



February 22, 2023

To: Keith Leonard, AICP – Associate Planner

From: Naomi Vogel – Associate Planner

RE: Tonquin PGE Substation

City File Number: **AR23-0002**

County File Number: CP23-906

Tax Map and Lot Number: **2S127C000551**

Location: **12340 SW Blake Street/SW 124th Avenue**

Washington County Department of Land Use and Transportation has reviewed the above noted development application to construct an electrical substation on the subject site. Access to the site is proposed via SW Blake Street, a city street. The subject site has frontage on SW 124th Avenue, a County-maintained Arterial.

CONDITIONS OF APPROVAL

I. PRIOR TO APPROVAL OF A GRADING/EROSION CONTROL PERMIT BY THE CITY OF TUALATIN:

- A. Obtain a **Washington County** Right-of Way Permit(s) from the Operations Division (503.846.7623) via the **Public Permitting and Services Portal** (WashCoORACA.com) for the following:
 - a. All work proposed within the right-of-way of SW 124th Avenue, if proposed.

II. PRIOR TO APPROVAL OF OCCUPANCY BY THE CITY OF TUALATIN:

- A. Verification that existing Sight Distance at the intersection of Blake/SW 124th Avenue has been maintained (Contact County Staff for an inspection at 971.294.8568).

If you have any questions, please contact me at 503-846-7639.

**Department of Land Use & Transportation
Operations and Maintenance**

1400 SW Walnut Street, MS 51, Hillsboro, OR 97123-5625
phone: 503-846-7623 • fax: 503-846-7620
www.co.washington.or.us/lut • lutops@co.washington.or.us

Cc: Operations Division (Permits Section)
Transportation File



August 17, 2021

WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation
Planning and Development Services Division
Current Planning Section

155 North First Avenue, Suite 350 – MS13, Hillsboro, Oregon 97124

(503) 846-8761 FAX: (503) 846-2908

<http://www.co.washington.or.us>

RE: PGE Integrated Operations Center
SW 124th Avenue Half-Street Improvement
FINAL Sight Distance Certification
CP19-920

The SW Blake Street intersection is located 637 feet north of the site's south property line. The speed limit along SW 124th Avenue is 45 M.P.H., based upon the posted speed limit, requiring 450 feet of sight distance in both directions, in accord with Code Section 501-8.5.F(4).

As required by Code Sections 501-8.5-F(3)(a) AND 501-8.5 F(3)(b), sight distance from the SW Blake Street to SW 124th Avenue was measured to be in excess of 450 feet to the south of Blake in one direction and in excess of 450 feet to the north of Blake in the other direction. These Code Sections respectively require that measurements be based on an eye height of 3.5 feet and an object height of 4.25 feet above the road; and be assumed to be 10 feet from the near edge of pavement to the **front** of a stopped vehicle (Actual measurement is taken 15 feet behind crosswalk striping) – see attached exhibit.

The SW 120th Avenue and SW Tualatin Sherwood Road is an existing intersection. The speed limit along SW SW Tualatin Sherwood Road is 45 M.P.H., based upon the posted speed limit, requiring 450 feet of sight distance in both directions, in accord with Code Section 501-8.5.F(4).

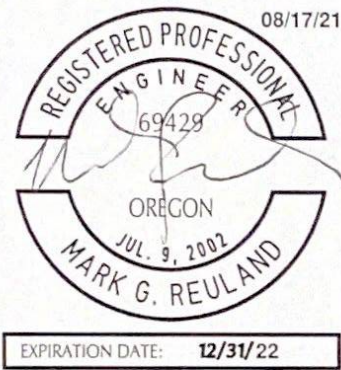
As required by Code Sections 501-8.5-F(3)(a) AND 501-8.5 F(3)(b), sight distance from the SW 120th Avenue to SW Tualatin Sherwood Road was measured to be in excess of 450 feet to the west of 120th in one direction and in excess of 450 feet to the east of 120th in the other direction. These Code Sections respectively require that measurements be based on an eye height of 3.5 feet and an object height of 4.25 feet above the road; and be assumed to be 10 feet from the near edge of pavement to the **front** of a stopped vehicle (Actual measurement is taken 15 feet from pavement edge – see attached exhibit.

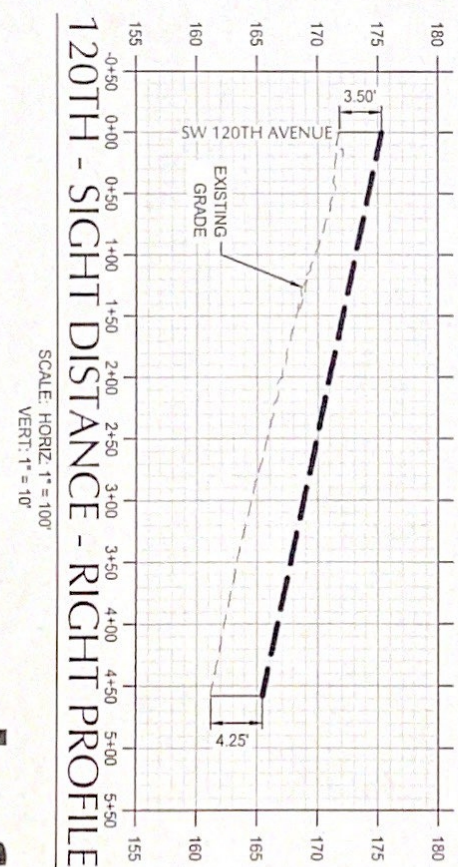
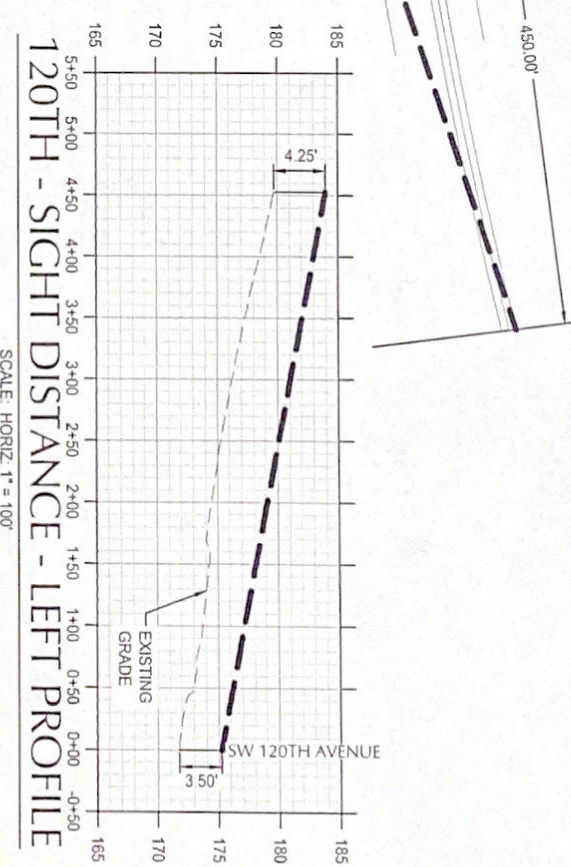
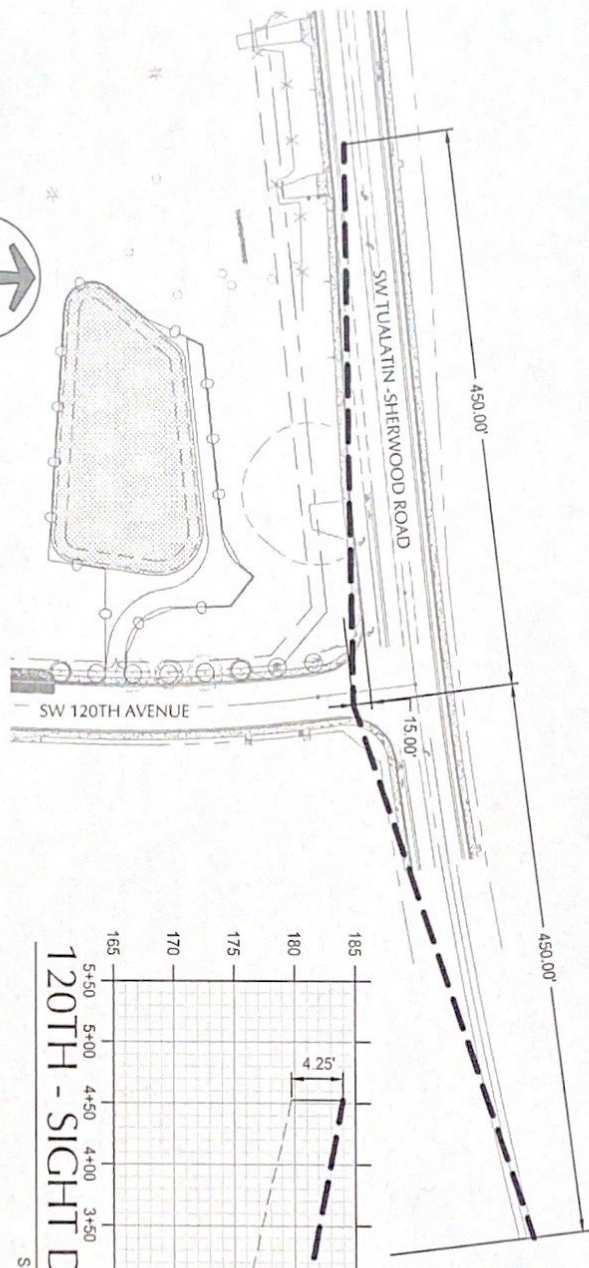
In conclusion, I hereby certify that the intersection sight distance is available at the intersection of SW 124th Avenue and SW Blake Street and the existing intersection of SW

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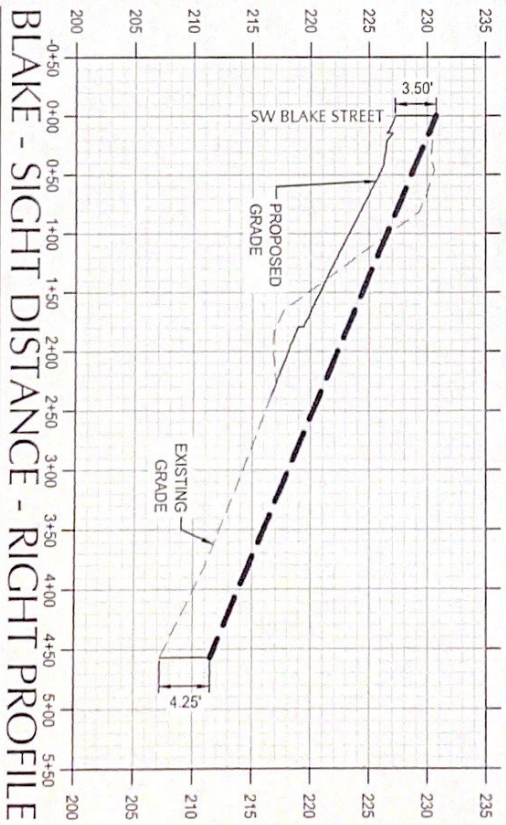
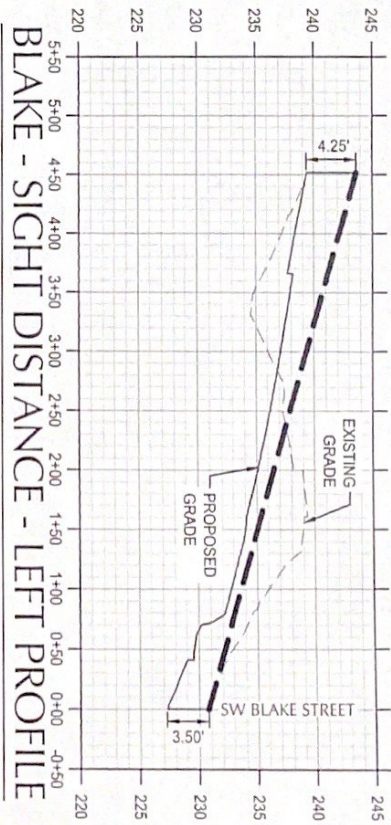
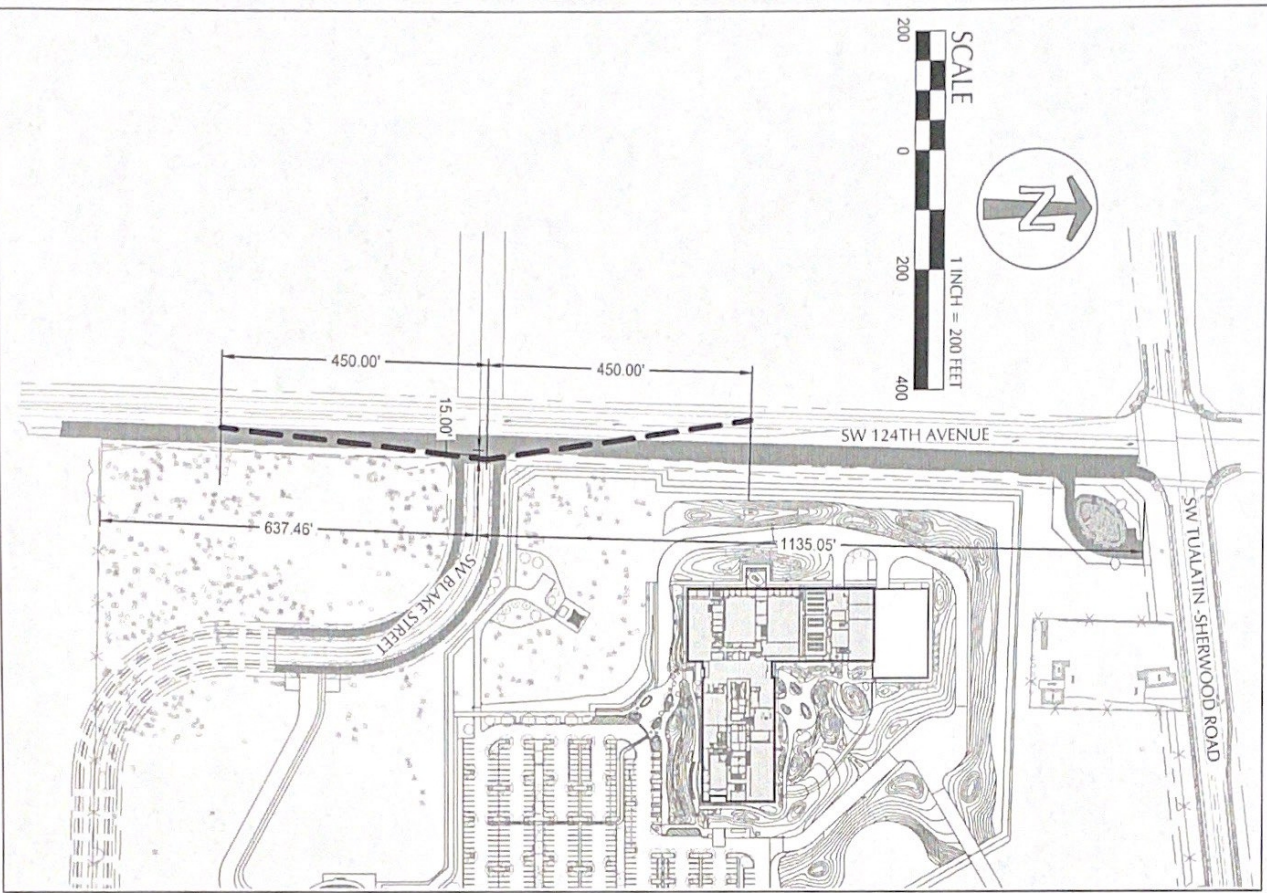
120th Avenue and SW Tualatin Sherwood Road. Sight distance conforms to the requirements as set forth in the Washington County Community Development Code.

Mark Reuland, P.E.





1111 SW First Ave. Suite 5000
Portland, OR 97204
503 242 1860
503 242 4881
www.kpfff.com



From: [McGladrey, Alexander M.](#)
To: [Keith Leonard](#)
Subject: RE: Notice of Application: AR23-0002 12340 SW Blake Street - PGE Tonquin Substation
Date: Monday, February 6, 2023 1:56:17 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Keith,

Thank you for the opportunity to comment. TVF&R issued approval via permit number 2023-0012 on 1/26/2023 and has no further comment.

Alex McGladrey | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1420

www.tvfr.com

From: Keith Leonard <kleonard@tualatin.gov>

Sent: Friday, February 3, 2023 1:47 PM

To: planning@sherwoodoregon.gov; Naomi Vogel <Naomi_Vogel@co.washington.or.us>; theresa_cherniak@co.washington.or.us; deqinfo@deq.state.or.us; landusenotifications@oregonmetro.gov; ODOT_R1_DevRev@odot.oregon.gov; baldwinb@trimet.org; LUComments@cleanwaterservices.org; KHerrod@republicservices.com; trose1@ttsd.k12.or.us; gbennett@sherwood.k12.or.us; info@theintertwine.org; Anneleah@tualatinchamber.com; OR.METRO.ENGINEERING@ZIPLY.COM; tod.shattuck@pgn.com; brandon.fleming@pgn.com; kenneth.spencer@pgn.com; richard.girard@nwnatural.com; icrawford@wccca.com; McGladrey, Alexander M. <alexander.mcgladrey@tvfr.com>

Cc: Alyssa Kerr <akerr@tualatin.gov>; Don Hudson <dhudson@tualatin.gov>; Erin Engman <eengman@tualatin.gov>; Jonathan Taylor <jtaylor@tualatin.gov>; Kim McMillan <kmcmillan@tualatin.gov>; Martin Loring <mloring@tualatin.gov>; Mike McCarthy <mmccarthy@tualatin.gov>; Rich Mueller <rmueller@tualatin.gov>; Sherilyn Lombos <slombos@tualatin.gov>; Steve Koper <skoper@tualatin.gov>; Terrance Leahy <tleahy@tualatin.gov>; Tom Scott <tscott@tualatin.gov>; Tom Steiger <TSteiger@tualatin.gov>; Hayden Ausland <hausland@tualatin.gov>; Tony Doran <TDORAN@tualatin.gov>; Lindsey Hagerman <lhagerman@tualatin.gov>; Madeleine Nelson <mnelson@tualatin.gov>

Subject: Notice of Application: AR23-0002 12340 SW Blake Street - PGE Tonquin Substation

*****The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe*****



NOTICE OF APPLICATION

MIG|APG, on behalf of Portland General Electric Company, is requesting approval to construct an electrical substation on a 2.44 acre site that is zoned Manufacturing Business Park (MBP). The property is located at 12340 SW Blake Street, Tax Lot: 2S127C000551.

You may view the application materials on our Projects web page:

<https://www.tualatinoregon.gov/planning/pge-tonquin-substation-ar23-0002-0>

Comments due: February 17, 2023

Individuals wishing to comment must submit written comments within the 14-day period in order to receive a Notice of Decision and have standing to submit an Appeal, in accordance with TDC 32.220. Issues which may provide the basis for an appeal to the Architectural Review Board, City Council and Land Use Board of Appeals shall be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient detail and clarity to enable the decision maker to respond to the issue and state how a person may be adversely affected by the proposal.

Criteria: Development Code Chapters: 32, 33, 63, 64, 73B-D, 74 and 75.

Decision making process: Architectural Reviews are a limited land use decision conducted in accordance with TDC 33.020 and other sections. The Community Development Director and City Engineer shall issue final decisions on the Architectural Features and Utility Facilities of the proposed Architectural Review Plan. Notice of decision shall be provided to the property owner, applicant and any person who submitted written comments in accordance with 32.220(3). The decisions shall become final 14 calendar days after the date the notice of the decision is given unless written request for review of the Architectural Features or Utility Facilities decision is submitted on a form provided by the City for that purpose.

Notice of the Architectural Review Decision will only be provided to those who submit written comments regarding that application.

Keith Leonard, AICP

Associate Planner

City of Tualatin | Planning

503.691.3029 | www.tualatinoregon.gov



