



# City of Oregon City

625 Center Street  
Oregon City, OR 97045  
503-657-0891

## Staff Report

File Number: PC 16-093

**Agenda Date:**

**Status:** Agenda Ready

**To:** Planning Commission

**Agenda #:** 3a.

**From:** Pete Walter

**File Type:** Land Use

### **SUBJECT:**

CU-16-0001, SP-16-0008, and VR-16-0002: Addition of Two Wooden Utility Poles to the PGE Canemah Substation located at 152 S McLoughlin Boulevard

### **RECOMMENDED ACTION (Motion):**

Approval.

### **BACKGROUND:**

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 (Douglas Fir wooden utility poles). The poles will be installed with minimal disturbance to the surrounding area by auguring a 3' wide hole and directly 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.

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.

The PGE substation is located at 152 S. McLoughlin Blvd (OR 99E) with frontage on 99E. The property backs up to South End Road as well, but this portion of the property is wooded and steep. One can see the powerlines from the substation crossing South End Road above the site.

Since the Site is zoned "R-6" Single Family Residential and no evidence of a prior Conditional Use approval was identified, PGE is applying for three concurrent land use approvals; Conditional Use, Site Plan and Design Review (Minor) and a Variance from the 35' of height limit of the R-6 zone and setback requirements for a Public Utility structure, in order to be permitted to place the utility poles on the site.

