



Albany Hearings Board

Thursday, July 30, 2020
4:00 p.m.

PacifiCorp's Hazelwood
Substation Expansion



Hazelwood Substation

Concurrent Land use proposals

- **Conditional Use Review to expand Existing Electrical Substation (CU-03-19)**
- **Tentative Replat Review to combine six lots into one lot (RL 01 20)**
- **Tree Felling Application (SP-09-20)**
- **Variance Applications (VR-01-20)**
 - **8' Fence in the front yard setback**
 - **Barbed wire in a residential zone**
 - **No landscaping in setbacks**

Land Use Process

- Conditional Use Review (Type III) Process
- Public Notice Mailing and Posting at Property
- Hearings Board Decision
- Appeals to City Council

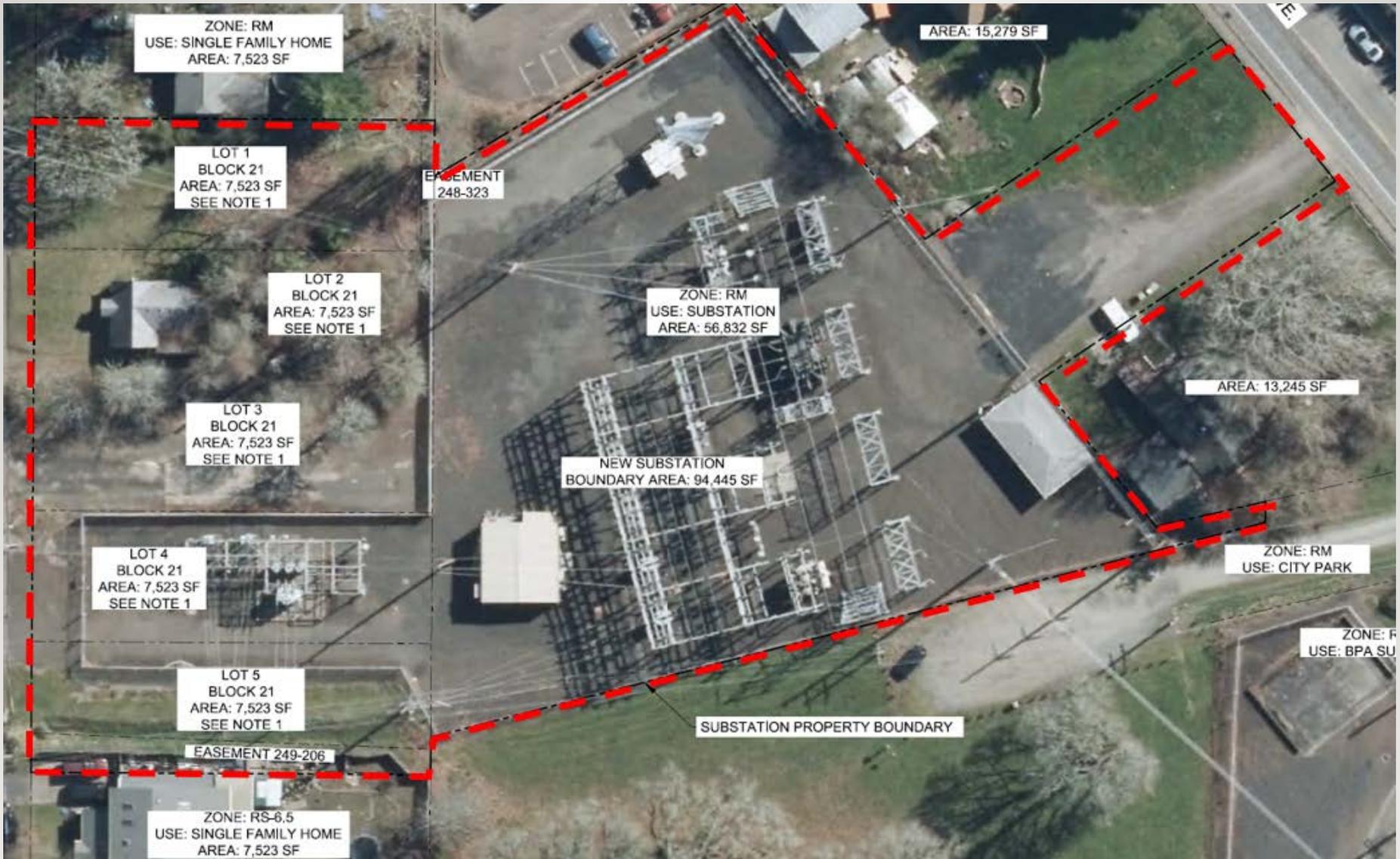




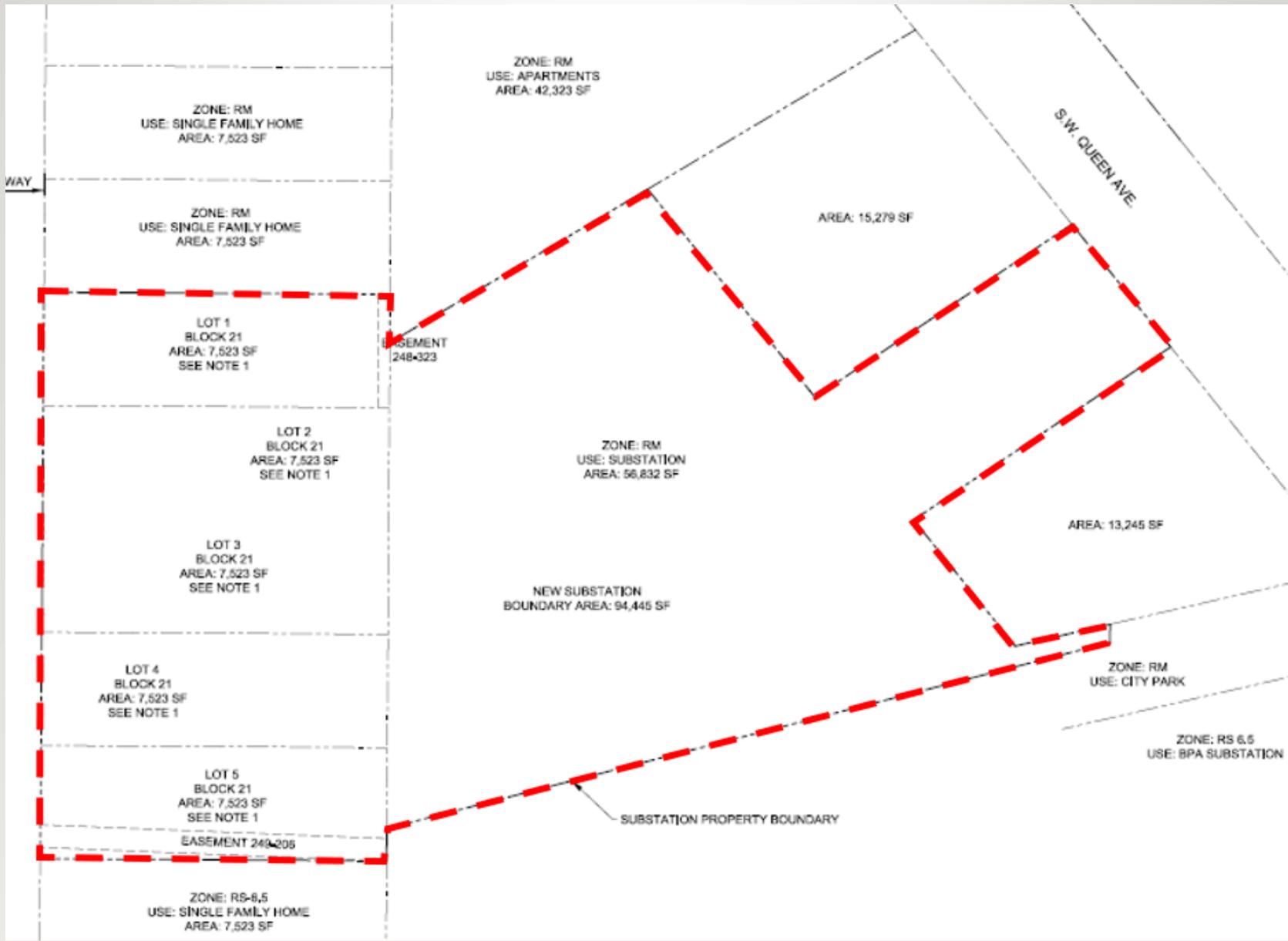
RS-6.5 Zone



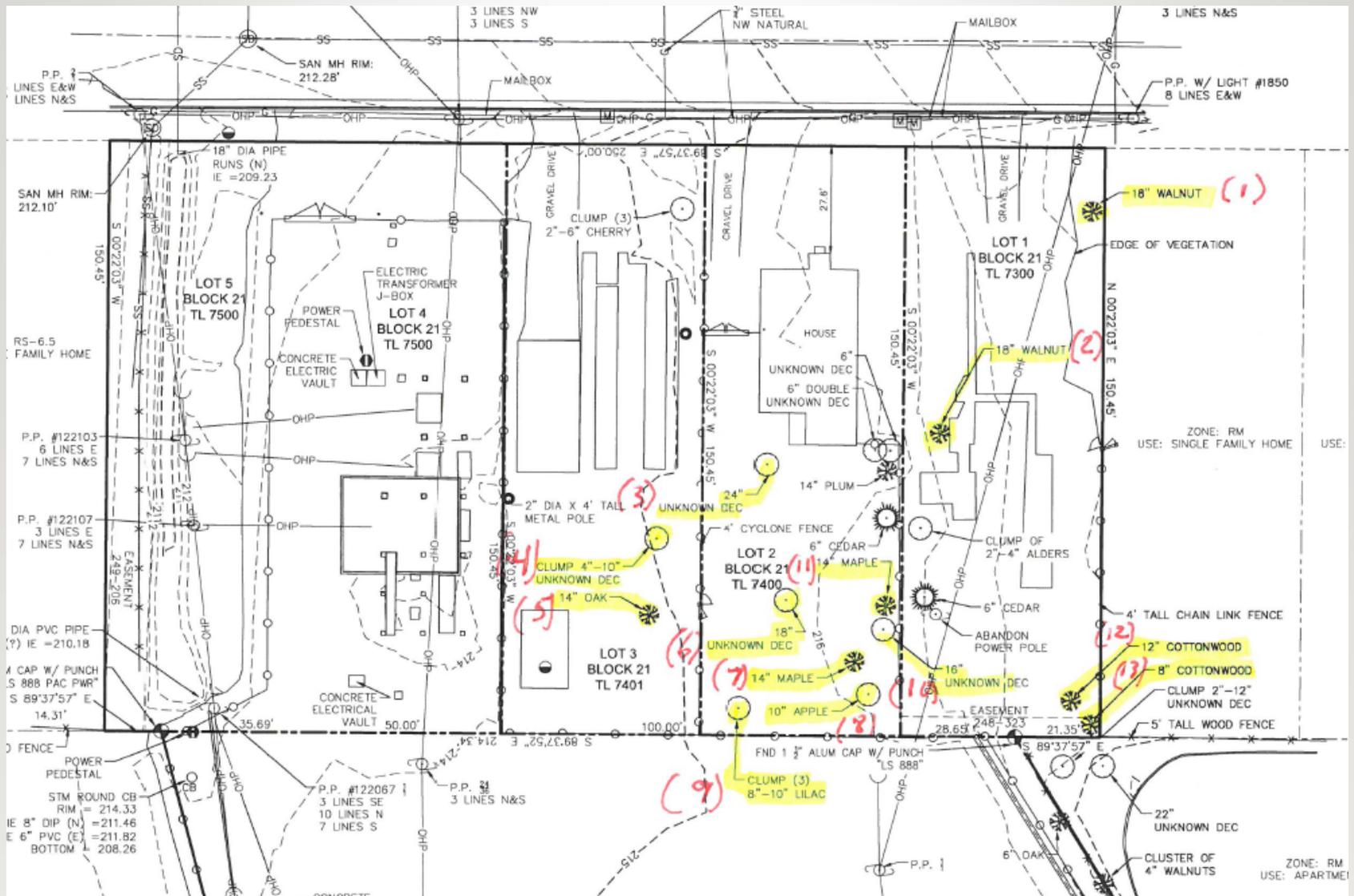
In Operation Since 1950s



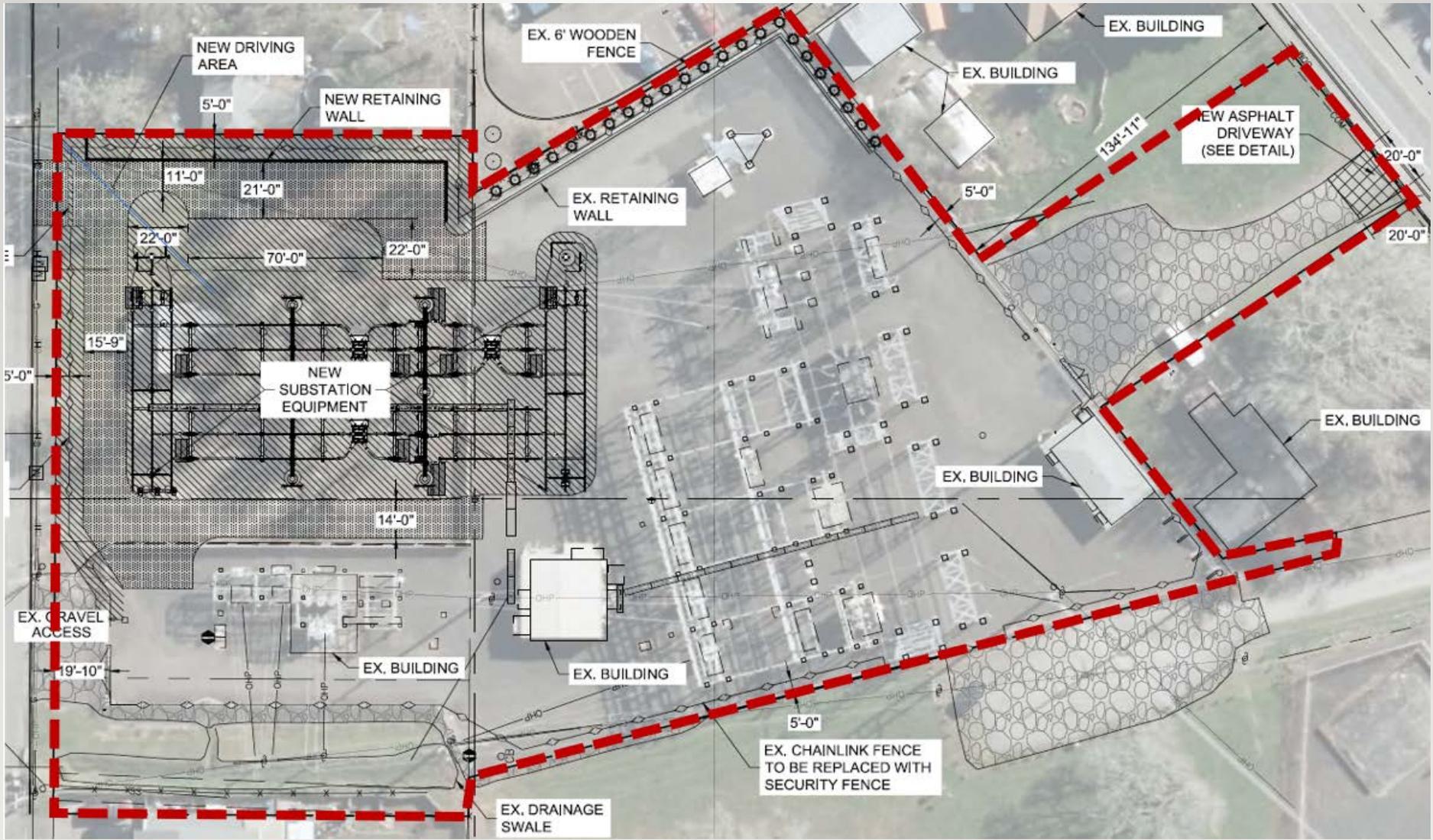
Existing Site



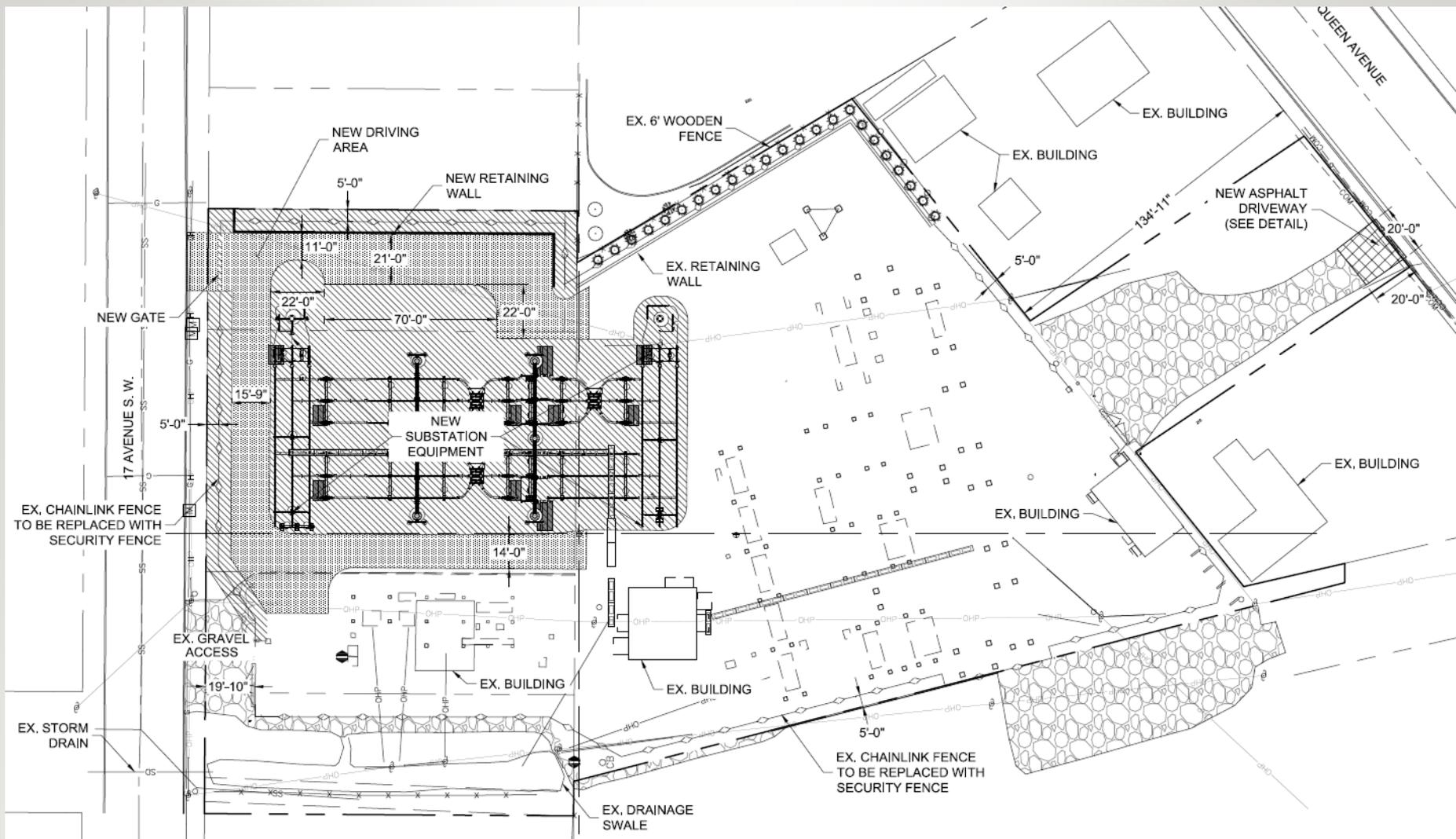
Replat – Combine 6 Parcels



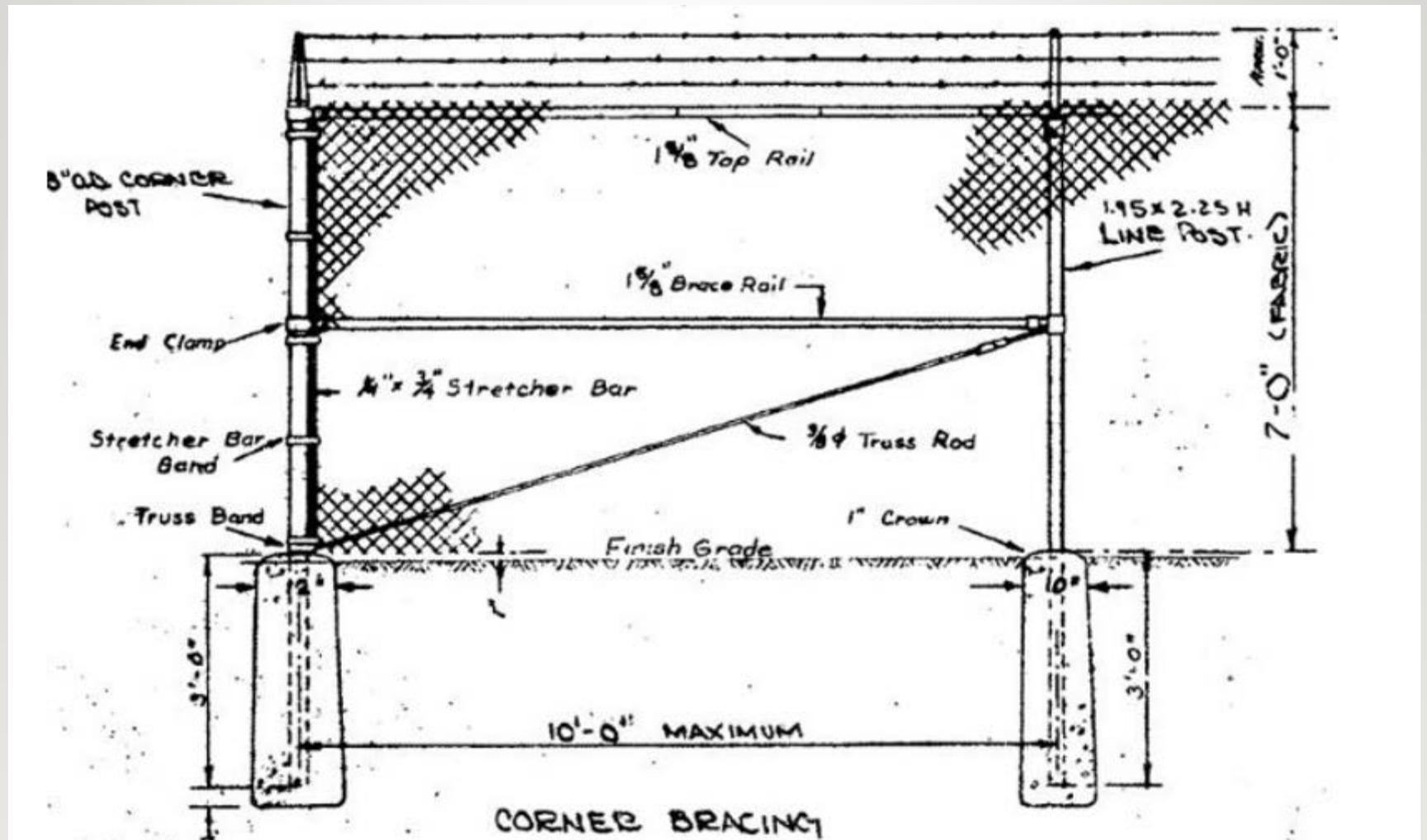
Tree Removal (13)



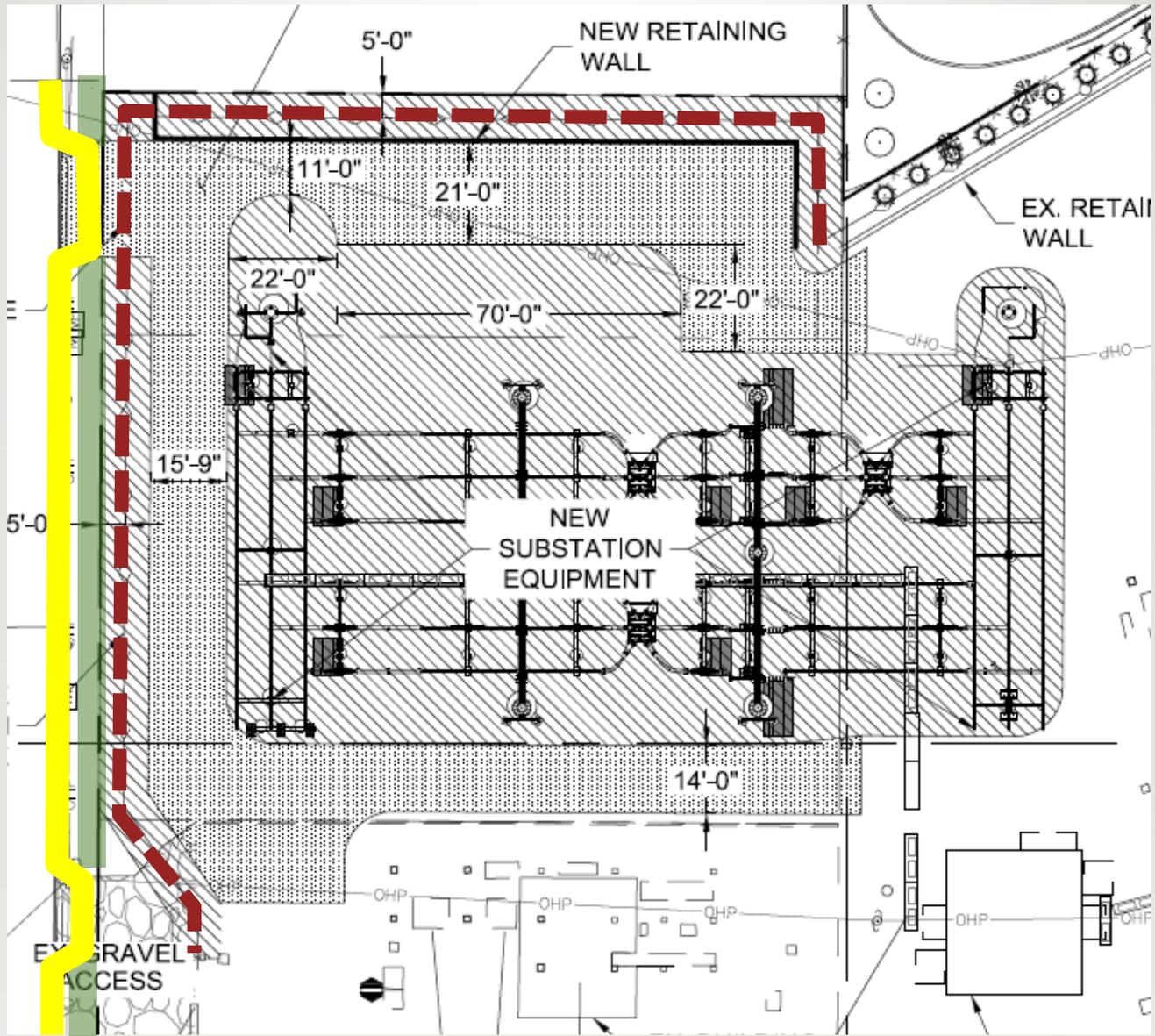
Site Plan

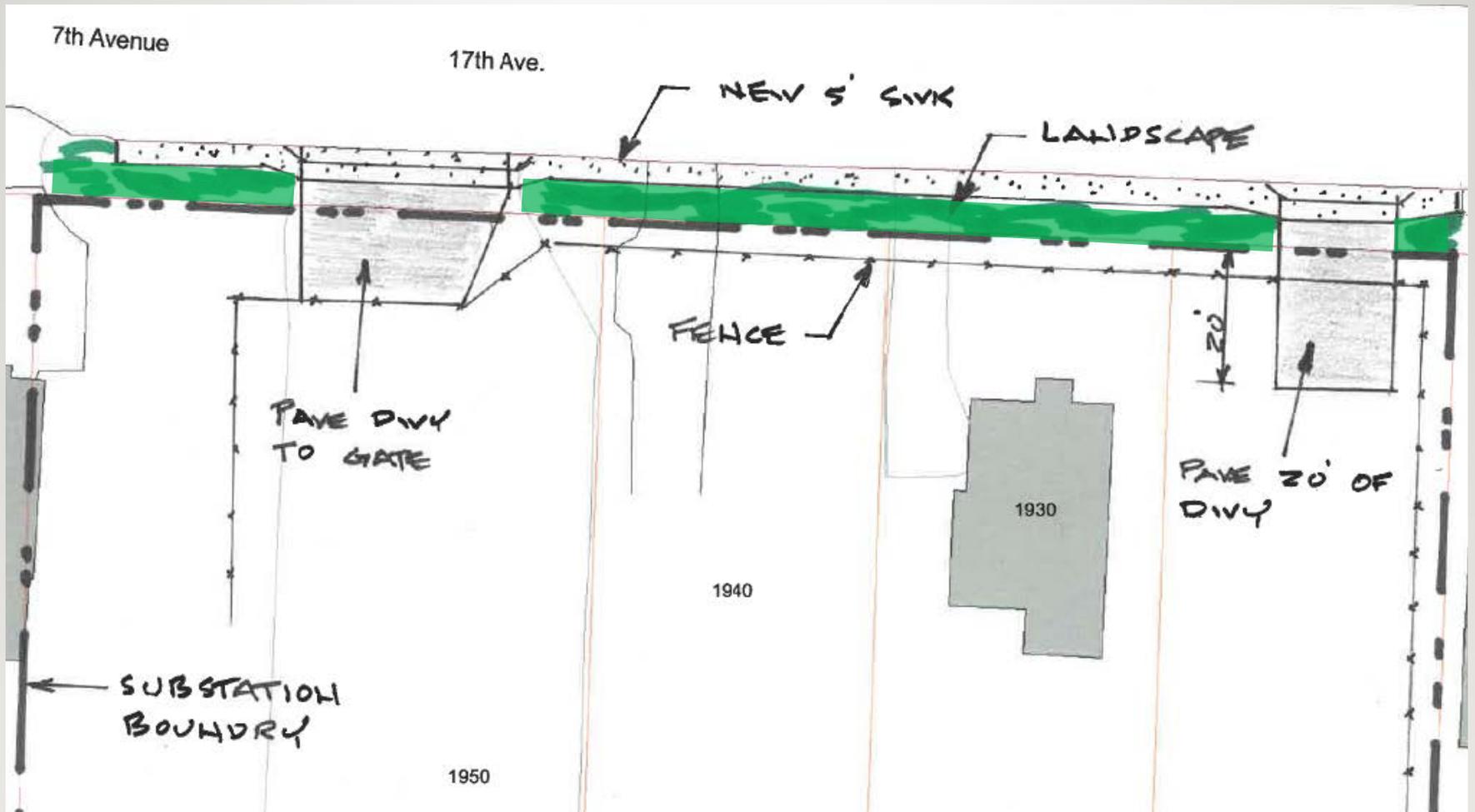


Site Plan



Fence Detail





Right of Way Design

Criteria Is Met with Conditions of Approval

- Stormwater Drainage Improvements
- 20' Driveways at Queen & 17th Ave.
- Remove Unused Curb-Cuts on 17th
- Curb-Tight Sidewalk with Parkstrip on 17th
- New Fence Sight-Obscuring

Options for the Hearings Board

- Approve as proposed and conditioned, with amendment to Condition #5
- Condition 5: Landscaping shall be installed in the area between the new fence and the back of sidewalk along 17th Avenue. Landscaping is not required within 5 feet of the new fence.
- Approve with other modifications
- Deny the proposal

Suggested Motion

- *I move to approve the proposed expansion of the Hazelwood Substation as proposed and conditioned under planning files CU-03-19, RL-01-20, SP-09-20 & VR-01-20. This includes an amendment to Condition #5, which clarifies that Landscaping is not required within 5 feet of the new fence. This motion is based on the findings and conclusions in the staff report, and the findings in support of the application made by the Hearings Board during deliberations on this matter.*



Questions?

Coggins, Kindra

From: Nicole Schukow <schukon@linnbenton.edu>
Sent: Thursday, July 30, 2020 4:36 PM
To: CD AA
Subject: public hearing CU--03-19
Attachments: Pics.eml; Pics.eml

[External Email Notice: Avoid unknown attachments or links, especially from unexpected mail.]

Here are the pictures I talked about that the power company already owns. You can see how it is dangerous and messy looking along with all the weeds.

Have a wonderful day!

Nicole Schukow

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Coggins, Kindra

From: Nicole Schukow <schukon@linnbenton.edu>
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To: Nicole Schukow
Subject: Pics





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