricity, PGE must continually maintain, evaluate and upgrade its electricity facilities. The recent determination to split the existing 57kV circuit from the Canemah Substation to the Willamette River Crossing was made to improve electricity reliability for residents and commercial customers in the area and provide safer working conditions for PGE's operations and maintenance personnel. The proposed project does not increase electricity capacity, however it does provide an alternate circuit for electricity transmission which will allow for more consistent, reliable and safe electricity delivery throughout Oregon City and to West Linn via the Willamette River Crossing.

Any other applicable Comprehensive Plan goals or Policies

Applicant's Response: Oregon City Comprehensive Plan Goal 11.7, Private Utility Operations requires that the City coordinate with utilities that provide electric, gas, telephone and television cable systems and high-speed internet connection to Oregon City residents to ensure adequate service levels. PGE has identified that the existing 57kV line from the Canemah Substation to the Willamette River Crossing should be split to provide an additional electricity transmission route which will reduce the possibility of a major electrical outage, control power load swings and improve safety conditions for PGE operations and maintenance personnel.

17.56.010.B. *Permits for conditional uses shall stipulate restrictions or conditions which may include, but are not limited to, a definite time limit to meet such conditions, provisions for a front, side or rear yard greater than the minimum dimensional standards of the zoning ordinance, suitable landscaping, off-street parking, and any other reasonable restriction, condition or safeguard that would uphold the spirit and intent of the zoning ordinance, and mitigate adverse effect upon the neighborhood properties by reason of the use, extension, construction or alteration allowed as set forth in the findings of the planning commission.*

Applicant's Response: This standard is not applicable to the proposed project.

17.56.010.C. *Any conditional use shall meet the dimensional standards of the zone in which it is to be located pursuant to subsection B of this section unless otherwise indicated, as well as the minimum conditions listed below.*

Finding: Complies with Conditions. Please refer to the analyses regarding OCMC Chapters 17.08 and 17.56 in this report.

17.56.010.D. *In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, any change of use, expansion of lot area or expansion of structure shall conform with the requirements for conditional use.*

Applicant's Response: A substation is identified as a use that may be permitted in the R-6 District when a conditional use permit is approved. When the substation was built in the 1960s, the City did not have the current zoning codes in place. The proposed addition of two utility poles has triggered a review of the current zoning status and compliance with the requirement for a conditional use permit, site plan review and variance. The substation lot area, foundations, impervious surfaces or buildings will not be constructed or expanded as a part of this proposed project.

17.56.010.E. *The planning commission may specifically permit, upon approval of a conditional use, further expansion to a specified maximum designated by the planning commission without the need to return for additional review.*

Applicant's Response: PGE has no immediate plans to expand or modify the substation site other than the installation of two new transmission poles to carry the split 57kv line to the existing transmission lattice structure. Without specific plans, it may be difficult to determine a specified maximum as designated by the Planning Commission, although PGE is open to Commission proposals for evaluation.

17.56.040.A. Building Openings. *The city may limit or prohibit building openings within fifty feet of residential property in a residential zone if the openings will cause glare, excessive noise or excessive traffic which would adversely affect adjacent residential property as set forth in the findings of the planning commission.*

Applicant's Response: This standard is not applicable to the proposed project.

17.56.040.B Additional Street Right-of-Way. *The dedication of additional right-of-way may be required where the city plan indicates need for increased width and where the street is inadequate for its use; or where the nature of the proposed development warrants increased street width.*

Applicant's Response: The proposed project will not increase vehicular or pedestrian traffic in the area. This standard is not applicable to the proposed project.

17.56.040.C Public Utility or Communication Facility. *Such facilities as a utility substation, water storage tank, radio or television transmitter, tower, tank, power transformer, pumping station and similar structures shall be located, designed and installed with suitable regard for aesthetic values. The base of these facilities shall not be located closer to the property line than a distance equal to the height of the structure. Hydroelectric generation facilities shall not exceed ninety megawatts of generation capacity.*

Applicant's Response: The proposed 80' pole will be installed approximately 10' from the northern property line. This new pole is parallel to the existing lattice tower. PGE is requesting a variance for the setback to meet safety clearance height and angles. The two new poles are similar in height, design and location to the existing poles on the property. The pole placement is based on electrical safety standards. The new line will make maintenance and repair on electrical lines in the area safer for PGE's crew while providing more consistent, reliable electricity to area residents and commercial customers.

17.56.040.D *Schools.*

- 17.56.040.E *Helipad Landing Facility.*
17.56.040.F *Residential Care Facilities.*
17.56.040.G *Bed and Breakfast Inns.*

Applicant's Response: These standards are not applicable to the proposed project.

17.56.060 *Revocation of conditional use permits.*

The Planning Commission or the City Commission may initiate administrative action under Chapter 17.50 to revoke any conditional use permit previously issued by the city or, with regard to lands annexed by the city, those such permits issued by the county. The Planning Commission or, on review, the City Commission, may revoke such permit upon determining:

- A. One or more conditions attached to the grant of the conditional use permit have not been fulfilled; and
B. The unfulfilled condition is substantially related to the issuance of the conditional use permit.*

Applicant's Response: This standard is not applicable to the proposed project because there are no current conditional use permits associated with the property.

CHAPTER 13.12 - STORMWATER CONVEYANCE, QUANTITY AND QUALITY

13.12.050 Pursuant to each of the subsections below, proposed activities may be required to meet the performance standards for stormwater conveyance, stormwater quantity or stormwater quality.

13.12.050.A. Stormwater Conveyance. The stormwater conveyance requirements of this chapter shall apply to all stormwater systems constructed with any development activity, except as follows:

- 1. The conveyance facilities are located entirely on one privately owned parcel;*
- 2. The conveyance facilities are privately maintained; and*
- 3. The conveyance facilities receive no stormwater runoff from outside the parcel's property limits.*

Those facilities exempted from the stormwater conveyance requirements by the above subsection will remain subject to the requirements of the Oregon Uniform Plumbing Code. Those exempted facilities shall be reviewed by the building official.

Applicant's Response: This standard is not applicable to the proposed project.

13.12.050.B. Stormwater Quantity Control. The stormwater quantity control requirements of this chapter shall apply to the following proposed activities, uses or developments:

- 1. Activities located wholly or partially within water quality resource areas pursuant to Chapter 17.49 that will result in the creation of more than five hundred square feet of impervious surface within the WQRA or will disturb more than one thousand square feet of existing impervious surface within the WQRA as part of a commercial or industrial redevelopment project. These square footage measurements will be considered cumulative for any given seven-year period;*
- 2. Activities that create more than two thousand square feet of impervious surface, cumulated over any given seven year period; or*
- 3. Redevelopment of a commercial or industrial land use that will disturb more than five thousand square feet of existing impervious surface. This five thousand square foot measurement cumulates over any given seven year period;*
- 4. An exemption to the stormwater quantity control requirements of this chapter will be granted in the following circumstances:*
 - a. The development site discharges to a stormwater quantity control facility approved by the city engineer to receive the developed site runoff after verification that the facility is adequately sized to receive the additional stormwater, or,*
 - b. The development site discharges to one of the following receiving bodies of water: Willamette River, Clackamas River or Abernethy Creek; and either lies within the one hundred year floodplain or is up to ten feet above the design flood elevation as defined in Chapter 17.42*

Applicant's Response: This standard is not applicable to the proposed project.

13.12.050.C. Stormwater Quality Control. The stormwater quality control requirements of this chapter shall apply to the following proposed activities, uses or developments:

- 1. Category A. Activities subject to general water quality requirements of this chapter:*
 - a. The construction of four or more single-family residences;*

- b. Activities located wholly or partially within water quality resource areas pursuant to Chapter 17.49 that will result in the creation of more than five hundred square feet of impervious surface within the WQRA or will disturb more than one thousand square feet of existing impervious surface within the WQRA as part of a commercial or industrial redevelopment project. These square footage measurements will be considered cumulative for any given seven year period; or
 - c. Activities that create more than eight thousand square feet of new impervious surface for other than a single-family residential development. This eight thousand square foot measurement will be considered cumulative for any given seven year period;
 - d. An exemption to the stormwater quantity control requirements of this subsection will be granted if the development site discharges to a stormwater quality control facility approved by the city engineer to receive the developed site runoff after verification that the facility is adequately sized to receive the additional stormwater.
2. *Category B. Uses Requiring Additional Management Practices.* In addition to any other applicable requirements of this chapter, the following uses are subject to additional management practices as contained in the Public Works Stormwater and Grading Design Standards:
- a. Fuel dispensing facilities;
 - b. Bulk petroleum storage in multiple stationary tanks;
 - c. Solid waste storage areas for commercial, industrial or multi-family uses;
 - d. Loading and unloading docks for commercial or industrial uses; or
 - e. Covered vehicle parking for commercial or industrial uses.
3. *Category C. Clackamas River Watershed.* In addition to any other applicable requirements of this chapter, any development that creates new waste discharges and whose stormwater runoff may directly or indirectly flow into the Clackamas River is subject to additional requirements associated with Oregon Administrative Rules (OAR) 340-41-470 (Thee Basin Rule).

Applicant's Response: This standard is not applicable to the proposed project.

13.12.090 Approval criteria for engineered drainage plans and drainage report.

An engineered drainage plan and/or drainage report shall be approved only upon making the following findings:

- A. The plan and report demonstrate how the proposed development and stormwater management facilities will accomplish the purpose statements of this chapter;
- B. The plan and report meet the requirements of the Public Works Stormwater and Grading Design Standards adopted by resolution under Section 13.12.020
- C. Unless otherwise exempted by Section 13.12.050(B), the plan and report includes adequate stormwater quantity control facilities, so that when the proposed land development activity takes place, peak rates and volumes of runoff:
 - 1. Do not exceed the capacity of receiving drainage conveyance facilities;
 - 2. Do not increase the potential for streambank erosion; and
 - 3. Do not add volume to an off-site closed depression without providing for mitigation.
- D. Unless otherwise exempted by Section 13.12.050(C), the proposed development includes:
 - 1. Adequate stormwater quality control facilities, so that when the proposed land development activity takes place, the temperature and overall pollution level of stormwater runoff is no greater than the water entering. When no water enters a project, then stormwater runoff shall be compared to rain samples; and
 - 2. Stormwater quality control facilities which:
 - a. Are in compliance with applicable National Pollutant Discharge Elimination System (NPDES) requirements;
 - b. Minimize the deterioration of existing watercourses, culverts, bridges, dams and other structures; and
 - c. Minimize any increase in nonpoint source pollution.
- E. The storm drainage design within the proposed development includes provisions to adequately control runoff from all public and private streets and roof, footing, and area drains and ensures future extension of the current drainage system.
- F. Streambank erosion protection is provided where stormwater, directly or indirectly, discharges to open channels or streams. The postdevelopment peak stormwater discharge rate from a development site for the two year, twenty-four hour duration storm event shall not exceed fifty percent of the two year, twenty-four hour predevelopment peak runoff rate.
- G. Specific operation and maintenance measures are proposed that ensure that the proposed stormwater quantity control facilities will be properly operated and maintained.

Applicant's Response: This standard is not applicable to the proposed project.

CHAPTER 12.04 - STREETS SIDEWALKS AND PUBLIC PLACES

Applicant's Response: This standard is not applicable to the proposed project because the installation of two utility poles will not increase vehicular or pedestrian traffic in the area. The existing substation does not include buildings and no buildings or parking areas are associated with the proposed addition to two utility poles.

Chapter 12.08 - PUBLIC AND STREET TREES^[2]

12.08.015 - Street tree planting and maintenance requirements.

All new construction or major redevelopment shall provide street trees adjacent to all street frontages. Species of trees shall be selected based upon vision clearance requirements, but shall in all cases be selected from the Oregon City Street Tree List or be approved by a certified arborist. If a setback sidewalk has already been constructed or the Development Services determines that the forthcoming street design shall include a setback sidewalk, then all street trees shall be installed with a planting strip. If existing street design includes a curb-tight sidewalk, then all street trees shall be placed within the front yard setback, exclusive of any utility easement.

Applicant's Response: This standard is not applicable to the proposed project.

A. One street tree shall be planted for every thirty-five feet of property frontage. The tree spacing shall be evenly distributed throughout the total development frontage. The community development director may approve an alternative street tree plan if site or other constraints prevent meeting the placement of one street tree per thirty-five feet of property frontage.

Applicant's Response: This standard is not applicable to the proposed project. Over 50% of the property is currently covered with vegetation and no trees or shrubbery will be removed in connection with the proposed project.

B. The following clearance distances shall be maintained when planting trees:

- 1. Fifteen feet from streetlights;*
- 2. Five feet from fire hydrants;*
- 3. Twenty feet from intersections;*
- 4. A minimum of five feet (at mature height) below power lines.*

Applicant's Response: This standard is not applicable to the proposed project.

C. All trees shall be a minimum of two inches in caliper at six inches above the root crown and installed to city specifications.

Applicant's Response: This standard is not applicable to the proposed project.

D. All established trees shall be pruned tight to the trunk to a height that provides adequate clearance for street cleaning equipment and ensures ADA complaint clearance for pedestrians.

Applicant's Response: This standard is not applicable to the proposed project.

12.08.020 - Street tree species selection.

The community development director may specify the species of street trees required to be planted if there is an established planting scheme adjacent to a lot frontage, if there are obstructions in the planting strip, or if overhead power lines are present.

Applicant's Response: This standard is not applicable to the proposed project.

12.08.035 - Public tree removal.

Existing street trees shall be retained and protected during construction unless removal is specified as part of a land use approval or in conjunction with a public facilities construction project, as approved by the community development director. A diseased or hazardous street tree, as determined by a registered arborist and verified by the City, may be removed if replaced. A non-diseased, non-hazardous street tree that is removed shall be replaced in accordance with the Table 12.08.035.

All new street trees will have a minimum two-inch caliper trunk measured six inches above the root crown. The community development director may approve off-site installation of replacement trees where necessary due to

planting constraints. The community development director may additionally allow a fee in-lieu of planting the tree(s) to be placed into a city fund dedicated to planting trees in Oregon City in accordance with Oregon City Municipal Code 12.08.

Table 12.08.035

Replacement Schedule for Trees Determined to be Dead, Diseased or Hazardous by a Certified Arborist		Replacement Schedule for Trees Not Determined to be Dead, Diseased or Hazardous by a Certified Arborist	
Diameter of tree to be Removed (Inches of diameter at 4-ft height)	Number of Replacement Trees to be Planted	Diameter of tree to be Removed (Inches of diameter at 4-ft height)	Number of Replacement Trees to be Planted
Any Diameter	1 Tree	Less than 6"	1 Tree
		6" to 12"	2 Trees
		13" to 18"	3 Trees
		19" to 24"	4 Trees
		25" to 30"	5 Trees
		31" and over	8 Trees

Applicant's Response: This standard is not applicable to the proposed project.

12.08.040 - Heritage Trees and Groves.

Applicant's Response: This standard is not applicable to the proposed project.

CHAPTER 15.48 - GRADING, FILLING AND EXCAVATING

15.48.030 Applicability—Grading permit required.

A. A city-issued grading permit shall be required before the commencement of any of the following filling or grading activities:

1. Grading activities in excess of ten cubic yards of earth;
2. Grading activities which may result in the diversion of existing drainage courses, both natural and man-made, from their natural point of entry or exit from the grading site;
3. Grading and paving activities resulting in the creation of impervious surfaces greater than two thousand square feet or more in area;
4. Any excavation beyond the limits of a basement or footing excavation, having an unsupported soil height greater than five feet after the completion of such a structure; or
5. Grading activities involving the clearing or disturbance of one-half acres (twenty-one thousand seven hundred eighty square feet) or more of land.

Applicant's Response: This standard is not applicable to the proposed project.

15.48.090 Submittal requirements.

An engineered grading plan or an abbreviated grading plan shall be prepared in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards whenever a city approved grading permit is required. In addition, a geotechnical engineering report and/or residential lot grading plan may be required pursuant to the criteria listed below.

A. Abbreviated Grading Plan. The city shall allow the applicant to submit an abbreviated grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards if the following criteria are met:

1. No portion of the proposed site is within the flood management area overlay district pursuant to Chapter 17.42, the unstable soils and hillside constraints overlay district pursuant to Chapter 17.44, or a water quality resource area pursuant to Chapter 17.49; and

2. The proposed filling or grading activity does not involve more than fifty cubic yards of earth.

B. Engineered Grading Plan. The city shall require an engineered grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer if the proposed activities do not qualify for abbreviated grading plan.

C. Geotechnical Engineering Report. The city shall require a geotechnical engineering report in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer who specializes in geotechnical work when any of the following site conditions may exist in the development area:

1. When any publicly maintained facility (structure, street, pond, utility, park, etc.) will be supported by any engineered fill;

2. When an embankment for a stormwater pond is created by the placement of fill;

3. When, by excavation, the soils remaining in place are greater than three feet high and less than twenty feet wide.

D. Residential Lot Grading Plan. The city shall require a residential lot grading plan in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer for all land divisions creating new residential building lots or where a public improvement project is required to provide access to an existing residential lot.

Applicant's Response: This standard is not applicable to the proposed project.

CHAPTER 17.47 - EROSION AND SEDIMENT CONTROL

17.47.070 Erosion and sediment control plans.

A. An application for an erosion and sediment control permit shall include an erosion and sediment control plan, which contains methods and interim measures to be used during and following construction to prevent or control erosion prepared in compliance with City of Oregon City public works standards for erosion and sediment control. These standards are incorporated herein and made a part of this title and are on file in the office of the city recorder.

Applicant's Response: This standard is not applicable to the proposed project.

CHAPTER 17.41 - TREE PROTECTION STANDARDS

17.41.020 - Tree protection—Applicability.

1. Applications for development subject to Chapters 16.08 or 16.12 (Subdivision or Minor Partition) or Chapter 17.62 (Site Plan and Design Review) shall demonstrate compliance with these standards as part of the review proceedings for those developments.

2. For public capital improvement projects, the city engineer shall demonstrate compliance with these standards pursuant to a Type II process.

3. Tree canopy removal greater than twenty-five percent on sites greater than twenty-five percent slope, unless exempted under Section 17.41.040, shall be subject to these standards.

4. A heritage tree or grove which has been designated pursuant to the procedures of Chapter 12.08.050 shall be subject to the standards of this section.

17.41.030 - Tree protection—Conflicting code provisions.

Except as otherwise specified in this section, where these standards conflict with adopted city development codes or policies, the provision which provides the greater protection for regulated trees or groves, as defined in Section 17.04, shall govern.

Applicant's Response: This standard is not applicable to the proposed project. No trees or shrubbery will be removed in connection with the project and the total project impact area is minimal.

17.41.040 - Same—Exemptions.

These regulations are not intended to regulate normal cutting, pruning and maintenance of trees on private property except where trees are located on lots that are undergoing development review or are otherwise

protected within the Natural Resource Overlay District (NROD) of [section 17.49](#). These standards are not intended to regulate farm and forest practices as those practices are defined under ORS 30.930. Farm or forest resources. An applicant for development may claim exemption from compliance with these standards if the development site containing the regulated grove or trees was a designated farm or forest use, tree farm, Christmas tree plantation, or other approved timber use within one year prior to development application. "Forest practices" and "forestlands" as used in this subsection shall have the meaning as set out in ORS 30.930. The community development director has the authority to modify or waive compliance in this case.

Applicant's Response: This standard is not applicable to the proposed project.

17.41.050 - Same—Compliance options.

Applicants for review shall comply with these requirements through one or a combination of the following procedures:

- A. Option 1—Mitigation. Retention and removal of trees, with subsequent mitigation by replanting pursuant to Sections [17.41.060](#) or [17.41.070](#). All replanted and saved trees shall be protected by a permanent restrictive covenant or easement approved in form by the city.
- B. Option 2—Dedicated Tract. Protection of trees or groves by placement in a tract within a new subdivision or partition plat pursuant to Sections [17.41.080](#)—[17.41.100](#); or
- C. Option 3—Restrictive Covenant. Protection of trees or groves by recordation of a permanent restrictive covenant pursuant to Sections [17.41.110](#)—[17.41.120](#); or
- D. Option 4—Cash-in-lieu of planting pursuant to [Section 17.41.130](#).

A regulated tree that has been designated for protection pursuant to this section must be retained or permanently protected unless it has been determined by a certified arborist to be diseased or hazardous, pursuant to the following applicable provisions.

The community development director, pursuant to a Type II procedure, may allow a property owner to cut a specific number of trees within a regulated grove if preserving those trees would:

- 1. Preclude achieving eighty percent of minimum density with reduction of lot size; or
- 2. Preclude meeting minimum connectivity requirements for subdivisions.

Applicant's Response: This standard is not applicable to the proposed project.

17.41.060 - Tree removal and replanting—Mitigation (Option 1).

A. Applicants for development who select this option shall ensure that all healthy trees shall be preserved outside the construction area as defined in [Chapter 17.04](#) to the extent practicable. Compliance with these standards shall be demonstrated in a tree mitigation plan report prepared by a certified arborist, horticulturalist or forester or other environmental professional with experience and academic credentials in forestry or arboriculture. At the applicant's expense, the city may require the report to be reviewed by a consulting arborist. The number of replacement trees required on a development site shall be calculated separately from, and in addition to, any public or street trees in the public right-of-way required under [section 12.08](#)—Community Forest and Street Trees.

B. The applicant shall determine the number of trees to be mitigated on the site by counting all of the trees six inch DBH (minimum four and one-half feet from the ground) or larger on the entire site and either:

- 1. Trees that are removed outside of the construction area, shall be replanted with the number of trees specified in Column 1 of Table 17.41.060-1. Trees that are removed within the construction area shall be replanted with the number of replacement trees required in Column 2; or
- 2. Diseased or hazardous trees, when the condition is verified by a certified arborist to be consistent with the definition in [Section 17.04.1360](#), may be removed from the tree replacement calculation. Regulated healthy trees that are removed outside of the construction area, shall be replanted with the number of trees specified in Column 1 of Table 17.41.060-1. Regulated healthy trees that are removed within the construction area shall be replanted with the number of replacement trees required in Column 2.

Table 17.41.060-1

Tree Replacement Requirements

All replacement trees shall be either:

Two-inch caliper deciduous, or
Six-foot high conifer

Size of tree removed (DBH)	Column 1	Column 2

	<i>Number of trees to be planted. (If removed Outside of construction area)</i>	<i>Number of trees to be planted. (If removed Within the construction area)</i>
6 to 12"	3	1
13 to 18"	6	2
19 to 24"	9	3
25 to 30"	12	4
31 and over"	15	5

Steps for calculating the number of replacement trees:

- 1. Count all trees measuring six inches DBH (minimum four and one-half feet from the ground) or larger on the entire development site.*
- 2. Designate (in certified arborists report) the condition and size (DBH) of all trees pursuant to accepted industry standards.*
- 3. Document any trees that are currently diseased or hazardous.*
- 4. Subtract the number of diseased or hazardous trees in step 3. from the total number of trees on the development site in step 1. The remaining number is the number of healthy trees on the site. Use this number to determine the number of replacement trees in steps 5. through 8.*
- 5. Define the construction area (as defined in [Chapter 17.04](#)).*
- 6. Determine the number and diameter of trees to be removed within the construction area. Based on the size of each tree, use Column 2 to determine the number of replacement trees required.*
- 7. Determine the number and diameter of trees to be removed outside of the construction area. Based on the size of each tree, use Column 1 to determine the number of replacement trees required.*
- 8. Determine the total number of replacement trees from steps 6. and 7.*

Applicant's Response: This standard is not applicable to the proposed project.

17.41.070 - Planting area priority for mitigation (Option 1).

Development applications which opt for removal of trees with subsequent replanting pursuant to section 17.41.050A. shall be required to mitigate for tree cutting by complying with the following priority for replanting standards below:

A. First Priority. Replanting on the development site.

B. Second Priority. Off-site replacement tree planting locations. If the community development director determines that it is not practicable to plant the total number of replacement trees on-site, a suitable off-site planting location for the remainder of the trees may be approved that will reasonably satisfy the objectives of this section. Such locations may include either publicly owned or private land and must be approved by the community development director.

Applicant's Response: This standard is not applicable to the proposed project.

17.41.075 - Alternative mitigation plan.

The community development director may, subject to a Type II procedure, approve an alternative mitigation plan that adequately protects habitat pursuant to the standards for the natural resource overlay district alternative mitigation plan, [Section 17.49.190](#).

Applicant's Response: This standard is not applicable to the proposed project.

17.41.080 - Tree preservation within subdivisions and partitions—Dedicated tract (Option 2).

A. Applicants for new subdivision and partition plats may delineate and show the regulated trees or groves as either a separate tract or part of a larger tract that meets the requirements of subsection D. of this section.

B. The standards for land divisions subject to this section shall apply in addition to the requirements of the city land division ordinance and zoning ordinance, provided that the minimum lot area, minimum average lot width, and

minimum average lot depth standards of the base zone may be superseded in order to allow for a reduction of dimensional standards pursuant to Section 17.41.100 below.

C. Prior to preliminary plat approval, the regulated tree or grove area shall be shown either as a separate tract or part of a larger tract that meets the requirements of subsection D. of this section, which shall not be a part of any parcel used for construction of a structure. The size of the tract shall be the minimum necessary as recommended by a consulting arborist to adequately encompass the dripline of the tree, protect the critical root zone and ensure long term survival of the tree or grove.

D. Prior to final plat approval, ownership of the regulated tree or grove tract shall be identified to distinguish it from lots intended for sale. The tract may be identified as any one of the following:

1. Private open space held by the owner or a homeowners association; or
2. For residential land divisions, private open space subject to an easement conveying stormwater and surface water management rights to the city and preventing the owner of the tract from activities and uses inconsistent with the purpose of this document; or
3. At the owners option, public open space where the tract has been dedicated to the city or other governmental unit; or
4. Any other ownership proposed by the owner and approved by the community development director.

Applicant's Response: This standard is not applicable to the proposed project.

17.41.090 - Density transfers incentive for tree protection tracts (Option 2).

A. The purpose of this section is to allow dimensional adjustments within a regulated tree protection tract to be transferred outside said tract to the remainder of the site. This provision applies on-site and density shall not be transferred beyond the boundaries of the development site.

B. Development applications for subdivisions and minor partitions that request a density transfer shall:

1. Provide a map showing the net buildable area of the tree protection tract;
2. Provide calculations justifying the requested dimensional adjustments;
3. Demonstrate that the minimum lot size requirements can be met based on an average of all lots created, including the tree protection tract created pursuant to [Section 17.41.080](#);
4. Demonstrate that, with the exception of the tree protection tract created pursuant to [Section 17.41.080](#), no parcels have been created which would be unbuildable in terms of minimum yard setbacks;
5. Meet all other standards of the base zone except as modified in [section 17.41.100](#).

C. The area of land contained in a tree protection tract may be excluded from the calculations for determining compliance with minimum density requirements of the zoning code.

Applicant's Response: This standard is not applicable to the proposed project.

17.41.100 - Permitted modifications to dimensional standards (Option 2 only).

A. An applicant proposing to protect trees in a dedicated tract pursuant to [section 17.41.080](#) may request, and the community development director, pursuant to a Type II procedure, may grant a reduction to, the lot size, width, depth, and setbacks of the underlying zone district in approving a subdivision or partition if necessary to retain a regulated tree or grove in a tract, as long as the calculation of average lot size, including tree protection tracts, meet the minimum lot size for the zone. The applicant may choose to make the adjustments over as many lots as required. For example, the lot reduction could be spread across all the remaining lots in the proposed subdivision or partition or could be applied to only those needed to incorporate the area of the tree tract.

Table 17.41.100 A

Lot Size Reduction

ZONE	Min. Lot Size [sq. feet]	Min. Lot Width	Min. Lot Depth
R-10	5,000 sq. feet	50'	65'
R-8	4,000 sq. feet	45'	60'
R-6	3,500 sq. feet	35'	55'

R-5	3,000 sq. feet	30'	50'
R-3.5	1,800 sq. feet	20'	45'

Table 17.41.100 B

Reduced Dimensional Standards for Detached Single-Family Residential Units

Size of Reduced Lot	Front Yard Setback	Rear Yard Setback	Side yard Setback	Corner Side	Lot Coverage
8,000—9,999 square feet	15 feet	20 feet	7/9 feet	15 feet	40%
6,000—7,999 square feet	10 feet	15 feet	5/7 feet	15 feet	40%
4,000—5,999 square feet	10 feet	15 feet	5/5 feet	10 feet	40%
1,800—3,999 square feet	5 feet	15 feet	5/5 feet	10 feet	55%

Table 17.41.100 C

Reduced Dimensional Standards for Single-Family Attached or Two-Family Residential Units

Size of Reduced Lot	Front Yard Setback	Rear Yard Setback	Side yard Setback	Corner Side	Lot Coverage
3,500—7,000 square feet	10 feet	15 feet	5/0* feet	10 feet	40%
1,800—3,499 square feet	5 feet	15 feet	5/0* feet	10 feet	55%

**0 foot setback is only allowed on single-family attached units*

Applicant's Response: This standard is not applicable to the proposed project.

17.41.110 - Tree protection by restrictive covenant (Option 3).

Any regulated tree or grove which cannot be protected in a tract pursuant to [Section 17.41.080](#) above shall be protected with a restrictive covenant in a format to be approved by the community development director. Such covenant shall be recorded against the property deed and shall contain provisions to permanently protect the regulated tree or grove unless such tree or grove, as determined by a certified arborist and approved by the community development director, are determined to be diseased or hazardous.

Applicant's Response: This standard is not applicable to the proposed project.

17.41.120 - Permitted adjustments (Option 3 Only).

A. The community development director, pursuant to a Type II procedure, may grant an adjustment to the side, front and rear yard setback standards by up to 50 percent if necessary to retain a Regulated Tree or Grove through a restrictive covenant pursuant to this section. In no case may the side yard setback be reduce less than three feet. The adjustment shall be the minimum necessary to accomplish preservation of trees on the lot and shall not conflict with other conditions imposed on the property.

B. The community development director, pursuant to a Type II procedure, may grant an adjustment to street standards, pursuant to adopted public works standards, in order to preserve a tree. This may include flexibility to redesign sidewalk and planter strip sizes and locations and allow placement of sidewalks and planter strips in an easement within private lots.

C. The community development director, pursuant to a Type II procedure, may allow other adjustments in order to preserve any healthy tree that cannot be moved due to its size, but will contribute to the landscape character of the area and will not present a foreseeable hazard if retained.

Applicant's Response: This standard is not applicable to the proposed project.

17.41.1[25] - Cash-in-lieu of planting (tree bank/fund) (Option 4).

The applicant may choose this option in-lieu-of or in addition to Compliance Options 1 through 3. In this case, the community development director may approve the payment of cash-in-lieu into a dedicated fund for the remainder of trees that cannot be replanted in the manner described above.

A. The cash-in-lieu payment per tree shall be as listed on the adopted fee schedule and shall be adjusted annually based on the Consumer Price Index (Index). The price shall include the cost of materials, transportation and planting.

B. The amount of the cash-in-lieu payment into the tree bank shall be calculated as the difference between the value of the total number of trees an applicant is required to plant, including cost of installation and adjusted for Consumer Price Index, minus the value of the trees actually planted. The value of the trees shall be based on the adopted fee schedule.

Applicant's Response: This standard is not applicable to the proposed project.

17.41.130 - Regulated tree protection procedures during construction.

A. No permit for any grading or construction of public or private improvements may be released prior to verification by the community development director that regulated trees designated for protection or conservation have been protected according to the following standards. No trees designated for removal shall be removed without prior written approval from the community development director.

Applicant's Response: This standard is not applicable to the proposed project.

B. Tree protection shall be as recommended by a qualified arborist or, as a minimum, to include the following protective measures:

1. Except as otherwise determined by the community development director, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work, and such measures shall be removed only after completion of all construction activity, including necessary landscaping and irrigation installation, and any required plat, tract, conservation easement or restrictive covenant has been recorded.

2. Approved construction fencing, a minimum of four feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater. An alternative may be used with the approval of the community development director.

3. Approved signs shall be attached to the fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the community development director.

4. No construction activity shall occur within the tree protection zone, including, but not limited to; dumping or storage of materials such as building supplies, soil, waste items; nor passage or parking of vehicles or equipment.

5. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, and concrete or dry wall excess, construction debris, or run-off.

6. No excavation, trenching, grading, root pruning or other activity shall occur within the tree protection zone unless directed by an arborist present on site and approved by the community development director.

7. No machinery repair or cleaning shall be performed within ten feet of the dripline of any trees identified for protection.

8. Digging a trench for placement of public or private utilities or other structure within the critical root zone of a tree to be protected is prohibited. Boring under or through the tree protection zone may be permitted if approved by the community development director and pursuant to the approved written recommendations and on-site guidance and supervision of a certified arborist.

9. The city may require that a certified arborist be present during any construction or grading activities that may affect the dripline of trees to be protected.

10. The community development director may impose conditions to avoid disturbance to tree roots from grading activities and to protect trees and other significant vegetation identified for retention from harm. Such conditions may include, if necessary, the advisory expertise of a qualified consulting arborist or horticulturist both during and

after site preparation, and a special maintenance/management program to provide protection to the resource as recommended by the arborist or horticulturist.

Applicant's Response: This standard is not applicable to the proposed project.

C. Changes in soil hydrology due to soil compaction and site drainage within tree protection areas shall be avoided. Drainage and grading plans shall include provision to ensure that drainage of the site does not conflict with the standards of this section. Excessive site run-off shall be directed to appropriate storm drainage facilities and away from trees designated for conservation or protection.

Applicant's Response: This standard is not applicable to the proposed project.

CHAPTER 17.44 – GEOLOGIC HAZARDS OVERLAY DISTRICT

Applicant's Response: This standard is not applicable because the site is outside of the Geologic Hazards Overlay District.

CHAPTER 17.49 – NATURAL RESOURCE OVERLAY DISTRICT

Applicant's Response: This standard is not applicable because the site is outside of the Natural Resource Overlay District and utility poles are exempt per Chapter 17.49[0]80 of the Oregon City Code.

CHAPTER 17.50 - ADMINISTRATION AND PROCEDURES

17.50.050 Preapplication Conference

A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.

B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the city will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

Applicant's Response: Jason Chu and Jennifer Santhouse met with John Stutesman and Pete Walter to discuss the application process.

17.50.055 Neighborhood Association Meeting

The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.

1. Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, planning commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the city-recognized neighborhood association in whose territory the application is proposed. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.

2. The applicant shall send, by certified mail, return receipt requested letter to the chairperson of the neighborhood association and the citizen involvement committee describing the proposed project. Other communication methods may be used if approved by the neighborhood association.

3. A meeting shall be scheduled within thirty days of the notice. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall hold their own meeting after six p.m. or on the weekend, with notice to the neighborhood association, citizen involvement committee, and all property owners within three hundred feet. If the applicant holds their own meeting, a copy of the certified letter requesting a neighborhood association meeting shall be required for a complete application. The meeting held by the applicant shall be held within the boundaries of the neighborhood association or in a city facility.

4. If the neighborhood association is not currently recognized by the city, is inactive, or does not exist, the applicant shall request a meeting with the citizen involvement committee.

5. To show compliance with this section, the applicant shall submit a sign-in sheet of meeting attendees, a summary of issues discussed, and letter from the neighborhood association or citizen involvement committee indicating that a neighborhood meeting was held. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.

Applicant's Response: Jason Chu and Jennifer Santhouse presented the proposed plan to the Canemah Neighborhood Association meeting on June 16, 2016. Please see Exhibit 2 for a copy of the correspondence from the neighborhood association secretary, the meeting minutes and the attendance record for the meeting.

CHAPTER 17.54.100 – FENCES, HEDGES AND WALLS

Applicant's Response: This standard is not applicable to the proposed project. The existing fence surrounding the substation will not be modified in connection with this project.

CHAPTER 17.60 VARIANCES

17.60.020 - Variances—Procedures.

17.60.020.A. A request for a variance shall be initiated by a property owner or authorized agent by filing an application with the city recorder. The application shall be accompanied by a site plan, drawn to scale, showing the dimensions and arrangement of the proposed development. When relevant to the request, building plans may also be required. The application shall note the zoning requirement and the extent of the variance requested. Procedures shall thereafter be held under Chapter 17.50. In addition, the procedures set forth in subsection D. of this section shall apply when applicable.

Applicant's Response: PGE proposes to install two new transmission poles on the substation property. The current zoning of R-6 limits utility pole height to 35'. PGE is requesting a variance to accommodate a new transmission line from an updated circuit within the substation to the existing Willamette River transmission crossing. Additionally, the R-6 zoning designation requires that poles be placed a distance equivalent to height from the property line. PGE proposes to install an 80' transmission pole approximately 10' from the northern property line of Tax Lot 2790 in order to properly support and connect with the existing transmission lines crossing. The location of the 80' pole is parallel to the existing transmission lattice structure and will be secured by guy wires to prevent encroachment onto the neighboring property.

17.60.020.B. A nonrefundable filing fee, as listed in Section 17.50.[0]80, shall accompany the application for a variance to defray the costs.

Applicant's Response: PGE has submitted a Variance Application fee in the amount of \$2,467.00 with its application.

17.60.020.C. Before the planning commission may act on a variance, it shall hold a public hearing thereon following procedures as established in Chapter 17.50. A Variance shall address the criteria identified in Section 17.60.030, Variances — Grounds.

Applicant's Response: The proposed project requires a Variance because the proposed utility pole heights exceed the 35' height maximum allowed within an R-6 Zone and the Code states that utility poles are located a distance equivalent to height from the property line. PGE is requesting a variance to allow for an 80' utility pole to be placed parallel to the existing lattice tower (approximately 10' south of the northern property line) and near an existing 75' utility pole. The placement of this pole was determined by the need to meet electrical safety clearance height and angle requirements and without the Variance, PGE will be unable to meet these safety requirements.

17.60.020.D. Minor variances, as defined in subsection E. of this section, shall be processed as a Type II decision, shall be reviewed pursuant to the requirements in Section 17.50.030B., and shall address the criteria identified in Section 17.60.030, Variance — Grounds.

Applicant's Response: The proposed utility poles are similar in height, design and placement to existing transmission structures on the property to minimize visual disturbance and to improve safety and reliability of PGE's electricity transmission in the area.

17.60.020.E. For the purposes of this section, minor variances shall be defined as follows:

1. Variances to setback and yard requirements to allow additions to existing buildings so that the additions follow existing building lines;

2. Variances to width, depth and frontage requirements of up to twenty percent;

3. Variances to residential yard/setback requirements of up to twenty-five percent;

4. Variances to nonresidential yard/setback requirements of up to ten percent;

5. Variances to lot area requirements of up to five;

6. Variance to lot coverage requirements of up to twenty-five percent;

7. Variances to the minimum required parking stalls of up to five percent; and

8. Variances to the floor area requirements and minimum required building height in the mixed-use districts.

Applicant's Response: The proposed poles are similar in height, design and placement to existing transmission structures on the property. The Applicant proposes that this project be considered as a minor variance considering the existing use of the property and the plan to integrate the new utility poles on the property without removing trees or shrubbery.

17.60.030 - Variance—Grounds.

A variance may be granted only in the event that all of the following conditions exist:

17.60.030.A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;

Applicant's Response: The proposed addition of two transmission poles will not significantly affect light, air, safe access or other desirable or necessary qualities for the Applicant or the surrounding properties.

17.60.030.B. That the request is the minimum variance that would alleviate the hardship;

Applicant's Response: The addition of the new utility poles is in connection with the splitting of the existing 57kV circuit from the Canemah Substation to the Willamette River Crossing. The addition of this new circuit will provide additional reliability and improve safety for PGE's maintenance crews while reducing the potential for a catastrophic electrical outage in Oregon City, West Linn and the surrounding areas. Pole placement is based on standard electrical safety clearance that allows the new transmission lines to be safely connected to the existing lattice tower.

17.60.030.C. Granting the variance will equal or exceed the purpose of the regulation to be modified.

Applicant's Response: Section 11 of the Oregon City Comprehensive Plan states that "Oregon City is committed to providing its residence 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." In order to provide safe and reliable electricity, PGE must continually maintain, evaluate and upgrade its electricity facilities. The recent determination to split the existing 57kV circuit from the Canemah Substation to the Willamette River Crossing was made to improve electricity reliability for residents and commercial customers in the area and provide safer working conditions for PGE's operations and maintenance personnel.

17.60.030.D. Any impacts resulting from the adjustment are mitigated;

Applicant's Response: The variance for the utility pole heights (60' and 80') and the setback (approximately 10' from property boundary) will have a negligible visual impact on the property for the Applicant or the surrounding neighbors because the height, design and placement of the proposed poles are congruent with the existing facilities. The property is heavily vegetated and no trees or shrubbery will be removed during the installation process. The impact of the setback variance will be mitigated by securing the pole with multiple guy-wires to ensure that the pole will not fall onto the adjacent property.

17.60.030.E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

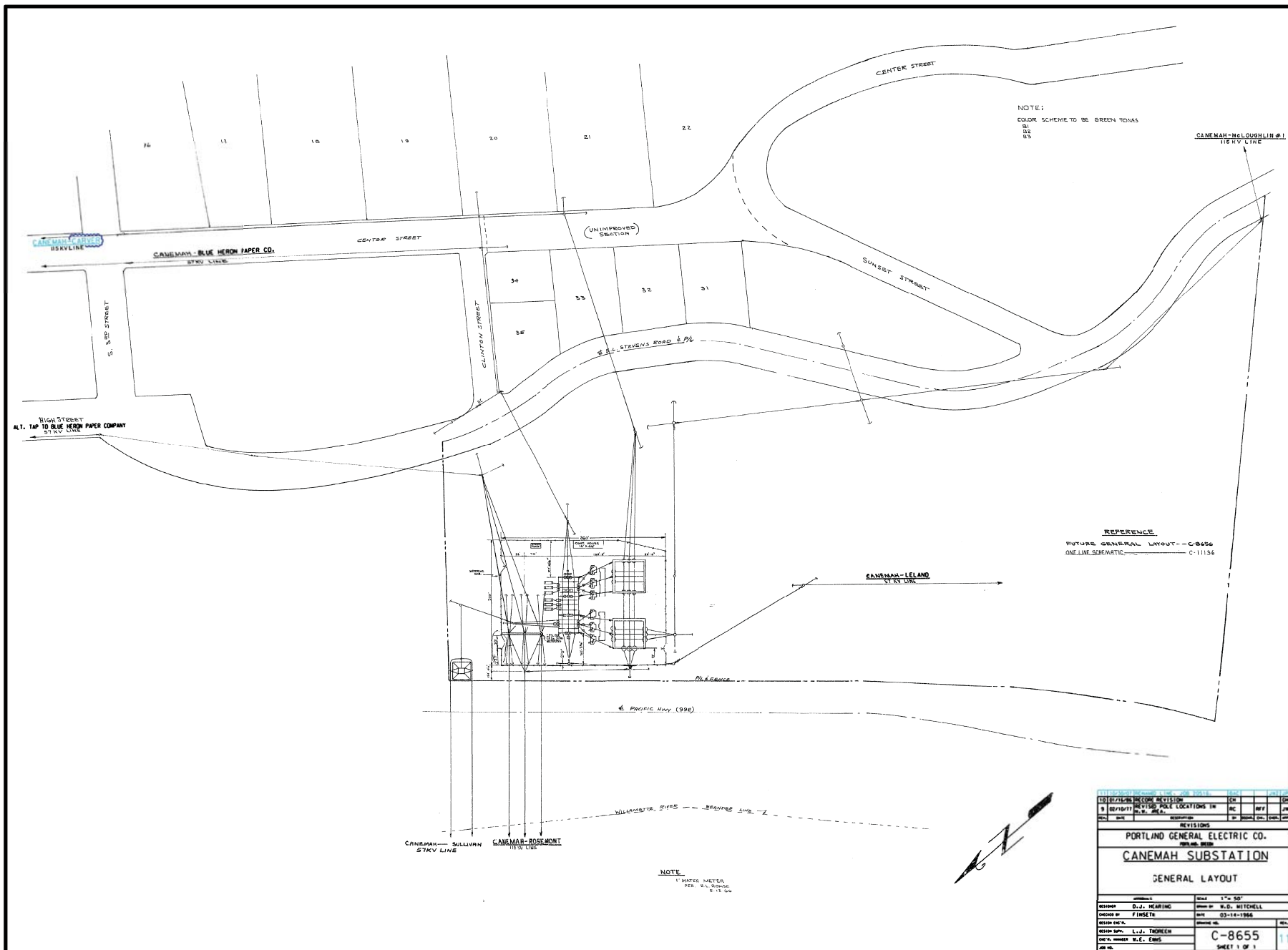
Applicant's Response: As mentioned above, the proposed pole placement is based on standard electrical safety clearance that allows the new transmission lines to be safely connected to the existing lattice tower. There are no practical alternatives to this project.

17.60.030.F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.

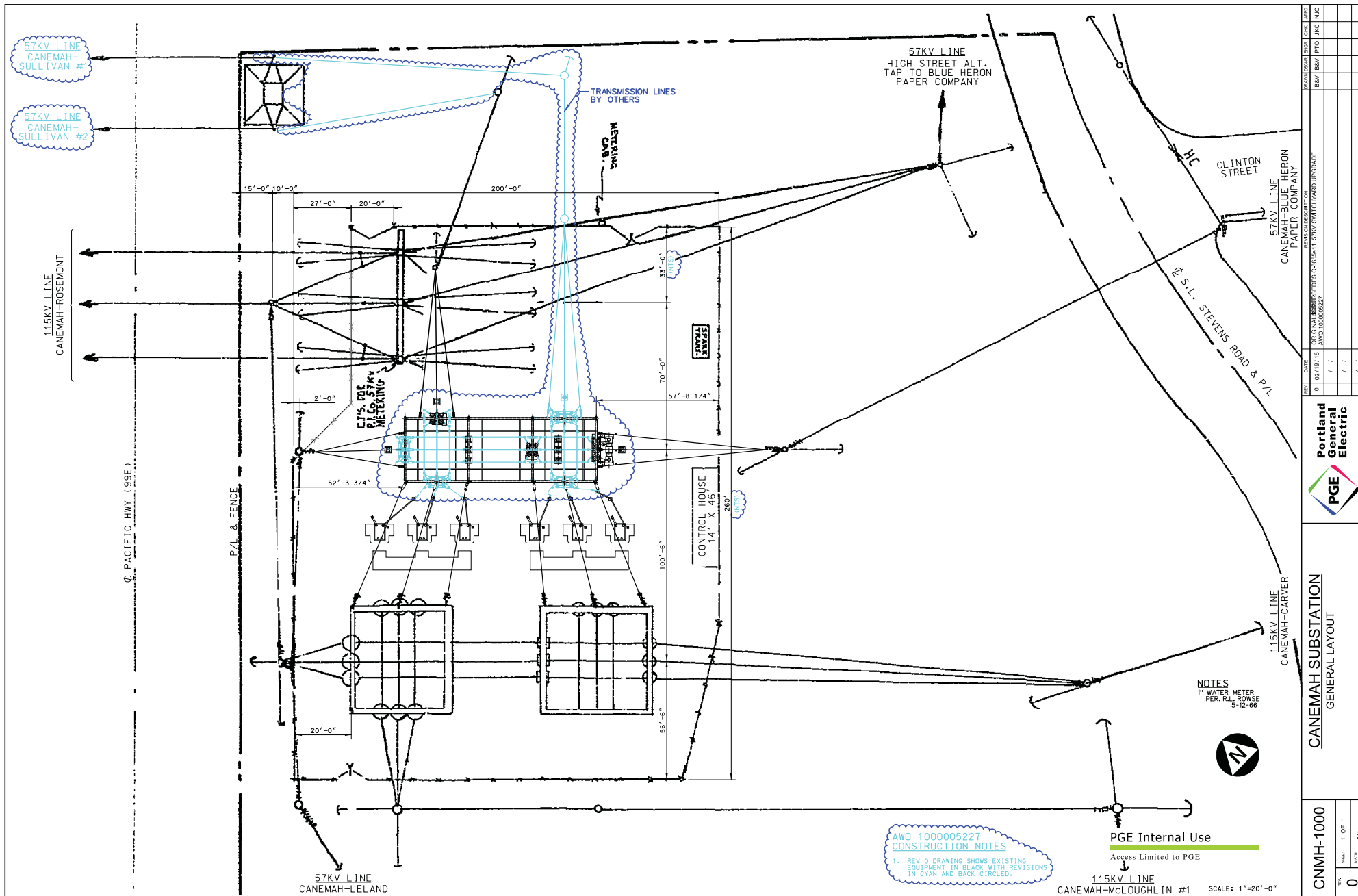
Applicant's Response: The Oregon City Comprehensive Plan describes the city's commitment to providing its citizens and businesses with access to safe and reliable public facilities, including electricity. PGE's proposed upgrade and installation of two utility poles on the Canemah Substation site will ensure that the local residents and businesses have reliable electrical service while also improving the safety for PGE's maintenance and operations personnel.

Appendix A-1
Site Plan

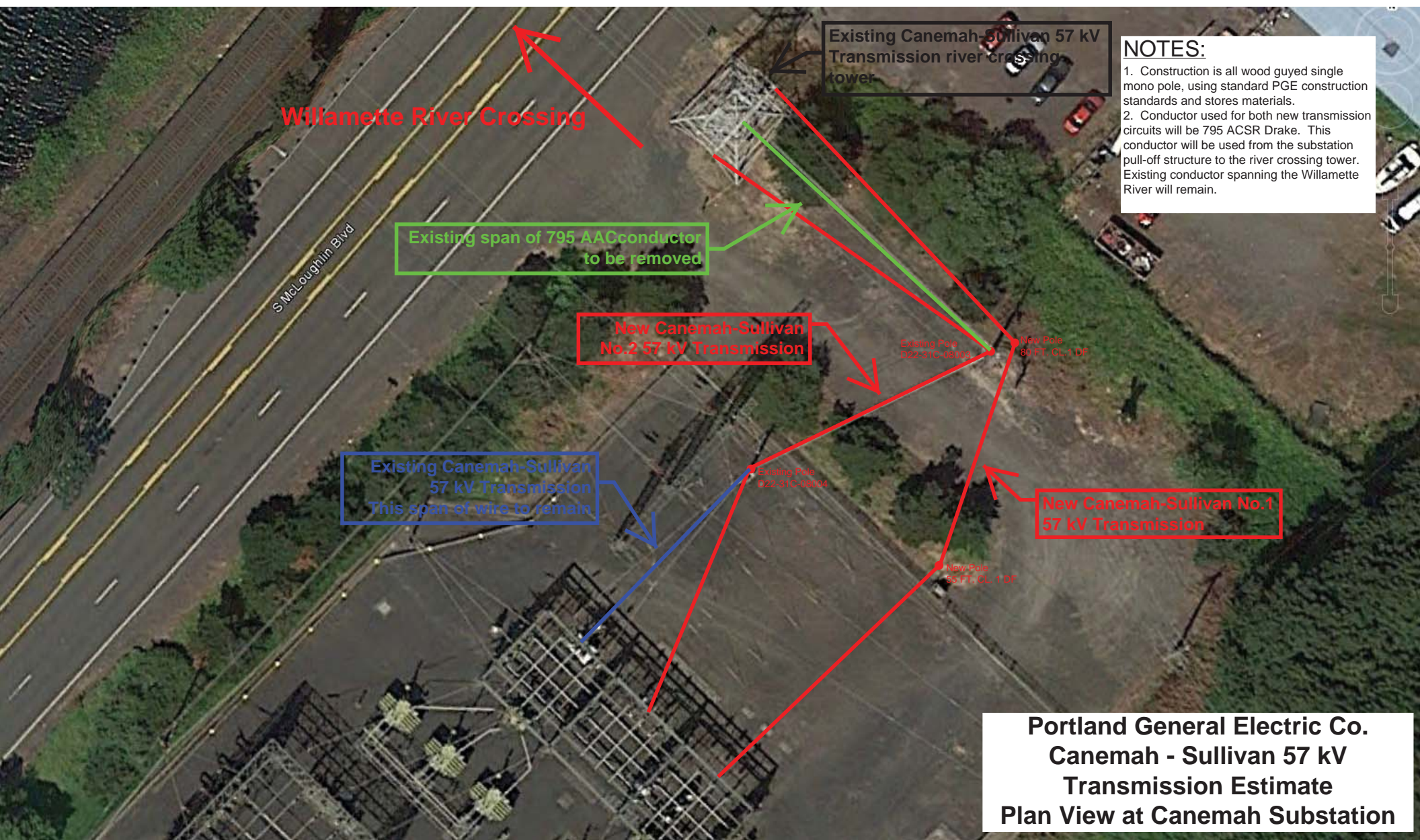
(Attached)



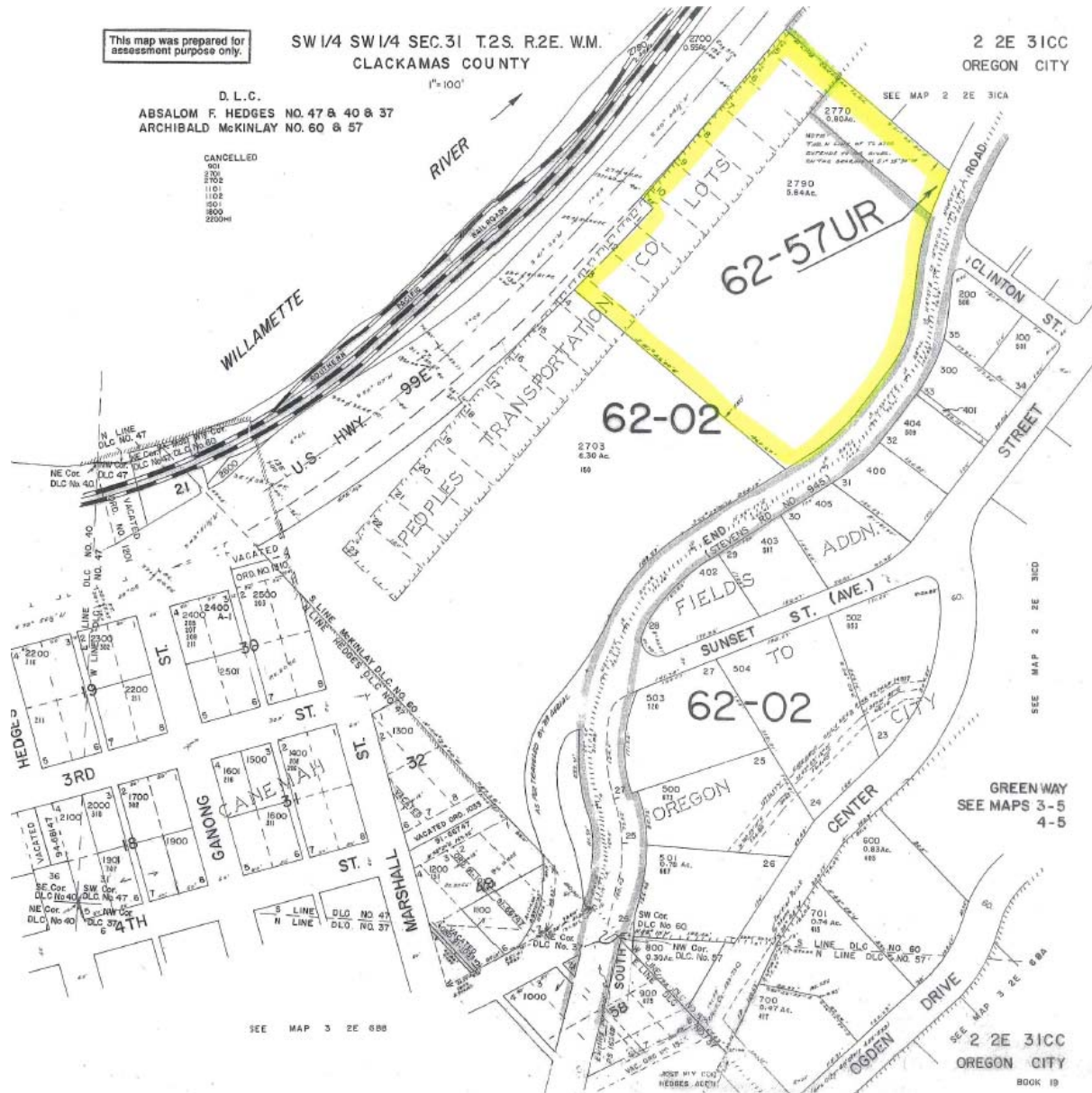
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CANEMAH SUBSTATION GENERAL LAYOUT	Portland General Electric PGE		ORIGINAL: 10/20/00 REVISION: 02/19/16 AWD 1000005227		DATE: 02/19/16 BY: JVC CHECKED: JVC DESIGNED: JVC DRAWN: JVC		SCALE: 1"=20'-0" SHEET: 1 OF 1 DRAWN: JVC CHECKED: JVC		0	
	CNMH-1000		115KV LINE CANEMAH-McLOUGHLIN #1		57KV LINE CANEMAH-SULLIVAN #1		57KV LINE CANEMAH-SULLIVAN #2		57KV LINE CANEMAH-LELAND	



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



Legend

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

Notes

Geologic Hazard Overlay

Overview Map

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.

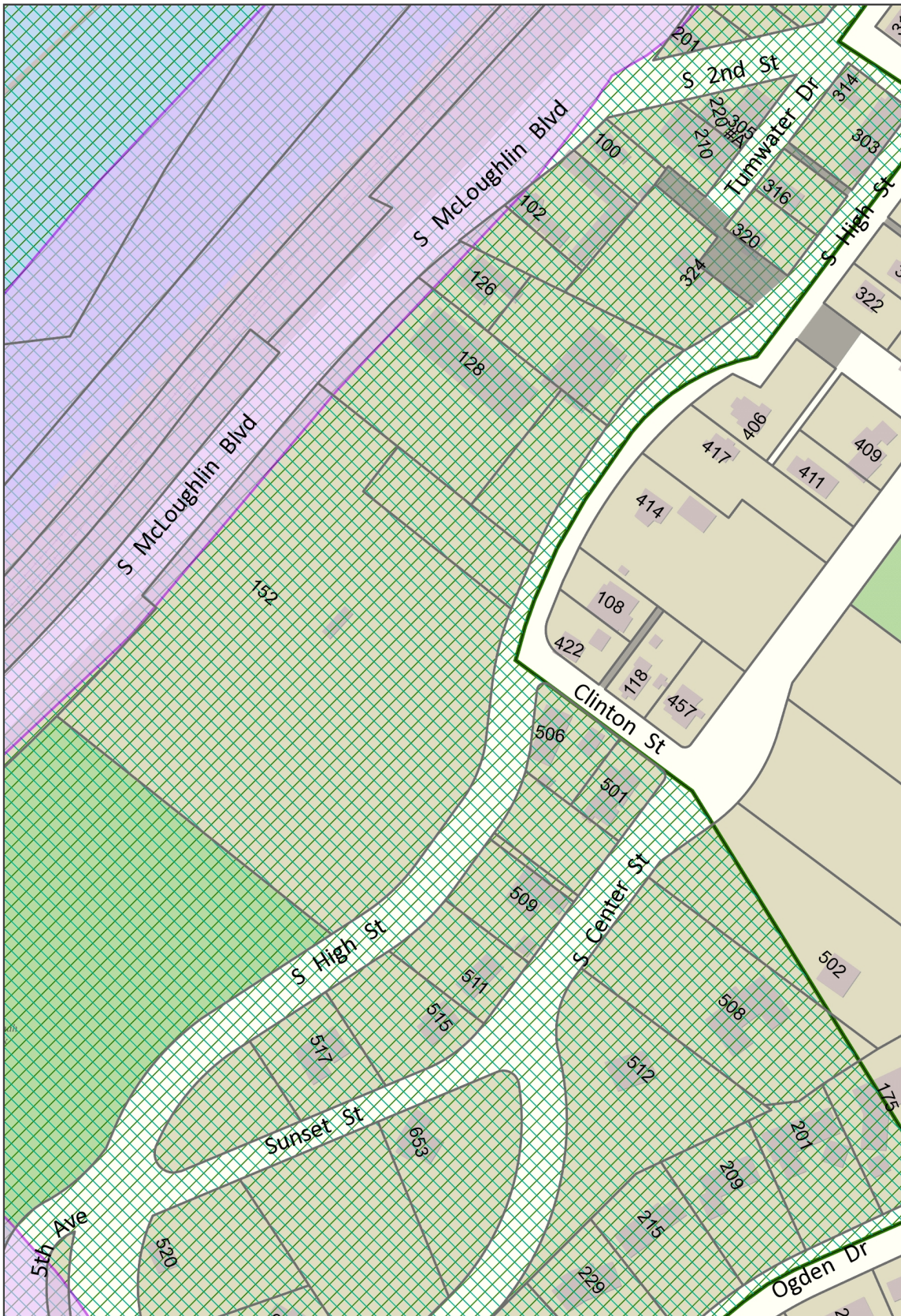


0 200 Feet
1: 2,399

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

Overview Map

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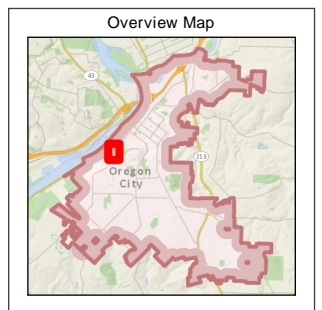


Legend

- 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
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- TSP - Driving (Int. and Street I
 - Likely to be funded
 - Not 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



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0 200 Feet

1: 2,399

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Current Street View



Street View with New Transmission Poles



Exhibit 2
Canemah Neighborhood Association Meeting – June 16, 2016
(Attached)

Jennifer Santhouse

From: k.baysinger@comcast.net
Sent: Friday, June 17, 2016 10:37 AM
To: Jennifer Santhouse
Subject: Canemah Neighborhood Association
Attachments: Minutes June 16, 2016.pdf

Jennifer & Jason,

Thank you for your presentation at last night's Canemah Neighborhood Association. I think the information you provided will help create a positive foundation for a good working relationship between Portland General Electric and the CNA. We look forward to future visits.

Ken Baysinger, Secretary
Canemah Neighborhood Association

General Membership Meeting Minutes Canemah Neighborhood Association

June 16, 2016
John Adams Fire Station, 624 7th Street, Oregon City

Call to Order 7:00 by Rob Lorey

Additions to the Agenda Chris Staggs

Community Updates

Oregon City Police Department, Jason Pohl
Pedestrian enforcement in Oregon City
National Night Out is August 2
City-wide crime stats
Illegal fireworks
OCPD has purchased Mt Pleasant School

Guest Speakers

Christina Robinson-Gardiner, Oregon City Senior Planner
Legacy Project Informational Presentation
Site tours are 2-4 pm Fridays – Neighborhood Assn tours are available
Will have a booth at the First City Festival in July
Would like to come back to CNA in November
Preliminary plan approval expected Spring-Summer 2017

Jennifer Stanthouse & Jason Chv representing PGE
What's happening at the Canemah substation
Are installing two utility poles and dividing one circuit into two
80-foot pole will replace 70-foot pole currently in use
Result should be improved system reliability

Reports

Treasurer's Report by Karen Blaha
Approval of Meeting Minutes from April meeting
CIC Update by Linda Baysinger
HRB Update by Ken Baysinger

Unfinished Business

Report from Fund Raising Committee by Karen Blaha & Monica Spravzoff
Committee met on June 11 – Ideas include:
Dessert Dash at CNA picnic
Tour of historic homes in Canemah, coupled with arts show

Report from Bylaws Committee
Committee was unable to meet – nothing to report

Report on Neighborhood Cleanup – Sheila Decker
Oregon City has suspended the adopt-a-street program
Cleanup on 5th Ave (including Miller St to 4th Ave) July 16, 10:00 am
Nothing scheduled for Old Canemah Park

Discussion Item – What to do about criminal activity in Old Canemah Park
Jim Riggle – problems with drug activity continues

Security cameras are prohibitively expensive
City does not have resources to install and operate a locking gate
Best thing to do is continue to report all suspicious activity

New Business

- Discussion Items – Liaison to the City regarding Trails Project (Dennis Anderson)
McLoughlin NA has issued a letter of support for the trails
Karen Blaha will compose a letter to Kelly Reid asking for CNA to be a stakeholder in the trails study.
- Action Item: Form a nominating committee for Vice-Chair
Ron Bistline
Paul Edgar
Ken Baysinger
- Action Item: Develop a plan for Neighborhood Picnic
Picnic will be August 13
Sheila Decker will coordinate

Items or Speakers Added to the Agenda

Chris Staggs introduced himself and discussed his intentions regarding his property on Miller Street at 5th Avenue. Discussion of “small cottage homes” concept. Concerns were expressed regarding the way the property was cleared this week

Adjourn 9:18 pm

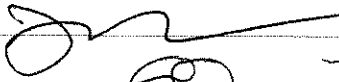
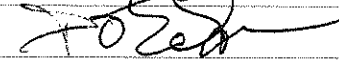

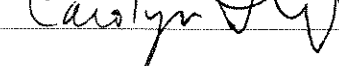


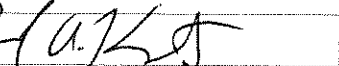
Minutes by Ken Baysinger, Secretary
Canemah Neighborhood Association
June 17, 2017

6-16-16

Signature	Last Name	First Name	Address
<i>Dennis Anderson</i>	Anderson	Dennis	804 4th Ave
<i>Ken Baysinger</i>	Baysinger	Ken	516 1st Ave
<i>Linda Baysinger</i>	Baysinger	Linda	516 1st Ave
<i>Mike Belfay</i>	Belfay	Mike	507 4th Ave
<i>Chris Bernard</i>	Bernard	Chris	625 4th Ave
<i>Debbie Bistline</i>	Bistline	Debbie	716 4th Ave
<i>Ron Bistline</i>	Bistline	Ron	716 4th Ave
<i>Karen Blaha</i>	Blaha	Karen	514 4th Ave
<i>Grant Blythe</i>	Blythe	Grant	407 5th Ave
<i>Susan Borger</i>	Borger	Susan	804 4th Ave
	Brainard	Amy	515 S McLoughlin Blvd
	Bronte	Denise	202 5th Ave
	Carey	Maureen	416 4th Ave
	Corbett	Vicki	507 3rd Ave
	Crone	Joyce	903 S McLoughlin Blvd
	Dale	Oliver	310 3rd Ave
	Decker	Laine	215 Miller St
<i>Sheila Decker</i>	Decker	Sheila	215 Miller St
	Delameter	James	900 4th Ave
	Dimms	Amber	405 4th Ave
<i>Darren Dobbins</i>	Dobbins	Darren	708 S McLoughlin Blvd
	Dobbins	Jennifer	708 S McLoughlin Blvd
	Dunlap	Verna	303 S. High St
<i>Joanne Dutra</i>	Dutra	Joanne	106 Miller St
	Dylla	Donna	701 3rd Ave

A - D

6-16-16

Signature	Last Name	First Name	Address	
	Economou	Tory	609 3rd Ave	5
	Edgar	Patricia	211 5th Ave	5
	Edgar	Paul	211 5th Ave	
	Enstad	Terry	316 S Mcclouglin Blvd	5
	Flynn	Carolyn	408 4th Ave	5
	Garcia	Jose Luis	814 4th Ave	5
	Giesler	Oscar	803 5th Ave	5
	Gomez	Anthony	503 3rd Ave	5
	Goodwin	Tori + Clint	502 4th Ave	805
	Headrick	Judy	705 3rd Ave	
	Heinz	Bill		
	Heinz	Johna		
	Heydel	Brent	610 1st Ave	
	Heydel	Kathy	608 1st Ave	
	Houseman	Andy	210 Hedges St	
	Jabin	Laura	202 5th Ave	50
	Jones	Jessica	506 3rd Ave	
	Jones	Ryan	506 3rd Ave	
	Kemple	David	xxx 4th Ave	
	Kemple	Melissa	xxx 4th Ave	
	Koontz	Carl	106 Miller St	50
	Koop	Rosemary	607 S McLoughlin Blvd	
	Kramer	Amber	501 4th Ave	
	Kuhl	Anna	713 4th Ave	31
	Law	Christine	801 3rd Ave #7	

E - L

6-16-16

Signature	Last Name	First Name	Address
Rob Lorey	Lawson	Sandra	349 5th Ave
	Lorey	Robert	702 4th Ave
	McCuen	Dennis	311 Ganong St
	McShannon	Jennifer	702 4th Ave
Greta Michaelis	Medialdea	Dena	707 5th Pl
	Michaelis	Greta	707 4th Ave
	Michels	Gabe	605 4th Ave
	Michels	Jenny	605 4th Ave
	Mieher	Marc	507 3rd Ave
	Mielnik	Linda	714 5th Pl
	Minton	Scott	405 4th Ave
	Morton	Cyndi	608 S McLoughlin Blvd
	Morton	John	608 S McLoughlin Blvd
	Mulder	Garret	716 3rd Ave
H Post J Rambo	Perreira	Robert	502 S Mcloughlin Blvd
	Popma	Brant	510 1st Ave
	Popma	Carolyn	510 1st Ave
	Post	Howard	302 Blanchard St
	Rambo	Laura	203 3rd Ave
	Ramsey	Don	808 5th Pl
	Riggle	Jim	203 3rd Ave
	Roddy	James	709 5th Pl
	Rosthchild	Reid	408 4th Ave
	Scheehean	Ann Marie	209 Apperson St
	Scheehean	Mike	209 Apperson St

L - S

6-16-16

Signature	Last Name	First Name	Address
	Shull	Alan	713 5th Pl
	Shull	Jane	713 5th Pl
	Siewert	Bob	349 5th Ave
	Simon	Carolyn	302 Blanchard St
J Smith	Smith	Jessica	609 3rd Ave
	Smith	Lindy	602 1st Ave
	Smith	Ryan	602 1st Ave
Monica Spravzoff	Spravzoff	Monica	502 5th Pl
	Springer	Kathleen	615 4th Ave
	Springer	Robert	615 4th Ave
Laura Stone	Stone	Laura	716 4th Ave
	Sweet	Chris	514 4th Ave
	Sweet	Rick	514 4th Ave
S. M. Tan	Tacoma	Susanne	814 4th Ave
	Tester	Sandra	715 3rd Ave
	Tinseth	Ken	903 5th Ave
	Tinseth	Wendy	903 5th Ave
	Tjaden	Nick	515 S McLoughlin Blvd
	Van Der Sluis	Mandi	815 5th Ave
	Van Ommen	John	501 4th Ave
	Vermeire	Rod	402 5th Ave
Phil Vermeire	Vermeire	Shirley	402 5th Ave
	Webb	Patty	310 3rd Ave
	Wenkman	Keegan	207 4th Ave
	Wolf	Bruce	905 S McLoughlin Blvd

S - Z

