

APPEAL OF CASE NO. T2-2025-0023

PROPOSAL:  
NEW WIRELESS COMMUNICATION FACILITY

LOCATION:  
13937 NW SPRINGVILLE ROAD, PORTLAND





## ISSUE RAISED ON APPEAL:

### Compliance with Exclusive Farm Use criteria [MCC 39.7745]

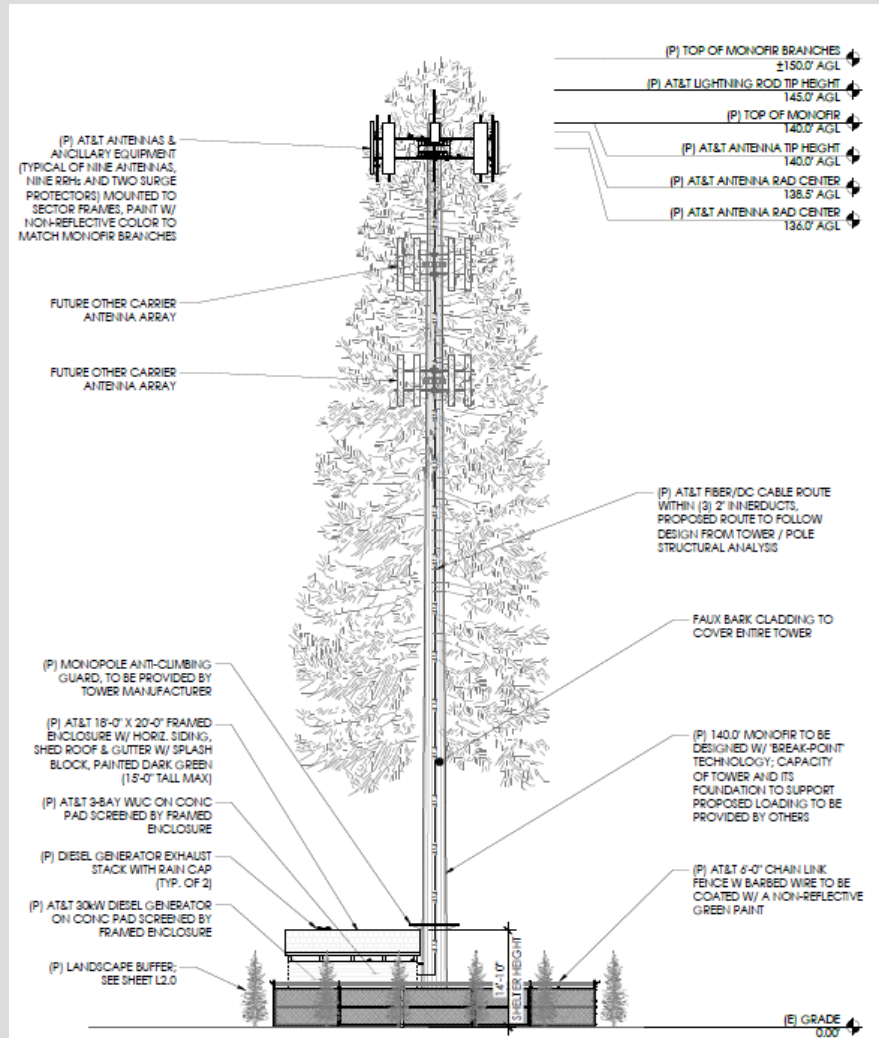
- Non-resource lands
- Co-location opportunities
- Reduced-height facilities
- Less intrusive technologies
- Alternative locations on the same tract
- Insufficient analysis of compatibility impacts in a rural residential context

## APPEAL ISSUE RESPONSE:

- Target area for network coverage and potential alternative locations identified.
- Analysis concludes that the subject site represents the only technically and operationally feasible location capable of meeting AT&T's service objectives.



# ELEVATION DRAWING (WEST ELEVATION)



- Use of concealment technology
- Additional vegetation planted around the lease area
- Use of muted natural colors for the exterior

## ISSUE RAISED ON APPEAL:

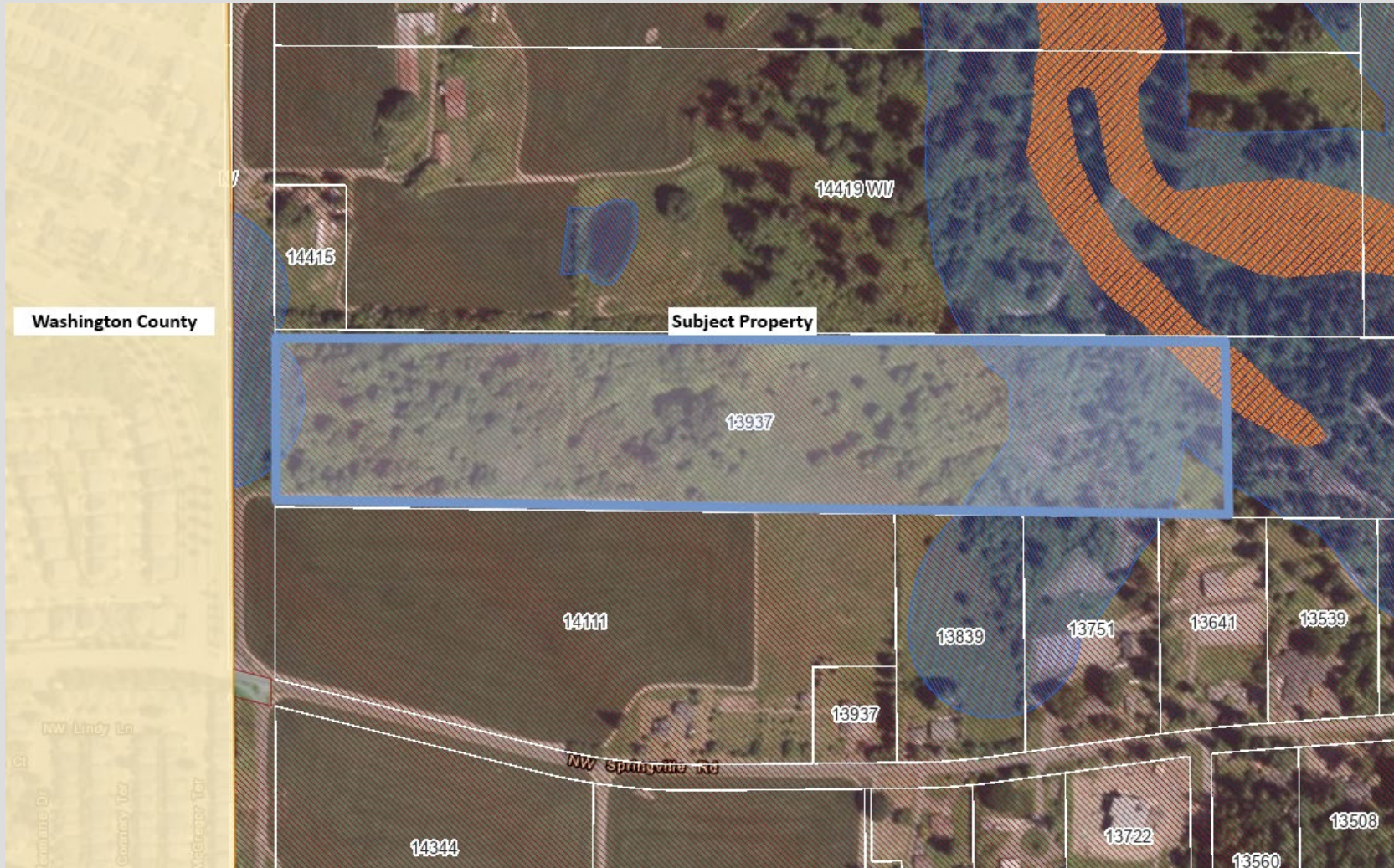
### Inadequate findings regarding impacts to Significant Wildlife Habitat & Significant Stream

- Mitigation strategy relies on future performance assumptions rather than demonstrated compliance at the time of approval.
- Long-term habitat disruption
- Construction and on-going maintenance impacts to SEC areas
- Uncertainty that mitigation measures will achieve required ecological functions

## APPEAL ISSUE RESPONSE:

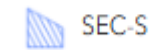
- Mitigation plan was prepared by an ecologist
- 10,625-square-foot mitigation area
- 110 native trees
- 321 native shrubs
- Invasive species removed, native vegetation planted
- Required SEC-h conditions MCC 39.5540(E)

# ENVIRONMENTAL OVERLAYS



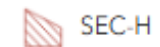
## LEGEND:

### Significant Streams (SEC-s)



SEC-S

### Significant Wildlife Habitats (SEC-h)



SEC-H

### Geologic Hazard



## ISSUE RAISED ON APPEAL:

### Enforcement and practicality of Conditions of Approval

- Approval must be based on demonstrated compliance at the time of the decision.

## APPEAL ISSUE RESPONSE:

- All conditions must be met prior to the issuance of final permits.

## ISSUE RAISED ON APPEAL:

Public testimony was not addressed and the full record was not available prior to appeal

- Proximity to homes, long-term impacts, siting alternatives and human health concerns were not considered.
- Application exhibits were not available prior to appeal.

## APPEAL ISSUE RESPONSE:

- Opportunity to Comment was mailed out on July 18, 2025
- Comments received included in Exhibits D.1 – D.26
- Exhibits can be requested at any time
- Exhibits are available on the Land Use Planning Division website

## ISSUE RAISED ON APPEAL:

### Improper reliance on federal guidelines

- Health, proximity, and livability concerns were not addressed

## APPEAL ISSUE RESPONSE:

- Applicant provided a radio frequency safety survey report addressing FCC guidelines.