

July 15, 2019

City of Tualatin Planning Division

Attn: Tabitha Boschetti

18880 SW Martinazzi Avenue Tualatin, Ore 97062

PGE Operations Center Development Comments

This is in response to the notification of the PGE development requesting comments prior to the public meeting scheduled for July 24, 2019.

The following comments in regards to the construction of the PGE site and Itel road. The property at 20900 SW 120th Ave has sustain damages from previous construction of the lazy Boy site, Itel Street and Soccer Center. The damages occurred from the heavy use of vibratory rollers, Pile Driving, Fence damage and heavy dust from the construction sites that penetrated the house and shop buildings and had dust all over very expensive vehicles. In all cases the City of Tualatin was never on-site to prevent this type of damage including cracked concrete floors, foundations well damage and fence damage. The entire area of the PGE site and property at 120th sits on solid rock and when heavy vibration is caused it transmits a long distance. As an example of the intensity of the vibration when siting at the kitchen table a coffee cup would go bouncing across the table from the use of vibratory equipment. Most of the damage occurred on Saturdays and Sundays when there was no supervision of the construction by the contractor or City of Tualatin and I had to personally get in the faces of the contractor to try and stop this nonsense. The following is requested: 1. No work on Sundays 2. No dust from the construction sites 3. No vibratory rollers or Pile drivers. A fulltime City of Tualatin Inspector on site during the 44 acre grading and all utilities and civil Engineering work. I will not tolerate any more damage.



Mike Itel Property Owner 20900 SW 120 Ave Tualatin, Ore 97062

CITY OF TUALATIN
RECEIVED

JUL 18 2019

COMMUNITY DEVELOPMENT
PLANNING DIVISION



NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO COMMENT CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that a public hearing before the Tualatin Planning Commission will be held:

CUP 19-0002 and VAR 19-0001

Thursday, June 20, 2019

6:30 pm

Juanita Pohl Center
8513 SW Tualatin Road
Tualatin, OR 97062

NOTICE IS HEREBY GIVEN that a public hearing before the Architectural Review Board will be held:

AR 19-0005

Wednesday, July 24, 2019

6:30 pm

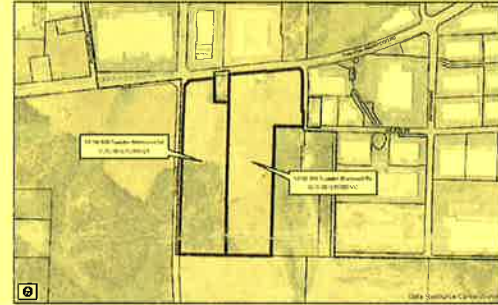
Police Training Room
8650 SW Tualatin Road
Tualatin, OR 97062

Comments and questions can be submitted to:

City of Tualatin Planning Division
Attn: Tabitha Boschetti
18880 SW Martinazzi Avenue
Tualatin, OR 97062-7092
tboschetti@tualatin.gov

This property is located at:

12150 SW TUALATIN-SHERWOOD ROAD
TAX LOTS: 2S127C 701 & 500



- **Architectural Review (AR 19-0005)** proposes an Integrated Operations Center (IOC) headquarters for Portland General Electric, with a 108,000 square foot building on a 43-acre site. The proposal includes an accessory wireless communications facility (WCF), which is subject to a **Conditional Use Permit (CUP 19-0002)**. A **Variance (VAR 19-0001)** is proposed for the **tower height** and **security fence setback**.
- **Criteria:** AR 19-0005: Tualatin Development Code (TDC) 33.020, TDC 60, TDC 73A-73D, 73F, TDC 74, TDC 75, Tualatin Municipal Code (TMC) Title 3 and Title 4. CUP 19-0002: TDC 33.040. VAR 19-0001: TDC 33.120
- **Print copies of the application:** all documents and evidence relied



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upon by the applicant and applicable criteria are available for inspection at no cost and copies will be provided at a reasonable cost.

- **Staff report:** A copy of the staff report, and supporting documents will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost at the Tualatin Planning Division.
- **Individuals wishing to comment** may do so in writing to the Planning Division prior to the hearing and/or present written and/or verbal testimony to the City Council at the hearing. Hearings begin with a staff presentation, followed by testimony by proponents, testimony by opponents, and rebuttal. The time of individual testimony may be limited. If a participant requests, before the hearing is closed, the record shall remain open for at least 7 days after the hearing.
- **All citizens are invited to attend and be heard upon the application:** Failure of an issue to be raised in the hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes appeal to the State Land Use Board of Appeals (LUBA) based on that issue. The failure of the applicant to raise constitutional or other issues relating to the proposed conditions of approval with sufficient specificity to the decision maker to respond to the issue precludes an action for damages in circuit court.

You received this mailing because you own property within 1,000 feet (ft) of the site or within a residential subdivision which is partly within 1,000 ft. To view the application materials visit www.tualatinoregon.gov/projects.

For additional information contact:

Lynette Sanford, Office Coordinator lsanford@tualatin.gov 503-691-3026
 Tabitha Boschetti, Assistant Planner tboschetti@tualatin.gov 503-691-3029

NEOPOST

05/29/2019

US POSTAGE \$000.55⁰



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MICHAEL ITEL

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