

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 Maj 4N 25E 11, and tax lot #3201. Tax lots #3202 and #3205, of Morrow County Tax Map 4N 251 10 were withdrawn by UEC for this project.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 all 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

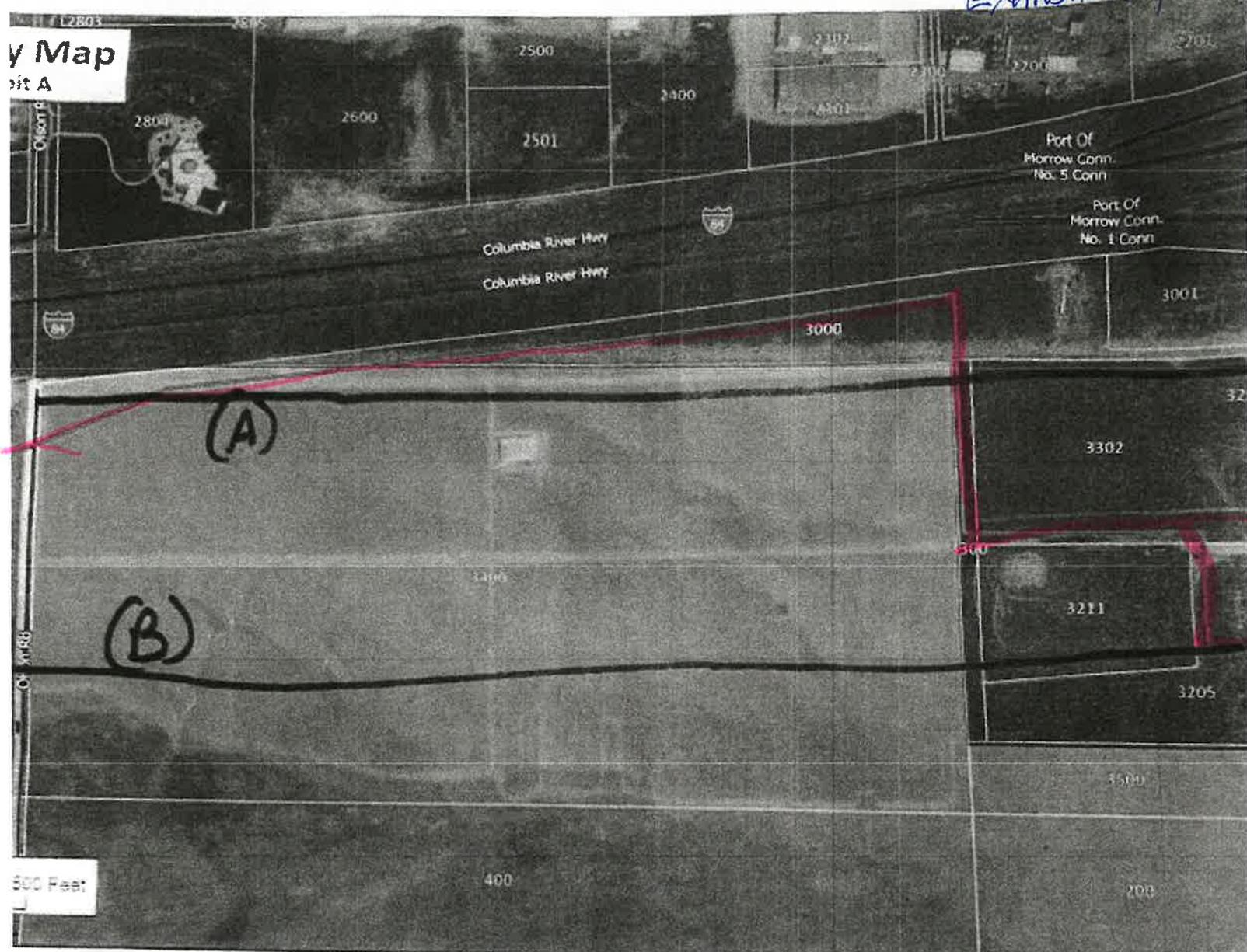
Project: Olson Rd. 230kv Transmission Line

FINDINGS OF FACT

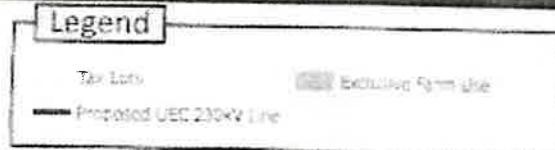
- 1) In 2018, Umatilla Electric Co-op approached the city about construction of a 230kv transmission line from a substation which was to be built at the I-84/US 730 junction to south Boardman. This transmission line is to provide increasing service pressure with existing and projected residential growth.
- 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 meetings 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.

10

Exhibit #4



matilla Electric
Cooperative
/ Transmission Line
Multiple Tax Lots



A small, square, hand-drawn logo or seal, possibly a watermark, located in the top left corner of the page. It features a stylized, irregular shape with a small circle or hole in the upper right corner.

Cartography By: Stephen Wreszinski
Morrow County Planning Department
Coordinate System: NAD83 Oregon G.C. Version 4
Datum: North American 1983
Projection: Linszen Conformal Conic