



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue · Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



## Early Assistance Application

File Number: \_\_\_\_\_

Appt Date/Time: \_\_\_\_\_

### FOR INTAKE, STAFF USE ONLY

Date Rec \_\_\_\_\_ by \_\_\_\_\_

LU Reviews Expected \_\_\_\_\_

Required  Optional

- Y N Unincorporated MC
- Y N Flood Hazard Area (LD & PD only)
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI

Qtr Sec Map(s) \_\_\_\_\_ Zoning \_\_\_\_\_

Plan District \_\_\_\_\_

Historic and/or Design District \_\_\_\_\_

Neighborhood \_\_\_\_\_

District Coalition \_\_\_\_\_

Business Assoc \_\_\_\_\_

Neighborhood within 400/1000 ft \_\_\_\_\_

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.  
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

### Development Site

Address \_\_\_\_\_ Cross Street \_\_\_\_\_ Site Size/Area \_\_\_\_\_

Tax account number(s) R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

### Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

**Design & Historic Review** (New development: give project valuation. Renovation: give exterior alteration value) \$ \_\_\_\_\_

**APPLICANT:** Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided <sup>1</sup>	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference<sup>2</sup></b> required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> <b>Design Advice Request<sup>2</sup></b> Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b> (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

<sup>1</sup>Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: [www.portland.gov/bds/documents/land-use-services-fees-schedule](http://www.portland.gov/bds/documents/land-use-services-fees-schedule).

<sup>2</sup>Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

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**Applicant Information** For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

**PRIMARY CONTACT, check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**Check all that apply**  Applicant  Owner  Other \_\_\_\_\_

Invite to MS Teams Meeting?:  Yes  No

Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**Please submit this application via email with the following materials to**

**LandUseIntake@portlandoregon.gov:**

- Written project description
- Site plans drawn to a measurable scale, with scale and scale bar identified
- Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

**Questions to be discussed:**

Please include on a separate sheet of paper all questions you wish to be addressed.

**Note:**

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting ([www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet](http://www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet)).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.

**City of Portland**  
**Land Use Early Assistance Application Supplemental Information**

**Portland General Electric Company Harborton Rerouting Project**

**Project Description**

Portland General Electric Company (PGE) is proposing to re-route transmission lines to the recently constructed Harborton substation at 12500 NW Marina Way in northwest Portland. The proposed project would install new steel poles and overhead wires within the unused portion of PGE's existing 375-foot-wide easement (between their existing lines and the BPA corridor to the south), as shown on Sheet 1 of Exhibit # 10210.

This re-route requires tree and shrub clearing within the unused portion of this existing easement through Forest Park. Immediately west of Highway 30, the area of tree and shrub clearing would be approximately 6 acres (250 feet wide by 1,000 feet long). The proposed transmission lines pass through public road and railroad right of ways (ROWs) and open space (Forest Park). The project location would be accessed from Highway 30 and existing BPA access roads. Within Forest Park, the re-route requires installation of 13 new steel monopoles and associated foundations.

The project is still in the design stage, but standard construction techniques for installing steel monopoles are described briefly below:

- To avoid and minimize wetland and waters impacts during project construction, PGE would implement best management practices (BMPs) to reduce soil erosion, sediment runoff, and other pollutants from leaving the work site to the extent practicable. BMPs would remain in place until construction is complete.
- Trees and large shrubs would be removed from a portion of the easement area for access, construction staging, reconductoring, and to provide a safe corridor for the new 230kV lines.
- For pole replacements and reconductoring along Highway 30, vegetation clearing would be confined to the smallest area necessary to complete the work (likely not exceeding a 30-foot radius). Vegetation would be trimmed from the work area around each pole; it would not be removed unless it would pose a future hazard (routine utility corridor maintenance).
- New structures would be installed using the direct embedded technique. An auger drill rig is used to excavate a hole. A reinforcing steel and anchor bolt combination is lowered into the hole to support the pole, and the hole is backfilled with concrete. Excavated soil is transferred to a dump truck and hauled to an upland soil holding or disposal facility. The new pole is then attached to its foundation and the wires are attached to the new pole. Each pole (new or existing) would need to be accessed to attach the new line and set the tension and sag.

PGE's preferred method of mitigation for unavoidable tree removals would be payment into the City's Tree Planting and Preservation Fund in lieu of planting or preserving trees. No impacts to protected species or cultural/historic resources are anticipated. New impervious surface areas would be negligible, consisting only of the above-ground portion of each monopole foundation (6 to 9 feet in diameter).

If wetlands or waterways are discovered that may be affected by the proposed project, PGE would pursue state project approval through submittal of a Joint Permit Application to the Oregon Department of State Lands (DSL). PGE assumes that project impacts will fall below the 0.1-acre pre-construction

**City of Portland**  
**Land Use Early Assistance Application Supplemental Information**

notification (PCN) for Nationwide Permit 12 (utility lines), and that no PCN will be required for federal Clean Water Act Sections 401 and 404 authorization.

**Proposed Timeline**

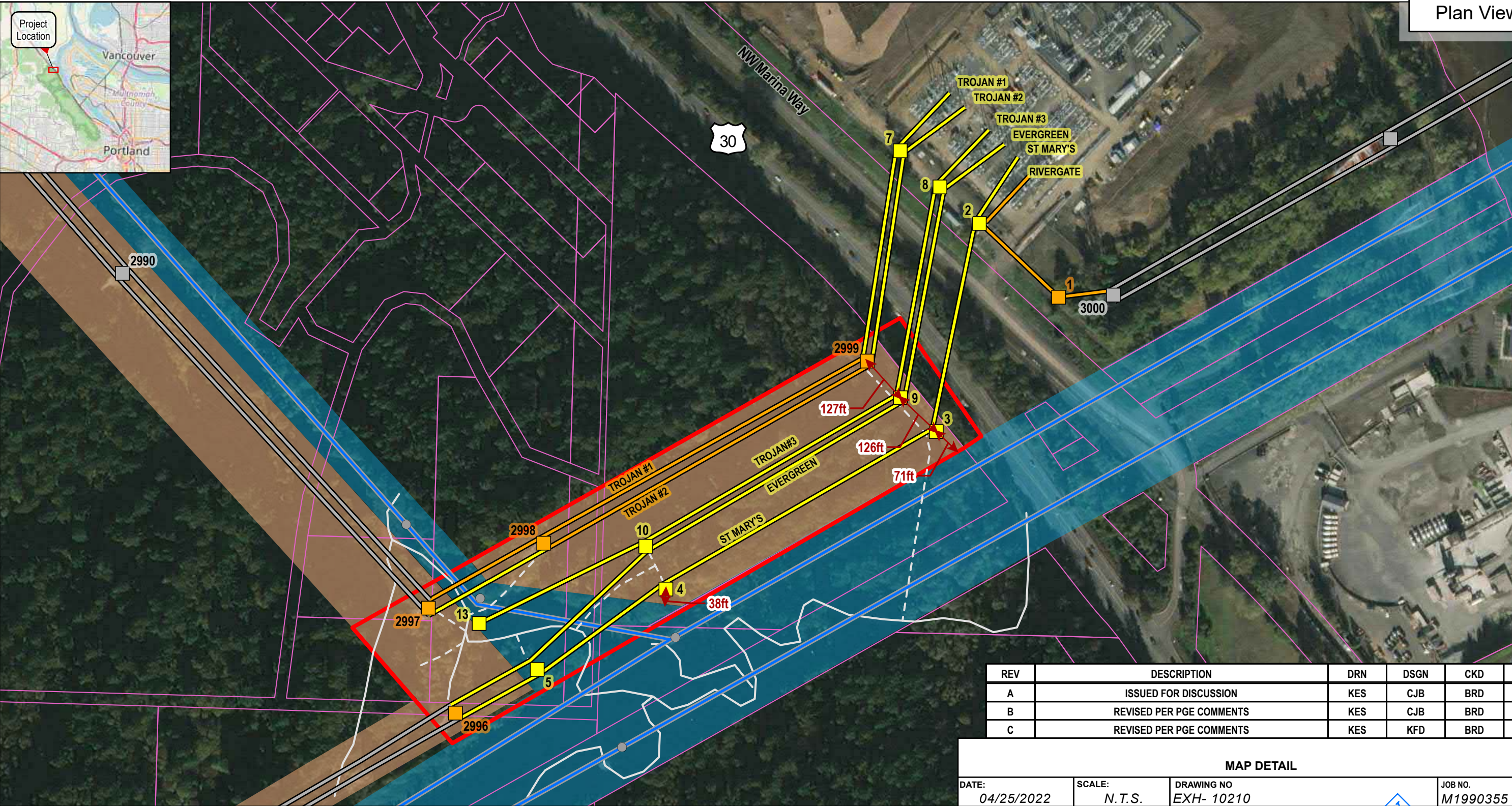
Starting in Spring 2023, access clearing for geotechnical studies and structure design will begin requiring extensive tree removal. Construction of pole structures is planned for spring of 2024 and expected to take 30 weeks. Project completion date may be pushed out will be based on the findings in the pre-application review and potential work moratorium during nesting season within Forest Park. Thus, construction to start in Spring 2023 running through 2024 with intermittent breaks.

**Purpose and Need**

The purpose of the proposed project is to create redundancy in the Northwest Portland transmission corridor by reconductoring and rerouting transmission lines into the recently expanded Harborton substation. The project is needed to maintain stable power in the northwest industrial area while meeting the increased electrical power demands of surrounding communities.

**Affected Tax Lots**

<b>Taxlot ID</b>	<b>R Number</b>	<b>Owner</b>
2N1W34 -RR		
2N1W34 -STR		
2N1W34CB -STR		
2N1W34 -00300	R325472	PORTLAND GENERAL ELECTRIC CO
2N1W34 -00400	R325475	PORTLAND CITY OF
2N1W34 -01900	R504044	PORTLAND CITY OF
2N1W34CB -00800	R175903	PORTLAND CITY OF
2N1W34CB -00900	R175902	PORTLAND CITY OF
2N1W34CB -01000	R175905	PORTLAND CITY OF
2N1W34CB -01100	R175906	PORTLAND CITY OF
2N1W34 -00500	R325471	UNITED STATES OF AMERICA



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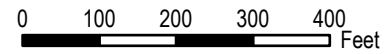
**Project Features**

- Proposed PGE Structure\*
- Existing PGE Structure
- Replace PGE Structure
- Proposed PGE Circuit
- Existing PGE Circuit
- Replace PGE Circuit

- Proposed Access Road
- PGE Easement
- Proposed Clearing

**Base Features**

- BPA Structure
- Existing BPA Line
- Existing Access Road
- BPA Right of Way
- Parcel Boundary
- Dimension Line

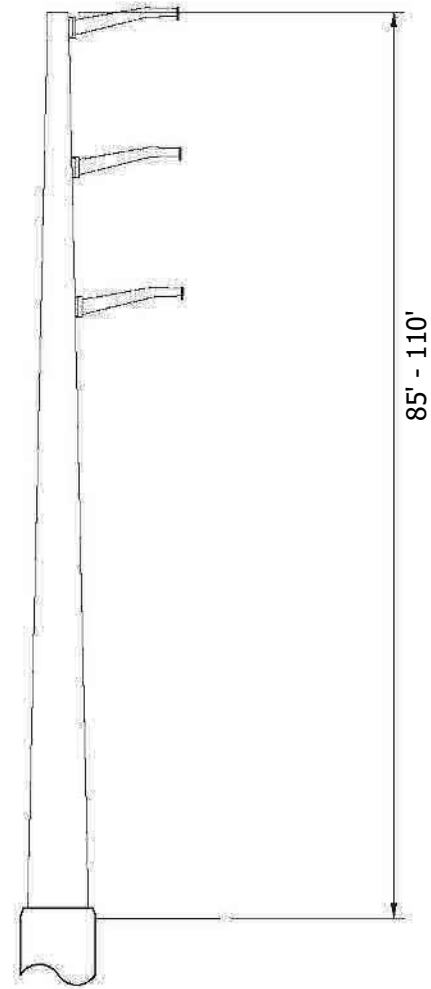


\* Labels are for discussion purposes only and do not correspond to PGE structure numbering.

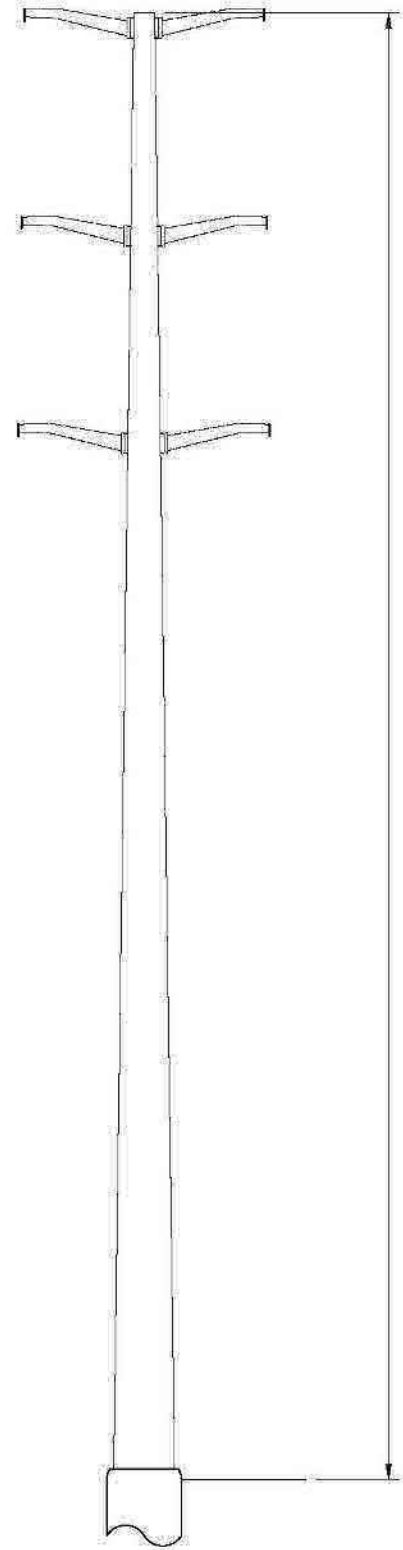
REV	DESCRIPTION	DRN	DSGN	CKD	APPD
A	ISSUED FOR DISCUSSION	KES	CJB	BRD	
B	REVISED PER PGE COMMENTS	KES	CJB	BRD	
C	REVISED PER PGE COMMENTS	KES	KFD	BRD	

MAP DETAIL					
DATE: 04/25/2022	SCALE: N.T.S.	DRAWING NO EXH- 10210	JOB NO. M1990355		
		TITLE ALIGNMENT OVERVIEW		SIZE 11 X 17	
		CIRCUIT HARBORTON 230KV TIE-IN			
LOCATION PORTLAND, OREGON					
COUNTY: MULTNOMAH		SECTION: B21-34			
TRANSMISSION ENGINEERING & SPECIALIZED DESIGN 3700 SE 17TH AVE. PORTLAND, OR 97202		ENGINEERING SUPERVISOR <b>BRIAN DAVIS</b>		SHEET 1 OF 2	
		ENGINEER: <b>KIRBY DAVIS 503-892-6889</b>		DRAWN BY <b>KES</b>	
PORTLAND GENERAL ELECTRIC CO. - ALL RIGHTS RESERVED					

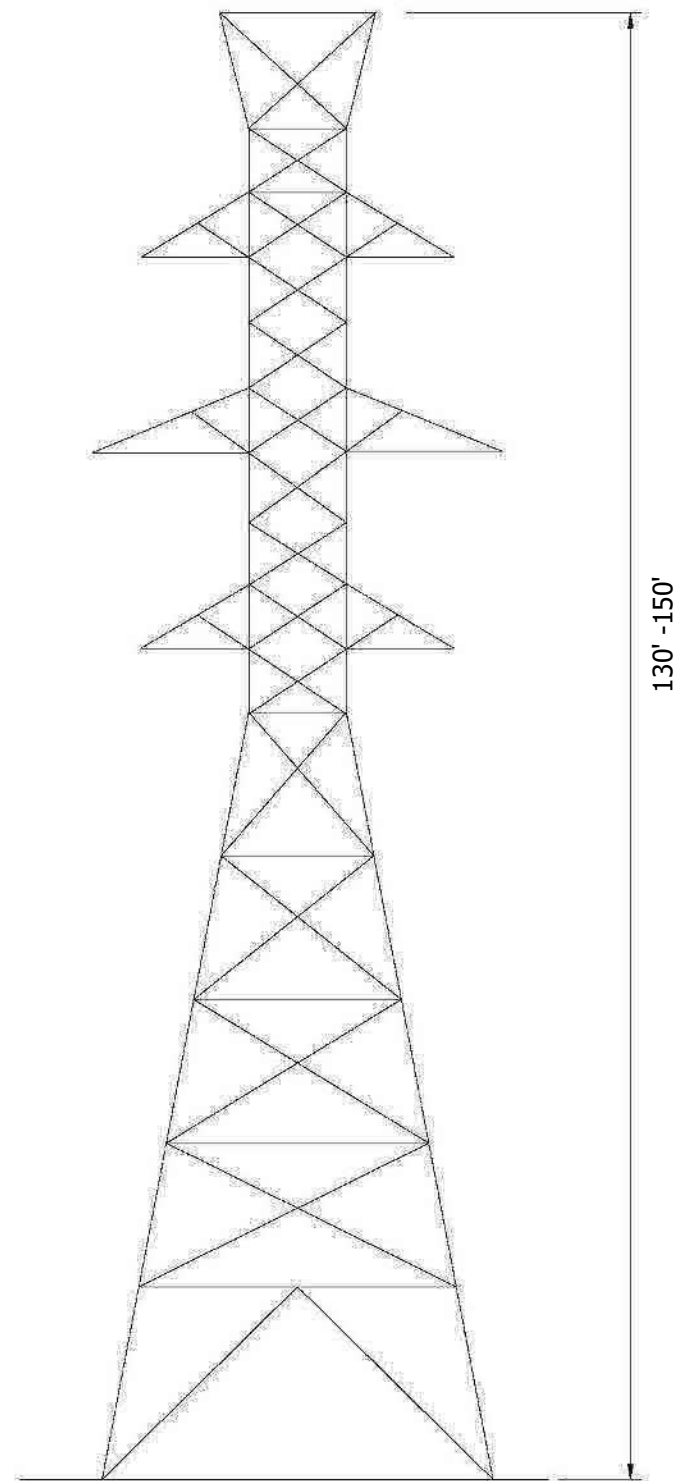




Future STR 5




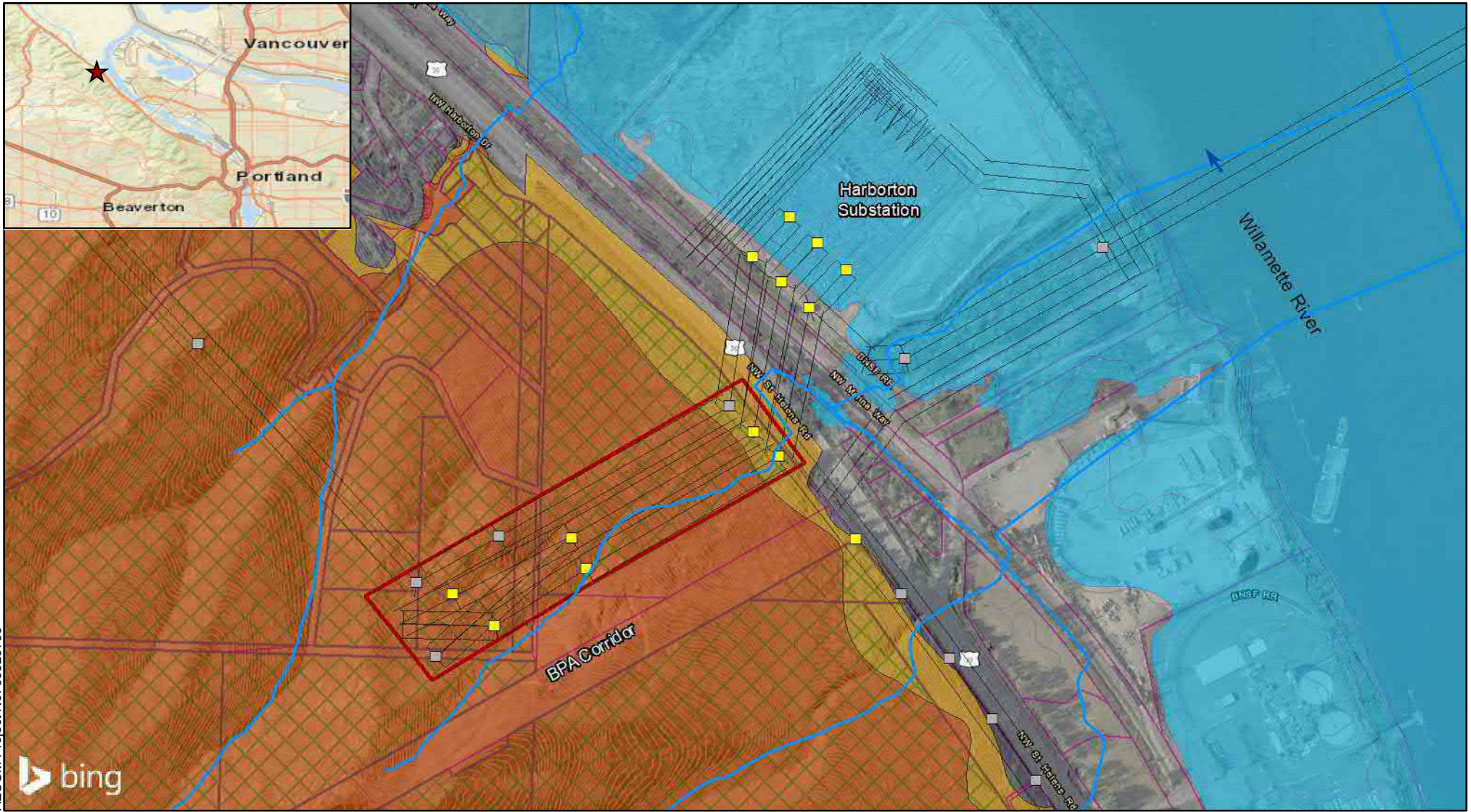
Typical Proposed/Future Structure



Existing Structure 2996, 2997 & 2998

REV	DESCRIPTION	DRN	DSGN	CKD	APPD
A	ISSUED FOR DISCUSSION	KES	CJB	BRD	
B	REVISED PER PGE COMMENTS	KES	CJB	BRD	

MAP DETAIL					
DATE: 03/30/2021	SCALE: N.T.S.	DRAWING NO EXH- 10210	JOB NO. M1990355		
	TITLE ALIGNMENT OVERVIEW		SIZE 11 X 17		
	CIRCUIT HARBORTON 230KV TIE-IN		LOCATION PORTLAND, OREGON		
	COUNTY: MULTNOMAH	SECTION: B21-34			
TRANSMISSION ENGINEERING & SPECIALIZED DESIGN 3700 SE 17TH AVE. PORTLAND, OR 97202	ENGINEERING SUPERVISOR BRIAN DAVIS		ENGINEER: CODY BARRICK		SHEET 2 OF 2
		PHONE:	DRAWN BY KES		
PORTLAND GENERAL ELECTRIC CO. - ALL RIGHTS RESERVED					



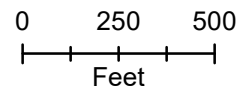
AECOM Project No. 60620796



**Legend**

- Tax Lot
- City of Portland Property
- 5-Foot Contour
- 230 kV Line
- Existing PGE Structure
- Proposed PGE Structure
- Proposed Forest Park Clearing Area

- Conservation Overlay
- Preservation Overlay
- FEMA Flood Hazard
- Stream



**ENVIRONMENTAL OVERLAYS  
FOREST PARK**

PGE Harborton Rerouting Project  
Land Use Application  
Portland, OR

April 2022

