



Land Use Planning Division
 1600 SE 190th Ave, Ste 116
 Portland OR 97233
 Ph: 503-988-3043 Fax: 503-988-3389
 multco.us/landuse

**FIRE SERVICE AGENCY
REVIEW**

TO THE APPLICANT: Take this form to the Structural Fire Service Provider* that serves your property along with the following:

- A site plan drawn to scale showing the subject property, its improvements, location of fire hydrants and driveway information;
- A floor plan of the proposed development; and
- A fire flow report from your water purveyor (if applicable) [Not applicable for Properties served by MCRFD#14 customers]
- After the fire official signs this form, include it with your application material. See Fire Code Application Guide for fire-related access standards and fire flow information.

*If your property is not served by a structural fire service provider, your project is to be reviewed by the appropriate building official serving your property.

Address of Site 13937 NW Springville Rd, Portland, OR 97229
 Map & Tax Lot: 1N1W16C-00100 'R' number 324301
 Description of Proposed Use: Proposed new wireless communication facility
 Total Square Footage of Building (including roof projections, eaves & attached structures): NA
 Applicant Name: Smartlink on B/O New Cingular Wireless PCS, LLC (AT&T) Phone: 480-296-1205
 Mailing Address: 11232 120th Ave NE #204, Kirkland, WA 98033
 City: Kirkland State: WA Zip Code: 98033 Email: debra.griffin@smartlinkgroup.com

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: TVFER Date of Review 4/15/2022

- The subject property is located within our service boundaries or is under contract.
- The subject property is outside of our service boundaries and will not be providing fire protection services via contract. (Additional review is not needed.)

**** Access Review by Structural Fire Service Agency Providing Service ****

- The proposed development is in compliance with the fire apparatus access standards of the Oregon Fire Code standards as implemented by our agency.
- The following access improvements must be completed prior to issuance of the building permit and be re-inspected by our agency before flammable materials are placed on the property.

- The proposed development is **not** in compliance with the adopted Fire Service Agency's access standards. The proposed building/structure is required to have a fire sprinkler system installed in compliance with Section 903.1.3 (NFPA 13D) of the Oregon Fire Code.

Fire Official: Please sign or stamp the presented site plan & floor plan and attach it to this form.

DFM Jeremy Foster

 Signature & Title of Fire Official

STRUCTURAL FIRE SERVICE AGENCY REVIEW, cont.

**** Fire Flow by Structural Fire Service Agency Providing Service ****

The structure, building or addition is exempt from the fire flow standards of the OFC B-105.2.

- The proposed non-commercial structure is **less than 3,600 sq. ft.** (including the horizontal projections of the roof) and there is 1,000 gallons per minute of fire-flow available at 20 psi from public water lines. No mitigation measures are necessary.
- The proposed non-commercial structure is **more than 3,600 sq. ft.** (including the horizontal projections of the roof) and the fire-flow & flow duration at 20 psi is available from public water lines or private well and is in compliance with minimums specified in Appendix B, Table B105.1 of the Oregon Fire Code. No mitigation measures are necessary.
- The existing fire-flow & flow duration available from public water lines or private well is not adequate to serve the proposed non-commercial structure in compliance with Appendix B of the Oregon Fire Code. The following mitigation measures are necessary* and must be installed prior to occupancy or use of the structure.
 - A monitored fire alarm must be installed.
 - Class A or non-combustible roof materials must be installed.
 - Defensible space of 30 feet around the structure/building/addition.
 - A defensible space of 100 feet around the structure/building/addition due to slopes greater than 20 %.
 - A fire sprinkler system meeting Section 903.1.3 (NFPA 13D) of the Oregon Fire Code shall be installed.
 - Other no water required by TVE&R for this structure.

* The above required structural features are required by the Oregon Fire Code and shall be shown clearly on all building plans.

Commercial/Industrial Buildings & Uses.

- The minimum fire flow and flow duration is available from public water lines or private well as specified in Appendix B, Table B105.1. No mitigation measures are required.
- The minimum fire flow & flow duration is not available from public water lines or private well as specified in Appendix B, Table B105.1. The following mitigation measures are required:

Dfm Jeremy Foster
Signature & Title of Fire Official

To the Fire Official:

- Land Use Planning has determined that the proposed building will qualify as an Exempt Farm Structure and the property owner has indicated that the building will be used solely for farm purposes and they intend on using the provision under ORS 455.315 and will not be obtaining a building permit for its construction.

Multnomah County Land Use Planning

NOTES:
 1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



DRAWN BY: MS/CH
 CHECKED BY: BU

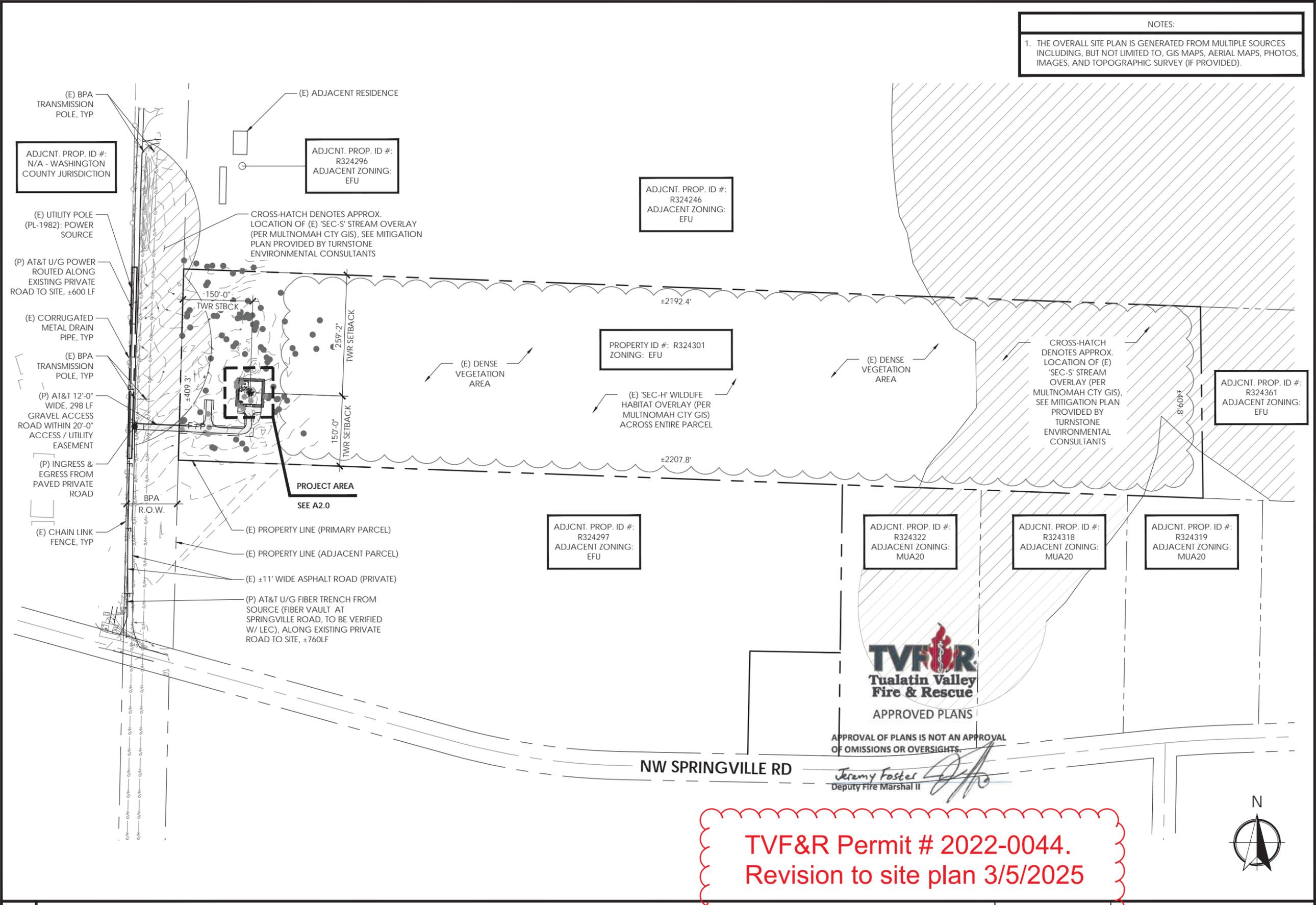
DRAWING VERSION		
VER.	DATE	DESCRIPTION
1	08/26/24	90% ZONING DRAWINGS
2	09/18/24	CLIENT COMMENTS
3	09/25/24	100% ZONING DRAWINGS
4	01/31/25	STORMWATER UPDATE
5	03/03/25	JX COMMENTS

LICENSER
 PRELIMINARY UNLESS SIGNED

PROJECT INFORMATION
 PD31
 BETHANY CREST
 PARCEL #R324301
 13937 NW SPRINGVILLE ROAD
 PORTLAND, OR 97229

SHEET TITLE
 OVERALL SITE PLAN

SHEET NO.
 A1.0



TVF&R Permit # 2022-0044.
 Revision to site plan 3/5/2025

Fw: PD31 Bethany Crest - Proposed AT&T Wireless Communication Facility

From Debbie Griffin <debbie.griffin@smartlinkgroup.com>

Date Wed 3/5/2025 10:16 AM

To Robyn Eckert <robyn.eckert@smartlinkgroup.com>

 1 attachment (860 KB)

Updated Site Plans_PD31 Bethany Crest Revision 3-5-25.pdf;

See below for Fire approval

Debbie Griffin

Real Estate Specialist III



480-296-1205



debbie.griffin@smartlinkgroup.com



10 Church Circle, Annapolis, MD 21401



www.smartlinkgroup.com

*****UPCOMING OOO: 3/7, 3/10 - 3/13*****

From: Foster, Jeremy L. <Jeremy.Foster@tvfr.com>

Sent: Wednesday, March 5, 2025 9:44 AM

To: Debbie Griffin <debbie.griffin@smartlinkgroup.com>

Subject: RE: PD31 Bethany Crest - Proposed AT&T Wireless Communication Facility

WARNING: This message was sent from outside the company. Please exercise your best judgement when opening or responding.

Good morning Debbie-

Please see attached TVF&R approved plan revision. We don't need to update the Multnomah County Fire Service Agency Review Form, and the TVF&R permit number remains the same. This is just a revision to my original approval in 2022.

Thank you,

Jeremy Foster | Deputy Fire Marshal

Tualatin Valley Fire & Rescue

Direct: 503-259-1414

www.tvfr.com

From: Debbie Griffin <debbie.griffin@smartlinkgroup.com>

Sent: Tuesday, March 4, 2025 3:35 PM

To: Foster, Jeremy L. <Jeremy.Foster@tvfr.com>

Subject: Re: PD31 Bethany Crest - Proposed AT&T Wireless Communication Facility

 **External Sender Alert** 

This email is from **outside TVF&R**. Do not click links or open attachments unless you are sure they are safe.

Good afternoon,

I had reached out to you in April and then again in July 2022 regarding a proposed cell tower that you signed off on. The project went on hold and AT&T has decided to move forward with the project again. I am attaching the previously approved Fire District Approval, an updated Fire Agency Form and revised site plans for your review.

Thank you,

Debbie

Debbie Griffin

Real Estate Specialist III

-  480-296-1205
-  debbie.griffin@smartlinkgroup.com
-  10 Church Circle, Annapolis, MD 21401
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