

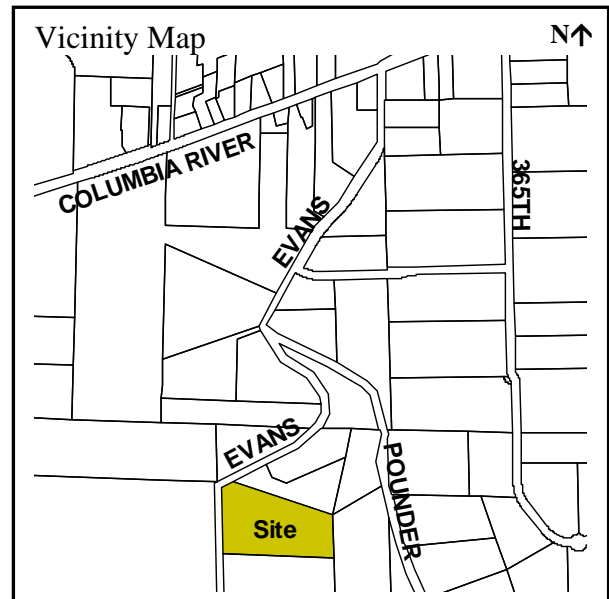


MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

Case File: T2-2010-774
Permit: Administrative Decision by the Planning Director and Design Review
Location: 324 NE Evans Road
TL 700, Sec 34D, T 1 North, R 4 East,
W.M.
Tax Account #R944340670
Applicant: Jim Barta
Verizon Wireless
Owner: David & Karen Stefonek
Base Zone: Multiple Use Agriculture – 20 (MUA-20)
Rural Area: East of Sandy River



Summary: Applicant is requesting to develop a wireless communication facility on the subject property that will consist of a 124 ft tall monopine with associated ground equipment located within a fenced 30 ft by 30 ft lease area located on the property.

Decision: Approved with Conditions.

Unless appealed, this decision is effective **Wednesday, December 8, 2010**, at 4:30 PM.

Issued by:

By: _____
Lisa Estrin, Planner

For: Karen Schilling- Planning Director

Date: Wednesday, November 24, 2010

Instrument Number for Recording Purposes: #BP28071806

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Lisa Estrin, Staff Planner at 503-988-3043, ext. 22597.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Wednesday, December 8, 2010 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): *Multiple Use Agriculture – 20*: MCC 35.2855 Dimensional Requirements, MCC 35.2870 Lot of Record, MCC 35.2880 Off-Street Parking and Loading, MCC 35.2885 Access.

Community Service – Wireless Communication Facility: MCC 35.6178 Definitions, MCC 35.6180 General Requirements, MCC 35.6182 Application Submittal Requirements, MCC 35.6183 Approval Criteria for Lands Not Zoned Exclusive Farm Use.

Design Review: MCC 35.7050 Design Review Criteria, MCC 35.7055 Required Minimum Standards.

Copies of the referenced Multnomah County Code (MCC) sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse>.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **This land use permit expires two (2) years from the date the decision is final if the building permit for the wireless communication facility has not been issued; the facility constructed and placed into service. No extensions may be authorized via MCC 37.0700. [MCC 35. 6180(H)]**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. The property owners and/or wireless communication facility tenants shall notify the Planning Director of all changes in tenants within 90 days of a change of occupancy. Failure to provide written notice shall constitute a violation of the original permit approval and be processed pursuant to 35.0910. [MCC 35.6180(I)]
2. Prior to installation of the proposed wireless communication facility on the subject site, the property owners or their representatives shall obtain all necessary building permits for the subject development. [MCC 35.6180(J)]

3. Prior to land use sign-off of the building permit and any ground disturbance for the proposed development, the property owners or their representatives shall demonstrate compliance with the County's Grading and Erosion Control ordinance. [MCC 35.6180(J)]
4. No on-premises storage of material or equipment associated with the provision of wireless communications shall be allowed other than that used in the operation and maintenance of the WCF site. [MCC 35.6180(K)]
5. Noise levels for the wireless communication facility shall not exceed 55 dBA Sound Pressure Level (SPL) at the shared property lines with adjacent properties. Operation of a back-up generator in the event of power failure or the testing of a back-up generator between 8 AM and 8 PM are exempt from this standard. No testing of back-up power generators shall occur between the hours of 8 PM and 8 AM. [MCC 35.6183(A) (3)]
6. Within 30 days of the wireless communication facility commencing operation, a second acoustical study shall be completed to verify that the facility does not exceed 55 dBA Sound Pressure Level (SPL) at the shared property lines with adjacent properties. A copy of the second acoustical study shall be submitted to Land Use Planning within 30 days of its completion. [MCC 35.6183(A)(4)(b)]
7. Prior to land use sign-off of the building permit, the applicant shall modify the equipment building plans to reflect T-111 siding and asphalt shingle roofing. In addition the plans shall note that the siding is to be painted in a dark brown color in a "flat" finish. The plans shall also note that the asphalt shingle roofing shall be a dark brown color. The finish on all painted surfaces involved in the wireless communication facility shall be "flat" toned finish [MCC 35.6138(B)(5) & MCC 35.6183(B)(4)]
8. Prior to land use sign-off of the building permit, the applicant shall modify the site plan to reflect the redesigned access and parking area plan in Exhibit B.3. [MCC 35.6183(B)(10)]
9. During construction of the wireless communication facility, Verizon Wireless and its contractors shall protect the trees and shrubs to be maintained on the site. Installation of the underground utilities to the facility shall minimize the amount of root damage to the trees by maintaining all trenching at the drip-lines of the trees when feasible. No trenching shall occur along the base of any evergreen trees. Any tree removed during the construction of the facility or dies within 3 years of construction of the facility shall be replaced with an evergreen tree a minimum of 8 ft in height. The trees shown within 80 ft of the wireless communication facility shall be maintained by the property owner so that the monopine remains in a forested setting. [MCC 35.7050(A)(4), MCC 35.6183(A)(4)(d) & MCC 35.6183(B)(1)(b)1.]
10. Prior to land use sign-off of the building permit, the applicant shall decide if the widening of the driveway from Evans Road to the turn-off for the facility will be paved and place a note on the plans whether it will be gravel or asphalt. The creation of 500 sq. ft or more of impervious surface in the development of this wireless communication facility shall require a stormwater certificate be completed by a licensed, Oregon engineer to determine if the site can handle the additional water generated. If necessary a stormwater system shall be installed. No stormwater shall be directed to the public right-of-way without first obtaining permission from Multnomah County Transportation. [MCC 35.7050(A)(6)]
11. Prior to land use sign-off of the building permit, the applicant shall add evergreen trees and shrubs to screen the parking area and facility from Evans Road and properties to the north (see Exhibit B.3). The type of vegetation planted should be easily maintained at a 12 to 14 ft height with full leaf to the ground. Vegetation installed shall be a minimum of 4 to 6 ft in height at the time of planting depending on the plant species and its ability to be transplanted at a larger size. This

landscaping shall be continuously maintained. If it becomes diseased or dies, it shall be replaced with a suitable evergreen species for the area. [MCC 35.7050(A)(7) & MCC 35.7055(C)(5)]

12. Prior to land use sign-off of the building permit, the applicant shall demonstrate that the equipment information signage meets the County's Sign ordinance contained in MCC 35.7400 *et al.* A sign permit will be necessary. [MCC 35.7410]
13. No lighting shall be allowed on the monopine tower. No exterior lighting shall be installed within the chain link enclosure or on the equipment shelter unless required by other applicable state or federal requirements. [MCC 35.6183(B)(8)]
14. Prior to land use sign-off of the building permit, the applicant shall file with Transportation an Access Permit application and pay the appropriate fee. [MCRR 8.000 Right-of-Way Use Permits 18.250 Access/Encroachment Permit]
15. Prior to land use sign-off of the building permit, the applicant shall modify the plans to remove the ice canopy from over the equipment building. The equipment building shall be engineered to withstand ice damage without the canopy.
16. The wireless communication facility leaseholders and/or the property owners shall maintain the Wireless Communication Facility in compliance with this permit. Such maintenance shall include, but shall not be limited to painting, maintaining structural integrity, and landscaping. [MCC 35.6185(A)].
17. At such time that the wireless communication carrier/leaseholder (carrier) plans to abandon or discontinue, or is required to discontinue, the operation of this wireless communication facility, such carrier will notify Multnomah County Land Use Planning Division by certified U.S. mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than 30 days prior to abandonment or discontinuation of operations.
 - a. In the event that a carrier fails to give such notice, the WCF shall be considered abandoned if the antenna or tower is not operated for a continuous period of twelve months, unless the owner of said tower provides proof of continued maintenance on a quarterly basis.
 - b. Upon abandonment or discontinuation of use, the person who constructed the facility, the person who operated the facility, carrier, or the property owner shall physically remove the wireless communication facility within 90 days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:
 - (1) Removal of the antenna(s), mounts, equipment cabinets, security barriers, and foundations down to three feet below ground surface.
 - (2) Transportation of the antenna(s), mount, equipment cabinets, and security barriers to an appropriate disposal site.
 - (3) Restoring the site of the wireless communication facility to its pre-construction condition, except any remaining landscaping and grading.
 - (4) The owner of the facility shall pay all site reclamation costs deemed necessary and reasonable to return the site to its pre-construction condition.
 - c. If a party as stated in (C) fails to remove a WCF in accordance with this section, Multnomah County shall have the authority to enter the subject property and physically remove the facility. Costs for the removal of the WCF shall be charged to the landowner of record in the event Multnomah County must remove the facility.
 - d. If there are two or more carriers/operators of a single tower, then provisions of this section shall not become effective until all carriers/operators cease using the tower.

- e. Failure to remove an abandoned facility as required by this subsection shall constitute a violation and be subject to the penalties prescribed this chapter. [MCC 35.6186]

Note: Once this decision is final, application for building permits may be made with the City of Gresham. When ready to have building permits signed off, the applicant shall call the Staff Planner, Lisa Estrin, at (503) 988-3043 ext. 22597, for an appointment for review and approval of the conditions and to sign the building permit plans. Please note, Multnomah County must review and sign off the building permits before the applicant submits building plans to the City of Gresham. Three (3) sets each of the site plan and building plans are needed for building permit sign off. At the time of building permit review, a fee of \$53.00 will be collected. In addition, an erosion control inspection fee of \$77.00 may be required.

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.00 Project Description:

Staff: Verizon Wireless proposes to construct an unmanned wireless telecommunications facility consisting of a 124 ft tall monopole that will be built to simulate the surrounding trees in the area. This will be referred to throughout the report as the ‘monopine’. The monopine and associated ground equipment will be located within a 30 ft by 30 ft fenced lease area on the subject property. The monopine will be able to handle three levels of antennas. Verizon Wireless will install two sets of antenna arrays at 110 ft and 120 ft elevation of the 124 ft tall monopine. The third level at 100 ft will be available for another carrier. Use of the third level will require a co-location permit for the third set of antennas. The ground-mounted radio equipment and emergency generator would be placed in a 12’ by 26 ft equipment shelter located on a concrete pad. While the plans show a ice canopy over the equipment shelter, the applicant indicated in a email (Exhibit A.16) that the ice canopy will not be built and the shelter will be strengthened to handle falling ice.

2.00 Property Description:

Staff: The subject property is approximately 5 acres. It is irregularly shaped and slopes from west to east. The property contains a home, a garage and storage shed. The site has significant vegetation with a mixture of evergreen trees, shrubs and ground cover over the western quarter and over the eastern half of the property. The area of the home is mostly in lawn and shrubs. The proposed wireless communication facility will be within the western half of the property.



3.00 Comments

Staff: During the initial comment period, the County received various comment (Exhibits D.1 through D.6) from nearby property owners regarding the proposed project. Concerns expressed have been condensed into the following categories:

- **Harmful Health Effects**

Federal regulations prevent the County from considering possible health effects from wireless communication facilities. The FCC has determined that the technology is safe to the general health and welfare of individuals living near or adjacent to these facilities.

- **Reduction in Property Values**

The Multiple Use Agricultural (MUA-20) zone has various permissible Allowed, Review and Conditional Uses. Wireless communication facilities utilizing concealment technology are allowed in the MUA-20 zone provided they meet the applicable approval criteria. Planning staff is unable to consider economic variables when reviewing a land use application. Please see section 4.01

- **Visual Impacts**

Wireless communication facilities must achieve *visual subordination* in order to be approved. The applicant has provided a *Photo Simulation* study (Exhibit A.7) demonstrating the visual effect the monopine will have from various locations. Please see sections 6.05, 6.08, 6.10 & 6.11 for additional findings. The monopine will not have exterior lighting (blinking red light).

- **Noise Levels**

The generator will be located within the equipment shelter. A noise study has been submitted indicating that the facility will not exceed 40 dBA at the property lines. A second noise study has been required at the commencement of operation to verify the facility meets the 55 dBA requirement listed in MCC 35.6183(A)(3). Please see section 6.03 for additional findings.

4.00 Multiple Use Agriculture - 20 Criteria:

4.01 MCC 35.2825 Review Uses

(H) Wireless communication facilities that employ concealment technology or co-location as described in MCC 35.6177(B) pursuant to the applicable approval criteria of MCC 35.6175 through 35.6188.

Staff: The applicant has applied for a wireless communication facility that employs concealment technology. Subject to compliance with the approval criteria listed in MCC 35.6175 through 35.6188, the proposed development is allowed through the Review Use process.

4.02 MCC 35.2855 Dimensional Requirements

(C) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

(D) The minimum yard requirement shall be increased where the yard abuts a street

having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county “Design and Construction Manual” and the Planning Director shall determine any additional yard requirements in consultation with the Road Official.

(E) Structures such as barns, silos, windmills, antennae, chimneys or similar structures may exceed the height requirement if located at least 30 feet from any property line.

Staff: The subject property fronts onto the public right-of-way known as Evans Road. Evans Road is designated a *Rural Collector* on the County’s Functional Classification of Trafficways. The standard right-of-way width for a *Rural Collector* is 60 feet. Review of the County’s Assessment & Taxation map shows the road right-of-way width for Evans along the subject property’s frontage is 40 feet. The minimum yard requirement is increased to 40 ft.

The distance from the front property line to the project area is 73 ft. The enclosure is 161 ft from the northern property line, approximately 185 ft from the southern property line and 530 ft from the east property line. The above yard requirements have been satisfied. Pursuant to MCC 35.2855(E), the wireless communication tower is exempt from the 35 ft maximum structure height. The proposed equipment storage building will be 14 ft in height and the ice canopy will be 15 ft in height. *These criteria are satisfied.*

4.03 MCC 35.2870 Lot of Record

(A) In addition to the Lot of Record definition standards in MCC 35.0005, for the purposes of this district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

- (1) July 10, 1958, SR zone applied;**
- (2) July 10, 1958, F-2 zone applied;**
- (3) December 9, 1975, F-2 minimum lot size increased, Ord. 115 & 116;**
- (4) October 6, 1977, MUA-20 zone applied, Ord. 148 & 149;**
- (5) October 13, 1983, zone change from EFU to MUA-20 for some properties, Ord. 395;**
- (6) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997.**

(B) A lot of record which has less than the minimum lot size for new parcels or lots, less than the front lot line minimums required, or which does not meet the access requirement of MCC 35.2885, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

Staff: The applicant has provided a warranty deed describing the subject property in its current configuration from October 1967. The current property is 4.98 acres. In 1967, the property was zoned F-2 (Agricultural District). The F-2 district had a minimum lot size of 2 acres. The subject property met the minimum lot size at the time of its correction. *The subject property is a Lot of Record.*

4.04 MCC 35.2880 Off-Street Parking and Loading

Off-Street parking and loading shall be provided as required by MCC 35.4100 through 35.4220.

Staff: Pursuant to MCC 35.4205(E), the number of off-street parking spaces required for the

proposed wireless communication facility is two spaces. Two parking spaces will be available adjacent to the fenced facility (Exhibit A.2.c & B.3). The graveled parking area will be 18 feet wide and 45 ft long. This is sufficient for parking (one space = 9 ft wide by 18 ft long) and vehicle movement area (25 ft back-up area). Since trips generated to the site will be limited after construction to one vehicle trip per carrier a month, the use of gravel for this intermittent use is permissible via MCC 35.4180(A)(2). The standards of MCC 35.4100 through MCC 35.4220 have been met. *This criterion is satisfied.*

4.05 MCC 35.2885 Access

All lots and parcels in this district shall abut a street or shall have other access determined by the approval authority to be safe and convenient for pedestrians and for passenger and emergency vehicles, except as provided for Lots of Record at MCC 35.2870(B).

Staff: The subject parcel fronts onto the public right-of-way known as Evans Road. The proposed wireless communication facility is a new use to the site. Multnomah County Road Rules requires all new uses to obtain an Access Permit from the Transportation section to authorize driveway cuts onto the public road. A condition of approval has been included requiring this permit. *As conditioned, this criterion is satisfied.*

5.00 Wireless Communication Facility Criteria:

5.01 MCC 35.6180 General Requirements.

(A) No WCF shall be constructed or operated within unincorporated Multnomah County until all necessary approvals and permits, whether local, state, or federal have been secured.

Staff: The applicant has applied for the necessary land use permits to establish a wireless communication facility in Multnomah County. Documentation has been provided that FCC, FAA & Oregon Department of Aviation requirements have been satisfied (Exhibit A.11 & A.16.b). *This criterion is satisfied.*

5.02 (B) No more than one ground mount shall be allowed per subject property.

Staff: The subject site does not currently contain a wireless communication facility. If this application is approved, only one ground mount tower will be constructed on the site. *This criterion is satisfied.*

5.03 (C) An application for a WCF shall include both the licensed carrier and the landowner of the subject property.

Staff: The property owner, David & Karen Stefonek have authorized the land use application (Exhibit A.1 & A.16.a). The applicant on this project is Verizon Wireless, a licensed carrier (Exhibit A.1). *This criterion is satisfied.*

5.04 (D) A permit shall be required for the construction and operation of all WCFs. Review and approval shall be under either a Community Service Review, Planning Director Review, or a Building Permit Review.

Staff: The subject application is being reviewed through an Administrative Decision by the Planning Director. *This criterion is satisfied.*

5.05 (E) Design Review shall be required of all WCF towers regardless of review

procedure and may at applicant's option be processed concurrently with the respective review process pursuant to MCC 35.7000 through 35.7020.

Staff: The applicant has applied for Design Review as part of this application (Exhibit A.1). *This criterion is satisfied.*

- 5.06 (F) A new permit shall be required for all modifications, not constituting maintenance, to an approved permit for any WCF.**

Staff: The subject application is to install a new wireless communication facility on the subject site (Exhibit A.1 & A.6). No modifications to an existing facility are proposed. *This criterion is not applicable.*

- 5.07 (G) If co-location or concealment technology is not feasible, the applicant shall demonstrate that such locations or concealment technology designs are unworkable for the carrier's coverage plan.**

Staff: The applicant has proposed the use of concealment technology for the wireless communication tower. *This criterion is not applicable.*

- 5.08 (H) All approvals for a WCF shall become null, void, and non-renewable if the facility is not constructed and placed into service within two years of the date of the Community Service Review Decision, Planning Director Review Decision, Building Permit, or superceding decision.**

Staff: The Scope of Approval has been modified to address this criterion. *This criterion is satisfied.*

- 5.09 (I) The applicant, co-applicant, or tenant shall notify the Planning Director of all changes in applicant and/or co-applicants or tenants of a previously permitted WCF permitted under this section within 90 days of change. Failure to provide appropriate notice shall constitute a violation of the original permit approval and be processed pursuant to 35.0910.**

Staff: A condition of approval has been included as part of this decision to remind the property owner and tenants of this requirement. *As conditioned, this criterion is satisfied.*

- 5.10 (J) All WCFs must comply with all applicable Multnomah County codes and regulations, including, but not limited to the Uniform Building Code, Grading and Erosion Control, Flood Hazard, and Significant Environmental Concern.**

Staff: A condition of approval has been included requiring that a building permit be obtained and that the Grading and Erosion Control ordinance is met prior to construction. The subject site is not located within designated floodplain or Significant Environmental Concern overlay. *This criterion is satisfied.*

- 5.11 (K) No on-premises storage of material or equipment shall be allowed other than that used in the operation and maintenance of the WCF site.**

Staff: A condition of approval has been included as part of this decision to remind the property owner and tenants of this requirement. *As conditioned, this criterion is satisfied.*

- 5.12 (L) Self-supporting lattice towers not employing concealment technology and speculation towers are not permitted in any zone.**

Staff: The proposed wireless communication facility will utilize a single pole tower concealed as a monopine. The facility will be occupied by Verizon Wireless (Exhibit A.1 & A.6) as such it does not qualify as a speculation tower. *This criterion is satisfied.*

6.00 MCC 35.6183 Approval Criteria for Lands Not Zoned Exclusive Farm Use

6.01 To be approved all applications for Planning Director Review, Community Service Review or Building Permit Review of a wireless communications facility (WCF) shall demonstrate compliance with the following:

(A) General and Operating Requirements

(1) The service provider of the WCF and his or her successors and assigns shall agree to:

- (a) Respond in a timely, comprehensive manner to a request for information from a potential co-location applicant, in exchange for a reasonable fee not in excess of the actual cost of preparing a response;**
- (b) Negotiate in good faith for shared use of the WCF by third parties; and**
- (c) Allow shared use of the WCF if an applicant agrees in writing to pay reasonable charges for co-location.**

Staff: Verizon Wireless has agreed in writing (Exhibit A.10) to the above requirements for co-location. *This criterion is satisfied.*

6.02 (2) Radiofrequency Standards. The applicant shall comply with all applicable FCC RF emissions standards (FCC Guidelines).

Staff: The NEIR report (Exhibit A.12), stamped and signed by the registered professional engineer, David J. Pinion, P.E. of Hatfield & Dawson Consulting Engineers, has provided documentation that the facility will meet the Federal Communications Commission Radio-Frequency (RF) emission standards. *This criterion is satisfied.*

6.03 (3) Noise. Noise levels shall not exceed 5 dBA above ambient levels or 55 dBA Sound Pressure Level (SPL), whichever is greater, on adjacent properties. Operation of a back-up generator in the event of power failure or the testing of a back-up generator between 8 AM and 8 PM are exempt from this standard. No testing of back-up power generators shall occur between the hours of 8 PM and 8 AM.

Staff: The applicant has completed an acoustical report (Exhibit A.13) to determine the ambient noise level of the area. Based on the report, the proposed development may not exceed the 55 dBA (SPL) at all property lines. The acoustical consultant Erik Miller-Klein indicates that the noise level at all property line with operation of the equipment will not exceed 40 dBA. To verify the wireless communication facility meets these standards, a condition of approval has been included requiring a second acoustical study be completed after the construction of the facility. *As conditioned, this criterion is satisfied.*

6.04 (4) Environmental Resource Protection. All wireless communication facilities shall be sited so as to minimize the effect on environmental resources. To that end, the following measures shall be implemented for all WCFs:

- (a) The facility shall comply with Significant Environmental Concern**

regulations when applicable, including the conditions of an SEC permit for any excavation or removal of materials of archaeological, historical, prehistorical or anthropological nature;

(b) The facility shall comply with Grading and Erosion Control regulations of MCC 29.330 through 29.345 when applicable;

(c) The facility shall comply with Flood Hazard regulations of MCC 29.600 through 29.611 when applicable; and

(d) Alteration or disturbance of native vegetation and topography shall be minimized.

Staff: The subject site is outside of any Significant Environmental Concern overlays and areas of Special Flood Hazard. A condition of approval has been included requiring that the project show compliance with the Grading and Erosion Control ordinance prior to land use sign-off of the building permit. The applicant's site plan (Exhibit A.15) and narrative (Exhibit A.6) indicate that no trees will be removed. The narrative indicates some shrubs and ground cover vegetation will be removed to install the facility. Reviewing the site plan, it is possible that two trees adjacent to the fenced area may need to be removed. The location of the facility is in the flatter portion of the site, so limited topographic modification will be necessary to establish the facility. Grading will be limited to removing the vegetation for the gravel access drive, parking area and 30 ft by 30 ft fenced lease area (Exhibit A.6). *These criteria are satisfied.*

6.05 (B) Siting Requirements.

(1) Location. WCFs shall be located so as to minimize their visibility and the number of distinct facilities. The ranking of siting preferences is as follows: first, co-location upon an existing tower or existing structure; second, use of concealment technology; and third, a vegetatively, topographically, or structurally screened monopole.

(b) Use of concealment technology.

1. When demonstrated that it is not feasible to co-locate the antenna(s) on an existing structure or tower, the WCF shall be designed so as to be camouflaged to the greatest extent possible, including but not limited to: concealment technology, use of compatible building materials and colors.

Staff: Verizon Wireless has indicated that the Corbett area is deficient for serving their customers' voice and data needs (Exhibit A.8.a.). They conducted a search to co-location sites within Corbett and considered the Corbett Fire Station site as it has larger structures than are often found in a rural area (Exhibit A.8). The Corbett Fire Station is located in the National Scenic Area and permitting issues would have likely restricted its construction or height. After considering property availability and terrain restrictions for providing wireless communication services, Verizon Wireless found that co-location was not feasible and that construction of a new tower was necessary. The proposed new facility will utilize concealment technology (monopine). *This criterion is satisfied.*

6.06 (2) Height. Notwithstanding the maximum structure height requirements of each zoning district, wireless communications facilities shall comply with the following requirements:

(a) Ground mounted facilities. The maximum height of a tower shall be 120

feet, unless:

1. The tower and facility uses concealment technology; or
2. It is demonstrated by an engineer that a greater height is required to provide the necessary service.

(b) Building or other structure mounted WCF shall not project more than ten additional feet above the highest point on the existing building or structure.

Staff: The proposed wireless communication facility will have a tower that looks like a pine tree (monopine) (Exhibit A.2.f). The tower at its highest point (lightening rod tip) will be 132 feet. The branches will stop at 125.5 ft, and the top set of antennas will not exceed 124 ft. The antennas will not be co-located on a building or other structure. *This criterion is satisfied.*

6.07 (3) Setback/Yard.

(a) No dwelling on the subject property shall be closer to a ground mounted facility than a distance equal to the total height of the WCF measured from finished grade or according to the yard requirements of the underlying zone, which ever is greater.

Staff: The monopine will be a total of 132 ft in height (Exhibit A.2.f). The proposed distance shown on the site plan (Exhibit A.15) is 132 ft between the tower and the existing dwelling on the property. *This criterion is satisfied.*

6.08 (b) All ground mounted towers shall be setback from any property line a minimum distance equal to the total height of the tower.

(c) All equipment shelters shall be set back from property lines according to the required yard of the underlying zone.

(d) A WCF setback and yard requirement to a property line may be reduced as much as fifty percent (50%) of the proposed tower height when it is found that the reduction will allow the integration of a WCF into an existing or proposed structure such as a light standard, power line support device, or similar structure or if the approval authority finds that visual subordination may be achieved.

(e) A reduction of the setback/yard requirement below fifty percent (50%) under (d) of this section may be authorized subject to the variance approval criteria, variance classification and landing field height limitation of this chapter.

Staff: The site plan shows that the tower will be 180 ft from the northern property line, 550 ft from the eastern property line, 227 ft from the southern property line and approximately 88 ft from the western property line (Exhibit A.15). The reduction of the WCF setback to the front property line is 34%. MCC 35.6178 defines *Visual Subordination* as “*The relative visibility of a wireless communication facility, where that facility does not noticeably contrast with the surrounding landscape. Visibly subordinate facilities may be partially visible, but not visually dominate in relation to their surroundings.*” The monopine has been positioned in a forested area (Exhibit A.15). Its location helps the monopine blend with the surrounding vegetation and achieve visual subordination from the 6 areas identified for the photo simulation study (Exhibit

A.7). Based on the findings in section 3.02 above, the equipment shelter meets the yard requirement of the MUA-20 zone.

6.09 (4) Storage.

(a) Wireless communications storage facilities (i.e., vaults, equipment rooms, utilities, and equipment cabinets or enclosures) shall be constructed of non-reflective materials (exterior surfaces only). The placement of equipment in underground vaults is encouraged.

Staff: Originally the applicant proposed metal siding and roofing for the equipment shed. After discussing further with staff, the applicant has indicated via email (Exhibit A.17) that the exterior materials for the equipment shed will be modified to T-111 siding and asphalt roofing. *As modified, this criterion is satisfied.*

6.10 (b) Wireless communications storage facilities shall be no taller than one story (fifteen feet) in height and shall be treated to look like a building or facility typically found in the area.

Staff: The equipment building will be 13 ft tall from finished grade to the top of the roof ridge. The building will look like a medium sized accessory building with no windows but a gable roof line. *This criterion is satisfied.*

6.11 (5) Color and materials. All buildings, poles, towers, antenna supports, antennas, and other components of each wireless communications site shall initially be colored with "flat" muted tones. The color selected shall be one that in the opinion of the approval authority minimizes visibility of the WCF to the greatest extent feasible.

Staff: The monopole will be painted to simulate the color and appearance of the bark on surrounding mature evergreen trees. A condition of approval has been included that the paint used on the monopole shall have a "flat" style finish.

6.12 (6) Fences.

(a) A sight obscuring fence shall be installed and maintained around the perimeter of the lease area of a ground mounted facility not employing concealment technology. The sight-obscuring fence shall surround the tower and the equipment shelter.

(b) A ground mounted facility located in a public right-of-way may be exempted from fencing requirements.

(c) Chain link fences shall be painted or coated with a non-reflective color.

(7) Security. In the event a fence is required, WCFs shall insure that sufficient anti-climbing measures have been incorporated into the facility, as needed, to reduce potential for trespass and injury.

Staff: The applicant has indicated that the bottom 40 feet of the monopine will not contain any simulated branches to allow climbing of the structure. In addition, a six foot tall chain link fence will be constructed around the monopine and equipment shelter. The chain link fence will have a galvanized coating to make it non-reflective. *These criteria are satisfied.*

6.13 (8) Lighting.

(a) A new WCF shall only be illuminated as necessary to comply with FAA or other applicable state and federal requirements.

(b) No other exterior lighting shall be permitted on premises.

Staff: The applicant has indicated that no lighting will be installed on the monopine or equipment building. *This criterion is satisfied.*

6.14 (9) Signs. The use of any portion of a tower for signs other than warning or equipment information signs is prohibited.

Staff: The applicant has indicated that no signage other than equipment information signs is proposed (Exhibit A.19). *This criterion is satisfied.*

6.15 (10) Access driveways and parking. All access drives and parking areas shall be no longer or wider than necessary and be improved to comply with the requirements of the local Rural Fire District.

(a) Existing driveways shall be used for access whenever possible.

(b) New parking areas shall whenever feasible, be shared with subsequent WCFs and/or other permitted uses.

(c) Any new parking area constructed shall consist of a durable and dustless surface capable of carrying a wheel load of 4,000 pounds and be no larger than three hundred fifty (350) square feet.

Staff: Access from Evans Road to the new wireless communication facility will start from the existing driveway for the property. The existing driveway is paved with asphalt. The existing driveway will be widened to 20 ft. After entering the site for 45 ft, an existing dirt and grass driveway branches off for access to an existing garage. The wireless communication facility will utilize this driveway branch and then extend it to the lease area. The driveway will be widened to 20 ft and a parking area constructed to the west of the wireless communication facility. This driveway branch will need to be graveled to achieve a durable and dustless surface and to be able to support a wheel load of 4,000 pounds. As the driveway is currently designed, the parking area is currently 400 sq. ft. A redesign of the driveway access and parking area is needed.

If the parking area is reduced to 18 ft wide for two parking spaces (one parking space = 9 ft wide by 18 ft long) with a 25 ft long backup area for vehicle movement, it will meet the Off-Street Parking ordinance while also keeping the parking area outside of the 30 ft front yard required pursuant to MCC 35.2855(C) and MCC 35.4195(A). The graveled driveway branch is less than 150 ft in length from the paved portion of the driveway so no turn-around is required. Planning staff has prepared a redesigned access way and parking area to ensure that the parking area can meet the required standards (Exhibit B.3). By reducing the parking area from 20 ft to 18 ft wide and 18 ft long, the area is able to meet the 350 ft limitation listed under (c) above. A condition of approval has been included requiring the applicant to modify the site plan to meet the parking requirements. *As conditioned, this criterion is satisfied.*

6.16 (11) Landscape and Screening. All WCFs shall be improved in such a manner so as to maintain and enhance existing native vegetation and suitable landscaping installed to screen the base of the tower and all accessory equipment, where necessary. To this end, all of the following measures shall be implemented for all

ground mounted WCFs including accessory structures.

(a) A landscape plan shall be submitted indicating all existing vegetation, landscaping that is to be retained within the leased area on the site, and any additional vegetation that is needed to satisfactorily screen the facility from adjacent land and public view areas. Planted vegetation shall be of the evergreen variety and placed outside of the fence. The landscape plan shall be subject to review and approval of the Design Review process. All trees, larger than four inches (4") in diameter and four and a half feet high (4½') shall be identified in the landscape plan by species type, and whether it is to be retained or removed with project development;

(b) Existing trees and other screening vegetation in the vicinity of the facility and along the access drive and any power/telecommunication line routes involved shall be protected from damage, during the construction period.

Staff: The Existing Site Survey and Site Detail plan (Exhibit A.2.b) shows all existing vegetation on the site near the lease area. Since there is existing abundant vegetation near the leasehold area, the applicant is proposing to utilize this vegetation and not plant any additional vegetation to screen the facility. Unfortunately, the vegetation noted as brush is a mixture of blackberries and ivy. Ivy and blackberry are both nuisance species that should not be maintained, protected or required. Ivy can easily grow into the trees and smother them. In addition, blackberries are deciduous and provide no screening during late fall, winter and early spring. Ivy is a vine that does not typically form a dense hedge or screen. It is necessary for the applicant to screen the parking area and the fenced facility from Evans Road and the property to the north. The installation of evergreen trees or shrubs that can be maintained between 12 to 14 ft to screen the equipment shed and enclosure is necessary west and north of the facility and parking area. Planning staff has noted a general location on its redesigned parking plan (Exhibit B.3) to demonstrate the approximate location of this needed vegetation. Exact placement and distance between individual shrubs or small evergreen trees is dependent on plant species. A condition of approval has been included requiring modification of the site plan to include evergreen screening vegetation. *As conditioned, this criterion is satisfied.*

6.17 MCC 35.6185 Maintenance.

(A) The applicant/co-applicant or tenant shall maintain the WCF. Such maintenance shall include, but shall not be limited to painting, maintaining structural integrity, and landscaping.

(B) In the event the applicant/co-applicant or tenant/carrier fails to maintain the facility in accordance with permit conditions regarding visual impacts or public safety, Multnomah County may undertake the maintenance at the expense of the applicant or co-applicant landowner.

Staff: A condition of approval has been included to remind the facility owner and property owner of the need to maintain the facility in compliance with the County's zoning ordinance. *As conditioned, this criterion is satisfied.*

6.18 MCC 35.6186 Abandonment.

(A) At such time that a carrier plans to abandon or discontinue, or is required to discontinue, the operation of a WCF, such carrier will notify Multnomah County Land Use Planning Division by certified U.S. mail of the proposed date of

abandonment or discontinuation of operations. Such notice shall be given no less than 30 days prior to abandonment or discontinuation of operations.

(B) In the event that a carrier fails to give such notice, the WCF shall be considered abandoned if the antenna or tower is not operated for a continuous period of twelve months, unless the owner of said tower provides proof of continued maintenance on a quarterly basis.

(C) Upon abandonment or discontinuation of use, the person who constructed the facility, the person who operated the facility, carrier, or the property owner shall physically remove the WCF within 90 days from the date of abandonment or discontinuation of use. "Physically remove" shall include, but not be limited to:

- (1) Removal of the antenna(s), mounts, equipment cabinets, security barriers, and foundations down to three feet below ground surface.
- (2) Transportation of the antenna(s), mount, equipment cabinets, and security barriers to an appropriate disposal site.
- (3) Restoring the site of the WCF to its pre-construction condition, except any remaining landscaping and grading.
- (4) The owner of the facility shall pay all site reclamation costs deemed necessary and reasonable to return the site to its pre-construction condition.

(D) If a party as stated in (C) fails to remove a WCF in accordance with this section, Multnomah County shall have the authority to enter the subject property and physically remove the facility. Costs for the removal of the WCF shall be charged to the landowner of record in the event Multnomah County must remove the facility.

(E) If there are two or more carriers/operators of a single tower, then provisions of this section shall not become effective until all carriers/operators cease using the tower.

(F) Failure to remove an abandoned facility as required by this subsection shall constitute a violation and be subject to the penalties prescribed this chapter.

Staff: A condition of approval has been included to remind the facility owner and property owner of their responsibility to remove the tower if it is abandoned in the future.

7.00 Design Review Criteria

7.01 MCC 35.7050 Design Review Criteria

(A) Approval of a final design review plan shall be based on the following criteria:

(1) Relation of Design Review Plan Elements to Environment.

(a) The elements of the design review plan shall relate harmoniously to the natural environment and existing buildings and structures having a visual relationship with the site.

(b) The elements of the design review plan should promote energy conservation and provide protection from adverse climatic conditions, noise, and air pollution.

(c) Each element of the design review plan shall effectively, efficiently, and attractively serve its function. The elements shall be on a human scale, inter-related, and shall provide spatial variety and order.

Staff: The proposed wireless communication facility will utilize concealment technology to blend in with the surrounding environment. The area where the wireless communication facility will be located is heavily treed (Exhibit A.2.b) and has significant shrub and ground cover. The monopole will be camouflaged as a pine tree. The pole will be painted to match the surrounding tree trunks and artificial tree branches installed so that from a distance it will resemble a tree. The equipment building will utilize lap siding and composition shingles in the dark brown tone. The chain link enclosure will be shielded from Evans Road by existing shrubs and trees which will be enhanced by additional landscaping on the west and northern side of the facility.

The provision and improvement of cell service in the area will promote energy conservation and reduce air pollution by reducing the need to leave one's property to complete or receive a cell phone call. The wireless facility will have its back-up generator located within the equipment building which will help to reduce the noise level during its use during power outages. The wireless communication facility will have its equipment located within an enclosed building to prevent failure of the system due to adverse climatic conditions.

The proposed wireless communication facility will be located in an area with significant tree cover that can be supplemented with evergreen shrubs and trees to support the proposed concealment choice of a monopine. The equipment building will house the facilities equipment and generator. It is similar in size to a medium sized accessory building. The entire facility will fit within a 30 ft by 30 ft chain link compound which will be screened from Evans Road by existing vegetation. *These criteria are satisfied.*

7.02 (2) Safety and Privacy – The design review plan shall be designed to provide a safe environment, while offering appropriate opportunities for privacy and transitions from public to private spaces.

Staff: The wireless communication equipment will be secured behind a 6 ft tall chain link fence. The compound is setback 73 ft from the front property line which allows adequate screening with existing and additional staff required vegetation. *This criterion is satisfied.*

7.03 (3) Special Needs of Handicapped – Where appropriate, the design review plan shall provide for the special needs of handicapped persons, such as ramps for wheel-chairs and Braille signs.

Staff: The wireless communication facility is not a public building or facility; there is no need to provide ADA improvements. *This criterion is satisfied.*

7.04 (4) Preservation of Natural Landscape – The landscape and existing grade shall be preserved to the maximum practical degree, considering development constraints and suitability of the landscape or grade to serve their functions. Preserved trees and shrubs shall be protected during construction.

Staff: The applicant has indicated that no trees need to be removed to install the wireless communication facility. There are two trees located immediately adjacent to the fenced facility that may need to be removed during the construction. The location of the facility is in an area with limited slope and grading will be minimized. A condition of approval has been included reminding the applicant of the need to protect the trees and shrubs during construction of the

facility. *As conditioned, this criterion is satisfied.*

- 7.05 (5) Pedestrian and Vehicular circulation and Parking – The location and number of points of access to the site, the interior circulation patterns, the separations between pedestrians and moving and parked vehicles, and the arrangement of parking areas in relation to buildings and structures, shall be designed to maximize safety and convenience and shall be harmonious with proposed and neighboring buildings and structures.**

Staff: The proposed facility will utilize the existing driveway cut onto Evans Road to gain access to the site. Pedestrian usage of the site is minimal and a separate pedestrian path is not necessary to this unmanned facility. The proposed parking is immediately adjacent to the facility. *This criterion is satisfied.*

- 7.06 (6) Drainage – Surface drainage systems shall be designed so as not to adversely affect neighboring properties or streets.**

Staff: The monopine has limited impervious area and will act much like a real tree slowing precipitation to ground level. The equipment building is only 312 sq. ft. The location of the facility is such that stormwater generated from the limited impervious surface should sheet flow in a natural pattern to adjoining properties or streets. If the applicant decides to asphalt the entrance drive during its widening, additional impervious water will be generated. A condition of approval has been included that if the amount of impervious surface created exceeds the County's threshold of 500 sq. ft, a stormwater certificate be completed by an engineer and if necessary a stormwater system designed. *As conditioned, this criterion is satisfied.*

- 7.07 (7) Buffering and Screening – Areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking, and similar accessory areas and structures shall be designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties.**

Staff: The applicant has indicated that the area of the site where the facility will be installed is heavily treed and has significant brush between Evans Road and the facility. Unfortunately, the brush is chiefly blackberry and ivy. Ivy and blackberry are both nuisance species that should not be maintained, protected or required. Ivy can easily grow into trees and smother them. In addition, blackberries are typically deciduous and provide no screening during late fall, winter and early spring. It is necessary for the applicant to screen the parking area and the fenced facility from Evans Road and the property to the north. The installation of evergreen trees or shrubs that can be maintained between 12 to 14 ft to screen the equipment shelter, parking area and the overall facility is necessary west and north of the facility and parking area. Planning staff has noted a general location on its redesigned parking plan (Exhibit B.3) to demonstrate the approximate location of this needed vegetation. Exact placement and distance between individual shrubs or small evergreen trees is dependent on plant species. A condition of approval has been included requiring modification of the site plan to include evergreen screening vegetation. *As conditioned, this criterion is satisfied.*

- 7.08 (8) Utilities – All utility installations above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.**

Staff: The Enlarged Site Plan (Exhibit A.2.d) shows that the utilities will be installed underground along the access drive to the facility. The only utility to be installed above ground and outside the equipment building on the site is the fiber cabinet for telephone service

provided by Reliance Connects. The cabinet will be installed on the southern side of the building and will be screened by the existing garage on the site.

- 7.09 (9) Signs and Graphics – The location, texture, lighting, movement, and materials of all exterior signs, graphics or other informational or directional features shall be compatible with the other elements of the design review plan and surrounding properties.**

Staff: A small 24 inch wide by 18 inch tall sign will be posted on the outside of the fence to identify the wireless communication facility and provide contact information such as phone numbers. The signage is required by the FCC. The sign will have black lettering on a white vinyl background. The sign will not be lighted. A sign permit is required pursuant to MCC 35.7410. A condition of approval has been included. *As conditioned, this criterion is satisfied.*

7.10 § 35.7055 REQUIRED MINIMUM STANDARDS

(C) Required Landscape Areas

The following landscape requirements are established for developments subject to design review plan approval:

- (1) A minimum of 15% of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subpart 3 of this subsection.**
- (2) All areas subject to the final design review plan and not otherwise improved shall be landscaped.**

Staff: Other than the residential development and the wireless communication facility, the site is in vegetation. *This criterion is satisfied.*

- 7.11 (3) The following landscape requirements shall apply to parking and loading areas:**

- (a) A parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.**
- (b) A parking or loading area shall be separated from any lot line adjacent to a street by a landscaped strip at least 10 feet in width, and any other lot line by a landscaped strip at least 5 feet in width.**
- (c) A landscaped strip separating a parking or loading area from a street shall contain:**
 - 1. Street trees spaces as appropriate to the species, not to exceed 50 feet apart, on the average;**
 - 2. Low shrubs, not to reach a height greater than 3'0", spaced no more than 5 feet apart, on the average; and**
 - 3. Vegetative ground cover.**
- (d) Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or**

loading area.

(e) A parking landscape area shall have a width of not less than 5 feet.

(4) Provision shall be made for watering planting areas where such care is required.

(5) Required landscaping shall be continuously maintained.

(6) Maximum height of tree species shall be considered when planting under overhead utility lines.

(7) Landscaped means the improvement of land by means such as contouring, planting, and the location of outdoor structures, furniture, walkways and similar features.

Staff: The wireless communication facility is required to have two parking spaces. Since the parking area will have less than ten parking spaces, landscaping within the parking area is not required.

8.00 Conclusion

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Administrative Decision by the Planning Director and Design Review application to establish a wireless communication facility in the MUA-20 zone. This approval is subject to the conditions of approval established in this report.

9.00 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

‘D’ Comments Received

Exhibits with a “*” after the exhibit # have been included as part of the mailed decision. All other exhibits are available for review in Case File T2-2010-774 at the Land Use Planning office.

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	2	General Application Form with Letter of Authorization from Property Owners	7/20/2010
A.2	22	Plan Set	7/20/2010
		a. General Notes – N-1	
		b. Existing Site Survey – C1	
		c. Overall Site Plan – A-1	
		d. Enlarged Site Plan – A-1.1	
		e. Equipment Layout Plan – A-2	
		f. South & West Elevation – A-3	
		g. Equipment Elevations – A-4	
		h. Equipment Shelter Floor Plan and Other Details – A-4.1	
		i. Equipment Shelter Details – A-5	

- j. Cable Tray Layout & Cable Ladder – A-6
- k. General Notes - A-7
- l. Chain link Details – A-8
- m. General Notes – S-1
- n. Foundation, Roof & Ice Bridge Plan – S-2
- o. Shear Wall, Column, Beam/Header, Hold-Down & Footing Schedule – S-3
- p. Typical Details – S-4, S-5
- q. Enlarged Mechanical Floor Plan – M-1
- r. One-Line Diagram – E-18
- s. Electrical/Fiber Site Plan – E-2
- t. Equipment Power, Lighting & Grounding Plan – E-3
- u. Details – E-4

A.3	2	Certification of On-Site Sewage Disposal	7/20/2010
A.4	1	Police Service Review	7/20/2010
A.5	1	Fire District Review (Non-Residential)	7/20/2010
A.6	22	Narrative	7/20/2010
A.7	7	Photo Simulations – Exhibit A	7/20/2010
A.8	10	Engineering Study– Exhibit B	7/20/2010
		<ul style="list-style-type: none"> a. Exhibit 1 – Existing Coverage b. Exhibit 2 – Existing Coverage with Corbett c. Exhibit 3 – Proposed Corbett Coverage d. Exhibit 4 – Corbett Fire Station Coverage e. Hatfield & Dawson Consulting Electrical Engineers 	
A.9	14	Tower Engineering – Exhibit C	7/20/2010
A.10	1	Collocation Authorization Letter – Exhibit D	7/20/2010
A.11	1	FAA Submittal Verification – Exhibit E	7/20/2010
A.12	4	NIER Report – Exhibit F	7/20/2010
A.13	2	Acoustic Report – Exhibit G	7/20/2010
A.14	1	Lot of Record Document – Exhibit H	7/20/2010
A.15*	1	Revised Site Plan	9/14/2010
A.16	6	September 14, 2010 Submittal (1 page)	9/14/2010
		<ul style="list-style-type: none"> a. Right of Entry from Karen Stefonek – Attachment 1 (1 page) b. Determination of No Hazard to Air Navigation – Attachment 2 (3 pages) c. Failure Characteristics of Tower from Sabre Towers & Poles – Attachment 3 (1 page) 	

A.17	3	Email Regarding Various Criteria	11/18/2010
A.18	1	Email regarding Brush Vegetation Type	11/17/2010
A.19	1	Email regarding Equipment Information Signage	11/17/2010
<hr/>			
'B'	#	Staff Exhibits	Date
B.1	2	A&T Property Information for 1N4E34D - 00700	7/21/2010
B.2	1	A&T Tax Map with Property Highlighted	
B.3	1	Redesigned Access and Parking Area for Wireless Communication Facility	11/16/2010
<hr/>			
'C'	#	Administration & Procedures	Date
C.1	3	Incomplete Letter	8/18/2010
C.2	1	Applicant's Acceptance of 180 Day Clock	8/18/2010
C.3	1	Complete Letter (Day 1)	10/8/2010
C.4	4	Opportunity to Comment	10/12/2010
C.5	23	Administrative Decision	11/24/2010
<hr/>			
'D'	#	Comments Received	Date
D.1	2	Reynolds-Boileau Comments	10/20/2010
D.2	1	Cicerich Comments	10/20/2010
D.3	1	Nancy Kirk Comments	10/25/2010
D.4	1	Stanley Kirk Comments	10/25/2010
D.5	2	Denson Comments	10/26/2010
D.6	1	Freund Comments	10/26/2010