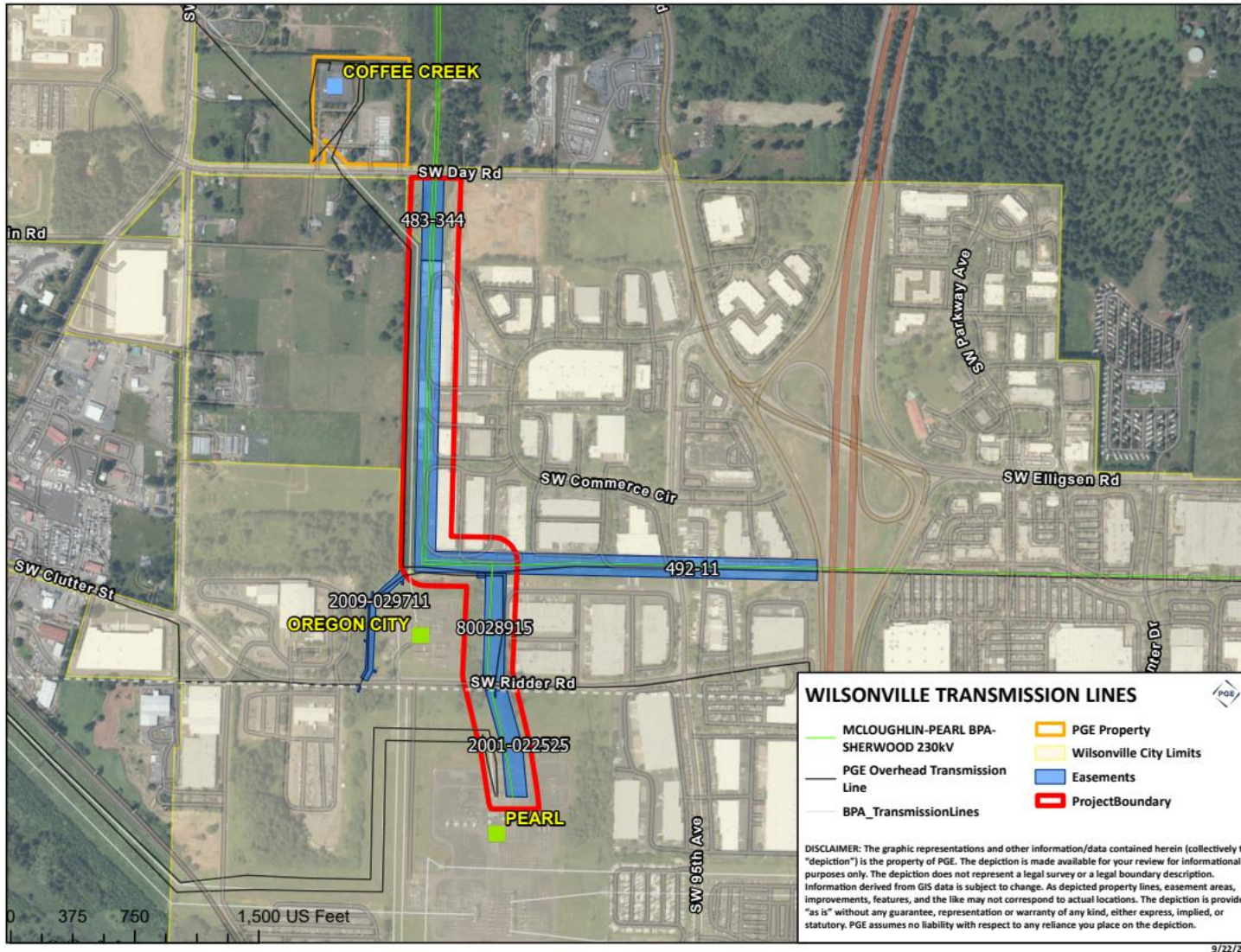


DB25-0007 PGE Pearl-Sherwood Conditional Use Permit

Cody Jura, Construction Project Manager
July 2026 | Wilsonville Development Review Board



Pearl-Sherwood Project



- Portland General Electric is seeking approval from City of Wilsonville to perform maintenance and upgrades on existing transmission lines with pole additions, replacements and relocations.
- The existing 230 kV Pearl-Sherwood transmission line was constructed in 1967. Due to rapid growth in electrical demand, the infrastructure is dated and has become a bottleneck for efficient and reliable transmission of electricity.
- These improvements will strengthen the grid, making it more resilient and reliable to meet future needs.

Looking North from SW Ridder Road



Existing



Proposed



- Adjacent electrical infrastructure: BPA Oregon City Substation constructed by 1952. BPA Pearl Substation constructed by 1970 and was repeatedly expanded until 2000. The PGE towers were constructed in 1967 and the steel poles in 1996.
- Completing these improvements will nearly double the electrical capacity of the transmission line corridor, without increasing the corridor footprint.
- The proposed poles and transmission line are adjacent to an existing transmission line and will be solely located within an existing PGE easement, and are therefore harmonious with existing development
- The addition of new poles within the existing transmission corridor limits impacts to natural areas on surrounding properties and maintains the established visual character of the area.

City of Wilsonville – Waterline Easement



- PGE transmission line easement established in 1963
- City of Wilsonville waterline easement established in 1982
- Waterline has been field located and mapped to be outside the established City easement
- PGE is proposing to place a new pole within the easement due to the close proximity of numerous overhead and underground utilities, including water, power, sanitary sewer, and multiple adjacent PGE transmission lines
- PGE respectfully requests consideration of an exception to the restriction on permanent infrastructure located in public utility easements. The requested exception is justified because the infrastructure does not impact the waterline location itself, and the waterline easement is junior in priority, having been recorded after PGE's easement. Accordingly, PGE believes that allowing the pole in the location submitted, inside of the waterline easement, would not adversely affect existing rights and is therefore appropriate for an exception.
- The proposed condition does not address any of the applicable permit approval criteria. As a result, it exceeds the City's authority and cannot lawfully be imposed as a condition of approval.



LEGEND

	FIRE HYDRANT
	PROPOSED STEEL POLE
	POWER POLE STEEL
	POWER LIGHT POLE
	STORM CATCH BASIN
	SANITARY MANHOLE
	UNDERGROUND WATER LINE
	UNDERGROUND SANITARY LINE
	UNDERGROUND STORM LINE
	UNDERGROUND POWER LINE
	PROPERTY LINE

NOTES

THE PURPOSE OF THIS DEPICTION IS TO SHOW PORTLAND GENERAL ELECTRIC'S PROPOSED TSP POLE LOCATION RELATIVE TO A CITY OF WILSONVILLE'S EXISTING WATERLINE AND 15' WIDE WATER LINE EASEMENT.

BOUNDARY LINES SHOWN HEREON WERE DEVELOPED FROM WASHINGTON COUNTY PLAT EDWARDS BUSINESS INDUSTRIAL PARK NO. 2 AND ORIENTATED TO FOUND MONUMENTS.

BEARINGS BASED ON OREGON STATE PLANE COORDINATE SYSTEM NAD83(2011) EPOCH 2010.0000.

Thank you