



MEMORANDUM

Neighborhood / Developer Meeting Summary
Portland General Electric (PGE) Tonquin Substation

DATE January 18, 2021
TO Tabitha Boschetti, City of Tualatin
FROM Frank Angelo and Emma Porricolo, APG
CC Tina Tippin and Jordan Messinger, PGE

The Neighborhood Meeting for the proposed Variance and Architectural review applications was held through a virtual meeting:

Neighborhood Review Meeting
Thursday, December 10, 2020: 6:00 pm
GoToMeeting (Virtual)

Project Staff Present

1. Frank Angelo, APG
2. Emma Porricolo, APG
3. Tina Tippin, PGE
4. Jordan Messinger, PGE

Summary of Meeting – No community members attended the meeting. Pursuant to the City of Tualatin’s Temporary Guidance for Neighborhood / Developer Meetings, the project team left the meeting 30 minutes after the start.

Attachments:

- Meeting Agenda
- Meeting Notice
- Mailing Notification List
- Presentation
- Mailing and Posting Affidavits



Portland General Electric
121 SW Salmon Street · Portland, Ore. 97204

**Tonquin Substation
Neighborhood / Developer Meeting
Thursday, December 10, 2020
6:00pm – 7:00pm**

Agenda

Welcome / Online Sign-in	Frank Angelo, Principal Angelo Planning Group	6:00 - 6:10 pm
Project Background	Jordan Messinger, Portland General Electric	6:10 – 6:20 pm
Land Use Review Process	Frank Angelo, Principal Angelo Planning Group	6:20 – 6:30 pm
Questions and Discussion	Frank Angelo, APG	6:30 – 7:00 pm

For more information:

Emma Porricolo, Assistant Planner
Angelo Planning Group
P: 503-542-3405
eporricolo@angeloplanning.com



November 16, 2020

Dear Property Owner:

RE: Portland General Electric Tonquin Substation

Dear Property Owner:

You are cordially invited to attend a meeting on **Thursday, December 10, 2020 at 6:00pm**. This meeting is being held to discuss a proposed project located at 12150 Tualatin-Sherwood Road (tax lot 2S127C000500). Portland General Electric (PGE) is proposing to develop a new substation at this location (see location map). The proposed Tonquin Substation is located on the same site as the PGE Integrated Operations Center, previously approved by the City of Tualatin in 2019. However, this application is separate from the Operations Center approval. The substation is a crucial element of substation improvements across PGE's network to improve PGE's service to the growing region.

Because of the current Covid-19 situation, the City of Tualatin has prepared Temporary Guidance for Neighborhood/Developer Meetings. This Guidance allows the Neighborhood/Developer Meeting to be conducted as a Virtual Meeting. The Tonquin Substation Project Virtual Neighborhood Meeting will be held on **Thursday, December 10th at 6:00pm**.

The City of Tualatin has laid out the following requirements for a Virtual Neighborhood Meeting:

- Be publicly accessible
- Does not require user login
- Allows a call-in option for non-internet users

Accordingly, we are providing the attached instructions for you to use if you choose to participate in this Neighborhood Meeting for the proposed Tonquin Substation.

Mailed notice of this Virtual Meeting has been provided in the same manner as specified in TDC 32.120.

a. This notice includes the following information:

- i. Instructions for how to join the virtual meeting and how to submit written comments both prior to and during the meeting. See attachment.
- ii. Instructions for how to obtain or view materials to be presented during the virtual meeting. Such materials shall be made available, upon request or on a publicly accessible digital platform, a minimum of two days prior to the meeting and a minimum of 10 days after the meeting concludes. See attachment.

iii. Preliminary details of the major elements of the proposed development. See description above.

iv. Whether the development proposal includes a single or multiple applications. The application will include an Architectural Review application and Variance from the setback standard and possibly the landscape standards.

The purpose of this meeting is to provide a forum for surrounding property owners / residents to review the proposal and to identify issues so they can be considered before the formal application is submitted. This meeting gives you the opportunity to share with us any special information you know about the property involved. Please note that this will be an informational meeting on preliminary development plans prior to official submission to the City. These plans may change slightly before the application is submitted to the City.

Please contact me at 503-227-3664 (leave a message) or at fangelo@angeloplanning.com if you have questions about this meeting or the proposed project. We look forward to discussing this proposal with you.

Sincerely,



Frank Angelo, Principal
Angelo Planning Group
503-577-4087
fangelo@angeloplanning.com

Attachment: PGE Tonquin Substation Project Neighborhood/Developer Meeting Instructions
Project Location Map

Tonquin Substation Development Virtual Neighborhood Meeting Instructions

The following are the instructions to participate in the Tonquin Substation Virtual Neighborhood Developer Meeting to be held on **Thursday, December 10th at 6:00pm**.

1. Log or call in via GoToMeeting using the information below:

Website for video: <https://www.gotomeet.me/AngeloPlanning/tonquin>

You can also dial in using your phone.

United States: [+1 \(312\) 757-3121](tel:+13127573121) and use **Access Code:** 641-824-341

If you are new to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/641824341>

2. Submit written questions or comments before or during the meeting by emailing Frank Angelo at: fangelo@angeloplanning.com
3. Materials presented at the meeting will be available to view online 2 days prior to, and 10 days after, the meeting at the following link: <https://tinyurl.com/tonquindocuments>
(The link will take you to a Dropbox folder.)





CIMINO ST

TUALATIN SHERWOOD RD

124TH AVE

120TH AVE

ITTEL ST

-  Development Site
-  Site Taxlot



Coordinate System: NAD 1983 HARN
StatePlane Oregon North FIPS 3601 Feet Int
Data Sources: Metro RLIS, WWSP

This map is intended for informational purposes only. While this map represents the best data available at the time of publication, APG makes no claims, representations, or warranties as to its accuracy or completeness. Metadata available upon request. County zoning within Beaverton is interim.

TUALATIN 124 LLC
9760 SW FREEMAN DR
WILSONVILLE, OR 97070-9221

SHIELDS MANUFACTURING INC
12310 SW CIMINO ST
TUALATIN, OR 97062-7628

NICOL GORHAM DOUGLAS REV TRUST
NICOL ROBIN HIATT REV TRUST
3891 CALAROGA DR
WEST LINN, OR 97068-1071

INDOOR ARENA INVESTORS LLC
11883 SW ITEL ST
TUALATIN, OR 97062-6855

MAJESTIC TUALATIN LLC
13191 CROSSROADS PKWY N FL 6
CITY OF INDUSTRY, CA 91746-3421

DTI PROPERTIES LLC BY DAYNE
BARRETT INGRAM
15836 SW MADRONA LN
SHERWOOD, OR 97140-9578

WESTERN PRECISION PROPERTIES LLC
BY WESTERN PRECISION PRODUCTS INC
21101 SW 115TH AVE
TUALATIN, OR 97062-6959

COLUMBIA CORRUGATED BOX CO INC
12777 SW TUALATIN-SHERWOOD RD
TUALATIN, OR 97062-8051

IPT TUALATIN DC LLC BY MARVIN POER
ATTN: SCOTT DONALD
18818 TELLER AVE #277
IRVINE, CA 92612-1612

MILGARD MANUFACTURING INC BY
RYAN LLC ATTN: DEPT 720
PO BOX 4900
SCOTTSDALE, AZ 85261-4900

ITEL MICHAEL
20900 SW 120TH AVE
TUALATIN, OR 97062-6817

KSTUDE LLC & KYLE CHRIS MEMORIAL
TRUST
4137 WESTBAY RD
LAKE OSWEGO, OR 97035-5521

ASHWOOD CONSTRUCTION INC
29772 SW HEATER RD
SHERWOOD, OR 97140-5005

TIGARD SAND & GRAVEL LLC
PO BOX 4810
TUALATIN, OR 97062-4810

CPUS 115TH COMMERCE PARK LP BY
NTRG
14785 PRESTON RD #660
DALLAS, TX 75254-9172

CIPOLE LLC
450 NEWPORT CENTER DR STE 405
NEWPORT BEACH, CA 92660-7610

ICC 2 LLC
1101 SE TECH CENTER DR STE 160
VANCOUVER, WA 98683-5521

TUALATIN CITY OF
18880 SW MARTINAZZI AVE
TUALATIN, OR 97062-7092

G & S FAMILY LP
20752 SW 120TH AVE
TUALATIN, OR 97062-6961

LU PACIFIC BUILDING #2 LLC BY PETER
LU
PO BOX 483
TUALATIN, OR 97062-0483

PORTLAND GENERAL ELECTRIC CO
ATTN: 1WTC0510-CORP TAX DEPT
121 SW SALMON ST
PORTLAND, OR 97204-2908

OREGON REAL ESTATE 8 LLC
4930 CASH RD
DALLAS, TX 75247-6308

FORE-SIGHT BALBOA LLC
20400 SW CIPOLE RD
TUALATIN, OR 97062-7269

OREGON ASPHALTIC PAVING LLC
PO BOX 4810
TUALATIN, OR 97062-4810

Tonquin Substation Portland General Electric

Neighborhood / Developer Meeting
Tuesday, December 10, 2020



Portland General Electric

121 SW Salmon Street · Portland, Ore. 97204

Agenda

- Welcome/ Online Sign-in
- Project Background
- Land Use Review Process
- Questions and Discussion

Sign-In



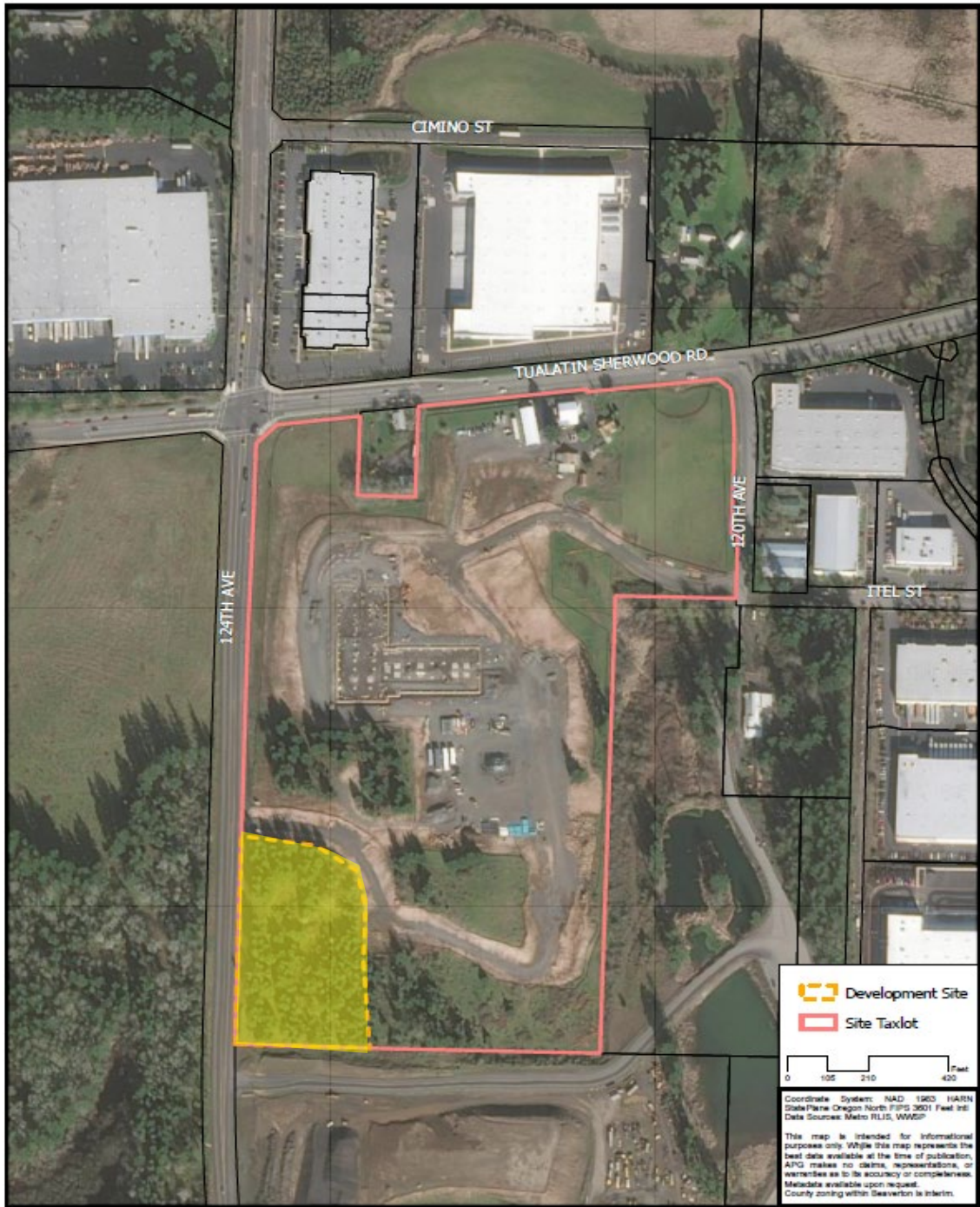
- Please complete the quick online sign-in sheet
- Options
 - Use the link in the messages tab to access the form
 - Take a picture of the QR code on the slide
 - Email the following information to fangelo@angeloplanning.com or type it into the messages tab
 - Name (first and last), address, email address, and phone number

Project Description

- Development of a new substation
- Located on the same site as the PGE Integrated Operations Center approved by Tualatin in 2019.
- Incorporate the latest smart grid technologies, improve reliability, safety, and accommodate growth.

Project Description

- Increase service reliability and help improve overall system operations for all of PGE's customers.
- One of a number of projects PGE is working on to:
 - Enhance and modernize the energy grid
 - Make it smarter and more resilient
 - Create a platform for a clean energy future.

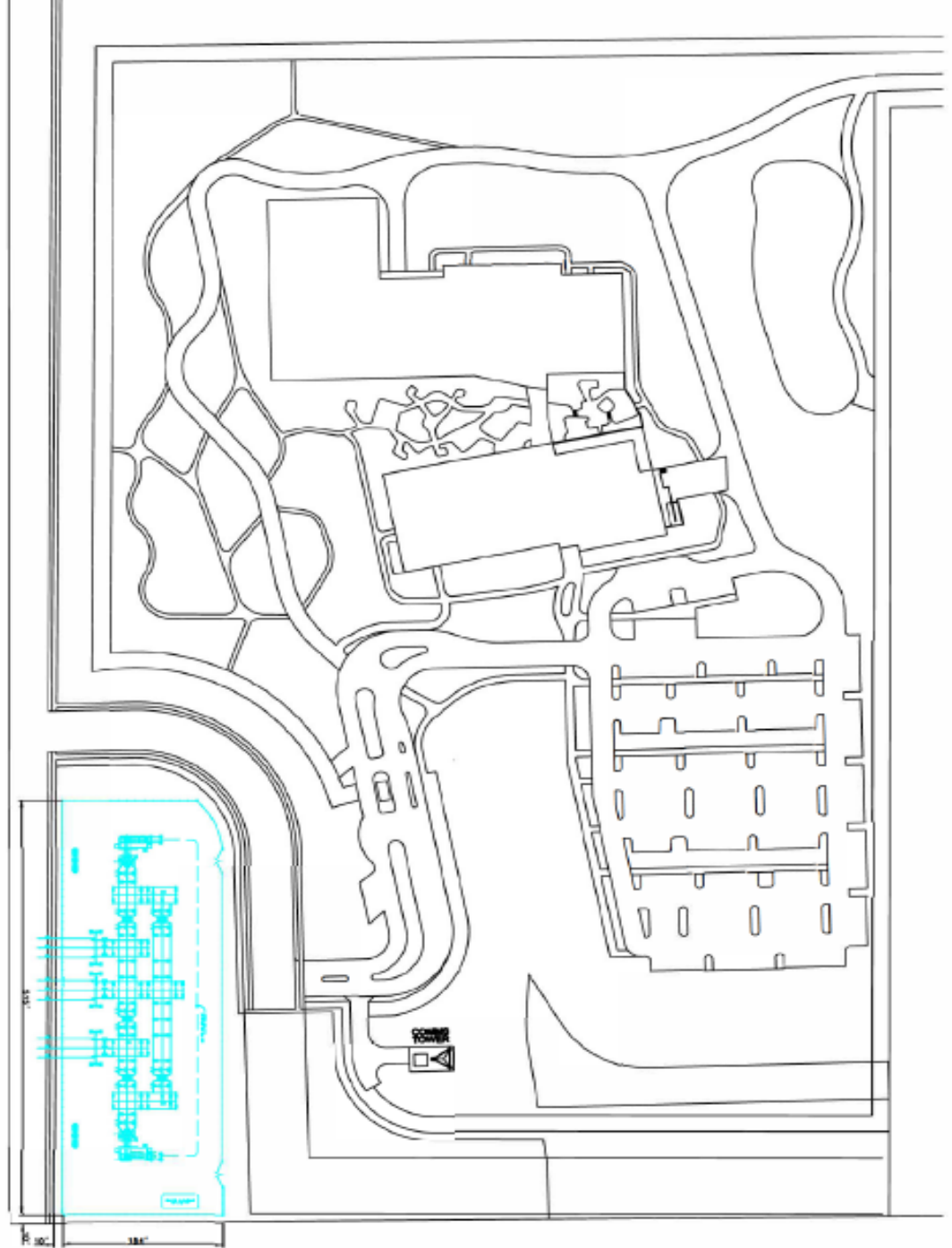


Tonquin Substation Site

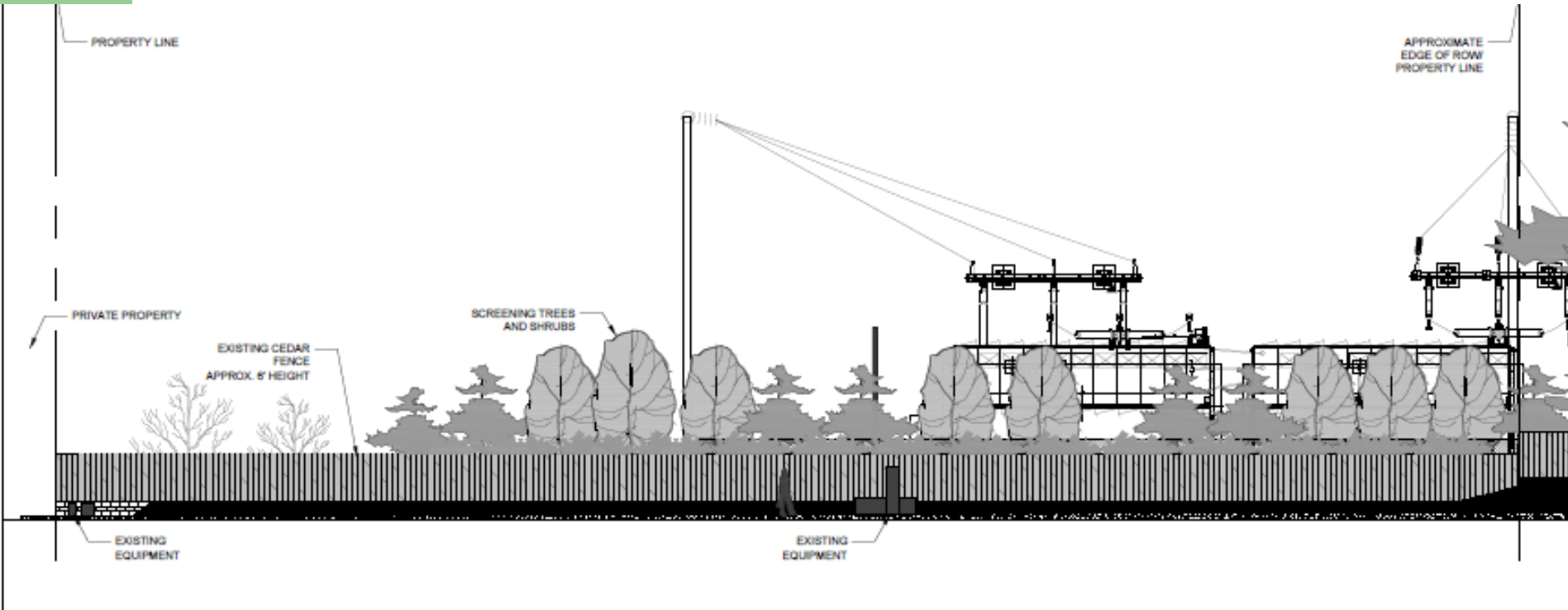


Site Plan

*Conceptual



Examples from PGE Substations



Examples from PGE Substations



Site Description

- **Zoning Designation:** Manufacturing Business Park (MBP)
- **Site Size:** 43.85 acres
- **Project Area:** approx. 4.25 acres

Land Use Review Process

- Type II Staff Review - Administrative
- Variances
 - Setback
 - Landscaping
- Variances reviewed by Planning Commission

Estimated Schedule

- Local Reviews – through Summer 2021
- Construction – 2022 - 2024
- Operational – January 2024

Questions?

Trouble with GoToMeeting?

Contact Frank Angelo at

fangelo@angeloplanning.com

AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Emma Porricolo being first duly sworn, depose and say:

That on the 20 day of November, 2020, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

Emma Porricolo
Signature

SUBSCRIBED AND SWORN to before me this 20th day of November, 2020.



Susan M Miller
Notary Public for Oregon
My commission expires:

RE: _____

CERTIFICATION OF SIGN POSTING

<p>NOTICE</p> <p>NEIGHBORHOOD / DEVELOPER MEETING</p> <p><u>12/10/2010</u> <u>6:00</u> p.m.</p> <p>SW <u>Virtual</u></p> <hr/> <p><u>503-227-3664</u></p>

In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain orange composed of the RGB color values Red 254, Green 127, and Blue 0. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

As the applicant for the Toxquin Substation project, I hereby certify that on this day, ONE (1) sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Francis Angelo
(Please Print)

Applicant's Signature: [Handwritten Signature]

Date: November 20, 2020