

Community Development NOTICE OF DECISION

Exhibit #3

DATE: July 26, 2021

TO: Boardman Planning Commission and Interested Parties

FROM: Barry C. Beyeler, Community Development Director

SUBJECT: ZP21-031 Umatilla Electric Cooperative Olson Rd. Transmission Project

On May 19, 2021, Umatilla Electric Cooperative (UEC) submitted an application for zoning approval for the Olson Rd Transmission Project, a 230kv electrical transmission line in the Service Center Subdistrict. This project affects Tax lots #402, #403, #405 of Tax Lot Map 4N 25E 11, and tax lot #3201. Tax lots #3202 and #3205, of Morrow County Tax Map 4N 25E 10 were withdrawn by UEC for this project.

Approval of an outright allowable use is processed using a Type II - Administrative decision in accordance with Boardman Development Code (BDC) Chapter 4.1- Types of Applications and Review. The Type II decision process requires public notice to be sent to a properties within 250' of the parent property and posting notice on local reader boards and on the property. Public notice was mailed and the proper posting was accomplished on October 1 2020, meeting the 20-day notification requirements.

File: ZP21 - 031

Applicant: Umatilla Electric Cooperation

Project: Olson Rd. 230kv Transmission Line

FINDINGS OF FACT

- 1) In 2018, Umatilla Electric Co-op approached the city about construction of a 230kv transmission line from a substation which was to be built at the I-84/US 730 junction to south Boardman. This transmission line is to provide increasing service pressure with existing and projected residential growth.
- 2) The city informed UEC where the line would go through many lots in the Service Center Sub-district, some evidence of property owner support would be needed.
- 3) UEC held numerous meeting with city and county staff members, and potentially affected property owners about the project.
- 4) UEC had obtained tentative agreements from most of the property owners for easements for the line. The Tallman family had not reached an agreement with UEC.
- 5) At this point UEC petitioned the Oregon Public Utilities Commission (PUC) for a Certificate of Public Convenience and Necessity (CPCN).
- 6) The PUC began their review of the petition as PCN4.
- 7) On March 5, 2021, The PUC, by Order 21-074, rendered their decision to Grant UEC a CPCN for this 230kv transmission line.
- 8) On April 15, 2021, Umatilla Electric Co-op submitted a Conditional Use Permit application.

