



CITY OF
West Linn

Memorandum

TO: West Linn Planning Commission

FROM: Peter Spir, Associate Planner

DATE: May 5, 2010

SUBJECT: Continuation of cell tower co-location application (CUP-09-02)

At the Planning Commission meeting date of March 17, 2010, the Planning Commission held a public hearing to consider a conditional use permit and design review to allow a 10-foot vertical addition to the existing stealth "clock" tower on Emmanuel Presbyterian Church property. In the course of public testimony, Pastor Paul Quackenbush of the Emmanuel Church which owns the site property, declared that he had had not been advised by the applicant of the extent of the expansion of the "at grade" equipment and leased area. It was also noted that neither he nor the Church were listed on the application as the property owner. To allow time to correct this, the Planning Commission continued the case to May 5, 2010.

Subsequently, the Goodman Network obtained the signature and permission of Pastor Paul Quackenbush on the application form (see attached). It may be inferred from his signature on the application form and the April 15, 2010 e-mail that he now endorses the proposed application and the proposed expanded site plan. The applicant has also provided a 49-day extension of the 120-day rule through July 17, 2009. The City renoticed the public hearing.

There were no other applicable issues identified at the March 17, 2010 hearing.

Staff stands by the proposed recommendation of approval and the conditions.



DEVELOPMENT REVIEW APPLICATION

TYPE OF REVIEW (Please check all boxes that apply):

- | | |
|---|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures |
| <input type="checkbox"/> Appeal and Review * | <input type="checkbox"/> One-Year Extension * |
| <input checked="" type="checkbox"/> Conditional Use | <input type="checkbox"/> Planned Unit Development |
| <input checked="" type="checkbox"/> Design Review | <input type="checkbox"/> Pre-Application Meeting * |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Quasi-Judicial Plan or Zone Change |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Street Vacation |
| <input type="checkbox"/> Final Plat or Plan | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Flood Plain Construction | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Hillside Protection and Erosion Control | <input type="checkbox"/> Tualatin River Greenway |
| <input type="checkbox"/> Historic District Review | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Water Resource Area Protection/Wetland |
| <input type="checkbox"/> Lot Line Adjustment * / ** | <input type="checkbox"/> Willamette River Greenway |
| <input type="checkbox"/> Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> Other/Misc |

Home Occupation / Pre-Application / Sidewalk Use Application * / Permanent Sign Review * / Temporary Sign Application require individual application forms available in the forms and application section of the City Website or at City Hall.

TOTAL FEES/DEPOSIT _____ * No CD required / ** Only one copy needed

Emanuel Presyterian Church of West Linn 19200 Willamette Drive West Linn, OR 97068 503-636-5445

OWNER'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Geri Roper, AT&T Mobility, LLC	19801 SW 92nd Ave, Ste 200	Tualatin, OR	97062	

APPLICANT'S	ADDRESS	CITY	ZIP	PHONE(res.& bus.)
Vanessa Meyer, Goodman Networks, Inc.	7360 SW Hunziker, Ste 206	Portland, OR	97223	503-207-1731

CONSULTANT	ADDRESS	CITY	ZIP	PHONE

SITE LOCATION 19200 SW Willamette, West Linn

Assessor's Map No.: T2S, R1E, Section 23 Tax Lot(s): Tax Lot 0480 c Total Land Area: 2.55 acres

- All application fees are non-refundable (excluding deposit).
- The owner/applicant or their representative should be present at all public hearings.
- A denial or grant may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Four (4) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format.**

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application.

SIGNATURE OF PROPERTY OWNER(S)

X [Signature]

Date 4-1-10

SIGNATURE OF APPLICANT(S)

X _____

Date _____

BY SIGNING THIS APPLICATION, THE CITY IS AUTHORIZED REASONABLE ACCESS TO THE PROPERTY. ACCEPTANCE OF THIS APPLICATION DOES NOT INFER A COMPLETE SUBMITTAL. COMPLETENESS WILL BE DETERMINED WITHIN 30 DAYS OF SUBMITTAL.

PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068; PHONE: 656-4211 FAX: 656-4106



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SIGNATURE OF PROPERTY OWNER(S)

X _____

Date _____

SIGNATURE OF APPLICANT(S)

X 

Date 04/10/2010

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PLANNING AND BUILDING; 22500 SALAMO RD #1000; WEST LINN, OR 97068; PHONE: 656-4211 FAX: 656-4106

Spir, Peter

From: Paul Quackenbush [pmq@comcast.net]
Sent: Thursday, April 15, 2010 10:21 AM
To: Spir, Peter
Cc: Paul M Quackenbush
Subject: Cell Tower: Emmanuel Presbyterian Church

Peter, thanks for your call yesterday. Basically, the deal is that the reason the footprint at the base of the tower didn't meet my expectations was that the surveyor failed to take into account set backs of 15 and 20 feet from the street on either side of the tower. That, in turn, pushed the boundary out to the north side more than I was originally shown. However, we did agree to give them an additional 350 square feet at the base, and with the setbacks, there really isn't any other way to provide that square footage than the proposed plan. I will never be happy with the change, but I'm pragmatic enough to know that the city has setbacks for a reason and that we need to live within those rules. I do wish we had been notified last year about the change in the survey.

Thank you,

Paul Quackenbush

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