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If participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off.

If disruption continues, the participant(s) will be removed from the meeting.

## **CITY OF MILLERSBURG PLANNING COMMISSION MEETING**

**This meeting will be conducted remotely. See instructions below to join.**

April 20, 2021 @ 6:00 p.m.

### **Agenda**

**Instructions for joining the meeting by computer or phone are attached to this agenda. If you do not have access to a phone or computer, or need additional support, please contact City Hall prior to 5:00 p.m. on Thursday, April 15th.**

**Meeting link to join via computer:**

**<https://aspenuc.accessionmeeting.com/j/1167791701>**

**Phone number to join meeting: 503-212-9900**

**Meeting ID: 116 779 1701**

A. CALL TO ORDER

B. ROLL CALL

C. MEETING MINUTE APPROVAL

- 1) Planning Commission Meeting held on:
  - i. March 16, 2021 Planning Commission Meeting.

D. QUASI-JUDICIAL PUBLIC HEARING

- 1) File No: SP 21-02 Electrical Substation

*Proposal: The applicant is requesting to build electrical substation to connect to an existing 115kV line. This will include a concrete pad, transformer placement, and chain link fencing seven foot high with one-foot barbed wire strand on top surrounding the site, shielded lighting fixtures, placement of several informational signs (64) and a gravel parking lot. No landscaping is proposed. The Project Site access includes a new rocked driveway which extends south on tax lot 101, adjacent to the Project Site.*

E. CITY PLANNER UPDATE

F. ADJOURNMENT

Upcoming Meeting(s):

**<https://www.cityofmillersburg.org/calendar>**

*The location of the meeting is accessible to the disabled. If you have a disability that requires accommodation to attend or participate, please notify the Millersburg City Hall in advance by calling 458-233-6300.*





## CITY OF MILLERSBURG PLANNING COMMISSION MEETING

4222 NE Old Salem Road  
Tuesday, March 16th, 2021  
6:00 pm

### Minutes

A. CALL TO ORDER: Commission Chair Anne Peltier called the meeting to order at 6:03 pm.

B. ROLL CALL:

Members Present: Connie Lepin, Steve Vogler, Anne Peltier, Monte Ayers, Mark Raum, Caryl Thomas, and Ryan Penning  
Members Absent: None  
Staff Present: Matt Straite, City Planner; Jake Gabell, Deputy City Recorder; Janelle Booth, Assistant City Manager/City Engineer; Kevin Kreitman, City Manager; and Forrest Reid, City Attorney

C. MEETING MINUTE APPROVAL

1) Review and Acceptance of January 19, 2021 Meeting Minutes.

**Action:** Motion to accept the minutes as corrected during the meeting made by Commissioner Raum; a second given by Commissioner Thomas.

**Chair Peltier: Yes**  
**Commissioner Lepin: Yes**  
**Commissioner Vogler: Yes**  
**Commissioner Raum: Yes**  
**Commissioner Ayers: Yes**  
**Commissioner Thomas: Yes**  
**Commissioner Penning: Yes**  
**Motion Passed: 7/0**

D. QUASI-JUDICIAL PUBLIC HEARINGS

1) Public hearing on Land Use File SP 20-03 opened by Commission Chair Peltier at 6:05 pm.

File No: SP 20-03, the Mitchell Building Site Plan Review

Proposal: The applicant is proposing to renovate an existing structure for a new use. The 0.23 acre property contains a 2,800 square foot structure that is now proposed to be used as offices and retail. The project would include: repairs to the 2,800 square foot building, new cladding, façade changes, creating two office/retail spaces inside the structure, a new parking area south of the structure, new signs, and landscaping.

- i. No conflicts of interest or ex parte contacts stated by any member of the Planning Commission.
- ii. Staff report was presented by Matt Straite, City Planner.
- iii. Presentation and questions from the applicant.
  1. The applicant asked some clarifying questions about the landscaping requirements.
  2. Commissioner Vogler has a question about the types of businesses that will be housed in the building.
- iv. Public Testimony.
  1. No public testimony given.

- v. Additional questions from the Planning Commissioners.
  - 1. Commissioner Lepin questioned the waiver of remonstrance listed on page 8 of the staff report.

Public hearing closed at 6:27 pm by Chair Peltier.

- i. Deliberation of Planning Commissioners with questions for staff.
  - 1. No further deliberation.

**ACTION**

**The following Motion was made by Commissioner Vogler:**

I move that based on the findings of fact in the staff report, and the conditions of approval, the proposed project satisfies the applicable criteria and the Planning Commission approve Site Plan SP 20-03 with the conditions of approval.

**A second was given by Commissioner Raum.**

<b>Chair Peltier:</b>	<b>Yes</b>
<b>Commissioner Lepin:</b>	<b>Yes</b>
<b>Commissioner Vogler:</b>	<b>Yes</b>
<b>Commissioner Raum:</b>	<b>Yes</b>
<b>Commissioner Ayers:</b>	<b>Yes</b>
<b>Commissioner Thomas:</b>	<b>Yes</b>
<b>Commissioner Penning:</b>	<b>Yes</b>
<b>Motion Passed:</b>	<b>7/0</b>

E. City Planner Update:

- 1) City Planner Matt Straite gave an update the current land use application status.
- 2) City Manager Kevin Kreitman provided an update on the new fire station.

F. Meeting adjourned by Commission Chair Peltier at 6:37 pm.

Respectfully submitted:

Reviewed by:

Jake Gabell  
Deputy City Recorder

Matt Straite  
City Planner





**Proposal:** The applicant is requesting to build electrical substation to connect to an existing 115kV line. This will include a concrete pad, transformer placement, and chain link fencing seven-foot high with one-foot barbed wire strand on top surrounding the site, shielded lighting fixtures, placement of several informational signs (64) and a gravel parking lot. No landscaping is proposed. The Project Site access includes a new rocked driveway which extends south on tax lot 101, adjacent to the Project Site.

## I. BACKGROUND

- A. Applicant: PacificCorp
- B. Location: Southerly of NE Conser Road NE, across from Woods Road.
- C. Review Type: The proposed Site Development Review requires a hearing before the Planning Commission. The Planning Commission is scheduled to hold a hearing on the application on April 20, 2021. The Planning Commission decision can be appealed to the City Council. Any appeal of the City Council's decision relating to this matter will be considered by the Oregon Land Use Board of Appeals (LUBA).
- D. Public Notice and Hearing: Notice was mailed to all property owners within 200 feet of the proposed location, posted in City Hall on April 1, 2021, and posted on the City's website here - <http://cityofmillersburg.org/planning-commission/>
- E. Review Criteria: Chapter 5.05.060 Site Development Review Criteria
- F. Current Zoning: General Industrial (GI)
- G. Proposed Zoning: N/A
- H. Property Size: 4.5 Acres
- I. Background: The applicant has recently filed for a property line adjustment to create the parcel for the substation. The property was recently sold to the applicants by the City.

## II. AFFECTED AGENCY, PUBLIC NOTICE, AND PUBLIC COMMENTS

### Agencies:

The applicant's materials were transmitted to the following agencies/departments on April 1, 2021: City of Albany, Albany Fire Department, City of Millersburg Engineer, PacificCorp, Linn County Planning and Building Department, Linn County GIS, and Northwest Natural Gas. To date, the following comments have been received:

- Albany Fire Department dated April 5, 2021 (indicating they had no comments)
- City of Millersburg Engineering dated April 7, 2021

### Public:

Notice of the April 20, 2021 hearing was mailed to all property owners within 200 feet of the property. To date, no written comments from the public have been received by staff.

## III. CRITERION

### CITY OF MILLERSBURG DEVELOPMENT CODE

The applicable site development review criteria are from section 5.05.060. All analysis and findings are in addition to those provided by the applicant, which are included here by reference.

**The review of a site plan shall be based upon the following criteria:**

**(1) The proposed use is allowed in the zone and complies with the underlying zone development standards.**

**ANALYSIS:** The use is an electrical substation, which is a listed permitted use in the G1 Zone. Section 2.10.020 lists the uses that are permitted in the G1 zone. Use (1)j is Electrical and Electronic Equipment. A Site Development Review Permit is required. The proposed transformers and other improvements comply with all G1 setbacks listed in Section 2.10.050 Table 9. The site is not located adjacent to any residential zone except those located across NE Conser Road, which then triggers a 10-foot setback requirement. Additionally, any improvement along NE Conser Road requires a 30-foot setback. The concrete pad is more than 30 feet from NE Conser Road. All other zoning standards are met.

**FINDING:** Based on the analysis above, the project meets the required criteria.

**(2) The proposed use will not create negative impacts on the surrounding area resulting from traffic flow, noise, dust, glare, odor, potential incompatible adjacent uses such as parking lots, or other impacts identified in the public hearing process.**

**ANALYSIS:** A substation does not generate any fumes, noise, light or any other emission that will create any negative impacts on the surrounding neighbors. Once operational, the only traffic will be a single vehicle about once a month for maintenance.

**FINDING:** Based on the analysis above, the project meets the required criteria.

**(3) The City may impose conditions of approval intended to mitigate potential impacts including but not limited to:**

**a. Provisions for public utilities, including drainage and erosion control needs;**

**ANALYSIS:** The site will not require any water or sewer, and no restrooms will be located on the property. No irrigation is proposed for landscaping. Power will be available on the property as this is a substation. Regarding drainage, the applicant has explained:

*Drainage plans direct water away from the main substation and driveway. This includes the addition of a berm along the northeast corner of the substation to divert runoff. Please see Exhibit B - Site Plan for details and estimated quantities of earthwork. PacifiCorp is currently obtaining a Department of Environmental Quality (DEQ) National Pollutant Discharge Elimination Permit General Permit No. 1200-C (1200-C Permit). The 1200-C Permit includes temporary and permanent best management practices and monitoring to regulate stormwater runoff to surface waters. As part of the 1200-C Permit, an Erosion and Sediment Control Plan will be submitted and approved by DEQ. PacifiCorp will also procure a Grading Permit, if required.*

Conditions of approval have been added to assure all improvements match the Code requirements.

**FINDING:** Based on the analysis above, with conditions of approval, the project meets the required criteria.

**b. Parking, traffic safety, and connectivity of internal circulation to existing and proposed streets, bikeways, and pedestrian facilities;**

**ANALYSIS:** The project is a substation that will not be open to the public. The site does include a small gravel parking area for staff maintenance. No bike facilities are required.

**FINDING:** Based on the analysis above, the project meets the required criteria.

**c. Provision for adequate noise and/or visual buffering from non-compatible uses including using site and landscaping design to provide needed**

**buffering; and**

**ANALYSIS:** The project is required to provide landscaping in all setbacks (see section 3.09.030(1)b). As submitted, no landscaping is proposed. Landscaping acts a buffer between the project and the residential property located to the northeast of the site. Conditions of approval have been included to provide landscaping.

**FINDING:** Based on the analysis above, with conditions of approval, the project meets the required criteria.

**CONDITIONS OF APPROVAL:**

- Prior to final inspection (certificate of occupancy), the applicant shall provide the City with a landscape plan showing the proposed landscaping for the site. Said plan shall be fully consistent with the requirements of 3.09.030(1)b.
- Prior to final inspection (certificate of occupancy), the 30-foot setback spanning the entire frontage of NE Conser Road shall be landscaped in a manner that is consistent with the requirements of 3.09.030(1)b.

**d. Protections from any potential hazards.**

**ANALYSIS:** The station is not anticipated to use or require any hazardous materials onsite in significant quantities.

**FINDING:** Based on the analysis above, the project meets the required criteria.

**IV. STANDARDS**

The proposed design complies with all the specifications and design requirements of Chapter 2, specifically the PF zone setbacks and siting requirements, and Chapter 3 General Provisions. The following analysis is a summary of only applicable standards or items that required additional explanation and/or additional conditions of approval to show clear consistency:

**CHAPTER 3.02 STREET STANDARDS**

**SECTION 3.02.030 GENERAL PROVISIONS**

This section includes requirements for street layouts, continuation of streets, alignment, future street extensions, intersection angles, existing streets, details on when half streets are applicable, grades and curves, access requirements, and other street standards.

**ANALYSIS:** No street improvements on NE Conser Road are required. The site has been planned to allow the possible future extension of Woods Avenue.

**FINDING:** Based on the analysis above, the project meets these standards.

## **CHAPTER 3.04      STORM DRAINAGE AND GRADING**

This chapter includes requirements for proper drainage of the site and treatment of stormwater.

**ANALYSIS:** As outlined above, the applicant has not provided a drainage study. A 1200-C permit and a Millersburg permit for temporary erosion protection during construction will be obtained by the contractor prior to any ground disturbing activities. Conditions of approval have been added to assure development matches the requirement of the Code.

**FINDING:** Based on the analysis above, with conditions of approval, the project meets the standards.

## **CHAPTER 3.09      LANDSCAPING STANDARDS**

### **SECTION 3.09.030(1)b      NON RESIDENTIAL LANDSCAPING**

Landscaping is required in all setback areas. Standards are included in this section of the Code which explain how the landscaping is supposed to be designed. All required setbacks must be landscaped. This must include:

- i. One tree at least six feet tall when planted for every 30 feet of street frontage.
- ii. Five 5-gallon or eight 1-gallon shrubs, trees, or accent plants.
- iii. The remaining area treated with suitable living ground cover, lawn, or decorative treatment of bark, rock, or other attractive ground cover.
- iv. When the yard adjacent to a street of an industrially zoned property is across a right-of-way (excluding Old Salem Road right-of-way) from other industrially or commercially zoned property, only 30% of such setback area must be landscaped.

**ANALYSIS:** The application did not propose any landscaping. Because landscaping is required, a condition of approval has been added to require landscaping.

**FINDING:** Based on the analysis above, with conditions of approval, the project meets the standards.

## **CONDITIONS OF APPROVAL:**

- Prior to final inspection (certificate of occupancy), the applicant shall provide the City with a landscape plan showing the proposed landscaping for the site. Said plan shall be fully consistent with the requirements of 3.09.030(1)b.
- Prior to final inspection (certificate of occupancy), the 30-foot setback spanning the entire frontage of NE Conser Road shall be landscaped in a manner that is consistent with the requirements of 3.09.030(1)b.

## **V. RECOMMENDATION**

Based on the above findings of fact, and the conditions of approval, the proposed project satisfies the applicable criteria and standards, and staff recommends the Planning Commission approve Application No. SP 21-02.

## **VI. PROPOSED MOTION**

Based on the findings of fact in the staff report, and the conditions of approval, the proposed project satisfies the applicable criteria and standards, and the Planning Commission approves Site Plan SP 21-02 with the conditions of approval.

## **VII. ALTERNATIVE RECOMMENDATION**

Should the Planning Commission not elect to approve the proposed development, they could continue the item for further discussion or deny the application citing the specific criteria not satisfied by the application.

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## **VIII. CONDITIONS OF APPROVAL**

### **General Conditions:**

1. This land use approval shall substantially comply with the submitted preliminary plans included as Exhibit C, except as indicated in the following conditions. Additional development or change of use may require a new development application and approval.
2. Copies of any required federal or state permits that may be required shall be filed in the Record File of this application.
3. This approval does not negate the need to obtain permits, as appropriate from other local, state, or federal agencies, even if not specifically required by this decision.
4. The access road, including drainage facilities and an access control gate, shall be designed and constructed in accordance with the Agreement for Sale and Purchase

of Real Property between PacifiCorp and the City of Millersburg, dated November 26, 2019. A City of Millersburg Right-of-Way Permit is required for this work. Plans shall be submitted for review and shall be approved by the City of Millersburg prior to construction.

### **Prior to Building Permit Issuance**

5. Stormwater detention and water quality facilities shall be designed as required to meet City standards. Stormwater calculations shall be submitted to the City Engineer for review and approval. Maintenance of detention basin and water quality facilities shall be the responsibility of the City.
6. The applicant shall submit engineering plans for all public improvements, including connections to public utilities (water, sewer, storm water, and streets) to City Engineer. The engineering plans shall conform to the Millersburg Engineering design standards, to the satisfaction of the City Engineer.

### **Prior to Grading:**

7. The applicant must obtain a City of Millersburg Erosion Control Permit and Grading Permit prior to construction.
8. Stormwater:
  - Obtain a 1200C Erosion Control Permit and a **City of Millersburg Erosion Prevention and Sediment Control Permit** for all the disturbed ground, both on and off-site that is in excess of one acre. The applicant shall follow the latest requirements from DEQ for NPDES 1200-C Permit submittals.
  - Stormwater facilities shall be designed and constructed in accordance with the City of Millersburg Engineering Standards. A **City of Millersburg Grading Permit** is required for this work.
9. All required public improvement plans shall be approved by the City prior to beginning construction. All utilities shall remain uncovered until inspected and approved by the City. All required public improvements shall be completed and approved by the City prior to occupancy.

## **Prior to Final Inspection:**

10. Prior to final inspection (certificate of occupancy), the applicant shall provide the City with a landscape plan showing the proposed landscaping for the site. Said plan shall be fully consistent with the requirements of 3.09.030(1)b.
11. Prior to final inspection (certificate of occupancy), the 30-foot setback spanning the entire frontage of NE Conser Road shall be landscaped in a manner that is consistent with the requirements of 3.09.030(1)b.
12. All required street signage and street lighting shall be approved by the City Engineer and installed.
13. Install the landscaping according to the landscape plan prior to occupancy or provide a bond, at the option of the City. Landscaping shall be completely installed or provide for erosion control measures around any disturbed or exposed areas.

## **IX. NOTICES TO THE APPLICANT**

The applicant should also be aware of the following standards and processes that are required for development. These are not part of the decision on this land use case and are provided as a courtesy to the applicant. Please contact City Hall with any questions.

1. All applicable System Development Charges (SDCs) will be due at time of building permits.
2. All applicable Connection Charges will be due at time of building permits.
3. Compliance with the Conditions of Approval is the responsibility of the developer or its successor in interest.
4. All required street signage and street lighting shall be approved by the City Engineer and installed.
5. Dust shall be controlled within the site during construction and shall not be permitted to drift onto adjacent properties.
6. The developer is responsible for all costs associated with any remaining public facility improvements and shall ensure the construction of all public streets and utilities within and adjacent to the tentative map as required by these conditions of approval, to the plans, standards, and specifications of the City of Millersburg.

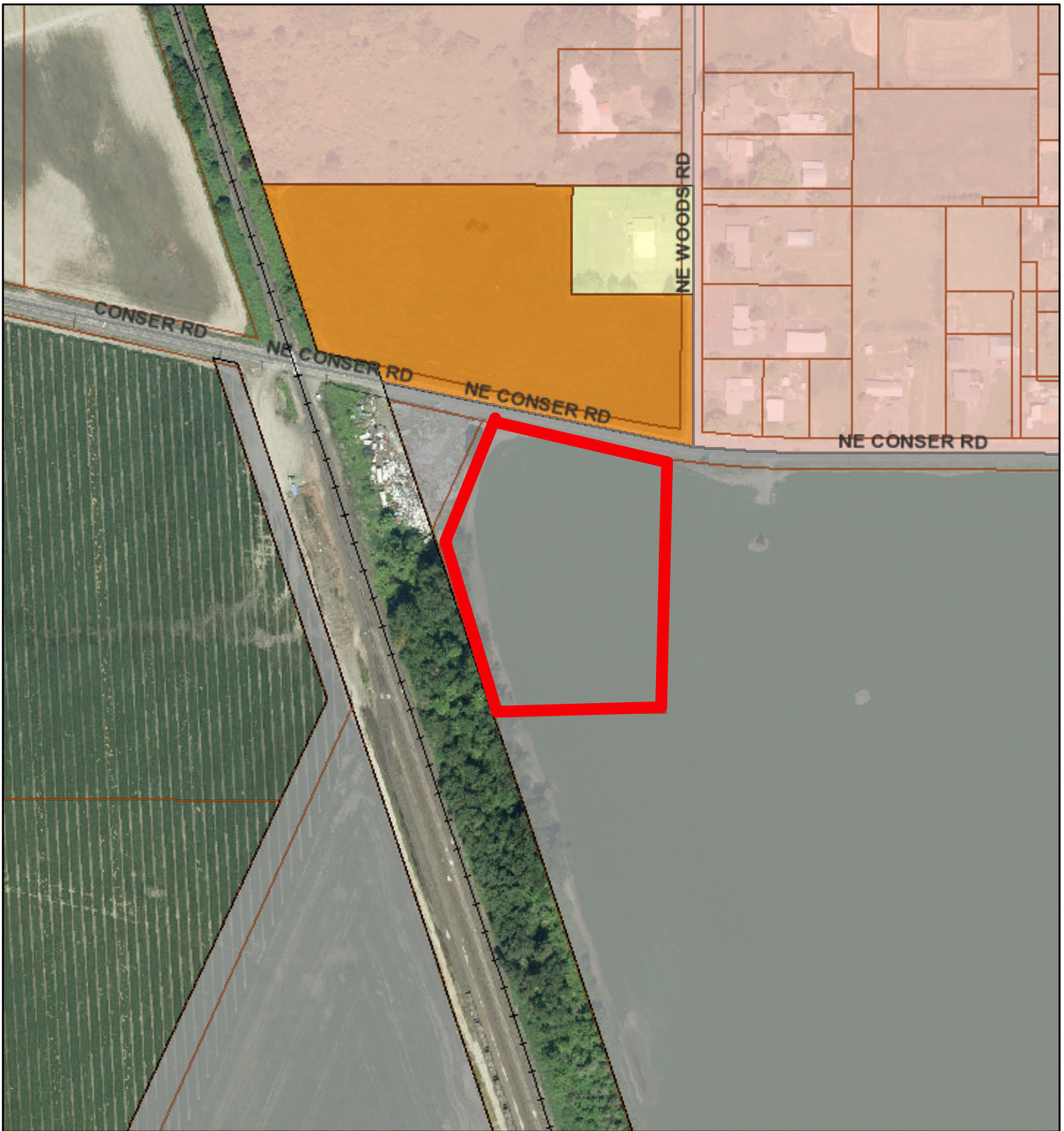


7. **This approval is valid for a period of one (1) year from the date of the decision notice.** Extensions may be granted by the City as afforded by the Millersburg Development Code.
8. The continual operation of the property shall comply with the applicable requirements of the Millersburg Development Code.
9. This approval does not negate the need to obtain permits, as appropriate from other local, state, or federal agencies, even if not specifically required by this decision.
10. Noise shall be kept at the minimum level possible during construction. The developer shall agree to aggressively ensure that all vehicles working in the site shall have adequate and fully functioning sound suppression devices installed and maintained at all times.
11. All construction sites shall be maintained in a clean and sanitary condition at all times. Construction debris includes food and drink waste. All waste shall be contained onsite in proper containers or construction fencing enclosures and shall leave the construction site in proper disposal containers. Failure to comply with this condition may result in a "Stop Work" order until deficiencies have been corrected to the satisfaction of the City.

**X. EXHIBITS**

- A. Zoning Map
- B. Vicinity Map
- C. Applicant's Exhibits dated 10/14/20:
- D. Millersburg City Engineer Comments dated April 7, 2021
- E. Albany Fire Department Comment Letter dated April 6, 2021
- F. Public Hearing Notice

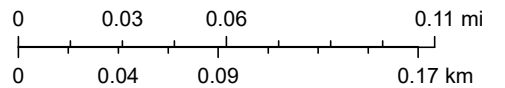
# SP 21-02 Zoning



3/31/2021, 7:10:43 AM

1:4,514

- |                 |                                      |
|-----------------|--------------------------------------|
| —+— Railways    | City Zoning                          |
| — Highways      | Light Green C-1, COMMERCIAL          |
| — Roads         | Light Blue CB -- CENTRAL BUSINESS    |
| --- City Limits | Light Red CC -- COMMUNITY COMMERCIAL |
| □ Tax Lots      | Light Green CC-CENTRAL COMMERCIAL    |



Linn County GIS

Map created using the Linn County Oregon web mapping application

This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the











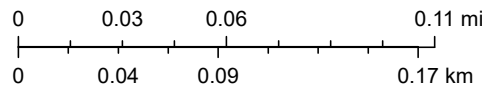
# SP 21-02 Vicinity Map



3/31/2021, 7:12:08 AM

1:4,514

-  Railways
-  Highways
-  Roads
-  City Limits
-  Tax Lots
-  Red: Band\_1
-  Green: Band\_2
-  Blue: Band\_3



Linn County GIS



Map created using the Linn County Oregon web mapping application

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The information below is supplemental to the City of Millersburg Land Use Application.

Sections IV and V are provided herein.

## Section IV

A new substation will be constructed and operated by PacifiCorp to meet future local and regional electrical demand. The substation site (“Project Site”) is located within the city limits of Millersburg, Oregon. The following narrative describes this substation and all relevant development codes pertinent to the City of Millersburg. PacifiCorp and Camas (PacifiCorp’s representative) have been in regular communication with the City of Millersburg staff (Janelle Booth and Matt Straite) to produce this application and, therefore, we are not requesting pre-application meeting.

### City Land Use Development Code Applicability Narrative

The information provided below includes how the Project Site complies with City of Millersburg Land Use Development Codes.

## Article II – Zoning and Zoning Regulations

### Code 2.01 Zones

The Project Site is zoned General Industrial Zone (GI); see **Exhibit A – Zoning Map**. Substations are permitted in a General Industrial Use. The Project Site is not located within any other zones specified in Table 1 – Classification of Zones.

### Code 2.10.050 General Industrial Zone Dimensional Standards

The Project Site is located within Township 10S, Range 3W, Section 20, on tax lot 108. The Project Site is bordered to the north by Conser Road, to the east and south by GI zoned land, and to the west by railroad tracks and additional GI zoned land. One adjacent lot is outside of city limits; Linn County has zoned this lot as Exclusive Farm Use (EFU). All substation infrastructure is set back to meet the Dimensional Standards in Table 9 – GI Zone Dimensional Standards.

Specifically, a fence that will be located on the northern portion of the Project Site has a set back at least 45 feet from Conser Road. The eastern, southern, and western Project Site boundaries have a minimum setback of ten feet. See **Exhibit B – Site Plan** for additional details.

### Code 2.10.060 General Industrial Zone Development Standards

The Project Site will comply with the following development standards:

- 2.10.060.1 Off Street Parking: The Project Site will not have public access; parking will only be available within a fenced area for PacifiCorp staff. This development code does not apply.
- 2.10.060.2 Signs: The Project Site will display 64 signs, each approximately 18" X 24". The signs identify the Hazardous Voltage, Private Property, and PacifiCorp ownership; please see **Exhibit C – Sign Plan** for details. The sign size, number, and placement are in accordance with electrical code industry standards as well as PacifiCorp safety program requirements.

- 2.10.060.3 Yards and Lots: All substation infrastructure is set back more than ten feet from adjacent parcels. Fencing for the substation is set back at least 45 ft from Conser Road; please see **Exhibit B – Site Plan** for additional details.
- 2.10.060.4 Site Development Review: PacifiCorp is submitting this application for review in accordance with the review procedures as required by this code.
- 2.10.060.5 Landscaping: Additional landscaping at the Project Site would require the installation of irrigation and frequent maintenance. Irrigation and landscaping maintenance activities are impractical for this Project Site due to the labor requirements to establish landscaping; no landscaping is proposed for this Project Site.
- 2.10.060.6 Residential Screening: The Project Site does not abut RL, RU or RM zones. This GI code does not apply.
- 2.10.060.7 Environmental Performance Standards: The Project Site will comply with this code as needed.

### **Code 2.12 – 2.15 (Overlay Zones)**

The Project Site is not located within the following Overlay Zones:

- Floodplain Overlay Zone (FPO)
- Historical Property Overlay Zone (HPO)
- Willamette Greenway Overlay Zone (WGO)
- Airport Approach Area Overlay Zone (AAO)

Development codes 2.12-2.15 do not apply.

## **Article III – Development Requirements**

### **Code 3.01.030 – Purpose and General Provisions, Application of Public Facility Standards**

The Project Site will not provide additional public facilities improvements identified in the Development Code. This Code does not apply.

### **Code 3.02 – Street Standards**

Per the 2020 purchase agreement established between PacifiCorp and the City of Millersburg for tax lot 108, PacifiCorp will construct a gravel access road to support heavy industrial vehicles, drainage facilities, and an access control gate. PacifiCorp will not construct additional roads for the Project Site. These features will be constructed in accordance with this code and its provisions.

### **Code 3.03 – Off-street Parking and Loading**

The Project Site will not have public access; parking will only be available within a fenced area for PacifiCorp staff. This development code does not apply.

**Code 3.04 – Development Requirements: 3.04.030 (Plan for Storm Drainage and Erosion Control), 3.04.040 (General Standards), and 3.04.050 (Grading)**

PacifiCorp is currently obtaining a Department of Environmental Quality (DEQ) National Pollutant Discharge Elimination Permit General Permit No. 1200-C (1200-C Permit). The 1200-C Permit includes temporary and permanent best management practices and monitoring to regulate stormwater runoff to surface waters. As part of the 1200-C Permit, an Erosion and Sediment Control Plan will be submitted and approved by DEQ. PacifiCorp will also procure a Grading Permit, if required.

**Code 3.05 – Utility Lines and Facilities**

PacifiCorp has designed the substation minimum feasible soil and site disturbances in accordance with 3.05.020.01; see **Exhibit B – Site Plan** for details. PacifiCorp does not intend for any prolonged or public access to the Project Site. PacifiCorp will not construct additional facilities identified in 3.05.020 Items 2, 3, 4, 5, and 6 (e.g., private utilities, water service, sanitary sewer, subsurface sewage disposal, and streetlights). PacifiCorp has procured an easement consisting of 0.76 acres (60' x 551.76') on tax lot 101; see **Exhibit D – Access Easement**. PacifiCorp has provided this easement design to the City of Millersburg in accordance with 3.05.020.7.

**Code 3.06.060 – Signs, Signs Generally Permitted**

The Project Site will display 64 incidental signs, each approximately 18" X 24" signs. These signs will display information indicating Hazardous Voltage, Private Property, and PacifiCorp ownership. PacifiCorp will distribute signs indicating Hazardous Voltage and Private Property evenly around the Project Site's perimeter; the signs indicating property ownership will be displayed on each entrance gate.

**Code 3.07 – Fencing, Fencing Requirements for Commercial and Industrial Zones**

PacifiCorp will construct a seven-foot chain-link fence with one-foot of barbed wire strand 84 inches above grade for additional security. This fencing will be at least 45 feet from Conser Road; no portion of the barbed wire will project over the public right-of-way. The fencing specifications are in accordance electrical industry safety standards.

**Code 3.08 – Yard and Lot Standards**

Please see item Code 2.10.060 General Industrial Zone Development Standards of this application.

**Code 3.09 – Landscaping Standards**

Please see item Code 2.10.060 General Industrial Zone Development Standards of this application.

**Code 3.10 – 3.27 -Special Use Standards**

The Project Site is not classified under any of the following special uses standards:

- Manufactured Dwelling Parks
- Design Standards for Homes on Individual Lots
- Home Occupations
- Manufactured Home, Trailer, and Vehicular Sales, and Related Uses
- Residential Accessory Structures
- Special Residential Dwellings

- Permitted Temporary Uses
- Bed and Breakfast Establishments
- Houses of Worship
- Residential Care Facilities
- General Standards
- Wetland and Riparian Areas
- Planned Unit Developments (PUD)
- Recreational Vehicle Park
- Mobile Food Units and Vendors
- Commercial Design Standards
- Wireless Communication Facilities

Development Codes 3.11 – 3.27 do not apply.

## Article IV – Land Division Requirements

City of Millersburg Development Code Article 4 identifies that "these provisions concern the process of dividing land and do not alter the requirements and standards of the underlying zone(s)." This Article does not apply to this Project Site.

### Site Plan

See **Exhibit B – Preliminary Site and Grading Plan**

### Deed

See **Exhibit E – Land Deed**

### Easement

See **Exhibit D – Access Easement**

### Land Use Application Checklist

See Land Use Application

### City of Millersburg Comprehensive Plan

Construction and establishment of the substation will comply with City of Millersburg standards identified in the City of Millersburg Comprehensive Plan. PacifiCorp will construct this substation within the appropriately zoned areas. The new substation will provide additional electrical infrastructure support to the City of Millersburg, and immediately surrounding areas. PacifiCorp does not anticipate this Project Site to create any social, economic, physical, or significant environmental impacts during construction and ongoing operation.

### Supplemental Information

- The Project Site will not provide public parking; therefore, PacifiCorp will not include parking calculations.
- The Project Site will not store any hazardous materials.

### Site Photograph

See **Exhibit F – Aerial Photograph**



## Section V. Proposed Use of Property (Sections A, C, D, and F):

### A. Description of Proposed Use

Describe in detail the proposed use and your development plans for the property. Include a description of the number and type of buildings and their intended use, roadways, driveways, parking lots, signs, landscaping, drainage plans and outdoor lighting.

The Project Site will include developing a substation, which will connect to an existing 115kV transmission line located along Conser Road NE; see **Exhibit G – Project Location**. The substation will be located on tax lot 108; see **Exhibit H - Tax Lot Map**.

The Project Site improvements include concrete pads for transformers, chain-link fencing approximately seven-foot high with one-foot barbed wire strand on top, shielded lighting fixtures, and a gravel parking lot. The Project Site access includes a new rocked driveway which extends south on tax lot 101, adjacent to the Project Site. This access road will require an easement of 0.76 acres on tax lot 101; see **Exhibit D – Access Easement**.

Drainage plans direct water away from the main substation and driveway. This includes the addition of a berm along the northeast cover of the substation to divert runoff. Please see **Exhibit B - Site Plan** for details and estimated quantities of earthwork.

The Project Site will display 64 signs, each approximately 18" X 24" signs. These signs will display information pertaining to Hazardous Voltage, Private Property, and PacifiCorp ownership. PacifiCorp will distribute signs indicating Hazardous Voltage and Private Property evenly around the Project Site's perimeter; the signs indicating property ownership will be displayed on each entrance gate. PacifiCorp does not propose landscaping at the Project Site.

### C. Other Permitting Requirements

Will any other permits from local or state agencies be required? If yes, please list permits needed and if they have been secured.

**Table 1: Additional Permits**

Permit	Agency	Purpose	Status
1200-C NPDES	Oregon Department of Environmental Quality	Required for construction activities	Pending

### D. Land Area Use

How much land area will be used for the proposed activity? Will the proposed use generate wastewater and if so, how will it be disposed?

The substation will encompass approximately 5.26 acres of tax lots 108 and 101; please **Exhibit B - Site Plan**. Construction of the substation will occupy approximately 3.81 acres of these tax lots. The remaining

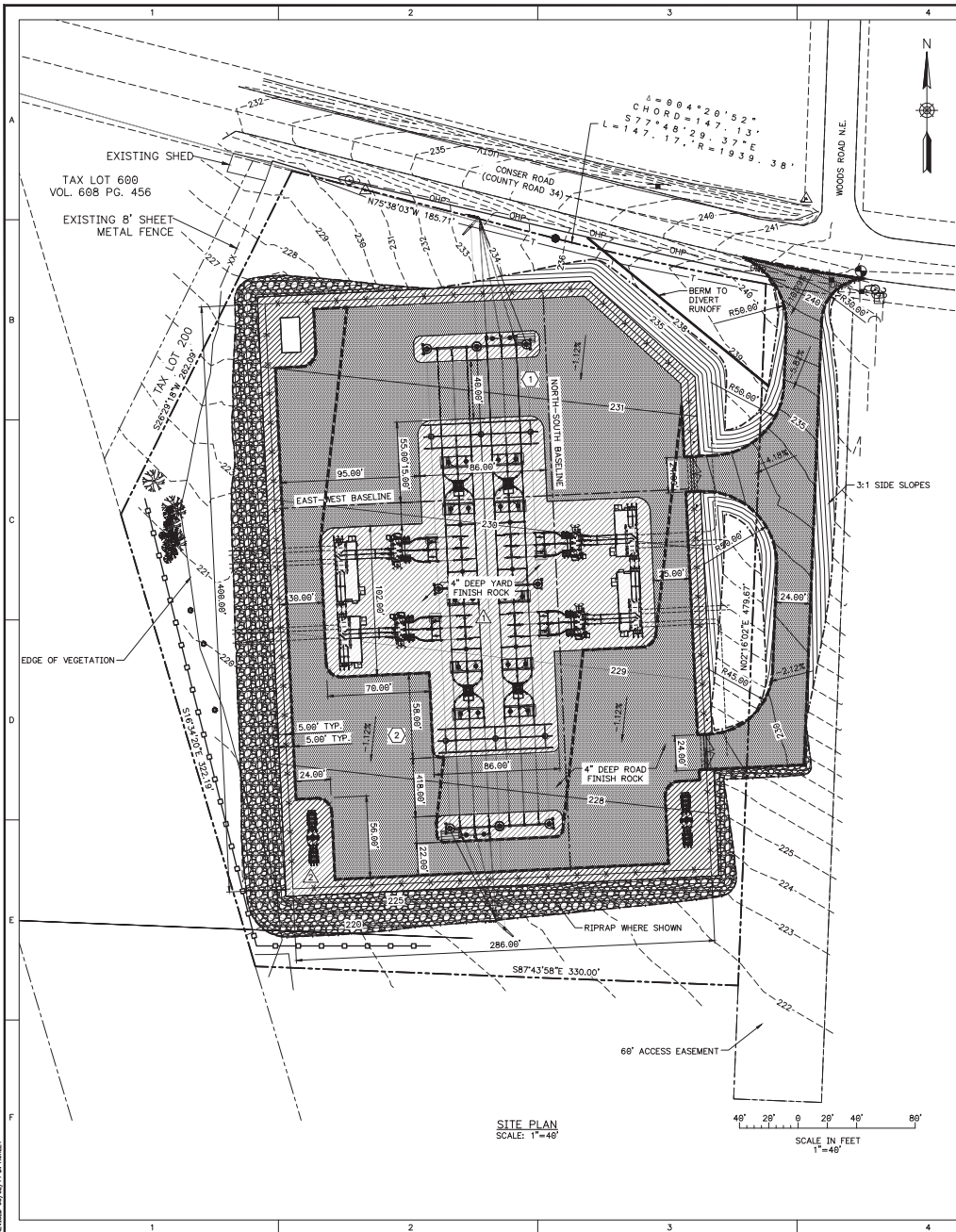


area is necessary for line clearance, equipment setbacks, and access. The proposed Project Site will not generate wastewater.

#### F. Vehicle Use

Please describe the types of vehicles, machines and/or tools to be used. Please estimate the amount of vehicle trips per day that will be generated by the proposed use.

The substation's construction will implement construction equipment including but not limited to a road grader, crane, dump truck, and hand drills. Construction activities will last eight months. Once construction of the substation is complete, daily operations will be limited to one vehicle entering the site monthly for routine maintenance or as needed.



**STORMWATER DRAINAGE NARRATIVE:**  
IMPERVIOUS AREAS INCLUDE CONCRETE FOUNDATIONS, SLABS, BUILDINGS AND COMPACTED GRAVEL ROAD SURFACE.

PERVIOUS AREAS INCLUDE 4" DEEP SUBSTATION YARD ROCK AND 6" DEEP RIPRAP ON THE SIDE SLOPES (YARD ROCK IS NECESSARY FOR SAFETY REASONS SUCH AS TOUCH POTENTIAL, RESISTIVITY, FIRE PREVENTION AND MAINTENANCE. IT IS WASHED 1" ROCK THAT HAS 40% VOIDS AND IS NOT COMPACTED, SIMILAR TO DRAIN ROCK. YARD ROCK RETAINS RUNOFF AND INCREASES THE TIME OF CONCENTRATION).

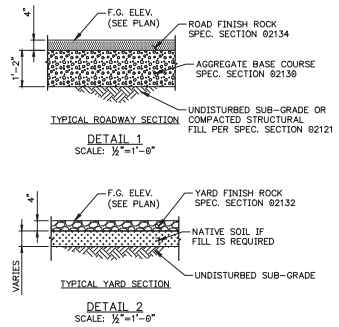
TOTAL PROPERTY AREA: 4.50 ACRES WITH 0.76 ACRE EASEMENT.

EXISTING CONDITIONS:  
OPEN FIELD WITH SILTY SAND. INFILTRATION RATE = 0.50 IN/HR.

DEVELOPED CONDITIONS:  
TOTAL DISTURBED AREA = 166,052 S.F. (3.81 ACRES)  
TOTAL GRAVEL ROAD AREA = 77,836 S.F.  
TOTAL YARD ROCK AREA = 52,400 S.F.  
TOTAL RIPRAP AREA = 19,467 S.F.

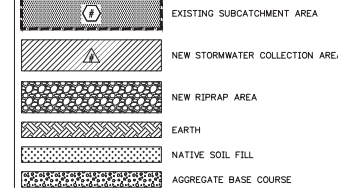
**STORMWATER DISCHARGE:**  
THE RUNOFF FROM ALL GRAVEL ROAD SURFACES WILL SHEET FLOW INTO A 4" DEEP YARD ROCK AREA AND 6" DEEP RIPRAP AREA, WHICH CONTAINS WASHED ROCK MUCH LIKE DRAIN ROCK AND HAS 40% VOIDS. THE YARD ROCK IS 4" DEEP AND WILL HAVE VOIDS LONG TERM FOR TOUCH POTENTIAL OF NEARBY EQUIPMENT. THE 6" DEEP RIPRAP WILL BE 3"-4" WASHED ROCK. THE NATIVE SOIL UNDER THE DRAIN ROCK CONSISTS OF GRANULAR MATERIAL THAT HAS AN INFILTRATION RATE OF 0.50" INCHES PER HOUR. ALL SURFACES THAT ARE NOT COVERED WITH FINISH ROCK (ROAD ROCK, YARD ROCK AND RIPRAP) WILL BE NATIVE GROUND. THE STORMWATER PLAN SHOWS THE GRAVEL ROAD SUBCATCHMENT AREAS AND THE DRAIN ROCK AREAS THAT WILL RECEIVE THE STORMWATER RUNOFF. THE KEY NOTES ON THE RIGHT SIDE OF THE SHEET DEFINE THE SUBCATCHMENT AREAS AND THE DRAIN ROCK AREAS THAT ARE CONSIDERED TO BE RETENTION/INFILTRATION PONDS. OUR HYDROLOGY REPORT DEMONSTRATES THAT THE DRAIN ROCK AREAS WILL INFILTRATE ALL THE RUNOFF FROM THE GRAVEL ROAD AREAS DURING A 25-YEAR, 24-HOUR STORM EVENT, WITHOUT ANY DISCHARGE, AND THAT THE AREAS THAT ARE TO REMAIN NATIVE GROUND WILL ABSORB ALL PRECIPITATION THAT FALLS ON THOSE AREAS SIMILAR TO PREDEVELOPMENT CONDITIONS. THERE WILL BE ESSENTIALLY NO STORMWATER RUNOFF DISCHARGING FROM THE SITE AFTER CONSTRUCTION.

**TOTAL REDEVELOPED SURFACE AREAS:**  
○ NEW GRAVEL ROAD AREAS (IMPERVIOUS) = 77,836 S.F.  
△ NEW DRAIN ROCK, RETENTION AREAS (PERVIOUS) = 52,400 S.F.



**LEGEND**  
(SEE DRAWING 17992A01 FOR EXISTING CONDITIONS AND LEGEND)

- DITCH FLOW LINE
- LIMITS OF CONSTRUCTION
- PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- SECURITY FENCE W/ BARB
- GRADE CHANGE
- EROSION CONTROL SILT FENCE
- EXISTING TREE



**DEVELOPED SUBSTATION HYDROLOGY REPORT:**  
RUNOFF METHOD = SCS TR-20  
RAINFALL TYPE = 1A-24HR  
2 YEAR, 24 HOUR STORM = 2.57/24 HR  
10 YEAR, 24 HOUR STORM = 3.57/24 HR  
25 YEAR, 24 HOUR STORM = 4.07/24 HR  
100 YEAR, 24 HOUR STORM = 4.57/24 HR  
Tc = DIRECT ENTRY OF 5 MIN.  
THE 25 YEAR, 24 HOUR STORM EVENT IS USED TO DETERMINE IF RUNOFF CAN BE RETAINED ON SITE.

SUBCATCHMENTS 1 & 2 WILL DISCHARGE INTO AN AREA WITH DRAIN ROCK, WHICH HAS 40% VOIDS. NATIVE SOIL BENEATH THE DRAIN ROCK IS GRANULAR WITH AN INFILTRATION RATE OF 0.50 IN/HR.

- 1 TOTAL AREA = 30,070 S.F.  
30,07 S.F. = NEW GRAVEL ROAD (CN=91)  
RUNOFF = 0.55 CFS @ 7.89 HOURS. VOLUME = 0.173 AF, DEPTH> 3.01".
- 2 SURFACE AREA = 37,009 S.F.  
CUMULATIVE STORAGE = 268 C.F. (AVAILABLE STORAGE = 4,885 C.F.)  
INFLOW = 0.55 CFS @ 7.89 HOURS. OUTFLOW = 0.80 C.F. @ 7.75 HOURS.  
PEAK ELEVATION = 0.62' @ 0.68 HOURS.
- 3 TOTAL AREA = 48,766 S.F.  
48,766 S.F. = NEW GRAVEL ROAD (CN=91)  
RUNOFF = 0.87 CFS @ 7.89 HOURS. VOLUME = 0.275 AF, DEPTH> 3.01".
- 4 SURFACE AREA = 28,849 S.F.  
CUMULATIVE STORAGE = 1,064 C.F. (AVAILABLE STORAGE = 3,808 C.F.)  
INFLOW = 0.87 CFS @ 7.89 HOURS. OUTFLOW = 0.80 C.F. @ 7.75 HOURS.  
PEAK ELEVATION = 0.69' @ 0.69 HOURS.

NOTE: ZERO DISCHARGE DURING 25-YEAR, 24-HOUR STORM EVENT.

**ESTIMATED QUANTITIES:**  
EARTHWORK QUANTITIES SHOWN ARE ESTIMATES ONLY AND ARE IN BANK CUBIC YARDS WITH NO ALLOWANCE FOR SHRINK OR SWELL. THE CONTRACTORS SHALL CALCULATE THEIR OWN ITEMIZED EARTHWORK AND MATERIAL QUANTITIES FOR THIS PROJECT.

QUANTITIES DO NOT INCLUDE EXCAVATED OR FILL MATERIAL FOR FOUNDATION WORK.

PROPERTY AREA	4.50	ACRES
LIMITS OF CONSTRUCTION (DISTURBED AREA)	3.81	ACRES
TOPSOIL (ORGANICS) REMOVAL	1,000	C.Y.
EXCAVATED NATIVE SOIL USED FOR FILL	5,728	C.Y.
IMPORTED RG-2 FILL UNDER FINISH ROCK	11,738	C.Y.
IMPORTED FINISH ROAD ROCK	979	C.Y.
IMPORTED AGGREGATE BASE COURSE	3,427	C.Y.
IMPORTED FINISH YARD ROCK	615	C.Y.
IMPORTED RIPRAP	550	C.Y.
TOTAL IMPORTED MATERIAL	17,309	C.Y.

**PRELIMINARY**

DESIGNED BY	18072104	DATE	10/14/2020
CHECKED BY	G. HUNTING	DATE	10/14/2020
PROJECT NO.	198328.000	PROJECT DATE	10/14/2020
DESIGNED BY	G. HUNTING	DATE	10/14/2020
CHECKED BY	G. HUNTING	DATE	10/14/2020
PROJECT NO.	198328.000	PROJECT DATE	10/14/2020

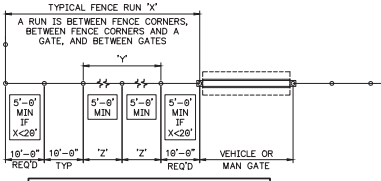
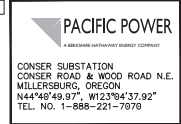
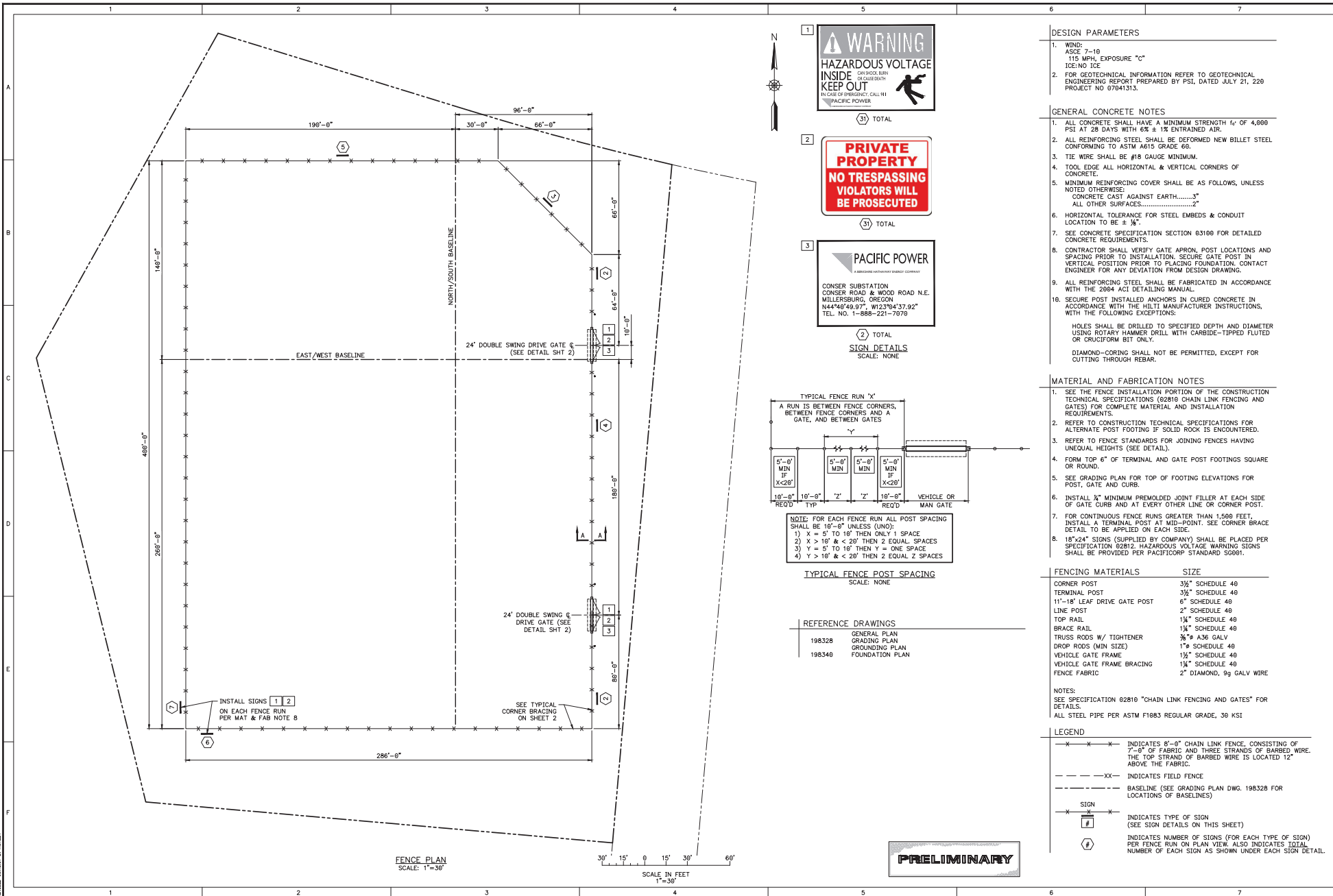
**CIVIL**

CONSER ROAD SUBSTATION  
MILLERSBURG, OREGON  
GRADING PLAN  
DRAINAGE PLAN  
198328.001

REVISIONS

NO.	DATE	BY

ENGINEER (DES/ DR/ CHECKED) APPROVED



NOTE: FOR EACH FENCE RUN ALL POST SPACING SHALL BE 10'-0" UNLESS (UNO):  
 1) X = 6' TO 16' THEN ONLY 1 SPACE  
 2) X > 16' & < 20' THEN 2 EQUAL SPACES  
 3) Y = 6' TO 16' THEN Y = ONE SPACE  
 4) Y > 16' & < 20' THEN 2 EQUAL 2 SPACES

TYPICAL FENCE POST SPACING  
SCALE: NONE

REFERENCE DRAWINGS

198328	GENERAL PLAN
198328	GRADING PLAN
198340	FOUNDING PLAN

FENCE PLAN  
SCALE: 1"=30'

SCALE IN FEET  
1"=30'

**PRELIMINARY**

DESIGN PARAMETERS

- WIND: ASCE 7-10  
115 MPH, EXPOSURE "C"  
ICE: NO ICE
- FOR GEOTECHNICAL INFORMATION REFER TO GEOTECHNICAL ENGINEERING REPORT PREPARED BY PSI, DATED JULY 21, 200 PROJECT NO 07841313.

GENERAL CONCRETE NOTES

- ALL CONCRETE SHALL HAVE A MINIMUM STRENGTH  $f_c$  OF 4,000 PSI AT 28 DAYS WITH 6% ± 1% ENTRAINED AIR.
- ALL REINFORCING STEEL SHALL BE DEFORMED NEW BILLET STEEL CONFORMING TO ASTM A615 GRADE 60.
- TIE WIRE SHALL BE #18 GAUGE MINIMUM.
- TOOL EDGE ALL HORIZONTAL & VERTICAL CORNERS OF CONCRETE.
- MINIMUM REINFORCING COVER SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:  
CONCRETE CAST AGAINST EARTH.....3"  
ALL OTHER SURFACES.....2"
- HORIZONTAL TOLERANCE FOR STEEL EMBEDS & CONDUIT LOCATION TO BE ± 1/4".
- SEE CONCRETE SPECIFICATION SECTION 03100 FOR DETAILED CONCRETE REQUIREMENTS.
- CONTRACTOR SHALL VERIFY GATE APRON, POST LOCATIONS AND SPACING PRIOR TO INSTALLATION. SECURE GATE POST IN VERTICAL POSITION PRIOR TO PLACING FOUNDATION. CONTACT ENGINEER FOR ANY DEVIATION FROM DESIGN DRAWING.
- ALL REINFORCING STEEL SHALL BE FABRICATED IN ACCORDANCE WITH THE 2004 ACI DETAILING MANUAL.
- SECURE POST INSTALLED ANCHORS IN CURED CONCRETE IN ACCORDANCE WITH THE HILTI MANUFACTURER INSTRUCTIONS, WITH THE FOLLOWING EXCEPTIONS:  
HOLES SHALL BE DRILLED TO SPECIFIED DEPTH AND DIAMETER USING ROTARY HAMMER DRILL WITH CARBIDE-TIPPED FLUTED OR CRUCIFORM BIT ONLY.  
DIAMOND-CORING SHALL NOT BE PERMITTED, EXCEPT FOR CUTTING THROUGH REBAR.

MATERIAL AND FABRICATION NOTES

- SEE THE FENCE INSTALLATION PORTION OF THE CONSTRUCTION TECHNICAL SPECIFICATIONS (02810 "CHAIN LINK FENCING AND GATES") FOR COMPLETE MATERIAL AND INSTALLATION REQUIREMENTS.
- REFER TO CONSTRUCTION TECHNICAL SPECIFICATIONS FOR ALTERNATE POST FOOTING IF SOLID ROCK IS ENCOUNTERED.
- REFER TO FENCE STANDARDS FOR JOINING FENCES HAVING UNEQUAL HEIGHTS (SEE DETAIL).
- FORM TOP 6" OF TERMINAL AND GATE POST FOOTINGS SQUARE OR ROUND.
- SEE GRADING PLAN FOR TOP OF FOOTING ELEVATIONS FOR POST, GATE AND CURB.
- INSTALL 1/2" MINIMUM PREMOULDED JOINT FILLER AT EACH SIDE OF GATE CURB AND AT EVERY OTHER LINE OR CORNER POST.
- FOR CONTINUOUS FENCE RUNS GREATER THAN 1,500 FEET, INSTALL A TERMINAL POST AT MID-POINT. SEE CORNER BRACE DETAIL TO BE APPLIED ON EACH SIDE.
- 18"x24" SIGNS (SUPPLIED BY COMPANY) SHALL BE PLACED PER SPECIFICATION 02812, HAZARDOUS VOLTAGE WARNING SIGNS SHALL BE PROVIDED PER PACIFICORP STANDARD S0091.

FENCING MATERIALS      SIZE

CORNER POST	3/4" SCHEDULE 40
TERMINAL POST	3/4" SCHEDULE 40
11'-18" LEAF DRIVE GATE POST	6" SCHEDULE 40
LINE POST	2" SCHEDULE 40
TOP RAIL	1 1/2" SCHEDULE 40
BRACE RAIL	1 1/2" SCHEDULE 40
TRUSS RODS W/ TIGHTENER	3/8" A36 GALV
DROP RODS (MIN SIZE)	1" SCHEDULE 40
VEHICLE GATE FRAME	1 1/2" SCHEDULE 40
VEHICLE GATE FRAME BRACING	1 1/2" SCHEDULE 40
FENCE FABRIC	2" DIAMOND, 9g GALV WIRE

NOTES:  
SEE SPECIFICATION 02810 "CHAIN LINK FENCING AND GATES" FOR DETAILS.  
ALL STEEL PIPE PER ASTM F1983 REGULAR GRADE, 36 KSI

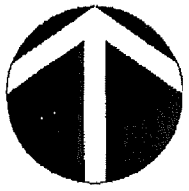
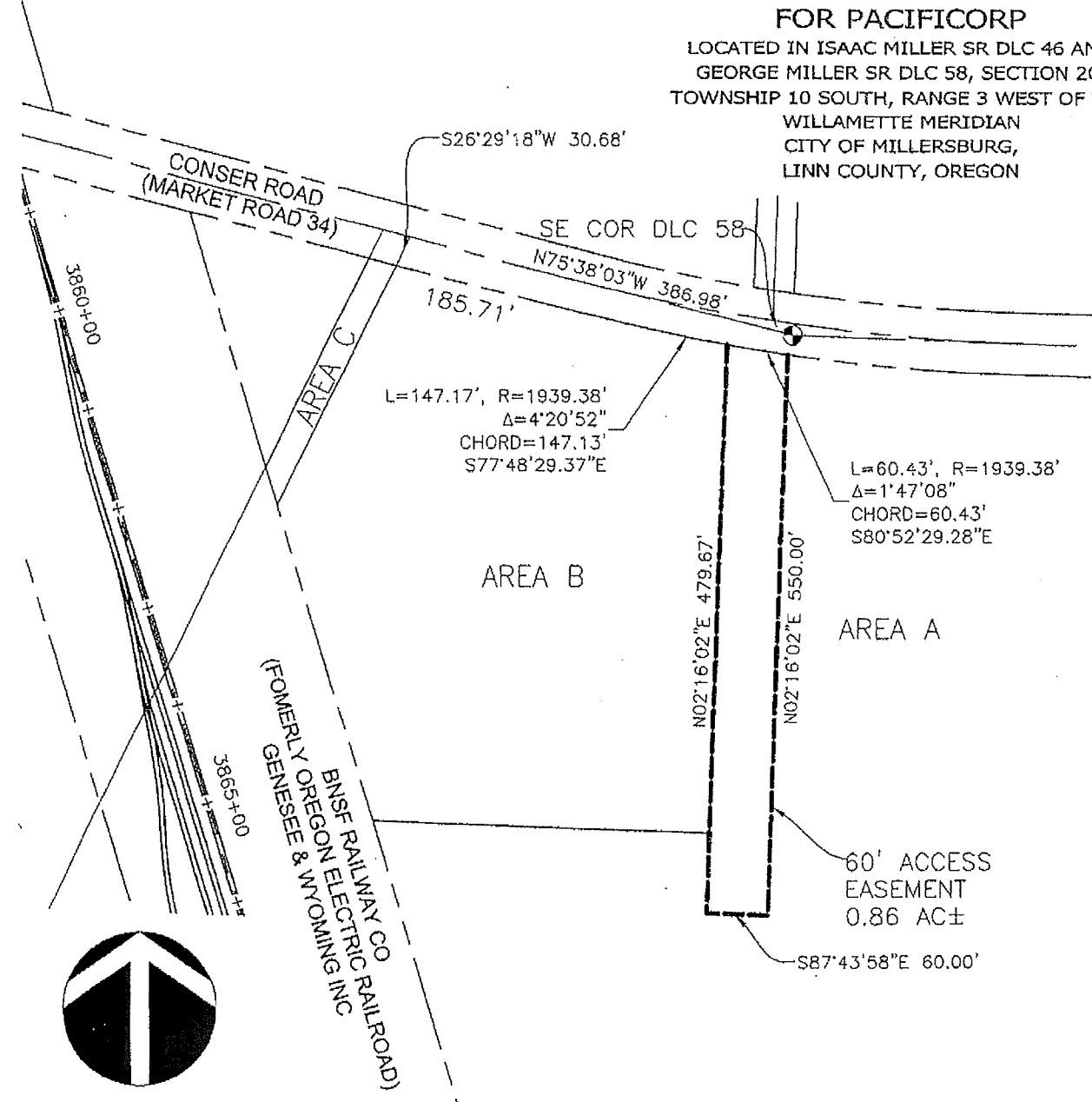
LEGEND

- x — x — x — INDICATES 6'-0" CHAIN LINK FENCE, CONSISTING OF 7'-0" OF FABRIC AND THREE STRANDS OF BARBED WIRE. THE TOP STRAND OF BARBED WIRE IS LOCATED 12" ABOVE THE FABRIC.
- - - - - INDICATES FIELD FENCE
- - - - - INDICATES BASELINE (SEE GRADING PLAN DWG. 198328 FOR LOCATIONS OF BASELINES)
- SIGN # INDICATES TYPE OF SIGN (SEE SIGN DETAILS ON THIS SHEET)
- (#) INDICATES NUMBER OF SIGNS (FOR EACH TYPE OF SIGN) PER FENCE RUN ON PLAN VIEW. ALSO INDICATES TOTAL NUMBER OF EACH SIGN AS SHOWN UNDER EACH SIGN DETAIL.

DESIGNED	08/18/21	D. HURLEY
CHECKED		
APPROVED		
ENGINEER	DES/DR	CHECKED
REVISIONS		
NO. DATE		BY
<b>PACIFICORP</b> CORPORATE INFRASTRUCTURE		
CIVIL	DISCIPLINE DWG	
PROJECT/DWG	19872104	PROJECT DWG
DATE	10/7/2020	APPROVAL DWG
DR. G. HUNTING	DES. G. HUNTING	DR. G. HUNTING
DR. G. HUNTING	DR. G. HUNTING	DR. G. HUNTING
1	2020	3
CONSER ROAD SUBSTATION MILLERSBURG, OREGON FENCE PLAN NON-CURBED		
198329.001		

**ACCESS EASEMENT  
FOR PACIFICORP**

LOCATED IN ISAAC MILLER SR DLC 46 AND  
GEORGE MILLER SR DLC 58, SECTION 20,  
TOWNSHIP 10 SOUTH, RANGE 3 WEST OF THE  
WILLAMETTE MERIDIAN  
CITY OF MILLERSBURG,  
LINN COUNTY, OREGON



1 INCH = 150 FEET

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Andrew John Plett*

OREGON  
DECEMBER 30, 2010  
ANDREW JOHN PLETT  
78538PLS

RENEWS 12/31/20



Date: 03/06/19 4858 SW SCHOLLS FERRY ROAD, SUITE A www.sflands.com  
Portland, OR 97225 info@sflands.com  
Proj No: 2018-062-10 503-345-0328



Exhibit F. Aerial Photo




Google Earth

© 2021 Google

1000 ft



 Project Location

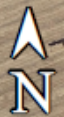


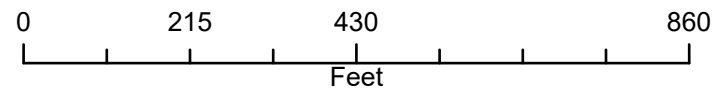


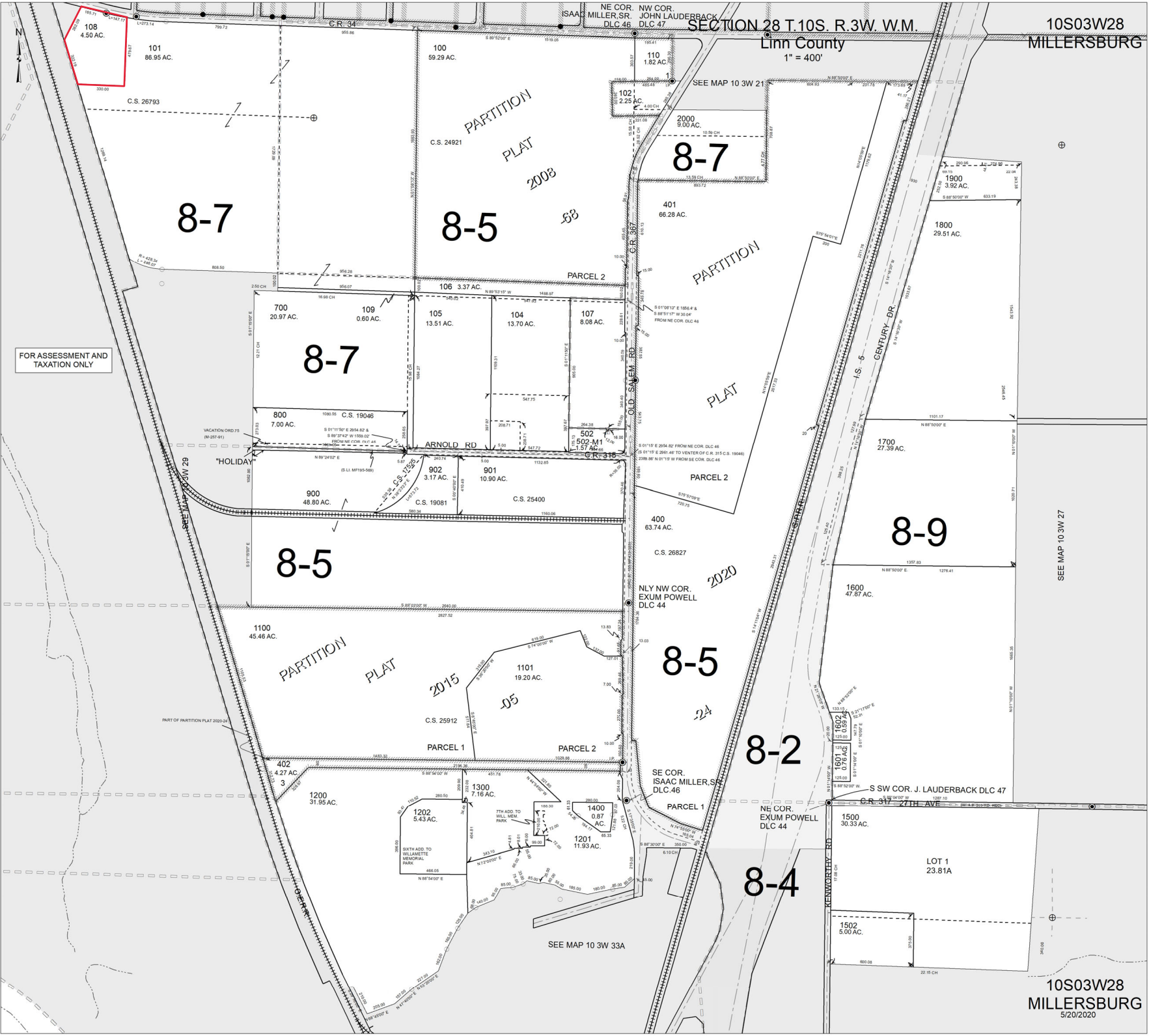


Exhibit G. Project Location



-  Project Location
-  Access Easement





FOR ASSESSMENT AND TAXATION ONLY

SECTION 28 T.10S. R.3W. W.M.  
Linn County  
1" = 400'

10S03W28  
MILLERSBURG

10S03W28  
MILLERSBURG  
5/20/2020



TO: Matt Straite, City Planner  
FROM: Janelle Booth, Millersburg City Engineer  
DATE: April 7, 2021  
SUBJECT: SP 21-02 - Engineering Comments

Engineering has reviewed the above project and has the following comments:

1. Copies of any required federal or state permits that may be required shall be filed in the Record File of this application.
2. All required public improvement plans shall be approved by the City prior to beginning construction. All utilities shall remain uncovered until inspected and approved by the City. All required public improvements shall be completed and approved by the City prior to approval of the Final Plat.
3. Access Road: The access road, including drainage facilities and an access control gate shall be designed and constructed in accordance with the Agreement for Sale and Purchase of Real Property between PacifiCorp and the City of Millersburg, dated November 26, 2019. A **City of Millersburg Right-of-Way Permit** is required for this work. Plans shall be submitted for review and shall be approved by the City of Millersburg prior to construction.
4. Stormwater:
  - a. Obtain a 1200C Erosion Control Permit and a **City of Millersburg Erosion Prevention and Sediment Control Permit** for all the disturbed ground, both on and off site that is in excess of one acre. The applicant shall follow the latest requirements from DEQ for NPDES 1200-C Permit submittals.
  - b. Stormwater facilities shall be designed and constructed in accordance with the City of Millersburg Engineering Standards. A **City of Millersburg Grading Permit** is required for this work.
5. Dust shall be controlled within the development during construction and shall not be permitted to drift onto adjacent properties.
6. Noise shall be kept at the minimum level possible during construction. The developer shall agree to aggressively ensure that all vehicles working in the



development shall have adequate and fully functioning sound suppression devices installed and maintained at all times.

7. All construction sites shall be maintained in a clean and sanitary condition at all times. Construction debris, including food and drink waste, shall be restricted from leaving the construction site through proper disposal containers or construction fencing enclosures. Failure to comply with this condition may result in a "Stop Work" order until deficiencies have been corrected to the satisfaction of the City.
8. All applicable System Development Charges (SDCs) will be due at time of building permits.
9. All applicable Connection Charges will be due at time of building permits.

**RE: Millersburg SP 21-02 Agency review request**

1 message

**Ratcliff, Lora** <Lora.Ratcliff@cityofalbany.net>  
To: Matt Straite <mstraite@cityofmillersburg.org>

Fri, Apr 2, 2021 at 11:43 AM

Fire doesn't have any comments.

Thank you,

**Lora Ratcliff**

Division Chief – Fire Marshal  
541-917-7728

**Albany Fire Department**  
City of Albany, Oregon

611 Lyon St SE, Albany, Oregon 97321

[fire.cityofalbany.net](http://fire.cityofalbany.net)



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**From:** Matt Straite <mstraite@cityofmillersburg.org>  
**Sent:** Wednesday, March 31, 2021 2:32 PM  
**To:** [dsterling@co.linn.or.us](mailto:dsterling@co.linn.or.us); [Billers@nwnatural.com](mailto:Billers@nwnatural.com); Bellinger, David <d6b@nwnatural.com>; [cbonn@co.linn.or.us](mailto:cbonn@co.linn.or.us); [Scott.Seaton@pacificcorp.com](mailto:Scott.Seaton@pacificcorp.com); LaBelle, Chris <Chris.LaBelle@cityofalbany.net>; EXTERNAL - Booth, Janelle <jbooth@cityofmillersburg.org>; Planning List <PlanningList@cityofalbany.net>; Ratcliff, Lora <Lora.Ratcliff@cityofalbany.net>; [sshortes@co.linn.or.us](mailto:sshortes@co.linn.or.us)  
**Subject:** Millersburg SP 21-02 Agency review request

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

Please see the attached documents for your agencies review of Millersburg Application SP 21-02, an application to construct an electrical substation to connect to an existing 115kV line. This includes a concrete pad, transformer placement, and chain link fencing surrounding the site. No landscaping is proposed.

The project is tentatively scheduled for a hearing on April 20, 2021. Please have your comments back by April 14th, 2021. Let me know if you have any questions.

Matt Straite  
City Planner  
City of Millersburg  
541-928-4523



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## NOTICE OF PUBLIC HEARING

**\*\*Special COVID 19 Process, Read Carefully\*\***

**April 20, 2021, 6:00 p.m.**

**\*\*By Phone or Online ONLY\*\***

**Join by URL or Phone-**

**See the agenda for the link and phone number details**

Due to the COVID-19 situation the **MILLERSBURG PLANNING COMMISSION** will hold a public hearing by phone and online only to consider the request described below. The City is taking this precaution to keep the Planning Commission, the applicant, Staff and the public safe. If anyone needs any special accommodations, please let the City know in advance of the hearing. The hearing item may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send written comment or may testify by phone or online during the hearing. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specific information to allow the Planning Commission an opportunity to respond to the issue will preclude your ability to appeal the decision to the City Council and the Land Use Board of Appeals based on that issue.

The application, all documents and evidence submitted by or on behalf of the applicant and the applicable criteria are available for inspection at no cost or copies are available for a minimal cost. Any document request must be made by phone, email, in person at City Hall or can be viewed at the following web location- <https://www.cityofmillersburg.org/planning/page/current-planning-applications>.

A staff report relating to the applicant's proposal will be available seven days prior to the public hearing at the same web location. For further information, contact Millersburg City Hall at (458)-233-6300.

<b>APPLICANTS:</b>	PacificCorp
<b>LOCATION:</b>	Southerly of Conser Road NE near the west edge of the City Limits, across from Woods Road.
<b>TAX LOT:</b>	Township 10 South; Range 3 West; Section 20; Tax Lot 00108
<b>PARCEL SIZE:</b>	4.5 acres
<b>ZONING:</b>	General Industrial (GI)
<b>REQUEST:</b>	The applicant is requesting to build an electrical substation to connect to an existing 115kV line. This will include a concrete pad, transformer placement, and chain link fencing surrounding the site. No landscaping is proposed.
<b>CRITERIA:</b>	Millersburg Development Code; Section 5.05.060
<b>FILE No.:</b>	SP 21-02

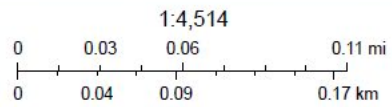
If you need any special accommodations to attend or participate in the hearing, please notify City Hall twenty-four hours before the meeting. For further information, please contact City Hall at (458)-233-6300.

# SP 21-02 Vicinity Map



3/31/2021, 7:12:08 AM

- Railways
- Highways
- Roads
- City Limits
- Tax Lots
- 170129\_LinnCo\_Millersburg.sid
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



Map created using the Linn County Oregon web mapping application

This product is for informational purposes only and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the

## Join Meeting Instructions – General Public

To join the meeting via computer:

1. Click on the link provided or enter the link in your web browser. You will see the following:

Your meeting should start in a few seconds...



If nothing prompts from browser, [download & run](#) .

*If this is your first time joining an AspenUC meeting, you will be prompted to install a file. This should run automatically. If not, you may need to click on the blue text. The computer will ask if you want to install the program. Click Yes.*

2. The program will now ask you if you want to join the audio using your computer or your phone.
  - o If you want to use the computer audio and microphone, click yes. You will now join the meeting.
  - o If you want to use your phone:
    - click the button on the computer screen that says 'use phone audio.'
    - You will now join the meeting.
    - Dial 503-212-9900. When asked, enter the Meeting ID.
    - You will also be asked to enter you participant ID number. It should be on the computer screen in front you. If you do not have a participant code, just enter #.
3. While the meeting is in progress, you will see the participant toolbar at the bottom of the screen.

### Participant toolbar:



4. Use the **Microphone** icon to toggle your microphone on  and off  .
5. To speak during Public Comment periods “raise hand” by clicking on the hand icon. When the presiding officer calls upon you to speak, the meeting organizer will unmute you. Once your comment period is finished, you will be muted again.

To join the meeting via phone (audio only):

Enter the Dial-in number and when prompted, enter the Meeting ID. If you do not

have a participant code, just enter #.

*During the meeting, all public participants will initially be muted. During periods for public comment, public participants will be unmuted.*

*All normal public meeting rules will be followed.*