

UVE

UTILITY VAULT FOR
THE EXCLUSIVE USE
OF DEVELOPMENT



A new approach for locating private use utility vaults in the public right-of-way.

Why the UVE?

The City of Portland has struggled with the placement of private utility vaults for the exclusive use (UVE) of a development. Historic conflicting policies, objectives and differences between bureau perspectives and responsibilities had created inconsistent review processes and results. Additional challenges related to the utility providers' needs, practices and standards also complicated the review process. These issues between City review agencies and utility providers often left the development community with confusing direction and inconsistent decisions.

The Portland Bureau of Transportation (PBOT), the Bureau of Development Services (BDS) and local utility providers have worked towards a clear road map outlining the requirements for approving and permitting development-related/private electric utility vaults in the public right-of-way (r.o.w.).

Benefits of the UVE Process

By creating the new UVE process, the City will provide clear guidance, requirements and expected review responsibilities. The new UVE process provides three major benefits:

Fairness. All applicants/developers will follow the same process for how they meet the requirements for locating private electrical utility transformers/vaults.

Simplicity. The new UVE process is more predictable and streamlined for applicants/developers to propose the location for the necessary electrical utility transformers/vaults .

Transparency. The new UVE process will involve specific PBOT staff at different stages of the process. Each responsible review section within PBOT will include all determinations/decisions in the City's permit tracking system (TRACS).

Effective Date

Administrative Rule TRN-8.13 was adopted by PBOT's

Director on December 27, 2016. The effective date of the new UVE policy is January 1, 2017.

New applications for Building Permits submitted on or after January 1, 2017, that propose to locate utility vaults for the exclusive use of the adjacent property within the public r.o.w. are required to submit a Utility Plan. While this policy allows for the encroachment of utility vaults/lids into the pedestrian through-zone of the City's public sidewalks, this policy does not implicitly grant street side access to those vaults. Any entity desiring to access those vaults must obtain street, sidewalk and/or parking closure permits for access. In addition, all other City Codes, Administrative Rules, Policy and Permits will apply to the placement and maintenance of the UVE in the public r.o.w.

UVE Details
How to's of the new
process?



UVE Details

How, when and where to apply for a UVE.

Submittal Requirements

In association with the submittal of a Land Use application, a **Utility Plan** consisting of the following items must also be provided:

A. Utility Site Plan: A detailed map of the development and the location of all public and private utilities necessary to support the proposed development (with approximate dimensions - i.e. power/electricity, natural gas, water, sewer, etc.).

B. Vault Specifics: The location and size of all existing utility vaults adjacent to the development. In addition, detail and designate any utility vaults which are to be used for the exclusive use (UVE) of the development.

C. Utility Contact List: A list of the names and contact information of all utility representatives consulted to create the plan.

PBOT Review Responsibilities

PBOT Development Review staff will:

A. Review the proposed locations of the UVEs. If a UVE can be placed on private property (i.e. in a courtyard or similar location) or in an existing curb extension (where the curb extension does not need to be modified) adjacent to the development site, staff will coordinate with BDS staff and will request that the UVE be placed in these locations, prior to considering a location in the r.o.w.

B. If the UVE is proposed in the public r.o.w. (aside from an existing curb extension), the Utility Plan will be forwarded to PBOT's Utility Permitting staff (UP) for formal review and decision making authority.

C. Once a location for the proposed UVE is conceptually approved by UP staff, the Land Use process can be completed and the lease phase of the UVE process can begin.

If a proposed location cannot be approved

If a mutually acceptable location cannot be agreed upon, then the "Alternative Utility Review Committee (AUR) will become responsible for approval/denial of an alternative location.

Decisions of the Alternative Utility Review Committee (AUR) are final.

Lease

If placing the UVE on private property is not an option, locating it in the public r.o.w. will be subject to the process, terms and conditions set forth in PBOT Administrative Rule TRN 8.11- Right of Way Leasing: Fee Structure, including but not limited to Section II.B.3, fee assessment methodology.

For new buildings, any proposed or existing UVEs will require a lease.

For remodeled or renovated buildings only proposed UVEs and/or existing UVEs which will require structural modification will require a lease.

Regardless, all UVE lids must be of the standard lid type defined in TRN 10.19.

For additional information and details on the new UVE policy, please refer to the City's adopted Administrative Rule at <https://www.portlandoregon.gov/citycode/article/622898>



The City of Portland complies with all non-discrimination, Civil Rights laws including Civil Rights Title VI and ADA Title II. To request an accommodation or to contact an ADA Coordinator visit <http://bit.ly/13EWaCg>.