

CU/SDR 20-06 ACOM Consulting Public Hearing File – Part II

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CITY OF DUNDEE

Meeting: Planning Commission Meeting

Location: Meeting was held virtually via Zoom.
City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115

Date: July 1, 2020

Time: 7:00 p.m.

I. Meeting called to order.

Chairman Howland called the meeting to order. Commissioners present, which consisted of quorum, were Shannon Howland, Maria Hinoveanu, David Hinson, Doug Pugsley, Eugene Gilden, James Kay, and Ed Carlisle. Interim City Planner Jim Jacks was also present. Attorney Tim Ramis joined later.

Members of the audience included Mike Connors and Tammy Hamilton, representing the applicant; Susan Baird, Camille Kern, Rebecca Minifie, and Evan Karp of Wine Country Legacy Partners were also in attendance.

II. Public Comment

There was no public comment.

VI. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the June 17, 2020 minutes. Motion carries, unanimously.

V. Public Hearing

CU/SDR 20-06 – Acom Communications (on behalf of Verizon Wireless) continued from 6-17-20

Chairman Howland read the statements in to record and read the list of persons having requested to testify during the public hearing.

1. Declarations of Ex-Parte, Bias, or Conflict of Interest

Chairman Howland questioned the Commissioners about ex-parte, bias, or conflict of interest.

Commissioner Carlisle reminded the Commission that he had declared a conflict of interest previously and would continue to abstain from the hearing.

There were no objections to jurisdiction.

2. Staff Report

Interim Planner Jim Jacks introduced himself, read the legal statements into record, and then provided a summary of the July 1, 2020 staff report with the Commissioners and audience.

There were no questions of the Commission to staff.

3. Public Testimony – Applicant

Chairman Howland asked the applicant if he had any new information to submit, or if he would be comfortable saving his comments for proponent rebuttal.

Mike Connors stated that they had submitted a letter dated June 29 with attachments that responded to some of the comments made prior to and during the June 17 hearing. He confirmed with the Chairman that they would be able to save most comments to rebuttal, but that there was some new information to highlight. Mr. Connors noted an updated noise study that was submitted. He stated that the previous report included some ambiguous language that they had wanted clarified; also, he noted a noise barrier would be part of the design and they wanted that included in the report. He stated that the new noise study demonstrated that, with the elimination of the generator and the addition of the noise barrier, the noise level would comply with daytime and nighttime standards. The second piece of information had to do with the distance from residentially zoned property. He stated that they had a surveyor come out and, out of an abundance of caution, he measured the distance from the tower to the closest residentially zoned property and it was 328-feet.

Chairman Howland clarified that the information Mr. Connors had just mentioned were noted in the June 29 rebuttal letter. Mr. Connors affirmed.

There were no additional requests of proponents to testify.

4. Public Testimony – Opponents

Chairman Howland opened the floor to opponent testimony.

Susan Baird asked the Commissioners to deny the application based on the following reasons—1) aesthetics considerations, 2) the proposal violates the purpose statement of the public zone, 3) the noise would violate the daytime and nighttime requirements, 4) citizen involvement, and the large outcry of the public requesting the denial.

Camille Kern stated that she had just moved to Dundee and chose Dundee due to health considerations having to do with cell towers. They had purposely chosen a home that would be at least a mile from any cell tower. She was also worried about property values and aesthetic considerations as well, however, her main concern had to do with health and safety of the people living and working nearby. She concluded by noting various studies on wireless radiation and possible health impacts.

Rebecca Minifie testified next. She thanked the Commissioners for their diligence in reading all the material, and stated objection to Verizon having sent an attorney to represent them. She stated a

belief that he was sent to dictate and intimidate the Commission into a belief of what Dundee's Development Code meant and requested that the Commission look past the "bullying" tactics of Verizon. Ms. Minifie noted that the Commission also needed to consider the testimony of the citizens and business owners who were against the tower.

Saj Jivanjee had requested to testify, however he did not appear to have logged in to the meeting. After many requests to have him identify himself, the Chairman moved on to the next person.

Evan Karp with Wine Country Legacy Partners spoke and thanked the Commission for continuing the hearing so that additional people could comment. He stated that he concurred with Ms. Baird's comments regarding taking aesthetic considerations into account. He reminded the Commission that they were "fully empowered" to deny based on aesthetic considerations. Next, he noted agreement with Mr. Jivanjee's concerns of seismic risk and setbacks. He felt the applicant had not proven that the tower would withstand a seismic event; and they think setbacks should be increased given the height of the tower. Mr. Karp stated that he believed there was a conflict of interest regarding the city reviewing the application; disappointment with the city following the minimum legal standards for notice; shock at the city failing to notice Verizon that their application was incomplete; and, that the lease between Verizon and the City was signed prior to Verizon submitting their application. He closed by stating that they strongly opposed the cell tower.

5. Proponent Rebuttal

Mike Connors responded to the testimony heard that evening. He stated that the Dundee Development code defines a wireless communications facility/tower as a public use, and the public zone is predominately intended for public and institutional uses. The code also allows the tower as a special use. Most of the other zones require a conditional use regardless of the height, here it is only required because of its height. He stated that the purpose statement is meant as a goal, and respectfully disagreed there was anything in the purpose statement that would make it approval criteria.

Mr. Connors also talked about property values, and reiterated reasons given by case law that this could not be used as a criterion. Regarding the noise study, the study is very clear that they comply with the daytime and nighttime criteria (53 decibels). With respect to aesthetics, the code does not state that it needs to meet any specific aesthetic, the code states that measures need to be taken to mitigate and/or minimize impact. He believed that, due to the failure of anyone to offer any reasons that they fail to meet the aesthetics, the code dictated that they satisfy the criteria. He noted that the cell tower was not the only utility use that would have aesthetic impact. Based on the definition being used, the argument could be made that none of the utility poles would comply. There were already utility uses there that had impacts, and while the tower would have an impact, they would be minimized by the mitigation they are taking. He believed that Verizon had gone above and beyond to minimize the impact.

He addressed emissions and noted once again that Federal Law prohibited this as criteria. He noted that they would have to comply with building codes to ensure that the structure would have integrity to withstand a seismic event. Mr. Connors addressed Mr. Karp's statement regarding conflict of interest and the City having entered into a lease with Verizon. He stated that cities throughout the state and country have development on property they own and frequently enter into leases and go through similar processes. There is code that dictates the process, and no "behind

the scenes” shenanigans are taking place simply because a city is following code to process an application.

Regarding the statewide goal concerning citizen input, he noted that when people are opposed to something they show up, however people who are for an application tend to not be vocal.

He responded to the comment about him trying to intimidate the Commission into a belief and stated that he hoped the Commission did not feel that way. He was involved because applications like this often trigger legal issues and it was helpful to have him involved. He also noted that he wasn't trying to push the commission into a belief, and that city staff agreed that the application met the criteria and had offered reasons for that.

He concluded by stating that they hoped the Commission would evaluate the code and criteria and approve the proposal.

Chairman Howland asked whether the Commission had any clarifying questions. Commissioner Hinson asked if there would be a light on the tower. Both Mr. Connors and Ms. Hamilton responded no. Commissioner Hinson asked if there would be microwaves on the antenna. Mr. Connors stated that there would be some microwave antennas, but that there would not be 5G. This would only be 3G and 4G. Commissioner Hinson asked if Verizon had considered any other sites in town. Mr. Connors responded that they had reviewed the AT&T tower and that it had not met the criteria. There were other properties in the search ring, but they were all in the CBD zone. Commissioner Hinson asked about Mr. Jivanjee contacting Verizon to offer his property. Mr. Connors responded that they had looked at the property, but it was both outside the search ring and much closer to residential property.

Chairman Howland moved on to closing legal statements. Planner Jacks reminded the Commission that they needed to base their decision on the criteria, and then talked a bit about process once a decision had been made. He concluded by stating that the staff recommendation was to approve the conditional use and site design request. He stated that the staff report included criteria for the approval, however if the Planning Commission chose to deny the application they would need to provide statements so that the findings could be changed to explain why the criteria was not met.

Chairman Howland asked if the Commissioners had any clarifying questions of staff. Commissioner Hinoceanu asked a question about process, which Planner Jacks answered. Chairman Howland then closed the public hearing.

6. Deliberation

Chairman Howland began deliberation by stating that she agreed to certain aspects that were brought up in testimony and the application—that they were unable to deliberate emissions, health, or property value. However, she wanted to open up discussion regarding aesthetics and whether this criteria had been met.

Commissioner Pugsley stated that he felt they did not meet the aesthetic criteria. For the proposed location, he felt that the mitigation efforts did not work. Chairman Howland stated that she had not seen a monopine in person, so she was not sure whether it was met, however the photos submitted as part of the application made it difficult to see what the monopine would truly look like. Further,

she felt that it was not up to the Commission to figure out how to make the tower work or not work, but the aesthetics did seem to be a concern.

Commissioner Gilden stated that he agreed with Commissioner Pugsley, and that though aesthetics were largely a subjective point of view, he felt that the extraordinary weight of public testimony fell on the side of the tower being un-aesthetic.

Commissioner Kay also stated agreement with the view that the tower did not meet the aesthetic criteria, and that the tower would not beautify the downtown. He felt that, even though the tower was needed, the proposed location was not the best location for Dundee. Commissioner Pugsley responded that he was not using the necessity for coverage as one of his criteria for denial, but he found it interesting that there was no citizen or business owner testimony stating that the tower was necessary. Commissioner Kay replied that he did consulting, and in his job function he was aware of a drop in calls and conference calls. Additionally, with COVID-19 more people are at home using cell service, so he could see the need; however, he did not think it needed to be in the middle of downtown. Chairman Howland did state that she believed there was written testimony both stating a need and stating that there wasn't a need. Planner Jacks also noted a letter that was received claiming a need. Commissioner Gilden stated that, since there was no address on the letter, he didn't know if the tower would help that person because they didn't know whether the person lived in the zone that would be improved. Commissioner Pugsley reiterated that he did not plan to use coverage as part of his reasoning and apologized for sidetracking the Commission.

Commissioner Hinoveanu also stated that she did not believe the aesthetic issue had been mitigated. There was brief discussion regarding Mr. Connor's statement about the city going through the process of developing the fire station and what the meaning of the statement had been.

Commissioner Hinson stated that taking in account the position of the tower and the bulk of the monopine the tower would stand out.

Chairman Howland brought up the criteria for placing a wireless tower for discussion during deliberation and read the criteria into record. She felt that the application had addressed most of the criteria, but that she felt "visual analysis and impact" had not been sufficiently addressed. Commissioner Pugsley agreed, and stated that he believed they had failed in their mitigation for that particular site.

Planner Jacks stated that it appeared the Commission was leading toward a motion to deny and that for a proper finding the "why" needed to be addressed. The Commission needed to explain why the applicant's proposal did not meet the aesthetics issue. Commissioner Gilden stated that this was a very difficult thing to do and did not believe that the Commission needed to give explanation since the criteria was subjective. Just as Mr. Connors had stated that "he believed Verizon met", the Planning Commission "believed" differently. Additionally, he felt the mass of the tower was grossly out of scale with regard to everything around it. There was much testimony about the mitigation done for the part of the tower on the ground that no one would be able to see, but that there wasn't anything done for the part people would. Planner Jacks asked, if the tree portion was the issue, what about the tree was not aesthetic. Commissioner Gilden replied that whether the tower would look like a tree was in the eye of the beholder and that there was no guarantee that Verizon would try to make it look like a tree. Commissioner Pugsley stated that yes, Verizon is trying to make it look like a tree and while it may work in an area with other trees this was an area where no other

trees were nearby. He also believed that the overwhelming testimony from the public that this did not meet the aesthetic criteria could be used as a reason too. Commissioner Hinoveanu agreed with Commissioner Pugsley's statement, that the monopine did not match the surrounding area.

Chairman Howland stated that she did not believe it was the Planning Commission's duty to find a solution, however she wondered if the Commissioners would want to consider adding on conditions of approval that might allow the tower to meet the criteria. Planner Jacks asked the Commission to expand on the aesthetics issue by separating location, as it seemed location was being substituted for aesthetics. In other words, if the tower were in a different location would it meet the aesthetics criteria. Commissioner Gilden responded that this was difficult to do since there was no way to see what the hypothetical surroundings looked like. He also believed that if conditions were put on the proposal, they may be preventing Verizon from crafting a solution.

It was moved to deny the application based on criteria 17.404.030 - the location of the bulk does not mitigate sufficiently to meet the aesthetic consideration. Seconded.

Chairman Howland asked if the motion should be amended to include criteria 17.203.170(c).3. Commissioner Pugsley said he would be happy to add it but did not feel it was necessary.

Motion carries unanimously with Commissioner Carlisle abstaining.

Chairman Howland asked Attorney Ramis to weigh in on anything the Commission may have missed. Attorney Ramis responded that he believed the had done everything needed.

VI. Planning Issues from Commission Members.

Chairman Gilden wondered if it would be appropriate to examine the process by which leases on public property are entered into and consider not simply entering them if significant Planning Commission review is going to be needed. He questioned whether the plan may be vetted by the Commission first. Attorney Ramis responded that it was necessary to receive the property owner's approval before entering an application for the use. There was not a process by which you could feel out whether it might work ahead of time. This means there are two legally separate processes that needed to happen. Planner Jacks also noted that if there was a process that took place prior to the lease and the Commission pronounces an opinion an opponent could claim bias later due to the ex-parte contact prior to the formal application.

Commissioner Hinoveanu questioned an aesthetic requirement that may have been removed approximately 12 years prior and wondered if it shouldn't be revisited. Commissioner Pugsley responded that she may be referring to the Victorian Overlay zone and erred on the side of belief that the code should not drive any particular aesthetic. Attorney Ramis also noted that state law had changed a lot over the past decade and that cities were no longer allowed to apply discretionary aesthetic judgements. There was some continued discussion regarding the history of the Victorian Overlay and its repeal. Chairman Howland suggested that the Commission look through the code and thought a work session to look at design standards as a group would be a good idea. There was a consensus that it would be a good idea to review. Commissioner Hinoveanu also suggested that it may be good to review some of the items missing from the code, such as property value considerations. Commissioner Hinson also stated that he would like to review private streets as well. Chairman Howland noted that the Planning Commission had been dealing with some housekeeping issues with the code and believed the private street was part of that work. Attorney Ramis suggested that the Commission

look at the evolution of design in downtown Portland, as they have a design advisory process. Chairman Hinoveanu requested that the Commission look at property impacts and asked the attorney if this would be possible. Attorney Ramis stated that he believed there was information that could be procured.

VII. Adjournment

The meeting was adjourned.

Shannon Howland, Chairman

ATTEST:

Melody Osborne, Planning Secretary



CITY OF DUNDEE
Staff Report – Continued Hearing
Type III Conditional Use Permit and Site Development Review
File No. CU 20-06/SDR 20-07 – Verizon Cell Tower

Request: An 80-foot wireless communications tower (74' + 6' of branches) and ground equipment. The tower and equipment will be enclosed within a 232 square foot fenced area in the SE corner of the Dundee Fire Station. In addition to the fencing, landscaping will be provided to screen the equipment from surrounding properties.

Project Information	
Applicant and Agent	Verizon Wireless. Tammy Hamilton, ACOM Consulting, Inc.
Property Owner	City of Dundee
Continued Hearing Date	July 1, 2020

Location Map



Background:

On June 17, 2020 the Planning Commission opened a public hearing for the above noted cases and received testimony. The Commission continued the hearing to July 1, 2020 and limited the testimony on July 1 to receive only new information.

Comments Received Since June 17:

After the June 17 hearing four additional written comments have been received and they are attached to this staff report. As of 5 p.m., June 23, emailed comments have been received from Alexis Howes, Jaclyn Force, Kara Johnson and Saj Jivanjee. Regarding Mr. Jivanjee's email comment, it is anticipated he will provide the article mentioned in the email, and as soon as it is provided, it will be forwarded to the Commission.

Discussion

The Planning Commission is tasked with making a decision based on whether the approval criteria have been met. Some of the criteria are subjective which necessitates the Commission exercise discretion when determining if each criterion has been met.

The Commission is also tasked with making a decision in accordance with Federal laws, primarily the 1996 Telecommunications Act, and applicable Federal Communications Commission Orders as noted in the applicant's narrative, Section V, p. 12. The Act prohibits local jurisdictions from making decisions that "prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services." An FCC Order prohibits decisions that "materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment." The Act also prevents local jurisdictions from considering the environmental and health effects of radio frequency emissions.

Staff Recommendation

At the July 1, 2020 continued hearing, staff recommends the Planning Commission:

1. Consistent with the Commission's June 17 motion, accept only new testimony from parties.
2. Consider the June 17 and July 1 testimony, and the June 17 and July 1 staff reports.
3. Deliberate and make findings. Proposed findings are shown in Exhibit A of the Planning Commission Order in the June 17 packet.
4. Pass a motion adopting the Planning Commission Order.

ATTACHMENTS: Emails from Alexis Howes, Jaclyn Force, Kara Johnson and Saj Jivanjee.

Melody Osborne

From: alexis Howes <alexis_howes@icloud.com>
Sent: Wednesday, June 17, 2020 4:55 PM
To: Melody Osborne
Subject: Cell tower

Follow Up Flag: Follow up
Flag Status: Flagged

We'd (My family and I) would really love for this tower to not be put in! We know it will effect our health and well being! Thank you for listening to our cries! God bless Dundee

Melody Osborne

From: Jaclyn Force <jaclyn.force@gmail.com>
Sent: Wednesday, June 17, 2020 6:25 PM
To: Melody Osborne
Subject: Cell Tower

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Melody,
I am a Dundee resident and do not want to see a cell tower built in our town.

Thank you,
Jaclyn Forcd

Sent from my iPhone

Melody Osborne

From: Kara Johnson <kara.jjohnson@gmail.com>
Sent: Thursday, June 18, 2020 2:23 PM
To: Melody Osborne
Subject: Dundee cell tower

To whom it may concern,

I am a Dundee resident with four young children and I oppose the placement of a cell tower near the fire station. It is too close to the school and the center of town and would absolutely cheapen the aesthetics of the city for anyone driving through.

Thank you for considering,
Kara Johnson

Sent from my iPhone

Melody Osborne

From: Saj Jivanjee <sajtj@icloud.com>
Sent: Saturday, June 20, 2020 9:21 AM
To: Melody Osborne
Subject: The Hidden Health Effects of Cell Towers - It Takes Time

Melody,
Please include this article for planning commissioners review.

<http://it-takes-time.com/2015/09/22/health-effects-of-cell-towers/>

Saj
Sent from my iPhone

CITY OF DUNDEE

Meeting: Planning Commission Meeting

Location: Meeting was held virtually via Zoom.

City Council Meeting Chambers
620 S.W. 5th Street
Dundee, Oregon 97115

Date: June 17, 2020

Time: 7:00 p.m.

I. Meeting called to order.

Chairman Howland called the meeting to order. Commissioners present, which consisted of quorum, were Shannon Howland, Maria Hinoveanu, David Hinson, Doug Pugsley, Eugene Gilden, James Kay, and Ed Carlisle. City Administrator Rob Daykin, City Attorney Tim Ramis, and Interim City Planner Jim Jacks were also present.

Members of the audience included Mike Connors and Tammy Hamilton, representing the applicant; Evan Karp and Ryan Harris of Wine Country Legacy Partners, Keeley O'Brien, Susan Baird, Rebecca Minifie, Matt Frey, Saj Jivanjee, Holly Altimus, and Frank Gregory.

II. Introduction of New Commissioner James Kay

Commissioner Kay introduced himself and stated why he had chosen to join the Planning Commission.

III. Public Comment

Saj Jivanjee spoke and stated that his biggest issue was that most cities have urban design guidelines that are very specific about protecting other development so that any investors would have certainty about the future vision that all have "bought into". He asked that the Commissioners get down to the fine grain of urban design and have guidelines that everyone has bought into, because without them there will be a lot of conflict on subjective matter. He also felt there were a lot of generalities in the City's current development code.

VI. Approval of Minutes from Previous Meeting(s)

It was moved and seconded to approve the February 19, 2020 minutes. Motion carries, unanimously.

V. Public Hearing

CU/SDR 20-06 – Acom Communications (on behalf of Verizon Wireless)

Chairman Howland read the statements in to record and read the list of persons having requested to testify during the public hearing.

1. Declarations of Ex-Parte, Bias, or Conflict of Interest

Chairman Howland questioned the Commissioners about ex-parte, bias, or conflict of interest.

Commissioner Carlisle declared a conflict of interest, stating that his engineering firm provided services for the cell tower; therefore, he stated he was not going to participate in the questioning, deliberation, or voting.

Chairman Howland declared professional relationships with Ryan Harris and Keeley O'Brien but stated that it would not cause a bias. She also declared ex-parte contact with a citizen who emailed her to express support of the proposal.

Commissioner Pugsley noted that he was a City Councilor when the discussions and contract negotiations with Verizon took place regarding placement of the cell tower on the fire department property; however, he stated that this prior knowledge would not affect his objectivity. His deliberations, actions, and decisions would be based only on the application at hand, testimony on record, and criteria in the development code. Commissioner Pugsley then declared ex-parte contact in that he had driven by the subject property and also stated that he had driven by the monopine cell tower on College Street in Newberg to gain a real-life perspective.

Commissioner Hinson declared ex-parte contact in that he had also driven past the subject property, driven past the monopine in Newberg, and had also driven to McMinnville to survey various towers.

Commissioner Gilden and Commissioner Hinoveanu declared ex-parte contact in that they were familiar with the subject property.

Chairman Howland then questioned if there were any objections to jurisdiction. Saj Jivanjee stated that he objected to the Planning Commission and City Council deciding on the application since the subject property was owned by the City. He felt that this was a conflict of interest and that the process was contaminated due to the direct benefit to the City if the tower was approved.

Chairman Howland asked the City Attorney to comment on the objection to jurisdiction that was noted. City Attorney Tim Ramis suggested that each planning commissioner state for the record whether the city's ownership of the property would make a difference to them with regard to their ability to make a decision based on the criteria. He felt this would adequately address the issue.

Chairman Howland stated that it did not have an impact on her decision. Commissioner Gilden stated that the city's ownership would not influence his decision. Commissioner Kay also stated that he did not believe the city's ownership would influence his ability to make a sound and fair decision. Commissioner Pugsley stated that the city ownership of the property would influence his deliberations or ability to make a decision. Commissioner Hinoveanu felt the city's ownership would not influence her decision. Commissioner Hinson stated that the city ownership of the property would not affect his ability to make a decision.

There were no further objections to jurisdiction.

2. Staff Report

Interim Planner Jim Jacks introduced himself, read the legal statements into record, and then provided a summary of the staff report with the Commissioners and audience.

Commissioner Hinoveanu asked, regarding the distance requirement from residences, whether any of the empty lots on Maple Street were planned to be residences. Planner Jacks responded that all of the land was zoned Light Industrial zone and clarified that the distance requirement was specific to residentially zoned land.

There were no additional questions of the Commission to staff, so the Chairman opened the floor to the applicant.

3. Public Testimony – Applicant

Mike Connors, an attorney with Hathaway Larson Law Firm, representing Verizon, introduced himself. He noted that the application was for an 80-foot monopine stealth cell tower. He explained that it was called a stealth tower because it was designed to mimic a tree. The actual height of the antenna tower was 74-feet, but they needed an additional 6-feet so that there could be a natural crown to the tree. He commented on the previous applications that Verizon had brought forward, but withdrew, and stated that the design for the monopine tower was in response to those previous meetings and comments received. Mr. Connors explained that the antenna height was the 74-feet because that was what they needed to achieve the objectives necessary. He went on to state that another thing different from previous applications for the tower was that the generator had been removed, so the noise barrier was no longer necessary. Therefore, they were hoping the condition for the noise barrier could be removed.

Mr. Connors then gave some background to the Commission on why the site was chosen. He stated that it was both a coverage and capacity facility. The target area was downtown Dundee and Highway 99W; the coverage was currently fair to moderate, but the issue with moderate was inadequate for in-building use. Regarding capacity, there were three towers in adjoining cities, but they were dealing with capacity issues that were causing dropped calls and slow response. The proposed tower at the fire station was strategically placed to help serve as a relay tower between all points to help increase capacity. He noted that there was an AT&T tower not located not too far away, but it was inadequate to achieve the goals and pointed the Commission to documents in their packet showing the issues with that location.

Mr. Connors stated that the reason for the conditional use is because the 45-foot building height would be exceeded. Then, he directed the Commission's attention to section 17.202.040(B) of the development code it states that certain kind of structures are not subject to the building height restrictions and one of those items is a tower, so he did not believe that the 45-foot height limitation applied. However, he did note that they had applied for the Conditional Use and believed they met the criteria. They did apply for the minimum height needed, which was a 74-foot antenna. To put the tower in perspective, he noted that the surrounding towers ranged in height from 154-feet to 170-feet. Mr. Connors then reviewed the criteria and their belief that they met it.

Mr. Connors concluded by addressing some of the testimony comments received from the public. Regarding noise, they had taken away the generator to reduce the impact. Regarding health concerns, he noted the FCC ruling prohibiting jurisdictions from factoring emissions into their

decisions. Mr. Connors pointed out the inclusion of the emissions report in the packet and noted that the tower proposed by Verizon would only meet 1% of the FCC's maximum allowed emission standards. Regarding the aesthetics, he felt that they had minimized the impacts to the extent possible. As pertaining to location, they had looked at co-location options, but none of the existing towers would work. Regarding property values, Oregon State Law requires specific code provisions- especially with regard to wireless facilities- that would make it an applicable issue. There also needed to be tangible evidence that property value would be impacted. Neither of those things was present. Finally, regarding the distance requirement from residential zoned property, they had verified it was met.

Commissioner Gilden asked Mr. Connors to clarify the improvement in coverage and capacity, specifically how far the range of coverage was currently and what the expected future coverage would be. Mr. Connors responded that it would increase coverage for the entire town and directed attention to the maps in the packet showing existing coverage and future coverage. Commissioner Gilden asked what the definition of "poor coverage" would mean to a user. Mr. Connors responded that it meant there was very unreliable coverage both inside and outside. There was additional conversation regarding percentages of dropped calls, which ended with Mr. Connors stating that the trigger point for Verizon exploring the option of a new tower was the result of customer complaints.

Commissioner Hinoveanu asked about the forecasted "near future" and how long a period that may be. Mr. Connors responded that he believed there were issues now. Commissioner Hinoveanu asked why a 4G antenna was being proposed as 5G was beginning to be constructed. Mr. Connors responded that his understanding was that 5G was a slower rollout that was mostly focused and limited to denser metropolitan areas.

No further applicant testimony; no additional proponents.

4. Public Testimony – Opponents

Chairman Howland opened the floor to opponent testimony.

Evan Karp read his statement into record, which was included in the packet as a late edition received via email June 17 at 4:36pm. Included in the letter was a request to leave the record open.

Ryan Harris spoke next and stated that there was a reason that cell towers were not allowed in the central business district, which he felt the fire station property effectively was zoned as even though the official zoning was Public (P). He noted that this was the third time Verizon had come forward with their application, but that previous attempts were withdrawn. He expressed concern regarding a potential decrease in property values. He also gave a reminder to the Commission that it was "their duty to oppose this kind of thing", as it was the Commission's duty to look out for the long-term planning of the city. He stated a belief that once the tower went up Verizon would be able to add additional equipment as there was an incentive to do so. Mr. Harris concluded by stating that he felt the monopine would dominate the city skyline and that the aesthetics of that was enough for the Commission to deny the application.

Keeley O'Brien asked the Commission to focus on the aesthetic consideration of DMC 17.4.04. He asked that the Commissioners think of the residents on the hill whose view will be of the monopine, and of the tourists visiting who may be off-put by the visual impact. He concluded by requesting that the Commission deny the application.

Matt Frey spoke, highlighting a few points in his written testimony received via email June 9 at 2:13pm. He stated concern for property values, he also noted that although the adjoining property was not zoned residential there were several residences close by. Mr. Frey expressed disappointment that the notice area had not been expanded. He concluded by asking the Planning Commission to not take the application lightly given its permanence.

Saj Jivanjee asked how far the tower would be from the Fire Department building, as he was worried about the possibility of a seismic event and the tower falling on the building. He stated that he did not mind cell towers but did not feel that one should be placed next to a fire station. He also questioned the height and setbacks, believing that the setbacks should be increased given the height of the tower. He requested that the Planning Commission look at the proposal from a life and safety viewpoint. Mr. Jivanjee stated that he wished to hear from Tualatin Valley Fire Department about whether the tower would be safe during a seismic event. He concluded by asking what Dundee was all about—whether the city wanted a huge structure dominating the skyline.

Rebecca Minifie spoke and stated that the applicant's entire search ring was in the Central Business District zone and that it was evident from the many opponents that the citizens did not want the cell tower in the middle of downtown. She noted that four former Planning Commissioners had written to oppose the cell tower and that over 40 people had written in opposition of the proposal. She felt that the city would not gain anything from the placement of the cell tower, but that it would lose the potential for a beautiful central business district, lose property value, the sense of trust in the community, and feeling of safety. She expressed concern regarding the proximity of the tower to her house. She requested that the city change the notification policies for public hearings, as the radius of 100-feet was not enough. Due to the drastic nature of the application she felt that every business owner and citizen deserved to know what was happening. Ms. Minifie concluded by reading a statement from the city's homepage and asking if the proposal fit the statement; she asked that the Commissioners deny the request.

Chairman Howland noted that the next person scheduled to testify was Wendy Stec, however she had emailed to state she was unable to attend. Chairman Howland noted Ms. Stec's opposition for the record.

Holly Altimus spoke and voiced her opposition. She felt her concerns were the same as the persons before her, and expressed bewilderment that health was not able to be a consideration as she was also worried about those effects. She hoped that more clarification could be given to emission standards. She concluded by restating that she did not want the tower to be built.

Susan Baird introduced herself and asked the Planning Commission to deny the application mainly based on the aesthetics. She expressed an exception to the idea that aesthetics is simply an impact to be mitigated, and that DMC 17.404.030 states that aesthetics can be used as criteria to make a decision. She stated that people in the city had been working to beautify the city and that placing a cell tower seemed counter to that effort. Ms. Baird also noted that the public zone provided for public and semi-public uses "when such used do not unreasonably disrupt or alter other areas of the community". She felt that the tower would certainly disrupt the surrounding community and businesses, especially when one of the tenants of the CBD zone is to "encourage a walkable and attractive downtown". Accordingly, she felt the tower should be denied because it failed to meet the purpose of uses allowed in the public zone. Ms. Baird also expressed concern with the noise that the tower would generate and how it would affect the personnel working at the fire station. She

concluded by asking that the Commission listen to the pleas of the citizens that have submitted comments and deny the proposal.

The hearing was paused for a five-minute break.

5. Proponent Rebuttal

Mike Connors spoke and addressed some of the comments. Regarding the compliance with the 300-foot requirement, he stated that the code applies specifically to residentially zoned property and not right-of-way. Concerning impacts to property values, he restated that in order for that to be applicable to the decision making process it would need to be specifically listed in the code as criteria, and that it is not in Dundee's code. He addressed a comment about Dundee increasing its building height limitation and noted that the code already allows for that under the conditional use process. Mr. Connors reiterated that his interpretation of the development code was that cell towers were exempt from the height limitation but noted that they had filed for the conditional use anyway. He also noted that this was not a variance request.

Mr. Connors acknowledged testimony about cell towers not being allowed in the CBD zone, but noted that this was not correct, and that the CBD zone did allow them through a conditional use process. He recognized the comment about seismic concerns and stated that they would be required to comply with the structural code and go through the building permit process. Mr. Connors responded to Ms. Altimus question about emissions guidelines and directed her to the submittal that was included in the planning packet.

Mr. Connors stated that they had done their best to mitigate the aesthetic impacts by proposing the stealth design. He felt that Verizon had done all they could to work with the city and the citizens based on previous hearings, as well as contract negotiations with the city. Finally, he believed that the city had taken into consideration the fire department employees as they were negotiating the contract proposal. He concluded by stating that there had been a request to keep the record open and expressed a desire to submit a closing argument if the Commission chose to do so.

Chairman Howland asked Tammy Hamilton of Acom Communication if she had anything she wanted to add. Ms. Hamilton responded that she did not have anything to add.

Chairman Howland acknowledged the request for continuance and asked City Attorney Tim Ramis to let the Planning Commission know their options. She also requested that he speak to process and where the Commission should halt the hearing process.

City Attorney Ramis responded that the continuance could take place in writing on an agreed upon schedule, with the applicant having the final rebuttal. He stated the second option was to continue the hearing to a date certain. With respect to final comment from the staff, if this would be the last evening of oral testimony then the staff could give their recommendation. However, if the hearing would be continued to a date certain then staff could give their recommendation at that time.

Chairman Howland asked the Commissioners to express their preference on the continuance. A discussion regarding the 120-day rule and expiration date took place. There was a request of the applicant to extend the deadline. Mr. Connors stated that he could verbally agree to a two-week

extension, but that anything longer would require consent of the applicant. He stated that he would get in touch with them and respond with an answer when available.

It was the unanimous consent of the Commissioners to continue to a date certain.

It was **moved** and seconded to continue the hearing to July 1, 2020 at 7:00pm for the purpose of allowing new information and additional public testimony. Motion passes, unanimously.

VI. Planning Issues from Commission Members.

CA Daykin reviewed the Commissioners meeting schedule with them and gained acknowledgement that there would be another meeting on the regularly scheduled meeting date of July 15.

VII. Adjournment

The meeting was adjourned.

Shannon Howland, Chairman

ATTEST:

Melody Osborne, Planning Secretary



**CITY OF DUNDEE
Staff Report**

**Type III Conditional Use Permit and Site Development Review
File No. CU 20-06/SDR 20-07 – Verizon Cell Tower**

Request: An 80-foot wireless communications tower (74' + 6' of branches) and ground equipment. The tower and equipment will be enclosed within a 232 square foot fenced area in the SE corner of the Dundee Fire Station. In addition to the fencing, landscaping will be provided to screen the equipment from surrounding properties.

Project Information	
Applicant and Agent	Verizon Wireless. Tammy Hamilton, ACOM Consulting, Inc.
Property Owner	City of Dundee
Location	Southeast corner of the Dundee Fire Station site
Site Address	801 N Hwy 99W
Tax Lot	T3S, R3W, Section 25CC, Tax Lot 800
Zoning	P (Public)
Applicable Criteria	Dundee Municipal Code Sections 17.402.050, 17.404.030, 17.203.170
Hearing Date	June 17, 2020

Location Map



Comments Received:

Public comments were received, but not in time to include them in this report. They will be forwarded to the Commissioners as they are received. Public notice of the project was posted on the site, published in *The Newberg Graphic*, and mailed to property owners within 100 feet of the project location.

Department comments have been incorporated into the staff report. Agency comments received include the following:

ODOT: Reviewed, "...no comments on the cell tower proposal. The existing access was permitted in 2014 (Permit #03A55832) and the permit is still valid with the addition of a cell tower."

ODOT Rail Division: Reviewed, no conflict. During construction contact Portland & Western Railroad if equipment is being operated within 50 feet of the railroad tracks. Contact information: Dennis Hannahs, Permit Specialist, dhannahs@gwrr.com, (505) 508-7940.

Oregon Department of Aviation (ODA): "The ODA has determined that a FAA FORM 7460-1 will need to be completed by the applicant for the proposed construction. The completed FAA FORM 7460-1 must be submitted to the ODA prior to final approval of building permits or land use decisions. I have attached a FAA FORM 7460-1 for reference." The applicant has followed-up and completed FAA Form 7460-1 and submitted it to ODA.

Frontier: No comment.

Portland General Electric: No comment.

Discussion

The request is to construct a new 80-foot high stealth wireless communications structure designed to mimic the appearance of a pine tree (Monopine). A 74-foot antenna tip height will allow for 6-feet of branches above the antennas to mimic the shape of a natural tree.

The lease area is 13-feet by 39-feet (507 square feet) in the SE corner of the Dundee Fire Station site. Access to the Monopine will use the existing driveway on Highway 99W and will be via a 12-foot wide access easement on the existing parking lot drive aisles on the north and east sides of the fire station parking lot. The Monopine and ground equipment will be within an 8-foot by 29-foot (232 square feet) area which will be enclosed by a 6-foot high chain link fence with vinyl slats. A 12-foot wide rolling access gate will be on the north side for access to the equipment cabinets and the Monopine.

Due to the terrain which slopes down to the south, a concrete masonry unit (CMU) wall will be constructed on the west, south and east sides which will be filled to the level of the paved access on the north side. The outer side of the wall will be backfilled. A 5-foot wide landscaped area is proposed outside the fence on the western, southern, and east sides to provide a buffer of mixed deciduous and evergreen trees with ground cover plants to minimize visual impact.

To minimize the proliferation of towers in the area, the Monopine is designed to accommodate two carriers, Verizon Wireless and one additional carrier with similar loading.

The new Monopine is proposed because co-location on an existing facility is not possible and there are no tall structures in the area that can provide the coverage needed. The facility will be unmanned, but monthly maintenance will be needed.

Staff Recommendation

At the June 17, 2020 hearing, staff recommends the Planning Commission:

1. Consider the staff report and public testimony.
2. Deliberate and make findings. Proposed findings are shown in Exhibit A of the Planning Commission Order.
3. Pass a motion adopting the Planning Commission Order.

Attachments

1. Planning Commission Order with:
 - Exhibit A: Findings
 - Exhibit B: Conditions of Approval
2. Application Materials, including a Site Plan and Aerial View.

**DUNDEE PLANNING COMMISSION ORDER
FILE NO. CU 20-06, SDR 20-07**

**AN ORDER APPROVING A CONDITIONAL USE AND A SITE DEVELOPMENT REVIEW FOR A
WIRELESS COMMUNICATIONS FACILITY AT THE DUNDEE FIRE STATION AT 801 N
HIGHWAY 99W, TAX LOT 3325CC, 00800.**

RECITALS:

1. Tammy Hamilton of ACOM Consulting, Inc., for Verizon Wireless (applicant) submitted Conditional Use and Site Development Review applications to construct a wireless communications facility at 801 N Highway 99W (Tax Lot 800 on Assessor's Map 3325CC) in the SE corner of the Dundee Fire Station property. The property is zoned Public (P).
2. The request is to construct a new 80-foot high stealth wireless communications structure designed to mimic the appearance of a pine tree (Monopine). A 74-foot antenna tip height will allow for 6-feet of branches above the antennas to mimic the shape of a natural tree. The tower and equipment will cover a 507 square foot area. The structure and equipment cabinets will be enclosed within a 232 square foot fenced area with a 5-foot landscape area to the west, south and east, in the SE corner of the Dundee Fire Station.
3. The Dundee Planning Commission held a public hearing to consider the proposal on June 17, 2020.
4. At the June 17, 2020 public hearing the Planning Commission heard public testimony.
5. At the June 17, 2020 public hearing, the Planning Commission heard a summary of the staff report, considered the applicant's testimony and the public testimony, closed the public hearing and deliberated. The Planning Commission finds the proposed Conditional Use and Site Development Review meet the applicable Development Code criteria for approval with conditions of approval.

The Dundee Planning Commission orders the following:

The Conditional Use and Site Development Review applications to construct a wireless communications facility are hereby approved, subject to conditions of approval in Exhibit "B". This Order is based on the June 17, 2020 staff report, findings shown in Exhibit "A", conditions of approval shown in Exhibit "B", and public testimony. Exhibits "A" and "B" are hereby attached and by this reference incorporated herein.

ADOPTED BY THE DUNDEE PLANNING COMMISSION THIS 17th DAY OF JUNE, 2020:

AYE: 5 NAY: 0 ABSTAIN: 0 ABSENT: 0

SIGNED: _____
Shannon Howland, Planning Commission Chair Date

ATTEST: _____
Robert Daykin, City Administrator Date

EXHIBIT A

DEVELOPMENT CODE CRITERIA & FINDINGS
[CU 20-06/SDR 20-07, Verizon Cell Tower Conditional Use]

Note: The Dundee Municipal Code criteria are written in *italic* font and the findings are written in regular font. Items related to conditions of approval are underlined. The Development Code criteria will be presented first followed by the findings of fact.

1. Applicable Dundee Municipal Code Criteria – Conditional Use & Site Development Review

17.404 – Conditional Use Permits

17.404.030 Criteria, Standards, and Conditions of Approval

By means of a Type III procedure, the planning commission shall approve, approve with conditions or deny an application, including requests to enlarge or alter a conditional use, based on findings of fact with respect to all of the criteria and standards in subsections (A) through (C) of this section.

A. Use Criteria.

- 1. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

Finding: The applicant's response (Narrative, p. 24) addresses size, location, topography and access. The wireless structure and related ground equipment are proposed on the 1.48-acre (64,468 square feet) Dundee Fire Station site. The proposed enclosure for the structure and related equipment is 232 square feet (8-foot x 29-foot). The total lease area with the 5-foot landscape buffer is 507 square feet (13-foot x 39-foot) which is 0.7 percent of the site area. From the north side of the 507 square foot lease area the site slopes down to the south and it is proposed to be brought up to the same level as the north side using a retaining wall which will be filled in and backfilled on the outer side.

The railroad tracks abut the subject property on the east. The site is in the Public (P) Zone, but the area is commercial zoning (CBD Zone) between 99W and the tracks, and industrial zoning (LI Zone) on the east side of the tracks.

The facility will be behind the Dundee Fire Station, in the southeast corner of the site, away from public streets. Screening (fencing and landscaping) for the ground equipment is proposed to mitigate visual and noise impacts. All of the proposed improvements will fit within the fenced and leased areas.

The facility will not be manned, therefore, access will be necessary only for one to two trips per month. No parking is required for the use. A 12 foot wide access easement is provided through the fire station parking lot to the facility. The site size, dimensions, location, topography and access are adequate for the needs of the proposal. The site size, dimensions and topography are adequate for the proposed use.

The applicant's Narrative, p. 24, indicates the location is necessary because the area has poor wireless service and a new facility will allow seamless coverage for users in town and along Highway 99W. The site is very near the center of Verizon's search area to fill the coverage and capacity gaps. The location in the back corner of the site place the facility away from 99W and other roads to the east.

The applicant's Narrative, pp. 4 - 12, address site selection and design in terms of improving coverage and capacity. The site's location is adequate for the proposed use.

The applicant's Narrative, p. 24, indicates the facility will use the existing access from 99W into the Fire Department parking lot with a 12-foot wide easement running to the facility. The facility will be monitored remotely and will be visited 1 or 2 times per month for maintenance. The access is adequate for the proposed use.

2. The negative impacts of the proposed use, if any, on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval.

Finding: The applicant's response (Narrative, p. 24) addresses the visual and noise impacts. The applicant has proposed an 80-foot high stealth Monopine to mimic the appearance of a pine tree. A 74-foot antenna tip height will allow for 6-feet of branches above the antennas to mimic the shape of a natural tree. The applicant states 74-feet is the minimum height to meet coverage needs. The height allows for co-location of another provider, which will minimize the number of future facilities needed in the area. Photo simulations from several vantage points in the area have been provided showing how the proposed structure will look in relation to existing trees, structures, and utility poles. A stealth design is proposed, which limits the structure's mass. Antennas will be mounted on short arms and the structure is proposed behind the fire station to minimize the view from Hwy 99W. The base and ground equipment will be surrounded by a 6-foot chain link fence with slats and a 5-foot wide landscape buffer with a mix of deciduous and evergreen trees, shrubs and groundcover.

The proposed equipment includes support cabinets. The cabinets will run 24 hours a day. The closest property to the facility site is the abutting land to the south which is zoned Central Business District (CDB). It is vacant, except for an older unoccupied concrete industrial building.

The Dundee Municipal Code limits noise to 60 dBA during daytime hours and 55 dBA at night. The applicant's materials included a 5-page acoustical report by SSA Acoustics dated October 4, 2017. The report shows a noise barrier is required to satisfy the Dundee noise requirements for the equipment at night. A detail of the barrier is shown in the report, Figure 2, p. 4, along the inside of the south fence line. The applicant is conditioned to provide plans for review and approval that show how the noise barrier can be accommodated within the project area including the proposed fencing and landscaping.

The prior proposal in 2018 included an emergency generator and the acoustical report include sound mitigation for the generator. The 2020 application does not include a generator and, therefore, the sound mitigation for the generator is not now needed, nor is it required.

3. All required public facilities, including water, sanitary sewer, and streets, have adequate capacity or are to be improved to serve the proposal, consistent with city standards.

Finding: The applicant's response (Narrative, p. 25) addresses the public facilities. The proposed facility is unmanned and only requires electrical and telephone services. There are adequate electrical and telephone services available. Water and sewer are not needed. Highway 99W is adequate to accommodate the 1-2 maintenance trips to the facility each month.

4. A conditional use permit shall not allow a use that is prohibited or not expressly allowed under DMC Division 17.200; nor shall a conditional use permit grant a variance without a variance application being reviewed with the conditional use application.

Finding: The applicant's response (Narrative, p. 25) addresses the public facilities. Wireless communication facilities are permitted as a special use within the P (Public) zone. A conditional use permit is required only for facilities exceeding the 45-foot height limit. The conditional use permit is for the overall height of 80-feet. The applicant has applied for conditional use approval. A variance is not being requested or required.

B. Conditions of Approval. The city may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that any negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, one or more of the following:

- 1. Limiting the hours, days, place and/or manner of operation;*
- 2. Requiring site or architectural design features which minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor and/or dust;*
- 3. Requiring larger setback areas, lot area, and/or lot depth or width;*
- 4. Limiting the building or structure height, size, lot coverage, and/or location on the site;*
- 5. Designating the size, number, location and/or design of vehicle access points or parking and loading areas;*
- 6. Requiring street right-of-way to be dedicated and street improvements made, or the installation of pathways or sidewalks, as applicable;*
- 7. Requiring landscaping, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;*
- 8. Limiting the number, size, location, height and/or lighting of signs;*
- 9. Limiting or setting standards for the location, type, design, and/or intensity of outdoor lighting;*
- 10. Requiring berms, screening or landscaping and the establishment of standards for their installation and maintenance;*
- 11. Requiring and designating the size, height, location and/or materials for fences;*
- 12. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, cultural resources, and/or sensitive lands;*
- 13. Requiring improvements to water, sanitary sewer, or storm drainage systems, in conformance with city standards; and*
- 14. The planning commission may require renewal of conditional use permits annually or in accordance with another timetable as approved pursuant to this chapter. Where applicable, the timetable shall provide for periodic review and renewal, or expiration, of the conditional use permit to ensure compliance with conditions of approval; such periodic review may occur through an administrative or quasi-judicial land use review process.*

Finding: The applicant's response (Narrative, p. 25) acknowledges the City's authority to assign conditions of approval. To minimize visual impacts, the applicant has proposed a Monopine design with branches on the upper 6-feet and with short antenna mounting arms to reduce the mass of the structure. To screen ground equipment, a 6-foot chain link fence with slats and a 5-foot wide landscape area is proposed on the eastern, western, and southern sides of the fence enclosure. The applicant's acoustical report notes that if an emergency

generator were proposed such as with the prior application, a noise barrier would be needed to satisfy the Dundee noise requirements, but a generator is not proposed in this application, therefore, a noise barrier for a generator is not needed. After hearing public testimony and considering the proposal, conditions of approval may be imposed by the Dundee Planning Commission to minimize negative impacts from the proposed use.

C. Conditional Use Permit Supplemental Requirements. The requirements for compliance with permit conditions and permit expiration are the same as for site development review under DMC 17.402.070.

Finding: The applicant's response (Narrative, p. 26) acknowledges the requirements are the same as for site development review. The requirements for compliance with permit conditions and permit expiration shall be the same as for site development review under DMC 17.402.070.

17.402 – Site Development Review

17.402.050 Approval criteria.

A. Approval Criteria. An application for a Type II site development review shall be approved if the proposal meets all of the following criteria. The city decision-making body may, in approving the application, impose reasonable conditions of approval, consistent with the applicable criteria.

1. The application is complete, in accordance with DMC 17.402.040;

Finding: The application was substantially complete for review. This criterion is met.

2. The application complies with all of the applicable provisions of the underlying zone and overlay zone(s), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards;

Finding: The proposed wireless facility complies with the applicable development standards in the Public Zone (P) as follows:

17.202.030 Dimensional Standards (for the P zone)

A. Lot Size: 5,000 square feet

B. Setback Requirements: 20 front; none for side or rear yard

C. Maximum Building Height: 45 feet; telecommunications structures in excess of 45 feet in height allowed with conditional use permit

D. Minimum Lot Dimensions (Feet): None

E. Maximum Lot Coverage (% of Lot): None

Finding: The property is located in the P (Public) Zone, which has the following requirements: 5,000 square foot minimum lot size; 20 foot front setback; 45 foot height limit (greater with conditional use permit); and no lot width, depth, frontage, or coverage standards. The parcel is approximately 64,468 square feet, which meets the lot size standard. The proposed monopole is 74 feet tall with branches extending to 80-feet, and the applicant has requested a conditional use permit to exceed the 45 feet height limit. The facility will be set back more than 20 feet from the front property line, meeting the standard. This criterion is met.

3. The proposal includes required upgrades, if any, to existing development that does not comply with the applicable land use district standards, pursuant to Chapter 17.104 DMC, Nonconforming Situations;

Finding: The site is developed with the Dundee Fire Station, approved in 2013 (SDR 13-01). There are no nonconforming situations to upgrade. This criterion is met.

4. *The proposal complies with all of the site design and development standards of this code, as applicable;*

Finding: The proposal complies with, or can be conditioned to comply with, all applicable site design and development standards as outlined in this report under “Additional Standards”. This criterion is met or met as conditioned.

5. *The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable. Note: compliance with other city codes and requirements, though not applicable land use criteria, may be required prior to issuance of building permits.*

Finding: All existing conditions of approval for the site are related to the Dundee Fire Station approval (SDR 13-01), and they have been satisfied. This criterion is met.

Additional Standards

17.202 – Zoning Regulations

17.202.050 Fence Standards

A. General Standards.

1. *Fences and walls shall not be constructed of nor contain any material that could cause bodily harm, such as barbed wire, broken glass, spikes, electric or any other hazardous or dangerous materials; this includes link fencing with barbed ends at the top or sides; except that fences topped with barbed wire are allowed in agricultural and public zones.*

2. *Electric fences and barbed wire fences in agricultural zones intended to contain or restrict cattle, sheep, horses or other livestock, and lawfully existing prior to annexation to the city, may remain.*

3. *Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair including noticeable leaning, missing sections, broken supports, non-uniform height, and uncontrolled growth of vegetation.*

4. *Fences shall comply with requirements of the clear vision area for streets and driveways.*

5. *In no instance shall a fence extend beyond the property line.*

6. *In the C and CBD zones, chain link fencing may not be used between a public street and a maximum setback line, with the following exceptions:*

a. In the C zone, black fused and bonded vinyl coated chain link fencing may be used, subject to subsection (B) of this section.

b. In the CBD zone, black fused and bonded vinyl coated chain link fencing may be used if screened from view from the street by a sight-obscuring hedge of equal height, subject to subsection (B) of this section.

7. *In the LI zone, fences taller than six feet in height shall not be chain link. Fences over six feet in height shall be screened by a sight obscuring hedge.*

Finding: The proposed structure and ground equipment will be enclosed by a 6- foot tall chain link fence with slats. The fence will not include dangerous materials, be electric, be within the clear vision area, or extend beyond the property line. The requirements for fences in the C, CBD, and LI zones do not apply because the site is in the Public Zone.

17.203 – Special Use Standards

17.203.170 Wireless Communication Facilities

B. Review Procedure. In addition to the applicable application requirements for site development review, all of the following information shall be submitted:

1. An evaluation of the feasibility of co-location of the subject facility as an alternative to the requested permit. The feasibility study must include:
 - a. The location and ownership of the existing telecommunication structures within the cell service area and not to exceed two miles.
 - b. Written verification and other documentation revealing the availability and/or cooperation shown by other providers to gain access to existing sites/facilities to meet the needs of the applicant.
 - c. The tower type and height of potential collection facilities.
 - d. Anticipated capacity of the wireless communication facility, including number and type of antennas that can be accommodated.
 - e. The specific reasons as to why co-location is or is not feasible.

Finding: The applicant’s Narrative, Section IV, pp. 4 – 12, provide the results of a wireless facility search “...to improve a significant capacity deficiency in its 3G and 4G LTE coverage in the City of Dundee” (p. 4). A “search ring” was identified in the area needing additional capacity (p. 5). The search results included the location, height, and ownership of the registered facilities. The closest facility was noted 1.1 miles away to the southwest on SE Fulquartz Landing Road (p. 7)(south of Hess Creek at the intersection of Fulquartz Landing Road and the RR tracks).

The applicant’s Narrative, Figure 4, p. 10, shows the coverage area of the closest existing Verizon tower in Newberg. The coverage in the Dundee area is shown in green and yellow. Green “...represents a high RF signal strength which generally provides good coverage inside vehicles and buildings. Yellow represents moderate RF signal strength that generally provides good service inside vehicles and moderate service inside buildings” (p. 10). The Dundee area is shown in yellow, moderate service (Figure 4).

The applicant’s Narrative, Figure 5, p. 11, shows the coverage in the Dundee area with the proposed Monopine. The Dundee area is shown in green, good service. The Narrative indicates the proposed Monopine would meet Verizon’s coverage objective for the Dundee area.

The applicant’s Narrative, Table 1, p. 8, considered co-location on existing telecommunication facilities and concluded, “Colocation on existing telecommunication facilities: This tower is outside of the search area and already being utilized by Verizon” [Table 1, p. 8, 1), a)]. The Narrative also considered “upgrade to existing towers” [Table 1, p. 8, 1) b)], “Existing alternative structures” [Table 1, p. 8, 1) c)], “Rooftop Installations”

[Table 1, P. 8, 1) d]], and “Utility Structures (i.e., power poles, high tension power lines, etc.)” [Table 1, p. 8, 2)]. No other existing, non-wireless structures have the height or structural capacity needed to serve the area. Existing buildings in the area are not tall enough (mainly one story) and utility poles ranging from 20 – 60 feet cannot provide the coverage without multiple facilities. Where the poles were replaced with taller poles, there would be no space for ground equipment because the poles are in the 99W public right-of-way. For these reasons, co-location is not feasible.

In addition to the Narrative, Table 1, p. 8, the applicant’s materials include “RF Usage and Facility Justification, OR1 Dundee” prepared by Verizon Wireless, October 15, 2019. It is eight color unnumbered pages. The seventh page, “Coverage Comparison With Existing Tower,” (the AT&T tower at the corner of Fulquartz Landing Road and the RR tracks), shows how co-locating on the Fulquartz site would affect capacity in the Dundee area. It shows the current coverage and the coverage with Verizon co-locating on the AT&T tower would be, essentially, the same, and it concludes, “Existing tower located 1.3 miles SE [SW] of Dundee city will not improve coverage or capacity offload of existing sites.”

2. Alternatives for locating or relocating support structures within 250 feet of the proposed location.

Finding: The applicant’s Narrative, p. 11, states, “As there are no viable alternative structures or existing wireless facilities on which to locate, prohibiting a new facility at this location would prohibit or have the effect of prohibiting the provision of wireless communications service in this area because it would materially inhibit Verizon’s ability to add needed capacity.” Moving the tower east would put it closer to a residential area. Locations north and south would be on the same site or another adjacent site which would have similar impacts as the proposed location. Further west would put the tower along Hwy 99W, closer to pedestrian areas. The proposed location is away from most of the nearby streets, behind the Fire Station, and within an area zoned for commercial and industrial uses.

3. Analysis of the visual impacts of the proposed facility on residential dwellings within 250 feet of the proposed site, and an assessment of potential mitigation measures, including relocation.

Finding: The applicant submitted photo simulations from several vantage points to show the visual impacts of the proposed facility. Views 1 – 4 are along 99W and View 5 is looking west from 785 SE Locust Street (the NE quadrant of Locust and 8th). To minimize visual impacts the proposed facility design includes a monopole with evergreen limbs to give the appearance of an evergreen tree (Monopine). Antennas mounted on short davit arms and the ground equipment would be surrounded by fencing with privacy slats and landscaping (trees, shrubs and groundcover). To be less noticeable, the applicant is proposing the facility on a site abutted by commercial and industrial zoned properties, and behind the Dundee Fire Station near the railroad tracks and away from most public streets.

C. Approval Criteria. In addition to any other applicable requirements, the decision to approve or deny the placement of a wireless communication tower shall be based on all of the following:

1. Co-location is not feasible on existing structures, including other wireless communication facilities.

Finding: The applicant provided documentation of other wireless facilities within the area. There is an existing AT&T wireless facility 1.3 miles away, but it does not provide the coverage needed for the Dundee area. The applicant also considered alternative structures, buildings and utility poles. No existing, non-wireless structures have the height or structural capacity needed to serve the area. Existing buildings in the area are not tall enough (mainly one story) and utility poles ranging from 20 – 60 feet cannot provide the coverage without multiple

facilities. Where the poles were replaced with taller poles, there would be no space for ground equipment because they are in the 99W public right-of-way. For these reasons, co-location is not feasible. This criterion is met.

2. The wireless facility shall be located and designed to preserve the ability for co-location of at least one additional user on all structures exceeding 35 feet in height, if feasible.

Finding: The proposed monopole is 80 feet tall (74 feet to the tip of the antennas) and will be designed for one additional antenna facility. This criterion is met.

3. Based on the visual analysis and mitigating measures, the location and design of a freestanding wireless communication facility shall be conditioned to minimize visual impacts from residential areas through the use of setbacks, building heights, bulk, color, landscaping and similar visual considerations.

Finding: Photo simulations of the proposed facility were provided by the applicant. Views are provided from several locations, including the residential area to the east of the site. To minimize visual impacts a monopole design with short davit arm antenna mountings is proposed. A 6-foot high chain link fence with privacy slats and landscaping is proposed to screen ground equipment from view. The location of the proposed facility behind the Fire Station, near the RR tracks and away from most public streets also partially screens the facility. The simulation shows the facility in comparison to existing buildings, trees, and utility poles. The design minimizes the visual impacts from residential areas. This criterion is met.

4. The design minimizes identified adverse impacts of the proposed use to the extent feasible.

Finding: The adverse impacts from the proposed facility include visual and noise impacts. To minimize visual impacts the applicant completed a visual impact study within the surrounding area. Photo simulations from several locations were provided showing the facility in relation to existing buildings, structures, and landscaping. To minimize the visual impact the applicant proposed a monopole design with short davit arm antenna mountings. A 6-foot high chain link fence with privacy slats and 5 feet of landscaping are proposed to screen ground equipment from view. The proposed location is behind the Fire Station, near the railroad tracks, and away from most public streets.

The Dundee Municipal Code limits noise to 60 dBA during daytime hours and 55 dBA at night (DMC 8.28.040). The applicant's materials included a 5-page acoustical report by SSA Acoustics dated October 4, 2017. The report shows a noise barrier is required to satisfy the Dundee noise requirements for the equipment at night. A detail of the barrier is shown in the report, Figure 2, p. 4, along the inside of the south fence line, but the application sheets such as L-1, Landscaping, A-2, Enlarged Site Plan and A-2.1, Equipment Plan do not show the sound barrier. The applicant is conditioned to provide plans for review and approval that show how the noise barrier can be accommodated within the project area including the proposed fencing and landscaping.

5. Structures greater than 35 feet in height shall be at least 300 feet from any residentially (R) zoned property.

Finding: The proposed wireless facility is 80-feet tall. The nearest residentially zoned property is over 300 feet to the east measured from the property line. The applicant has provided a plan showing this but staff also used GIS maps and Yamhill County assessor's maps to verify the distance. This criterion is met.

17.302 Landscaping and Screening

17.302.50.A Minimum Landscape Area in C, CBD, LI and P Zones.

1. In the CBD, LI, and P zones, a minimum of 10 percent of the gross lot area shall be landscaped.

2. In the C zone, a minimum of 15 percent of the gross lot area shall be landscaped.

3. In a commercial zone pedestrian courtyards, plazas, walkways, fountains, benches, sculptures, or decks may be included within the required landscaping percentage if they are designed in conjunction with planting of street trees and potted plants and, upon design review, these features are found consistent with the purpose and intent set forth in this code.

4. Landscaping required under other sections of this code, including, but not limited to, parking lot landscaping pursuant to DMC 17.302.060 and landscaping within front setback areas pursuant to DMC 17.202.060(C), may be included in and counted towards the required landscaping percentage. If landscaping required under other sections of this code exceeds 10 percent of the gross lot area, the full amount of landscaping required under other sections shall still be required.

5. The required landscape area for all zones must be visible from the public right-of-way.

Finding: The subject site is located within the P (Public) zone. According to the staff report for the Dundee Fire Station (SDR 13-01) approximately 14,546 square feet of the 1.48 acre site is landscaped. The 8-foot by 29-foot fenced enclosure will reduce the landscaping by 232 square feet. The landscape plan shows that approximately 20% of the site will still be landscaped, which exceeds the minimum 10% required in the P Zone. Screening for the ground equipment is required. The applicant has proposed a 6-foot high chain link fence with privacy slats and a 5-foot wide landscape area outside the fence for that purpose. Existing and proposed landscaping is visible from the public right-of-way.

17.302.060 Screening and Buffering

A. *Required Screening. Screening shall be used to eliminate or reduce the visual impacts of the uses in subsections (A)(1) through (7) of this section:*

1. *Commercial and industrial uses when abutting residential uses;*
2. *Industrial uses when abutting commercial uses;*
3. *Service areas and facilities, including garbage and waste disposal containers, recycling bins, and loading areas;*
4. *Outdoor storage areas;*
5. *At- and above-grade electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners;*
6. *Rooftop mechanical equipment;*
7. *Any other area or use as required by this code.*

Finding: The proposed wireless facility includes ancillary ground equipment, therefore, screening is required.

B. *Methods of Screening. Screening shall be accomplished by the use of sight-obscuring plant materials (generally evergreens), earth berms, walls, fences, building parapets, building placement, or other design techniques, as appropriate to the site given its visibility from adjacent uses and rights-of-way.*

Finding: The applicant has proposed a 6-foot high chain link fence with privacy slats and a 5-foot wide area outside the fence with a mix of evergreen and deciduous trees, shrubs, and ground cover to screen the ground equipment from adjacent properties and rights-of-way.

D. Required Buffers. Buffering shall be used to mitigate adverse visual impacts, dust, noise or pollution, and to provide for compatibility between dissimilar adjoining uses.

Finding: The proposal is for a wireless telecommunications facility. The applicant proposes to mitigate the visual impacts and noise. Dust or pollution are not expected from the facility. Wireless communication facilities are classified as public and institutional uses, which are not dissimilar from the adjoining commercial uses.

E. Methods of Buffering. Where buffering is determined to be necessary, one of the following buffering alternatives shall be employed:

1. Planting Area. Width not less than 15 feet, planted with the following materials:

a. At least one row of deciduous or evergreen trees staggered and spaced not more than 15 feet apart; and

b. At least one row of evergreen shrubs which will grow to form a continuous hedge at least five feet in height within one year of planting; and

c. Lawn, low-growing evergreen shrubs or evergreen ground cover covering the balance of the area.

2. Berm plus Planting Area. Width not less than 10 feet, developed in accordance with the following standards:

a. Berm form shall not slope more than 40 percent (2.5H:1V) on the side away from the area screened from view (the slope for the other side (screened area) may vary); and

b. A dense evergreen hedge shall be located so as to most effectively buffer the proposed use; and

c. Combined total height of the berm plus the hedge shall be at least five feet within one year of planting.

3. Wall plus Planting Area. Width must not be less than five feet developed in accordance with the following standards:

a. A masonry wall or fence not less than five feet in height; and

b. Lawn, low growing evergreen shrubs, and evergreen ground cover covering the balance of the area.

4. Other methods that produce an adequate buffer considering the nature of the impacts to be mitigated, as approved by the review authority.

Finding: The applicant has proposed a 6-foot high chain link fence with privacy slats and a 5-foot wide area outside the fence with a mix of evergreen and deciduous trees, shrubs, and ground cover to screen the ground equipment from adjacent properties and rights-of-way. This meets the requirements of buffer alternative Number 3.

17.302.080 Landscape Installation and Maintenance

All landscaping required by this code shall be continually maintained pursuant to this section. Appropriate methods of care and maintenance of landscaped plant material shall be provided by the owner of the property, including necessary watering, weeding, pruning, mowing, and replacement, as applicable, in a substantially similar manner as was approved by the city or as otherwise required by applicable city regulations. The following standards apply to all landscaping required by this code:

A. *Clear Vision.* No sight-obscuring plantings exceeding 24 inches in height shall be located within any required clear vision area as defined in DMC 17.301.040.

B. *Pedestrian Areas.* Landscape plant materials shall be kept clear of walks, pedestrian paths, and seating areas; trees shall be pruned to a minimum height of eight feet over pedestrian areas and to a minimum height of 15 feet over streets and vehicular traffic areas.

C. *Utilities.* Landscape plant materials shall be selected and maintained so that they do not generally interfere with utilities above or below ground.

D. *Nursery Standards.* Required landscape plant material shall be installed to current nursery industry standards. Landscape plant materials shall be properly guyed and staked to current industry standards as necessary. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic.

E. *Plant Selection.* Plant materials shall be suited to the conditions under which they will be growing. As an example, plants to be grown in exposed, windy areas where permanent irrigation is not to be provided should be sufficiently hardy to thrive under these conditions. Plants should have vigorous root systems and be sound, healthy, and free from defects, diseases, and infections.

F. *Deciduous Trees.* Deciduous trees, where required to provide shade (e.g., over parking lots or walkways), shall be fully branched and have a minimum caliper of two inches a minimum height of eight feet at the time of planting. Deciduous trees intended to serve as ornamental (nonshade) trees may be smaller, but shall not be less than one and one-half inch caliper, at time of planting.

G. *Evergreen Trees.* Evergreen trees shall be a minimum of six feet in height, fully branched, at time of planting.

H. *Shrubs.* Shrubs shall be supplied in minimum one-gallon containers or eight-inch burlap balls with a minimum spread of 12 to 15 inches.

I. *Ground Cover.* Ground cover shall consist of not less than 50 percent live plant material. Such plants shall be spaced in accordance with current nursery industry standards to achieve covering of the planting area, with rows of plants staggered for a more effective covering. Ground cover plants shall be supplied in a minimum four-inch size container or equivalent if planted 18 inches on center; and nonliving material used for ground cover shall be limited to compost, bark chips, and other city-approved pervious materials.

J. *Irrigation.* Except in wooded areas, wetlands, flood plains, or along natural drainage channels or stream banks, where the city may waive irrigation requirements, all developments are required to provide appropriate methods of irrigation for the landscaping. Sites with more than 1,000 square feet of total landscaped area shall be irrigated with automatic sprinkler systems to ensure the continued health and attractiveness of the plant materials. Hose bibs and manually operated methods of irrigation may be used for landscaped areas totaling less than 1,000 square feet. Sprinkler heads shall be located and installed to not cause any hazard to the public.

K. Protection of Plants. Landscape plant material shall be protected from damage due to heavy equipment during construction. After construction, landscape plant material and irrigation shall be protected from damage due to heavy foot traffic or vehicular traffic by protective tree grates, bollards, raised curbs, wheel stops, pavers or other suitable methods.

L. Performance Guarantee. Except where the review authority requires installation of landscaping prior to issuance of building permits, all landscaping required by this code and approved by the city shall be installed prior to issuance of a final occupancy permit unless security equal to 110 percent of the cost of the landscaping is filed with the city assuring such installation within six months of occupancy. The applicant will obtain cost estimates for landscape materials and installation to the satisfaction of the review authority prior to approval of the security. "Security" may consist of a faithful performance bond payable to the city, cash, certified check, time certificate of deposit, assignment of a savings account, or other such assurance of completion as approved by the city attorney.

M. Maintenance Guarantee. The developer or builder, as applicable, shall guarantee all landscape material for a period of one year from the date of installation. A copy of the guarantee shall be furnished to the city by the developer.

N. Final Inspection. The city planning official, prior to the city returning any security provided under this chapter, shall make the final landscape inspection. Any portions of the plan not installed, not installed properly, or not properly maintained shall cause the inspection to be postponed until the project is completed. If the installation of the landscaping is not completed properly within six months of such postponement, or within an extension of time authorized by the city, the city may use the security to complete the installation. Any portion of the security that remains after installation of the landscaping shall be returned to the applicant. [Ord. 521-2013 § 3 (Exh. A)].

Finding: The proposed landscape plans, L-1 and L-2, demonstrate how the landscape installation and maintenance standards are met. Plant materials meet the minimum requirements for spacing, size, and installation. The landscaping is not located in an area that will interfere with pedestrian/vehicular traffic or impede clear vision. Root barriers are proposed where trees are four feet or less from underground utilities and pipes. A watering schedule is provided, and long term water catchment features will be installed to provide additional irrigation. Native and drought tolerant plants are proposed to improve performance. The landscape plan Note #2 states that plants are under a 1-year warranty but a copy of the warranty was not provided. To ensure the landscape material is guaranteed for a period of 1-year from the date of installation, the applicant is conditioned to provide a copy of the guarantee prior to the issuance of building permits.

17.305 Public Improvements and Utilities

17.305.050 Storm drainage

C. General Requirement. All stormwater runoff shall be conveyed to a public storm sewer or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.

D. Plan for Storm Drainage and Erosion Control. No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the state of Oregon and approved by the city prepares a storm drainage and erosion control plan for the project. This plan shall contain at a minimum:

- 1. The methods to be used to minimize the amount of runoff, siltation, and pollution created from the development both during and after construction.*

2. Plans for the construction of storm sewers, open drainage channels, and other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the storm drainage plans.

3. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included on the site plan drawings and shall be stamped by a licensed professional engineer in the state of Oregon. Peak design discharges shall be computed using the rational formula and based upon the design criteria outlined in the public works design standards for the city.

Finding: The proposed improvements will add less than 2000 square feet of impervious surface to the site (232 square feet) which will not require additional water quality or detention improvements. The proposed improvements will impact two on-site storm pipes in the southeast corner of the site. The applicant shows one of the pipes being relocated outside of the improvement area and connection of the other pipe (parallel to the railroad tracks) being reconnected to the relocated pipe. However, the configuration of the relocated pipe requires two bends and cleanouts that may increase maintenance for the Fire Station. The new impervious area is shown to drain to an area drain that connects to the relocated pipe.

The applicant is required to reconfigure the existing storm system to accommodate the proposed improvements. This includes: relocation of one pipe and outfall as shown on the proposed plan and reconnection of a second pipe extending along the railroad tracks. Re-grade the new impervious to drain to the existing, adjoining impervious area, provide a curb cut in the existing curb to improve flow to the existing water quality facility. Provide section, details and grades for the interface between the existing concrete curb/slab and proposed improvements. Consider reconfiguration of the outlet pipes to eliminate one of the bends and cleanouts by replacing pipe from existing ditch inlet. Coordinate the final design with the City Engineer and Fire Chief. Add rip-rap outlet protection and re-grade the existing drainage channel to accommodate the new outfall.

E. Development Standards. Development subject to this section shall be planned, designed, constructed and maintained in compliance with the city of Dundee public works design standards.

Finding: The applicant has proposed and is conditioned to reconfigure (re-route existing pipes) the existing storm system to accommodate the proposed improvements. The applicant shall field verify existing private and public utilities within the work area and coordinate with or relocate as needed. There are existing communications utilities extending to the Fire Station from the northwesterly corner of the site along Highway 99W that may conflict with the proposed utility extensions in this area.

Conclusion

The proposed wireless facility meets the criteria for approval for conditional use permit and site development review, with completion of the conditions of approval as stated in Exhibit B.

EXHIBIT B
CONDITIONS OF APPROVAL
CU 20-06/SDR 20-07 Verizon Cell Tower Conditional Use

Based on the findings in Exhibit A, the proposed development meets the required criteria contained in the Dundee Municipal Code and is **approved**, subject to completion of the conditions of approval:

The applicant must provide the following information for review and approval prior to construction of improvements:

1. The applicant shall provide plans for review and approval showing how the noise barrier can be accommodated within the project area including the proposed fencing and landscaping.
2. To ensure the landscape material is guaranteed for a period of one year from the date of installation, the applicant shall provide a copy of the guarantee prior to the issuance of building permits.
3. **Utility Improvements:** The applicant shall provide engineered plans for the Engineering Department's approval addressing the items listed below. All plans must be in accordance with the Dundee Public Works Design Standards. Note that utility lines may not cross property lines except by easement, and the utilities for one parcel may not serve development on another parcel.

- **Stormwater:**

The applicant is required to reconfigure the existing storm system to accommodate the proposed improvements. This includes: relocation of one pipe and outfall as shown on the proposed plan and reconnection of a second pipe extending along the railroad tracks. Re-grade the new impervious to drain to the existing, adjoining impervious area, provide a curb cut in the existing curb to improve flow to the existing water quality facility. Provide section, details and grades for the interface between the existing concrete curb/slab and proposed improvements. Consider reconfiguration of the outlet pipes to eliminate one of the bends and cleanouts by replacing pipe from existing ditch inlet. Coordinate the final design with the City Engineer and Fire Chief. Add rip-rap outlet protection and re-grade the existing drainage channel to accommodate the new outfall.

- **Property Line & Constructability:**

The improvements shall be set back from the property line to allow for construction or obtain an easement from adjoining rail property to accommodate construction.

The applicant shall complete the following prior to final building inspection:

1. Install utilities as required by the approved utility plan and obtain the necessary City permits prior to construction.
2. Construct all improvements according to the approved construction plans.

Development Notes

- o **Public Works Requirements:** This project is subject to compliance with all Dundee Public Works Design Standards. The applicant shall field verify existing private and public utilities within the work area and coordinate with or relocate as needed. There are existing communications utilities extending to the Fire Station from the northwesterly corner of the site along Highway 99W that may conflict with the proposed utility extensions in this area.

- o **Existing improvements.** All landscaping or other improvements disturbed by the work shall be restored to original condition or better.

- o During construction contact Portland & Western Railroad if equipment is being operated within 50 feet of the railroad tracks. Contact information: Dennis Hannahs, Permit Specialist, dhannahs@gwrr.com, (505) 508-7940.



Type II Review
Site Design Review

Fee: \$240.00 + \$2,500.00 Deposit | File No. SDR 20-06

Applicability: A Type II Site Design Review is required for all new commercial, industrial, or multifamily development; or for commercial, industrial, institutional, or multifamily building addition or remodel that adds 25 percent or more floor area. See Dundee Development Code Chapter 17.402 for more information.

Applicant:	Tammy Hamilton/ACOM Consulting Inc. (on behalf of Verizon Wireless)		
Address:	5200 SW Meadows Rd, Ste 150, Lake Oswego, OR 97035		
Email Address:	tammy.hamilton@acomconsultinginc.com		
Phone(s):	206-499-4878		
Owner (if different from above):	City of Dundee		
Owner Address:	PO Box 220, 620 SW 5th St., Dundee, OR 97115		
Engineer/Surveyor:			
Phone:			
Engineer/Surveyor Address:			
Project Name:	OR1 Dundee		
Project Location:	801 N Hwy 99W, Dundee, OR 97115		
Map/Tax Lot No.:	R3325CC0080	Zone:	Public
Comp Plan Designation:	Site Size:	507sf	<input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Acre
Project Description and Previous/Current Use: New 80' tall stealth monopine tower within fenced compound with associated equipment for new wireless communication facility.			
Surrounding Uses-- Vacant lot, railroad, farms/residences, light industrial & Commercial and Hwy 99			
North:	Parking lot/commercial	South:	Vacant lot- abandoned building/commercial
East:	Industrial Uses	West:	Commercial Uses

*Application must be accompanied by required submittals as noted in Dundee Municipal Code Chapter 17.402.040.

Submit the following information for review (15 copies + 1 electronic copy of all materials):

- Public Facilities and Services Impact Study. The impact study shall quantify and assess the effect of the development on public facilities and services. The city shall advise as to the scope of the study, which, at a minimum, shall address the transportation system, including required improvements for vehicles and pedestrians; the drainage system; the parks system (for multifamily development); water system;

and sewer system. For each system and type of impact, the study shall propose improvements necessary to meet city requirements.

- Transportation impact analysis, as may be required by the city or other roadway authority pursuant to DMC 17.305.030(S). Traffic impact analysis, when required, shall be prepared in accordance with the road authority's requirements.

N/A

Site Analysis Map showing:

- o The applicant's entire property and the surrounding property to a distance sufficient to determine the location of the development in the city, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions, and gross area shall be identified;
- o Topographic contour lines at two-foot intervals for slopes, except where the city engineer determines that larger intervals will be adequate for steeper slopes;
- o Identification of slopes greater than 10 percent, with slope categories identified in five percent increments (e.g. zero percent, greater than five percent to 10 percent, greater than 10 percent to 15 percent, greater than 15 percent to 20 percent, and so forth);
- o The location and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site;
- o Potential natural hazard areas, including, as applicable, the base flood elevation identified on FEMA Flood Insurance Rate Maps or as otherwise determined through site specific survey, areas subject to high water table, and areas designated by the city, county, or state as having a potential for geologic hazards;
- o Areas subject to overlay zones;
- o Site features, including existing structures, pavement, large rock outcroppings, areas having unique views, and drainage ways, canals and ditches;
- o The location, size and species of trees and other vegetation (outside proposed building envelope) having a caliper (diameter) of six inches or greater at four feet above grade;
- o North arrow, scale, names and addresses of all persons listed as owners of the subject property on the most recently recorded deed;
- o Name and address of project designer, engineer, surveyor, and/or planner, if applicable.

Proposed Site Plan showing:

- o The proposed development site, including boundaries, dimensions, and gross area;
- o Features identified on the existing site analysis maps that are proposed to remain on the site;
- o Features identified on the existing site map, if any, which are proposed to be removed or modified by the development;
- o The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements;
- o The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan;
- o The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access;
- o The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops);
- o Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pedestrian connections through parking lots pursuant to DMC 17.304.030(F)(9), pathway connections to adjacent properties, and any bicycle lanes or trails;
- o Loading and service areas for waste disposal, loading and delivery;
- o Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and

similar improvements;

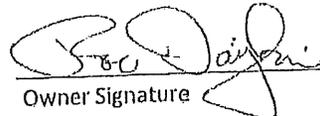
- o Location, type, and height of outdoor lighting;
 - o Location of mail boxes, if known;
 - o Name and address of project designer, if applicable;
 - o Locations of bus stops and other public or private transportation facilities;
 - o Locations, sizes, and types of signs.
- Architectural Drawings, as applicable, showing
- o Building elevations with dimensions;
 - o Building materials, colors and type;
 - o Name and contact information of the architect or designer.
- Preliminary Grading Plan. A preliminary grading plan prepared by a registered engineer shall be required for all projects subject to site design review, including commercial, industrial, or multifamily developments. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, and all proposed storm water drainage systems and erosion control facilities.
- Landscape Plan. Where a landscape plan is required it shall show the following, pursuant to Chapter 17.302 DMC.
- o The location and height of existing and proposed fences, buffering or screening materials;
 - o The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas;
 - o The location, size, and species of the existing and proposed plant materials (at time of planting);
 - o Existing and proposed building and pavement outlines;
 - o Specifications for soil at time of planting, irrigation if plantings are not drought-tolerant (maybe automatic or other approved method of irrigation) and anticipated planting schedule;
 - o Other information as deemed appropriate by the city planning official. An arborist's report may be required for sites with mature trees that are to be retained and protected.
- Deed Restrictions. Copies of all existing and proposed restrictions or covenants, including those for roadway access control.
- Written response to how the proposed site development meets the applicable Dundee Development Code criteria:
- o The application complies with all of the applicable provisions of the underlying zone and overlay zone(s), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards. Note: the application must contain written findings to Chapter 17.202 – Zoning Regulations.
 - o The proposal includes required upgrades, if any, to existing development that is considered nonconforming. See Chapter 17.104.
 - o The proposal complies with all of the site design and development standards of this code, as applicable. Note: the application must contain written findings to the Development Standards listed in Chapter 17.300 as applicable to the project (access & circulation, landscaping, exterior lighting, parking & loading, public improvements & utilities, and signs).
 - o The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable. Note: compliance with other city codes and requirements, though not applicable land use criteria, may be required prior to issuance of building permits.

I attest that to the best of my knowledge the information provided herein and attached is accurate; and, certify that approval of the adjustment does not create a violation of any other code standard or previous land use approval.

All owners must sign the application or submit letters of consent.

 3/16/20
Applicant Signature Date

Tammy Hamilton/ACOM Consulting Inc./Verizon Wireless
Print Name

 3/16/20
Owner Signature Date

Rob Daykin, City Administrator
Print Name

Process

A Site Design Review is a Type II application, which is an administrative decision and requires public notice to all properties within 100 feet of the project site. This application will go through the following process:

1. Applicant submits application form and all required materials for review.
2. City staff will do a completeness check and let you know whether more information is needed.
3. City staff will prepare and mail notice to all property owners within 100 feet of the project site, and will send the application materials for review and comments to internal and external departments and agencies. This is a two-week long comment period.
4. Once all comments are received, city staff will prepare a staff report and decision on the application.



Type III Review

Conditional Use

Fee: \$480.00 + \$1500.00 deposit | File No. CU 20-06

Applicability: A conditional use application is used when certain uses, which, due to the nature of their impacts on surrounding land uses and public facilities, require a case-by-case review and analysis. Note: A variance application may be submitted concurrently with other applications for review on the same project (i.e. partition, site design review, etc.).

Applicant:	Tammy Hamilton/ACOM Consulting Inc. (on behalf of Verizon Wireless)		
Address:	5200 SW Meadows Rd, Suite 150, Lake Oswego, OR 97035		
Email Address:	tammy.hamilton@acomconsultinginc.com		
Phone(s):	206-499-4878		
Owner (if different from above):	City of Dundee		
Owner Address:	PO Box 220, 620 SW 5th St. Dundee, OR 97115		
Email Address:			
Phone(s):			
Project Name:	OR1 Dundee		
Project Location:	801 N Hwy 99W, Dundee, OR 97115		
Map/Tax Lot No.:	R3325CC00800	Zone:	Public
Parcel Size:	1.48 acres	Current Use:	Fire Station
Surrounding Uses:	Vacant land, rail road, farms/residences, light industrial & commercial and Hwy 99		
Project Description:	New 80' tall stealth monopine tower within fenced compound with associated equipment for a with new wireless communication facility.		

Each application must include the following:

- Current Title Report (within 6 months)
- Project Statement; Describe the reason for the conditional use application.
- Site Plan(s) showing the following items (may be shown on multiple sheets):
 - o Existing features (buildings, parking, landscaping, etc.);
 - o Proposed new site features (buildings, parking, landscaping, etc.);
 - o Utilities;
 - o Parking, access, and on-site circulation;
 - o Site landscaping.
 - o Signage.

Architectural drawings as necessary to show compliance with Code criteria.

Written response to the conditional use permit approval criteria (DMC 17.404.A)

1. The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations;
2. The negative impacts of the proposed use, if any, on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval;
3. All required public facilities, including water, sanitary sewer, and streets, have adequate capacity or are to be improved to serve the proposal, consistent with city standards;
4. A conditional use permit shall not allow a use that is prohibited or not expressly allowed under DMC.17.200; nor shall a conditional use permit grant a variance without a variance application being reviewed with the conditional use application.

Note: In accordance with 17.404.B, the City may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity and that negative impact of the proposed use on the surrounding uses and public facilities is minimized.

CONFORMANCE TO STANDARDS

The undersigned understands that this application must be complete and accurate; that before the proposed conditional use will be accepted for consideration by the Dundee Planning Department all aspects of the project shall substantially conform to the standards, regulations, and procedures officially adopted by the City of Dundee, Oregon.

All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process. It is further understood that the applicants(s) having business with the City of Dundee hereby agree to reimburse the City for costs incurred on their behalf for planning, engineering, and legal services as they may relate to the request, application, or project.

 2/11/20
Applicant Signature Date

Tammy Hamilton

Print Name

 2/18/20
Owner Signature Date


Print Name

Process

A variance is a Type III application, which involves a public hearing and provides an opportunity for those who appear to appeal the Planning Commission decision to the City Council. The process also requires public notice to all properties within 100 feet of the project site. This application will go through the following process:

1. Applicant submits application form and all required materials for review.
2. City staff will do a completeness check and let you know whether more information is needed (within 30 days of application).

3. City staff will prepare and mail notice to all property owners within 100 feet of the project site, and will send the application materials for review and comments to internal and external departments and agencies. This is a two-week long comment period.
4. Once all comments are received, city staff will prepare a staff report on the application.
5. Planning Commission will hold a hearing and make a decision on the application.

RECEIVED
MAR 18 2020
CITY OF DUNDEE

APPLICATION FOR
CONDITIONAL USE PERMIT/
TYPE III REVIEW

**UNMANNED
TELECOMMUNICATIONS
FACILITY AT**

801 N. HWY 99W
Dundee, OR 974115

Prepared By



Date
March 16, 2020

Project Name
OR1 Dundee

Land Use File #

CU/SDR 20-06

Site Address

801 N. Hwy 99W

I. ATTACHMENT LIST

01. Land Use Applications
02. Architectural Drawings
03. Photo Simulations
04. NIER Report
05. Title Report
06. RF Usage and Facility Justification



II. GENERAL INFORMATION

Applicant: Verizon Wireless (VAW), LLC dba, Verizon Wireless
5430 NE 122nd Avenue
Portland, OR 97230

Representative: Acom Consulting, Inc.
Tammy Hamilton
5200 SW Meadows Rd., Ste 150
Lake Oswego, OR 97035

Property Owner: City of Dundee
620 SW 5th Street
Dundee, OR 97115

Project Information:
Site Address: 801 N. HWY 99W, Dundee, OR 97115
Map/Tax Lot: R3325CC00800
Parcel Area: 1.48 acres
Zone Designation: Public (P)
Existing Use: Fire Station

III. PROPOSAL

Acom Consulting, Inc. is applying on behalf of Verizon Wireless (VAW), LLC, d/b/a Verizon Wireless; and the property owner, the City of Dundee. The site proposed herein is designed to improve the voice and data capacity for Verizon customers in the City of Dundee and along Highway 99W.

The Applicant proposes to construct an 80-foot tall stealth wireless communications structure designed to mimic the appearance of a pine tree (Monopine). A 74-foot antenna tip height will allow for 6 feet of branches above the antennas to mimic the shape of a natural tree. To minimize the proliferation of towers in the area, the proposed tower is designed to accommodate two carriers, Verizon Wireless and one additional carrier with similar loading. Future collocation below Verizon's antennas will be possible at this site depending on a future tenant's technology and coverage and/or capacity needs.

The lease area, 13' x 39', is sufficient for the tower, equipment area and landscaping buffer. The Monopine and associated ancillary ground equipment will be within an 8' x 29' equipment area enclosed by a 6-foot tall chain link fence with vinyl slats and a 12-foot tall wide rolling access gate. The perimeter of the fence shall be landscaped with a 5-foot landscape buffer of mixed deciduous and evergreen trees along with ground cover. Access to the site will be from the existing driveway and parking lot originating off Highway 99W. Following construction, the proposed project would generate minimal traffic in the area. The use will require approximately 1 trip per month for maintenance visits provided by personnel in a single vehicle. The vehicle would enter the property through the existing driveway and park adjacent to the site. The proposed project will have no impact on existing vehicular access to and from the proposed site, or to pedestrian, bicycle and transit circulation.



This facility is a passive use and will produce no odors, glare, vibration or fumes. The applicant has mitigated the potential visual impact of the facility by proposing the minimum height necessary to meet service objectives, utilizing a stealth design that is fitting of the surrounding environment and typical of the underlying area.

The ground equipment located inside the proposed equipment shelter will only have minimal intermittent sound production and will meet the noise requirements of the City's code.

Existing public utilities are sufficient for this use. The site proposed herein is an unmanned facility that requires only power and telephone services. It does not require sewer or surface water drainage. Exterior lighting for the equipment will be on a timer and be tilted downward to the equipment.

The proposed facility would not create any significant risk to public health and safety, flood hazard or emergency response. The proposed project may improve emergency response because it would improve wireless communication for citizens making emergency calls.

The site will meet or exceed all Federal Communications Commission (FCC) requirements for non-ionizing electromagnetic radiation (NIER) emissions and will comply with all standards as required for wireless telecommunications sites as regulated by Federal, State and the local jurisdiction.

At the termination of the lease agreement with the property owner, the facility will be removed within 90 days and the site restored to its original condition, reasonable wear and tear and casualty excepted.

Finally, the proposed facility has been designed to minimize the number of facilities in the area by encouraging collocation and allocating space for a total of 2 carriers. The Monopine has been located and designed to minimize the visual impact on the immediate surroundings and throughout the community and minimize public inconvenience and disruption while providing a desirable amenity—reliable wireless service. Wireless service is critical today, with many people relying on their wireless devices for everything from information gathering and financial transactions to primary home phone service.

IV. SITE SELECTION & DESIGN

Verizon seeks to improve a significant capacity deficiency in its 3G and 4G LTE coverage in the City of Dundee. The proposed site location was chosen to improve the voice and data coverage and capacity for customers located along OR Highway 99W.

planning to prevent overloading. Projections based on the data allow Verizon to plan, design, permit, and construct new facilities or modify existing wireless communication facility before reaching capacity.

3. Clutter. Verizon's antennas must "clear the clutter" in the area. The radio frequencies used in Verizon's systems are adversely affected by trees, buildings, and other natural and man-made obstacles. Radio frequencies do not penetrate mountains, hills, rocks or metal, and radio frequencies are diminished by trees, brick and wood walls, and other structures. Therefore, antennas must be installed above the "clutter" in order to provide high quality communications services in the desired coverage areas. In addition, if the local code requires us to accommodate additional carriers on the structure, the structure must be even higher in order to allow the other carriers' antennas to clear the clutter as well.
4. Call Handoff. The antenna site must be located in an area where the radio broadcasts from this site will allow seamless call handoff with adjacent sites. "Call handoff" is a feature of a wireless communications system which allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the handoff.
5. Quality of Service. Users of wireless communications services want to use their services where they live, work, commute and play, including when they are indoors. Verizon's coverage objectives include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.
6. Radio Frequencies Used by System. The designs of telecommunications systems will vary greatly based upon the radio frequencies that are used by the carrier. If the carrier uses radio frequencies that are in the 850 MHz to 950 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900 MHz band. Thus, Verizon needs more antennas in a given area to support technologies that use the 1900 MHz band.
7. Land Use Classifications. Verizon's ability to construct a cell site on any property is affected by Oregon state law the Dundee Municipal Code.

For this project, a significant deficiency in capacity was determined to exist along Highway 99W.

This determination was a result of a combination of customer complaints and service and preliminary design analysis. Terrain data within the service area is entered into a modeling program along with a series of variables, such as proposed antenna height, available radio frequencies and wireless equipment characteristics. Using this information, Verizon's RF engineers identified an area of optimum location for and height of a new wireless communication facility antenna to address the significant deficiency in capacity.

When this technical analysis was completed, a search area map and a description of other requirements were provided to Verizon's site development specialists.

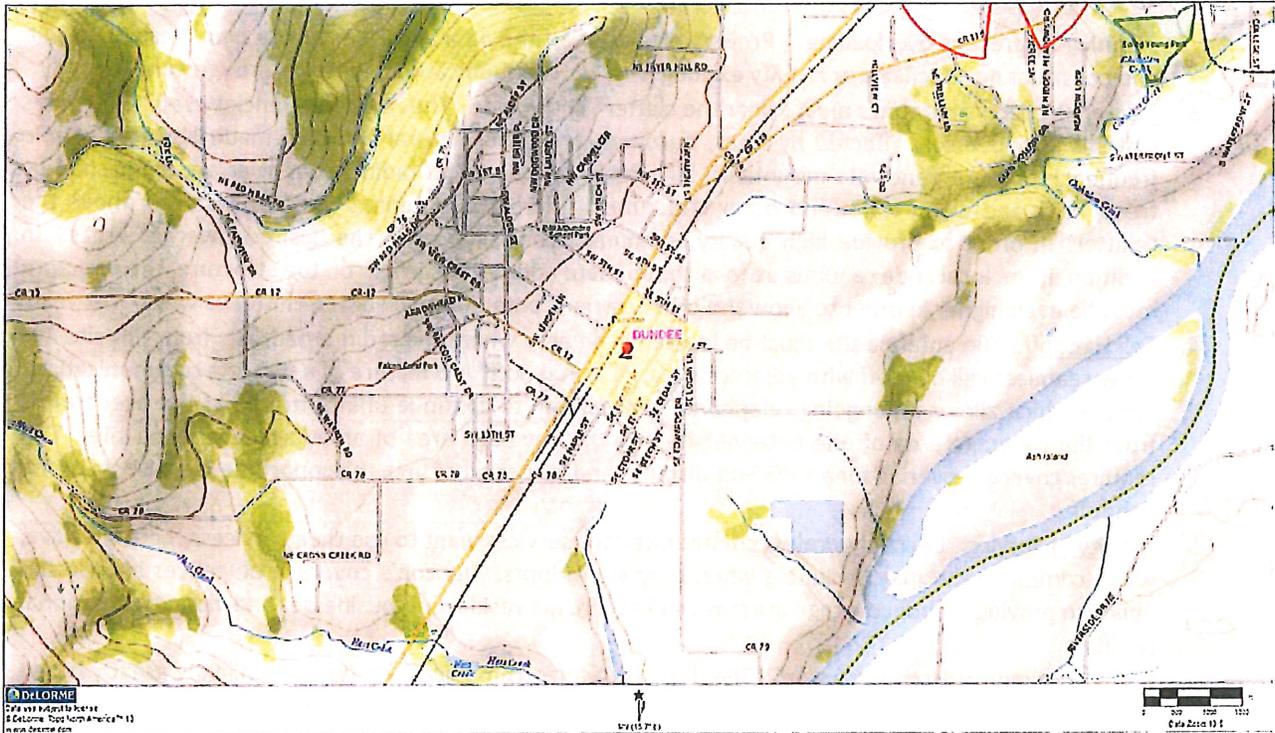


Figure 2: Search Ring Map

When designing an existing or new area for coverage or capacity Verizon Wireless prioritizes site designs; 1st priority sites attempt to utilize an existing tower or structure for colocation at the desired antenna height; 2nd priority sites are utility poles or high tension power lines for colocation at the desired antenna height; and 3rd and last priority is to propose a new tower or structure and then only provided an existing tower or structure is not available or not attainable because of space constraints or unreliable structural capacity. In this instance, the real estate team did several searches in the area and concluded that there are no existing cell towers in the search ring. The closest existing tower (identified as (1)(a) in the table below) is over 1.1 miles away to the southwest on SE Fulquartz Landing. As a result, the Applicant is proposing a new facility.

The following sites evaluated below in Table 1 – Priority Site Analysis, represent potential siting opportunities. The analysis of each site’s viability is included under, ‘Summary.’

Verizon Priority Siting	Description	Summary
<p>1) Existing Structures: See, Figure 3 - Existing Telecommunication Structures.</p> <p>a) Colocation on existing telecommunication facilities: This tower is outside of the search area and already being utilized by Verizon.</p>	None	<p>There are no existing wireless communications structures located within the search area. The closest existing tower is located over 1.1 miles to the southwest and outside the search area needed to provide capacity to the Dundee downtown area.</p> <p>This facility is too far from the search ring center and unable to meet capacity objectives. See Fig. 3, below.</p>
b) Upgrade to existing towers.	None	No existing telecommunication towers within the search ring.
<p>c) Existing alternative structures. (i.e., water tanks, stadium lighting, etc. with sufficient height to meet service objectives)</p>	None	No existing alternative structure within the search ring with sufficient height to meet service objectives.
d) Rooftop Installations.	None	There are no rooftops within the search ring that are of sufficient height to meet service requirements.
<p>2) Utility Structures. (i.e., power poles, high tension power lines, etc.)</p>	Existing wooden utility poles	Existing light poles along Highway 99W range in heights between 20-60 feet. One pole would be unable to provide the coverage required for the area. In addition, these poles are structurally insufficient to support the required 3-sector site with a six (6) antenna installation and are unable to achieve the required height to meet coverage/capacity objectives. Each of those light poles would need to be increased in height to a minimum of 75' and would require adequate adjacent ground space for equipment cabinets and other ancillary equipment.
<p>3) New Wireless Facility: (i.e., new lattice tower, monopole tower or stealth structure)</p>	Site proposed herein	No existing opportunities for collocation. New tower proposed.

Table 1 - Priority Site Analysis



Figure 3: Existing Telecommunication Structures: Red circle indicates a 1-mile radius; blue Highlighted area depicts search ring. All existing towers are over 1-mile away.

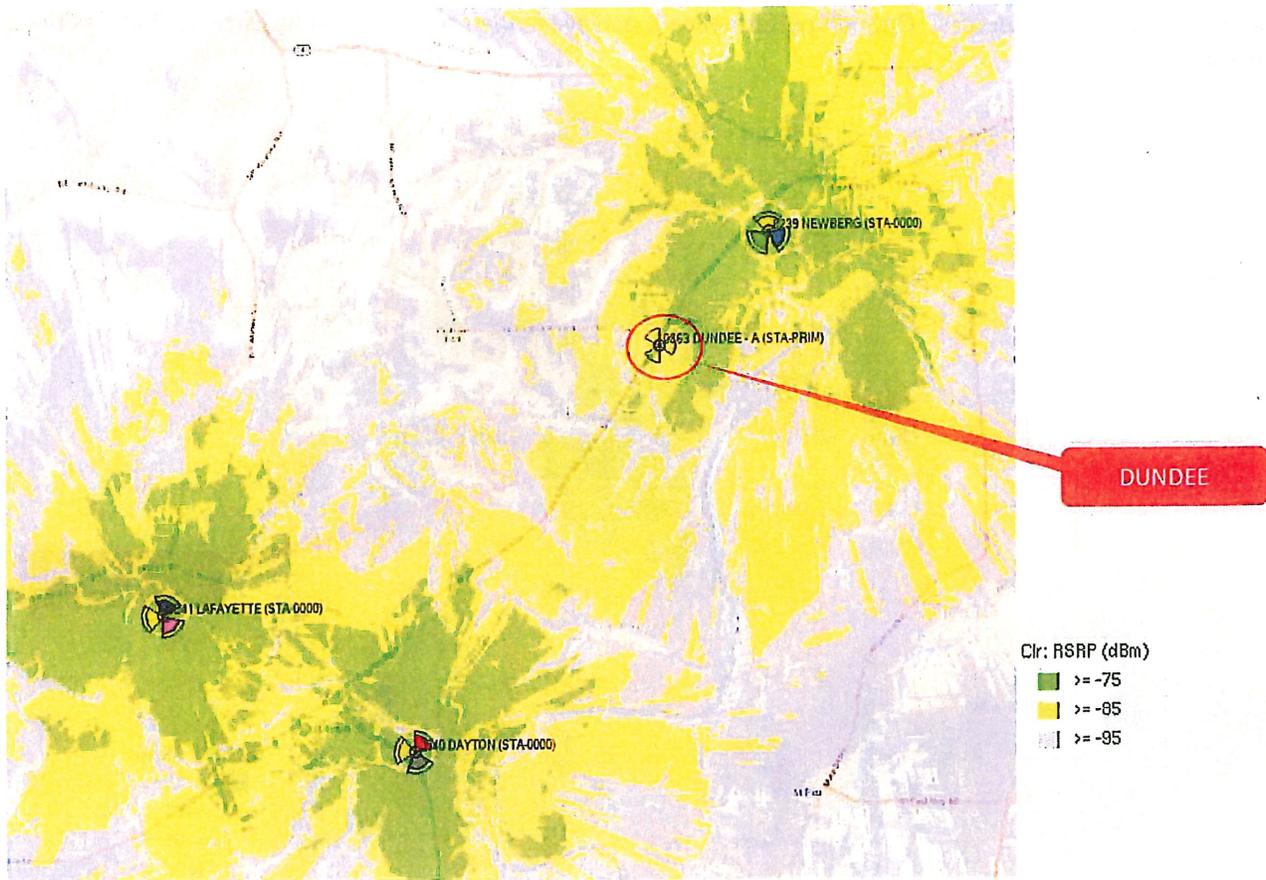


Figure 4 – Existing Coverage without the proposed site and area of RF Capacity Issue. Adjacent sites: Newberg, Dayton and Lafayette.

Coverage plots from Ertaz Islam of the Verizon Wireless System Design Network Department, detail the location of the new structure, current and anticipated coverage. A plot of the existing network coverage without the proposed site is shown above in Figure 4. The green represents a high RF signal strength which generally provides good coverage inside vehicles and buildings. Yellow represents moderate RF signal strength that generally provides good service inside vehicles and moderate service inside buildings. The mauve (purple) areas represent RF signals that generally provide weak quality of service particularly inside buildings, but fair service in vehicles or outdoor coverage.

As detailed in the RF Usage and Facility Justification report, 'Capacity' is the amount of resources a cell site has available to handle customer demand. Verizon has sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of one to three (1-3) years to complete a cell site project, Verizon must start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site(s) hit capacity limits.

Location is critical. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector)

holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors.

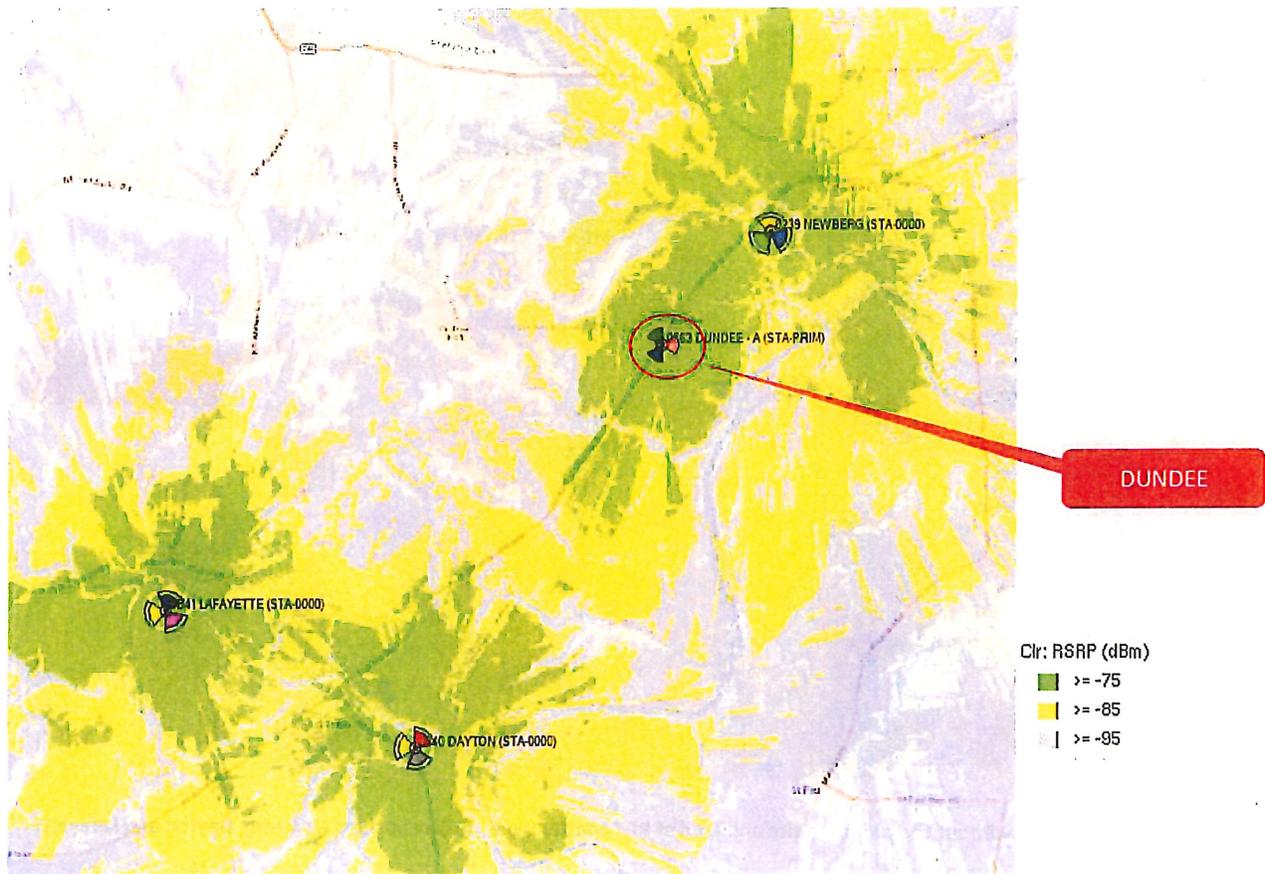


Figure 5 – Anticipated Coverage with the proposed site and area of RF Capacity Issue. Adjacent sites: Newberg, Dayton and Lafayette.

Figure 5 depicts how the proposed site will be integrated into Verizon’s network for that area. An antenna tip height of 74 feet (AGL) on an 80-foot tall Monopine will fulfill the capacity objective for the proposed site and ensures, RF signal overlaps with adjacent sites to allow continuity of call(s) or “handoff.” A 74-foot (AGL) antenna tip height is required at the OR1 Dundee site location as shown to offload capacity from the Newberg, Dayton and Lafayette sites. As there are no viable alternative structures or existing wireless facilities on which to locate, prohibiting a new facility at this location would prohibit or have the effect of prohibiting the provision of wireless communications service in this area because it would materially inhibit Verizon’s ability to add needed capacity.

Enhanced 911 (E911) Requirements

In addition to providing improved service to Verizon customers, the proposed antenna location is needed to meet FCC requirements for Enhanced 911 (E911) service. The wireless E911 program is divided into two phases. Phase I requires wireless carriers, upon request from a local Public Safety Answering Point (PSAP), to report the telephone number of a wireless 911 caller and the location of the antenna that received the call. Phase II of the



E911 program requires wireless carriers to provide far more precise location information, within 50 to 100 meters in most cases.

The FCC established a four-year schedule for Phase II. It began on October 1, 2001 with a target completion date of December 31, 2005. Provision of E911 service in accordance with FCC requirements is a major component of the demand for additional cell sites. In addition to providing greater signal strength for in-building coverage that will provide better service to residential customers in the area, the proposed WCF will provide more precise triangulation for providing E911 service as required by the FCC. This will allow a person who is using E911 because of an emergency to be found more quickly because their location will be more easily determined as this and other antenna sites are added to the wireless network.

Verizon engineers have carefully designed this site to maximize quality of service to its customers, which can best be accomplished at an antenna tip height of 74 feet supported by an 80-foot tall Monopine. This location was also selected because of its position relative to existing sites, providing favorable site geometry for federally mandated E911 location accuracy requirements and efficient frequency reuse. Good site geometry is needed to achieve accurate location of mobile users through triangulation with existing and proposed sites.

V. APPLICABLE LAW

Federal, state and local laws will apply to this application.

Federal Law

Federal law, primarily found in the Telecommunications Act of 1996 ("Telecom Act"), acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

Local jurisdictions may not materially limit or inhibit. The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that "prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services." 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission ("FCC") Order adopted in September 2018,¹ a local jurisdiction's action has the effect of prohibiting the provision of wireless services when it "materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment."² Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in terms of adding capacity, updating to new technologies, and/or maintaining high quality service.³

Environmental and health effects prohibited from consideration. Also, under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). Applicant has included with this application a NIER report demonstrating that the proposed facility will operate in accordance

¹ *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84, FCC 18-133 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018) ("FCC Order").

² *Id.* at ¶ 35.

³ *Id.* at ¶¶ 34-42.



with the Federal Communications Commission’s RF emissions regulations. See Attachment 04 – NIER Report. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed facility should be disregarded in this proceeding.

No discrimination amongst providers. Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers’ applications for similarly situated facilities.

Shot Clock. Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a “reasonable” period of time. 47 U.S.C. § 332(c)(7)(B)(ii) The FCC has issued a “Shot Clock” rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq.* According to the Shot Clock rule for “macro” wireless facilities, a reasonable period of time for local government to act on all relevant applications is 90 days for a collocation, with “collocation”⁴ defined to include an attachment to any existing structure regardless of whether it already supports wireless, and 150 days for a new structure.

The Shot Clock applies to all authorizations required for siting a wireless facility, including the building permit, and all application notice and administrative appeal periods.

Pursuant to federal law, the reasonable time period for review of this application is 150 days.

State Law

Under Oregon statutes a final land use decision must be issued within 120 days. ORS 227.178(1).

VI. DEVELOPMENT APPROVAL CRITERIA

Applicant’s proposal complies with the submittal requirements of the Dundee Municipal Code. These are addressed in the order laid out below.

Dundee Municipal Code – Title 17: Development Code

- *Chapter 17.202 – Zoning Regulations*
- *Chapter 17.203 – Special Use Standards*
- *Chapter 17.302 – Landscaping and Screening*
- *Chapter 17.305 – Public Improvements and Utilities*
- *Chapter 17.402 – Site Development Review*
- *Chapter 17.404 – Conditional Use Permits*

Code provisions that are inapplicable to this proposed project have been omitted from the analysis below.

DMC Chapter 17.202 – Zoning Regulations

Section 17.202.020 – Allowed uses.

⁴ 47 C.F.R. § 1.6002(g).



Table 17.202.020 lists the uses that are allowed by each of the city's base zones. Where a specific use is not listed, and is not otherwise defined in DMC Division 17.500 as an example of a permitted use, the city may find the use is allowed or not allowed in the subject zone, pursuant to DMC 17.103.040.

Notwithstanding the provisions below, additional limitations may apply to uses within overlay zones. For requirements applicable to the city's overlay zones – flood plain overlay, greenway management overlay, and commercial Victorian overlay – please refer to Chapter 17.204 DMC.

Property owners are responsible for verifying whether a specific development is allowed on a particular site. Approval of a Type I checklist or site development review under Chapter 17.402 DMC may be required prior to commencing a use.

Table 17.202.020: Zoning Use Table												P: Permitted Use; CU: Conditional Use; S: Special Use Requirements Apply; N: Not Permitted
Uses	Residential			Commercial and Employment			Public and Agriculture				Special Use Requirements	
	R-1	R-2	R-3	C	CBD	LI	P	PO	A	EFU		
Wireless Communication Facilities	CU+S	CU+S	CU+S	CU+S	CU+S	S	S	N	CU+S	S	DMC 17.203.170, DMC 17.203.180 in EFU, see limits in OAR 660-33 in EFU	

Response: The proposed use is for a Wireless Communication Facility which is an allowed special use in the Public and Agriculture zones subject to the special use standards found in DMC 17.203.170. These standards are addressed herein.

Section 17.202.030 – Lot and development standards by zoning district.

Table 17.202.030 lists the general lot and development standards for each of the city's base zones. Specific development standards for access, parking, landscaping, and public improvements, among others, are located in DMC Division 17.300.

Notwithstanding the provisions below, additional standards may apply in specific locations, such as at street intersections, within overlay zones, adjacent to natural features, and other areas as may be regulated by this code or subject to state or federal requirements. For requirements applicable to the city's overlay zones – flood plain overlay, and greenway management overlay – please refer to Chapter 17.204 DMC.

Response: The subject parcel is approximately 64,468 square feet, which meets the minimum lot size requirement of 5,000 square feet. The facility will be set back more than 20 feet from the front property line, which meets the minimum setback standards for the Public zoning district. The overall height of the proposed telecommunications tower is 80 feet tall, exceeding the 45-foot maximum building height limit for the zone, thus requiring a conditional use permit subject to DMC Chapter 17.404. These standards are addressed herein this narrative. Any impact to solar access will not be significant. Applicant is proposing a cell tower which meets the setback requirements in the zone and also the tower itself is very narrow and would have a minimal shadowing effect on any solar panels which would be placed on adjacent parcels

Section 17.202.050 – Fence standards.

A. General Standards.

1. *Fences and walls shall not be constructed of nor contain any material that could cause bodily harm, such as barbed wire, broken glass, spikes, electric or any other hazardous or dangerous materials; this includes link fencing with barbed ends at the top or sides; except that fences topped with barbed wire are allowed in agricultural and public zones.*
2. *Electric fences and barbed wire fences in agricultural zones intended to contain or restrict cattle, sheep, horses or other livestock, and lawfully existing prior to annexation to the city, may remain.*
3. *Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair including noticeable leaning, missing sections, broken supports, nonuniform height, and uncontrolled growth of vegetation.*
4. *Fences shall comply with requirements of the clear vision area for streets and driveways.*
5. *In no instance shall a fence extend beyond the property line.*
6. *In the C and CBD zones, chain link fencing may not be used between a public street and a maximum setback line, with the following exceptions:*
 - a. *In the C zone, black fused and bonded vinyl coated chain link fencing may be used, subject to subsection (B) of this section.*
 - b. *In the CBD zone, black fused and bonded vinyl coated chain link fencing may be used if screened from view from the street by a sight-obscuring hedge of equal height, subject to subsection (B) of this section.*
 - c. *In the LI zone, fences taller than six feet in height shall not be chain link. Fences over six feet in height shall be screened by a sight obscuring hedge.*

Response: Proposal includes a 6-foot tall chain link fence with vinyl slats and does not contain any dangerous materials. Proposed site is in the P (Public) zone, thus requirements for the C, CBD and LI zones do not apply.

DMC Chapter 17.203 – Special Use Standards

Section 17.203.170 – Wireless communication facilities.

- A. Purpose.** *This section establishes application procedures, location requirements, and other standards for the placement of wireless communication facilities. It applies to all such facilities regardless whether permitted outright or subject to approval of a conditional use permit.*

Site development review approval is required to place a new wireless communication facility. A request for a modification of an existing wireless tower or base station for the co-location of new transmission equipment or removal or replacement of existing transmission equipment shall be approved using a Type I procedure; provided, that such modification does not substantially change the physical dimensions of such tower or base station from the dimensions approved as part of the original discretionary permit for the tower or base station. Any other modification requires a site development review approval.

Response: Applicant is requesting approval for the placement of a new wireless communication facility which requires a site development review per DMC 17.402 and is addressed herein this narrative.

- B. *Review Procedure.* In addition to the applicable application requirements for site development review, all of the following information shall be submitted:
1. *An evaluation of the feasibility of co-location of the subject facility as an alternative to the requested permit. The feasibility study must include:*
 - a. *The location and ownership of the existing telecommunication structures within the cell service area and not to exceed two miles.*
 - b. *Written verification and other documentation revealing the availability and/or cooperation shown by other providers to gain access to existing sites/facilities to meet the needs of the applicant.*
 - c. *The tower type and height of potential co-location facilities.*
 - d. *Anticipated capacity of the wireless communication facility, including number and type of antennas that can be accommodated.*
 - e. *The specific reasons as to why co-location is or is not feasible.*

Response: See Section IV – Site Selection and Design, Table 1 – Priority Site Analysis and supporting maps. There are no existing wireless communication facilities to collocate on within the search area. The nearest existing tower is over 1.3 miles away and is outside the search area. The proposed 80-foot Monopine tower is designed to accommodate Verizon and one other future carrier and would be available to the fire station for emergent service uses.

2. *Alternatives for locating or relocating support structures within 250 feet of the proposed location.*

Response: See Section IV – Site Selection and Design, Table 1 – Priority Site Analysis and supporting maps. There are no nearby structures for Verizon to collocate on that have the necessary height and structural capacity that Verizon requires to meet their coverage objectives. There are no viable options nearby that would not require the installation of a new tower. The old fire station was considered, but it was determined by the City that the current location is preferable.

3. *Analysis of the visual impacts of the proposed facility on residential dwellings within 250 feet of the proposed site, and an assessment of potential mitigation measures, including relocation.*

Response: A visual impact study was completed from the surrounding area and the photo simulations are included as Attachment 03 – Photo Simulations. Relocation of the facility is not a viable option. See Section IV Site Selection and Design, Table 1 – Priority Site Analysis and supporting maps. There are no viable options within the search ring that would not require the installation of a new tower. The following are mitigation measures that help reduce the visual impact of the facility:

- The site has been redesigned as a stealth Monopine.
- The base of the tower will be surrounded by a 6-foot tall chain link fence with site obscuring vinyl slats;
- The fenced area will be surrounded by a 5-foot deep landscape buffer of mixed trees and ground cover;
- The tower has been set back away from Highway 99W near railroad tracks to make it less noticeable;
- Siting the facility on a parcel that is abutted by Commercial and Light Industrially zoned properties;

- The entire facility is also partially screened by the fire station and a building on the adjacent property;
- Lighting will not be required on this tower.

C. *Approval Criteria. In addition to any other applicable requirements, the decision to approve or deny the placement of a wireless communication tower shall be based on all of the following:*

1. *Co-location is not feasible on existing structures, including other wireless communication facilities.*
2. *The wireless facility shall be located and designed to preserve the ability for co-location of at least one additional user on all structures exceeding 35 feet in height, if feasible.*
3. *Based on the visual analysis and mitigating measures, the location and design of a freestanding wireless communication facility shall be conditioned to minimize visual impacts from residential areas through the use of setbacks, building heights, bulk, color, landscaping and similar visual considerations.*
4. *The design minimizes identified adverse impacts of the proposed use to the extent feasible.*
5. *Structures greater than 35 feet in height shall be at least 300 feet from any residentially (R) zoned property.*

Response: See Section IV – Site Selection and Design, Table 1 – Priority Site Analysis and supporting maps. There are no nearby structures for Verizon to collocate on that have the necessary height and structural capacity that Verizon requires to meet their coverage objectives. There are no viable options nearby that would not require the installation of a new tower. The proposed 80-foot Monopine tower is designed to accommodate Verizon and one other future carrier and would be available to the fire station for emergent service uses. The proposed Monopine uses a stealth design and is sited in a location that minimizes visual impacts from residential areas as discussed above and minimizes adverse impacts to the extent possible. The proposed site only abuts Commercial and Light Industrial properties, however, as the proposed Monopine tower exceeds 35 feet this criterion applies. The closest residential property is 300 feet to the east as measured from the property line and over 305 feet +/- as measured from the proposed tower location.

D. *Removal. Any obsolete freestanding or attached wireless communication facility shall be removed by the facility operator within six months of the date it ceases to be operational or if it falls into disrepair.*

Response: This language is included in the lease agreement with the property owner. Verizon will agree to this as a Condition of Approval.

DMC Chapter 17.302 – Landscaping and Screening

Section 17.302.050 – Minimum landscape area.

The minimum area requirements are as follows:

A. *C, CBD, LI, and P Zones.*

1. *In the CBD, LI, and P zones, a minimum of 10 percent of the gross lot area shall be landscaped.*
2. *In the C zone, a minimum of 15 percent of the gross lot area shall be landscaped.*
3. *In a commercial zone pedestrian courtyards, plazas, walkways, fountains, benches, sculptures, or decks may be included within the required landscaping percentage if they are designed in*

conjunction with planting of street trees and potted plants and, upon design review, these features are found consistent with the purpose and intent set forth in this code.

4. *Landscaping required under other sections of this code, including, but not limited to, parking lot landscaping pursuant to DMC 17.302.060 and landscaping within front setback areas pursuant to DMC 17.202.060(C), may be included in and counted towards the required landscaping percentage. If landscaping required under other sections of this code exceeds 10 percent of the gross lot area, the full amount of landscaping required under other sections shall still be required.*
5. *The required landscape area for all zones must be visible from the public right-of-way.*

Response: Proposal is located within the P (Public) zone, which requires a minimum of 10% of the gross lot to be landscaped. Per the staff report for the Dundee Fire Station, approximately 14,546 square feet of the 1.48-acre site is landscaped. The proposed facility will not significantly reduce the existing landscaping and will not materially affect the minimum landscape area for the site. Required landscaping and screening is visible from the public right-of-way.

Section 17.302.060 – Screening and buffering.

Where required by code, or where placed as a condition of approval, screening and buffering shall meet all of the following minimum requirements:

- A. *Required Screening. Screening shall be used to eliminate or reduce the visual impacts of the uses in subsections (A)(1) through (7) of this section:*
 1. *Commercial and industrial uses when abutting residential uses;*
 2. *Industrial uses when abutting commercial uses;*
 3. *Service areas and facilities, including garbage and waste disposal containers, recycling bins, and loading areas;*
 4. *Outdoor storage areas;*
 5. *At- and above-grade electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners;*
 6. *Rooftop mechanical equipment;*
 7. *Any other area or use as required by this code.*

Response: Proposed wireless communication facility includes at-and-above grade electrical equipment and thus requires screening.

- B. *Methods of Screening. Screening shall be accomplished by the use of sight-obscuring plant materials (generally evergreens), earth berms, walls, fences, building parapets, building placement, or other design techniques, as appropriate to the site given its visibility from adjacent uses and rights-of-way. (See also DMC 17.202.050 for fence regulations.)*

Response: Proposal includes a 6-foot chain link fence with vinyl slats in addition to a 5-foot landscape buffer that includes evergreen and deciduous trees, shrubs and groundcover that help screen the facility from adjacent properties and rights-of-way.

C. *Parking Lot Landscaping and Screening Standards.* All new parking lots or expansions of existing parking lots, which for purposes of this section include areas of vehicle maneuvering, parking, and loading, shall be landscaped and screened as follows:

1. *Screening Required.* Parking lots shall be screened adjacent to lot lines as follows:
 - a. Any parking area or drive aisle adjacent to an interior lot line shall be screened by a five-foot landscaped strip. Where the parking area is located adjacent to an R-1 or R-2 zoning district, the landscaped strip shall also include an opaque fence to block light trespass from headlights onto adjacent properties. Where additional screening is required between zones, the screening shall be incorporated into the required buffer strip, and shall not be an additional requirement.
 - b. Any parking area adjacent to a front lot line along a public right-of-way shall be screened by a 10-foot landscaped strip.
2. *Screen Height.* The screen required under subsection (C)(1) of this section shall be designed and planted to grow to be at least 36 inches higher than the finished grade of the parking area within one year of planting; except for required vision clearance areas, the screen height may be achieved by a combination of earth mounding and plant materials or a combination of a 36-inch wall and plant materials. Where the parking area to be screened is above the adjacent grade, such screening shall cover both the parking and the retaining wall or slope, as applicable.
3. *Parking Lot Landscaping.* Landscaping within or adjacent to a parking lot shall consist of a minimum of six percent of the total parking area plus a ratio of one tree per 15 parking spaces, except that landscaping within or adjacent to a parking lot containing more than 20 parking spaces in the C zone shall consist of a minimum of 10 percent of the total parking area plus a ratio of one tree per 10 parking spaces. Trees and landscaping shall be installed as follows:
 - a. The tree species shall be an appropriate large canopied shade tree selected from the street tree list of DMC 17.302.070 to avoid root damage to pavement and utilities, and damage from droppings to parked cars and pedestrians.
 - b. The tree shall be planted in a landscaped area such that the tree bole is at least three feet from any curb or paved area.
 - c. The landscaped area shall be planted with shrubs, grass, or living ground cover to assure 80 percent coverage within two years.
 - d. That portion of a required landscaped yard, buffer strip or screening strip abutting parking stalls may be counted toward required parking lot landscaping as long as the tree species, living plant material coverage, placement and distribution criteria are also met.
 - e. Landscaping should be evenly distributed throughout the parking area and perimeter.

Response: Not applicable – Proposal does not include a new parking lot.

D. *Required Buffers.* Buffering shall be used to mitigate adverse visual impacts, dust, noise or pollution, and to provide for compatibility between dissimilar adjoining uses.

Response: Proposed wireless communication facility includes a landscape buffer to mitigate adverse visual impacts. Proposed facility will not create dust or pollution.

E. *Methods of Buffering.* Where buffering is determined to be necessary, one of the following buffering alternatives shall be employed:

1. *Planting Area.* Width not less than 15 feet, planted with the following materials:

- a. At least one row of deciduous or evergreen trees staggered and spaced not more than 15 feet apart; and
 - b. At least one row of evergreen shrubs which will grow to form a continuous hedge at least five feet in height within one year of planting; and
 - c. Lawn, low-growing evergreen shrubs or evergreen ground cover covering the balance of the area.
2. *Berm plus Planting Area. Width not less than 10 feet, developed in accordance with the following standards:*
- a. *Berm form shall not slope more than 40 percent (2.5H:1V) on the side away from the area screened from view (the slope for the other side (screened area) may vary); and*
 - b. *A dense evergreen hedge shall be located so as to most effectively buffer the proposed use; and*
 - c. *Combined total height of the berm plus the hedge shall be at least five feet within one year of planting.*
3. *Wall plus Planting Area. Width must not be less than five feet developed in accordance with the following standards:*
- a. *A masonry wall or fence not less than five feet in height; and*
 - b. *Lawn, low growing evergreen shrubs, and evergreen ground cover covering the balance of the area.*
4. *Other methods that produce an adequate buffer considering the nature of the impacts to be mitigated, as approved by the review authority*

Response: Proposal includes a 6-foot chain link fence with vinyl slats in addition to a 5-foot landscape buffer that includes evergreen and deciduous trees, shrubs and groundcover that meets the buffering requirements of alternative (3).

Section 17.302.080 – Landscape installation and maintenance.

All landscaping required by this code shall be continually maintained pursuant to this section. Appropriate methods of care and maintenance of landscaped plant material shall be provided by the owner of the property, including necessary watering, weeding, pruning, mowing, and replacement, as applicable, in a substantially similar manner as was approved by the city or as otherwise required by applicable city regulations. The following standards apply to all landscaping required by this code:

- A. *Clear Vision. No sight-obscuring plantings exceeding 24 inches in height shall be located within any required clear vision area as defined in DMC 17.301.040.*
- B. *Pedestrian Areas. Landscape plant materials shall be kept clear of walks, pedestrian paths, and seating areas; trees shall be pruned to a minimum height of eight feet over pedestrian areas and to a minimum height of 15 feet over streets and vehicular traffic areas.*
- C. *Utilities. Landscape plant materials shall be selected and maintained so that they do not generally interfere with utilities above or below ground.*
- D. *Nursery Standards. Required landscape plant material shall be installed to current nursery industry standards. Landscape plant materials shall be properly guyed and staked to current industry standards as necessary. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic.*
- E. *Plant Selection. Plant materials shall be suited to the conditions under which they will be growing. As an example, plants to be grown in exposed, windy areas where permanent irrigation is not to be provided*

should be sufficiently hardy to thrive under these conditions. Plants should have vigorous root systems and be sound, healthy, and free from defects, diseases, and infections.

- F. *Deciduous Trees.* Deciduous trees, where required to provide shade (e.g., over parking lots or walkways), shall be fully branched and have a minimum caliper of two inches a minimum height of eight feet at the time of planting. Deciduous trees intended to serve as ornamental (nonshade) trees may be smaller, but shall not be less than one and one-half inch caliper, at time of planting.
- G. *Evergreen Trees.* Evergreen trees shall be a minimum of six feet in height, fully branched, at time of planting.
- H. *Shrubs.* Shrubs shall be supplied in minimum one-gallon containers or eight-inch burlap balls with a minimum spread of 12 to 15 inches.
- I. *Ground Cover.* Ground cover shall consist of not less than 50 percent live plant material. Such plants shall be spaced in accordance with current nursery industry standards to achieve covering of the planting area, with rows of plants staggered for a more effective covering. Ground cover plants shall be supplied in a minimum four-inch size container or equivalent if planted 18 inches on center; and nonliving material used for ground cover shall be limited to compost, bark chips, and other city-approved pervious materials.
- J. *Irrigation.* Except in wooded areas, wetlands, flood plains, or along natural drainage channels or stream banks, where the city may waive irrigation requirements, all developments are required to provide appropriate methods of irrigation for the landscaping. Sites with more than 1,000 square feet of total landscaped area shall be irrigated with automatic sprinkler systems to ensure the continued health and attractiveness of the plant materials. Hose bibs and manually operated methods of irrigation may be used for landscaped areas totaling less than 1,000 square feet. Sprinkler heads shall be located and installed to not cause any hazard to the public.
- K. *Protection of Plants.* Landscape plant material shall be protected from damage due to heavy equipment during construction. After construction, landscape plant material and irrigation shall be protected from damage due to heavy foot traffic or vehicular traffic by protective tree grates, bollards, raised curbs, wheel stops, pavers or other suitable methods.
- L. *Performance Guarantee.* Except where the review authority requires installation of landscaping prior to issuance of building permits, all landscaping required by this code and approved by the city shall be installed prior to issuance of a final occupancy permit unless security equal to 110 percent of the cost of the landscaping is filed with the city assuring such installation within six months of occupancy. The applicant will obtain cost estimates for landscape materials and installation to the satisfaction of the review authority prior to approval of the security. "Security" may consist of a faithful performance bond payable to the city, cash, certified check, time certificate of deposit, assignment of a savings account, or other such assurance of completion as approved by the city attorney.
- M. *Maintenance Guarantee.* The developer or builder, as applicable, shall guarantee all landscape material for a period of one year from the date of installation. A copy of the guarantee shall be furnished to the city by the developer.
- N. *Final Inspection.* The city planning official, prior to the city returning any security provided under this chapter, shall make the final landscape inspection. Any portions of the plan not installed, not installed properly, or not properly maintained shall cause the inspection to be postponed until the project is completed. If the installation of the landscaping is not completed properly within six months of such postponement, or within an extension of time authorized by the city, the city may use the security to complete the installation. Any portion of the security that remains after installation of the landscaping shall be returned to the applicant.

Response: See Sheets L-1 & L-2 of Attachment 02 – Architectural Drawings that show how landscape installation and maintenance standards are met. Proposed landscaping will not interfere with clear vision or pedestrian areas and root barriers are proposed where trees are four feet or less from utilities. Proposed landscaping includes a mix of evergreen and deciduous trees, shrubs and groundcover that include long term water catchment features. A watering schedule is provided in the landscape plan notes as well as a one-year warranty for the landscaping.

DMC Chapter 17.305 – Public Improvements and Utilities

Section 17.305.050 – Storm drainage.

- C. *General Requirement. All storm water runoff shall be conveyed to a public storm sewer or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.*

Response: Acknowledged and agreed.

- D. *Plan for Storm Drainage and Erosion Control. No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the state of Oregon and approved by the city prepares a storm drainage and erosion control plan for the project. This plan shall contain at a minimum:*
- 1. The methods to be used to minimize the amount of runoff, siltation, and pollution created from the development both during and after construction.*
 - 2. Plans for the construction of storm sewers, open drainage channels, and other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the storm drainage plans.*
 - 3. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included on the site plan drawings and shall be stamped by a licensed professional engineer in the state of Oregon. Peak design discharges shall be computed using the rational formula and based upon the design criteria outlined in the public works design standards for the city.*

Response: Proposal will add less than 2,000 square feet of new impervious surface to the site, which will not require additional water quality or detention improvements. Applicant has proposed to reconfigure the existing stormwater system to accommodate the proposed improvements as the proposal will impact two existing stormwater pipes in the SE corner of the site. This is detailed on Sheet C-3 of Attachment 02 – Architectural Drawings.

- E. *Development Standards. Development subject to this section shall be planned, designed, constructed and maintained in compliance with the city of Dundee public works design standards.*

Response: Applicant has proposed to reconfigure the existing stormwater system to accommodate the proposed improvements and will field verify existing private and public utilities within the work area.

DMC Chapter 17.402 – Site Development Review

Section 17.402.050 – Approval criteria.

- A. *Approval Criteria. An application for a Type II site development review shall be approved if the proposal meets all of the following criteria. The city decision-making body may, in approving the application, impose reasonable conditions of approval, consistent with the applicable criteria.*
1. *The application is complete, in accordance with DMC 17.402.040;*
 2. *The application complies with all of the applicable provisions of the underlying zone and overlay zone(s), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards;*
 3. *The proposal includes required upgrades, if any, to existing development that does not comply with the applicable land use district standards, pursuant to Chapter 17.104 DMC, Nonconforming Situations;*
 4. *The proposal complies with all of the site design and development standards of this code, as applicable;*
 5. *The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable. Note: compliance with other city codes and requirements, though not applicable land use criteria, may be required prior to issuance of building permits*

Response: The application package associated with this proposal contains all required information as outlined in DMC 17.402.040.

As described in Applicant's response to DMC 17.202 - Zoning Regulations, the proposed wireless communication facility complies with all applicable provisions of the underlying Public (P) zone.

The Applicant is unaware of any non-conforming situations, as such, no additional upgrades to the existing development are proposed.

As described herein, the Applicant's proposal complies with the applicable site design and development standards of this code.

To Applicant's knowledge, all existing conditions of approval as related to the Dundee Fire Station approval have been satisfied.

DMC Chapter 17.404 – Conditional Use Permits

Section 17.404.030 – Criteria, standards and conditions of approval.

By means of a Type III procedure, the planning commission shall approve, approve with conditions or deny an application, including requests to enlarge or alter a conditional use, based on findings of fact with respect to all of the criteria and standards in subsections (A) through (C) of this section.

- A. *Use Criteria.*
1. *The site size, dimensions, location, topography and access are adequate for the needs of the proposed use, considering the proposed building mass, parking, traffic, noise, vibration, exhaust/emissions, light, glare, erosion, odor, dust, visibility, safety, and aesthetic considerations.*

Response: This site was chosen as it could be designed to conform to the standards of this Chapter; provides the best location to minimize any potential adverse impacts and be the least intrusive means of filling the significant coverage/capacity gap for this area. The characteristics of the site are suitable for the proposed use considering:

- Size: The property is 1.48 acres and the proposed lease area is only 13' x 39' (507 sq. ft.), including landscape buffer and is less than 1% of the site area. All the proposed improvements will adequately fit inside the 8' x 29' fenced equipment area.
 - Location: The proposed location was chosen as the area has poor wireless service and this location will allow seamless coverage for users in town and travelling along Highway 99W. The location of the subject parcel very near the center of the Verizon search area to fulfill the coverage & capacity gaps in Verizon's service. In addition, the siting of the facility on the parcel was chosen to minimize potential visual impacts as detailed herein under Applicant's responses to DMC 17.203 Special Use Standards.
 - Topography: The site is generally flat with a slight change of grade near the proposed lease area. The location is well suited for construction of the proposed improvements. Some fill and excavation will be required for the placement of the retaining wall.
 - Access: The site will utilize existing access from Highway 99W through the parking lot of the Fire Station and will have a 12-foot wide access easement. The site is monitored remotely and will only require 1-2 visits per month for maintenance provided by a technician in a single vehicle. The service vehicle will utilize existing fire station parking.
2. *The negative impacts of the proposed use, if any, on adjacent properties and on the public can be mitigated through application of other code standards, or other reasonable conditions of approval.*

Response: The proposed facility has been designed to minimize the number of facilities in the area by encouraging collocation, has been located and designed to minimize the visual impact on the immediate surroundings and throughout the community, and minimizes public inconvenience and disruption while providing a desirable feature – reliable wireless service.

The Applicant has mitigated the potential visual impacts of the facility by proposing the minimum height necessary to meet coverage objectives and utilizing a stealth design that resembles a tree (Monopine). This design minimizes the visual elements typically associated with standard monopole wireless telecommunication facilities. The project will include an 80-foot tall stealth Monopine tower with an antenna tip height of 74 feet, which is the minimum height to achieve required signal objectives. The equipment area and tower base of the will be surrounded by a 5-foot landscape buffer and 6-foot tall chain link security fence with site obscuring slats. As depicted in Attachment 03 – Photo Simulations, the proposed stealth design shows a negligible visual impact to the surrounding area.

The proposal does not include the installation of an emergency generator. No excessive vibrations, exhaust, light, glare, erosion, odors, or dust are anticipated for the project.

As shown above, potential negative impacts have been minimized and this proposal is the least intrusive means to fill the significant gap in coverage & capacity. The Applicant will comply with reasonable conditions of approval.

3. *All required public facilities, including water, sanitary sewer, and streets, have adequate capacity or are to be improved to serve the proposal, consistent with city standards.*

Response: Public utilities are sufficient for this use. The site proposed herein is an unmanned facility that requires only power and telephone services. It does not require water or sewer.

4. *A conditional use permit shall not allow a use that is prohibited or not expressly allowed under DMC Division 17.200; nor shall a conditional use permit grant a variance without a variance application being reviewed with the conditional use application.*

Response: Wireless communication facilities are a special use within the P (Public) zone. A conditional use permit is required only for facilities exceeding the 45-foot height limit. The Applicant is applying for conditional use approval for the overall height of 80 feet. A variance is not required for this proposal.

- B. *Conditions of Approval. The city may impose conditions that are found necessary to ensure that the use is compatible with other uses in the vicinity, and that any negative impact of the proposed use on the surrounding uses and public facilities is minimized. These conditions include, but are not limited to, one or more of the following:*

1. *Limiting the hours, days, place and/or manner of operation;*
2. *Requiring site or architectural design features which minimize environmental impacts such as noise, vibration, exhaust/emissions, light, glare, erosion, odor and/or dust;*
3. *Requiring larger setback areas, lot area, and/or lot depth or width;*
4. *Limiting the building or structure height, size, lot coverage, and/or location on the site;*
5. *Designating the size, number, location and/or design of vehicle access points or parking and loading areas;*
6. *Requiring street right-of-way to be dedicated and street improvements made, or the installation of pathways or sidewalks, as applicable;*
7. *Requiring landscaping, screening, drainage, water quality facilities, and/or improvement of parking and loading areas;*
8. *Limiting the number, size, location, height and/or lighting of signs;*
9. *Limiting or setting standards for the location, type, design, and/or intensity of outdoor lighting;*
10. *Requiring berms, screening or landscaping and the establishment of standards for their installation and maintenance;*
11. *Requiring and designating the size, height, location and/or materials for fences;*
12. *Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, drainage areas, historic resources, cultural resources, and/or sensitive lands;*
13. *Requiring improvements to water, sanitary sewer, or storm drainage systems, in conformance with city standards; and*
14. *The planning commission may require renewal of conditional use permits annually or in accordance with another timetable as approved pursuant to this chapter. Where applicable, the timetable shall provide for periodic review and renewal, or expiration, of the conditional use permit to ensure compliance with conditions of approval; such periodic review may occur through an administrative or quasi-judicial land use review process.*

Response: Acknowledged and agreed.

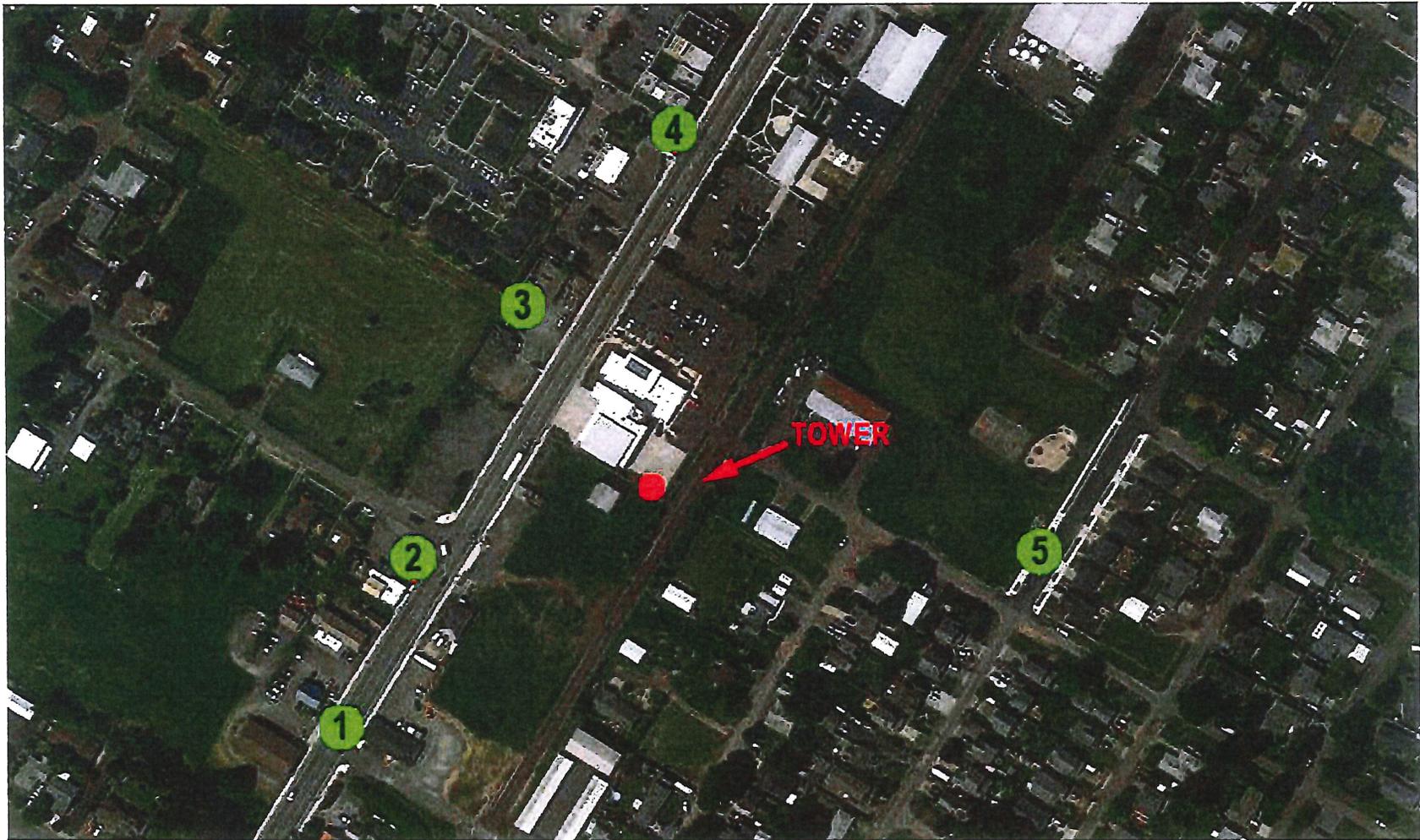


C. Conditional Use Permit Supplemental Requirements. The requirements for compliance with permit conditions and permit expiration are the same as for site development review under DMC 17.402.070.

Response: Acknowledged and agreed.

VII. CONCLUSION

As demonstrated within this application, the project proposed herein was designed to meet all requirements of the Dundee Municipal Code. The facility will improve the cellular and data capacity in the area while limiting the impact on the surrounding community by locating on a site that is well equipped to support this kind of facility in a district that is vastly underserved with regards to wireless communication capacity. The Applicant respectfully requests that the City of Dundee approve this proposal as designed, subject only to standard conditions of approval.



TIM BRADLEY IMAGING

PHOTO SIM LOCATION MAP

verizon^v

OR1 DUNDEE
801 N. HWY 99 W, DUNDEE, OR



CURRENT

VIEW #1 LOOKING NORTHEAST
ON HIGHWAY 99 W



PROPOSED

Visual impact will be affected by location and visibility of observer. This document is for planning and information purposes only and is conceptual. This is solely the photographer's interpretation of the proposed development.

TIM BRADLEY IMAGING



CURRENT

VIEW #2 LOOKING NORTHEAST
ON HIGHWAY 99 W AT SW 9TH ST.



PROPOSED

Visual impact will be affected by location and visibility of observer. This document is for planning and information purposes only and is conceptual. This is solely the photographer's interpretation of the proposed development.

TIM BRADLEY IMAGING



CURRENT

VIEW #3 LOOKING SOUTHEAST
ON HIGHWAY 99 AT SITE



PROPOSED

Visual impact will be affected by location and visibility of observer. This document is for planning and information purposes only and is conceptual. This is solely the photographer's interpretation of the proposed development.

TIM BRADLEY IMAGING



CURRENT

VIEW #4 LOOKING SOUTH
ON HIGHWAY 99 AT SW 7TH ST.



PROPOSED

Visual impact will be affected by location and visibility of observer. This document is for planning and information purposes only and is conceptual. This is solely the photographer's interpretation of the proposed development.

TIM BRADLEY IMAGING



CURRENT

VIEW #5 LOOKING WEST
FROM 785 SE LOCUST ST.



PROPOSED

Visual impact will be affected by location and visibility of observer. This document is for planning and information purposes only and is conceptual. This is solely the photographer's interpretation of the proposed development.

TIM BRADLEY IMAGING

RF Usage and Facility Justification

OR1 DUNDEE

Prepared by Verizon Wireless Preeti Pathanjali

Oct 15, 2019



Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

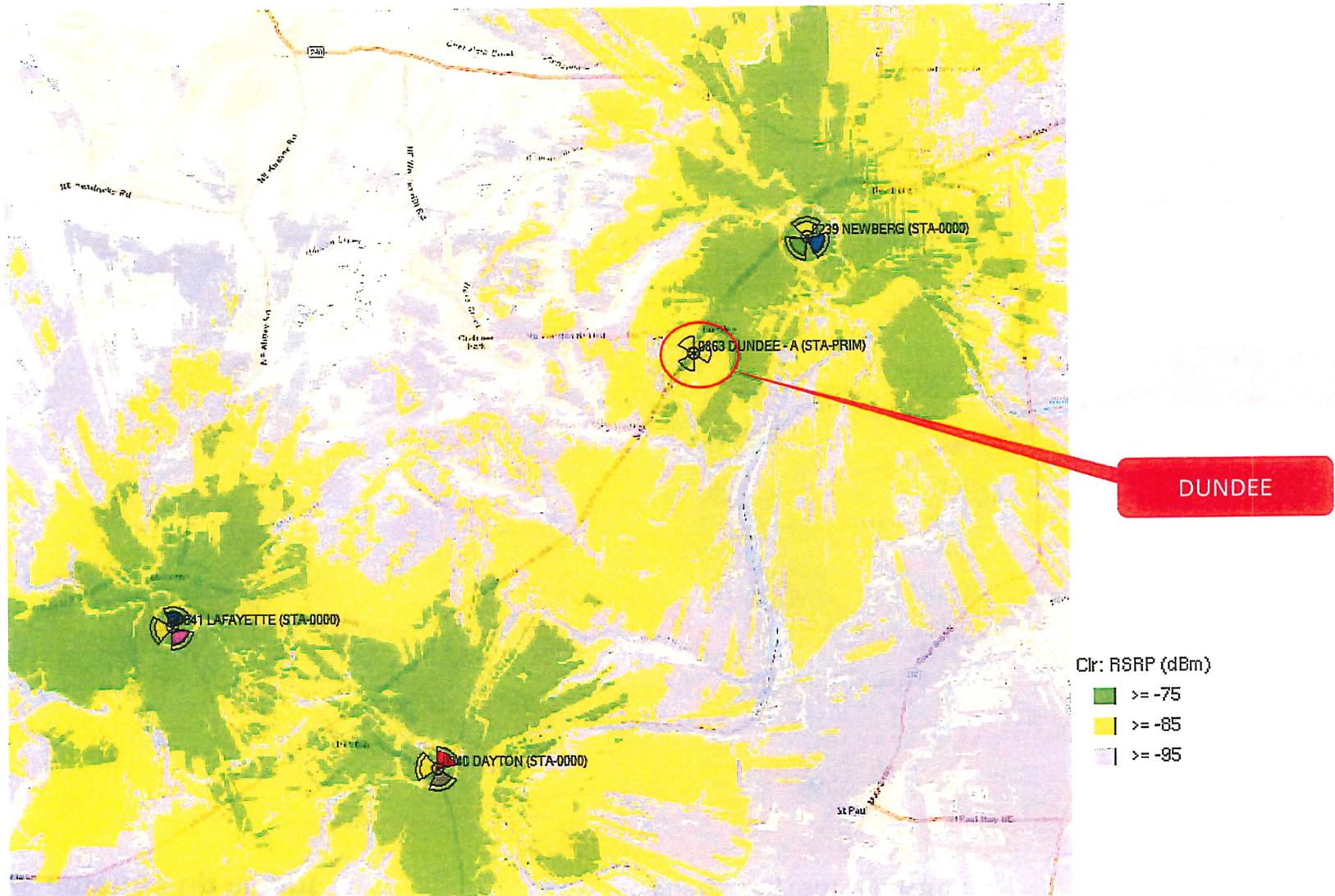
Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

Capacity is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

Location, Location, Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors.

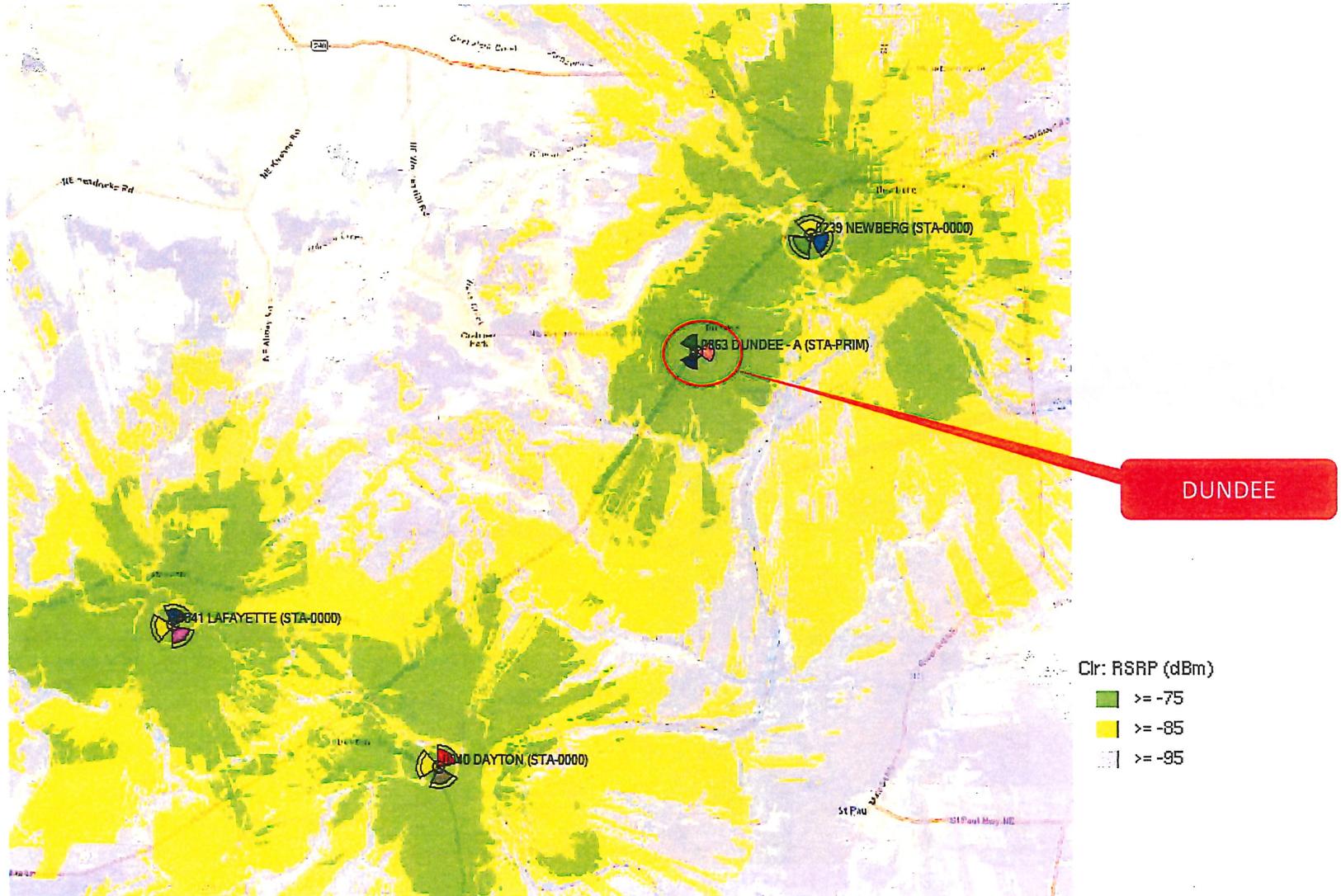
Coverage Area of Existing Site

The proposed DUNDEE site is a capacity site. This site will offload the existing sites Newberg, Dayton, Lafayette.

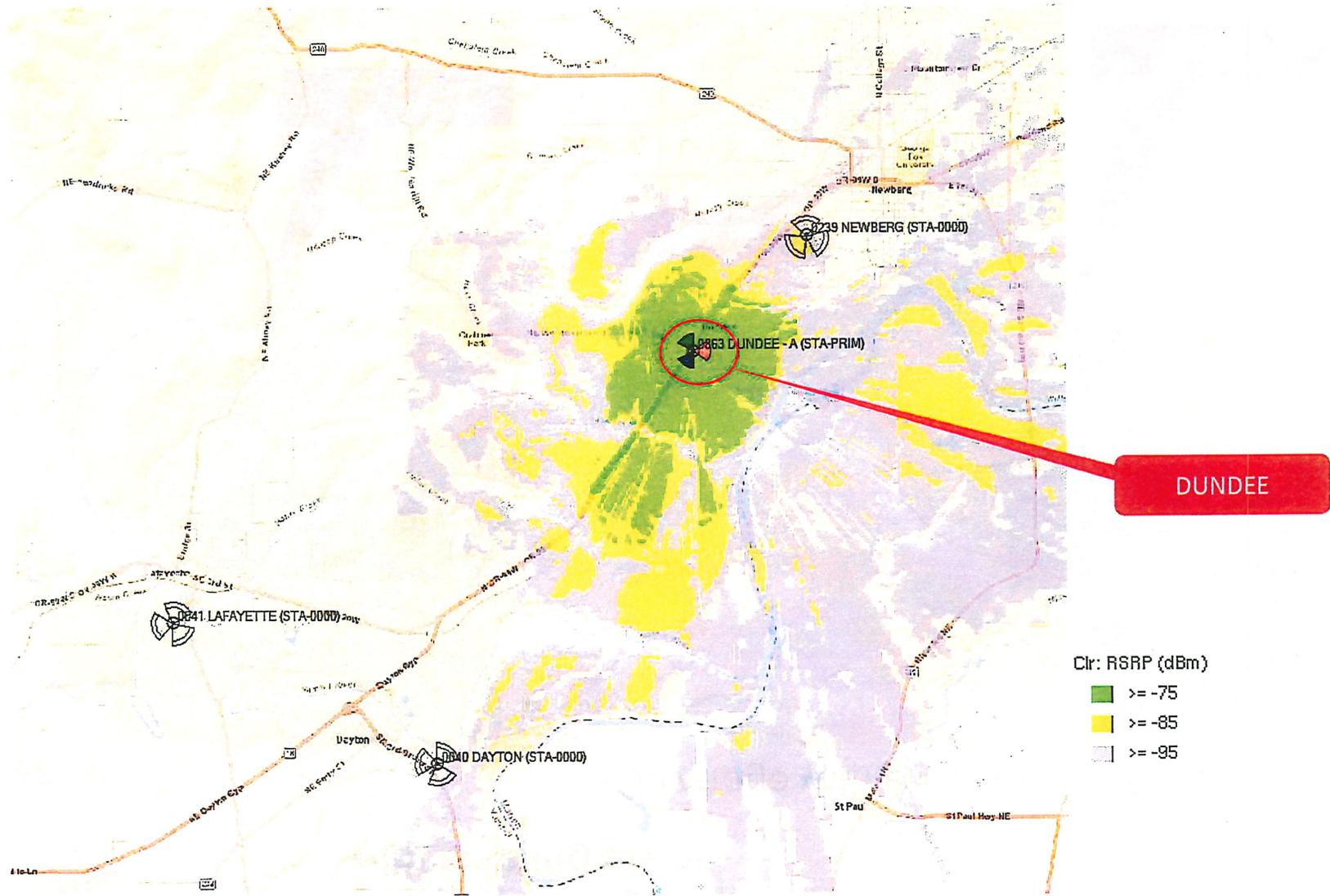


Coverage Area Offloaded by New Site at 74' antenna tip height

The proposed DUNDEE site is a capacity site. This site will offload the existing sites Newberg, Dayton, Lafayette.

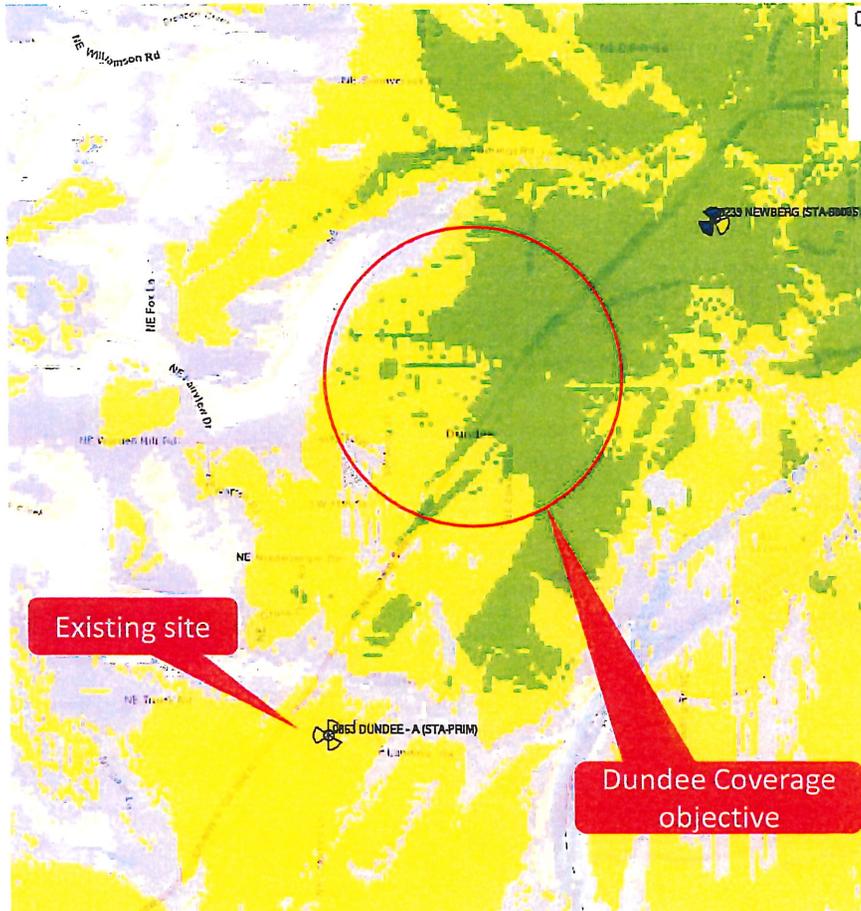


Coverage with DUNDEE Site at 74' antenna tip height

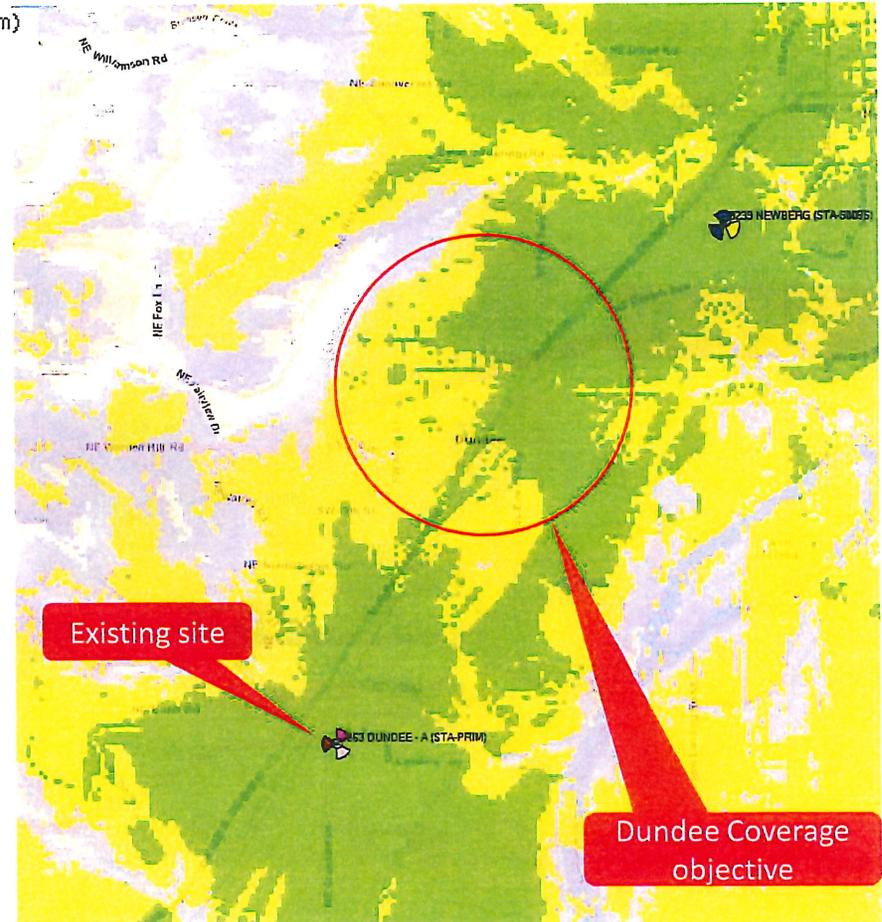


Coverage comparison with existing tower

Current coverage



Coverage with existing tower SW 1.3 miles



Existing tower located 1.3 miles SE of Dundee city will not improve coverage or capacity offload of existing sites.



Need Case for: DUNDEE

Summary: The existing sites Newberg, Dayton, Lafayette cannot carry the data traffic that exists in the area it serves. Also this site will improve coverage & data speed in Dundee city, 70' tower with an antenna tip height of 74' is what is required to cover the city off Dundee and provide offload to neighboring sites

Detail below:

- Exact data about sites is proprietary and cannot be disclosed due to competitive reasons.
- The existing cell sites Newberg, Dayton, Lafayette are forecasted to reach capacity in the near future.
- The new cell site DUNDEE will provide additional resources to existing sites. It will take some users off of existing sites, which will alleviate the capacity constraint.
- This will improve customer experience (faster webpage downloads and fewer drop calls).
- Without the new site DUNDEE, existing sites in area will reach capacity which will negatively impact customer's ability to make/receive calls and browse the internet.

Andrew H. Thatcher
www.rfthatcher.com

**Evaluation of Compliance with FCC Guidelines for
Human Exposure to Radiofrequency Radiation**

Site Address
759 N. Hwy 99W
Dundee, OR 97115

Site Name:
OR1 DUNDEE

Prepared for:
Acom Consulting Inc.



September 29, 2019
Prepared By:
Andrew H. Thatcher, MSHP, CHP

Introduction

This report assesses levels of exposure to radiofrequency (RF) energy from a modified Verizon Wireless base station, with antennas located on a monopole antenna at 759 N Highway 99W, Dundee OR 97115. After the proposed antenna modifications, the facility will include a total of 6 antennas mounted in three sectors. The antennas will be mounted at the elevation of 70' above grade. This report analyzes RF exposures outdoors at ground level from the proposed Verizon Wireless antennas as well as indoors and on the roof at the fire station.

Executive Summary

The calculations for outdoor ground level locations indicate that the Verizon Wireless antenna RF emissions are in compliance with the FCC general population limit as the maximum ground level outdoor exposure from all RF sources is less than <4% of the limit. The maximum indoor exposure at the fire station is significantly less than 1% of the FCC general population exposure limit.

Site Description

The project consists of modifications to a communications tower that will house the Verizon Wireless antennas. The Verizon Wireless data consists of three sectors of coverage using 700 MHz, 850 MHz, 1900 MHz and 2100 MHz frequency bands.

Based on a search conducted on www.antennasearch.com, no other significant (i.e. capable of significantly affecting compliance determinations of the present installation) RF emitting source exists within 2,000 of this location.

Outdoor Ground Level Exposure Evaluation

Equation 6 of OET Bulletin 65¹ is used as the basis for the calculations as it considers a truly worst case prediction of power density in an outdoor environment in which 100% of incoming radiation is assumed to reflect off a ground surface, resulting in a doubling of the predicted field strength and a four fold increase in power density. Indoor calculations would be lower than the outdoor calculations as complete ground reflection would not be included and a factor of ten reduction in signal strength due to attenuation through building materials is also considered. The formula is as follows:

$$S = [EIRP] / [\pi \cdot D^2]$$

WHERE:

S = Power density (mW/cm²)

EIRP = Effective isotropic radiated power (mW) (varies with angle as per manufacturer's specifications)

D = Hypotenuse distance (cm)

¹ Federal Communications Commission Office of Engineering and Technology. Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields. OET Bulletin 65. 1997.

Exposure Calculations

Table 1 shows the calculated Maximum Permissible Exposure (MPE) at 6' above ground assuming all antennas operating at 100% and complete ground reflection. The maximum cumulative exposure at any location was determined to be 0.03 mW/cm² or 3.06% of the FCC general public exposure limit. Table 1 also provides the maximum effective radiated power in each frequency band. All sectors are assumed to have a 0° downtilt resulting in the same predicted power density for all sectors. Note that the proposed monopole also has a microwave dish included in the design. The microwave was not included in the analysis due to the high gain of a microwave dish resulting in negligible exposure at heights other than in the main beam of the microwave.

Site Name:	Verizon OR1 Dundee					
Carrier Type	Worst Case ERP (watts)	Worst Case ERP (dBm)	Antenna Height (ft)	Maximum outdoor exposure (with ground reflection) (mW/cm ²)	% of Standard	General Population Exposure Limit (mW/cm ²)
Verizon 700 Upper LTE	3757	65.75	70	0.000	0.04%	0.497
Verizon 850	1598	62.04	70	0.000	0.05%	0.533
Verizon PCS	2750	64.39	70	0.009	0.87%	1.000
Verizon AWS	8336	69.21	70	0.021	2.10%	1.000
			Total	0.030	3.06%	

Note: "maximum outdoor exposure" is calculated at the point at ground level where the cumulative exposure from all sources is at a maximum

Calculated exposures on the roof of the fire station are less than 25% of the FCC general public exposure limit. Radio signal exposures inside the fire station from the proposed Verizon Wireless antennas will be very small, on the order of the exposure from the Wifi network at the station.

Discussion

The biological effects of RF energy have been extensively studied, and there are several thousand reports in the scientific literature on this subject. These reports have been critically reviewed by numerous independent panels, most recently the IEEE (formerly Institute of Electrical and Electronics Engineers) and the International Commission on Nonionizing Radiation Protection. These groups have affirmed existing health standards, or have developed and proposed standards for exposure to RF energy that are broadly similar to the FCC limits.

Conclusions/Recommendations

The calculations for outdoor ground level locations indicate that the Verizon Wireless antenna RF emissions are in compliance with the FCC general population limit as the maximum ground level outdoor exposure from all RF sources is less than <4% of the limit. The maximum indoor exposure at the fire station is significantly less than 1% of the FCC general population exposure limit.

It should be noted that wireless technology is changing rapidly, and companies including Verizon Wireless are frequently upgrading and introducing new services, and updating existing services to new technologies. Consequently the calculated exposure levels in Table 1 are based on current design data which may change in the future. However, as shown in Table 1, the RF exposure levels are a small fraction of the FCC exposure limits and any foreseeable upgrades to the site in the future are highly unlikely to affect its compliance with safety limits. However, compliance after major changes to the site should be established based on current design information.

Certification

I hereby certify the following:

1. I have read and fully understand the FCC regulations concerning RF safety and the control of human exposure to RF fields.
2. To the best of our knowledge, the statements and information disclosed in this report are true, complete and accurate, based on engineering design data for the site supplied to me.
3. The results of the analysis indicate that the site is in full compliance with the FCC regulations concerning RF exposure at all areas of public access.
4. Transmission equipment for the Verizon Wireless facility is certified by the FCC under the equipment authorization procedures set forth in the FCC rules. This assures that the wireless facility will transmit within assigned frequency bands, and at authorized power levels. The Verizon wireless facility will operate in accordance with all FCC rules regarding power, signal bandwidth, interference mitigation, and good RF engineering practices. The Verizon Wireless facility will comply with all FCC standards for radio frequency emissions.

Regards,



Andrew H. Thatcher, MSHP, CHP



October 4, 2017

Chelsea Burgwin
Acom Consulting
5200 SW Meadows Road, Suite 150
Lake Oswego, OR 97035

Re: Acoustical Report – Verizon OR1 Dundee
Site: 759 N Highway 99W, Dundee, OR, 97115

Dear Chelsea,

The following report presents a noise study for the proposed Verizon Wireless telecommunications facility 759 N Highway 99W in Dundee, Oregon. This noise study extends from the proposed equipment to the nearest properties. The purpose of this report is to document the existing conditions and the impacts of the acoustical changes due to the proposed equipment. This report contains data on the existing and predicted noise environments, impact criteria and an evaluation of the predicted sound levels as they relate to the criteria.

Ambient Conditions

Existing ambient sound levels of the site were measured on July 29, 2017 with a Svantek 971 Type 1 sound level meter. Measurements were conducted in accordance with Oregon Administrative Rules (OAR) 340-35-035 subsection (3)(b). The average ambient noise level was 57 dBA primarily due to noise from local automotive traffic on SW Taylors Ferry Road.

Code Requirements

The site is located within the City of Dundee Zoning jurisdiction on property with a "Public" zoning designation. The nearest receiving property is zoned Central Business District. For the purposes of Dundee Municipal Code 8.28.040 both of these zonings are considered Commercial.

The proposed new equipment includes equipment support cabinets and an emergency generator. The equipment support cabinets are expected to run 24 hours a day. The generator will run once a week during daytime hours for maintenance and testing purposes only.

Dundee Municipal Code limits noise to a Commercial property as follows:

Noise is limited to 60 dBA during daytime hours. During nighttime, defined as the hours between 10 p.m. and 7 a.m., maximum sound levels are reduced to 55 dBA. Since the support cabinets are expected to operate 24 hours a day, they must meet the 55 dBA nighttime limit.

The generator must not exceed 60 dBA when running during daytime hours for maintenance testing.

Predicted Equipment Sound Levels

The following table presents a summary of the equipment and their associated noise levels:

Table 1: Equipment Noise Levels

Equipment	dBA (each)	Quantity	Combined dBA @ 5 ft
Commscope RBA84 Power/ Battery Cabinet	64 dBA @ 5 ft	1	64
Charles PM63912	61 dBA @ 5 ft	3	66
Total dBA (All cabinets combined)			68

Methods established by ARI Standard 275-2010 and ASHRAE were used in predicting equipment noise levels to the receiving properties. Application factors such as location, height, and reflective surfaces are accounted for in the calculations.

The equipment will be located at grade surrounded by a 6'-0" chain-link fence with privacy slats. The nearest receiving property to the southwest is approximately 12 feet from the equipment. The following table presents the predicted sound level at the nearest receiving property:

Table 2: Predicted Noise Levels: Proposed Equipment Cabinets

Line	Application Factor	SW
1	Sound Pressure Level at 5 ft (dBA), Lp1	68
2	Distance Factor (DF) Inverse-Square Law (Free Field): $DF = 20 \cdot \log(d1/d2)$	-8 (12 ft)
3	New Equipment Sound Pressure Level at Receiver, Lpr (Add lines 1 and 2)	60

As shown in Table 2, the sound level from the proposed equipment is predicted to be 60 dBA at the southwest property, which does not meet the 55 dBA nighttime code limit. In order for the equipment to meet code, the following noise mitigation measures must be implemented.

Noise Mitigation

Noise levels will need to be reduced by 5 dB for the cabinets to meet the code limit at the southwest receiving property. To provide the noise reduction, a noise barrier will need to be installed between the equipment and the receiving property as follows:

Noise Barrier

- Install a noise barrier along the southwest side of the equipment as indicated by the bold red line in Figure 2.
- The top of the noise barrier shall be 6'-0" above grade.
- Construct the noise barrier with a solid material that has a surface mass of at least 2.5 lbs/sq ft. The following are common barrier materials that meet this requirement:
 - 3/4-inch exterior grade plywood
 - 16-gauge sheet metal
 - HardiPanel Vertical Siding or HardiBacker 1/2-inch
- Install sound absorbing material inside of the barrier with a minimum NRC rating of 0.80. The material should be installed between 1'-0" and 6'-0" above grade. Recommended products for this application include minimum 1" thick [F-Sorb](#).
- A detail of the barrier construction is presented in the following figure.

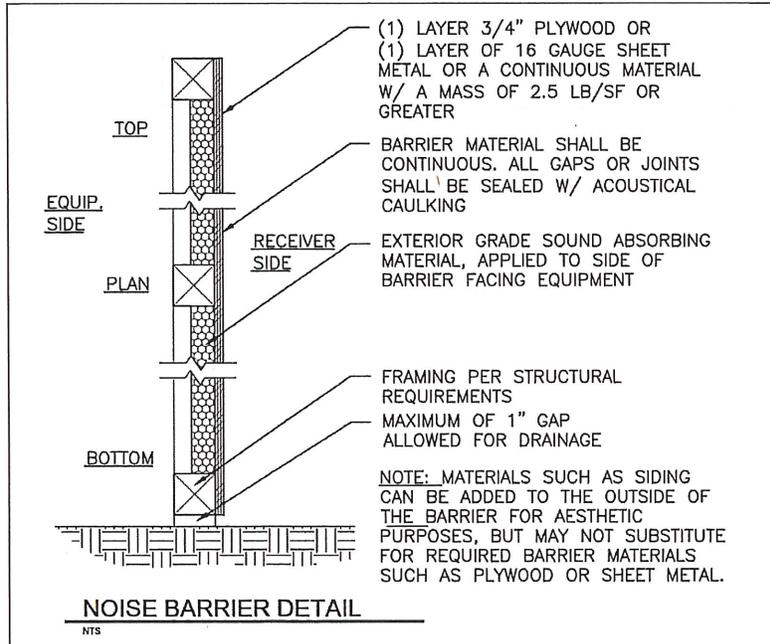


Figure 1: Noise Barrier Detail

The proposed equipment includes one Generac SDC20 20 KW generator with a Level 2 sound enclosure and has a sound level of 65 dBA at 23 feet. The nearest receiving property to the southwest is approximately 12 feet from the generator. The following are the predicted sound levels at the receiving property. Noise reduction from the proposed noise barrier is included in the calculation:

Table 4: Predicted Noise Levels: Proposed Emergency Generator

Line	Application Factor	SW
1	Equipment Sound Pressure Level at 23 ft. (dBA), Lp1	65
2	Noise reduction – noise barrier	-12
3	Distance Factor (DF) Inverse-Square Law (Free Field): $DF = 20\log(d1/d2)$	+6 (12 ft)
4	New Equipment Sound Pressure Level at Receiver, Lpr	59

As shown in Table 4, the sound pressure level from the generator will meet the 60 dBA code limit at the nearest receiving properties during test cycle operation.

Please contact us if you have any questions or require further information.

Sincerely,
SSA Acoustics, LLP



Alan Burt, P.E.
PARTNER



RENEWAL DATE: 12/31/17

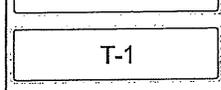
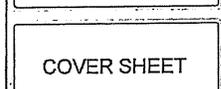
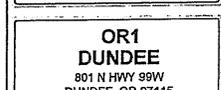
This report has been prepared for the titled project or named part thereof and should not be used in whole or part and relied upon for any other project without the written authorization of SSA Acoustics, LLP. SSA Acoustics, LLP accepts no responsibility or liability for the consequences of this document if it is used for a purpose other than that for which it was commissioned. Persons wishing to use or rely upon this report for other purposes must seek written authority to do so from the owner of this report and/or SSA Acoustics, LLP and agree to indemnify SSA Acoustics, LLP for any and all resulting loss or damage. SSA Acoustics, LLP accepts no responsibility or liability for this document to any other party other than the person by whom it was commissioned. The findings and opinions expressed are relevant to the dates of the works and should not be relied upon to represent conditions at substantially later dates. Opinions included therein are based on information gathered during the study and from our experience. If additional information becomes available which may affect our comments, conclusions or recommendations SSA Acoustics, LLP reserves the right to review the information, reassess any new potential concerns and modify our opinions accordingly.

**OR1
DUNDEE**
801 N HWY 99W
DUNDEE, OR 97115

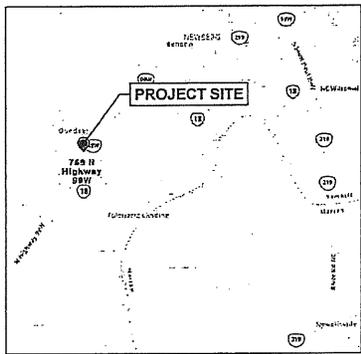


PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

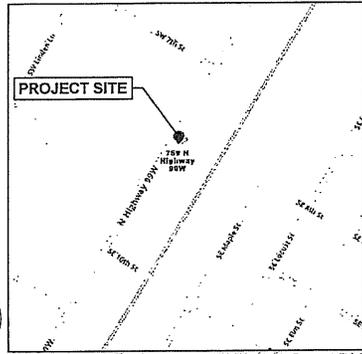
NO.	DATE	DRAWN	REVISION
A	08/15/15	RA	90% P2D REVIEW
B	09/13/15	RA	CLIENT COMMENTS



VICINITY MAP



AREA MAP



PROJECT CONTACT LIST

PROPERTY OWNER:
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CITY OF DUNDEE
PHONE: (503) 538-3922 EXT 103
ROB.DAYKIN@DUNDEECITY.ORG

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PORTLAND, OR 97230

IMPLEMENTATION CONTACT:
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ENGINEER OF RECORD:
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5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035

DRAWING INDEX

- T-1 COVER SHEET
- T-2 GENERAL NOTES AND SYMBOLS
- SV-1 TOPOGRAPHICAL SURVEY
- C-1 PROPOSED GRADING PLAN
- C-2 WALL CROSS SECTION
- C-3 PROPOSED UTILITY PLAN
- L-1 PROPOSED LANDSCAPE PLAN
- L-2 PROPOSED LANDSCAPE PLAN
- A-1 PROPOSED OVERALL SITE PLAN
- A-2 PROPOSED ENLARGED SITE PLAN
- A-2.1 PROPOSED EQUIPMENT PLAN
- A-3 PROPOSED SOUTHEAST EXTERIOR ELEVATION
- A-3.1 PROPOSED SOUTHWEST EXTERIOR ELEVATION

DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE - PORTLAND, OR:

DEPART NE 122ND BLVD TOWARD NE INVERNESS DR; TURN LEFT ONTO NE AIRPORT WAY; TAKE RAMP RIGHT FOR I-205 SOUTH TOWARD PORTLAND / SALEM; CONTINUE TO I-5S INTERCHANGE, MERGE ONTO I-5S. TAKE EXIT 294 FOR OR-99W TOWARD TIGARD/NEWBERG. MERGE ONTO OR-99W S/SW BARBUR BLVD/PACIFIC HWY N. CONTINUE TO FOLLOW OR-99W S/PACIFIC HWY W. SITE WILL BE ON THE LEFT BEHIND FIRE STATION.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

- OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
- 2012 IBC, STANDARDS AND AMENDMENTS - 2014 OSSC
 - 2012 IMC, STANDARDS AND AMENDMENTS - 2014 OISMC
 - 2012 IFC, STANDARDS AND AMENDMENTS - 2014 OFC
 - 2015 UPC, STANDARDS AND AMENDMENTS - 2017 OPSC
 - 2017 NEC, STANDARDS AND AMENDMENTS - 2017 OESC

PROJECT INFORMATION

CODE INFORMATION:
JURISDICTION: CITY OF DUNDEE
ZONING CLASSIFICATION: PUBLIC (FIRE STATION)
CONSTRUCTION TYPE: II-B
OCCUPANCY: UTILITY
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):

GROUND ELEVATION: 201.0' AMSL
STRUCTURE HEIGHT: 80.0' (TOP OF MONOPINE)

GEODEIC COORDINATES (NAD83):

LATITUDE: 45.276447° (45° 16' 35.21" N)
LONGITUDE: -123.011186° (123° 00' 40.27" W)

LEASE AREA SIZE:

507 S.F.

PARCEL SIZE:

1.48 ACRES

PARCEL NUMBER:

R3325CC06800

SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL NEW PANEL ANTENNAS, NEW MW, NEW OVP'S, HYBRID CABLES AND RRUS ON A NEW 80' STEALTH MONOPINE. THE PROPOSED EQUIPMENT SHALL BE LOCATED ADJACENT TO THE POLE INSIDE A 13'X33' FENCED LEASE AREA. LEASE AREA INCLUDES A 5'-0" LANDSCAPE BUFFER.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

COVER SHEET

T-1

GENERAL NOTES

- WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS, ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE IDENTIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
- ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
- THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.
- THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
- THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION, ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
- WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
- WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
- THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

- VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
- VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.
- IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDLED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
- THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
- IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNERS REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
- IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.
- PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION FROM THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
- IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
- IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS PROVIDE A COMPLETE, ADEQUATE, AND SAFE WORKING CONDITION. THEN IT SHALL BE THE DESIRED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
- THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LINE/ANTENNA NOTES

- ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A505. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
- NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY MAGNETIC NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
- PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
- THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
- MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 3" RADIUS.
- FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS. USE A TWO-BOLT HOLE NEMA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.
- FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORN CHEMICAL COMPANY.
- REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING. USE ERICO T-319 GALVANIZING BAR/COIL GALVANIZING PAINT.
- SEAL ALL CONDUIT PENETRATIONS INTO MODULAR BUILDING WITH A SILICONE SEALANT AND ALL CONDUIT OPENINGS.
- ANTENNAS AND COAX TO BE PROVIDED BY VERIZON WIRELESS, CONTRACTOR TO COORDINATE DELIVERY.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	08/18/19	RA	50% P2D REVIEW
B	08/13/19	RM	CLIENT COMMENTS

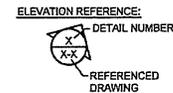
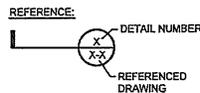
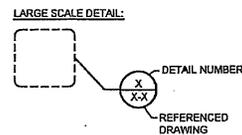
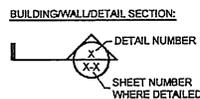


PROJECT INFORMATION

- THIS IS AN UNMANNED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
- VERIZON WIRELESS CERTIFIES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS EMPLOYEE SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY. THIS FACILITY IS UNOCCUPIED AND NOT DESIGNED FOR HUMAN OCCUPANCY THUS IT IS NOT OPEN TO THE PUBLIC.
- THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
- NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
- NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
- NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
- VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

LEGEND

ABBREVIATIONS:
(E) EXISTING
(P) PROPOSED



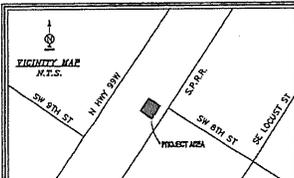
IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

OR1
DUNDEE
801 N HWY 99W
DUNDEE, OR 97115

GENERAL NOTES
AND SYMBOLS

T-2



UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE CORRECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND DEVELOPERS TO CONTACT PUBLIC UTILITY LOCATING SERVICES AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR SUBSTITUTION IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD ZONE
THIS PROJECT APPEARS TO BE IN FLOOD ZONE X, NO BASE FLOOD ELEVATION DETERMINED. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD HAZARD RATE MAP, PARCEL 201 OF 675, MAP NUMBER 1410701000, DATED MARCH 2, 2010.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE H.A.D.3 COORDINATE SYSTEM OREGON STATE PLANE COORDINATE NORTH ZONE, OBTAINED BY REAL TIME KINEMATIC (RTK) GPS DATA. PROCESSED/CORRECTED ON THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) C.O.G.S. NETWORK.

SURVEYOR'S NOTES
THE DESCRIPTION OF PROPERTY BOUNDARY SHOWN HEREON REPRESENT THAT INFORMATION PROVIDED AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE LEASE AREA(S) & ASSOCIATED EASEMENTS. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED BY RECORD/TITLE AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF N.G.S. "EOD 154" MODELED SEPARATIONS TO ELPSSO HEIGHTS DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA. PROCESSED/CORRECTED ON THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) C.O.G.S. NETWORK. ALL ELEVATIONS SHOWN HEREON ARE IN FEET AND INDICATED TO HIGHLIGHT.

LEASE AREA LEGAL DESCRIPTION
THAT PORTION OF A TRACT OF LAND BEING ALL OF LOTS 1, 2, 3 AND 4, AND A PORTION OF LOT 5, BLOCK 24, OF THE TOWNSHIP OF DUNDEE AND DUNDEE OCHSAND HOMES NO. 1, AND A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 1985-25, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF DUNDEE, YAMHILL COUNTY, OREGON, SAID TRACT OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK 24 OF SAID TOWNSHIP OF DUNDEE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SE 8TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE S.P. RAILROAD RIGHT OF WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREON DESCRIBED; THENCE SOUTH 30°28'25" WEST, ALONG SAID S.P. RAILROAD RIGHT OF WAY, A DISTANCE OF 106.33 FEET TO A POINT; THENCE NORTH 59°21'21" WEST, PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SE 8TH STREET, A DISTANCE OF 207.25 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY 99; THENCE NORTH 30°28'25" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 106.33 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY OF SAID SE 8TH STREET; THENCE SOUTH 59°21'21" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 206.85 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREON DESCRIBED, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, THENCE NORTH 33°15'07" EAST ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 8.31 FEET; THENCE LEAVING SAID SOUTHWESTERLY LINE, NORTH 54°40'02" WEST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 59°21'21" WEST, A DISTANCE OF 23.00 FEET; THENCE NORTH 33°15'07" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 54°40'02" EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 33°15'07" WEST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 232.50 SQ. FT.

ACCESS EASEMENT LEGAL DESCRIPTION
THAT PORTION OF A TRACT OF LAND BEING ALL OF LOTS 1, 2, 3 AND 4, AND A PORTION OF LOT 5, BLOCK 24, OF THE TOWNSHIP OF DUNDEE AND DUNDEE OCHSAND HOMES NO. 1, AND A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 1985-25, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF DUNDEE, YAMHILL COUNTY, OREGON, SAID TRACT OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK 24 OF SAID TOWNSHIP OF DUNDEE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SE 8TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE S.P. RAILROAD RIGHT OF WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREON DESCRIBED; THENCE SOUTH 30°28'25" WEST, ALONG SAID S.P. RAILROAD RIGHT OF WAY, A DISTANCE OF 106.33 FEET TO A POINT; THENCE NORTH 59°21'21" WEST, PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SE 8TH STREET, A DISTANCE OF 207.25 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY 99; THENCE NORTH 30°28'25" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 106.33 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY OF SAID SE 8TH STREET; THENCE SOUTH 59°21'21" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 206.85 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREON DESCRIBED, BEING A 12.00 FOOT WIDE STRIP OF WAY LINE, LIVING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CORNERLINE:
COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, THENCE NORTH 33°15'07" EAST ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 8.31 FEET; THENCE LEAVING SAID LINE, NORTH 54°40'02" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 33°15'07" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 54°40'02" EAST, A DISTANCE OF 23.00 FEET; THENCE NORTH 33°15'07" WEST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 54°40'02" WEST, A DISTANCE OF 23.00 FEET; THENCE NORTH 33°15'07" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 5,514 SQ. FT. MORE OR LESS

LESSOR'S LEGAL DESCRIPTION (PARCEL R3325CC00800)
LOTS 18 AND 11, BLOCK 23, TOWN OF DUNDEE, YAMHILL COUNTY, OREGON.

RECORDED INFORMATION
REFERENCE IS MADE TO THE RECORD TITLE REPORT ORDER #1718403291, ISSUED BY TITUS TITLE COMPANY OF OREGON, DATED JULY 14, 2016. ALL EASEMENTS CONTAINED WITHIN SAID RECORD TITLE REPORT AFFECTING THE ABOVE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:
ITEMS 1, 2 AND 3 ARE NOT A SURVEY MATTER.
ITEM 4: ZONE CHANGE FOR VACATED 8TH STREET (ADOPTED 8TH STREET VACATION AND ZONE CHANGE) DETERMINED BY THE SURVEYORS OPINION IS THAT NO RECORDED INFORMATION ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED WIRELESS FACILITY PREMISES SHOWN HEREON.

LESSOR'S LEGAL DESCRIPTION (PARCEL R3325CC00900)
LOTS 1, 2, 3 AND 12, BLOCK 23, IN THE TOWN (NOW CITY) OF DUNDEE, COUNTY OF YAMHILL, STATE OF OREGON.

RECORDED INFORMATION
REFERENCE IS MADE TO THE RECORD TITLE REPORT ORDER #1718403291, ISSUED BY TITUS TITLE COMPANY OF OREGON, DATED JULY 14, 2016. ALL EASEMENTS CONTAINED WITHIN SAID RECORD TITLE REPORT AFFECTING THE ABOVE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:
ITEMS 1 AND 2 ARE NOT A SURVEY MATTER.
ITEM 3: ZONE CHANGE FOR VACATED 8TH STREET (ADOPTED 8TH STREET VACATION AND ZONE CHANGE)
ITEM 4: DEED PRIOR TO CURRENT PROPERTY DESCRIPTION, (DOES NOT AFFECT THE PROJECT AREA)
THE SURVEYORS OPINION IS THAT NO RECORDED INFORMATION ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED WIRELESS FACILITY PREMISES SHOWN HEREON.

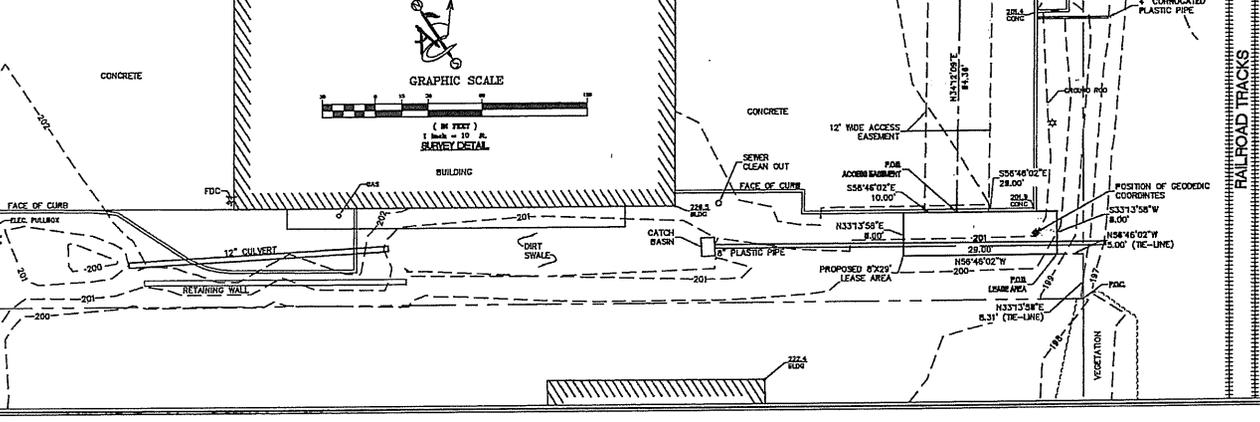
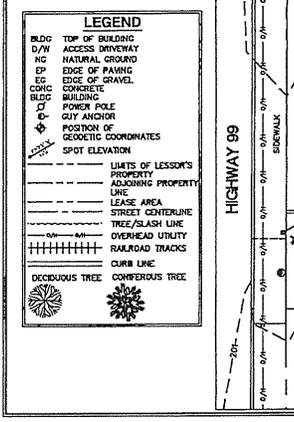
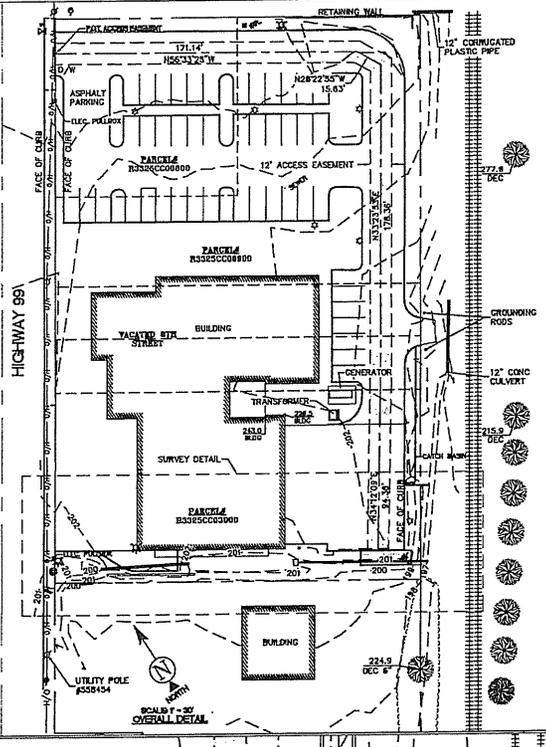
LESSOR'S LEGAL DESCRIPTION (PARCEL R3325CC01900)
A TRACT OF LAND, BEING ALL OF LOTS 1, 2, 3 AND 4, AND A PORTION OF LOT 5, BLOCK 24, OF THE TOWNSHIP OF DUNDEE AND DUNDEE OCHSAND HOMES NO. 1, AND A PORTION OF PARCEL 1 OF PARTITION PLAT NO. 1985-25, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 3 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF DUNDEE, YAMHILL COUNTY, OREGON, SAID TRACT OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT A 1/2 INCH IRON PIPE FOUND AT THE MOST EASTERLY CORNER OF SAID LOT 1, BLOCK 24 OF SAID TOWNSHIP OF DUNDEE, SAID POINT BEING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SE 8TH STREET WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE S.P. RAILROAD RIGHT OF WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREON DESCRIBED; THENCE SOUTH 30°28'25" WEST, ALONG SAID S.P. RAILROAD RIGHT OF WAY, A DISTANCE OF 106.33 FEET TO A POINT; THENCE NORTH 59°21'21" WEST, PARALLEL WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SE 8TH STREET, A DISTANCE OF 207.25 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGHWAY 99; THENCE NORTH 30°28'25" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 106.33 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY OF SAID SE 8TH STREET; THENCE SOUTH 59°21'21" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 206.85 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND HEREON DESCRIBED.
TOGETHER WITH THAT PORTION OF VACATED SE 8TH STREET BOUNDING THEREBY BY RESOLUTION OF CITY OF DUNDEE, ORDINANCE NO. 316-2012, RECORDED JANUARY 24, 2013, RECORDER'S NO. 20130102.

RECORDED INFORMATION
REFERENCE IS MADE TO THE RECORD TITLE REPORT ORDER #1718403291, ISSUED BY TITUS TITLE COMPANY OF OREGON, DATED JULY 14, 2016. ALL EASEMENTS CONTAINED WITHIN SAID RECORD TITLE REPORT AFFECTING THE ABOVE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:
ITEMS 1, 2 AND 3 ARE NOT A SURVEY MATTER.
ITEMS 4 AND 5: ZONE CHANGE FOR VACATED 8TH STREET (ADOPTED 8TH STREET VACATION AND ZONE CHANGE)
THE SURVEYORS OPINION IS THAT NO RECORDED INFORMATION ITEMS PROVIDED BY SAID REPORT AFFECT THE PROPOSED WIRELESS FACILITY PREMISES SHOWN HEREON.

POSITION OF GEODETIC COORDINATE
LATITUDE 45° 10' 33.21" (45.278447) NORTH (NAD83)
LONGITUDE 123° 00' 40.27" (-123.011189) WEST (NAD83)
ELEVATION = 201.0' (DIAG98)

SURVEY DATE
JULY 28, 2016



verizon
5430 NE 122ND AVE.
PORTLAND, OR 97230

PROJECT INFORMATION:
OR1 DUNDEE
759 N. HWY. 99W
DUNDEE, OR 97115
YAMHILL COUNTY

ORIGINAL ISSUE DATE:
08/04/2016

REV.	DATE	DESCRIPTION	BY
0	8/04/16	REVIEW MAP	AC
1	8/04/16	GEO COORD	AC
2	8/23/16	ADD TITLE	AC
3	1/26/17	ADD LEASE	AC
4	6/12/17	REV. LEASE AREA	RC
5	7/26/17	REV. ACCESS	DH
6	1/11/18	REV. LEASE AREA	SR

PLANS PREPARED BY:

Acom
CONSULTING INC.

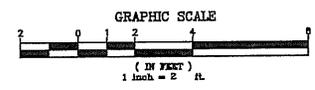
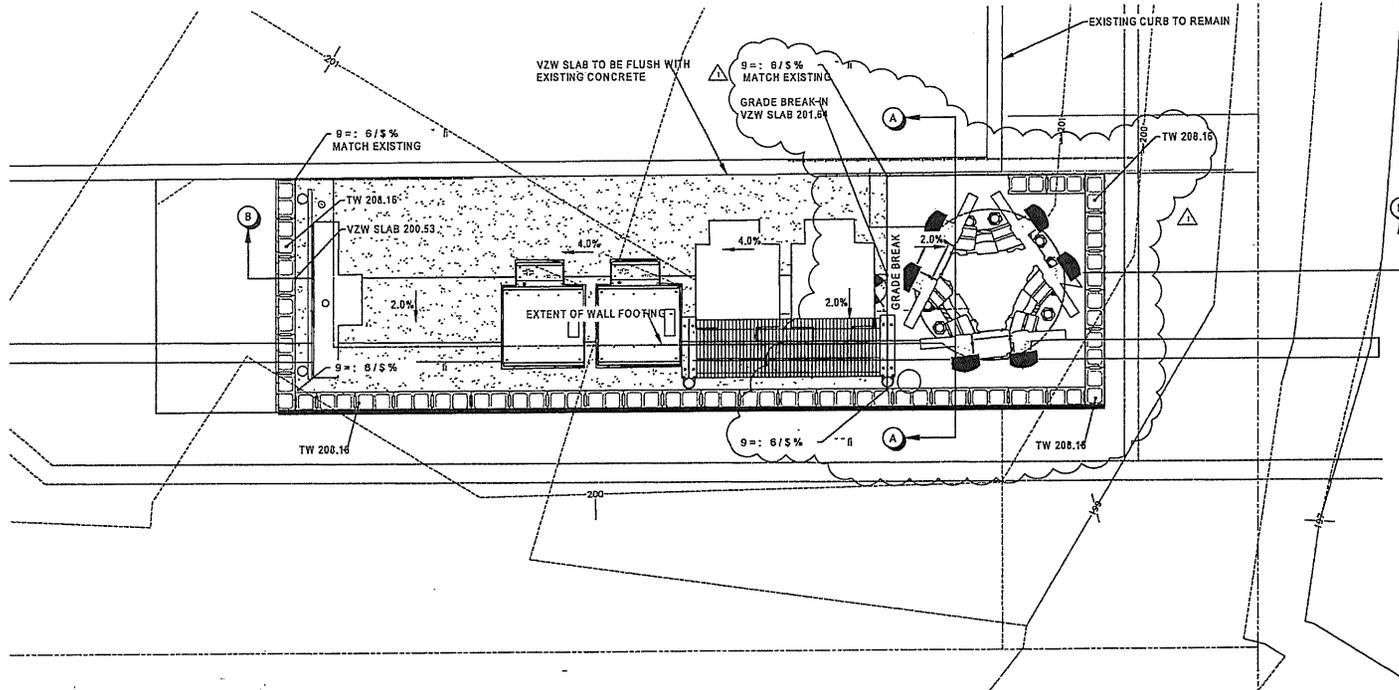
Ambit
245 SAINT HELENS AVE. SUITE 3A
TACOMA, WA 98403 (203)372-8101

DRAWN BY: _____ CHK. _____ APV. _____
AC SR DG

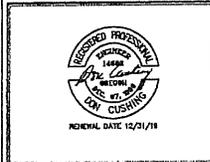
LICENSER:
PRELIMINARY

SHEET TITLE:
SITE SURVEY

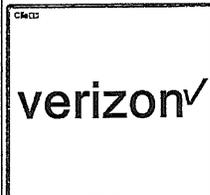
SHEET NUMBER:
SV-1



DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND SPACES CORNER TO CORNER. ALL DIMENSIONS AND SPACES SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. ALL DIMENSIONS AND SPACES SHALL BE VERIFIED BY THE LATEST REVISION. ALL DIMENSIONS AND SPACES SHALL BE VERIFIED BY THE LATEST REVISION. ALL DIMENSIONS AND SPACES SHALL BE VERIFIED BY THE LATEST REVISION. ALL DIMENSIONS AND SPACES SHALL BE VERIFIED BY THE LATEST REVISION.



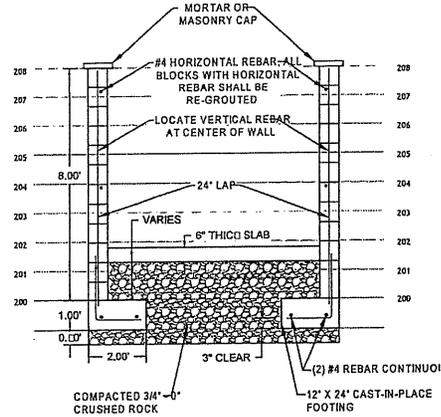
NO.	DATE	REVISION
A	6/12/2017	INITIAL SUBMITTAL
B	1/17/2018	REVISION 1
C	-	-
D	-	-
E	-	-
F	-	-
G	-	-



PROJECT NO:
OR4 DUNDEE
 TOWN, HWY 120W
 DUNDEE, CT 07110

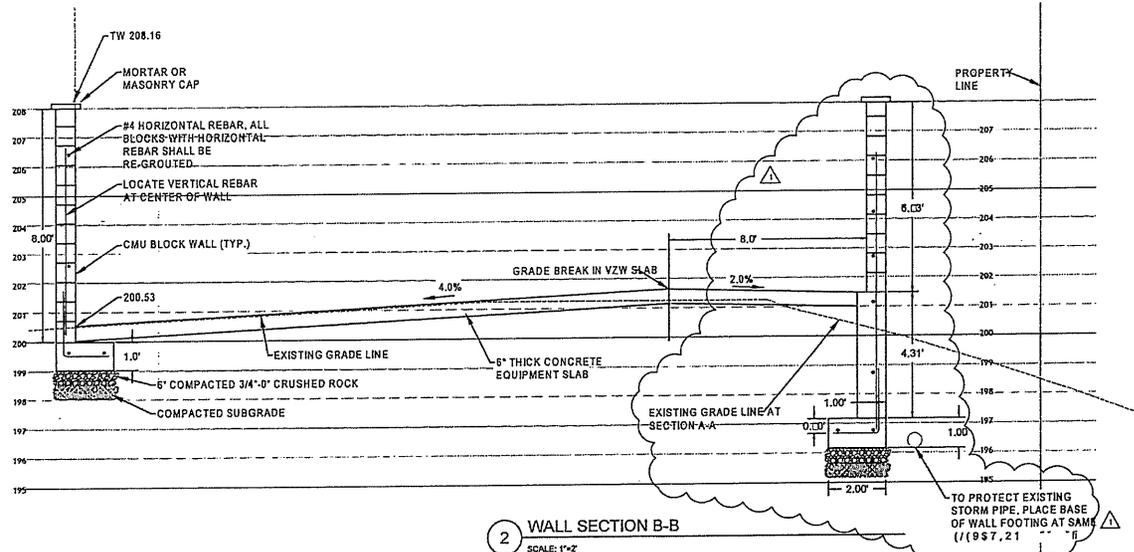
PROJECT TITLE:
GRADING PLAN

PROJECT NO. CHG:	DCR:
DATE:	DATE:
PROJECT ENGINEER:	PROJECT CHECK ENGINEER:
REVISIONS:	SCALE:
	C-1

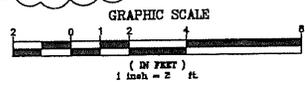


1 WALL SECTION A-A
SCALE: 1"=2'

- NOTES:
1. CONCRETE SHALL BE MINIMUM 3,000 PSI STRENGTH IN 28 DAYS.
 2. CMU BLOCKS SHALL BE GRADE "N" ASTM C39-93.
 3. REBAR SHALL BE ASTM A-615 GRADE 40 OR GRADE 60.



2 WALL SECTION B-B
SCALE: 1"=2'



FOR ANY SCALE DRAWINGS, CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADDRESS CORRECTIONS TO ANY ERRORS OR OMISSIONS FOR VARIANCE OR MODIFICATION TO WORK. WORK SHALL BE IMPLEMENTED WITHOUT PROMPT WRITTEN APPROVAL. ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DIMENSIONS AND SPECIFICATIONS BELONG TO THE PROPERTY OF HCCA CORPORATION.



NO.	DATE	DESCRIPTION
A	01/20/2017	INITIAL SUBMITTAL
B	11/7/2018	REVISION 1
C	-	-
D	-	-
E	-	-
F	-	-
G	-	-
H	-	-
I	-	-
J	-	-

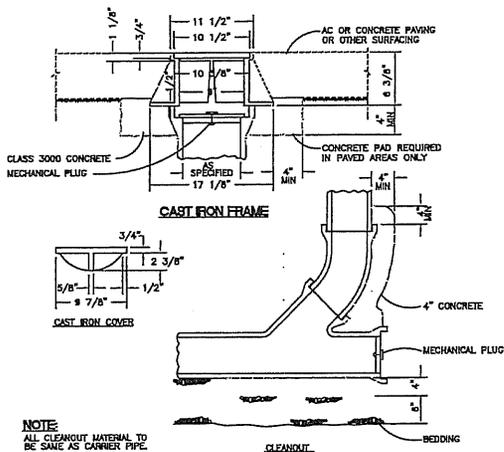
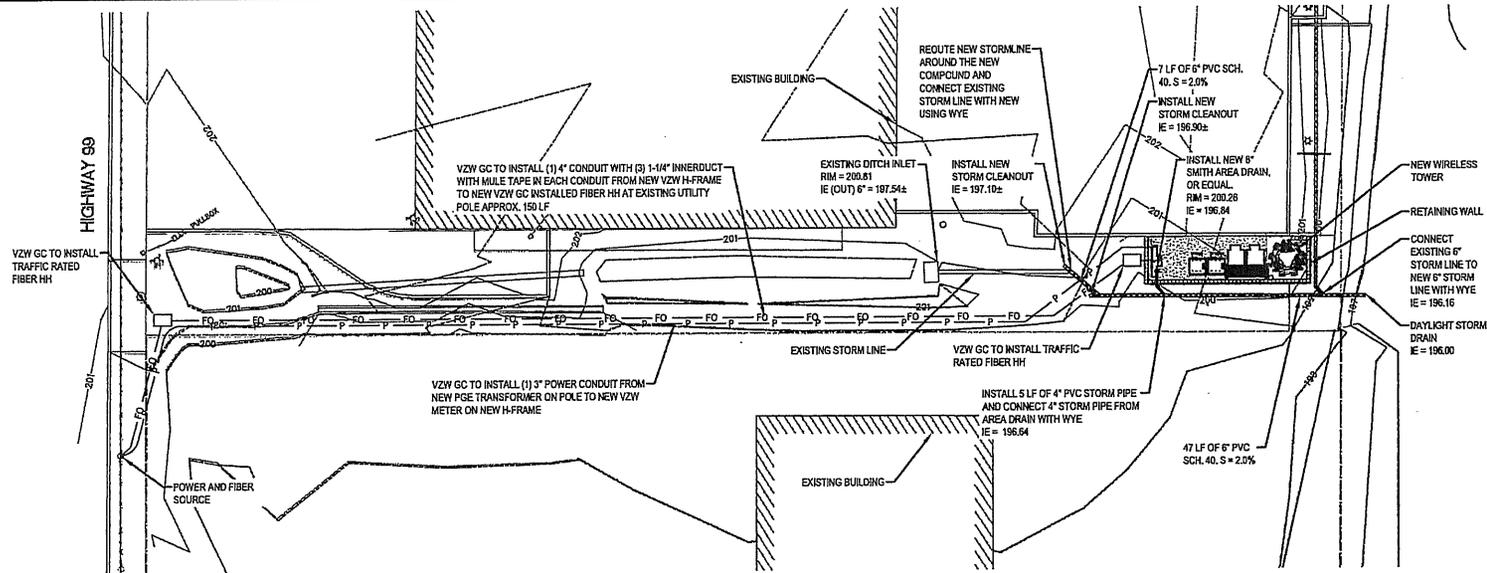


PROJECT NO: OR4 DUNDEE
700 N. HWY 60W
DUNDEE, OR 97110

DRAWING TITLE: WALL CROSS SECTIONS

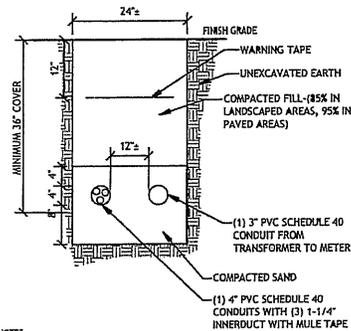
PROJECT NO:	DATE:
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PROJECT NO:	DATE:
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PROJECT NO:	DATE:
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PROJECT NO:	DATE:
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C-2



NOTE:
ALL CLEANOUT MATERIAL TO BE SAME AS CARRIER PIPE.

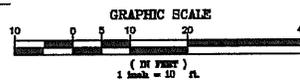
1 CLEANOUT
N.T.S.



NOTES:
1. EXCAVATE TO REQUIRED DEPTH
2. VERIFY ALL TRENCHING REQUIREMENTS PER LOCAL UTILITIES.
3. CONTRACTOR TO PROVIDE (1) 300 POUND NYLON PULL CORD AND CONDUCTORS AS REQUIRED PER CONDUIT.

2 TRENCH SECTION
N.T.S.

GENERAL NOTE:
CONTRACTOR TO VERIFY INVERTS ON STORM SYSTEM AND REPORT BACK TO ENGINEER PRIOR TO CONSTRUCTION



cushing
CONSULTING INC.
Ray Cushing Associates Civil Engineers
107 SE Washington Street, Suite 202
Portland, OR 97214
(503) 251-3333
www.cushing-eng.com

DO NOT SCALE DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MAKE CORRECTIONS OF ANY ERRORS OR OMISSIONS. NO WARRANTIES OR REPRESENTATIONS TO WORK. ANYTHING SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED BY THIS LATEST EDITION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.



No.	Date	Revision
A	01/20/17	INITIAL SUBMITTAL
B	01/17/2018	REVISION 1
C	03/29/2018	REVISION 2
D	-	-
E	-	-
F	-	-
G	-	-

Client:
verizon

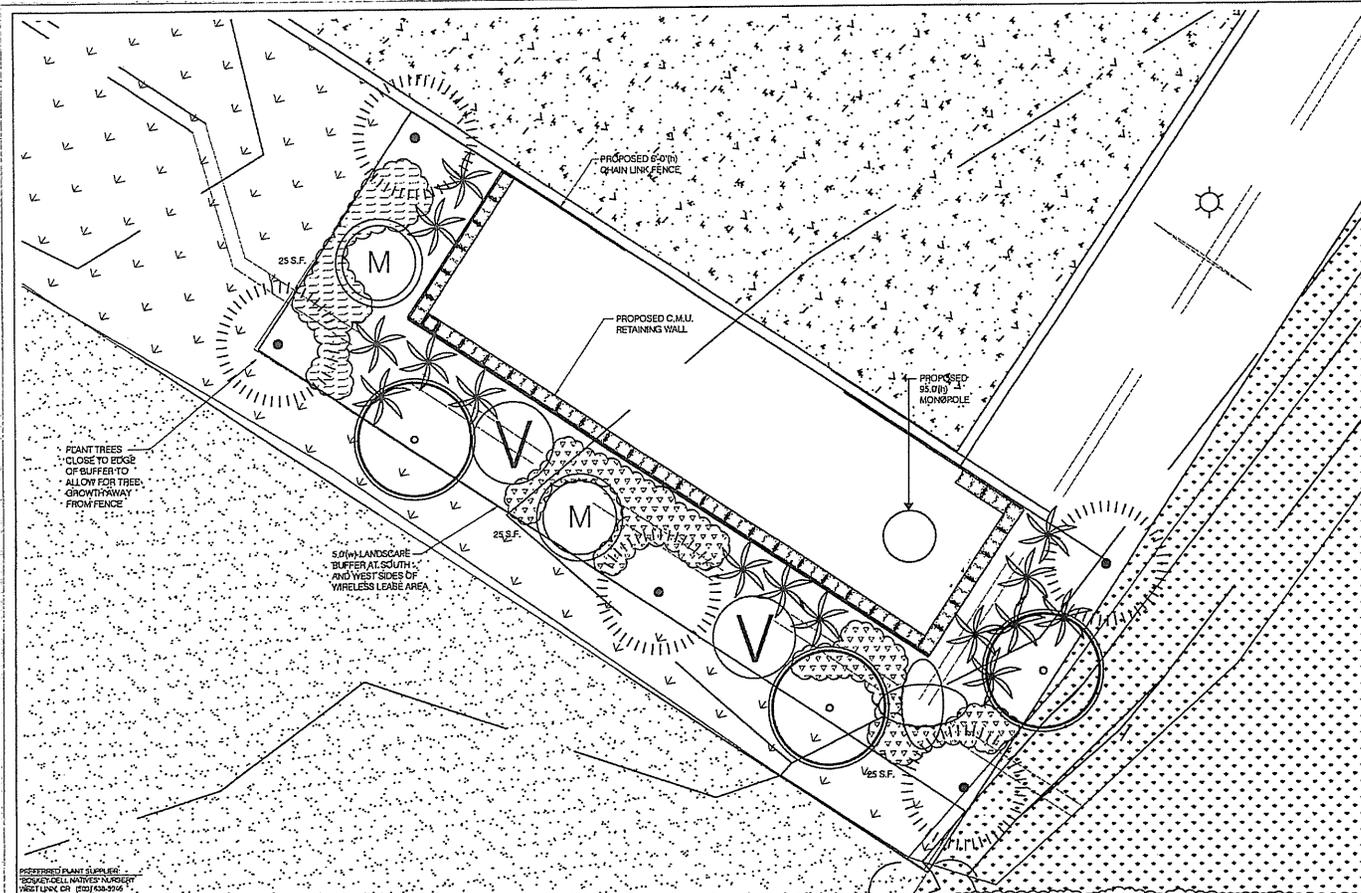
Implementation and A&E Team:
Acom
CONSULTING INC.

Project Info:
OR4 DUNDEE
750 N. 1907 99th
DUNDEE, OR 97115

Drawing Title:
UTILITY PLAN

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision File:	Sheet No:

C-3



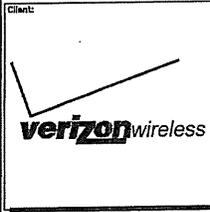
- ### LANDSCAPE NOTES
- Plant material shall conform to guidelines established by the American Horticultural Society or the American Gardeners for Nursery Stock. Description of plants shall be reduced to the number of specimens from City nursery plants of equal size to original plant. Plants are under a 1-year warranty from date of installation. Contractor shall maintain landscape under this contract for entire 1-year period by a proper maintenance. Provide written maintenance report for a complete calendar year to the Owner to assure proper long-term maintenance of landscape and assure landscape maintenance from Contractor to Owner and to assure landscape is continuously maintained.
 - The landscape contractor shall field locate all utility lines prior to the commencement of work. The use of on-site utility plans as a part of its contract are available for review.
 - All plants shall be boxed & burlapped or container grown as specified. No container grown stock will be accepted if it is deemed to be root bound. All plant root wrapping material shall be removed. No bare root stock will be accepted unless accompanied by a valid log approval.
 - Plants shall originate from established nurseries located within the region of project. Plants that are not available in the specified or nearby area may be secured from outside the region if submitted for review and approval.
 - All plants shall meet the minimum size specified on the plan. One plant from each grouping that is selected, including the plant name and size. Tags shall then be removed after review.
 - All plants shall be sprayed with anti-desiccant within the first 24 hours.
 - All plants shall be installed per the planting details. Alternate stocking methods may be proposed for review and approval.
 - Stockpile material upon delivery to the site in a shady location, unshaded in sunlight or mulch. Stockpile all plants near a source of water - water at least once a day to maintain healthy plant stock.
 - A pre & post-emergent herbicide shall be applied to all planter beds. Herbicide shall be Surflan A.D. (containing methyl fluroxypyr) at a rate of 4 quarts per acre. Adhere to all product manufacturer's directions and recommendations. Adhere to all environmental regulations. Do not apply to areas that drain directly into an environmentally sensitive area. Do not apply when wind speed is greater than 5 mph.
 - Anticollision and landscape lighting shall be performed with the type to be selected by the contractor and submitted in writing for review and approval. First of purchase receipt shall be submitted.
 - Planting beds shall have a minimum of 2" (2") layer of medium-grade bark or ground rock mulch where indicated. Rate beds smooth. Tamp down area to compact, distribute to compact. Use only additional bark to 1/4" (1/2") below finish grade of conc. surface, (where occurring).
 - Install all plants during favorable weather and within seasonal planting limitations. Do not install plants when only high temperatures exceed 90°F (90) degrees or low temperatures are below 25°F (25) degrees. Fluctuating temperatures may need to be staggered by 3 consecutive nights of local weather. Weather data will be from the nearest airport location to project site (McClellan Municipal Airport).
 - Apply fertilizer tablets as indicated in the following table:

1 gallon	Shrub	= 2 tablets
2.5 gallon	Shrub	= 3 tablets
1.2 cal. - 2.2 cal.	Deciduous tree	= 3 tablets
2.2 cal. - 3.2 cal.	Deciduous tree	= 3 tablets
6.0" - 8.2" high	Evergreen tree	= 7 tablets
 - A tick of maintenance shall constitute a violation of the local Municipal Development Code.
 - Landscape trees on private property shall be reasonably maintained by Owner or Lessee of the property as to pruning, watering or other requirements to create an attractive, safe appearance for development.
 - At tree locations that are 4" or less to a utility structure, pipe, cable, electrical or signal, a root barrier panel shall be installed on the side of the root ball that is closest to item that is to be protected. Barriers shall be One Foot (12") x 24" (24") x 1/8" (1/8") thick panels with permanent panel bracing to allow groundwater to flow freely and not the being upward root ball and sign a straight fashion. Keep top of root barrier's double-top edge at least 1/2" above 6" (6") grade.
 - Landscape Contractor shall provide watering of plants every other day after installation for 7 weeks. Thereafter, Landscape Contractor shall water once a week for one year beginning on September 15th to coincide with normal period, new plant installation needs to be fully established. A nearby water source is not available, use water truck.
 - Contract water sources at each large shrub & tree location to assist in watering remainder toward end zone. Add 500 milliliter volume at plant plus as is recommended by manufacturer. At steep slope locations, stake trees & provide water catchment (low beets) at foot of slope.

DO NOT SCALE DRAWING. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ASSESS COMPLETION OF ANY UTILITY LOCATIONS. ALL DIMENSIONS SHALL BE INDICATED WITHOUT PRIOR WRITTEN PERMISSION. ALL DIMENSIONS SHALL BE INDICATED AND SUPERSEDED BY THE LATEST REVISION. ALL DIMENSIONS ARE SPECIFIED FROM THE PROPERTY OF ASPIEN CORPORATION.



No.	Date	Revision
A	08.12.17	Less Area Shift
B	01-11-18	Reduced enclosure (East)
C	05-11-18	Site Landscape Area
D	-	-
E	-	-



Design Consultant:
ASPIEN DESIGN GROUP
 2500 N. 20th Street
 STE 200
 CLATSOP, WA 98607
 CONTACT: PAUL J. DEORAZIO

LANDSCAPE ARCHITECTURE SITE PLANNING

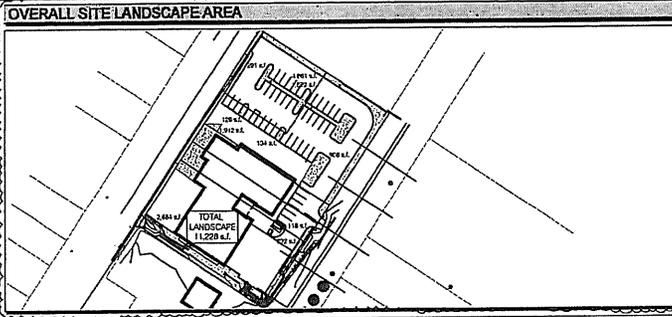
Project Info:
OR1
DUNDEE
 759 N. HWY 99W
 DUNDEE, OR 97115

Drawing Title:
PROPOSED LANDSCAPE PLAN

Project Number: 03/29/17
 Date:
 Draftsman: PD
 Designer:
 Project Manager: PD
 Professional of Record:
 Revision No: 0
 Sheet No: L-1

LANDSCAPE SCHEDULE

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DROUGHT	NATIVE	COMMENTS
	(M)	AVELANCHER ALNIFOLIA	SERVICEBERRY	1.5' CAL.	3	●●●	YES	FULL DENSE
	(V)	PNUS CONTORTA	SHORE PINE	07' (7'4")	5	●●●	YES	FULL DENSE, FUTURE MAINTENANCE PRACTICE MUST PLANT TREE TO ALLOW FENCE CLEARANCE AS TREE MATURES.
SHRUBS	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DROUGHT	NATIVE	COMMENTS
	(M)	MAHONIA AQUALIFOLIA	TALL OREGON GRAPE	30" (30")	2	●●●●	YES	IF NEEDED TO SUBSTITUE, ASSURE HEIGHT WILL ACHIEVE 6' AND IS NARROW IN WIDTH, NOT WIDE SPREADS
	(V)	PHALADIPUS LEWISII	MOCK ORANGE	30" (30")	1	●●●	YES	WELL-SHAPED SHRUB FORM
	(V)	VACCINIUM OVATIFOLIA	EVERGREEN HUCKLEBERRY	30" (30")	2	●●●	YES	WELL-SHAPED SHRUB FORM
GROUND COVER	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DROUGHT	NATIVE	COMMENTS
	(S)	ARCTOSTAPHYLOS UVA-URSI	WINTERGREEN	1 G4	50 S.L.	●●●●	YES	SPACE @ 15" O.C., SPANGLAR SPACING
	(S)	POLYSTICHUM MUNITZII	WESTERN SWORD FERN	1 G4	15	●●●	YES	EVERGREEN, FULL-FINDING FORM, INFILL PLANT, NOT INTENDED FOR SCREENING PURPOSES.
	(S)	SEDUM OREGANUM	OREGON STONECROP	4" PM	25 S.L.	●●●●	YES	SPACE @ 12" O.C., PLANT HIGH IN 2"(6) GRIMEL 10P 10.0.0.

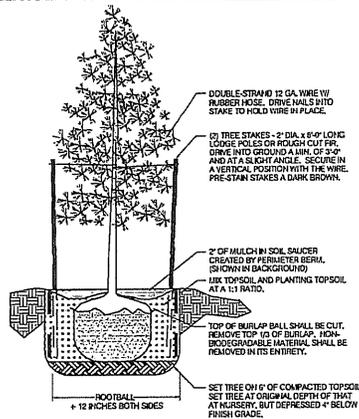


PROJECT DATA

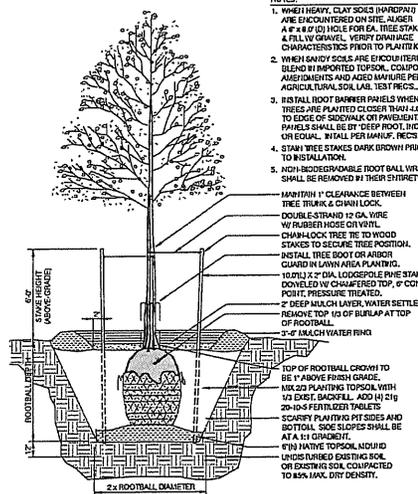
ADDRESS: 759 NORTH HIGHWAY 99W
 DUNDEE, OR 97115
 JURISDICTION: CITY OF DUNDEE
 CURRENT ZONING: PUBLIC USE STATION
 OCCUPANCY GROUP: UTILITY
 PROPOSED BUILDING USE: TELECOM
 TAX PARCEL ID: R325020000
 NEW LANDSCAPE AREA: 27' S.F. + 11,220 S.F. = 11,500 S.F.
 PERCENT LANDSCAPE AREA: 30.2% - 41%

22'x34' SCALE: 3/8" = 1'-0"
 17'x17' SCALE: 3/16" = 1'-0"

PROPOSED LANDSCAPE PLAN



1 CONIFEROUS TREE PLANTING
SCALE: NOT TO SCALE



2 DECIDUOUS TREE PLANTING
SCALE: NOT TO SCALE

NOTES:

1. WHEN HEAVY CLAY SOILS (HARDPAN) ARE ENCOUNTERED ON SITE, AUGER A 4" x 4" HOLE FOR 6" A. TREE STAKE & FILL W/ GRAVEL. VERIFY DRAINAGE CHARACTERISTICS PRIOR TO PLANTING.
 2. WHEN SANDY SOILS ARE ENCOUNTERED, BLEND W/ IMPORTED TOPSOIL, COMPOST, AMENDMENTS AND AGED MANURE PER AGRICULTURAL SOIL LAB. TEST RECS.
 3. INSTALL ROOT BARRIER PANELS WHEN THESE ARE PLANTED CLOSER THAN LIP TO EDGE OF SIDEWALK OR PAVEMENT. PANELS SHALL BE BY DEEP ROOT, INC. OR EQUAL. INSTALL PER MANUF. RECS.
 4. STAIN TREE STAKES DARK BROWN PRIOR TO INSTALLATION.
 5. 1/2" HIGH IRREMOVABLE ROOT BALL WRAPS SHALL BE REMOVED BY THEIR ENTIRETY.
- MAINTAIN 1" CLEARANCE BETWEEN WIRE TIE/SLIP & CHAIN LOCK.
- DOUBLE STRAND 12 GA. WIRE W/ RUBBER HOSE ON WIRE CHAIN-LOCK TREE TIE TO WOOD STAKES TO SECURE TREE POSITION.

INSTALL TREE BOOT OR ARBOR GUARD IN LAWN AREA PLANTING.

10" x 12" x 2" DIA. LOGSPOLE PINE STAKES, DOUBLE END CHAMFERED TOP, 4" CONICAL POINT, PRESSURE TREATED.

2" DEEP MULCH LAYER, WATER SETTLER. REMOVE TOP 1/3 OF BURLAP AT TOP OF ROOTBALL.

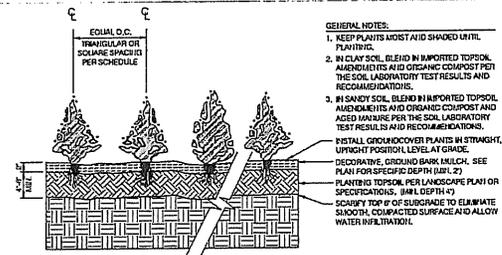
2" OF BLACK ON WATER FING.

TOP OF ROOTBALL CROWN TO BE 1" ABOVE FINISH GRADE.

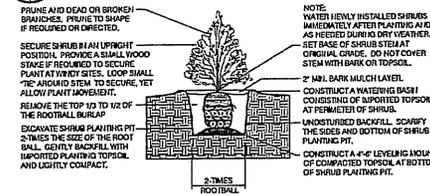
MIX 2/3 PLANTING TOPSOIL WITH 1/3 DEEP BACKFILL. ADD 10-10-5 20-10-5 FERTILIZER TABLETS.

SCAFFRY PLANTING PIT SIDES AND BOTTOM. SOIL SLOPES SHALL BE AT A 1:1 GRADIENT.

10" HATVE TOPSOIL, MIXED W/ UNDISTURBED EXISTING SOIL OR EXISTING SOIL, COMPACTED TO 95% MAX. DRY DENSITY.



3 GROUNDCOVER PLANTING
SCALE: NOT TO SCALE



4 SHRUB PLANTING
SCALE: NOT TO SCALE

GENERAL NOTES:

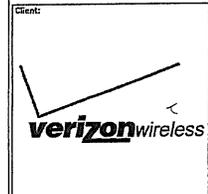
1. KEEP PLANTS MOST AND SHADED UNTIL PLANTING.
 2. IN CLAY SOIL, BLEND W/ IMPORTED TOPSOIL, AMENDMENTS AND ORGANIC COMPOST PER THE SOIL LABORATORY TEST RESULTS AND RECOMMENDATIONS.
 3. IN SANDY SOIL, BLEND W/ IMPORTED TOPSOIL, AMENDMENTS AND ORGANIC COMPOST AND AGED MANURE PER THE SOIL LABORATORY TEST RESULTS AND RECOMMENDATIONS.
- INSTALL GROUNDCOVER PLANTS IN STRAIGHT, UPRIGHT POSITION, LEVEL AT GRADE.
- DECORATIVE GROUND BARK MULCH, SEE PLAN FOR SPECIFIED DEPTH (MIN. 2").
- PLANTING TOPSOIL PER LANDSCAPE PLAN OR SPECIFICATIONS. MIN. 4" DEPTH (4").
- SCAFFRY TOP IF OF SUBGRADE TO ELIMINATE SMOOTH, COMPACTED SURFACE AND ALLOW WATER INFILTRATION.

- NOTE:**
- WATER HEAVILY INSTALLED SHRUBS IMMEDIATELY AFTER PLANTING AND AS NEEDED DURING DRY WEATHER.
- SET BASE OF SHRUB STEM AT ORIGINAL CONC. DO NOT COVER STEM WITH BARK OR TOPSOIL.
- 2" MULCH BARK MULCH LAYER.
- CONSTRUCT A WATERING BASIN CONSISTING OF IMPORTED TOPSOIL AT PERIMETER OF SHRUB.
- UNDISTURBED BACKFILL. SCAFFRY THE SIDES AND BOTTOM OF SHRUB PLANTING PIT.
- CONSTRUCT A 4" DEEP LEVELING LAYER OF COMPACTED TOPSOIL AT BOTTOM OF SHRUB PLANTING PIT.

DO NOT SCALE. DIMENSIONS COMPARE WITH EVERY ALL DIMENSIONS AND ADJUST CONSEQUENCES AT ANY CHANGES IN SPECIFICATIONS. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE UNLESS OTHERWISE SPECIFIED.



No.	Date	Revision
A	06.12.17	Re-Issue Only
B	-	-
D	-	-
1	-	-
2	-	-



Design Consultant

ASPEN

LANDSCAPE ARCHITECTURE SITE PLANNING

ASPEN OF SOUTHERN GROUP
P.O. BOX 234
DUNDEE, OR 97115
(503) 224-1818 (F)
CONTACT: PAUL J. DE

Project Info:

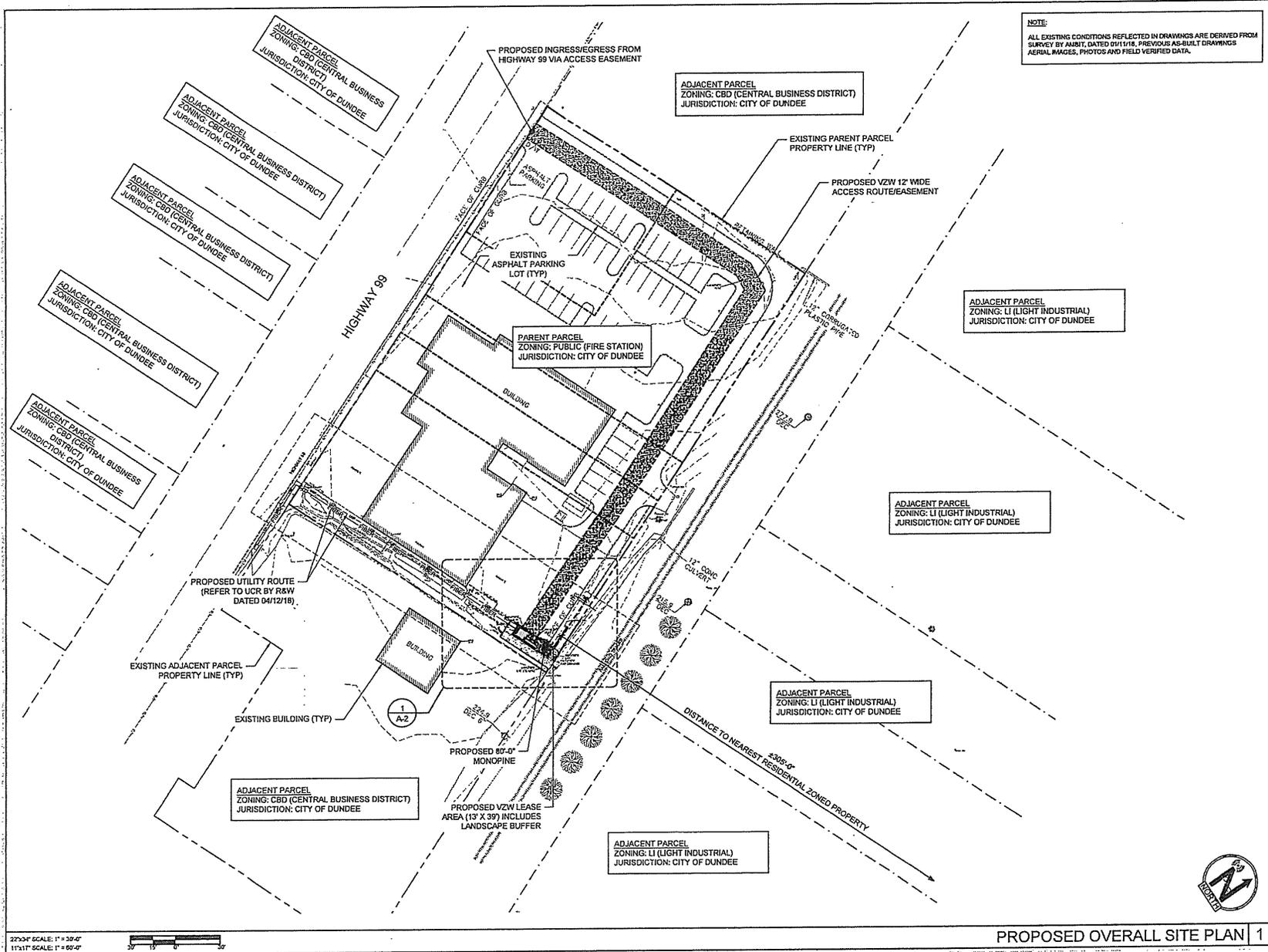
OR1 DUNDEE
750 N. HWY 99W
DUNDEE, OR 97115

Drawing Title:

LANDSCAPE DETAILS

Project Number:	Date:
Drafter:	Designer:
Project Manager:	Professional of Record:
Revision No:	Sheet No:

03/29/17
PD
Professional of Record
PD
0 L-2



NOTE:
ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY AUBIT, DATED 01/11/18, PREVIOUS AS-BUILT DRAWINGS, AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	BY	REVISION
A	08/16/18	RA	90% PCD REVIEW
B	08/13/19	RYS	CLIENT COMMENTS

CLIENT:

ALL CONSULTANTS, SITE ACQUISITION AND PERMITTING

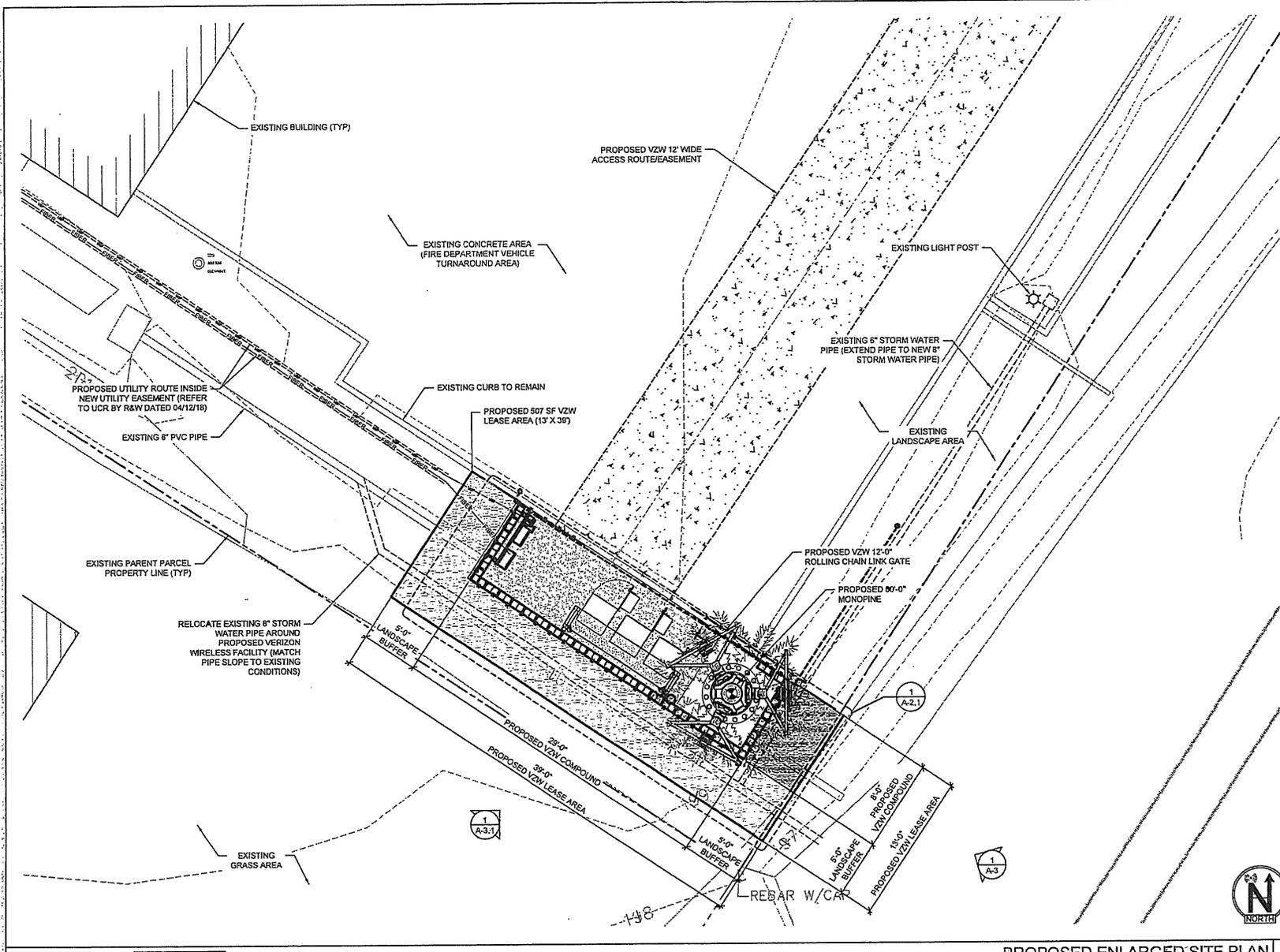
OR1
DUNDEE
801 N HWY 99W
DUNDEE, OR 97115

PROPOSED
OVERALL
SITE PLAN

A-1

272524 SCALE: 1" = 30'-0"
112417 SCALE: 1" = 60'-0"

PROPOSED OVERALL SITE PLAN | 1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	08/10/19	RA	90% PZD REVIEW
B	08/13/18	RM	CLIENT COMMENTS

CLIENT

ASK CONSULTING, SITE ACQUISITION AND FINANCE

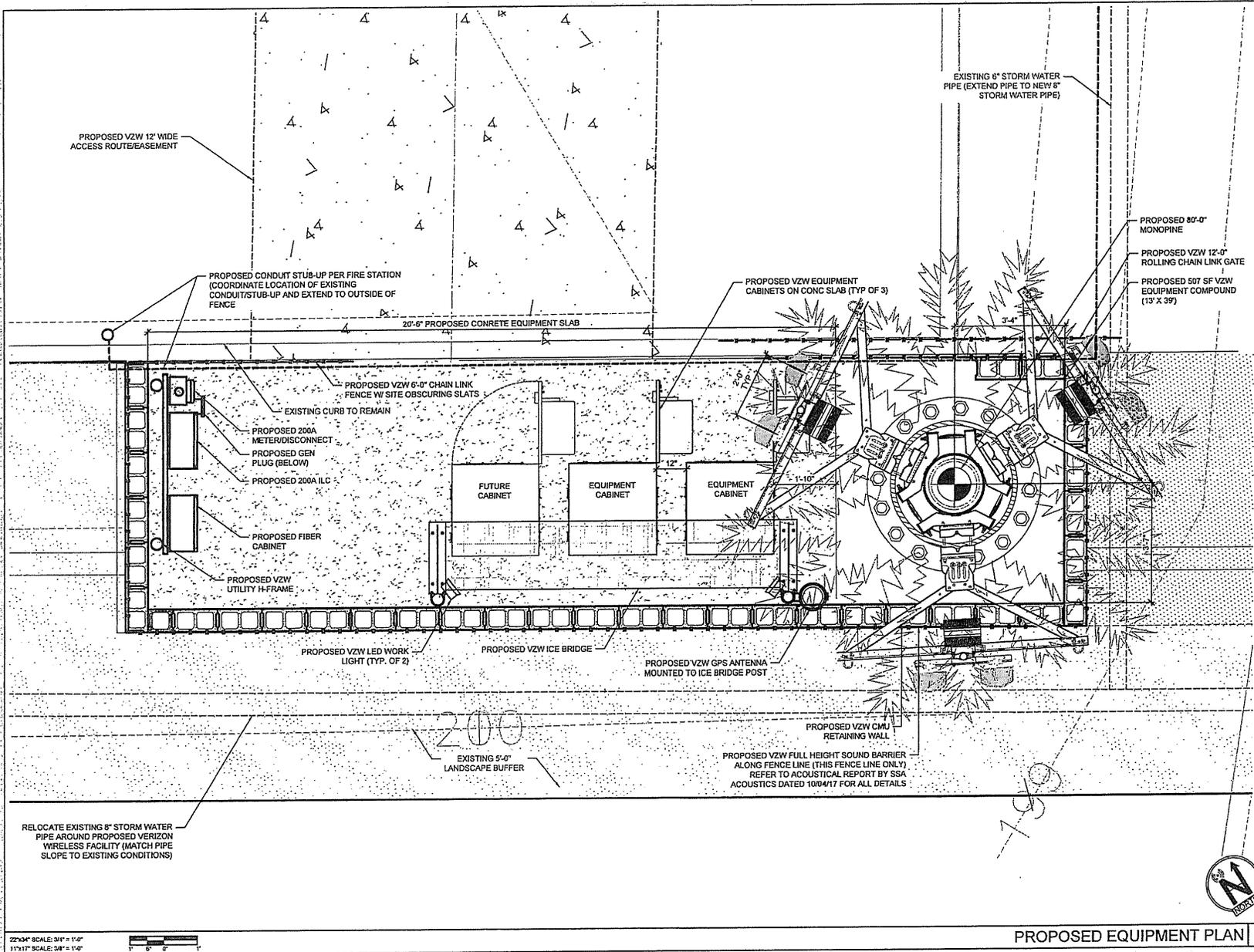
**OR1
DUNDEE**
801 N HWY 99W
DUNDEE, OR 97115

**PROPOSED
ENLARGED
SITE PLAN**

A-2

22x34" SCALE: 1/4" = 1'-0"
11x17" SCALE: 1/8" = 1'-0"

PROPOSED ENLARGED SITE PLAN 1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	08/15/19	RA	50% P2D REVIEW
B	09/13/19	RM	CLIENT COMMENTS

CLIENT:
verizon

ARE COMBINATION, SITE ACQUISITION AND PERMITTING:
Acom
CONSULTING, INC

OR1 DUNDEE
801 N HWY 99W
DUNDEE, OR 97115

PROPOSED EQUIPMENT PLAN

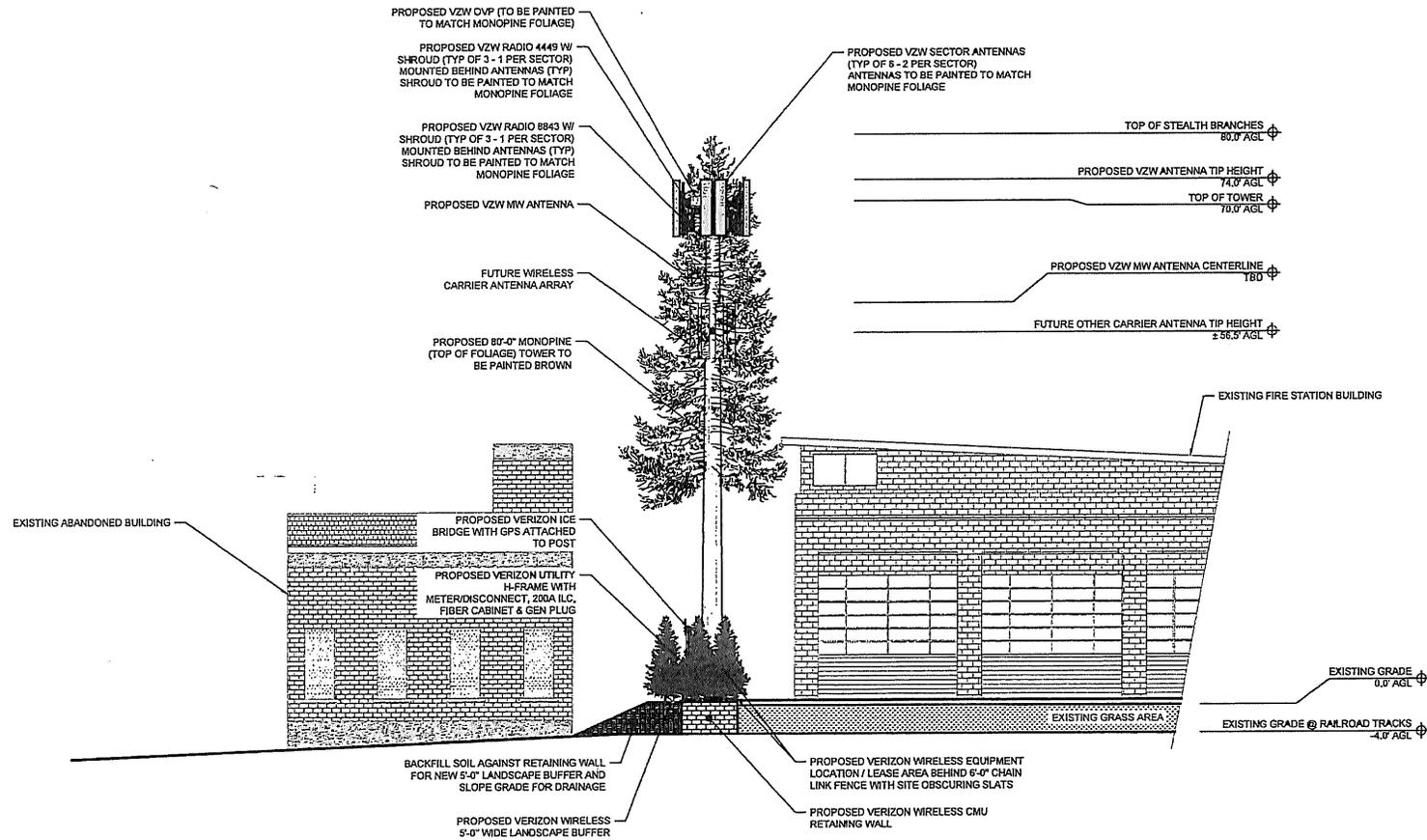
A-2.1

22/3/4" SCALE: 3/4" = 1'-0"
1 1/2" X 1 1/2" SCALE: 3/4" = 1'-0"



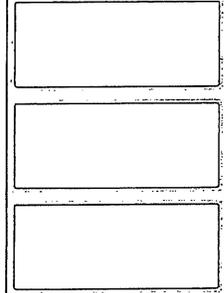
PROPOSED EQUIPMENT PLAN 1

- NOTES:**
1. NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND NOTIFY THE E.O.R. IF ANY MODIFICATIONS ARE REQUIRED OR STRUCTURAL MEMBERS OR APPURTENANCES PRIOR TO INSTALLATION OF ANTENNAS, ANCILLARY EQUIPMENT OR CABLES.
 2. PROPOSED MOUNTING HARDWARE, CABLES, ANCILLARY EQUIPMENT AND ANTENNAS ARE TO BE PAINTED TO MATCH PROPOSED MONOPINE FOLIAGE. VERIFY PAINT COLOR WITH LANDLORD AND/OR VERIZON REPRESENTATIVE. THE RISERS ARE TO INCLUDE SHROUDS. THE SHROUDS ARE TO BE PAINTED - DO NOT PAINT THE RISERS.
 3. ANTENNA MOUNT/PLATFORM ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 4. TOWER AND FOUNDATION STRUCTURAL ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 5. CONTRACTOR TO VERIFY THE SUITABILITY OF ANTENNA MOUNT FOR PROPOSED LOADING CONFIGURATION.



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	09/10/18	RA	90% P2D REVIEW
B	09/13/19	RJA	CLIENT COMMENTS

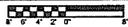


**OR1
DUNDEE**
801 N HWY 99W
DUNDEE, OR 97115

**PROPOSED
SOUTHEAST
ELEVATION**

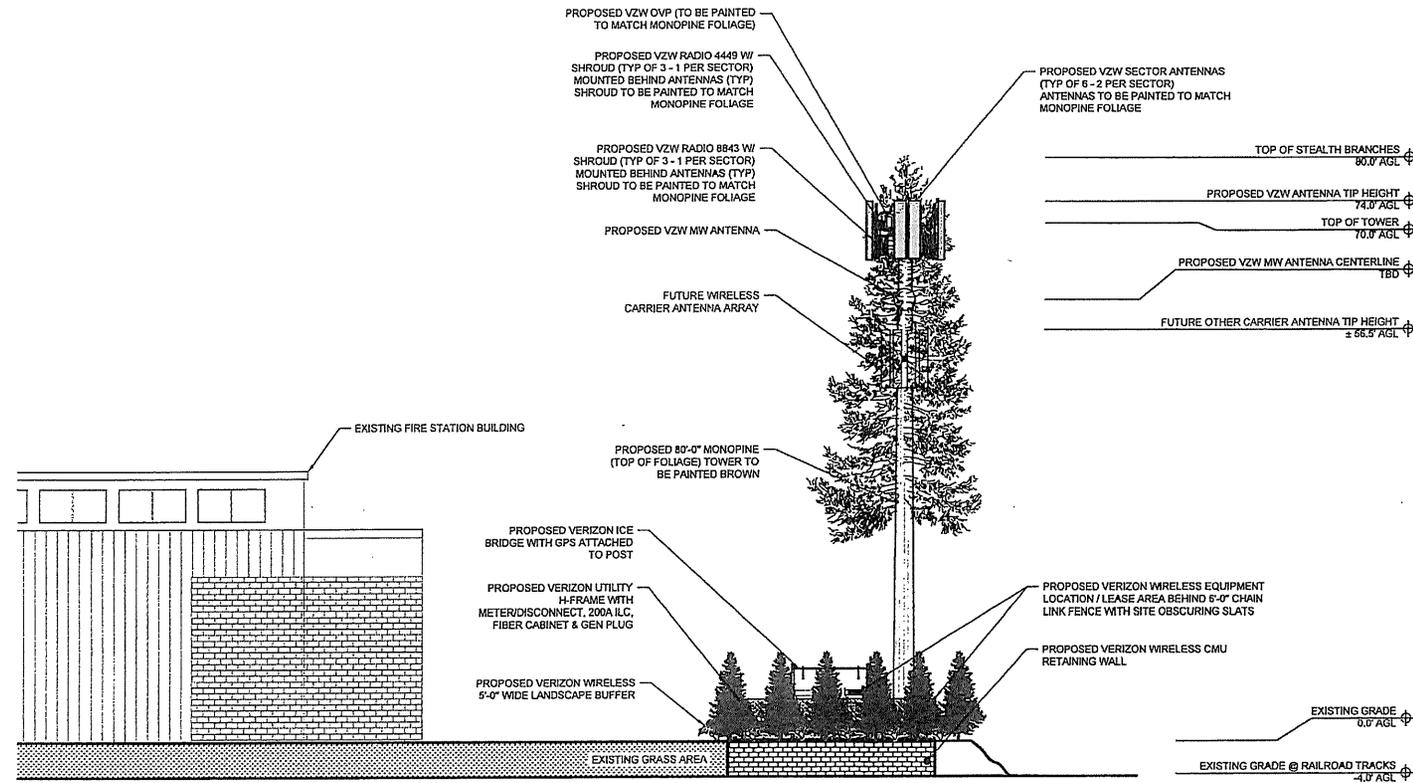
A-3

22'x34" SCALE: 1/8" = 1'-0"
17'x17" SCALE: 1/16" = 1'-0"



PROPOSED SOUTHEAST ELEVATION | 1

- NOTES:**
- NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND NOTIFY THE E.O.R. IF ANY MODIFICATIONS ARE REQUIRED OF STRUCTURAL MEMBERS OR APPURTENANCES PRIOR TO INSTALLATION OF ANTENNAS, ANCILLARY EQUIPMENT OR CABLING.
 - PROPOSED MOUNTING HARDWARE, CABLING, ANCILLARY EQUIPMENT AND ANTENNAS ARE TO BE PAINTED TO MATCH PROPOSED MONOPINE FOLIAGE. VERIFY PAINT COLORS WITH LANDSCAPE AND/OR VERIZON REPRESENTATIVE. THE RAILS ARE TO INCLUDE SHROUDS. THE SHROUDS ARE TO BE PAINTED TO NOT PAINT THE BRUFS.
 - ANTENNA MOUNTING PLATFORM ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 - TOWER AND FOUNDATION STRUCTURAL ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 - CONTRACTOR TO VERIFY THE SUITABILITY OF ANTENNA MOUNT FOR PROPOSED LOADING CONFIGURATION.

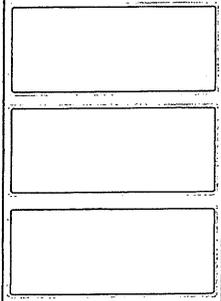


PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	08/16/19	RA	90% P.D. REVIEW
B	09/13/19	RA	CLIENT COMMENTS

CLIENT:

ALL CONSULTING, SITE ACQUISITION AND PERMITTING:



**OR1
DUNDEE**
801 N HWY 99W
DUNDEE, OR 97115

**PROPOSED
SOUTHWEST
ELEVATION**

A-3.1

22'x30" SCALE: 1/8" = 1'-0"
11'x17" SCALE: 1/16" = 1'-0"

PROPOSED SOUTHWEST ELEVATION | 1

