

DR-09-07  
CU-09-02

West  
Linn

# 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"/> | Subdivision                            |
| <input type="checkbox"/>            | Historic District Review                   | <input type="checkbox"/> | Tualatin River Greenway                |
| <input type="checkbox"/>            | Legislative Plan or Change                 | <input type="checkbox"/> | Variance                               |
| <input type="checkbox"/>            | Lot Line Adjustment                        | <input type="checkbox"/> | Water Resource Area Protection/Wetland |
| <input type="checkbox"/>            | Minor Partition (Preliminary Plat or Plan) | <input type="checkbox"/> | Willamette River Greenway              |
|                                     |  | <input type="checkbox"/> | Other/Misc                             |

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

TOTAL FEES/DEPOSIT \$ 4,500.00 Bryan Adams

OWNER'S Crown Castle 8547 154<sup>th</sup> Avenue NE Remond, WA 98052 425-202-2775

APPLICANT'S ATIT Mobility 19802 SW 72<sup>nd</sup> Avenue, Ste 200 Tualatin, OR 97062 503-691-5019

CONSULTANT Broadcom Networks, Inc 7360 SW Hunziker St, Ste 200 Portland, OR 97223 503-367-5577

SITE LOCATION 19200 Willamette Drive, West Linn, OR 97068 2.55 ac

Assessor's Map No.: 21E24BB-04800 Tax Lot(s): 04800 Total Land Area: 2.55 ac

- All application fees are non-refundable (excluding deposits).
- 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.
- Three (3) complete (single sided) hard-copy sets 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 Bryan Adams or agent for Crown Castle Date 8/28/09

SIGNATURE OF APPLICANT(S) Kevin S. Prosser  
X [Signature] ON BEHALF OF ATIT Date 8/26/09

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



**CONDITIONAL USE (MODIFICATION) APPLICATION  
& DESIGN REVIEW-CLASS I APPLICATION**

**WIRELESS COMMUNICATIONS FACILITY  
(COLLOCATION IN AN EXISTING  
SLEATHED CUPOLA/CLOCK TOWER)  
LOCATED IN AN SINGLE-FAMILY RESIDENTIAL (R-10) ZONE**

Prepared for:  
AT&T Wireless, LLC  
19801 SW 72<sup>nd</sup> Avenue  
Tualatin, Oregon 97062

**PW54 (MARYLHURST)**

**19200 WILLAMETTE DRIVE  
WEST LINN, OREGON 97068  
T2S, R1E, Section 23, Tax Lot 04801**

Prepared by:  
Kevin S. Provance, Principal Planner  
Goodman Networks, Inc.  
7360 SW Hunziker Street, Suite 206  
Portland, Oregon 97223  
(503) 367-5577



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### PROPOSAL SUMMARY INFORMATION

Date: 08/28/09

Site Name: PW54 (Marylhurst)

Applicant: Goodman Networks, Inc.  
AT&T Wireless, PCS, LLC  
c/o Kevin S. Provance, Principal Planner  
7360 SW Hunziker Street, Suite 206  
Portland, Oregon 97223

Phone: (503) 367-5577  
Fax: (503) 207-1737  
Email: [kprovance@goodmannetworks.com](mailto:kprovance@goodmannetworks.com)

Property Owner: Crown Castle, LLC  
8547 154<sup>th</sup> Avenue NE  
Redmond, Washington 98052  
Bryan Adams, Company Representative  
(425) 202-2775

Proposed Use: A modification to CUP# 97-05 and a Design Review – Class I Application to allow for a 10 foot extension to the existing, stealthed, cupola/clock tower for the addition of AT&T's antennas as a collocation. The antennas shall be hidden within the oblique architectural panels beneath the cupola. The radio equipment shall reside within the designated lease area and will require an extension to the fence and landscaping for appropriate buffering.

Location: Emmanuel Presbyterian Church of West Linn  
19200 Willamette Drive  
West Linn, Oregon 97068

Tax Account No.: Tax Map 21E24BB  
Tax Lot 04801  
Lot Size 15.39 acres

Zoning/Land Use Comprehensive Plan Single Family Residential (R-10) – WCF  
Low Density



## **Project Description**

AT&T proposes to extend the existing, stealthed cupola/clock tower by 10 feet to allow for the collocation of its wireless antennas. The existing wireless communication facility is located adjacent to the Emmanuel Presbyterian Church in West Linn, Oregon. AT&T's proposal will provide coverage to an area that is currently underserved by its customers. Within this urban area, the amount of customers calling simultaneously during prime hours creates capacity issues and this proposed facility will allow for the additional service to all AT&T callers. Currently, this cupola/clock wireless communication facility is served by Sprint PCS Wireless.

This facility was approved back in 1997 (CUP 97-05) as a stealthed cupola/clock tower that matched the existing architecture of the church. The existing height of this facility is at 80 feet. AT&T's proposal will allow for a 10 foot extension maximum in the mid-section of the tower and shall match the existing architectural façade of the tower. The proposed 10 foot extension will not project of the existing heights of the trees that surround the tower on the subject property. As for the equipment compound, AT&T will extend the compound within existing lease area parcel and will rebuild the existing fence with new landscaping to buffer.

At the base of the tower, an extension of a 12x15 fenced compound will house all associated AT&T equipment with private access from Sprint's leased area. The ground equipment consists of radio cabinets and utility hookups (power and telephone). An 8-foot tall wooden fence will be newly constructed around AT&T and Sprint for consistency and aesthetic integrity. As for landscaping, AT&T proposes to replant new and appropriate vegetation for aesthetics and to buffer the any impacts of the compound around the wireless communication facility. No trees will have to be removed or impacted as a result of this project. A small sign will be placed on the fence for site identification, as well as emergency contact information.

Power and telephone utility connections are already present on the parcel to serve the existing equipment and will be utilized for the proposed facility. This project is not subject to the registration requires of the FAA based on the proposed height of this facility.



## COMPLIANCE WITH ZONING REGULATIONS

### 57.070 SUBMITTAL REQUIREMENTS

To be considered a complete application, the following information is required:

1. A plot plan showing: the lease area; antenna structure; height above grade and setback from property lines; equipment shelters and setback from property lines; access; connection point with land line system; and all landscape areas intended to screen the WCF.

Response: AT&T has provided a plot plan that shows all the above mentioned.

2. An engineer's statement that the RF emissions at grade, or at nearest habitable space when attached to an existing structure comply with FCC rules for such emissions; the cumulative RF emissions if co-located.

Response: AT&T has provided a NIER (Non-Ionizing Electromagnetic Report) that demonstrates that this proposal will meet all FCC regulations regarding emissions.

3. A description of the type of service offered (voice, data, video, etc.) and the consumer receiving equipment.

Response: AT&T's proposal shall allow for UMTS and GMS technologies that increase voice, data and video information on hand held cellular phones.

4. Provide facilities maintenance schedule.

Response: AT&T shall provide a detailed maintenance schedule as a conditional of approval to this application.

5. Provide zoning and Comprehensive Plan designation of proposed site.

Response: AT&T has provided Zoning and Comprehensive Plan designations for this application.

6. Photo or computer simulations of the proposed WCF from the four cardinal compass points and/or abutting right-of-way, whichever provides the most accurate representation of the proposed facility from a variety of vantage points.

Response: AT&T has provided photo simulations of this proposed extension as well as the extension to the equipment compound and proposed landscaping.

7. The distance from the nearest WCF and nearest co-location site. 57-5

Response: Since AT&T is collocating on this proposed facility, the nearest facility would be on this subject property.

8. An engineer's statement demonstrating:

- a. The reasons why the WCF must be located at the proposed site (service demands, topography, dropped coverage, etc.)
- b. The reason why the WCF must be constructed at the proposed height; and,
- c. Verification of good faith efforts made to locate or design the proposed WCF to qualify for a less rigorous approval process (building permit or site plan approval).

Response: AT&T shall provide RF justification as a condition of approval to this application. This collocation is most desired by the City of West Linn and AT&T has provided the necessary information that demonstrates a good faith effort in maintaining the aesthetic integrity of this existing site.

9. A copy of that portion of the lease agreement (or lease memo) with the property owner that includes co-location provisions (where applicable), facility removal within 90 days of abandonment, and a bond to guarantee removal, shall be submitted to the City for review purposes only. The bond may be effective only in the event that the application is approved.

Response: AT&T's proposal is a collocation opportunity from the tower owner, Crown Castle Tower, Inc. Crown Castle has provided AT&T with this opportunity as the last available collocator on this facility.

10. A signed statement from the applicant agreeing to allow co-location on the applicant's structure (where applicable).

Response: AT&T's proposal is a collocation opportunity from the tower owner, Crown Castle Tower, Inc. Crown Castle has provided AT&T with this opportunity as the last available collocator on this facility.

11. A map of the City showing the approximate geographic limits of the "cell" to be created by the facility. This map shall include the same information for all other facilities owned or operated by the applicant within the City, or extending within the City from a distant location, and any existing detached WCF of another provider within 1,000 feet of the proposed site.

Response: AT&T shall provide a comprehensive coverage map that shows existing and proposed cell coverage from this facility, both in on-air and off-air phases. AT&T will submit this information as a condition of approval to this application.

12. An engineer's analysis/report of the recommended site location area for the proposed facility. If an existing structure approved for co-location is within the area recommended by the engineer's report, reasons for not collocating shall be provided and must demonstrate at least one of the following deficiencies:

- a. The structure is not of sufficient height to meet engineering requirements;
  - b. The structure is not of sufficient structural strength to accommodate the WCF;
  - c. Electromagnetic interference for one or both WCF will result from co-location;
- or,
- d. The radio frequency coverage objective cannot be adequately met.

Response: AT&T's proposal is a collocation opportunity from the tower owner, Crown Castle Tower, Inc. Crown Castle has provided AT&T with this opportunity as the last available collocator on this facility.

13. Full response to Section 57.080 approval criteria as applicable.

Response: AT&T shall respond and meet the required approved criteria in 57.080 as applicable.

14. Fulfillment of co-location protocol requirements of Section 57.090.

Response: AT&T shall respond and meet the required approved criteria in 57.080 as applicable.

### **57.080 APPROVAL CRITERIA**

1. For WCF allowed outright, a building permit is required. WCF, accessory buildings, and equipment shall satisfy Section 57.080(12-14).

Response: This collocation shall be reviewed as a Design Review Class I and a Conditional Use Application.

2. For WCF allowed by Design Review Class I, the applicable approval criteria of CDC Chapter 55 and applicable criteria of Section (5-14), below, shall apply.

Response: AT&T shall comply with all applicable criteria as stated in the Design Class I of Chapter 55 in the CDC.

3. For WCF allowed by Design Review Class II, the applicable approval criteria of CDC Chapter 55 and applicable criteria of Section (5-14), below, shall apply.

Response: This collocation shall be reviewed as a Design Review Class I and a Conditional Use Application

4. For WCF allowed by conditional use permit, the approval criteria of CDC Section 60.070 and applicable criteria of CDC Chapter 55 (Design Review) and Section (5-14), below, shall apply.

Response: AT&T shall comply with all applicable criteria as stated in the Design Class I of Chapter 55 and the Conditional Use Application criteria in Section 60.070 of the CDC.

#### 5. Aesthetics.

a. New towers shall maintain a galvanized steely grey finish or other accepted contextual or compatible color or, if required by the FAA, be painted pursuant to the FAA's requirements.

b. If co-location on an existing tower is requested, the design of any antenna, accessory structure, or equipment shall, to the greatest extent possible, use materials, colors, and textures that will match the existing tower, building, or other existing structures.

c. If co-location on an existing non-tower structure is requested, the antenna and supporting electrical and mechanical equipment shall be a neutral color that is the same as the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.

Response: AT&T's collocation will match the existing architectural façade of the cupola/clock tower. All materials will be identical to the existing wireless facility. The equipment compound extension shall match the existing compound with a new improved fencing and upgraded landscaping for buffering.

#### 6. Setbacks.

a. Towers designed to collapse within themselves shall be set back in accordance with the setbacks contained in the zone.

b. Towers not designed to collapse within themselves shall be set back from the property line by a distance equal to one-half the height of the tower.

Response: This proposed collocation for an extension to the cupola/clock tower will comply with the current setback requirement.

7. Tower location. Co-location or placement on existing structures or buildings is the preferred siting choice. If co-location cannot be accommodated, new WCFs shall be placed as close as possible to existing WCFs so that the impacts are concentrated rather than spread out or dispersed.

Response: AT&T proposes to collocate on an existing wireless facility as preferred by the City of West Linn, Oregon.

8. Height. New towers shall not exceed 120 feet in height in the GI zone, and 40 feet in height in the GC, OBC, CI, R-2.1, R-3 zones except by Class II variance. Antennas, etc. may not extend above these heights.

Response: AT&T's 10 foot extension complies with the R-10 zoning district.

9. Lighting. None allowed except as required by the FAA.

Response: No lighting is required or being proposed as a result of this proposal.

10. Points of visual interest shall be protected. Long range views from the I-205 rest area towards Mt. Hood shall be protected pursuant to Section 57.080(11). Views from residential structures located within 250 feet of the proposed wireless communication facility to the following points of visual interest shall be protected to the greatest practical extent:

- a. Mountains.
- b. Significant public open spaces.
- c. Historic structures.

Response: AT&T's proposal shall not impact any views of mountains, public open spaces or historic structures as a result of the 10 foot extension to the existing wireless facility.

11. Methods for protecting points of visual interest. The following standards, and only the following standards, shall be used to protect the above identified points of visual interest to the greatest practical extent if views from a residential structure located within 250 feet from a proposed wireless communication facility to a point of visual interest specifically identified above, are significantly impacted. The standards shall also apply to preserving long range views of Mt. Hood from the northbound I-205 rest area. The applicant shall:

- a. Investigate other locations within the same lot where such visual impacts can be minimized overall.
- b. Investigate alternative tower designs that can be used to minimize the interruption of views from the residents/public to the points of visual interest.
- c. Minimize visual impacts to the point of visual interest referred to above, by demonstrating that co-location or the use of other structures within the service area is not feasible at this time.
- d. Minimize visual impacts by varying the setbacks or landscape standards that would otherwise be applicable, so long as the overall impact of the proposed development is as good or better than that which would otherwise be required without said variations.

Response: The visual aesthetics of this proposal shall be preserved through the architectural design of the 10 foot extension; new fencing around the proposed extended compound and existing compound and improved landscaping around the entire lease

area. The photo simulations demonstrate that the collocation extension will not project over the existing tree line on the subject property.

12. Fencing and security. For security, tower(s) and ancillary facilities shall be enclosed by a fence up to eight feet high. No fence height variances shall be required.

Response: AT&T proposes to construct a new wooden fence, no more than 8 feet high, around the proposed and existing compound within the subject lease area. This will allow for better security and minimize and visual impacts.

13. Landscaping and screening. Landscaping shall be placed outside the fence and shall consist of a fast growing vegetation with a minimum planted height of six feet placed densely so as to form a solid hedge. Landscaping shall be properly maintained.

Response: AT&T proposes to replant and add additional landscape around the proposed and existing compound. Landscaping shall be properly maintained.

14. Noise. Noise generating equipment shall be sound buffered by means of baffling, barriers, or other suitable means to reduce sound level to meet CDC Section 55.100(D)(3) noise standards.

Response: AT&T's equipment shall meet the sound levels, by the use of barriers, as specified in CDC Section 55.100(D)(3).

#### **57.090 CO-LOCATION PROTOCOL**

A. The purpose of this requirement is to create a process that will allow providers to equitably share publicly available, nonproprietary information among themselves, with interested persons and agencies, and with the approval authority, at the time the provider schedules a pre-application conference with the approval authority. This co-location protocol is designed to increase the likelihood that all reasonable opportunities for collocation have been investigated and that the appropriate information has been shared among the providers. The approval authority recognizes that co-location is preferable, where technologically feasible and visually desirable, as a matter of public policy, but that co-location of antennae by providers is not always feasible for technical or business reasons. However, if all licensed providers are made aware of any pending tower or antenna permit requests, such disclosure will allow providers to have the maximum amount of time to consider possible co-location opportunities, and will also assure the approval authority that all reasonable accommodations for co-location have been investigated. The code creates strong incentives for co-location because proposals for co-location qualify for a less rigorous approval process (building permit or design review approval rather than a discretionary land use permit).

B. A pre-application conference is required for all proposed freestanding support structures.

C. At the time a pre-application conference is scheduled, the applicant shall demonstrate that the following notice was mailed to all other wireless providers licensed to provide service within the City:

“Pursuant to the requirements of Community Development Chapter 57, (name of wireless provider) is hereby providing you with notice of our intent to meet with the City of West Linn in a pre-application conference to discuss the location of a freestanding wireless communication facility that would be located at \_\_\_\_\_(location)\_\_\_\_\_. In general, we plan to construct a support structure of \_\_\_\_\_ feet in height for the purpose of providing (cellular, PCS, etc.) service. Please inform us whether you have any existing or pending wireless facilities locating within (distance) of the proposed facility that may be available for possible co-location opportunities. Please provide us with this information within 10 business days after the date of this letter. Your cooperation is appreciated. Sincerely, (pre-application applicant, wireless provider).”

D. If a response to a co-location request letter is received by an applicant indicating an opportunity for co-location, the applicant shall make a good faith effort to analyze the feasibility of co-location. This analysis shall be submitted with an application for any freestanding support structure. A good faith effort to investigate the feasibility of co-location shall be deemed to have occurred if the applicant submits all of the following information:

1. A statement from a qualified engineer indicating whether the necessary service can or cannot be provided by co-location at the possible co-location site.
2. Evidence that the lessor of the possible co-location site either agrees or disagrees to co-location on his/her property.
3. Evidence that adequate site area exists or does not exist at the possible co-location site to accommodate needed equipment and meet all of the site development standards.
4. Evidence that adequate access does or does not exist at the possible co-location site.

E. If the applicant has provided information addressing each of the criteria in Section D above, the co-location protocol shall be deemed complete.

Response: AT&T has met this requirement since its proposal is to collocate on an existing wireless facility as preferred by the City of West Linn, Oregon.

### **57.100 ABANDONED FACILITIES**

A wireless communication facility which has been discontinued for a period of six consecutive months or longer is hereby declared abandoned. Abandoned facilities shall be removed by the property owner within 90 days from date of abandonment. Failure to remove an abandoned facility is declared a public nuisance and is subject to penalties and enforcement under CDC Chapter 106. Upon written application, prior to the expiration of the six-month period, the Planning Director shall, in writing, grant a six-month extension for reuse of the facility. Additional extensions beyond the first six month extension may

be granted by the Planning Director subject to any conditions required to bring the project or facility into compliance with current law(s) and make compatible with surrounding development.

Response: AT&T shall meet comply with this criterion as specific in this section of the CDC.

## **60.000 CONDITIONAL USES**

### **60.010 PURPOSE**

The purpose of this chapter is to provide standards and procedures under which conditional uses may be permitted, enlarged, or altered if the site is appropriate and if other conditions can be met.

A. The Planning Commission may approve an application subject to a specific time period, at the termination of which there will be a renewal hearing. The decision at the renewal hearing shall be based on the factors in B1 and B2 below.

B. Approval of a conditional use shall be void after one year or such lesser time as the approval may specify, unless substantial construction pursuant thereto has taken place. The Planning Commission after a public hearing as provided by Section 99.060(B) may extend authorization for an additional period not to exceed one year, on request and a finding that:

1. There have been no changes in the facts on which the approval was based; and,
2. There have been no changes in the policy or applicable standards on which the approval was based.

Response: AT&T acknowledges the approval standards of the Planning Commission and shall comply with all timelines set by the Commission regarding the expiration of conditional use permits.

### **60.030 ADMINISTRATION AND APPROVAL PROCESS**

A. Conditional use applications shall be decided by the Planning Commission in the manner set forth in Section 99.060(B). A petition for review by Council may be filed as provided by Section 99.240(B).

B. All approved conditional use applications shall be subject to Design Review under the provisions of Chapter 55, and in the manner set forth in Section 99.060(B).

Response: AT&T acknowledges the approval standards of the Planning Commission and shall comply with all timelines set by the Commission regarding the expiration of conditional

use permits. This application shall address all criteria related the Design Review Class I standards for this proposal.

#### **60.040 TIME LIMIT ON A CONDITIONAL USE APPROVAL**

Approval of a conditional use by the Commission shall be void after three years if:

1. Substantial construction of the approval plan has not begun within that three-year period.
2. Construction on the site is a departure from the approved plan.

Response: AT&T acknowledges the approval standards of the Planning Commission and shall comply with all timelines set by the Commission regarding the expiration of conditional use permits.

#### **60.050 BUILDING PERMITS FOR AN APPROVED CONDITIONAL USE**

A. Building permits for all or any portion of a conditional use shall be issued only on the basis of the conditional use plan and conditions as approved by the Planning Commission.

B. Any change in the conditional use plan or conditions of approval shall require a new application and hearing pursuant to the provisions set forth in this Chapter and Section 99.120(B).

Response: AT&T acknowledges the approval standards of the Planning Commission and shall comply with all timelines set by the Commission regarding the expiration of conditional use permits. AT&T shall meet all conditions of approval prior to the issuance of a building permit for this proposal. AT&T's application for this modification to the approved Conditional Use Permit (CUP-97-05 & DR 97-23).

#### **60.060 THE APPLICATION**

A. A conditional use application shall be initiated by the property owner or the owner's authorized agent.

Response: The conditional use application has been signed by the property owner and agent, AT&T as required by this section of the CDC.

B. A prerequisite to the filing of an application is a pre-application conference at which time the Director shall explain the requirements and provide the appropriate forms as specified in Section 99.030(B) and (C).

Response: On April 2, 2009, AT&T, Planning Staff and the Robinwood Neighborhood conducted a Pre-Application Meeting as required by this section of the CDC.

C. A pre-requisite to the filing of an application is a meeting with the respective City recognized neighborhood association, per CDC Section 99.038, at which time the applicant will present his/her proposal and receive comments. (ORD. 1401)

Response: On May 12, 2009, AT&T presented its proposal to collocate its wireless antennas on the existing cupola/clock tower to the Robinwood Neighborhood Association.

D. An application for a conditional use shall include the completed application form and:

1. A narrative which addresses the approval criteria set forth in Section 60.070 and which sustains the applicant's burden of proof; and,

1. A site plan as provided by Section 60.080.

One original application form must be submitted. Three copies at the original scale and three copies reduced to 11 X 17 or smaller of all drawings and plans must be submitted. Three copies of all other items must be submitted. When the application submittal is determined to be complete, additional copies may be required as determined by the Planning Department.

Response: AT&T is providing a narrative that addresses all relative sections of the CDC for a collocation of wireless antennas to an existing, stealthed, cupole/clock tower. AT&T is provided three sets of drawings at 11 x 17. AT&T is provided three copies of all application materials as per the requirements of this section of the CDC.

E. Names and addresses of all who are property owners of record within 300 feet of the site shall be determined by the Director.

Response: AT&T is providing the original, certified list of all property owners within 300 feet of the subject property.

F. The applicant shall pay the requisite fee.

Response: AT&T is paying the request fee for the Conditional Use Application and Design Review- Class I Application as requested by the Planning Staff.

#### **60.070 APPROVAL STANDARDS AND CONDITIONS**

A. The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in Section 36.030, or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide:

- a. Adequate area for the needs of the proposed use; and,
- b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.

Response: The proposed development will be contained within the existing lease area and is proposed to improve the existing conditions as a result of this development.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.

8. Requiring landscaping, screening, drainage, and surfacing of parking and loading areas.

Response: AT&T is proposing a 6 foot wooden fence and improved landscaping to buffer the existing and proposed compound.

9. Limiting the number, size, location, height, and lighting of signs.

Response: AT&T shall only post the necessary signage as per the requirements of the FCC.

10. Limiting or setting standards for the location and intensity of outdoor lighting.

Response: AT&T is not proposing any outdoor lighting for this site.

11. Requiring berming, screening, or landscaping and the establishment of standards for their installation and maintenance.

Response: AT&T is proposing a 6 foot wooden fence and improved landscaping to buffer the existing and proposed compound. A landscape management plan will be submitted as a conditional of approval.

12. Requiring and designating the size, height, location, and materials for fences.

Response: AT&T is proposing a 6 foot wooden fence that will help buffer any potential noise issues. A new fence will be erected around the existing and proposed compound.

13. Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.

Response: AT&T's proposal will not impact any existing trees in the area. This proposal will expand the compound out by 12 feet, just under the drip line of a tree located directly north of the compound. In accordance with the City's Arborist, AT&T compound expansion will not impact the existing tree to the north.

D. Aggregate extraction uses shall also be subject to the provisions of ORS 541.605.

Response: No aggregate extraction uses are subject to this application. There will be no impact to such uses as a result of this proposal.

#### **60.080 SITE PLAN AND MAP**

A. All site plans and maps shall include the name, address, and telephone number of the applicant, the scale of the site plan, north arrow, and a vicinity map.

Response: AT&T's drawings meets the applicable requirements as per this section of the CDC.

B. The applicant shall submit a site plan drawn to an appropriate scale (in order of preference, 1" = 10' to 1" = 30') which contains the following information:

1. The subdivision name, block, and lot number or the section, township, range, and tax lot number.
2. The parcel boundaries, dimensions, and gross area.
3. The applicant's property and the surrounding property to a distance sufficient to determine the relationship between the applicant's property and proposed development to the adjacent property and development.
4. The location, dimensions, and names of all existing and platted streets and other public ways and easements on adjacent property and on the site.
5. The location, dimensions, and setback distances of all:
  - a. Existing structures, improvements, utilities, and drainage facilities on adjoining properties;
  - b. Existing structures, improvements, utilities, and drainage facilities to remain on the site; and,
  - c. Proposed structures or changes to existing structures, improvements, utilities, and drainage facilities.
6. The existing and proposed dimensions of:
  - a. The entrances and exits to the site;
  - b. The parking and circulation areas;
  - c. Loading and service areas for waste disposal, loading and delivery;
  - d. Pedestrian and bicycle circulation area;
  - e. On-site outdoor recreation spaces and common areas; and,
  - f. Above ground utilities.
7. The location of areas to be landscaped and the proposed landscape plan.
8. The location of all trees having a six-inch caliper at a height of five feet.

Response: AT&T's drawings meets the applicable requirements as per this section of the CDC.

C. The applicant shall submit the site plan on a map showing two-foot contours up to 20 percent grade and 10-foot contours on grades above 20 percent.

Response: AT&T's drawings meets the applicable requirements as per this section of the CDC.

## **55.000 DESIGN REVIEW**

### **55.020 APPLICABILITY**

This chapter provides two levels of design review: Class I and Class II. Class I design review applies to land uses and activities that require only a minimal amount of review. Class II design review is reserved for land use and activities that require comprehensive review. Class I design review applies to the following land uses and activities:

4. Modification of an office, commercial, industrial, public or multi-family structure for purposes of enhancing the aesthetics of the building and not increasing the interior usable space (e.g., covered walkways or entryways, addition of unoccupied features such as cupolas, clock towers, etc.).

Response: AT&T's proposal is subject to the Design Review – Class I criteria and shall be reviewed as such.

### **55.030 ADMINISTRATION AND APPROVAL PROCESS**

A. A pre-application conference is required before submitting a development plan application for design review as provided by Sections 99.030(B).

Response: A Pre-Application Meeting for a Design Review – Class I was conducted on April 2, 2009.

B. The application shall be submitted by the record owner(s) of the property, authorized agent, or condemnor.

Response: AT&T is submitting this application on behalf of the owner, Crown Castle.

C. Action on the development plan application shall be as provided by CDC Chapter 99, Procedures for Decision-Making: Quasi-Judicial, and the following:

1. The Planning Director for Class I design review applications or Planning Commission for Class II design review applications, shall approve, approve with conditions, or deny the application based on findings related to the applicable criteria set forth in Section 99.110 and this chapter.

2. A decision by the Planning Director may be reviewed by the City Council.

Response: This application will be reviewed with the Conditional Use Application at the Planning Commission.

D. Substantial modifications made to the approved development plan will require pre-application (e.g., more or fewer lots, different architectural design, etc.).

Response: This application required a pre-application to address architectural design issues.

#### **55.040 EXPIRATION OF APPROVAL**

If substantial construction has not occurred within three years from the date of approval of the development plan, the approved proposal will be void.

Response: AT&T acknowledges this requirement and shall comply with the timeline for construction.

#### **55.060 STAGED OR PHASED DEVELOPMENT**

The applicant may elect to develop the site in stages. Staged development shall be subject to the provisions of Section 99.125.

Response: AT&T does not propose to phase this project at this time.

#### **55.070 SUBMITTAL REQUIREMENTS**

A. The design review application shall be initiated by the property owner or the owner's agent, or condemnor.

Response: AT&T is submitting this application on behalf of the owner, Crown Castle.

B. A pre-application conference shall be a prerequisite to the filing of an application.

1. The Director shall explain the applicable policies, ordinance provisions, opportunities and constraints which may be applicable to the site and type of proposed development. The Director shall determine which class of design review is required.
2. The following subjects shall be reviewed at the pre-application conference:
  - a. The parcel's location and size, the Comprehensive Plan, zoning, and other possible and applicable ordinance provisions.
  - b. The proposed use and types of adjacent land uses and the opportunities for shared use such as parking, or for the need for buffers or sound barriers.
  - c. The natural features on the site: topography, drainage courses, micro-climate vegetation, and soil conditions and stability as these features relate to plan policies and ordinance provisions and the site development plan.
  - d. The availability of utilities (on site and off site).
  - e. The site access and potential traffic problems.
  - f. The availability of transit, capacity of the road system, and existence of plans for bicycle and pedestrian ways.
  - g. Existing or potential noise sources.
  - h. Conditions placed on previous applications.
  - i. Review submittal requirements.
  - j. Preferred architectural design and building orientation.

Response: A Pre-Application Meeting for a Design Review – Class I was conducted on April 2, 2009.

C. A pre-requisite to the filing of an application for development proposals that include greater than 10 multi-family units or commercial/industrial buildings greater than 1500 square feet in size, a 4-lot or more planned unit development, a 10-lot or greater subdivision, or a zone change that requires a Comprehensive Plan amendment, is a meeting with the respective City recognized neighborhood association, per CDC Section 99.038, at which time the applicant will present their proposal and receive comments. Wireless communication facilities (WCF) shall also fulfill co-location protocol of CDC Section 57.090.

Response: This application is for a collocation and complies with the collocation protocol in Section 57.090 of the CDC.

D. The applicant shall submit a completed application form and:

1. The development plan for a Class I design review shall contain the following elements:

- a. A site analysis (Section 55.110) only if the site is undeveloped.
- b. A site plan (Section 55.120) is required.
- c. Architectural drawings, including building envelopes and all elevations (Section 55.140) only if architectural work is proposed.
- d. Pursuant to Section 55.085, additional submittal material may be required.

One original application form must be submitted. Three copies at the original scale and three copies reduced to 11 X 17 inches or smaller of all drawings and plans must be submitted. Three copies of all other items must be submitted. When the application submittal is determined to be complete, additional copies may be required as determined by the Planning Department.

Response: AT&T is provided three sets of drawings at 11 x 17. AT&T is provided three copies of all application materials as per the requirements of this section of the CDC.

3. A narrative, based on the standards contained in this Code, which supports any Requested exceptions as provided under Section 55.170.

Response: AT&T is providing a narrative that addresses all relative sections of the CDC for a collocation of wireless antennas to an existing, stealthed, cupole/clock tower.

4. Submit full written responses to approval criteria of Section 55.100 for Class II Design review, or Section 55.090 for Class I design review, plus all applicable referenced approval criteria.

Response: AT&T is submitting full written responses to the approval criteria for a Class I Design Review as per section 55.090.

E. The applicant shall submit samples of all exterior building materials and colors in the case of new buildings or building remodeling.

Response: AT&T's photo simulations illustrate the specific architectural design that will

match the existing façade of the cupola/clock tower.

F. The applicant shall pay the required fee.

Response: AT&T is paying the request fee for the Conditional Use Application and Design Review- Class I Application as requested by the Planning Staff.

#### **55.085 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS**

A. The Planning Director may require additional information as part of the application subject to the provisions of Section 99.035(A).

B. The Planning Director may waive any requirements for the application subject to the provisions of Section 99.035(B) and (C).

Response: AT&T acknowledges the requirement of the Planning Director to request additional information as well as to waiver specific standards at his/her discretion.

#### **55.090 APPROVAL STANDARDS - CLASS I DESIGN REVIEW**

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

A. The provisions of the following sections shall be met:

1. Section 55.100 B (1-4) "Relationship to the natural physical environment" shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.

2. Section 55.100 B (5-6) "Architecture, et al" shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

1. Pursuant to Section 55.085, the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.

Response: AT&T acknowledges the decision of the Planning Director to make a determination whether this application meets the natural physical environment of the subject parcel and the architecture style of the existing cupola/clock tower.

B. An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy.

Response: Public facilities are currently available at this site for this proposal.

C. The Planning Director shall determine the applicability of the approval criteria in

55.090(A), above.

Response: AT&T acknowledges the Planning Director's discretion regarding applicable criteria for this application.

## **54.000 LANDSCAPING**

### **54.020 APPROVAL CRITERIA**

A. Every development proposal requires inventorying existing site conditions which include trees and landscaping. In designing the new project, every reasonable attempt should be made to preserve and protect existing trees and to incorporate them into the new landscape plan. Similarly, significant landscaping (e.g., bushes, shrubs) should be integrated. The rationale is that saving a 30-foot tall mature tree helps maintain the continuity of the site, they are qualitatively superior to two or three 2-inch caliper street trees, they provide immediate micro-climate benefits (e.g., shade), they soften views of the street, and they can increase the attractiveness, marketability, and value of the development.

Response: AT&T's proposal shall not impact the existing tree canopy on the church's property. The City's Arborist has stated that AT&T's proposal will not impact the tree to the north of the equipment compound.

B. To encourage tree preservation, the parking requirement may be reduced by one space for every significant tree that is preserved in the parking lot area for a maximum reduction of 10 percent of the required parking. The City Parks supervisor or arborist shall determine the significance of the tree and/or landscaping to determine eligibility for these reductions.

Response: AT&T is not proposing additional parking spaces for this project. No trees in the existing church parking lot will be impacted.

C. Developers must also comply with the Municipal Code chapter on tree protection.

Response: AT&T shall comply with the Municipal Code chapter on tree protection.

D. **Heritage trees.** Heritage trees are trees which, because of their age, type, notability, or historical association are of special importance. Heritage trees are trees designated by the City Council following review of a nomination. A heritage tree may not be removed without a public hearing at least 30 days prior to the proposed date of removal. Development proposals involving land with heritage tree(s) shall be required to protect and save the tree(s). Further discussion of Heritage trees is found in the Municipal Code.

Response: No heritage trees will be removed or impacted as a result of this proposal.

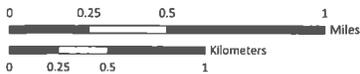
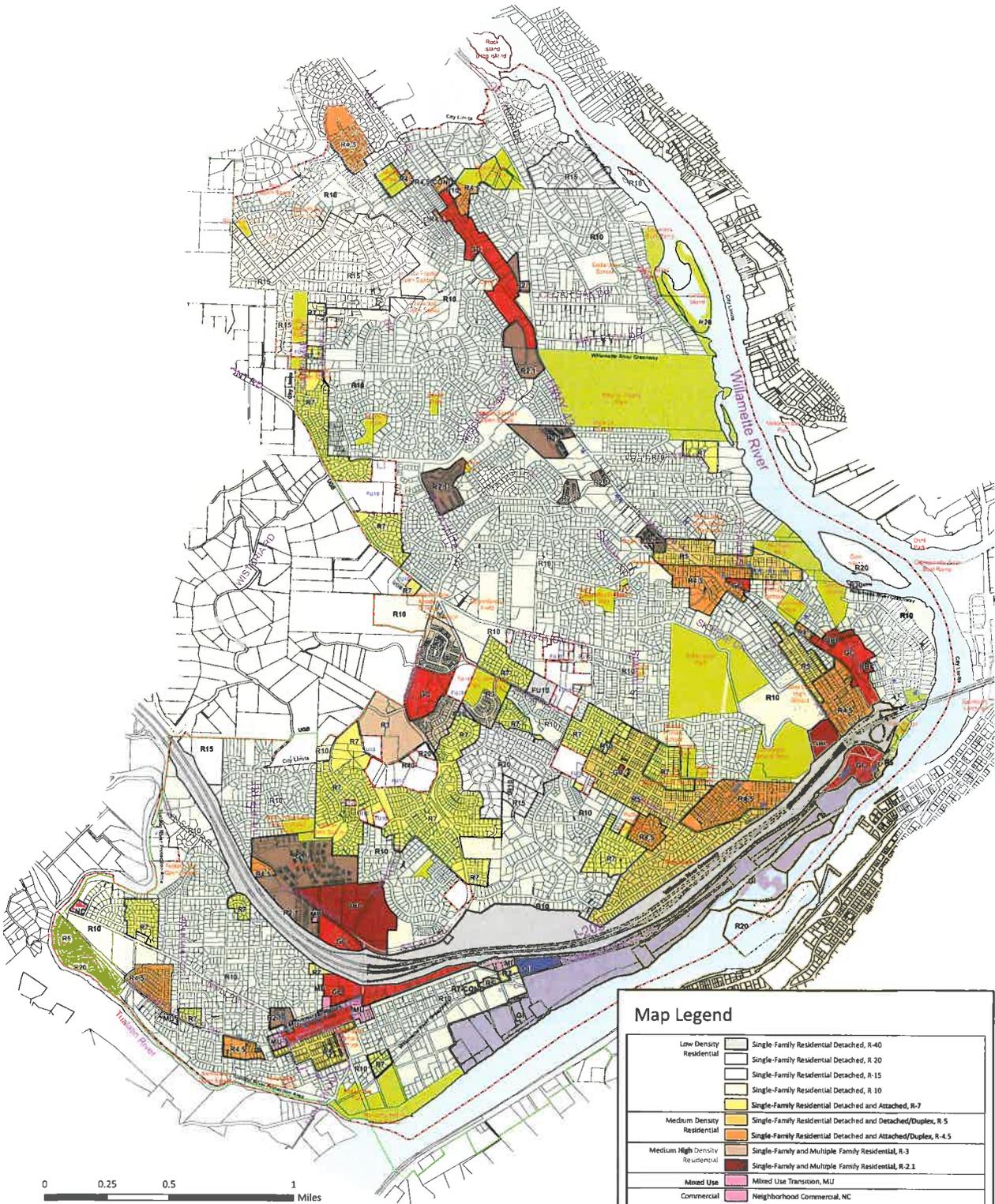
E. **Landscaping - by type, location and amount.**

1. Residential uses (non-single family). A minimum of 25 percent of the gross area including parking, loading and service areas shall be landscaped, and may include the open space and recreation area requirements under Section 55.100. Parking lot landscaping may be counted in the percentage.

2. Non-residential uses. A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.

Response: AT&T's landscape proposal will allow for tree/landscape coverage to be no less than 20% of the gross area of 12x15.

# CITY OF WEST LINN Zoning Map



Contact the West Linn Planning Department regarding information on Historic Districts, Landmarks, Wetlands and Overlay Zones.

City Maps available at <http://www.westlinnregion.gov>

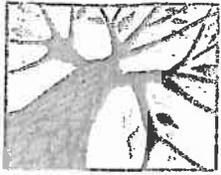
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Taxlot Base Source: Metro RLIS

ZONING/ZONING\_11x17.MXD / AHA / 7-9-09



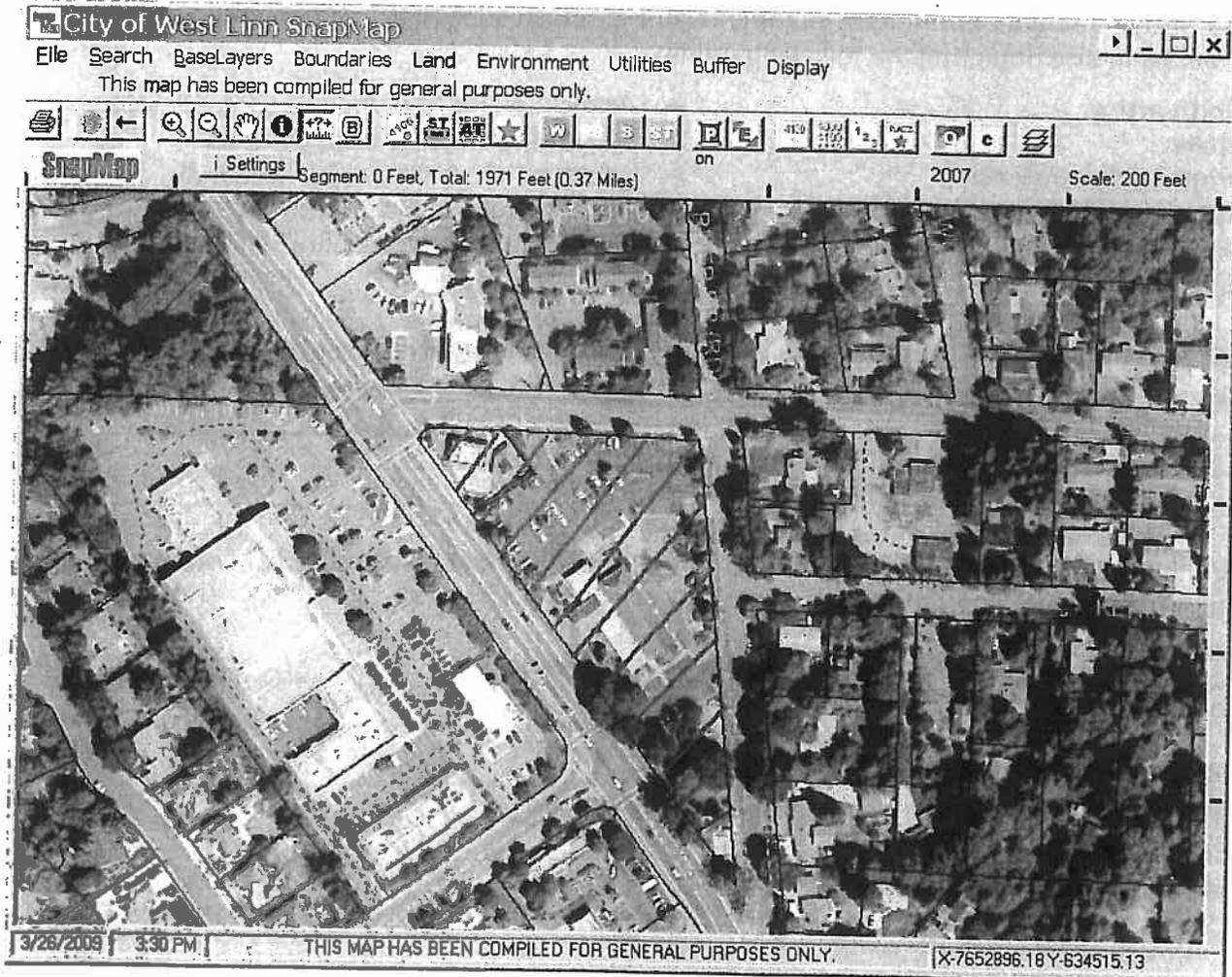
Map Legend	
Low Density Residential	<ul style="list-style-type: none"> <li>Single Family Residential Detached, R-40</li> <li>Single-Family Residential Detached, R 20</li> <li>Single-Family Residential Detached, R-15</li> <li>Single-Family Residential Detached, R 10</li> <li>Single-Family Residential Detached and Attached, R-7</li> </ul>
Medium Density Residential	<ul style="list-style-type: none"> <li>Single-Family Residential Detached and Attached/Duplex, R 5</li> <li>Single-Family Residential Detached and Attached/Duplex, R 4.5</li> </ul>
Medium High Density Residential	<ul style="list-style-type: none"> <li>Single-Family and Multiple Family Residential, R-3</li> <li>Single-Family and Multiple Family Residential, R.2.1</li> </ul>
Mixed Use	Mixed Use Transition, MU
Commercial	<ul style="list-style-type: none"> <li>Neighborhood Commercial, NC</li> <li>General Commercial, GC</li> <li>Office Business Center, OBC</li> </ul>
Industrial	<ul style="list-style-type: none"> <li>Campus Industrial, CI</li> <li>General Industrial, GI</li> </ul>
Other	<ul style="list-style-type: none"> <li>Future Urban, FU-10</li> <li>I-205</li> </ul>
White background areas are outside West Linn city limits ☒ Zoning Labels      ☒ Clackamas County Zoning Labels	
<ul style="list-style-type: none"> <li>★ Historic Landmarks</li> <li>WR Greenway and TR Protection Area</li> <li>Willamette Historic District</li> <li>Willamette Commercial Historic Overlay Zone</li> </ul>	<ul style="list-style-type: none"> <li>West Linn City Limits</li> <li>Metro's Urban Growth Boundary</li> <li>Taxlot Lines</li> <li>Parks</li> </ul>

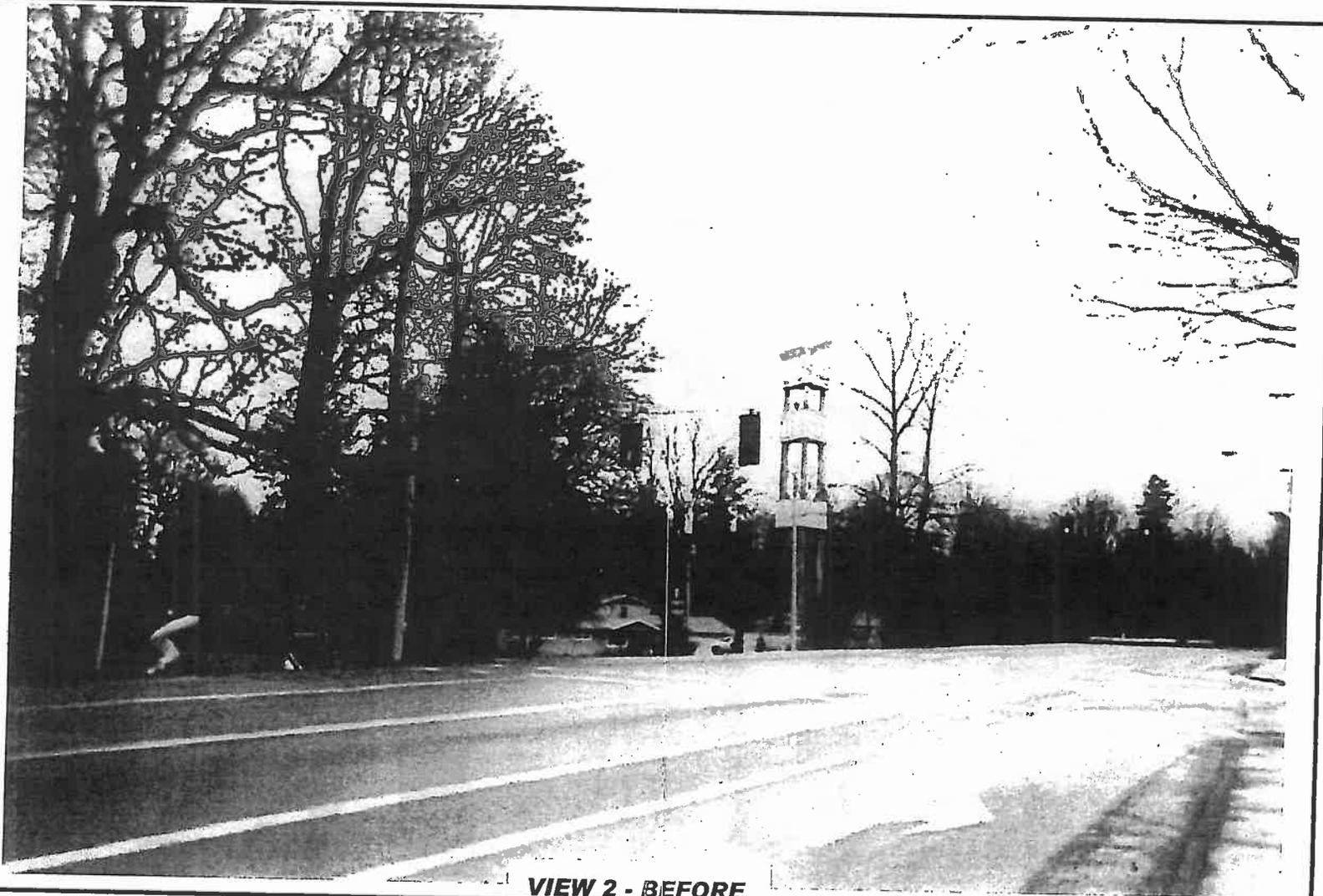


CITY OF  
**West  
Linn**

**CITY OF WEST LINN  
LAND USE PRE-APP CONFERENCE MEETINGS  
THURSDAY, APRIL 2, 2009  
CITY HALL  
22500 SALAMO RD  
WILLAMETTE CONFERENCE ROOM**

**10:00 a.m. Conditional Use and Design Review-10 foot architectural extension to existing church tower (wire facility) with an extension to the existing equipment compound for AT&T wireless**  
**19200 Willamette Drive**  
**Goodman Networks, Inc./ AT&T**  
*(Robinwood Neighborhood Assoc.)*  
PA-09-05                  Planner: T. Soppe





**VIEW 2 - BEFORE**



**at&t**  
Your world. Delivered.  
550 SW Columbia Street  
Suite 7200  
Bend, OR 97702



**Goodman Networks**  
Network Knowledge...Delivered

**MARYLHURST**

**PW54**

FOR VISUAL REFERENCE ONLY.  
ACTUAL VISIBILITY IS DEPENDANT  
UPON WEATHER CONDITIONS,  
SEASON, SUNLIGHT, AND VIEWER  
LOCATION.

PAGE:	4 OF 7
DATE:	3/4/2009
CREATED BY:	M. NIBLETT

**ClearLinX**  
DESIGN, INC.

CLEARLINK DESIGN, INC.  
1022 EDENTON STREET  
BIRMINGHAM, AL 35242  
(205) 408-7171



**VIEW 2 - AFTER**



**at&t**  
Your world. Delivered.

650 SW Columbia Street  
Suite 7200  
Bend, OR 97702



**GoodmanNetworks**  
Network Knowledge...Delivered

**MARYLHURST**

**PW54**

FOR VISUAL REFERENCE ONLY.  
ACTUAL VISIBILITY IS DEPENDANT  
UPON WEATHER CONDITIONS,  
SEASON, SUNLIGHT, AND VIEWER  
LOCATION.

PAGE:	5 OF 7
DATE:	3/4/2009
CREATED BY:	M. NIBLETT

**ClearLinX**  
DESIGN, INC.

CLEARLIX DESIGN, INC.  
1022 EDENTON STREET  
BIRMINGHAM, AL 35242  
(205) 408-7171

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) <i>Kevin Byrck</i> C. Date of Delivery <i>4/23/09</i></p>
<p>1. Article Addressed to:</p> <p><i>Kevin Byrck Robinwood neighborhood Chair/President 18840 Nixon Ave, Westlinn OR 97068</i></p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type  <input checked="" type="checkbox"/> Certified Mail    <input type="checkbox"/> Express Mail  <input type="checkbox"/> Registered    <input type="checkbox"/> Return Receipt for Merchandise  <input type="checkbox"/> Insured Mail    <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>
<p>2. Article Number (Transfer from service label)</p>	<p><i>7008 1140 0003 8206 8495</i></p>
<p>PS Form 3811, February 2004      Domestic Return Receipt      102595-02-M-1540</p>	

**U.S. Postal Service**  
**CERTIFIED MAIL RECEIPT**  
*(Domestic Mail Only; No Insurance Coverage Provided)*

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage	\$ 0.42	0100
Certified Fee	\$2.70	15
Return Receipt Fee (Endorsement Required)	\$2.20	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
<b>Total Postage &amp; Fees</b>	<b>\$ 5.32</b>	04/22/2009

7008 1140 0003 8206 8495

Sent To	<i>Kevin Byrck</i>
Street, Apt. No., or PO Box No.	<i>18840 Nixon Ave</i>
City, State, ZIP+4	<i>Westlinn OR 97068</i>

PS Form 3800, August 2006      See Reverse for Instructions

AFFIDAVIT OF MAILING – CITY OF WEST LINN, OREGON

I, Kevin S. Prounce, being first duly sworn, depose and say: That on the 22<sup>nd</sup> day of April, 2009, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood Meeting marked Exhibit "A," attached hereto by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "B" are their regular addresses as determined from the books and records of the Clackamas County Department of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



Signature

SUBSCRIBED AND SWORN to before me on this 25 day of August, 2009



Notary Public for Oregon

My commission expires: 5/14/12



RE: Notice of Neighborhood Meeting



7360 SW Hunziker Rd., Suite 200  
Portland, OR 97223  
Phone: (435)640-6332  
Fax: (503)7443253

April 22, 2009

Dear Residents & Business Members:

AT&T Wireless would like to invite you to participate in a neighborhood meeting to discuss AT&T's proposed collocation/tower extension to be located within the Robinwood Neighborhood. The neighborhood meeting will be held at 7:00pm on Tuesday, May 12, 2009, at the Emmanuel Presbyterian Church, 19200 Willamette Drive, West Linn, Oregon 97068. At the neighborhood meeting, I will address any questions or concerns you may have regarding AT&T's proposal.

Pursuant to the City of West Linn's Community Development Code, Section 99.038, it is AT&T responsibility to notify all residents and business members within a 500 foot radius of the subject property. The proposed location of the collocation/tower extension is to be located at 19200 Willamette Drive, West Linn, Oregon 97068. The property is owned by the Emmanuel Presbyterian Church. The parcel identification is 21E24BB-04801.

As for our proposal, we are proposing to construct an extension to the existing bell tower by 10 feet in order to collocate our antennas within the existing design of the bell tower. The equipment compound for our auxiliary equipment will be extended by 12 feet within our designated lease area. This site is located in an R-10 Zone off Willamette Drive and Old River Road.

If you have any question or comments, please call me directly at (503) 367-5577. I thank you for your time and consideration regarding our invitation.

Sincerely,

Kevin S. Provance, Principal Planner  
Goodman Networks, Inc/AT&T Wireless  
7360 SW Hunziker Street, Suite 206  
Portland, Oregon 97223  
503-367-5577



Attached you will find the following:

Address Labels and Tax Maps for Parcels within a 500 foot radius of Parcel 21E24BB-04801, also known as 1920 Willamette Drive, West Linn, OR 97068.

**Susan Candland**  
Candland Title Research, LLC  
Tele: (201) 728-4341  
[scandland@candlandtitleresearch.com](mailto:scandland@candlandtitleresearch.com)

PRESBYTERYN OF PORTLAND  
19200 WILLAMETTE DR  
WEST LINN, OR 97068

TRIBBETT FAMILY LTD PRTNSHP  
3595 CEDAROAK DR  
WEST LINN, OR 97068

NEW LIFE CHURCH ROBINWOOD  
19915 OLD RIVER DR  
WEST LINN, OR 97068

CEDAR LINN LLC  
PO BOX 69506  
PORTLAND , OR 97239

WEST LINN PROPERTIES  
10250 SW NORTH DAKOTA ST  
TIGARD, OR 97223

ELDEN ETHINGTON  
3777 UA AVE  
EMMETT, ID 83617

CHRISTINE JORDAN  
12612 NE ROSE PKWY  
PORTLAND, OR 97230

THEODORE LACHMAN  
16984 ALDER CIR  
LAKE OSWEGO, OR 97034

CITY OF WEST LINN  
22500 S SALAMO RD #600  
WEST LINN, OR 97068

WILLIAM MORE  
222 N RAMPART ST  
NEW ORLEANS, LA 70112

BEAN INVESTMENT REAL ESTATE INC  
1882 SW HAWTHORNE TER  
PORTLAND , OR 97201

WYSE INVESTMENT SERVICES CO  
111 SW 5TH AVE #1100  
PORTLAND , OR 97204

WYSE INVESTMENT SERVICES CO  
111 SW 5TH AVE #1100  
PORTLAND, OR 97024

WILLIAM BELDEN  
PO BOX 388  
WEST LINN, OR 97068

BRENT CARLSON  
19930 OLD RIVER DR  
WEST LINN , OR 97068

FRANK GORGONE  
19970 OLD RIVER DR  
WEST LINN, OR 97068

JOHN MICETIC  
20024 OLD RIVER DR  
WEST LINN, OR 97068

SCOTT BAY  
3611 KENTHORPE WAY  
WEST LINN, OR 97068

RAYMOND STONEKING  
1040 CEDAR ST  
LAKE OSWEGO, OR 97034

BYRON & SUSAN BRADY  
20182 OLD RIVER RD  
WEST LINN, OR 97068

TODD STONEKING  
20240 OLD RIVER DR  
WEST LINN, OR 97068

NORMAN LEVEE  
22670 SE HIGHWAY 224  
DAMASCUS , OR 97089

HANG DINH  
21892 NE MASTO ST  
FAIRVIEW , OR 97024

WILLIAM SHREVE  
10180 SE CRESTHILL RD  
HAPPY VALLEY, OR 97086

MONTY MERRITT  
3701 MAPLETON DR  
WEST LINN, OR 97068

SETH MURRAY  
805 NW ALDER ST  
MCMINNVILLE, OR 97128

FRANCISCO VALERA  
20286 OLD RIVER DR  
WEST LINN, OR 97068

MATT HUGET  
3700 KENTHORPE WAY  
WEST LINN , OR 97068

JUDY VANACKER  
3708 KENTHORPE WAY  
WEST LINN, OR 97068

KEITH RIEFF  
PO BOX 601  
WEST LINN, OR 97068

CITY OF WEST LINN  
22500 S SALAMO RD #600  
WEST LINN, OR 97068

KEITH CIMINSKI  
3753 KENTHORPE WAY  
WEST LINN, OR 97068

BENJAMIN & LINDA FOSTER  
3707 CEDAROAK DR  
WEST LINN, OR 97068

JACK & KATHLEEN SMITH  
3950 RIDGEWOOD WAY  
WEST LINN, OR 97068

WILLIAM & DORIS ALLEN  
3870 RIDGEWOOD WAY  
WEST LINN, OR 97068

ERFRAN, INC.  
3480 RIVERKNOLL WAY  
WEST LINN, OR 97068

TRIBBETT & SON  
1942 WESTLAKE LOOP  
NEWBERG, OR 97132

KEVIN BYRICK, PRESIDENT/CHAIR  
ROBINWOOD NEIGHBORHOOD ASSOCIATION  
18840 NIXON AVENUE  
WEST LINN, OR 97068





This map was prepared for assessment purpose only.

S.W.1/4 N.W.1/4 SEC.24 T.2S. R.1E. W.M.  
CLACKAMAS COUNTY

D.L.C.  
GEORGE WALLING NO. 62

2 IE 24BC  
WEST LINN

1"=100'

3500

3800

4100  
19200

CANCELLED  
2201  
1901  
30091

SEE MAP 2 IE 24BB

STATE HWY  
CO. RD. NO. 469  
OLD RIVER RD.

WILLAMETTE  
DRIVE

MAPLETON DRIVE

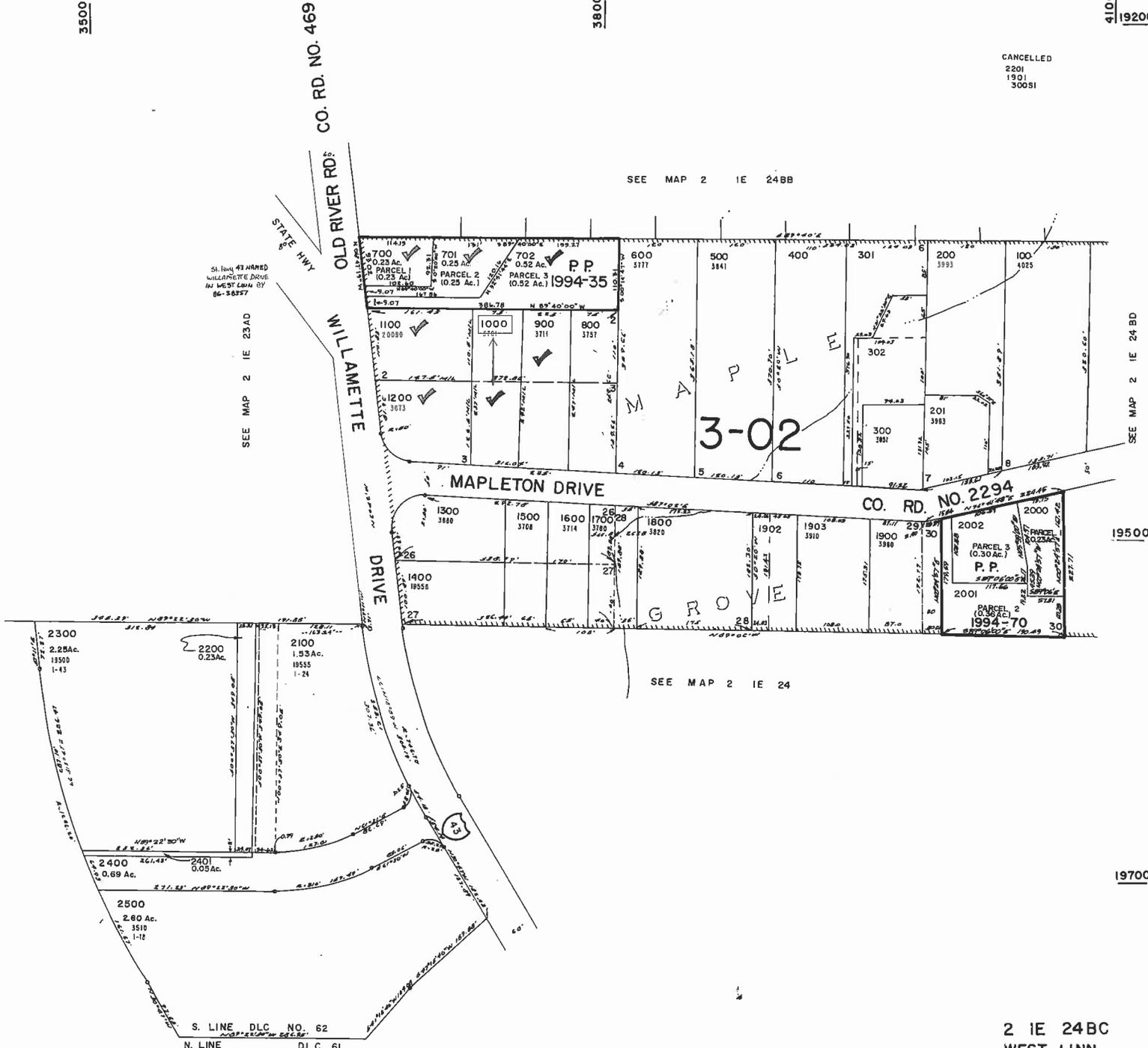
CO. RD. NO. 2294

SEE MAP 2 IE 24

19500

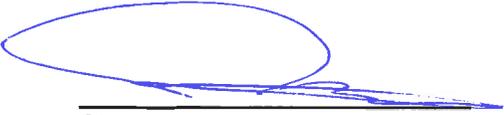
19700

2 IE 24BC  
WEST LINN  
BOOK 12



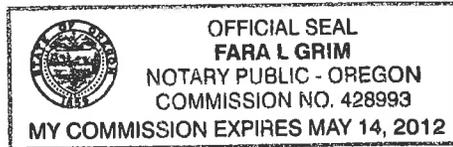
AFFIDAVIT OF POSTING – CITY OF WEST LINN, OREGON

I, Kevin S. Provanice, being first duly sworn, depose and say: As the applicant for the Marylhurst Project project, I hereby certify that I posted a sign for the Robinwood Neighborhood Association Meeting in accordance with the requirements of the City of West Linn Development Code on the 22<sup>ND</sup> day of April, 2009.



Signature

SUBSCRIBED AND SWORN to before me on this 25 day of August, 2009.



Notary Public for Oregon  
My commission expires: 5/14/12

RE: Proof of Posting

**NOTICE OF EARLY  
NEIGHBORHOOD  
NOTIFICATION MEETING**

DATE May 19, 2009 TIME 7:00PM

MEETING LOCATION Community Representation Office  
15410 24th Avenue SW, Burien, WA 98148

NEIGHBORHOOD ASSOCIATION Robinson

**PROPOSAL**

Proposed 2007-08 Design Review Application  
To be used for the proposed development of a 10-unit multi-family residential building on the property at 15410 24th Avenue SW.  
Design Review Application No. 07-08-001  
Proposed by: Robinson Neighborhood Association, 15410 24th Avenue SW, Burien, WA 98148  
Application No. 07-08-001  
Application Date: 05/19/09  
Application Fee: \$100.00  
Application Status: Pending  
Application Contact: Robinson Neighborhood Association, 15410 24th Avenue SW, Burien, WA 98148  
Application Email: [robinsonna@burienwa.gov](mailto:robinsonna@burienwa.gov)

# NOTICE OF EARLY NEIGHBORHOOD NOTIFICATION MEETING

DATE

May 12, 2009

TIME

7:00PM

MEETING LOCATION

EMMANUEL PRESBYTERIAN CHURCH  
19200 WILLAMETTE DRIVE, WEST LINN, OR 97068

NEIGHBORHOOD ASSOCIATION

Robinwood

PROPOSAL

Conditional Use / Design Review Applications:

To extend existing wireless communication "bell tower" by 10 feet to collocate proposed wireless antennas within the design of the bell tower.

Goodman Networks on behalf of AT&T Wireless

Representative: Kevin S. Provan 503-367-5577

kprovan@goodmannetworks.com

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Goodman Networks on behalf of AT & T Wireless  
Representative: Kevin S. Provanca 503-367-5577  
kprovanca@goodmannetworks.com







**City of West Linn  
Robinwood Neighborhood Association (RNA, RN to be used for Robinwood Neighborhood)  
Monthly Meeting Minutes  
Tuesday, 05/12/09**

Kevin Bryck, President, called the meeting to order at 7:05 PM.  
Scott Sandie, RNA Treasurer was absent, but it was noted that the RNA had purchased snacks for Troop 149 and copies during the previous month. The April 2009 RNA meeting minutes were unanimously approved by a voice vote.

**Guests:**

Richard Seals, City Finance Director, introduced himself, made a brief presentation and took questions about fees, taxes and bonds.

Kevin Provance of Goodman Networks Inc. made a presentation about the proposed wireless communication facility extension in the churchyard at 19200 Willamette, specifically raising the height of the tower by ten feet to accommodate an additional antenna array and extending the fenced yard to accommodate new equipment. The cedar fence around the ground equipment would be replaced and shielded with new landscaping.

Three attendees who live adjacent to the site raised concerns about electromagnetic emissions and interference, noise, visual blight and the landscaping. They were invited to bring their concerns to a future RNA meeting with proposals for action and to contact Planner Tom Soppe.

***Items Discussed:***

Council and Planning Commission business, including the Holiday Inn Express.

Take Care of Oregon project to remove invasive plants and replant native plants on Island View Terrace.

Stafford Rural Reserve Designation.

HWY 43 Transit Shelters.

Bob Stowell reported that the By-Laws Committee would meet to rewrite Article 5 regarding Committees. The Draft Bylaws should then be ready for the RNA to review, prior to submitting to the City Attorney for review. Options were raised for publicity and for a special meeting to approve the new bylaws.

The sidewalk at the north end of the new retail center 19072 Willamette.

Meeting adjourned at 8:47 PM.

Minutes authored by Kevin Bryck

DRAFT




**at&t**  
Your world. Delivered.  
650 SW Columbia Street  
Suite 7200  
Bend, OR 97702



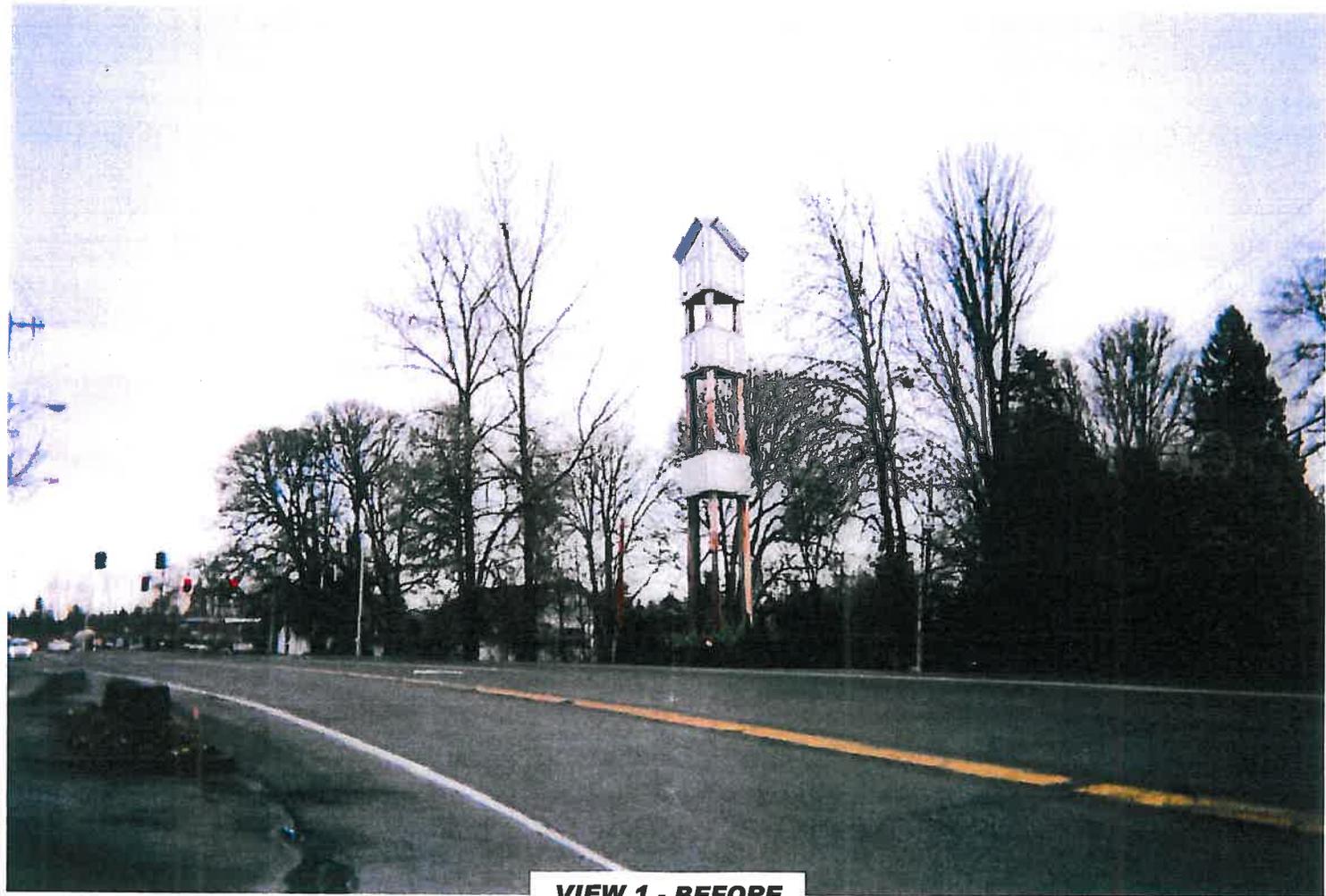
**Goodman Networks**  
Network Knowledge...Delivered

**MARYLHURST**  
**PW54**

FOR VISUAL REFERENCE ONLY.  
ACTUAL VISIBILITY IS DEPENDANT  
UPON WEATHER CONDITIONS,  
SEASON, SUNLIGHT, AND VIEWER  
LOCATION.

PAGE:	1 OF 7
DATE:	3/4/2009
CREATED BY:	M. NIBLETT

**ClearLink**  
DESIGN, INC.  
CLEARLINK DESIGN, INC.  
1022 EDENTON STREET  
BIRMINGHAM, AL 35242  
(205) 408-7171



**VIEW 1 - BEFORE**



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PAGE:	2 OF 7
DATE:	3/4/2009
CREATED BY:	M. NIBLETT

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PAGE:	5 OF 7
DATE:	3/4/2009
CREATED BY:	M. NIBLETT

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PAGE:	4 OF 7
DATE:	3/4/2009
CREATED BY:	M. NIBLETT

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 LOCATION.

PAGE:	6 OF 7
DATE:	3/4/2009
CREATED BY:	M. NIBLETT

**ClearLinx**  
 DESIGN, INC.  
 CLEARLINX DESIGN, INC.  
 1022 EDENTON STREET  
 BIRMINGHAM, AL 35242  
 (205) 408-7171



**VIEW 3 - AFTER**


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**MARYLHURST**  
  
**PW54**

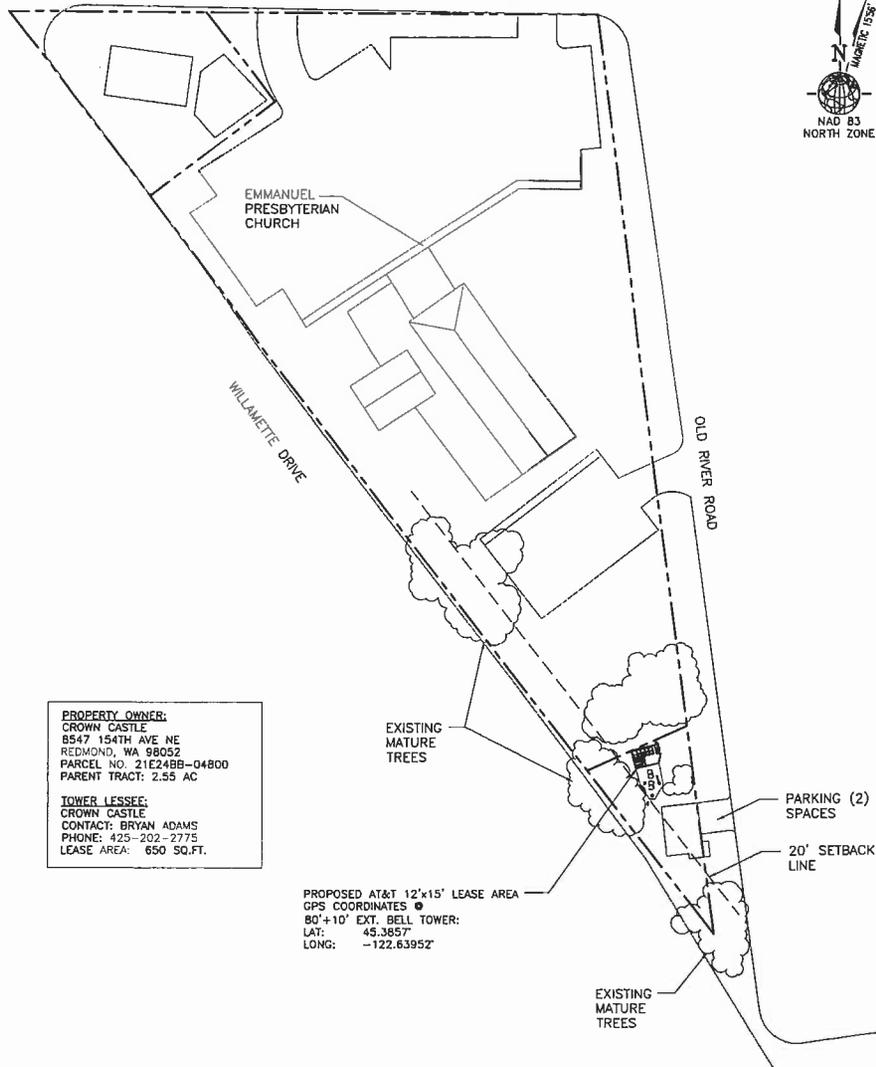
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 LOCATION.

PAGE:	7 OF 7
DATE:	3/10/2009
CREATED BY:	M. NIBLETT

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CLEARLIX DESIGN, INC.  
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 BIRMINGHAM, AL 35242  
 (205) 408-7171





**PROPERTY OWNER:**  
CROWN CASTLE  
8547 154TH AVE NE  
REDMOND, WA 98052  
PARCEL NO. 21E24BB-04800  
PARENT TRACT: 2.55 AC

**TOWER LESSEE:**  
CROWN CASTLE  
CONTACT: BRYAN ADAMS  
PHONE: 425-202-2775  
LEASE AREA: 650 SQ.FT.

PROPOSED AT&T 12'x15' LEASE AREA  
GPS COORDINATES  
80'+10' EXT. BELL TOWER:  
LAT: 45.3857  
LONG: -122.63952

**1 PLAN**  
SCALE: NTS

THIS INFORMATION WILL BE REPLACED BY A SURVEY FROM A LICENSED SURVEYOR UPON COMPLETION.



**LEGAL DESCRIPTION**

TRACT LOCATED NW1/4NW1/4; LOTS 2-3; SW1/4; PT CL 4B; PT CL 4B; LESS RD & PT SD (IN DFPA) SEE R31338 FOR BAL TOTAL, ACRES 172.80

**NOTES**

1. NO TITLE RESEARCH PROVIDED AT THIS TIME. CALCULATED BOUNDARY MAY CHANGE UPON RECEIPT OF TITLE.
2. FIELD WORK CONDUCTED IN FEBRUARY, 2009
3. BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM
4. UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.

**ENGINEERING/CONSTRUCTION NOTES:**

1. PARCEL SIZE AND CONFIGURATION ARE SUBJECT TO CHANGE AS MAY BE REQUIRED TO OBTAIN PLANNING AND ZONING APPROVALS.
2. LEASED AREA SHALL INCLUDE 24 HOUR A DAY ACCESS FROM PUBLIC PROPERTY TO EQUIPMENT AND ANTENNAS.
3. LEASED PREMISES SHALL INCLUDE SUITABLE AREA WITHIN LANDLORD'S SPACE FOR ROUTING OF CABLES AND UTILITIES BETWEEN THE EQUIP. AREA, MOUNTED ANTENNAS, AND UTILITY SERVICE ENTRANCE LOCATIONS FOR THE NECESSARY CONNECTIONS FOR EACH.
4. THE OWNER AND AT&T MOBILITY HEREBY AGREE TO THE GENERAL LEASE AREA LOCATION SPECIFIED OF THIS LEASE EXHIBIT. THE EXACT LOCATIONS OF BASE STATION EQUIPMENT, CABLES, UTILITIES, AND ANTENNAS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND ULTIMATELY THE LEASEABLE AREA MAY BE MODIFIED TO REFLECT THE FINAL ENGINEERING DESIGN.
5. PROPERTY LINES DEPICTED HEREIN ARE TAKEN FROM AVAILABLE TAX MAPS AND ARE APPROXIMATE ONLY.

SOURCE OF TITLE:  
NO TITLE REPORT PROVIDED

**SURVEY REFERENCES:**

**LEGEND:**

- SUBJECT BOUNDARY LINE
- RIGHT-OF-WAY CENTERLINE
- RIGHT-OF-WAY LINE
- ADJACENT BOUNDARY LINE
- SECTIONAL BREAKDOWN LINE
- PWR OVERHEAD POWER LINE
- BURIED POWER LINE
- G BURIED GAS LINE
- OVERHEAD TELEPHONE LINE
- W BURIED TELEPHONE LINE
- BURIED WATER LINE
- BURIED SANITARY SEWER
- BURIED STORM DRAIN
- DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BURIED WIRE/WIRE FENCE
- TRANSFORMER
- LIGHT STANDARD
- POWER VAULT
- UTILITY BOX
- UTILITY POLE
- POLE OUT WIRE
- GAS VALVE
- GAS METER
- TELEPHONE VALVE
- TELEPHONE RISER
- FIRE HYDRANT
- GATE VALVE
- WATER METER
- FIRE STAND PIPE
- CATCH BASIN, TYPE I
- CATCH BASIN, TYPE II
- SOB
- BOLLARD
- MAIL BOX
- SPOT ELEVATION

NOTE:  
1) ALL ELEVATIONS SHOWN ARE MEAN SEA LEVEL (MSL) ELEVATIONS REFERENCED TO THE NAD 83 DATUM.  
2) ALL TOWER, POLE, AND APPEARANCE HEIGHTS ARE ABOVE GRADE LEVEL (AGL).  
3) ALL HEIGHTS REPRESENTED ARE ACCURATE TO ±0.2 FEET UP TO 100' IN HEIGHT OR ±0.2% OF TOTAL HEIGHT FOR OBJECTS GREATER THAN 100'.

**TREE LEGEND:**

- AL = ALDER
- BA = BARK
- BE = BEECH
- MA = MADRONA
- OK = OAK
- CH = CHERRY
- CO = COCOA
- CO = COUGLAS FIR
- DC = DOUGLAS FIR
- HE = HEMLOCK
- PI = PINE
- EVG = EVERGREEN

TREE DROP LINES ARE TO SCALE. TRUNK DIAMETERS WERE APPROXIMATED AT 30" TO 40" ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

**SITE INFORMATION:**

TAX LOT NUMBER: 2009-0480  
SITE ADDRESS: 19200 WILLAMETTE DRIVE  
WEST Linn, OR 97068  
PROPERTY OWNER: CROWN CASTLE  
CONTACT: BRYAN ADAMS  
PHONE NUMBER: 425-202-2775  
ZONING: CITY OF WEST LINN  
180 SQ. FT.

**LATITUDE & LONGITUDE POSITION:**

COORDINATE DATE: 03/09/09  
LAT: 45.38571  
LONG: -122.63952  
GROUND ELEVATION: 800.00  
HEIGHT OF TOWER: 80'-00" EXT. INFORMATION SHEET PG.003

**BOUNDARY DISCLAIMER:**

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AN ADJACENT PROPERTY LINE ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

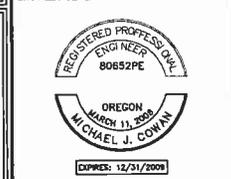
**CAUTION:**

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AN ADJACENT PROPERTY LINE ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

CALL 2 WORKING DAYS BEFORE YOU DIG  
UTILITIES UNDERGROUND LOCATION CENTER  
1-800-332-2344



SITE NUMBER: **PW54**  
SITE NAME: **MARYLHURST**  
ADDRESS: 19200 WILLAMETTE DRIVE WEST LINN, OR 97068  
SITE TYPE: **COLOCATE**



IT IS A VIOLATION OF LAW FOR ANY PERSON TO ALTER THIS DOCUMENT UNLESS AS DIRECTED BY A LICENSED PROFESSIONAL ENGINEER

DRAWN BY: S. GRIFFIN  
CHECKED BY: G. WICKHAM  
DATE: 03/09/09

REV	DATE	DESCRIPTION
A	03/09/09	ISSUED FOR REVIEW

SHEET TITLE: **OVERALL SITE PLAN**

SHEET NUMBER: **Z-1**









**NON-IONIZING ELECTROMAGNETIC EXPOSURE ANALYSIS  
&  
ENGINEERING CERTIFICATION**



**SITE NUMBER: PW54**

**SITE NAME: Marylhurst**

**SITE ADDRESS: 19200 Willamette  
West Linn, OR 97068**

**DATE: July 13, 2009**

**PREPARED BY:**

**B. J. THOMAS, P.E.  
7607 80<sup>th</sup> Avenue NE  
Marysville, WA 98270  
(206) 851-1106**

## PROJECT

The proposed AT&T project consists of a WCF (Wireless Communications Facility) located at 19200 Willamette Drive, West Linn, OR 97068, Clackamas County Tax Parcel 21E24BB-04800. The planned improvements include antennas mounted within shrouds on an existing bell tower with supporting BTS (Base Transmission System) radio equipment located in a fenced lease area at the base of the tower.

## EQUIPMENT

Type of Service: GSM 1900, UMTS 1900, GSM 850, GSM 1900

Antennas: Kathrein 742 264  
Kathrein 742 265

Sectors: (3) (X = 150°, Y = 220°, Z = 320°)

Maximum Power: GSM 1900 - 778 w (58.91 dBm ERP)  
UMTS 1900 - 765 w (58.84 dBm ERP)  
GSM 850 - 481 w (56.82 dBm ERP)  
UMTS 850 - 333 w (55.22 dBm ERP)

Antenna Rad Center: 80' AGL

## CALCULATIONS

Calculations for RF power densities near ground level are based on the "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields OET Bulletin 65" Edition 97-01, August 1997 issued by the Federal Communications Commission Office of Engineering & Technology.

Section 2 of **OET Bulletin 65** demonstrates that "for a truly worst-case prediction of power density at or near the surface, such as at ground-level or on a rooftop, 100% reflection of incoming radiation can be assumed, resulting in a potential doubling of predicted field strength and a four-fold increase in (far field equivalent) power density". Therefore the following equation is used:

$$S = \text{EIRP}/\pi R^2$$

Where S = power density (mW/cm<sup>2</sup>), EIRP = equivalent isotropically radiated power and R = distance to the center of the radiation antenna (cm)

Attached as an exhibit are the MPE (Maximum Power Exposure) calculations using the above referenced formula and the antenna manufacturers vertical pattern information using a conservative 20 dB loss below main lobe. The calculations show that the maximum MPE at ground level (6' above AGL) at the base of the tower and the power density is 0.002425 mW/cm<sup>2</sup> with power levels as provided by AT&T RF Data Sheet. This is 0.4277% of the MPE limit for the general population/uncontrolled exposure of 0.567 mW/cm<sup>2</sup> as referenced in **Table I OET Bulletin 65 Appendix A** for the lowest frequency range.

### **EXISTING CARRIER**

The following are examples of wireless carriers providing service in Clackamas County:

ESMR	851-866 Mhz	Nextel
Cellular	869-894 Mhz	AT&T, Verizon
PCS	> 1800 Mhz	Sprint, T-Mobile, AT&T

Nextel facilities will have potentially higher power levels than cellular or PCS facilities. In order to develop a "worst case prediction", it is assumed that Nextel facilities are currently on the tower with maximum effective radiated power (ERP) levels of 3,000 watts per sector verses 2,000 watts or less for cellular or PCS facilities.

Wireless facility antennas are highly directional and project the majority of the RF energy horizontally. Attached as an exhibit are the MPE (Maximum Power Exposure) calculations using the referenced power density formula. These calculations assume that the vertical patterns of the antennas suppress the ERP by 20dB towards the antenna base. The calculations show that the maximum total MPE at ground level (6' above AGL) at the base of the tower is 0.004126 mW/cm<sup>2</sup> with the carriers operating at a total ERP of 3,000 watts per sector. This is 0.7278% of the MPE limit for the general population/uncontrolled exposure of 0.567 mW/cm<sup>2</sup> for the lowest Nextel frequency (851/1500) as referenced in **Table I OET Bulletin 65 Appendix A**.

### **COLOCATED FACILITIES TOTAL MPE**

The combined MPE for the AT&T and existing carrier using "worst case" calculations is: 0.002425 mW/cm<sup>2</sup> + 0.004126 mW/cm<sup>2</sup> = 0.006551 mW/cm<sup>2</sup>  
Total MPE.

## ENVIRONMENTAL EVALUATION

Routine environmental evaluation is required if the PCS broadband facility is less than 10 m (32.81 feet) AGL and has a total power of all channels in any given sector greater than 2,000W ERP as referenced in "Table 2 Transmitters, Facilities and Operations subject to Routine environmental Evaluation" of Bulletin 65. As the proposed antennas lowest point above ground level is 23.4 m (76.8 feet), the WCF is categorically exempt from requirement for routine environmental processing.

## FCC COMPLIANCE

The general population/uncontrolled exposure near the tower, including persons at ground level, surrounding properties, inside and on existing structures will have RF exposure much lower than the "worst case" scenario, which is a small fraction of the MPE limit.

Only trained persons will be allowed to climb the tower for maintenance operations. AT&T and/or its contractors will provide training to make the employees fully aware of the potential for RF exposure occupational training and they can exercise control over their exposure that is within the occupational/controlled limits.

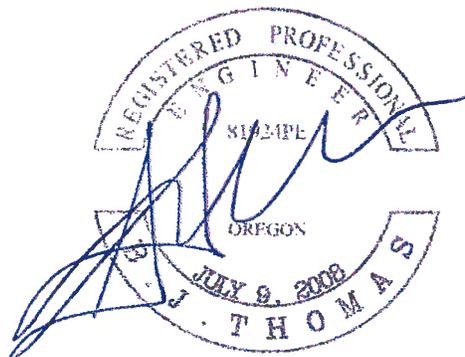
## CONCLUSIONS

Based on calculations, the proposed WCF will comply with current FCC and county guidelines for human exposure to radiofrequency electromagnetic fields.

All representations contained herein are true to the best of my knowledge.

## EXIHIBITS

- MPE Calculations
- Antenna Spec Sheets
- RF Data Sheet
- WCF Location Map



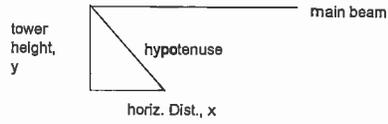
7/13/09

**PW54 Marylhurst  
Other Carriers  
MPE Calculations**

Effective tower height assumes a person 6 ft tall.

70 height (ft)

4.13E-03	
0.004126	max power density in mW/cm <sup>2</sup>
0.7278%	percentage of standard



Note: 0.567 mW/cm<sup>2</sup> is 100% of allowable standard for lowest Nextel frequency

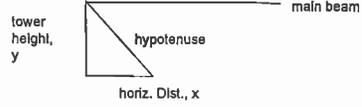
radiation center (feet), y	effective tower height (feet), y	minor lobe angle	dB below main lobe	horiz. dist. x	hypotenuse length (feet)	hypotenuse length (km)	hypotenuse length (cm)	ERP main lobe (watts)	ERP main lobe (dBm)	minor lobe ERP (dBm)	minor lobe EIRP (dBm)	minor lobe EIRP (mW)	Power at point x at ground level mW/cm <sup>2</sup>
70	64	90	20	0.000	64.000	0.020	1950.720	3000	64.77	44.77	46.93	49331.15	4.13E-03
<b>TOTAL</b>												4.13E-03	

**PW54 Marylhurst  
MPE Calculations**

Effective lower height assumes a person 6 ft tall.

80 height (ft)

2.43E-03	
0.002425	max power density in mW/cm <sup>2</sup>
0.4277%	percentage of standard



Note: 0.567 mW/cm<sup>2</sup> is 100% of allowable standard for lowest frequency

radiation center (feet), y	effective tower height (feet), y	minor lobe angle	dB below main lobe	horiz. dist. x	hypotenuse length (feet)	hypotenuse length (km)	hypotenuse length (cm)	ERP main lobe (watts)	ERP main lobe (dBm)	minor lobe ERP (dBm)	minor lobe EIRP (dBm)	minor lobe EIRP (mW)	Power at point x at ground level mW/cm <sup>2</sup>
GSM 1900 80	74	90	20	0.000	74.000	0.023	2255.520	778	58.91	38.91	41.07	12793.21	8.00E-04
GSM 850 80	74	90	20	0.000	74.000	0.023	2255.520	481	56.82	36.82	38.98	7909.43	4.95E-04
UMTS 850 80	74	90	20	0.000	74.000	0.023	2255.520	333	55.22	35.22	37.38	5475.76	3.43E-04
UMTS 1900 80	74	90	20	0.000	74.000	0.023	2255.520	765	58.84	38.84	41.00	12579.44	7.87E-04
<b>TOTAL</b>												<b>2.43E-03</b>	

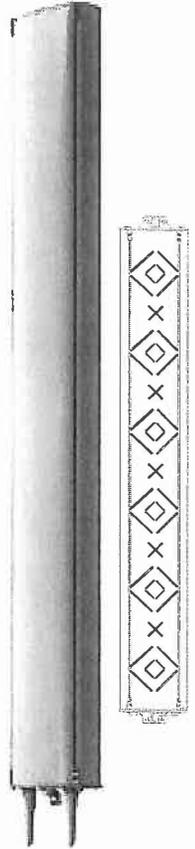
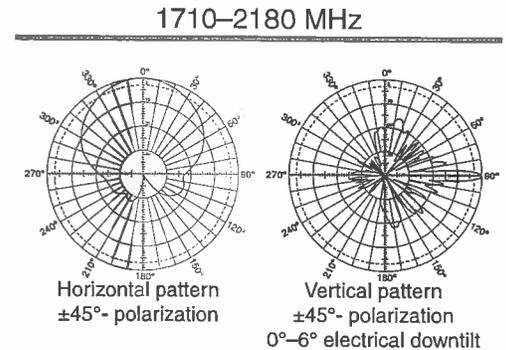
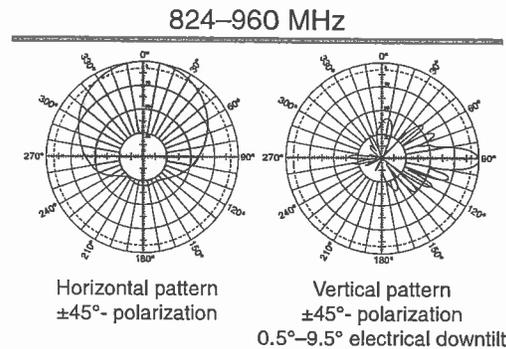
Kathrein's dual band antennas are ready for 3G applications, covering all existing wireless bands as well as all spectrum under consideration for future systems, AMPS, PCS and 3G/UMTS. These cross-polarized antennas offer diversity operation in the same space as a conventional 800 MHz antenna, and are mountable on our compact sector brackets.

- Wide band operation.
- Exceptional intermodulation characteristics.
- Remote control ready.
- Various gain, beamwidth and downtilt ranges.
- AISG compatible.
- High strength pultruded fiberglass radome.

#### General specifications:

Frequency range	824–960 MHz 1710–2180 MHz
Impedance	50 ohms
VSWR	<1.5:1
Intermodulation (2x20w)	IM3:< -150 dBc
Polarization	+45° and -45°
Connector	4 x 7/16 DIN female
Isolation	intrasystem >30 dB intersystem >50 dB (824–960 // 1710–2180 MHz)
Weight	50.7 lb (23 kg)
Dimensions	75.4 x 10.3 x 5.5 inches (1916 x 262 x 139 mm)
Equivalent flat plate area	6.16 ft <sup>2</sup> (0.572 m <sup>2</sup> )
Wind survival rating*	120 mph (200 kph)
Shipping dimensions	87.2 x 11.9 x 7.6 inches (2215 x 302 x 192 mm)
Shipping weight	62 lb (28 kg)
Mounting	Fixed mount options are available for 2 to 4.6 inch (50 to 115 mm) OD masts.

See reverse for order information.



Specifications:	824–894 MHz	880–960 MHz	1710–1880 MHz	1850–1990 MHz	1920–2180 MHz
Gain	13.5 dBd/15.5 dBi	14 dBd/16 dBi	15.8 dBd/17.8 dBi	16.2 dBd/18.2 dBi	16.3 dBd/18.3 dBi
Front-to-back ratio	>27 dB (co-polar)	>25 dB (co-polar)	>25 dB (co-polar)	>25 dB (co-polar)	>25 dB (co-polar)
Maximum input power per input	400 watts (at 50°C)	400 watts (at 50°C)	250 watts (at 50°C)	250 watts (at 50°C)	250 watts (at 50°C)
+45° and -45° polarization horizontal beamwidth	68° (half-power)	65° (half-power)	66° (half-power)	65° (half-power)	63° (half-power)
+45° and -45° polarization vertical beamwidth	10.5° (half-power)	10° (half-power)	5.2° (half-power)	5° (half-power)	4.7° (half-power)
Electrical downtilt continuously adjustable	0.5°–9.5°	0.5°–9.5°	0°–6°	0°–6°	0°–6°
Sidelobe suppression for first sidelobe above horizon	0° 5° 10° T 16 16 17 dB	0° 5° 10° T 18 18 18 dB	0° 3° 6° T 14 13 13 dB	0° 3° 6° T 18 17 14 dB	0° 3° 6° T 18 17 14 dB
Cross polar ratio					
Main direction	0°	0°	16 dB (typical)	18 dB (typical)	18 dB (typical)
Sector	±60°	>10 dB	>10 dB	>10 dB	>10 dB



10634-G  
936.2701/a

\* Mechanical design is based on environmental conditions as stipulated in EIA-222-F (June 1996) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further

Kathrein's dual band antennas are ready for 3G applications, covering all existing wireless bands as well as all spectrum under consideration for future systems, AMPS, PCS and 3G/UMTS. These cross-polarized antennas offer diversity operation in the same space as a conventional 800 MHz antenna, and are mountable on our compact sector brackets.

- Wide band operation.
- Exceptional intermodulation characteristics.
- Remote control ready.
- Various gain, beamwidth and downtilt ranges.
- AISG compatible.
- High strength pultruded fiberglass radome.

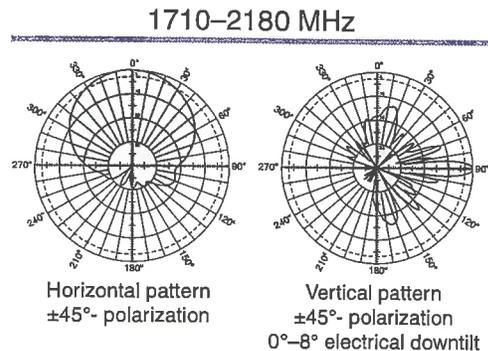
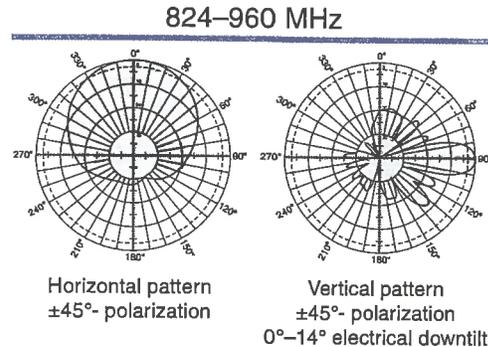
**General specifications:**

Frequency range	824–960 MHz 1710–2180 MHz
Impedance	50 ohms
VSWR	<1.5:1
Intermodulation (2x20w)	IM3: -150 dBc
Polarization	+45° and -45°
Connector	4 x 7/16 DIN female
Isolation	intrasystem >30 dB intersystem >50 dB (824–960 // 1710–2180 MHz)
Weight	36.4 lb (16.5 kg)
Dimensions	51.8 x 10.3 x 5.5 inches (1316 x 262 x 139 mm)
Equivalent flat plate area	4.13 ft <sup>2</sup> (0.384 m <sup>2</sup> )
Wind survival rating*	120 mph (200 kph) sustained 150 mph (240 kph) in a 3 second burst
Shipping dimensions	64 x 11.9 x 7.6 inches (1626 x 302 x 192 mm)
Shipping weight	45 lb (20.4 kg)
Mounting	Fixed mount options are available for 2 to 4.6 inch (50 to 115 mm) OD masts.

See reverse for order information.

Specifications:	824–894 MHz	870–960 MHz	1710–1880 MHz	1850–1990 MHz	1920–2180 MHz
Gain	14 dBi	14 dBi	16.5 dBi	16.8 dBi	17 dBi
Front-to-back ratio	>26 dB (co-polar)	>26 dB (co-polar)	>25 dB (co-polar)	>25 dB (co-polar)	>25 dB (co-polar)
Maximum input power per input total power	400 watts (at 50°C) 800 watts (at 50°C)	400 watts (at 50°C)	250 watts (at 50°C)	250 watts (at 50°C) 500 watts (at 50°C)	250 watts (at 50°C)
+45° and -45° polarization horizontal beamwidth	68° (half-power)	65° (half-power)	65° (half-power)	65° (half-power)	63° (half-power)
+45° and -45° polarization vertical beamwidth	16° (half-power)	14.5° (half-power)	7.8° (half-power)	7.3° (half-power)	6.8° (half-power)
Electrical downtilt continuously adjustable	0°–14°	0°–14°	0°–8°	0°–8°	0°–8°
Sidelobe suppression for first sidelobe above horizon	0° 7° 14° T 14 14 13 dB	0° 7° 14° T 14 14 13 dB	0° 4° 8° T 14 14 14 dB	0° 4° 8° T 16 16 15 dB	0° 4° 8° T 15 16 15 dB
Cross polar ratio					
Main direction	0°	0°	16 dB (typical)	18 dB (typical)	20 dB (typical)
Sector	±60°	>10 dB	>10 dB	>10 dB	>10 dB

\* Mechanical design is based on environmental conditions as stipulated in EIA-222-F (June 1996) and/or ETS 300 019-1-4 which include the static mechanical load imposed on an antenna by wind at maximum velocity. See the Engineering Section of the catalog for further details.



10633-J  
936.2700/b



# RF Data Sheet

Site Information		Release Information	
Site ID	PW54	Date Issued	04/27/09
Site Name	Marylhurst University	Revision Level	1.1 final
Project	New Build	Contact Details	
GSM Equipment	UltraSite	RF Design Engineer	Prineet Pottmeyer phone (503) 913-4938
UMTS Equipment		RF Performance Engineer	Prineet Pottmeyer phone (503) 913-4938
<b>NodeB# 1-4 proposed (Name / IJB# / UCU#)</b>		Zone	
		GSM BSC	
		Location Information	
Latitude (decimal) / (degrees)	45.3858	45° 23' 8.9"	Tower Owner
Longitude (decimal) / (degrees)	-122.6395	-122° 38' 22.2"	Colocation Partners
County	Clackamas	Tier of our ant	
Street Address	19200 Willamette Drive		Business on site
City	West Linn	OR	Highest Point w/o ant
Zip Code	0	Disaster Recovery	Tier 2
			Highest Point w/ ant

Planned Configuration	X								Z			
	GSM 850	GSM 1900	UMTS 850	UMTS 1900	GSM 850	GSM 1900	UMTS 850	UMTS 1900	GSM 850	GSM 1900	UMTS 850	UMTS 1900
Number of Antennas	1		1		1		1		1		1	
Antenna Port Number	1c+1d	1a+1b	4c+4d	4a+4b	7c+7d	7a+7b	10c+10d	10a+10b	13c+13d	13a+13b	16c+16d	16a+16b
Antenna Vendor	Kathrein											
Antenna Model	742 265		742 264		742 265		742 264		742 265		742 265	
Antenna (Band / Pol)	DBDP											
Antenna HBW	65		65		65		65		65		65	
Azimuth	150		150		220		220		320		320	
Electrical Tilt	0	0	0	0	0	0	0	0	0	0	0	0
Mechanical Tilt	0		0		0		0		0		0	
RET	Yes											
Antenna Dimensions (inches) (W,L,H)	75.4x10.3x5.3	75.4x10.3x5.3	51.8x10.3x5.5	75.4x10.3x5.3	75.4x10.3x5.3	75.4x10.3x5.3	51.8x10.3x5.5	75.4x10.3x5.3	75.4x10.3x5.3	75.4x10.3x5.3	75.4x10.3x5.3	75.4x10.3x5.3
Antenna Weight (lbs)	50.7	50.7	36.4	50.7	50.7	50.7	36.4	50.7	50.7	50.7	50.7	50.7
Rad Center (ft)	80	80	80	80	80	80	80	80	80	80	80	80
Number of Feeders	1		1		1		1		1		1	
Feeder Type	LDF5 7/8 850											
Feeder Length	100		100		100		100		100		100	
Jumper Type												
Number of TMA	0	2	0	2	0	2	0	2	0	2	0	2
TMA Type	None	LGP 21403	None	LGP 21401	None	LGP 21403	None	LGP 21401	None	LGP 21403	None	LGP 21401
TMA DIM (Weight(lb),length,height)	-	-	-	-	-	-	-	-	-	-	-	-
Diplexed	Yes - G8 G9		Yes - U8 U9		Yes - G8 G9		Yes - U8 U9		Yes - G8 G9		Yes - U8 U9	
Antenna (Sharing / Type)	No											
MCPA	No											
TRX Count	2	2	1	1	2	2	1	1	2	2	1	1
ERP ( dBm / Watts )	56.82	58.91	55.22	58.84	56.82	58.91	55.22	58.84	56.82	58.91	56.82	58.84

# PW54 Marylhurst

