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**BEFORE THE PUBLIC UTILITY COMMISSION**

**OF OREGON**

UP 203

In the Matter of	)	
	)	ORDER
PORTLAND GENERAL ELECTRIC	)	
COMPANY	)	
	)	
Application for Approval to Sell Property in	)	
the City of Hillsboro to C.G. GREDING	)	
“FAMILY TRUST.”	)	

**DISPOSITION: APPLICATION GRANTED;  
WITH CONDITIONS AND REPORTING REQUIREMENTS**

On July 25, 2003, the Public Utility Commission of Oregon (Commission) received an application from Portland General Electric Company (PGE or the Company), pursuant to ORS 757.480 and OAR 860-027-0025, requesting approval to sell property, referred to as Lot 15 and consisting of 1.82 acres at Roseway Industrial Park in the City of Hillsboro, to C.G. Greeding “Family Trust.”

Based on a review of the application and the Commission’s records, the Commission finds that the application satisfies applicable statutes and administrative rules. At its Public Meeting on August 20, 2003, the Commission adopted Staff’s recommendation to approve the sale of assets as proposed. Staff’s recommendation is attached as Appendix A and is incorporated by reference.

**OPINION**

Under ORS 757.480, an electric utility doing business in Oregon shall first obtain Commission approval for any transaction to sell, lease, assign or otherwise dispose of property.

OAR 860-027-0025 specifies the information regarding applications for authority to sell, lease, assign, mortgage, merge, consolidate or otherwise dispose of property. This application contains the necessary information.

Commission approval of the accounting treatment for this transaction does not constitute approval for ratemaking purposes. There is no indication that the proposed sale will impair Portland General Electric Company's abilities to provide public utility service in Oregon.

**ORDER**

IT IS ORDERED that the application of Portland General Electric Company to sell property located in Roseway Industrial Park in the City of Hillsboro, to C.G. Greding "Family Trust," is granted, subject to conditions and reporting requirements, as further described in Appendix A.

Made, entered and effective \_\_\_\_\_.

BY THE COMMISSION:

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**Becky L. Beier**  
Commission Secretary

A party may request rehearing or reconsideration of this order pursuant to ORS 756.561. A party may appeal this order to a court pursuant to ORS 756.580.

**PUBLIC UTILITY COMMISSION OF OREGON  
STAFF REPORT  
PUBLIC MEETING DATE: AUGUST 20, 2003**

REGULAR \_\_\_\_\_ CONSENT  X  EFFECTIVE DATE \_\_\_\_\_

**DATE:** August 5, 2003

**TO:** John Savage through Marc Hellman and Rebecca Hathorn

**FROM:** Marion Anderson

**SUBJECT:** PORTLAND GENERAL ELECTRIC: (Docket No. UP 203)  
Application for approval to sell land located in Roseway Industrial Park in the City of Hillsboro.

**STAFF RECOMMENDATION:**

The Commission should approve the sale of land by Portland General Electric Company to C.G. Greeding "Family Trust" with the following conditions:

1. In accord with the docket UE 115 stipulation, the gain on the sale will be directed to a balancing account for subsequent refund to ratepayers.
2. Written confirmation that the proposed journal entry recording the transaction has been made will be submitted to the Commission as soon as it is available.

**DISCUSSION:**

This application was filed on July 25, 2003, pursuant to ORS 757.480 and OAR 860-027-0025. The land parcel is not required for utility functions except for transmission purposes. Portland General Electric will retain a perpetual electric power line easement and right-of-way to ensure that existing transmission facilities will not be disrupted by the proposed sale.

The land's book value is \$210,123.14, which reflects the cost of the entire substation less the land retention and easement. A copy of the summary evaluation, by Moscato, Ofner & Henningsen, Inc., was submitted showing total value of \$415,000. Deduction of the \$24,350 estimated selling expenses of this transaction results in a gain of \$180,526.86. The proposed entry was submitted with the application and met with staff's approval.

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**DISCUSSION: (continued)**

After review of the filing, staff concludes that the application is fair and reasonable and not contrary to the public interest. PGE has agreed to the treatment of gain listed in this memorandum.

**PROPOSED COMMISSION MOTION:**

The requested sale of land by Portland General Electric Company to C.G. Greding "Family Trust" be approved with the conditions stated in this memorandum.

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