COMMUNITY DEVELOPMENT DEPARTMENT

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STAFF REPORT
Conditional Use (CU-03-16) to develop a 150-Foot Tall Communications Facility

SUMMARY

The proposed project is a Conditional Use Review application for a new communications facility serving the existing PacifiCorp substation facility. The proposal includes a new 150-foot tall lattice tower and a new equipment building adjacent to the new tower. This project will replace existing protective relays associated with the 115 kV transmission line between the PacifiCorp Hazelwood and Fry substations with more modern digital rel1ays. These new relays are an upgrade to the existing equipment and will allow better control of the electric system, thereby providing more efficient communication between the substations and the control centers, thereby increasing security and efficiency.

The site consists of five lots, on a total of 2.17 acres in a Residential Single Family (RS-6.5) zoning district. The subject properties are located at 1917 Queen Avenue SW and 1930, 1940, and 1950 17th Avenue SW. Public and Commercial Communication Facilities over 50 feet in height are not allowed in residential zoning districts, except when the applicant can provide supportive documentation or evidence that if such a facility is not allowed, there will be a gap in service that denies service to an area within the community; this decision is a Conditional Use Review Type II land use decision (ADC 3.0801(16)). Conditional Use Review criteria contained in Albany Development Code (ADC) 2.250, ADC 3.080(16), and Design Standards for Telecommunication Facilities under ADC 8.500 are addressed in this report.

APPLICATION INFORMATION

DATE OF REPORT:	September 14, 2016
FILE:	CU-03-16
TYPE OF APPLICATION:	Conditional Use Review for a new communications facility serving the existing PacifiCorp substation facility. The proposal includes a new 150-foot tall lattice tower and a new equipment building adjacent to the new tower.
REVIEW BODY:	Staff (Type II process)
PROPERTY OWNER:	Pacific Power and Light, Attn: Deanna Adams; 825 NE Multnomah Street, Suite 1700, Portland, OR 97232
APPLICANT:	Kevin Brady, Cardno; 5415 SW Westgate Drive, Suite 100; Portland, OR 97221
ADDRESS/LOCATION:	1917 Queen Avenue SW and 1930, 1940, and 1950 17th Avenue SW
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-04W-13BA Tax Lot 400 & 11S-04W-12CB Tax Lots 7500, 7401, 7400 & 7300
ZONING:	R-6.5 (Single Family Residential) District

TOTAL LAND AREA:	2.17 acres
EXISTING LAND USE:	Pacific Power and Light Company Power Station
NEIGHBORHOOD:	Broadway
SURROUNDING ZONING:	North: RS-6.5 (Residential Single Family) South: RS-6.5 East: RM (Residential Medium Density) West: RS-6.5
SURROUNDING USES:	North: Residential South: Residential East: Residential West: Public Park and Bonneville Power Admin. Substation
PRIOR HISTORY:	No previous land use cases found on file. The site was constructed in the early 1950s.

STAFF DECISION

The subject conditional use review application is **APPROVED with CONDITIONS**. This approval expires three years from the date of conditional use approval, unless the applicant has installed the entire required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code (ADC) Section 12.600.

NOTICE INFORMATION

As indicated in Article 1.203(8), a neighborhood meeting is required at the discretion of the Director. The applicant stated that the Director indicated that a neighborhood meeting was required and the applicant held such meeting on March 31, 2016 at the Albany Library located at 2450 14th Avenue SE in Albany between the hours of 5 PM and 6 PM. The applicant sent notices of the neighborhood meeting ten days prior to the neighborhood meeting to those owners within 300 feet of the subject property. Of the approximately 60 property owners within 300 feet of the subject property who were notified of the meeting, none of those notified attended. The only persons in attendance at the neighborhood meeting were members of the applicant team, including representatives of PacifiCorp (owner/applicant). See Attachment B.21-B.22, Neighborhood Meeting Material.

On August 3, 2016, a Notice of Filing was mailed to property owners within 200 feet of the subject property in accordance with ADC 1.350. At the end of the comment period on August 17, 2016, no comments were received by the Community Development Department.

STAFF ANALYSIS

CONDITIONAL USE REVIEW CRITERIA (ADC 2.250)

Section 2.250 of the ADC contains the following review criteria, which shall be met for this application to be approved. Code criteria are written in ***bold italics*** and are followed by findings, conclusions and conditions where needed to meet the criteria.

Criterion (1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.

FINDINGS OF FACT

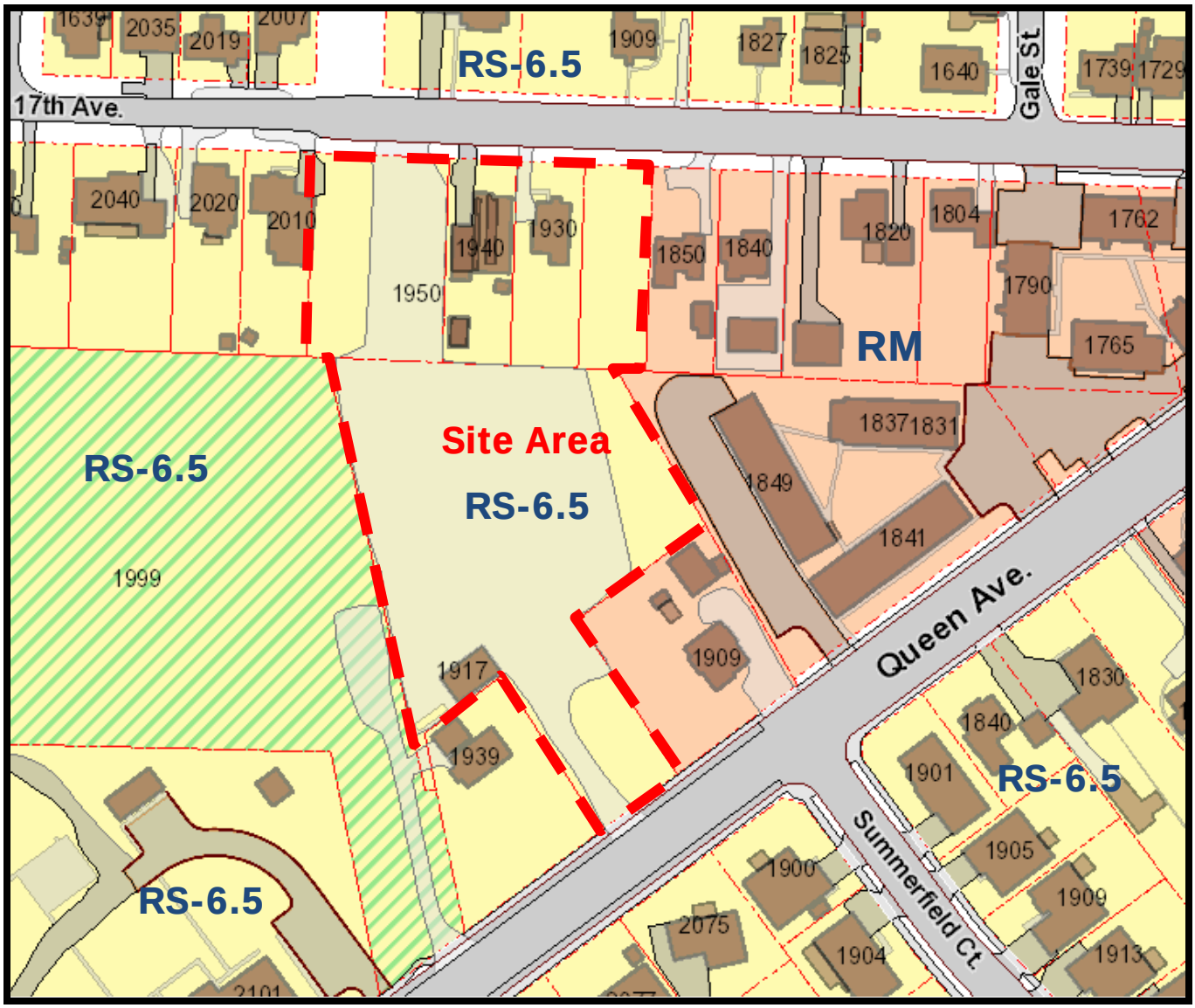
1.1 Proposed use. The proposal is to construct a new 150-foot tall communications tower and equipment building adjacent to the new tower, at an existing electrical power substation that is owned and operated by Pacific Power Corporation (PacifiCorp). The site has operated continuously since the initial construction of the facility in the early 1950s. The site consists of five lots on a total of 2.17 acres. Associated addresses for the site are 1917 Queen Avenue SW and 1930, 1940, and 1950 17th Avenue SW. The aerial map below shows the location where the new tower and equipment building are proposed to be constructed at the existing power substation.

1.2 The applicant describes the purpose of the project as follows: "This project will replace existing protective relays associated with the 115 kV transmission line between the PacifiCorp Hazelwood and Fry substations with more modern digital relays. Federal regulations from the North American Electric Reliability Corporation (NERC) require that PacifiCorp meet certain standards in operating the electrical system. These new relays are an upgrade to the existing equipment and will allow better control of the electric system, thereby providing better functionality and reliability. To accomplish this at the Hazelwood substation, a new microwave tower will be erected at the substation that will provide communication between the Hazelwood substation and the Fry substation. A small communication building, designed to support the microwave communication equipment, will be placed adjacent to the new tower."

1.3 Surrounding Uses: The site is located within a residential area with single-family residential uses to the north, south, and east. To the west of the site are the City of Albany Hazelwood Park and a Bonneville Power Administration/U.S. Department of Energy power substation. The aerial map below shows the site in relation to the surrounding land uses.

1.4 Intended character of the base zones. The property is zoned RS-6.5, Residential Single Family District. The intent of the RS-6.5 zoning district is described under ADC 3.020(3): "*The RS-6.5 District is intended primarily for low-density urban single-family residential development. The average minimum lot size is 6,500 square feet.*" As illustrated on the zoning map below, the site and the properties to the north, south, and west are zoned RS-6.5, and the properties to the east are zoned RM (Residential Medium Density).

The applicant states that "*The proposed use is a Communications Facility. Though not specifically allowed in the base zone of RS-6.5, the proposed use may be considered through a Conditional Use Review, Type II land use process, which implies that certain circumstances and uses do fit with the intended character of the base zone. The proposed facility is primarily a modification of an existing utility facility (power substation). In addition, the property to the west is also developed with an existing power substation. In this portion of the neighborhood, the defining operating characteristics are the two power substations. Therefore, the modifications that include the new communications building and the communications tower are consistent with the operating characteristics of the neighborhood.*"



1.5 According to the Schedule of Permitted Uses in ADC 3.080(16), in the RS-6.5 zoning district, "***Public and Commercial Communication Facilities over 50 feet in height are not allowed in residential zoning districts, except when the applicant can provide supportive documentation or evidence, to the satisfaction of the Community Development Director, that, if such a facility is not allowed, there will be a gap in service that denies service to an area within the community. (This decision is a Type II land use decision.) See Article 8 for telecommunication facility design standards.***"

The applicant states: "*The intent of this qualifying standard is for communication facilities providing wireless service through a planned and/or existing network developed by a wireless carrier company. This proposal is not part of a traditional wireless communications network. Instead, the proposal is based on the need and the requirements to upgrade an existing energy distribution and transmission service. This project will replace existing protective relays associated with the 115 kV transmission line between two PacifiCorp substations with more modern digital relays. Federal regulations from the North American Electric Reliability Corporation (NERC) require that PacifiCorp meet certain standards in operating the electrical system. These new relays are an upgrade to the existing equipment and will allow better control of the electric system, thereby providing better functionality and reliability. This new system will also increase safety and security.*

Additionally, in order for this new equipment to be monitored by the control centers, PacifiCorp will also install a new microwave radio link from the Hazelwood and Fry substations to the Willamette Operations Center.

This new radio link will provide for more efficient communication between the substations and the control centers, thereby increasing security and efficiency. Overall, the requirements to upgrade the existing facility include upgrades to the ability of the facility to communicate more effectively and efficiently to the main operations center. This upgrade is in the form of a microwave radio link mounted on a tower that is high enough to 'see' the Willamette Operations Center in Albany. Without the upgrade in the communications portion of this proposed upgrade, the overall upgrades for the site that include mandated relay upgrades, will not be possible and will negatively impact the overall power service to the community. Without the overall upgrades, there will be a gap in the required level of service in this portion of the overall PacifiCorp electrical system."

Staff concurs with the applicant's response above and finds that if the facility is not allowed, there will be a gap in service that denies service to an area within the community. The review criteria for ADC 8.500 are addressed later in this report and those findings and conclusions are included here by reference.

1.6 ADC 3.080(16) also requires the following standards to be met to allow the proposed tower:

Such a tower will also be subject to the following conditions:

(a) The base of the antenna and any structures associated with the antenna shall be set back from the property lines of the property on which they are sited a distance of not less than 30 feet.

The proposed tower is setback from the east property line 31 feet; all other setbacks in any direction from the base of the tower are greater than 30 feet, as presented in Attachment B.23.

(b) The land on which the facility is sited shall be screened from adjacent land along its full perimeter, by providing screening, as defined in ADC Section 9.250.

ADC 9.250: Screening. Where screening is required or provided, the following standards apply:

(1) One row of evergreen shrubs that will grow to form a continuous hedge at least 4 feet tall within two years of planting, <u>or</u>

(2) A fence or masonry wall at least 5 feet tall constructed to provide a uniform sight-obscuring screen, <u>or</u>

(3) An earth berm combined with evergreen plantings or a fence that forms a sight and noise buffer at least 6 feet tall within two years of installation.

The applicant proposes landscaping and fencing to provide screening for the ground views of the facility from adjacent property to the east. Screening will consist of a new security fence along the expanded section of the substation and a row of arborvitae trees, along this new section of fence, as presented in Attachment B.23.

<u>CONCLUSIONS</u>

1.1 The proposed use is allowed with conditional use review approval in the RS-6.5 zoning district and the conditional use process provides an opportunity to review projects for potential impacts and impose conditions to address any identified concerns.

1.2 The proposal is to develop a communications tower and equipment building, at an existing electrical power substation that has operated continuously since the early 1950s.

1.3 The property to the west is also developed with an existing power substation. In this portion of the neighborhood, the operating characteristics are the two power substations, a public park and residential uses.

1.4 If the proposed facility is not allowed, there will be a gap in the required level of service in this portion of the overall PacifiCorp electrical system, per ADC 3.808(16).

1.5 The proposed facility meets the setback and screening requirements of ADC 3.808(16)(a) and (b).

1.6 As proposed, the use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.

1.7 This criterion is met without conditions.

Criterion (2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal calls for mitigation of differences in appearance or scale through such means as setbacks, screening, landscaping or other design features.

FINDINGS OF FACT

2.1 The proposal will modify the existing power substation with a new communication tower and equipment building. The site is developed with an existing electrical power substation that is industrial and non-residential in character. The site has operated continuously since the initial construction in the early 1950s. The property to the west is also developed with an existing power substation. In this portion of the neighborhood, the operating characteristics are the two power substations, a public park and residential uses.

2.2 The applicant states: "The proposed use is a communications facility [that will be] a modification to an existing substation; therefore, there is no significant change in use or function of the site. The change in level of compatibility changes only slightly with the proposal, as the existing substation will continue to operate with the existing size, scale, style and intensity. The new tower will slightly alter the scale, as the height of the tower is 150-feet, which is 65 feet above the existing transmission towers. However, the new tower only covers less than two percent of the entire area of the site that is developed with substation equipment and transmission towers. The new tower will substantially blend into the existing view of transmission towers and associated equipment."

The applicant goes on to explain that "Compatibility in terms of size and scale are also maintained by proposing all new development within the boundaries of the existing site, with no new expansion of the site area proposed for the communication building and the new tower. ...The style of the proposed tower is compatible with the existing substation development, consisting primarily of steel and reflecting a style of development that is utilitarian and industrial."

2.3 Setback: The proposed tower and control building are more than 150 feet from the front property line and more than 30 feet from the closest interior property line, which meets the standards of ADC 3.190, 3.080(16)(a) and 8.500(8).

2.4 Height: The tower is proposed to be 150 feet in height. Communication towers above 50 foot tall may be considered through this Conditional Use Review, per ADC 3.050(16).

2.5 Lot Coverage: Maximum lot coverage in the RS-6.5 zone is 60 percent. The existing site is covered with gravel, except for the northern area of the site and the area proposed for the new tower and equipment building, which are covered with grass, vegetation and a house. The applicant states that the proposed lot coverage will be 29% of the lot, which includes the new tower and equipment building, yard finish rock, and perimeter vegetation (See Site Plan on Attachment B.23).

Article 22 of the development code defines Lot Coverage as "*That portion of a lot which, when viewed directly from above, would be covered by a building, or structure, pavement, or any area not vegetated or in a naturally permeable state. Lot coverage for single-family detached development shall only include the area of the lot covered by buildings or structures*;" however, the term "naturally permeable state" is not defined in the city code.

The applicant states that "the yard finish rock is designed to be *naturally permeable* because the purpose of the rock is to drain water away from the electrical equipment. Permeability is a requirement in an electrified substation to ensure a safe environment and to prevent fires. …Electrical utility substations require a layer of high resistivity rock on the earth surface in order to provide a safe environment for those working within the substation during the event of a fault. The addition of landscaping within the

substation may ultimately decrease the resistance between personnel and the earth, which creates an unsafe environment for workers."

The applicant proposes un-compacted, washed drain rock that is four inches thick and has 40% voids. The applicant states that "Yard finish rock can perform similar to, if not better than, vegetated areas and native soils. By excluding areas covered with substation yard rock from the lot coverage calculation the current lot coverage is 24% and the proposed coverage is 29%." (See Site Plan on Attachment B.23)

Based on the plan to use washed drain rock, the Albany Public Works Department concurs with the applicant that the yard rock will function to be naturally permeable, as intended by the definition of lot coverage under Article 22 of the ADC. Therefore, based on the proposed design, the lot coverage standard is met. To ensure the development implements the proposed design, a condition of approval will be included to require the applicant to use four inch thick yard finish (washed drain) rock, un-compacted that has 40% voids, as proposed.

2.6 Buffering and Screening: ADC Section 9.210 requires buffering and screening in order to reduce the impacts on adjacent uses which are of a different type; buffering and screening is required in accordance with a matrix contained within that section. The proposed communications tower is a type of industrial use that will be located on the interior of the site of an existing power substation. A single-family dwelling (in a residential zone) is located immediately east of the proposed new tower. Based on the buffer and screening matrix of Article 9, a 30 foot buffer setback with screening is required between the proposed development and the abutting residential dwelling. Buffering and screening requirements are as follows:

ADC 9.240 Buffering. The minimum improvements within a buffer area consist of the following:

(1) At least one row of trees. These trees will be not less than 10 feet high at time of planting for deciduous trees and spaced not more than 30 feet apart and 5 feet high at time of planting for evergreen trees and spaced not more than 15 feet apart. This requirement may be waived by the Director when it can be demonstrated that such trees would conflict with other purposes of this Code (e.g. solar access).

(2) At least five 5-gallon shrubs or ten 1-gallon shrubs for each 1,000 square feet of required buffer area.

(3) The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs).

ADC 9.250 Screening. Where screening is required or provided, the following standards apply in addition to conditions (1) and (3) above:

(1) One row of evergreen shrubs that will grow to form a continuous hedge at least 4 feet tall within two years of planting, or

(2) A fence or masonry wall at least 5 feet tall constructed to provide a uniform sight-obscuring screen, or

(3) An earth berm combined with evergreen plantings or a fence that forms a sight and noise buffer at least 6 feet tall within two years of installation.

As presented on the Site Plan (Attachment B.23), the applicant is proposing landscaping and fencing to provide screening for the ground views of adjacent, affected property to the east. This screening will consist of a nine foot high slatted, chain-link fence with an additional one foot of barbed wire on top for security, along with arborvitae trees planted at eight-foot spacing intervals along this new section of fence. The buffering and screening standards will be met with the fencing and landscaping as proposed.

2.7 Irrigation: ADC 9.160 says "*All required landscaped areas must be provided with a piped underground water supply irrigation system unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation. Irrigation systems installed in the public right-of-way require an encroachment permit*."

The applicant states that the landscaping plan includes "shrubs that are naturally hardy in our climate (arborvitae). To ensure maximum survival, plants are typically installed in the fall so that they are well

established prior to the following summer. If not well established, plants will be evaluated in the summer and a temporary watering system, such as slow release watering bags or other method, will be considered to ensure survival. No irrigation system is planned, as irrigation is not required once the plants are established." Compliance with

2.8 Landscape maintenance: ADC 9.200 requires that the property owner maintain required landscaped areas in an attractive manner free of weeds and noxious vegetation. The minimum amount of required living landscape materials must be maintained.

2.9 Fences: The applicant proposes a new fence along the expanded section of the substation in order to prove adequate security for the substation. The applicant states that "There is an existing wooden fence adjacent to the east property boundary, located on the adjacent property. This fence will not be removed unless the adjacent property owner chooses to remove the fence. The proposed new fence will be located at the east property boundary, adjacent to the existing fence. This fence will be a slatted, chain-link fence approximately nine feet high with an additional one foot of barbed wire on top. The existing fence around the substation is a seven foot high chain link fence with one foot of barbed wire on top." (See the Site Plan, Attachment B.23 for a detail of the proposed fence) Standards for fences in general and within residential zones are outlined in ADC, Article 9 (below):

9.380 Standards. Fences and walls shall meet the following standards. If a fence or wall is used to meet required screening, it shall meet the provisions in Section 9.385. Standards in Residential, MUR and MUC zones:

(3) Interior Setbacks.

(a) Fences in a residential zone in Article 3 or in the MUR or MUC zone may have fences up to 6 feet tall in the interior setbacks except that a single-family use or zone that shares an interior property line with a multiple-family, commercial or industrial use or zone may have a fence up to 8 feet tall along the property line.

Standards for All fences:

(5) In no instance or zone shall a fence exceed 8 feet except when permitted in 9.370.

(6) Fences over 6 feet tall require a building permit prior to construction. Fences over 6 feet tall shall meet building setbacks, except when permitted along property lines in Sections 9.370(4)(d) or permitted in required setbacks in 9.380(3)(a).

9.370 Materials. Fences and walls shall not be constructed of or contain any material that will do bodily harm, such as electric or barbed wire, broken glass, spikes, or any other hazardous or dangerous materials, except as follows:

(1) Barbed wire is permitted on top of a 6-foot-tall fence in commercial, industrial, and mixed-use zones except MUC and MUR. The total height of the fence and barbed wire is limited to 8 feet. Barbed-wire-only fences are prohibited except as allowed in subsection (2).

(2) Correctional Institutions and High Security Areas. Concertina wire or barbed-wire only fences may be used around correctional institutions and high security areas provided that the fences are posted at 15-foot intervals with clearly visible warnings of the hazard.

The code standards (above) limit the height of fences to a maximum of eight feet tall, per ADC 9.370 and 9.380. Therefore, the height of the fence will need to be lowered from the proposed ten foot high fence to the height of the existing fence, which is a total of eight feet high (seven foot fence with one foot of barbed wire on top). This will be included as a condition of approval.

CONCLUSIONS

2.1 The proposal will modify an existing power substation with a new communication tower and equipment building within the existing site area, which will not substantially alter the use, intensity or character of the substation.

2.2 The proposed development meets all minimum setback standards.

2.3 The proposed development meets lot coverage standards if the applicant implements the yard finished rock design that allows for permeability, as proposed.

2.4 The proposed new tower will be approximately 65 feet taller than the existing substation facility; however, the visual impact of the tower and equipment building at ground level will be mitigated by buffering and screening along the east side of the development.

2.4 As proposed, the fence will meet the screening requirement, but the height of the fence will need to be lowered to no higher than eight feet in height to meet code standards.

2.5 This criterion can be met with the following conditions.

CONDITIONS

2.1 Where proposed, the applicant shall use four inch thick yard finish rock, un-compacted that has 40% voids around the new tower area, to allow for natural drainage and permeability.

2.2 Prior to issuance of a building permit, the site plan shall be revised and submitted to the Community Development Department for review and approval. The landscaping and fencing details of plan shall substantially conform to the proposed site plan; except the fence shall be no higher than eight feet per code standards.

2.3 The required landscaping must be provided with a piped underground water supply irrigation system unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation

2.4 The property owner must maintain the required landscaped areas in an attractive manner free of weeds and noxious vegetation. The minimum amount of ADC required living landscape materials must be maintained.

2.4 Prior to issuance of building permit final, all landscaping and irrigation must be installed in accordance with the approved plan.

Criterion (3) The transportation system is capable of supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, and pedestrian safety.

3.1 The proposed development will construct a new communications tower and equipment building at an existing PacificCorp power substation. The project is located on the north side of the street at 1917 Queen Avenue.

3.2 Queen Avenue is classified as a minor arterial street and is constructed to city standards. Improvements include: curb, gutter, and sidewalk along both sides of the road; a travel lane in each direction; a two way center left turn lane; and on street bike lanes.

3.3 The project will generate new vehicle trips to and from the site during its construction. When completed the proposed project is not expected to generate regular traffic or vehicle trips beyond those needed for occasional maintenance activities. The applicant states that “Only a few trips per month are necessary to serve the site for operation and maintenance purposes.”

3.4 ADC 12.100(1) requires that all driveway approaches to public streets be paved in accordance engineering design standards. Those standards require the first 20 feet of all driveways be paved to avoid having traffic deposit rock and gravel on the street system.

3.5 This site’s driveway to Queen Avenue currently has a gravel surface. The driveway will be used by construction vehicles.

3.6 Albany’s Transportation System Plan (TSP) does not identify any level of service or safety problems along the frontage of the site.

CONCLUSIONS

3.1 The public street frontage along the site is constructed to city standards.

3.2 The development is not expected to result in an increase in the number of average weekday vehicle trips generated by the site.

3.3 Albany's TSP does not identify any level of service or safety problems along the frontage of the site.

3.4 The existing driveway access to the site from Queen Avenue has a gravel surface. The driveway will be used by construction vehicles when improvements are being made to the site.

3.5 ADC 12.100(1) requires that the first 20 feet of driveways be paved.

3.6 This criterion can be met with the following condition.

CONDITION

3.1 Prior to issuance of a building permit to construct the proposed tower and equipment building, the applicant shall pave the site's driveway to Queen Avenue. The pavement shall extend from the back of the concrete driveway approach to a point at least 20 feet onto private property.

Criterion (4) Public services for water, sanitary and storm sewer, water management and for fire and police protection are capable of servicing the proposed use.

FINDINGS OF FACT

Sanitary Sewer

4.1 City utility maps show a twelve-inch public sanitary sewer main along the west boundary of the subject property.

4.2 The applicant's submittal indicates that no public sewer service is needed for this development.

Water

4.3 City utility maps show a ten-inch public water main in Queen Avenue.

4.4 The applicant's submittal indicates that no public water service is needed for this development.

Storm Drainage

4.5 City utility maps show a 21-inch public storm drain main in Queen Avenue, and an 18-inch main along the west boundary of the site.

4.6 The applicant states that "the yard finish rock is designed to be naturally permeable because the purpose of the rock is to drain water away from the electrical equipment. The applicant proposes un-compacted, washed drain rock that is four inches thick and has 40% voids. The applicant states that "yard finish rock can perform similar to, if not better than, vegetated areas and native soils.

AMC 12.45.040 Permit exemptions (Storm Water Quality Facilities):

(1) A development may be exempted from the requirement of AMC 12.45.030 when one or more of the following conditions exist:

(a) The development is for the construction of not more than three single-family or duplex dwelling(s) on an existing lot(s) of record.

(b) The development creates and/or replaces less than 8,100 square feet of impervious surface, cumulatively.

(c) The Director has determined that physical characteristics of the site (including current development) make effective on-site construction of the facilities impractical; and that an off-site post-construction stormwater quality fee has been paid per AMC 12.45.100.

(d) The Director has determined that the site topography or soils makes it impractical or ineffective to construct the facilities on site or within planned improvements in the public right-of-way; and that an off-site post-construction stormwater quality fee has been paid per AMC 12.45.100.

(e) The proposed development activity is being constructed under a valid land use approval where the application for said development activity was submitted prior to January 1, 2015.

The proposed development will create or replace less than 8,100 square feet of impervious surface, therefore storm water quality facilities will not be required.

CONCLUSIONS

4.1 Public sanitary sewer, water, and storm drainage facilities are adequate to serve the proposed development.

4.2 If the new development will result in an increase in the number of wastewater plumbing fixtures, then additional sanitary sewer SDCs may be due at the time of building permit issuance.

4.3 Because the proposed development creates and/or replaces less than 8,100 square feet of impervious surface, stormwater quality facilities will not be required for the project.

4.4 Because the proposal is to use "yard rock" in most areas of development, this is not considered "impervious" and therefore no storm drainage facilities will be required for this proposal.

4.5 The proposal meets this criterion without conditions.

Criterion (5) The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: (a) Noise, glare, odor, litter, and hours of operation; (b) Privacy and safety issues.

FINDINGS OF FACT

5.1 The applicant states that "The proposed tower and associated control building produce no adverse impacts on nearby residential lands. The tower itself is constructed to meet all construction specification and safety standards, and will comply with all applicable codes, ordinances, regulations and requirements of authorities having jurisdiction." The applicant has provided the following information regarding impacts from the proposed use.

5.2 Noise: The applicant states that levels of noise associated with the proposed development will not exceed standard utility decibel levels during normal operation. Normal noise levels can be expected during approximately six months of initial construction. After the project is constructed, no additional noise emissions will be generated by the communications tower or the associated communications hut. The antennas on the communications tower are passive devices (not powered) and the communications hut will not have a backup generator.

5.3 Glare and Lighting: The applicant states that the tower structure will consist of non-reflecting galvanized steel pipe and galvanized steel angle iron, thereby eliminating any significant glare from the tower. Minimal new lighting is proposed for the site. Existing lighting at the site will be retained to insure appropriate levels of safety and security are maintained and additional low level porch lighting will be added to the new equipment building to ensure safe entry to the building

5.4 Trash and Odor: The applicant states that there is no odor associated with the proposed use and development. No trash or litter is expected to be produced through operation and maintenance of the site, but any minor trash will be hauled away per City standards.

5.5 Privacy and Safety: The applicant states that following construction, there will be no increase in trips to the substation. Currently, estimated site visits number about 2-3 trips per month. Therefore, a privacy issue for adjacent properties is not expected to be significant. In addition, the applicant proposes a landscape and fencing scheme that will provide adequate screening for the ground views of adjacent, affected property to the east. This screening consists of a combination of galvanized expanded metal security fence and landscaping (see Site Plan Exhibit). This screening will consist of a new security fence along the expanded section of the substation. The security fence is required to provide adequate security for the substation. The details of this fence are contained in the Substation Construction Standard 02812; see Site Plan (Attachment B.23). In addition to this fence, PacifiCorp will plant a row of arborvitae trees (or similar), along this new section of fence.

5.6 Hours of Operation. The site has operated in perpetuity since initial construction in the early 1950s, and will continue to operate this way with the new development; no new hours of operation are proposed.

CONCLUSION

5.1 The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to: glare, odor, litter, hours of operation, or privacy and safety issues.

5.4 This criterion can be met without conditions.

Criterion (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

FINDINGS OF FACT

6.1 Airport Approach: The subject property is not located within or near the vicinity of the Airport Approach District. No lights are required on top of the proposed tower because the tower is less than 200 feet in height.

6.2 Natural Resources:

Comprehensive Plan, Plate 5: Floodplains, shows the site is located out of the 100-year floodplain. FEMA/FIRM Community Panels Numbered 41043C0507G and 41043C0526G dated September 29, 2010, shows the proposed facility site in Zone X, an area determined to be outside the 500-year floodplain.

Comprehensive Plan Plate 6: Wetland Sites shows wetlands are not located on the site.

6.3 Historic: *Comprehensive Plan, Plate 9: Historic Districts,* shows the site is not located in a Historic District.

CONCLUSIONS

6.1 There are no special purpose districts associated with the subject property.

6.2 This criterion is met without conditions.

Design Standards for Telecommunication Facilities (ADC 8.500)

In addition to the Conditional Use review criteria listed above, Albany Development Code Section 8.500 includes standards for telecommunications facilities. These standards must be met if the proposed facility is to be approved. Code criteria are written in ***bold italics*** and are followed by findings, conclusions and conditions where needed to meet the criteria.

(1) No new tower shall be permitted unless the applicant demonstrates that co-location is not feasible on existing towers.

FINDINGS AND CONCLUSION

1.1 There are no existing towers on the site. The applicant states that "the proposed communications system upgrade that includes a new tower and microwave needs to be located on the existing site. Pacific Power requires a communications tower to be located at Hazelwood Substation to provide high speed line protection on a transmission line between Hazelwood substation and Fry Substation. The high speed, low latency, line relaying (line protection) is achieved with direct line of site microwave radio between the two substations utilizing a repeater station on an existing tower at the Willamette Power Office. To meet the required speed and latency, based on industry standards, the line relays need to be directly connected to the microwave system. As the substation equipment cannot be relocated to an existing communications site, a tower is required in the substation.

The only adjacent tower to Hazelwood substation is a shorter (approximately 65 feet) tower in the BPA Albany substation. This tower is not of sufficient height to maintain a reliable communications path to either Willamette Power Office or Fry Substation.

PacifiCorp regularly reviews proposals for co-locations from other entities. Each applied-for site is evaluated internally on a case-by-case basis to determine if it is suitable for co-location. Some sites are not suitable due to the company's present or future needs, or due to internal security requirements or those of the Western Electricity Coordinating Council (WECC) or the North American Reliability Corporation (NERC). If the site is suitable for co-location, PacifiCorp will then work with the applicant on negotiating a lease for the installation of that party's equipment." Therefore, co-location is not feasible on existing towers within proximity to the site. This criterion is met.

(2) New towers or facilities 50 feet or more in height must provide for future co-location of other telecommunications providers.

FINDINGS AND CONCLUSION

2.1 The new tower is proposed to be more than 50 feet in height. The applicant states that the new tower could accommodate future co-location, depending upon the size and needs of any proposed antenna array or microwave structure, provided such co-location would not negatively impact the safety and security of the PacifiCorp communication system.

CONDITION

2.1 The applicant shall provide for future co-location of other telecommunications providers on the proposed tower.

(3) Monopole construction is preferred over the lattice style.

FINDINGS AND CONCLUSION

3.1 The applicant states that "although a monopole is preferred by code, a lattice tower is required to provide the high reliability communications link for protective relaying. Tall monopoles are susceptible to twist and sway during high wind events and can lead to sufficient outages that violate regulatory obligations for link performance. In addition to twist and sway of the structure, high winds can cause uplift on the microwave antenna when band or chain mounts are utilized and knock the link out of service until a tower climber can visit the site and correct alignment. The high wind events that can lead to microwave link outage on a monopole can also cause high voltage line faults that the protective relays are installed to protect against." This criterion is met.

(4) The applicant shall consider the following locations as the preferred order of location of a proposed communication facility: a) existing broadcasting or communication facilities; b) public structures such as water reservoirs, utility structures, fire stations, bridges, and other public buildings within all zoning districts not utilized primarily for residential uses; c) property zoned Light Industrial, Heavy Industrial, Industrial Park and Heavy Commercial.

FINDINGS AND CONCLUSION

4.1 This existing substation has been operating since the early 1950s and has not been used as a primary residential use since initial operation. The applicant is proposing the tower at an existing public structure in the form of an existing utility structure (power substation), which meets the standard under factor (c) above.

(5) Towers and antennas shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration.

FINDINGS AND CONCLUSION

5.1 The applicant states that "the proposed tower is designed with a color and materials scheme that will blend into the existing colors and materials scheme of the existing substation. The lattice design will also blend into the existing pattern of industrial utility that exists on the site." This criterion is met.

(6) Towers should be located in an area where they are unobtrusive and do not substantially detract from aesthetics or neighborhood character, due to either location, nature of surrounding uses, or to lack of visibility caused by natural growth or other factors.

FINDINGS AND CONCLUSION

6.1 The applicant states that "the proposed tower is being located on a site that is substantially developed with an existing utility substation that is industrial and nonresidential in character. Both the aesthetics and character of the substation site will not be altered substantially. Locating the tower in another location would substantially detract from the character of the existing residential neighborhood, so locating on the existing substation site greatly diminishes potential impact from this type of development. In addition, the proposal in no way diminishes the nature or abilities of surrounding residential uses in the neighborhood." This criterion is met.

(7) Towers shall not be located between the principle structure and a public street.

FINDINGS AND CONCLUSION

7.1 The tower is located near the corner of the site, with a minimum setback of 30 feet. The existing power substation equipment is considered the 'principal structure', and the proposed tower is not proposed to be located between the substation equipment and the street. This criterion is met.

(8) Tower setbacks shall be at least the height of the tower from public streets.

FINDINGS AND CONCLUSION

8.1 The proposed tower is 150 feet tall and the proposed setback between the tower and the street is 176 feet from the nearest public street. This criterion is met.

(9) Tower guys and accessory structures shall satisfy the minimum setback requirements of the underlying zoning district. Vegetative screening shall be provided around any accessory building as prescribed by Section 9.250.

FINDINGS AND CONCLUSION

9.1 No tower guys are proposed for the tower. The accessory building adjacent to the tower, as well as the new control building, are both located outside of the setbacks. Screening is provided along the east and west property boundaries, as indicated on the Site Plan, Attachment B.23. This criterion is met.

(10) All towers and associated facilities shall be removed within six months of the cessation of operations at the site unless the Community Development Director approves a time extension. In the event that a tower is not removed within six months, the City may remove the telecommunications facilities and assess the costs of removal against the owner and property.

FINDINGS AND CONCLUSION

10.1 The applicant understands that the tower and all associated facilities shall be removed from the site within six months of cessation of operations unless the City grants an extension

CONDITION

10.1 All towers and associated facilities must be removed within six months of the cessation of operations at this facility unless the Community Development Director approves a time extension. In the event that any of the facilities at this location are not removed within six months, the City may remove the facilities and assess the costs of removal against the owner and property.

OVERALL CONCLUSION

As proposed and conditioned, the new communications tower and equipment building meets the conditional use review and design standard criteria with the following conditions of approval:

Compatibility

2.1 Where proposed, the applicant shall use four inch thick yard finish rock, un-compacted that has 40% voids around the new tower area, to allow for natural drainage and permeability.

2.2 Prior to issuance of a building permit, the site plan shall be revised and submitted to the Community Development Department for review and approval. The landscaping and fencing details of the plan shall substantially conform to the proposed site plan with the exception that the fence shall be no higher than eight feet per code standards.

2.3 The required landscaping must be provided with a piped underground water supply irrigation system unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation

2.4 The property owner must maintain the required landscaped areas in an attractive manner free of weeds and noxious vegetation. The minimum amount of required living landscape materials must be maintained.

2.4 Prior to issuance of building permit final, all landscaping and irrigation must be installed in accordance with the approved plan.

Transportation

3.1 Prior to issuance of a building permit to construct the proposed tower and equipment building, the applicant shall pave the site's driveway to Queen Avenue. The pavement shall extend from the back of the concrete driveway approach to a point at least 20 feet onto private property.

Telecommunication Facilities Design Standards

2.1 The applicant shall provide for future co-location of other telecommunications providers on the proposed tower.

10.1 All towers and associated facilities must be removed within six months of the cessation of operations at this facility unless the Community Development Director approves a time extension. In the event that any of the facilities at this location are not removed within six months, the City may remove the facilities and assess the costs of removal against the owner and property.

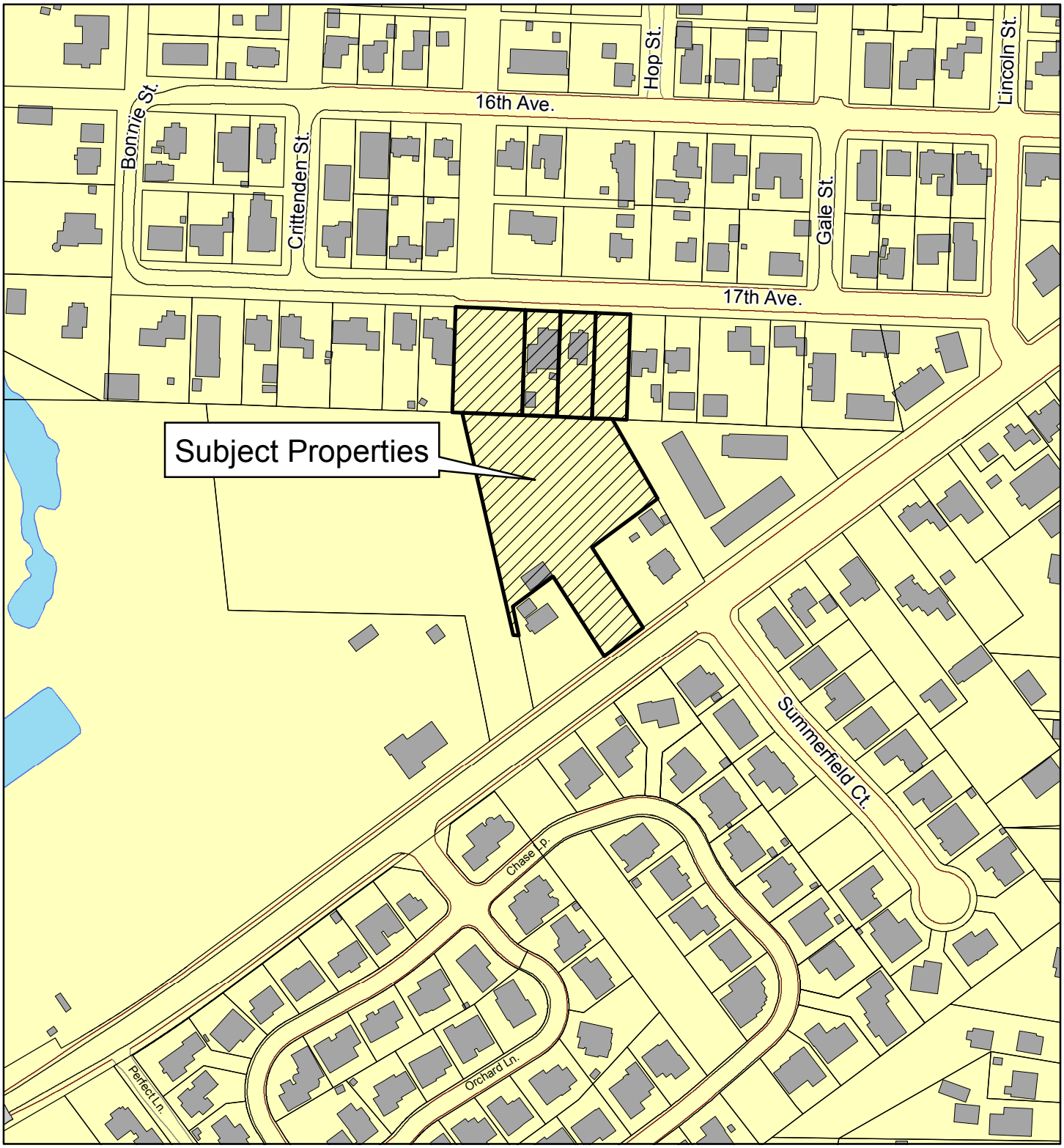
ATTACHMENTS

A. Location Map

B. Applicant's Submittal with Attachments:

B.1 – B.16	Findings Narrative
B.17 – B.20	Supplemental Information
B.21 – B.22	Neighborhood Meeting Documentation
B.23	Grading Plan, Overall Site Plan
B.24	Antenna Support Structure, Tower Elevations, Sections & Details

Attachment A



Location: 1917 Queen Avenue SW and 1930, 1940 & 1950 17th Avenue SW

The City of Albany's Infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field

N

0 50 100 200 300 400 Feet

August 1, 2016

Planning Divsion

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

Attachment B.1

Hazelwood Substation Communications Facility

Albany, Oregon

An Application For:

Type II Conditional Use Permit

Original Submittal: May 09, 2016
Revised Submittal: July 18, 2016

Applicant:
Pacific Power
Attn: Brandi Christie
825 NE Multnomah Street
Portland, OR 97232
Phone: 503-813-5419

Prepared by:
Cardno
Attn: Kevin Brady
5415 SW Westgate Drive, Suite 100
Portland, Oregon 97221
Phone: 503-419-2500

TABLE OF CONTENTS

EXHIBITS

I. INTRODUCTION

General Information

Applicant:	Pacific Power 825 NE Multnomah Street Portland, OR 97232 (503) 813-5419 Contact: Brandi Christie Brandi.christie@pacificorp.com
Property Owner:	Pacific Power 825 NE Multnomah Street Portland, OR 97232
Applicant's Representative:	Cardno 5415 SW Westgate Drive; Suite Portland, Oregon 97221 (503) 419-2500 Contact: Kevin Brady kevin.brady@cardno.com
Tax Lot Information:	11S04E12CB – 07300, 07400, 07401
Location:	1920-1940 17th Avenue SW Albany, OR 97321
Current Zoning Districts:	Residential Single Family (RS-6.5)
Project Site Area:	0.51 acres

SUMMARY OF PROPOSAL

This project will replace existing protective relays associated with the 115 kV transmission line between the PacifiCorp Hazelwood and Fry substations with more modern digital relays. Federal regulations from the North American Electric Reliability Corporation (NERC) require that PacifiCorp meet certain standards in operating the electrical system. These new relays are an upgrade to the existing equipment and will allow better control of the electric system, thereby providing better functionality and reliability. This new system will also increase safety and security. Additionally, in order for this new equipment to be monitored by the control centers, PacifiCorp will also install a new microwave radio link from Hazelwood and Fry substations to the Willamette Operations Center, also located in Albany. This new radio link will provide for more efficient communication between the substations and the control centers, thereby increasing security and efficiency.

To accomplish this at the Hazelwood substation, a new microwave tower will be erected at the substation that will provide communication between the Hazelwood substation and the Fry substation. A small communication building, designed to support the microwave communication equipment, will be placed adjacent to the new tower. PacifiCorp will also be constructing a new control building to house the new relay panels and associated equipment at the substation. This building will serve a substantially separate function on the site, therefore, is being reviewed under a separate building permit and is not part of this application. The goal of this project is to continue to meet the company's regulatory requirements, which support the highest level of reliability, security, safety and service for Pacific Power customers in Albany, Linn County and the surrounding area.

PROJECT LOCATION

The location of the proposed project is between SW Queen Avenue and 17th Avenue SW approximately 1 mile southwest of downtown Albany. The physical address of the site is 1920-1940 17th Avenue SW, Albany, OR 97322.

Table A. General Zoning and Surrounding Uses

SURROUNDING USES	
NORTH	Single family residential
EAST	Multi-family residential
SOUTH	Single family residential
WEST	Utility facility (BPA substation)

Exhibit 1: Aerial and Vicinity Map

CITY OF ALBANY DEVELOPMENT CODE

ARTICLE 1 ADMINISTRATION AND PROCEDURES

GENERAL ADMINISTRATION

Application Procedures

1.200 Land Use Application Procedures

(1) A land use application shall be processed under a Type I, I-L, II, III, or IV procedure, as described in this Article.

Response: Per Article 3.040, Schedule of Permitted Uses, this proposal is subject to the procedures outlined in Section 1.350 for a Type II Conditional Use Permit. The applicant is applying for a Conditional Use for this project proposal.

1.202 Pre-application Conference

The Director and the applicant or the applicant's authorized representative shall arrange a pre-application conference, unless the applicant and Director agree that the conference is not needed. The purpose of the conference is to acquaint the applicant with the substantive and procedural requirements of this Code, and to identify any constraints on the proposed development. Depending on the nature and size of the proposed development, a rough sketch conceptual plan may be required for review in the pre-application conference. Upon the applicant's request, the Director shall provide the applicant with a written summary of the conference including confirmation of the procedures to be used to process the application, a list of materials to be submitted, and the criteria and standards which may apply to the approval of the application.

Response: A pre-application was held on December 2, 2015. The Director has provided a pre-application conference worksheet and the applicant has provided a copy of the notes from the conference (Exhibit D).

1.203 Neighborhood Meeting

The purpose of a neighborhood meeting is to ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them the opportunity to understand and try to mitigate any real or perceived impacts their application may have on the neighborhood. The meeting is not intended to produce complete consensus on all applications. It is intended to encourage applicants to be good neighbors. City staff will attend the neighborhood meeting in an advisory capacity to answer questions.

Response: As indicated in Article 1.203(8), a neighborhood meeting is required at the discretion of the Director. The Director has indicated that a neighborhood meeting is required and the applicant held such meeting on March 31, 2016 at the Albany Library located at 2450 14th Avenue SE in Albany between the hours of 5 PM and 6 PM. The applicant sent notices of the neighborhood meeting 10 days prior to the neighborhood meeting to those owners within 300 feet of the subject property. Of the approximately 60 property owners within 300 feet of the subject property who were notified of the meeting, none of those notified attended. The only persons in attendance at the neighborhood meeting were members of the applicant team, including representatives of PacifiCorp (owner/applicant). See Exhibit C, Neighborhood Meeting Material.

1.207 Application Contents

A land use application shall consist of the following:

(1) Explanation of intent, nature and proposed use(s) of the development, pertinent background information, and other information that may have a bearing in determining the action to be taken, including detailed findings when required by the provisions of this Code.

Response: The applicant has provided a detailed explanation of the proposed use and development, including background information and detailed findings addressing all applicable provisions of the Albany Development Code (ADC). In addition, the applicant has addressed all applicable standards and criteria relevant to this proposal and application.

(2) Signed statement that the property affected by the application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property.

Response: The applicant has provided the required application form for this development proposal, including the required ownership signature by the owner/applicant.

(3) Property description and assessor map parcel number(s).

Response: A property description and assessor map parcel number(s) can be found in the introduction of this narrative (Exhibit B).

(4) Additional information required by other sections of this Code because of the type of proposal or the area involved.

Response: All subsequent materials with this application package was determined to be necessary at the pre-application meeting and Section 1.207, and is enclosed in this application package.

(5) Duplicates of the above information as required by the Director.

Response: As outlined by the City of Albany, 3 copies of the application package is provided for distribution to City Staff.

(6) Application fees as established by the City Council.

Response: All application fees are to be paid at the time of application submittal, and these fees are provided in the form of a check provided by the owner/applicant (PacifiCorp).

(7) A report documenting the results of any neighborhood meeting. The report shall contain: […]

Response: As indicated in Article 1.203(8), a neighborhood meeting is required at the discretion of the Director. The Director has indicated that a neighborhood meeting is required for this application. The applicant held such meeting on March 31, 2016 at the Albany Library located at 2450 14th Avenue SE in Albany between the hours of 5 PM and 6 PM. The applicant sent notices of the neighborhood meeting 10 days prior to the neighborhood meeting to those owners within 300 feet of the subject property.

Of the approximately 60 property owners within 300 feet of the subject property who were notified of the meeting, none of those notified attended. The only persons in attendance at the neighborhood meeting were members of the applicant team, including representatives of PacifiCorp (owner/applicant). A separate report in included in Exhibit C, Neighborhood Meeting Material.

ARTICLE 2 REVIEW CRITERIA

CONDITIONAL USES

2.240 Procedure

A Conditional Use application is reviewed as either a Type II or a Type III procedure, according to the Schedule of Permitted Uses. [Ord. 5446, 5/10/00, Ord. 5673, 6/27/07]

Response: Under Article 3.050, Schedule of Permitted Uses, and Article 3.080, Special Conditions, a Communications Facility over 50 feet in height is not allowed in the RS-6.5 unless the standards and regulations indicated in Special Condition (16) are met. This special condition requires that the application be reviewed as a Type II Conditional Use. Therefore, the applicable criteria under Article 2 are addressed in this portion of the narrative. Article 3 is further addressed below.

2.250 Review Criteria

Requests for conditional uses will be approved if the review body finds that the application meets all of the following criteria, either outright or with conditions that bring the proposal into compliance:

(1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.

Response: The proposed use is a Communications Facility. Though not specifically allowed in the base zone of RS-6.5, the proposed use is allowed through a Conditional Use, which implies that certain circumstances and uses do fit with the intended character of the base zone. The proposed facility is primarily a modification of an existing utility facility (power substation). In addition, the property to the west is also developed with an existing power substation. In this portion of the neighborhood, the defining operating characteristics are the two power substations. Therefore, the modifications that include the new communications building and the communications tower are consistent with the operating characteristics of the neighborhood.

(2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal mitigates difference in appearance or scale through such means as setbacks, screening, landscaping or other design features.

Response: The proposed use is a Communications Facility as a modification to an existing substation, therefore, there is no significant change in use or function of the site. The change in level of compatibility changes only slightly with the proposal, as the existing substation will continue to operate with the existing size, scale, style and intensity. The new tower will slightly alter the scale, as the height of the tower is 125-feet, which is 40 feet above the existing transmission towers.

However, the new tower only covers less than 2% of the entire area of the site that is developed with substation equipment and transmission towers. From adjacent properties within 300 feet of the property lines, the new tower will substantially blend into the existing view of transmission towers and associated equipment. In addition, a new 9' high galvanized expanded metal security fence with an additional 1' of barbed wire on top will be installed to provide screening between the adjacent properties and the new development. Further, arborvitae trees will be planted at 8-foot spacing intervals to provide additional screening. Compatibility in terms of size and scale are also maintained by proposing all new development within the boundaries of the existing site, with no new expansion of the site area proposed for the communication building and the new tower.

The style of the proposed tower is compatible with the existing substation development, consisting primarily of steel and reflecting a style of development that is utilitarian and industrial. Again, the applicant is also proposing a landscape and fencing scheme that will provide adequate screening for the ground views of adjacent, affected property to the east. This screening will consist of a new security fence along the expanded section of the substation. The security fence is required to provide adequate security for the substation. The details of this fence are contained in PacifiCorp's Substation Construction Standard 02812 (see Site Plan Exhibit). Again, in addition to this fence, PacifiCorp will plant a row of arborvitae trees (or similar), along this new section of fence.

Though potentially desirable as additional mitigation for the increase in lot coverage, additional landscaping within the substation compound creates undesirable safety issues. Electrical utility substations require a layer of high resistivity rock on the earth surface in order to provide a safe environment for those working within the substation during the event of a fault. The addition of landscaping within the substation may ultimately decrease the resistance between personnel and the earth, which creates an unsafe environment for workers.

(3) The transportation system can support the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts and pedestrian safety. [Ord. 5720, 08/12/09]

Response: No new transportation improvements are needed or required as part of this proposal. Only a few trips per month are necessary to serve the site for operation and maintenance purposes.

(4) Public services for water, sanitary and storm sewer, water management, and for fire and police protection, can serve the proposed use. [Ord. 5720, 08/12/09]

Response: No new water, sanitary, or storm water facilities are required or proposed for this proposal. Existing fire and police protection agencies currently serve the site.

(5) The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to:

(a) Noise, glare, odor, litter, or hours of operation.

(b) Privacy and safety issues.

Response: The proposed tower and associated control buildings produce no adverse impacts on nearby residential lands. Levels of noise associated with the proposed development will not exceed standard utility decibel levels during normal operation. Normal noise levels can be expected during approximately 6 months of initial construction. The tower structure will consist of non-reflecting galvanized steel pipe and galvanized steel angle iron, thereby eliminating any significant glare from the tower. There is no odor associated with the proposed use and development. No trash or litter is expected to be produced through operation and maintenance of the site, but any minor trash will be hauled away per City standards. The site has operated in perpetuity since initial construction in the early 1950s, and will continue to operate this way with the new development; no new hours of operation are proposed.

Following construction, there will be no increase in trips to the substation. Currently, estimated site visits number about 2-3 trips per month. Therefore, privacy issues for adjacent properties is insignificant. In addition, the applicant proposes a landscape and fencing scheme that will provide adequate screening for the ground views of adjacent, affected property to the east. This screening consists of a combination of galvanized expanded metal security fence and landscaping (see Site Plan Exhibit). This screening will consist of a new security fence along the expanded section of the substation. The security fence is required to provide adequate security for the substation. The details of this fence are contained in the Substation Construction Standard 02812 (see Site Plan Exhibit). In addition to this fence, PacifiCorp will plant a row of arborvitae trees (or similar), along this new section of fence.

The tower itself is constructed to meet all construction specification and safety standards, and will comply with all applicable codes, ordinances, regulations and requirements of authorities having jurisdiction.

(6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Response: There are no special purpose districts associated with the subject property.

ARTICLE 3 RESIDENTIAL ZONING DISTRICTS

Zoning Districts

3.020 Establishment of Residential Zoning Districts

In order to regulate and segregate the uses of lands and buildings and to regulate the density of development, the following residential zoning districts are established:

(3) RS-6.5—RESIDENTIAL SINGLE FAMILY DISTRICT. The RS-6.5 District is intended primarily for low-density urban single-family residential development. The average minimum lot size is 6,500 square feet.

Response: The subject property is zoned RS-6.5, therefore subject to the requirements, standards and use regulations herein.

SCHEDULE OF PERMITTED USES

3.050 Schedule of Permitted Uses.

The specific uses listed in the following schedule are permitted in the zones as indicated, subject to the general provisions, special conditions, additional restrictions, and exceptions set forth in this Code. A description of each use category is in Article 22, Use Categories and Definitions.

USES ALLOWED IN RESIDENTIAL ZONING DISTRICTS		
Use Categories	**Special Conditions**	**RS-6.5**
Other Categories		
Communication Facilities over 50 ft.	16	N

Y = Yes, allowed, no Site Plan review required
N = No, not allowed
CD = Cluster Development, see Art. 11
PD = Planned Unit Development, see Art. 11
CU = Conditional Use approval required, Type III procedure
S = Site Plan Review required

Response: The proposed use is considered a Communications Facilities over 50 feet. The proposed use can be allowed under Special Condition 16 in the Schedule of Permitted Uses. Special Condition 16 is addressed below.

SPECIAL CONDITIONS

3.080 General

Where numbers appear in the column labeled "special conditions" or in a cell in the Schedule of Permitted Uses, the corresponding numbered conditions below shall apply to the particular use category as additional clarification or restriction:

(16) Public and Commercial Communication Facilities over 50 feet in height are not allowed in residential zoning districts, except when the applicant can provide supportive documentation or evidence, to the satisfaction of the Community Development Director, that, if such a facility is not allowed, there will be a gap in service that denies service to an area within the community. (This decision is a Type II land use decision.) See Article 8 for telecommunication facility design standards.

Response: The intent of this qualifying standard is for communication facilities providing wireless service through a planned and/or existing network developed by a wireless carrier company. This proposal is not part of a traditional wireless communications network. Instead, the proposal is based on the need and the requirements to upgrade an existing energy distribution and transmission service. This project will replace existing protective relays associated with the 115 kV transmission line between two PacifiCorp substations with more modern digital relays. Federal regulations from the North American Electric Reliability Corporation (NERC) require that PacifiCorp meet certain standards in operating the electrical system. These new relays are an upgrade to the existing equipment and will allow better control of the electric system, thereby providing better functionality and reliability. This new system will also increase safety and security.

Additionally, in order for this new equipment to be monitored by the control centers, PacifiCorp will also install a new microwave radio link from the Hazelwood and Fry substations to the Willamette Operations Center.

This new radio link will provide for more efficient communication between the substations and the control centers, thereby increasing security and efficiency. Overall, the requirements to upgrade the existing facility includes upgrades to the ability of the facility to communicate more effectively and efficiently to the main operations center. This upgrade is in the form of a microwave radio link mounted on a tower that is high enough to 'see' the Willamette Operations Center in Albany. Without the upgrade in the communications portion of this proposed upgrade, the overall upgrades for the site that include mandated relay upgrades, will not be possible and will negatively impact the overall power service to the community. Without the overall upgrades, there will be a gap in the required level of service in this portion of the overall PacifiCorp electrical system.

Such a tower will also be subject to the following conditions:

(a) The base of the antenna and any structures associated with the antenna shall be set back from the property lines of the property on which they are sited a distance of not less than 30 feet.

Response: The proposed tower is setback from the east property line 31 feet. All other setbacks in any direction from the base of the tower are greater than 30 feet. See Exhibit A.

(b) The land on which the facility is sited shall be screened from adjacent land along its full perimeter, by providing screening, as defined in ADC Section 9.250.

Response: The applicant proposes a landscape and fencing scheme that will provide adequate screening for the ground views of adjacent, affected property to the east. This screening will consist of a new security fence along the expanded section of the substation. The security fence is required to provide adequate security for the substation. The details of this fence are contained in PacifiCorp's Substation Construction Standard 02812 (see Site Plan Exhibit). In addition to this fence, PacifiCorp will plant a row of arborvitae trees (or similar), along this new section of fence.

DEVELOPMENT STANDARDS

Table 1

Residential District Development Standards	
Zoning District	**RS-6.5**
Setbacks (4):	
Minimum Front (4)	15 ft
Maximum Front Setback	None
Minimum Interior: Single-Story (4)	5 ft
Minimum Building Separation	N/A
Maximum Height (8)	30 ft

Maximum Lot Coverage (9)	60%
Minimum Open Space	N/A
Min. Landscaped Area	(2)

(2) All yards adjacent to streets.
(4) Additional setbacks may be required, see Sections 3.230-3.330 and the buffer matrix at 9.210; exceptions to Setbacks for Accessibility Retrofits are in Section 3.263; Zero-Lot Line standards are in Sections 2.365 and 2.370. [Ord. 5832, 4/9/14]
(8) See exceptions to height restrictions, Section 3.340.
(9) Lot coverage for single-family detached development shall only include the area of the lot covered by buildings or structures.

Response: The proposed tower and control building are more than 150 feet from the front property line. The proposed control building is separated from the existing control building by more than 150 feet. A height restriction exception is allowed through Special Condition 16 in the Schedule of Permitted Uses in Article 3.050.

In terms of lot coverage, Article 22 defines Lot Coverage as "That portion of a lot which, when viewed directly from above, would be covered by a building, or structure, pavement, or any area not vegetated or in a naturally permeable state. Lot coverage for single-family detached development shall only include the area of the lot covered by buildings or structures."

The term "naturally permeable state" is not defined in the City code and PacifiCorp maintains that substation yard finish rock is natural and is designed to maintain its natural permeability because the purpose of the rock is to drain water away from the electrical equipment. Permeability is a requirement in an electrified substation to ensure a safe environment and to prevent fires. Yard finish rock is 4" thick and is washed drain rock that has 40% voids and is not compacted. Yard finish rock can perform similar to, if not better than, vegetated areas and native soils. By excluding areas covered with substation yard rock from the lot coverage calculation the current lot coverage is 24% and the proposed coverage is 29%.

No residential units exist and none are being proposed, therefore, there is no minimum open space requirement. No development is being proposed in or near the existing street yards.

ARTICLE 8 DESIGN STANDARDS

TELECOMMUNICATIONS FACILITIES

8.500 Telecommunication Facilities

Every telecommunication facility shall comply with the following standards and applicable standards of the zone.

(1) No new tower shall be permitted unless the applicant demonstrates that co-location is not feasible on existing towers.

Response: The proposed communications system upgrade that includes a new tower and microwave needs to be located on the existing site. There are no existing towers on the site, therefore, no opportunities for co-location.

(2) New towers or facilities 50 feet or more in height must provide for future co-location of other telecommunications providers.

Response: The new tower could accommodate future co-location, depending upon the size and needs of any proposed antenna array or microwave structure, provided such colocation would not negatively impact the safety and security of the PacifiCorp communication system. .

(3) Monopole construction is preferred over the lattice style.

Response: Though a monopole is preferred by code, a lattice tower is required to provide the high reliability communications link for protective relaying. Tall monopoles are susceptible to twist and sway during high wind events and can lead to sufficient outages that violate regulatory obligations for link performance. In addition to twist and sway of the structure, high winds can cause uplift on the microwave antenna when band or chain mounts are utilized and knock the link out of service until a tower climber can visit the site and correct alignment. The high wind events that can lead to microwave link outage on a monopole can also cause high voltage line faults that the protective relays are installed to protect against.

(4) The applicant shall consider the following locations as the preferred order of location of for a proposed communication facility: a) existing broadcasting or communication facilities; b) public structures such as water reservoirs, utility structures, fire stations, bridges, and other public buildings within all zoning districts not used primarily for residential uses; c) property zoned Light Industrial, Heavy Industrial, Industrial Park and Heavy Commercial.

Response: The applicant is proposing the tower at an existing public structure in the form of an existing utility structure (substation). This existing substation has been operating since the early 1950s and has not been used as a primary residential use since initial operation.

(5) Towers and antennas shall be designed to blend into the surrounding environment through the use of color and camouflaging architectural treatment, except when the color is dictated by federal or state authorities such as the Federal Aviation Administration.

Response: The proposed tower is designed with a color and materials scheme that will blend into the existing colors and materials scheme of the existing substation. The lattice design will also blend into the existing pattern of industrial utility that exists on the site.

(6) Towers should be located in an area where they are unobtrusive and do not substantially detract from aesthetics or neighborhood character, due to either location, nature of surrounding uses, or to lack of visibility caused by natural growth or other factors.

Response: The proposed tower is being located on a site that is substantially developed with an existing utility substation that is industrial and nonresidential in character. Both the aesthetics and character of the substation site will not be altered substantially. Locating the tower in another location would substantially detract from the character of the existing residential neighborhood, so locating on the existing substation site greatly diminishes potential impact from this type of development. In addition, the proposal in no way diminishes the nature or abilities of surrounding residential uses in the neighborhood.

(7) Towers shall not be located between the principal structure and a public street.

Response: The tower is located near the corner of the site, with a minimum setback of 30 feet. The existing substation equipment is likely considered the 'principal structure', and the proposed tower is not proposed to be located between the substation equipment and the street.

(8) Tower setbacks shall be at least the height of the tower from public streets.

Response: The proposed tower is 125 feet and the proposed setback between the tower and the street is 176 feet from the nearest public street.

(9) Tower guys and accessory structures shall satisfy the minimum setback requirements of the underlying zoning district. Vegetative screening shall be provided around any accessory building as prescribed by Section 9.250.

Response: No tower guys are proposed for the tower. The accessory building adjacent to the tower, as well as the new control building, are both located outside of the setbacks. Screening is provided along the east and west property boundaries, as indicated on the Site Plan Exhibit.

(10) All towers and associated facilities shall be removed within six months of the cessation of operations at the site unless the Community Development Director approves a time extension. If a tower is not removed within six months, the City may remove the telecommunications facilities and assess the costs of removal against the owner and property. [Ord. 5445, 4/12/00]

Response: The applicant understands that the tower and all associated facilities shall be removed from the site within 6 months of cessation of operations unless the City grants an extension.

ARTICLE 9 ON-SITE DEVELOPMENT AND ENVIRONMENTAL STANDARDS

TREE PROTECTION

9.207 Applicability. Site Plan Review approval is required for the felling of 5 or more trees larger than 25 inches in circumference (approximately 8 inches in diameter) on a lot or property in contiguous single ownership in excess of 20,000 square feet in any zone.

Response: The applicant is proposing to remove 5 trees that are less than 25" in circumference. Therefore, Site Plan Review is not required for this application.

9.240 Buffering. The minimum improvements within a buffer area consist of the following:

(1) At least one row of trees. These trees will be not less than 10 feet high at time of planting for deciduous trees and spaced not more than 30 feet apart and 5 feet high at time of planting for evergreen trees and spaced not more than 15 feet apart. This requirement may be waived by the Director when it can be demonstrated that such trees would conflict with other

purposes of this Code (e.g. solar access).

(2) At least five 5-gallon shrubs or ten 1-gallon shrubs for each 1,000 square feet of required buffer area.

(3) The remaining area treated with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs).

9.250 Screening.

Where screening is required or provided, the following standards apply in addition to conditions (1) and (3) above:

(1) One row of evergreen shrubs that will grow to form a continuous hedge at least 4 feet tall within two years of planting, or

(2) A fence or masonry wall at least 5 feet tall constructed to provide a uniform sight-obscuring screen, or

(3) An earth berm combined with evergreen plantings or a fence that forms a sight and noise buffer at least 6 feet tall within two years of installation.

Response:

This screening will consist of a new security fence along the expanded section of the substation. The security fence is required to provide adequate security for the substation. The details of this fence are contained in PacifiCorp's Substation Construction Standard 02812 (see Site Plan Exhibit). In addition to this fence, PacifiCorp will plant a row of arborvitae trees (or similar), along this new section of fence.

CONCLUSION

As demonstrated through this narrative and attached materials, the proposed development is able to comply with the requirements listed in the City of Albany's Development Code for the Type II Conditional Use application.

To:	Melissa Anderson, Project Planner City of Albany, Planning Division
From:	Kevin Brady, Senior Planner, Cardno Brandi Christie, Project Manager, PacifiCorp
Date:	7/18/16
Project:	Hazelwood Substation, City of Albany (CU 03-16)
Cardno#:	Project # 21512030
Re:	Response to Determination of Completeness letter

Melissa –

Please accept this formal written response to your Determination of Completeness letter, which specifically addresses all of the items in your notice. This response is intended to help clarify those issues and indicate how the application proposal is in compliance with those items:

1. Public Utilities:

   a. Stormwater drainage plans are required, per Albany Municipal Code (AMC) ADC 12.530. The applicant is only required to address stormwater runoff for new or replacement impervious surfaces (paving, concrete, gravel, etc.) associated with this development proposal. The required stormwater drainage plan must include details pertaining to the on-site collection system, as well as the means of routing the stormwater runoff to an approved discharge point; usually to the public storm drainage system.

   b. Stormwater quality facilities are required for development on parcels at least one acre in area and that replace or create 8,100 square feet of impervious surface, per AMC 12.45.040. The applicant needs to submit information showing the area of the site that will be graveled, or re-graveled, in order to determine if the 8,100 square foot threshold is exceeded. If the area exceeds the threshold, then the applicant will need to submit a stormwater quality plan for review.

   c. Questions concerning the storm drainage plan, stormwater quality plan, and utilities can be directed to Engineer Gordon Steffensmeier at (541) 917-7647 or gordon.steffensmeier@cityofalbany.net. You may also contact Infrastructure Analyst Mike Leopard at (541) 917-7641 or mike.leopard@cityofalbany.net.

RESPONSE: PacifiCorp Engineering staff has communicated directly with City of Albany Engineering staff. Based on those discussions the site plan has been revised to reflect the requirements indicated in this incompleteness item. Storm water drainage information has been added to the revised site plan to reflect the nature of stormwater runoff at the site and associated calculations of pervious and impervious surfaces, under both existing conditions and proposed conditions. Since the proposal replaces and/or creates a total of 5,531 square feet of impervious surface, the 8,100 square-feet threshold is not triggered, therefore, a stormwater quality facility is not required for this project.

The calculation for creation and/or replacement of impervious surface is based on the impervious surfaces created by the proposed new tower and adjacent equipment building. Please see revised Site Plan and revised Narrative for more detailed information.

2. Planning:

a. The ADC Section 3 .080(16) requires the applicant to demonstrate that there will be a gap in service if the communication facility is not provided. Further, ADC 8.500 requires co-location on existing towers before a new tower may be constructed. In addition, new towers must allow for co-location. In order to meet all of the review criteria, the applicant should address the following points:

i. The findings narrative should clearly demonstrate why the proposed new tower must be located on this site.
ii. Are there existing towers nearby and is co-location possible? If co-location is not possible or feasible, explain why.
iii. Provide more information on how the applicant and the new tower can accommodate future co-location.

RESPONSE: Pacific Power requires a communications tower to be located at Hazelwood Substation to provide high speed line protection on a transmission line between Hazelwood substation and Fry Substation. The high speed, low latency, line relaying (line protection) is achieved with direct line of site microwave radio between the two substations utilizing a repeater station on an existing tower at the Willamette Power Office. To meet the required speed and latency, based on industry standards, the line relays need to be directly connected to the microwave system. As the substation equipment cannot be relocated to an existing communications site, a tower is required in the substation.

The only adjacent tower to Hazelwood substation is a shorter (approximately 65') tower in the BPA Albany substation. This tower is not of sufficient height to maintain a reliable communications path to either Willamette Power Office or Fry Substation.

PacifiCorp regularly reviews proposals for co-locations from other entities. Each applied-for site is evaluated internally on a case-by-case basis to determine if it is suitable for co-location. Some sites are not suitable due to the company's present or future needs, or due to internal security requirements or those of the Western Electricity Coordinating Council (WECC) or the North American Reliability Corporation (NERC). If the site is suitable for co-location, PacifiCorp will then work with the applicant on negotiating a lease for the installation of that party's equipment.

b. A new fence is proposed around the perimeter of the new tower. Please describe any existing fencing and describe the materials of the proposed new fencing.

RESPONSE: There is an existing wooden fence adjacent to the east property boundary, located on the adjacent property. This fence will not be removed unless the adjacent property owner chooses to remove the fence. The proposed new fence will be located at the east property boundary, adjacent to the existing fence. This fence will be a slatted, chain-link fence approximately 9 feet high with an additional 1' of

barbed wire on top. The existing fence around the substation is a 7' high chain link fence with 1' of barbed wire on top. The new fence will be 45 linear feet of 9 feet high chain link with an additional 1' of barbed wire on top and 145 linear feet of 9 feet high galvanized expanded metal security fence with an additional 1 feet of barbed wire on top. (see Site Plan for extent and length of new fence).

c. Landscaping is proposed around the perimeter of the new tower for additional screening. Is irrigation proposed for the new landscaping?

RESPONSE: PacifiCorp has chosen a landscaping plan with shrubs that are naturally hardy in our climate (arborvitae). To ensure maximum survival, plants are typically installed in the fall so that they are well established prior to the following summer. If not well established, plants will be evaluated in the summer and a temporary watering system, such as slow release watering bags or other method, will be considered to ensure survival. No irrigation system is planned, as irrigation is not required once the plants are established.

d. The findings narrative refers to the RM zoning district and RM zoning district development standards; however, the correct zoning district is the RS-6.5. Please update the findings narrative with the correct zoning district and address the associated RS-6.5 development standards.

RESPONSE: The findings narrative has been revised to reflect the development standards of the RS-6.5 zoning district.

e. The maximum lot coverage of the RS-6.5 zone is 60%, and the existing power station is non-conforming with approximately 90% of the site covered with gravel. Therefore, to increase the lot coverage in order to provide for the new tower, new pervious area (e.g. landscaped area) needs to be created for no net loss of pervious area of the site. The site plan should be revised to address this requirement.

RESPONSE: The applicant has revised the narrative to address this incompleteness item. The revised finding in the narrative is based on the direction from City staff in the form of an email dated June 20, 2016.

This email refers to Criterion #2 of the CUP portion of the application, and provides an option for flexibility for non-conformance with the lot coverage standard of the RS-6.5 zone (see revised narrative). However, the applicant also would like to provide an interpretation of the definition of lot coverage that seems reasonable and germane to the proposed use.

Article 22 defines Lot Coverage as "That portion of a lot which, when viewed directly from above, would be covered by a building, or structure, pavement, or any area not vegetated or in a naturally permeable state. Lot coverage for single-family detached development shall only include the area of the lot covered by buildings or structures."

The term "naturally permeable state" is not defined in the city code and PacifiCorp maintains that substation yard finish rock is designed to be naturally permeable because the purpose of the rock is to drain water away from the electrical equipment. Permeability is a requirement in an electrified substation to ensure a

safe environment and to prevent fires. Yard finish rock is 4" thick and is washed drain rock that has 40% voids and is not compacted. Yard finish rock can perform similar to, if not better than, vegetated areas and native soils. By excluding areas covered with substation yard rock from the lot coverage calculation the current lot coverage is 24% and the proposed coverage is 29%.

f. Aside from the construction period, will there be new noise emissions? If so, please explain what the noise impacts will be, and if mitigation is proposed.

RESPONSE: No additional noise emissions will be generated by the communications tower or the associated communications hut. The antennas on the communications tower are passive devices (not powered) and the communications hut will not have a backup generator.

g. Is any new lighting proposed? If so, please provide details of the proposed lighting and if it will be contained on-site.

RESPONSE: Minimal new lighting is proposed for the site. Existing lighting at the site will be retained to insure appropriate levels of safety and security are maintained and additional low level porch lighting will be added to the new comm building to ensure safe entry to the building

h. Please label all proposed new structures on the site plan to clarify existing from proposed structures.

RESPONSE: The site plan has been revised to indicate the name (label), and dimensions of each structure.

i. A cement-truck washout pit is labeled on the site plan. Is this proposed feature new, or existing? If it is a new feature, is it permanent, and where is the drainage proposed to be directed to? Please clarify, because dirty water directed to the storm drainage system may need to be treated before entering that system.

RESPONSE: The proposed cement truck cleaning area is a self-contained apparatus and will not involve drainage onto other areas of the site. In addition, the proposed concrete truck washout pit is temporary and will be removed after construction of the project is complete.

Thank you for providing the opportunity to address all of the issues and questions outlined in your Determination of Completeness letter. We hope the responses are satisfactory and address any remaining issues related to our application. Please feel free to contact either Cardno or PacifiCorp with any further questions or additional issues related to the application. Otherwise, we look forward to the application being deemed complete and a subsequent, timely decision.

Sincerely,

Kevin Brady,
Senior Planner

Attachment B.21

PACIFICORP HAZELWOOD

Meeting Date: Thursday, March 31st, 2016
5:00-6:00 pm

Facilitator: Cardno | **Place: Albany Public Library**

Name	Address (optional)	Phone (optional)	E-Mail (optional)
Kevin Brady	5415 SW Westgate Dr. Portland, OR 97204	503-419-2500	kevin.brady@cardno.com
Joe Leineweber	135 SE 79th Ave Portland, OR 97215	503-813-6398	Joseph.Leineweber@pacificorp.com
Chris Smith	825 NE Multnomah Portland, OR 97225	503-813-5543	christopher.smith@pacificorp.com
Joe Kuehner	1247 SE Montgomery St. Albany Or. 97322	503-310-0242	joseph.kuehner@pacificorp.com
Doris Johnston	2780 19th Ave NW Albany, OR 97321	541-740-7469	doris.johnston@pacificorp.com

Albany Public Library
2450 14th Avenue SE
Albany, OR 97322-6880

Facility Use Agreement

NAME OF AGENCY/GROUP: PacifiCorp / Cardno
(Please Print)

User Acceptance

I acknowledge that I have received a copy of the Albany Public Library Facility Use Policy and that my agency/group will comply with the policy and procedures while using the Library. I understand that if my agency/group fails to comply with the policy or if there is damage to Library facilities because of my agency's or group's actions, future use of Library facilities will be denied.

NAME *(please print)*: Kevin Brady

TITLE: Senior Planner

PHONE NUMBER: (503) 419-2500

E-MAIL ADDRESS: kevin.brady@cardno.com

ADDRESS: 5415 SW Westgate Drive, Suite 100

CITY, STATE, ZIP CODE: Portland, OR 97221

DATE(S) OF EVENT: March 31, 2016

Signature

3/1/16
Date

You must check availability to schedule the Meeting room, either e-mail sheena.dickerman@cityofalbany.net or call 541-917-7590.

FOR LIBRARY USE ONLY

Date Signed Facility Use Agreement Received: _____

Library Staff Initials: _____

HAZELWOOD SUBSTATION

LOCATED IN THE SW 1/4 OF SECTION 12 AND THE NW 1/4 OF SECTION 13, TOWNSHIP 11 SOUTH, RANGE 4 WEST, WILLAMETTE MERIDIAN
1950 17TH AVENUE, ALBANY, OREGON 97321

N

LEGEND

- MONUMENT
- BENCHMARK
- BASELINE MONUMENT
- 100 GRADING POINT MARKER
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- POWER POLE
- POWER PEDESTAL
- CONTRETE ELECTRICAL VAULT
- STORM FLOW ARROW
- EXISTING CATCH BASIN
- REACH FLOW LINE
- BASE LINE
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- 5530 EXISTING MAJOR CONTOUR
- 5531 EXISTING MINOR CONTOUR
- 5530 MAJOR CONTOUR
- 5531 MINOR CONTOUR
- CHAIN LINK FENCE W/ BARB
- SECURITY FENCE
- EXISTING FENCE
- FENCE DEMO
- EROSION CONTROL SILT FENCE
- GRADE CHANGE
- OHP EXISTING OVERHEAD POWER LINE
- G EXISTING NATURAL GAS LINE
- NEW RETAINING WALL
- SS EXISTING SANITARY SEWER LINE
- SD EXISTING STORM SEWER LINE
- W EXISTING WATER LINE
- ROAD ROCK
- YARD ROCK
- AGGREGATE BASE COURSE
- EARTH

17TH AVE. S.W.
EXISTING GRAVEL DRIVEWAY
18" DIA PIPE RUNS (N) IE =209.23
EXISTING HOUSE
EXISTING SWALE
ELECTRIC TRANSFORMER J-BOX
NORTH-SOUTH BASELINE
EAST-WEST BASELINE
EXISTING SHED
1,357 S.F. CONTROL BUILDING FF=215.30
ANY RUNOFF NORTH OF THIS LINE DISCHARGES TO THE EXISTING SWALE
ANY RUNOFF SOUTH OF THIS LINE REMAINS ON SITE BECAUSE THE AREA IS FLAT
EX. CONCRETE PAD, TYP.
FLAT AREA
PROPERTY AREA = 2.17 ACRES (94,445 S.F.)
EX. CONCRETE FOOTING, TYP.
NEW ROAD ROCK
NEW FOUNDATION
NEW YARD ROCK
NEW TOWER
GRADE CHANGE
22" DEC
2"-12" DEC
REMOVE 6" OAK
REMOVE 4" WALNUT
EXISTING 6' WOOD FENCE
INSTALL WATTLES AT PERIMETER OF CONSTRUCTION TO PREVENT SEDIMENT FROM SPREADING TO ADJACENT PROPERTIES
REMOVE (3) 6" CEDARS
2.0' HIGH MODULAR CONCRETE RETAINING WALL
2.0' HIGH MODULAR CONCRETE RETAINING WALL
ARBORVITAE @ 8.0' O.C. OR EQUAL
REMOVE 8" FIR
INSTALL TEMPORARY CONCRETE TRUCK WASHOUT PIT
TEMPORARY 15'X25' TRASH DISPOSAL AREA
TEMPORARY STOCKPILE AT APPROVED LOCATION
INSTALL STABILIZED CONSTRUCTION ENTRANCE
EXISTING GRAVEL DRIVEWAY
APPROX. 69'X135' LOADING, DELIVERY, PARKING AND CIRCULATION AREA
CURB & GUTTER
INSTALL BIO-FILTER BAGS AROUND CATCH BASIN
VISION CLEARANCE AREA PER ADC ARTICLE 12.180
SIDEWALK
INSTALL BIO-FILTER BAGS AROUND CATCH BASIN
P.P.
EXISTING CONTROL BUILDING
EXISTING HOUSE
EXISTING APARTMENT BUILDING
EXISTING DRIVEWAY
S.W. QUEEN AVE.
SUMMERFIELD CT.

STORMWATER DRAINAGE NARRATIVE:

IMPERVIOUS AREAS INCLUDE CONCRETE FOUNDATIONS, BUILDINGS AND COMPACTED ROAD ROCK SURFACE.

PERVIOUS AREAS INCLUDE GRASS LAWNS AND SUBSTATION YARD ROCK. YARD ROCK IS NECESSARY FOR SAFETY REASONS SUCH AS TOUCH POTENTIAL, RESISTIVITY, FIRE PREVENTION AND MAINTENANCE. IT IS 4" THICK WASHED 1 1/2" MINUS ROCK THAT HAS 40% VOIDS AND IS NOT COMPACTED. YARD ROCK RETAINS RUNOFF AND INCREASES THE TIME OF CONCENTRATION.

EXISTING CONDITIONS:

IMPERVIOUS = 22,929 S.F. (24% LOT COVERAGE)
PERVIOUS = 71,516 S.F.

DEVELOPED CONDITIONS:

IMPERVIOUS = 27,596 S.F. (29% LOT COVERAGE)
PERVIOUS = 66,849 S.F.

30' 15' 0 15' 30' 60'
SCALE IN FEET
1"=30'

SITE PLAN

OWNER/ APPLICANT/ DEVELOPER

PACIFICORP, CORPORATION
CONTACT: CHRIS SMITH
825 N.E. MULTNOMAH STREET
PORTLAND, OR 97232
PHONE: 503-813-5543
FAX: 503-813-6897

ENGINEERING

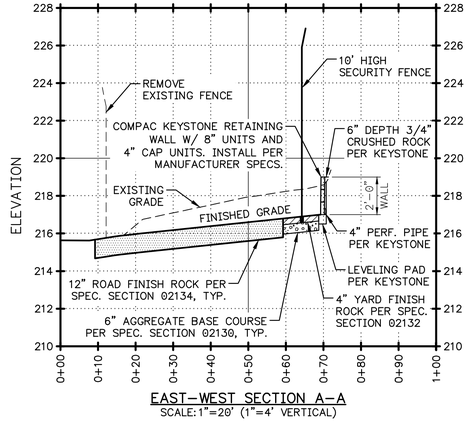
PACIFICORP, CORPORATION
CONTACT: GARY HUNTING
825 N.E. MULTNOMAH STREET
PORTLAND, OR 97232
PHONE: 503-813-5563
FAX: 503-813-6893

SURVEYOR

MACKAY & SPOSITO
CONTACT: BENJAMIN R. DUBIN
1325 S.E. TECH CENTER DRIVE, SUITE 140
VANCOUVER, WASHINGTON 98683
PHONE: 360-695-3411

NOTES

1. THERE IS NO LAND DEDICATED TO THE PUBLIC.
2. THERE ARE NO PUBLIC IMPROVEMENTS.
3. THERE ARE NO PROPOSED UTILITIES.
4. THE PERCENTAGE OF THE SITE COVERED BY EXISTING AND PROPOSED STRUCTURES = 8.32%.
5. TOTAL SQUARE FOOTAGE OF ALL NEW IMPERVIOUS SURFACES = 1,155 S.F.
6. THERE ARE NO PROPOSED SIGNS.
7. THERE IS NO PROPOSED SITE LIGHTING.
8. THERE IS NO PROPOSED PEDESTRIAN AMENITIES AND COMMON AREAS.
9. THERE ARE NO PROPOSED MAILBOXES.
10. THERE ARE NO PROPOSED UTILITY VAULTS WITHIN THE PUBLIC RIGHT-OF-WAY.



EAST-WEST SECTION A-A
SCALE: 1"=20' (1"=4' VERTICAL)

NO.	DATE	REVISIONS	W.O.#

APPROVED | CHECKED | DES./ DR. | ENGINEER

PACIFICORP
A BERKSHIRE HATHAWAY ENERGY COMPANY

CIVIL

PROJ/ER#	10053718	DISCIPLINE ENG.	GARY HUNTING
PL#	067037	PROJECT ENG.	JOEL PETERSON
DATE:	02/25/2016	DES. G. HUNTING	APPROVAL ENG. STEVE DAVIS
ENG. G. HUNTING		CH. G. STAGLIANO	1"=30'
DR. G. HUNTING		SCALE:	

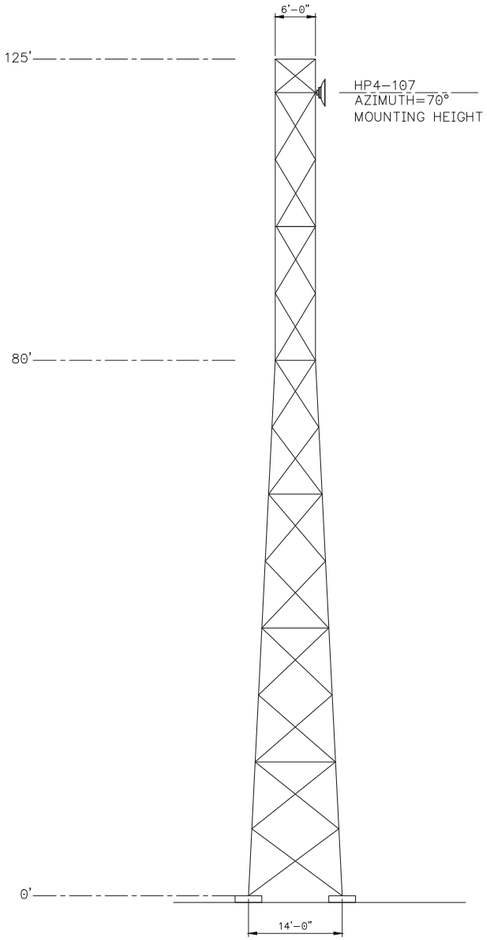
HAZELWOOD SUBSTATION
ALBANY, OREGON
GRADING PLAN
OVERALL SITE PLAN

SHEET 1 OF 1

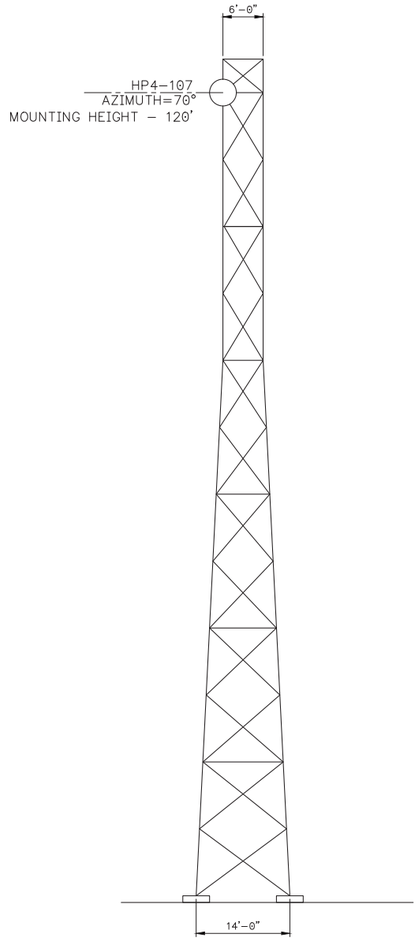
175941.001

REVISION 0

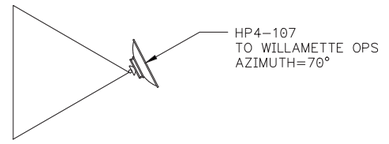
REVISED 05/02/14 D. HURLEY



VIEW FACING NORTH



VIEW FACING SOUTH



120' ELEVATION

NO.	DATE	REVISIONS	ENGINEER	DES./ DR.	CHECKED	APPROVED

PACIFICORP
A PORTLAND GENERAL ELECTRIC COMPANY

HAZELWOOD SUBSTATION COMM BUILDING
ALBANY, OREGON
ANTENNA SUPPORT STRUCTURE
TOWER ELEVATIONS, SECTIONS & DETAILS

COMMUNICATIONS

PROJ/DR#	168053726
P.I.#	
DATE:	12/30/2015
DES: M. ROBINSON	DES. J. LENKEMEIER
DR: N. LUPO/EMB	CH. J. LENKEMEIER
SCALE:	NONE

DISCIPLINE ENG.: J. LENKEMEIER
PROJECT ENG.: J. LENKEMEIER
APPROVAL ENG.: MARK ROBINSON

REVISION 0
177803.001
SHEET 1 OF 1

REVISED 09.18.07 D. HURLEY

FILE LOCATION: E:\renditions\Engineering Drawings\TransmissionDrawingDoc\[ErrorEmail=rendel;Dept=Dell]160190175-0001\177803.001 SAVED BY:(P26275) 1/19/2016 1:55 PM PLOTTED BY:(SA-GPSEDMS) 1/19/2016 2:00 PM