



CITY OF
West Linn

PLANNING MANAGER DECISION

DATE: November 8, 2022
FILE NO.: DR-22-05
REQUEST: Approval for the alteration of an existing wireless facility at 21400 Salamo Rd
PLANNER: John Floyd, Associate Planner

Planning Manager DSW

TABLE OF CONTENTS

STAFF ANALYSIS AND RECOMMENDATION
GENERAL INFORMATION..... 2
EXECUTIVE SUMMARY..... 3
DECISION AND CONDITIONS OF APPROVAL..... 3

ADDENDUM
STAFF FINDINGS..... 4

EXHIBITS
PD-1 APPLICANT SUBMITTAL..... 14
PD-2 COMPLETENESS LETTER..... 72
PD-3 AFFADAVIT AND NOTICE PACKET..... 74

GENERAL INFORMATION

APPLICANT:	New Cingular Wireless PCS LLC / AT&T 19801 SW 72 nd Ave Tualatin, OR 97062
OWNER:	ROIC Oregon LLC 16144 Happy Valley Town Center Dr Happy Valley, OR 97086
SITE LOCATION:	21400 Salamo Rd
SITE SIZE:	269,504 Square Feet
LEGAL DESCRIPTION:	Tax lot 21E26D 00900
COMP PLAN DESIGNATION:	Commercial
ZONING:	GC (General Commercial)
APPROVAL CRITERIA:	Community Development Code (CDC) Chapter 19: General Commercial (GC); 55: Design Review; Chapter 57: Wireless Communication Facilities (WCF); Chapter 99: Procedures for Decision-Making: Quasi-Judicial.
120-DAY RULE:	The application became complete on April 8 th , 2022. The applicant was granted a 30-day extension on August 10 th , 2022. The 120-day period therefore ends on December 30 th , 2022.
PUBLIC NOTICE:	Notice was mailed to property owners within 300 feet of the subject property and to the affected neighborhood association on September 15 th , 2022. A sign was placed on the property on September 15 th , 2022. The notice was also posted on the City's website on September 15 th , 2022. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The applicant requests approval for the modification of an existing wireless communication facility (WCF) attached to a regulated structure located at 21400 Salamo Rd. The proposed modification will add components to the existing structure, thereby increasing its height by 6 feet. The modification requires design review per CDC Chapter 57, Wireless Communication Facilities. The modification meets all criteria outlined in the given chapter, CDC Chapter 55, and all other provisions of the underlying zone.

Public Comments:

No public comments received for this application.

DECISION

The Planning Manager (designee) approves this application (DR-22-05), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, and 2) supplementary staff findings included in the Addendum below. With these findings, the applicable approval criteria are met.

The provisions of the Community Development Code Chapter 99 have been met.



John Floyd, Associate Planner

November 9, 2022
Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. An appeal to City Council of a decision by the Planning Director shall be heard on the record. The appeal must be filed by an individual who has established standing by submitting comments prior to the decision date. Approval will lapse 3 years from effective approval date if the final plat is not recorded.

Mailed this 9th day of November 2022.

Therefore, the 14-day appeal period ends at 5 p.m., on November 23, 2022.

ADDENDUM
APPROVAL CRITERIA AND FINDINGS
DR-22-05

This decision adopts the findings for approval contained within the applicant’s submittal, with the following exceptions and additions:

Criteria 1:

CDC 19.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS

The following uses are allowed in this zone under prescribed conditions:

- 1. Residential units above a permitted use or a commercial use or place of assembly authorized as a conditional use (e.g., children’s day care center, superstore, amusement enterprise, transient lodging, religious institution, school, lodge or community center), and multiple-family units: as a mixed use in conjunction with commercial development, only above the first floor of the structure.*
- 2. Animal sales and services: kennels, as prescribed with no exterior runs or storage.*
- 3. Animal sales and services: veterinary (small animals), as prescribed with no exterior runs or storage.*
- 4. Signs, subject to the provisions of Chapter 52 CDC.*
- 5. Temporary use, subject to the provisions of Chapter 35 CDC.*
- 6. Home occupations, subject to the provisions of Chapter 37 CDC.*
- 7. Wireless communication facilities, subject to the provisions of Chapter 57 CDC. (Ord. 1192, 1987; Ord. 1385, 1996; Ord. 1565, 2008; Ord. 1613 § 3, 2013; Ord. 1638 § 3, 2015; Ord. 1736 § 1 (Exh. A), 2022)*

Staff Finding 1: Staff adopts the applicant findings for these criteria. See page 3 of applicant submittal. Criteria are met.

Criteria 2:

CDC 19.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT, AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

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- 6. The maximum building height shall be two and one-half stories or 35 feet for any structure located within 50 feet of a low or medium density residential zone, and three and one-half stories or 45 feet for any structure located 50 feet or more from a low or medium density residential zone.*

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Staff Finding 2: The height of the existing WCF from grade is 40 feet. With the proposed modification, the height would be increased to 46 feet. The given WCF is a projection, and per CDC 41.030, it is not subject to the height limitations of this zone. Its height is instead limited by CDC 57.040, which it meets. The criteria are met.

Criteria 3:

CDC 55.020 CLASSES OF DESIGN REVIEW

A. Class I Design Review. The following are subject to Class I Design Review:

1. *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.).*
2. *Significant road realignment (when not part of a subdivision or partition plat process). "Significant" shall be defined by the length of the realignment and/or extent of redesign, and/or the natural features or human-made structures that will be impacted or removed.*
3. *Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building.*
4. *Modification of a landscape plan (including water features, ponds, pergolas, arbors, artwork, sculptings, etc.).*
5. *Minor modifications and/or upgrades of pump stations, reservoirs, and storm detention facilities.*
6. *Americans with Disability Act compliance that significantly alters the exterior of the building (ramps are exempt).*
7. *Freestanding art and statuary over five feet tall.*
8. *Other land uses and activities may be added if the Planning Director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.*
9. *No design review is required if the applicant proposes to repair or replace one of the listed items. The Planning Director shall make the determination of whether an applicant is proposing a repair or replacement. However, Class I design review applies when one of the following improvements is part of a minor redesign or remodel.*
 - a. *Sidewalks on private property.*
 - b. *Loading docks.*
 - c. *Addition or reduction of parking stalls.*
 - d. *Revised parking alignment.*
 - e. *Revised circulation.*
 - f. *Revised points of ingress/egress to a site.*
 - g. *Heating, ventilation, and air conditioners (HVAC) that are visible from the public right-of-way.*

B. Class II Design Review. Class II design review applies to all uses/activities except those uses/activities listed under Class I design review, and the exemptions of CDC 55.025. Class II design review applies to the proposed improvements listed in this section when the proposed improvement (e.g., new sidewalk) is part of a major commercial, office, industrial, public, or multi-family construction project (e.g., a new shopping center). (Ord. 1547, 2007; Ord. 1604 § 50, 2011; Ord. 1622 § 20, 2014)

Staff Finding 3: While the proposed WCF modification is not explicitly listed in CDC 55.020 as qualifying for Class I design review, its design review type is dictated in CDC 57.040 by zone. See criteria and findings for the given section. The criteria are met.

Criteria 4:

CDC 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 CDC 99.030(B).*
- B. The application shall be submitted by the record owner(s) of the property, authorized agent, or condemnor.*
- C. Action on the development plan application shall be as provided by Chapter 99 CDC, 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 CDC 99.110 and this chapter.*
 - 2. A decision by the Planning Director may be reviewed by the City Council.*
- D. Substantial modifications made to the approved development plan will require reapplication (e.g., more or fewer lots, different architectural design, etc.). (Ord. 1474, 2001; Ord. 1597 § 14, 2010)*

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55.070 SUBMITTAL REQUIREMENTS

- A. The design review application shall be initiated by the property owner or the owner's agent, or condemnor.*
 - B. A pre-application conference, per CDC 99.030(B), shall be a prerequisite to the filing of an application.*
 - C. Documentation of any required meeting with the respective City-recognized neighborhood association per CDC 99.038.*
 - 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 (CDC 55.110) only if the site is undeveloped;*
 - b. A site plan (CDC 55.120);*
 - c. Architectural drawings, including building envelopes and all elevations (CDC 55.140) only if architectural work is proposed; and*
 - d. Pursuant to CDC 55.085, additional submittal material may be required.*
- One original application form must be submitted. One copy at the original scale and one copy reduced to 11 inches by 17 inches or smaller of all drawings and plans must be submitted. One copy of all other items must be submitted. The applicant shall also submit one copy of the complete application in a digital format acceptable to the City. When the application submittal is determined to be complete, additional copies may be required as determined by the Community Development Department.*

2. *The development plan for a Class II design review shall contain the following elements:*
 - a. *A site analysis (CDC 55.110);*
 - b. *A site plan (CDC 55.120);*
 - c. *A grading plan (CDC 55.130);*
 - d. *Architectural drawings, indicating floor plan and elevation (CDC 55.140);*
 - e. *A landscape plan (CDC 55.150);*
 - f. *A utility plan appropriate to respond to the approval criteria of CDC 55.100(I)(1) through (5) relating to streets, drainage, municipal water, sanitary sewers, solid waste, and recycling storage;*
 - g. *A light coverage plan with photometric data, including the location and type of outdoor lighting, with specific consideration given to compliance with CDC 55.100(J) pertaining to crime prevention and, if applicable, CDC 46.150(A)(13) pertaining to parking lot lighting;*
 - h. *If staff determines before or during the pre-application conference that the land use is expected to generate noise that may exceed DEQ standards, the application shall include a noise study conducted by a licensed acoustical engineer that demonstrates that the application and associated noise sources will meet DEQ standards. Typical noise sources of concern include, but are not limited to, vehicle drive-throughs, parking lots, HVAC units, and public address systems; and*
 - i. *Documents as required per the Tree Technical Manual.*
3. *A narrative, based on the standards contained in this code, which supports any requested exceptions as provided under CDC 55.170.*
4. *Submit full written responses to approval criteria of CDC 55.100 for Class II design review, or CDC 55.090 for Class I design review, plus all applicable referenced approval criteria.*
- E. *The applicant shall submit samples of all exterior building materials and colors in the case of new buildings or building remodeling.*
- F. *The applicant shall pay the required deposit and fee. (Ord. 1401, 1997; Ord. 1408, 1998; Ord. 1442, 1999; Ord. 1613 § 11, 2013; Ord. 1621 § 25, 2014; Ord. 1622 § 14, 2014)*

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

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. *CDC 55.100(B)(1) through (4), Relationship to the natural and 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. *CDC 55.100(B)(5) and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.*

3. Pursuant to CDC 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.
4. The design standards or requirements identified in the base zone shall apply.
- 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.
- C. The Planning Director shall determine the applicability of the approval criteria in subsection A of this section. (Ord. 1408, 1998; Ord. 1544, 2007; Ord. 1675 § 44, 2018)

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II design review application:

- A. The provisions of the following chapters shall be met:
 1. Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.
 2. Chapter 38 CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards.
 3. Chapter 41 CDC, Building Height, Structures on Steep Lots, Exceptions.
 4. Chapter 42 CDC, Clear Vision Areas.
 5. Chapter 44 CDC, Fences.
 6. Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.
 7. Chapter 48 CDC, Access, Egress and Circulation.
 8. Chapter 52 CDC, Signs.
 9. Chapter 54 CDC, Landscaping.

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Staff Finding 4: Staff adopts the applicant findings for these criteria as contained in PD-1. Criteria are met.

Criteria 5:

CDC 55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

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6. Architecture.
 - a. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.

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- C. Compatibility between adjoining uses, buffering, and screening.

1. *In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:*

- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.*
- b. The size of the buffer required to achieve the purpose in terms of width and height.*
- c. The direction(s) from which buffering is needed.*
- d. The required density of the buffering.*
- e. Whether the viewer is stationary or mobile.*

2. *On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:*

- a. What needs to be screened?*
- b. The direction from which it is needed.*
- c. How dense the screen needs to be.*
- d. Whether the viewer is stationary or mobile.*
- e. Whether the screening needs to be year-round.*

3. *Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.*

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N. Wireless communication facilities (WCFs). (This section only applicable to WCFs.) WCFs as defined in Chapter 57 CDC may be required to go through Class I or Class II design review. The approval criteria for Class I design review is that the visual impact of the WCF shall be minimal to the extent allowed by Chapter 57 CDC. Stealth designs shall be sufficiently camouflaged so that they are not easily seen by passersby in the public right-of-way or from any adjoining residential unit. WCFs that are classified as Class II design review must respond to all of the approval criteria of this chapter.

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Staff Finding 5: Staff adopts the applicant findings for these criteria as contained in PD-1. Criteria are met.

Criteria 6:

CDC 55.120 SITE PLAN

The site plan shall be at the same scale as the site analysis (CDC 55.110) and shall show:

- A. The applicant's entire property and the surrounding property to a distance sufficient to determine the relationship between the applicant's property and proposed development and adjacent property and development.*

- B. *Boundary lines and dimensions for the perimeter of the property and the dimensions for all proposed lot or parcel lines.*
- C. *Streams and stream corridors.*
- D. *Identification information, including the name and address of the owner, developer, project designer, lineal scale and north arrow.*
- E. *The location, dimensions, and names of all existing and proposed streets, public pathways, easements on adjacent properties and on the site, and all associated rights-of-way.*
- F. *The location, dimensions and setback distances of all:*
 - 1. *Existing and proposed structures, improvements, and utility facilities on site; and*
 - 2. *Existing structures and driveways on adjoining properties.*
- G. *The location and dimensions of:*
 - 1. *The entrances and exits to the site;*
 - 2. *The parking and circulation areas;*
 - 3. *Areas for waste disposal, recycling, loading, and delivery;*
 - 4. *Pedestrian and bicycle routes, including designated routes, through parking lots and to adjacent rights-of-way;*
 - 5. *On-site outdoor recreation spaces and common areas;*
 - 6. *All utilities, including stormwater detention and treatment; and*
 - 7. *Sign locations.*
- H. *The location of areas to be landscaped. (Ord. 1442, 1999; Ord. 1613 § 14, 2013; Ord. 1622 § 28, 2014; Ord. 1636 § 39, 2014)*

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CDC 55.140 ARCHITECTURAL DRAWINGS

This section does not apply to single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings.

Architectural drawings shall be submitted showing:

- A. *Building elevations and sections tied to curb elevation;*
- B. *Building materials: color and type; and*
- C. *The name of the architect or designer. (Ord. 1408, 1998; Ord. 1613 § 16, 2013)*

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CDC 55.180 MAINTENANCE

All on-site improvements shall be the ongoing responsibility of the property owner or occupant.

Staff Finding 6: Staff adopts the applicant findings for these criteria as contained in PD-1. Criteria are met.

Criteria 7:

CDC 57.040 TABLE EXPLAINING APPLICABILITY OF WCF TYPE BY ZONE

Wireless Communication Facilities Type

CO-LOCATION

Zone	New Tower 120' Max. Incl. Array	New Tower 40' Max. Incl. Array	30' Max Above Bldg. or Existing WCF ¹	10' Max. Above Bldg. or Existing WCF ¹	No Ext. Above Bldg. or Existing WCF	On Utility/Light Poles in R.O.W. or Easemts All Zones – No Extension ⁴	Stealth Designs Inside Bldgs. ²	Install Accessory Bldgs., Equip., Landscaping
GC, OBC, CI, R-2.1, R-3	No	CUP/DR Class II	No	DR Class I	Outright ³	Outright ³	Outright ³	Outright ³
GI	CUP/DR Class II	DR Class II	DR Class I	Outright ³	Outright ³	Outright ³	Outright ³	Outright ³
Public Bldgs. in All Zones	No	No	No	DR Class I	Outright ³	Outright ³	Outright ³	Outright ³
All Other Zones	No	No	No	No	No	DR Class I	DR Class I	DR Class I
Historic W.F. Dr. Comm'l Overlay Zone	No	No	No	No	No	No	Outright ³	Outright-inside existing bldg. only ³

¹ Maximum five antenna arrays/users on same tower, or in case of building, there is a maximum of five antenna arrays/users. Additional antenna arrays/users on same building must be at least 50 feet from existing cluster or outside of line of sight of existing cluster as seen from adjacent right-of-way. Maximum height is to top of highest antenna. The reference in the third vertical column to "30' Max. Above Bldg. or Existing WCF" means that any WCF tower built under the provisions of this chapter can be increased in height by a maximum of 30 feet. For example, a 120-foot tower in the General Industrial zone could be increased to 150 feet to accommodate co-location. No additional height increases would be permitted unless by Class II variance. WCF providers cannot stack one 30-foot increase on top of another 30-foot increase.

² Stealth designs represent the placement of antennas and all support equipment inside buildings or enclosures so they are not readily seen from adjacent rights-of-way or properties for the purpose of lessening or eliminating visual impacts. Additions to buildings such as cupolas, clock towers, and dormers are permitted to accommodate stealth WCF. No new freestanding buildings may be built exclusively or primarily for the purpose of concealing stealth WCF and support equipment.

³ Fencing, security, landscaping, screening, and noise standards of CDC [57.080\(L\)](#) through (N) shall apply.

⁴ "No Extension" means that antennas or other WCF equipment may not extend above the top of the utility or light pole. (Ord. [1408](#), 1998)

57.050 EXCLUSIONS

The following uses and activities shall be exempt from these regulations:

- A. *Existing non-commercial or commercial towers and antennas and any repair, reconstruction, repainting, or maintenance of these facilities which does not create a significant change in visual impact.*
- B. *Non-commercial ham radio towers, citizen band transmitters, and antennas under 50 feet tall.*
- C. *Antennas and equipment and other apparatus completely located within an existing structure, the purpose of which is to enhance or facilitate communication function of other structures on the site. (Ord. 1408, 1998)*

57.060 APPLICATION REQUIREMENTS

An application shall be pursuant to CDC 99.030. (Ord. 1408, 1998)

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 landline system; and all landscape areas intended to screen the WCF.*
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.*
3. *A description of the type of service offered (voice, data, video, etc.) and the consumer receiving equipment.*
4. *Provide facilities maintenance schedule.*
5. *Provide zoning and Comprehensive Plan designation of proposed site.*
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.*
7. *The distance from the nearest WCF and nearest co-location site.*
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).*
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.*

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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.*

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13. *Full response to CDC 57.080 approval criteria as applicable.*
14. *Fulfillment of co-location protocol requirements of CDC 57.090. (Ord. 1408, 1998)*

57.080 APPROVAL CRITERIA

- A. *For WCF allowed outright, a building permit is required. WCF, accessory buildings, and equipment shall satisfy subsections L through N of this section.*
- B. *For WCF allowed by Design Review Class I, the applicable approval criteria of Chapter 55 CDC and applicable criteria of subsections E through N of this section shall apply.*

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H. Height. New towers shall not exceed 120 feet in height in the G1 zone, and 40 feet in height in the GC, OBC, CI, R-2.1, and R-3 zones except by Class II variance. Antennas, etc., may not extend above these heights.

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J. Points of visual interest shall be protected. Long-range views from the I-205 rest area towards Mt. Hood shall be protected pursuant to subsection K of this section. 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:

- 1. Mountains.*
- 2. Significant public open spaces.*
- 3. Historic structures.*

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Staff Finding 7: Staff adopts the applicant findings for these criteria as contained in PD-1. These criteria are met.

PD-1 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT John Floyd	PROJECT NO(S). DR-22-05	PRE-APPLICATION NO. PA-22-16
NON-REFUNDABLE FEE(S) \$2,100	REFUNDABLE DEPOSIT(S)	TOTAL \$2,100

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Time Extension |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: 21400 S Salamo Rd West Linn, OR 97068	Assessor's Map No.: 21E26D
	Tax Lot(s): 00900
	Total Land Area: 6.19

Brief Description of Proposal: Proposed modification to existing Wireless rooftop installation.

Applicant Name: New Cingular Wireless PCS, LLC (AT&T) <small>(please print)</small> Address: 19801 SW 72nd Ave City State Zip: Tualatin, OR 97062	Phone: 1-800-638-2822 Email: wl729k@att.com
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Owner Name (required): ROIC Oregon LLC <small>(please print)</small> Address: 16144 Happy Valley Town Center DR City State Zip: Happy Valley, OR 97086	Phone: 503-558-1404 Email: aalo@roireit.net
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Consultant Name: J5 Infrastructure Partners - Meredith Hewett <small>(please print)</small> Address: 6732 SW Terri Ct. City State Zip: Portland, OR 97225	Phone: 503-312-3400 Email: mhewett@j5ip.com
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1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
4. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

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. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature	Date	See Lease Exhibit in lieu of Signature Owner's signature (required)	Date
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**STATEMENT OF CODE COMPLIANCE FOR
CLASS I DESIGN REVIEW**

AT&T PX30 Cascade Summit
Submitted to the City of West Linn
Department of Planning & Development

AT&T's application (the "Application") for the modification of an existing wireless services facility in the General Commercial zone is subject to and complies with the following applicable provisions of the West Linn Community Development Code ("CDC"), which are addressed in this Statement of Code Compliance in the following order:

Chapter 19 – General Commercial

19.050 Uses and development permitted under prescribed conditions

Chapter 55 – Design Review

55.030 Administration and approval process

55.070 Submittal requirements

55.085 Additional information required and waiver of requirements

55.090 Approvals standards – Class I Design Review

55.90 Approval Standards – Class I Design Review

55.100 Approval Standards – Class II Design Review

55.110 Site Analysis

55.120 Site Plan

55.125 Transportation Analysis

55.130 Grading and Drainage Plans

55.140 Architectural Drawings

55.150 Landscape Plan

55.170 Exceptions to Underlying Zone, Yard, Parking, Sign Provisions, and Landscaping Provisions

55.180 Maintenance

55.190 Share Open Space

55.195 Annexation and Street Lighting

Chapter 57 – Wireless Communication Facilities

57.010 Purpose

57.030 Applicability

57.040 Table explaining applicability of WCF by zone

57.050 Exclusions

57.060 Application Requirements

57.070 Submittal requirements

57.080 Approval Criteria

57-090 Co-location Protocol

57.100 Abandoned facilities

PLEASE NOTE: AT&T's responses to the above referenced criteria are indicated below each applicable provision in **bold blue text**.

Chapter 19 – General Commercial

19.050 Uses and development permitted under prescribed conditions

The following uses are allowed in this zone under prescribed conditions:

1. Single-family residential unit and attached single-family units above a permitted use or a commercial use or place of assembly authorized as a conditional use (e.g., children's day care center, superstore, amusement enterprise, transient lodging, religious institution, school, lodge or community center), and multiple-family units: as a mixed use in conjunction with commercial development, only above the first floor of the structure, except in the Willamette Falls Drive Commercial Design District where dwellings may also occupy a portion of the ground floor pursuant to CDC 58.050.
2. Animal sales and services: kennels, as prescribed with no exterior runs or storage.
3. Animal sales and services: veterinary (small animals), as prescribed with no exterior runs or storage.
4. Signs, subject to the provisions of Chapter 52 CDC.
5. Temporary use, subject to the provisions of Chapter 35 CDC.
6. Home occupations, subject to the provisions of Chapter 37 CDC.
7. Wireless communication facilities, subject to the provisions of Chapter 57 CDC.

Response: AT&T is proposing to modify an existing wireless communication facility and will meet all prescribed conditions, as well as meet applicable sections of Chapter 57 CDC.

Chapter 55 – Design Review

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 CDC 99.030(B).

Response: A pre-application conference was held on May 19, 2022.

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

Response: J5 Infrastructure Partners submitted as the authorized agent of New Cingular Wireless (AT&T) with authorization from the property owner (see Lease, paragraph 5, included with this application).

- C. Action on the development plan application shall be as provided by Chapter 99 CDC, 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 CDC 99.110 and this chapter.
2. A decision by the Planning Director may be reviewed by the City Council.

Response: This is understood. This application is for a Class I Design Review.

- D. Substantial modifications made to the approved development plan will require reapplication (e.g., more or fewer lots, different architectural design, etc.). (Ord. 1474, 2001; Ord. 1597 § 14, 2010)

Response: This is understood.

55.070 Submittal requirements

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

Response: J5 Infrastructure is submitting this application on behalf of AT&T with authorization from the property owner (see attached Lease, paragraph 5).

- B. A pre-application conference, per CDC 99.030(B), shall be a prerequisite to the filing of an application.

Response: A pre-application conference was held May 19, 2022.

- C. Documentation of any required meeting with the respective City-recognized neighborhood association per CDC 99.038.

Response: This is a proposal to modify an existing wireless communication facility, and there was no required neighborhood meeting.

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

Response: This application package will include the site plan and architectural drawings as required. No site analysis will be included as this is an already developed wireless community facility on an existing building.

2. The development plan for a Class II design review shall contain the following elements:
 - a. A site analysis (CDC 55.110);
 - b. A site plan (CDC 55.120);
 - c. A grading plan (CDC 55.130);
 - d. Architectural drawings, indicating floor plan and elevation (CDC 55.140);
 - e. A landscape plan (CDC 55.150);
 - f. A utility plan appropriate to respond to the approval criteria of CDC 55.100(I)(1) through (5) relating to streets, drainage, municipal water, sanitary sewers, solid waste, and recycling storage;
 - g. A light coverage plan with photometric data, including the location and type of outdoor lighting, with specific consideration given to compliance with CDC 55.100(J) pertaining to crime prevention and, if applicable, CDC 46.150(A)(13) pertaining to parking lot lighting;
 - h. If staff determines before or during the pre-application conference that the land use is expected to generate noise that may exceed DEQ standards, the application shall include a noise study conducted by a licensed acoustical engineer that

demonstrates that the application and associated noise sources will meet DEQ standards. Typical noise sources of concern include, but are not limited to, vehicle drive-throughs, parking lots, HVAC units, and public address systems; and

- i. Documents as required per the Tree Technical Manual.

Response: AT&T proposes to modify an existing wireless communication facility by increasing the height of the existing shroud to accommodate the new antennas. The scope of the modification qualifies as a Type I Design Review. As such, these submittal requirements are not applicable.

3. A narrative, based on the standards contained in this code, which supports any requested exceptions as provided under CDC 55.170.

Response: This narrative will address all applicable standards of the CDC. No exceptions are being requested under CDC 55.170.

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

Response: This narrative will include full written responses to the approval criteria for Class I Design Reviews.

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

Response: This proposal is the modification to an existing wireless communication facility not a new building or building remodel. The extended shroud will match the existing site conditions. See attached Photo Simulations.

- F. The applicant shall pay the required deposit and fee. (Ord. 1401, 1997; Ord. 1408, 1998; Ord. 1442, 1999; Ord. 1613 § 11, 2013; Ord. 1621 § 25, 2014; Ord. 1622 § 14, 2014)

Response: All required fees and deposits will be paid by AT&T.

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 CDC 99.035(A).

Response: This is understood. AT&T will provide any documents reasonably required to show compliance with the CDC.

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

Response: This is understood.

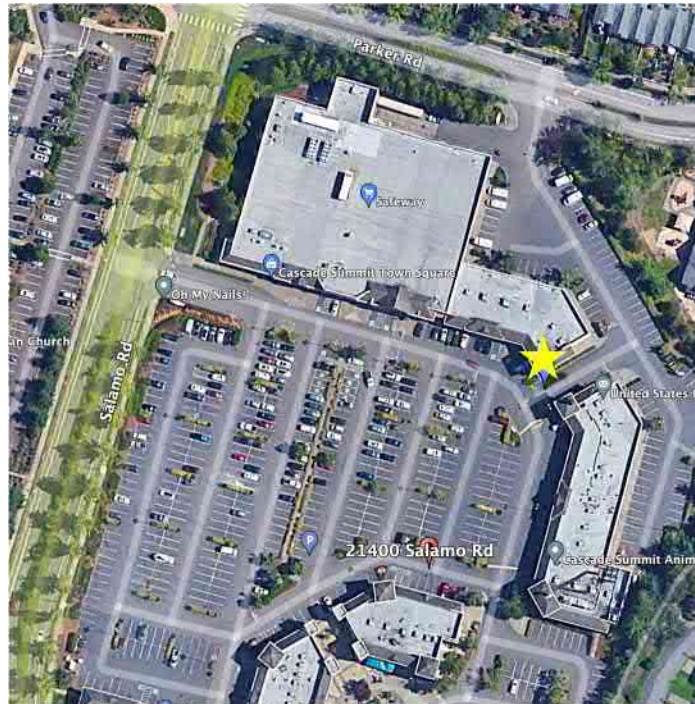
55.90 – Approval Standards – Class I Design Review

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

1. CDC 55.100(B)(1) through (4), Relationship to the natural and 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.

Response: AT&T is proposing to modify an existing communication facility on an existing rooftop at 21400 Salami Road. As seen from the map below, this is a developed commercial parcel with multiple

commercial buildings and a large parking lot. The modifications to be done on the rooftop will not impact any natural physical features.



2. CDC **55.100**(B)(5) and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

Response: This is understood. AT&T is proposing to modify an existing shroud to accommodate new antennas and will meet all applicable requirements.

3. Pursuant to CDC **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: This is understood. AT&T will provide all documents reasonably required to show compliance with applicable approval criteria.

4. The design standards or requirements identified in the base zone shall apply.

Response: This is understood. Please see the responses to the applicable code of Chapter 19 in the previous section.

- 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: The existing facility is in operation and will return to full operation in a timely manner following all applicable inspections and approvals.

- C. The Planning Director shall determine the applicability of the approval criteria in subsection A of this section. (Ord. 1408, 1998; Ord. 1544, 2007; Ord. 1675 § 44, 2018)

Response: This is understood. We will address those sections that we feel are applicable to this project but understand the Planning Director may require additional information after review.

55.100 Approval Standards – Class II Design Review

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

1. Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.
2. Chapter 38 CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards.
3. Chapter 41 CDC, Building Height, Structures on Steep Lots, Exceptions.
4. Chapter 42 CDC, Clear Vision Areas.
5. Chapter 44 CDC, Fences.
6. Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.
7. Chapter 48 CDC, Access, Egress and Circulation.
8. Chapter 52 CDC, Signs.
9. Chapter 54 CDC, Landscaping.

Response: The proposal is a modification to an existing rooftop communication “tower” facility, which qualifies for review as Class I Design Review. The modification is not an accessory structure. There are no fence, landscaping, or signs that were part of the original installation; and none will be included with the modification. Access to the site is limited to authorized personal. The modification also does not require any exceptions to the height or setback requirements.

B. Relationship to the natural and physical environment.

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at their direction.
2. All heritage trees, as defined in the municipal code, all trees and clusters of trees (“cluster” is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist’s findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.
 - a. Non-residential and residential projects on Type I and II lands shall protect all heritage trees and all significant trees and tree clusters by limiting development in the protected area. The protected area includes the protected tree, its dripline, and an additional 10 feet beyond the dripline, as depicted in the figure below. Development of Type I and II lands shall require the careful layout of streets, driveways, building pads, lots, and utilities to avoid heritage trees and significant trees and tree clusters, and other natural resources pursuant to this code. The method for delineating the protected trees or tree clusters (“dripline plus 10 feet”) is explained in subsection (B)(2)(b) of this section. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply.

- b. Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the protected areas for significant trees and tree clusters, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees by limiting development in the protected areas. The exact percentage is determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this “dripline plus 10 feet” measurement shall be the basis for calculating the percentage (see figure below). The City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters, the developer shall not be required to save the excess trees, but is encouraged to do so.
- c. Where stubouts of streets occur on abutting properties, and the extension of those streets will mean the loss of significant trees, tree clusters, or heritage trees, it is understood that tree loss may be inevitable. In these cases, the objective shall be to minimize tree loss. These provisions shall also apply in those cases where access, per construction code standards, to a lot or parcel is blocked by a row or screen of significant trees or tree clusters.
- d. For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.
- e. For arterial and collector street projects, including Oregon Department of Transportation street improvements, the roads and graded areas shall avoid tree clusters where possible. Significant trees, tree clusters, and heritage tree loss may occur, however, but shall be minimized.
- f. If the protection of significant tree(s) or tree clusters is to occur in an area of grading that is necessary for the development of street grades, per City construction codes, which will result in an adjustment in the grade of over or under two feet, which will then threaten the health of the tree(s), the applicant will submit evidence to the Planning Director that all reasonable alternative grading plans have been considered and cannot work. The applicant will then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an “inch by inch” basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four-inch). The mix of tree sizes and types shall be approved by the City Arborist

Response: AT&T is proposing to modify an existing rooftop wireless communication facility. As such, no trees, including heritage trees, will be affected by this proposal.

3. The topography and natural drainage shall be preserved to the greatest degree possible.

Response: The proposed modification includes the extension of an existing shroud that fully conceals the existing antennas. This shroud extension will go directly on top of the existing and will not impact any natural drainage. Although it will increase the height, it will keep to less than 10ft above the existing shroud with only a 6ft extension. This is the minimum extension possible to accommodate the new antennas (refer to the attached RF Justification).

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

Response: The existing rooftop facility is located on a parcel developed with multiple commercial properties on relatively flat land. Given the existing site conditions, this area should not be subject to slumping or sliding.

5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

Response: The proposed modification is located on an existing building rooftop. No additional buildings will be added.

6. Architecture.
 - a. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.

Response: AT&T is proposing to extend an existing rooftop antenna shroud to accommodate their new antennas. The existing shroud will be extended by 6 ft. As shown in the attached Photo Simulations, the extension will match and blend with the existing shroud. Additionally, there is another carrier's shroud on an adjacent building of similar design. The height increase will not take it out of scale with this other shroud.

- b. While there has been discussion in Chapter [24](#) CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that "step down" or "step up" from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one

Response: No new buildings are being proposed. AT&T will be modifying an existing shroud to accommodate new antennas located on an existing building at 21400 Salamo Road.

- c. Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening,

grade variations, or is part of a development site that is large enough to set its own style of architecture.

Response: The shroud extension will match the existing shroud. Additionally, the neighboring shroud is of similar color and scale.

- d. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.

The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the “height and width” ratio referenced in this section.

Response: The proposed modification will not impact “human scale” architectural elements of the existing buildings.

- e. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot-long building elevation shall have at least 60 feet (60 percent of 100 feet) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation, and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.

Response: This is a proposed modification to a rooftop wireless communication facility and will not impact the existing windows located on the property.

- f. Variations in depth and roof line are encouraged for all elevations.
To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

Response: AT&T is proposing to increase the height of the existing shroud by 6 ft. The extended shroud will blend with the existing and will continue to look like a part of the building.

- g. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.

Response: The proposed modification will have no impact on the micro-climate for street level or other users of the building.

- h. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.

Response: No new buildings are being proposed. The modified wireless communication facility will have no impact on the use of the pedestrian environment. Additionally, the increase in height of the fully screened antennas that blend with the architecture of the building will not have a significant visual impact to pedestrians.

- i. Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter 53 CDC, Sidewalk Use.

Response: This is not applicable. The proposal is a modification to an existing rooftop communication “tower” facility.

7. Transportation

Response: AT&T is proposing to modification an existing rooftop communication facility. Visits to the site are limited to construction and approximately monthly maintenance visits and will not have a measurable impact on transportation.

C. Compatibility between adjoining uses, buffering, and screening.

2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

- a. What needs to be screened?
 - b. The direction from which it is needed
 - c. How dense the screen needs to be
 - d. Whether the viewer is stationary or mobile.
 - e. Whether the screening needs to be year-round.
2. Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.

Response: The additional antennas and equipment will be fully screened within the extended rooftop shroud. See attached Photo Simulations.

D. Privacy and noise.

Response: The proposal is a modification to an existing rooftop communication “tower” facility and will operate within permissible noise levels.

E. Private outdoor area. This section only applies to multi-family projects.

Response: This is not applicable. The proposal is a modification to an existing rooftop communication “tower” facility, not a multi-family project.

- F. Shared outdoor recreation areas. This section only applies to multi-family projects and projects with 10 or more duplexes or single-family attached dwellings on lots under 4,000 square feet.

Response: This is not applicable. The proposal is a modification to an existing rooftop communication “tower” facility and will not include or impact any shared outdoor recreation spaces.

- G. Demarcation of public, semi-public, and private spaces.

Response: This is not applicable. The proposal is a modification to an existing rooftop communication “tower” facility. No public or private spaces will be created or impacted by this modification.

- H. Public transit.

Response: This is not applicable. The proposal is a modification to an existing rooftop communication “tower” facility. No public transit is needed or impacted by the modification of this site.

- I. Public facilities. An application may only be approved if adequate public facilities will be available to provide service to the property prior to occupancy.

Response: The proposal is a modification to an existing rooftop communication “tower” facility. The facility will utilize existing electric service which adequate for powering this facility. Other public facilities will not be required.

- J. Crime prevention and safety/defensible space.

8. Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location.

Response: The proposal is a modification to an existing rooftop communication “tower” facility. It is located on an existing rooftop that is not accessible by the public. As such, no fence is required.

- K. Provisions for persons with disabilities.

Response: The proposal is a modification to an existing rooftop communication “tower” facility. The rooftop is not accessible for the public and will be accessed by authorized personnel.

- L. Signs.

Response: The proposal is a modification to an existing rooftop communication “tower” facility. It will only include those signs as required by the FCC.

- M. Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground, as practical. The design standards of Tables 1 and 2 above, and of subsection 5.487 of the West Linn Municipal Code relative to existing high ambient noise levels shall apply to this section.

Response: The proposal is a modification to an existing rooftop communication “tower” facility and will utilize existing electric routes.

- N. Wireless communication facilities (WCFs). (This section only applicable to WCFs.) WCFs as defined in Chapter 57 CDC may be required to go through Class I or Class II design review. The approval criteria for Class I design review is that the visual impact of the WCF shall be minimal to the extent allowed

by Chapter 57 CDC. Stealth designs shall be sufficiently camouflaged so that they are not easily seen by passersby in the public right-of-way or from any adjoining residential unit. WCFs that are classified as Class II design review must respond to all of the approval criteria of this chapter.

Response: The proposal is a modification to an existing rooftop communication “tower” facility that qualifies as a Class I Design Review. The facility is stealth within a shroud that hides antennas and equipment from rights-of-way and nearby residential units. Please refer to the response to the applicable criteria of Chapter 57 in the following section.

O. Refuse and recycling standards.

Response: This is not applicable. The proposal is an existing rooftop communication “tower” facility and does not have refuse or recycling needs.

55.110 Site Analysis

Response: This is not applicable. The proposal is an existing rooftop communication “tower” facility that qualifies for a Class I Design Review.

55.120 Site Plan

- A. The applicant’s entire property and the surrounding property to a distance sufficient to determine the relationship between the applicant’s property and proposed development and adjacent property and development.
- B. Boundary lines and dimensions for the perimeter of the property and the dimensions for all proposed lot or parcel lines.
- C. Streams and stream corridors.
- D. Identification information, including the name and address of the owner, developer, project designer, lineal scale and north arrow.
- E. The location, dimensions, and names of all existing and proposed streets, public pathways, easements on adjacent properties and on the site, and all associated rights-of-way.
- F. The location, dimensions and setback distances of all:
 1. Existing and proposed structures, improvements, and utility facilities on site; and
 2. Existing structures and driveways on adjoining properties.
- G. The location and dimensions of:
 1. The entrances and exits to the site;
 2. The parking and circulation areas;
 3. Areas for waste disposal, recycling, loading, and delivery;
 4. Pedestrian and bicycle routes, including designated routes, through parking lots and to adjacent rights-of-way;
 5. On-site outdoor recreation spaces and common areas;
 6. All utilities, including stormwater detention and treatment; and
 7. Sign locations.

- H. The location of areas to be landscaped. (Ord. 1442, 1999; Ord. 1613 § 14, 2013; Ord. 1622 § 28, 2014; Ord. 1636 § 39, 2014)

Response: Please see attached Construction Drawings, Sheet A-1, included with application.

55.125 Transportation Analysis

Certain development proposals required that a Traffic Impact Analysis (TIA) be provided which may result in modifications to the site plan or conditions of approval to address or minimize any adverse impacts created by the proposal. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2). (Ord. 1584, 2008)

Response: The proposal is the modification to an existing rooftop communication “tower” facility that will have no measurable impact on traffic.

55.130 Grading and Drainage Plans

Response: The proposal is the modification to an existing rooftop communication “tower” facility and will have no grading and should not impact drainage needs.

55.140 Architectural Drawings

Architectural drawings shall be submitted showing:

- A. Building elevations and sections tied to curb elevation;
- B. Building materials: color and type; and
- C. The name of the architect or designer. (Ord. 1408, 1998; Ord. 1613 § 16, 2013)

Response: Please refer to attached Construction Drawings.

55.150 Landscape Plan

Response: This is not applicable. The proposal is the modification to an existing rooftop communication “tower” facility and includes no landscaping.

55.170 Exceptions to Underlying Zone, Yard, Parking, Sign Provisions, and Landscaping Provisions

- A. The Planning Director may grant an exception to the dimensional building setback or yard requirements in the applicable zone based on findings that the approval will satisfy the following criteria:
 1. A minor exception that is not greater than 20 percent of the required setback.
 2. A more efficient use of the site.
 3. The preservation of natural features that have been incorporated into the overall design of the project.
 4. No adverse affect to adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazard.
 5. Safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.

Response: No exceptions to the setback are required. The existing rooftop facility is setback over 100 ft from all property lines.

- B. The Planning Director may grant an exception to the off-street parking dimensional and minimum number of space requirements in the applicable zone so long as the following criteria are met:
1. The minor exception is not greater than 10 percent of the required parking;
 2. The application is for a use designed for a specific purpose which is intended to be permanent in nature (for example, a nursing home) and which has a low demand for off-street parking; or
 3. There is an opportunity for sharing parking and there is written evidence that the property owners are willing to enter into a legal agreement; or
 4. Public transportation is available to the site reducing the standards and will not adversely affect adjoining uses, and there is a community interest in the preservation of particular natural feature(s) of the site which make it in the public interest to grant an exception to parking standards.

Response: No additional parking is required for this modification, and no existing parking will be impacted.

- C. The Planning Director may grant an exception to the sign dimensional requirements in the applicable zone when the following criteria are met:
1. The minor exception is not greater than 10 percent of the required applicable dimensional standard for signs;
 2. The exception is necessary for adequate identification of the use on the property; and
 3. The sign will be compatible with the overall site plan, the structural improvements, and with the structures and uses on adjoining properties.

Response: No exception to the sign requirements is needed. The only signs included with this proposal are those required by the FCC.

- D. The Planning Director may grant an exception to the landscaping requirements in the applicable zone based on findings that the following criteria will be met:
1. A minor exception that is not greater than 10 percent of the required landscaped area.
 2. A more efficient use of the site.
 3. The preservation of natural features that have been incorporated into the overall design of the project.
 4. No adverse effect to adjoining property.

Response: This is not applicable. The proposal is an existing rooftop communication “tower” facility and includes no landscaping.

55.180 Maintenance

All on-site improvements shall be the ongoing responsibility of the property owner or occupant.

Response: All on-site improvements to the proposed telecommunications equipment shall be the ongoing responsibility of AT&T.

55.190 Share Open Space

Response: This is not applicable. The proposal is an existing rooftop communication “tower” facility. No open space will be added or removed by this proposal.

55.195 – Annexation and Street Lighting

Response: This is not applicable. The proposal is an existing rooftop communication “tower” facility. No lighting will be added or removed by this proposal.

Chapter 57 – Wireless Communication Facilities

57.010 Purpose

The purpose of this chapter is to establish appropriate locations, site development standards, and permit requirements for wireless communication facilities and services within the City, in a manner which will facilitate location of various types of wireless communication facilities in permitted locations so they are consistent with the residential character of the City. The requirements of this chapter:

- A. Ensure compatibility of proposed WCF with surrounding areas by establishing standards for location, height, structural integrity, design review, landscaping, and visual screening;
- B. Reduce the apparent quantity of WCF by providing incentives and other inducements to utilize co-location and stealth technologies, thereby lessening adverse visual impacts of these facilities on the City’s developed residential areas and natural surroundings; and
- C. Allow WCF which are sufficient to allow adequate service to citizens, the traveling public, and others within the City; and to accommodate the need for connection of such services to wireless facilities in adjacent and surrounding communities. (Ord. 1408, 1998)

Response: AT&T is proposing to modify an existing WCF to provide customers with the highest quality service. By modifying an existing facility, AT&T does not need to propose a new facility to meet its coverage objectives. Moreover, the existing and modified facility will be fully screened within a shroud to minimize its visual impact on the surrounding community. The facility is located on a developed commercial lot in the General Commercial zone of the City.

This facility will provide the capacity enhancements needed to meet the growing demands for wireless service. Nationally, over 60% of residents do not have a landline, relying on wireless devices for their communications¹. Having quality coverage is vital to staying connected, conducting business, and ensuring public safety (over 80% of 911 calls come from wireless devices²).

57.030 Applicability

These provisions shall apply to all applications for the installation or construction of wireless communication facilities (WCF) including support structures and attached and/or co-located WCFs and antennas and shall include stealth designs as defined in CDC 57.020. This chapter encourages co-location and the placement of antennas and WCF on existing structures and buildings by permitting those uses, either outright or by design review. The construction of new WCF structures is discouraged by requiring more extensive review including conditional use permits and design review. The following table explains what review process is required for each WCF type by zoning district. Non-commercial ham radio towers, citizen band transmitters, and antennas over 50 feet tall must be reviewed under this chapter like any other WCF using the appropriate category. (Ord. 1408, 1998).

¹ “Wireless Substitution: Early Release of Estimates from the National Health Interview Survey, July-December 2021”. <https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202205.pdf>.

² “9-1-1 Statistics”. <https://www.nena.org/page/911Statistics>.

Response: AT&T is proposing to modify an existing WCF by extending the existing shroud to accommodate new antenna and will meet all applicable regulations of this chapter.

57.040 Table explaining applicability of WCF by zone

Zone	10' Max. Above Bldg. or Existing WCF ¹
GC, OBC, CI, R-2.1, R-3	DR Class I
GI	Outright ³
Public Bldgs. in All Zones	DR Class I
All Other Zones	No
Historic W.F. Dr. Comm'l Overlay Zone	No

¹ Maximum five antenna arrays/users on same tower, or in case of building, there is a maximum of five antenna arrays/users. Additional antenna arrays/users on same building must be at least 50 feet from existing cluster or outside of line of sight of existing cluster as seen from adjacent right-of-way. Maximum height is to top of highest antenna. The reference in the third vertical column to "30' Max. Above Bldg. or Existing WCF" means that any WCF tower built under the provisions of this chapter can be increased in height by a maximum of 30 feet. For example, a 120-foot tower in the General Industrial zone could be increased to 150 feet to accommodate co-location. No additional height increases would be permitted unless by Class II variance. WCF providers cannot stack one 30-foot increase on top of another 30-foot increase.

Response: AT&T proposes to extend their existing shroud by 6ft to accommodate new antennas. As such, a Class I Design Review Approval is required.

57.050 Exclusions

The following uses and activities shall be exempt from these regulations:

- A. Existing non-commercial or commercial towers and antennas and any repair, reconstruction, repainting, or maintenance of these facilities which does not create a significant change in visual impact.
- B. Non-commercial ham radio towers, citizen band transmitters, and antennas under 50 feet tall.
- C. Antennas and equipment and other apparatus completely located within an existing structure, the purpose of which is to enhance or facilitate communication function of other structures on the site. (Ord. 1408, 1998)

Response: The proposal includes the modification to an existing rooftop wireless communication facility and is not excluded from the provisions of this chapter.

57.060 Application Requirements

An application shall be pursuant to CDC 99.030.

Response: This is understood. The application will be submitted per the application process outlined in CDC 99.030.

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 landline system; and all landscape areas intended to screen the WCF.

Response: Please see attached Construction Drawings.

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: Please see the RF Statement of Compliance included in the submittal package.

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

Response: Please refer to attached RF Justification. The modification to this existing facility will provide improve voice and data services. This includes upgrading the facility to provide the network capacity necessary for improved 5G service. These capacity improvements ensure consistent and reliable service for customers to make calls, access the internet, make video calls, and the many other daily tasks we accomplish with our phones and devices. These improvements are vital for residents, visitors, businesses, and first responders.

4. Provide facilities maintenance schedule.

Response: There will be approximate monthly maintenance visits.

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

Response: This existing WCF is in the General Commercial zone and is designated as Commercial by the Comprehensive Plan.

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: Please see attached Photo Simulations.

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

Response: AT&T is proposing to modify their existing WCF by increasing the shroud to accommodate its new antennas.

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: Please refer to attached RF Justification.

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: Please refer to attached Lease Agreement.

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

Response: This is not applicable. The proposal is an existing rooftop communication "tower" facility. No additional carriers can fit within AT&T's shroud, but the rooftop can accommodate other carriers if the property owner will allow. There is an existing WCF on an adjacent roof.

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 is proposing to modify its existing facility to upgrade its technologies to meet the network capacity requirements for the next Gen 5G mm Wave C-band Spectrum. This new spectrum will allow AT&T to provide improved 5G coverage and keep wireless services up to date. These upgrades won't provide a new coverage area, but will rather improve the quality of service around this existing cell site. Please refer to the attached RF Justification.

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 co-locating 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: Co-location is not being requested. This application is for the modification of an existing rooftop WCF.

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

Response: Please see the response to this criteria within the following section of this narrative.

14. Fulfillment of co-location protocol requirements of CDC 57.090. (Ord. 1408, 1998)

Response: Please see the response to these criteria within the applicable section of this narrative.

57.080 – Approval Criteria

A. For WCF allowed outright, a building permit is required. WCF, accessory buildings, and equipment shall satisfy subsections L through N of this section.

Response: AT&T is proposing to increase the height of an existing screened WCF. This scope requires a Class I Design Review.

B. For WCF allowed by Design Review Class I, the applicable approval criteria of Chapter 55 CDC and applicable criteria of subsections E through N of this section shall apply.

Response: Please refer to the previous section that addresses the applicable sections of Chapter 55 CDC.

C. For WCF allowed by Design Review Class II, the applicable approval criteria of Chapter 55 CDC and applicable criteria of subsections E through N of this section shall apply.

Response: The proposal is for a Class I Design Review.

D. For WCF allowed by conditional use permit, the approval criteria of CDC 60.070 and applicable criteria of Chapter 55 CDC, Design Review, and subsections E through N of this section shall apply.

Response: No conditional use permit is required for this scope of work.

E. Aesthetics.

1. 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.

Response: No new tower is being proposed.

2. 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.

Response: The proposal is for the modification of an existing rooftop facility and does not include a request to co-locate on an existing tower.

3. 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: The proposal is for the modification of an existing rooftop facility and does not include a request to co-locate on an existing tower. However, the new equipment will be located within a screen enclosure of a neutral, non-reflective color. See Photo Simulations.

F. Setbacks.

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

2. 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 is not applicable. Proposal is an existing rooftop structure.

- G. 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: The proposed modification is for an existing co-location rooftop structure.

- H. 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, and R-3 zones except by Class II variance. Antennas, etc., may not extend above these heights.

Response: AT&T is not proposing a new tower. At its highest point, as designed, the height of the proposed extended shroud will be 46'-0". See Sheet A-4 in the attached Construction Drawings.

- I. Lighting. None allowed except as required by the FAA.

Response: Not Applicable, no lighting proposed.

- J. Points of visual interest shall be protected. Long-range views from the I-205 rest area towards Mt. Hood shall be protected pursuant to subsection K of this section. 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:

1. Mountains.
2. Significant public open spaces.
3. Historic structures.

Response: The proposed additional 6'-0" extension of the existing facility will not significantly impact visual interests. It will not impact any long-range views of Mt. Hood from I-205 given its location. Additionally, it will not impede the view of mountains, public open space, or historic structures from any nearby residential structures.

- K. 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:

1. Investigate other locations within the same lot where such visual impacts can be minimized overall.
2. Investigate alternative tower designs that can be used to minimize the interruption of views from the residents/public to the points of visual interest.
3. 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.

4. 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 as or better than that which would otherwise be required without said variations.

Response: Not Applicable. The proposed additional 6'-0" extension of the existing facility will not significantly impact visual interests.

- L. 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: This is not applicable. The proposal is a modification to an existing rooftop communication "tower" facility. No fence is being proposed, but the site's location on the rooftop limits access to authorized personnel.

- M. 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: The proposal is a modification to an existing rooftop communication "tower" facility with no existing landscaping. The antennas will be screened within a shroud.

- N. Noise. Noise-generating equipment shall be sound-buffered by means of baffling, barriers, or other suitable means to reduce sound levels consistent with West Linn Municipal Code Chapter 5. (Ord. 1408, 1998; Ord. 1604 § 58, 2011)

Response: The proposal is a modification to an existing rooftop communication "tower" facility that will be consistent noise requirements of the WLMC.

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 co-location 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 antennas 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).

Response: This is understood.

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

Response: A pre-application conference was fulfilled on Thursday, May 19th, 2022.

- 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 Code 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).

Response: This is not applicable. AT&T is not proposing a new facility but is rather modifying an existing facility. By modifying an existing facility, AT&T is minimizing the proliferation of facilities within the City while still be able to provide the highest quality service.

- 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 their 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.

Response: This is not applicable. AT&T is proposing to modify an existing facility.

- E. If the applicant has provided information addressing each of the criteria in subsection D of this section, the co-location protocol shall be deemed complete. (Ord. 1408, 1998)

Response: AT&T is co-locating on an existing building and modifying their own facility to accommodate their new equipment.

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 Chapter 106 CDC.

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. (Ord. 1408, 1998)

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- OREGON BUILDING CODES AND STANDARDS:
- 2019 OREGON STRUCTURAL SPECIALTY CODE (2018 IBC)
 - 2019 OREGON MECHANICAL SPECIALTY CODE (2018 IBC)
 - 2017 OREGON RESIDENTIAL SPECIALTY CODE (2015 IRC)
 - 2017 OREGON ELECTRICAL SPECIALTY CODE (2017 NFPA 70)
 - ANSI/EIA-TIA-222-H



SITE NUMBER: PX30
SITE NAME: CASCADE SUMMIT
SITE TYPE: ROOFTOP CUPOLA
ADDRESS: 21400 SOUTH SALAMO ROAD
 WEST LINN, OR 97068
INSTALLATION TYPE: CBAND 5G

PROJECT INFORMATION

USID #	82052
FA #	10092270
PACE PARENT #	MRWOR053614
PACE CHILD #	MRWOR057963

PREPARED FOR

16331 NE 72ND AVE. STE. 2100
 PORTLAND, OR 97201

Vendor:

23 MAUCHLY #110
 IRVINE, CA 92618
 J5 PROJECT ID: P-071612

AT&T Site ID:

PX30

PROJECT DESCRIPTION

- MODIFICATION TO AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:
- REMOVE (1) EXISTING 6'-4" CUPOLA
 - RETAIN (6) NNHH-65A-R4 PANEL ANTENNAS
 - RETAIN (9) RRH'S AT EQUIPMENT LEVEL
 - RETAIN (3) DUAL MODE FIBER JUMPER FIBER TRUNKS
 - RETAIN (3) DC JUMPER POWER TRUNKS
 - RETAIN (1) DC12-48-60-RM SURGE SUPPRESSOR AT EQUIPMENT LEVEL
 - INSTALL (3) PROPOSED NOKIA AEQK PANEL ANTENNAS
 - INSTALL (3) PROPOSED NOKIA AEQU PANEL ANTENNAS
 - INSTALL (1) PROPOSED DC6-48-60-0-1B-01 SURGE SUPPRESSOR AT ANTENNA LEVEL
 - INSTALL (3) PROPOSED PWRT-208-S POWER TRUNKS
 - INSTALL (1) PROPOSED RFFT-24SM-001-50M FIBER TRUNKS
 - INSTALL (1) 5'-3" SQ (O.D.) x 12'-4" FRP CUPOLA ENCLOSURE

REV	DATE	DESCRIPTION	INT.
1	08/04/22	100% CD	RWB
0	04/21/22	100% CD	MLDV

Licensor:

REV	DATE	DESCRIPTION	INT.

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

Issued For:

PX30
CASCADE SUMMIT
 21400 SOUTH SALAMO ROAD
 WEST LINN, OR 97068

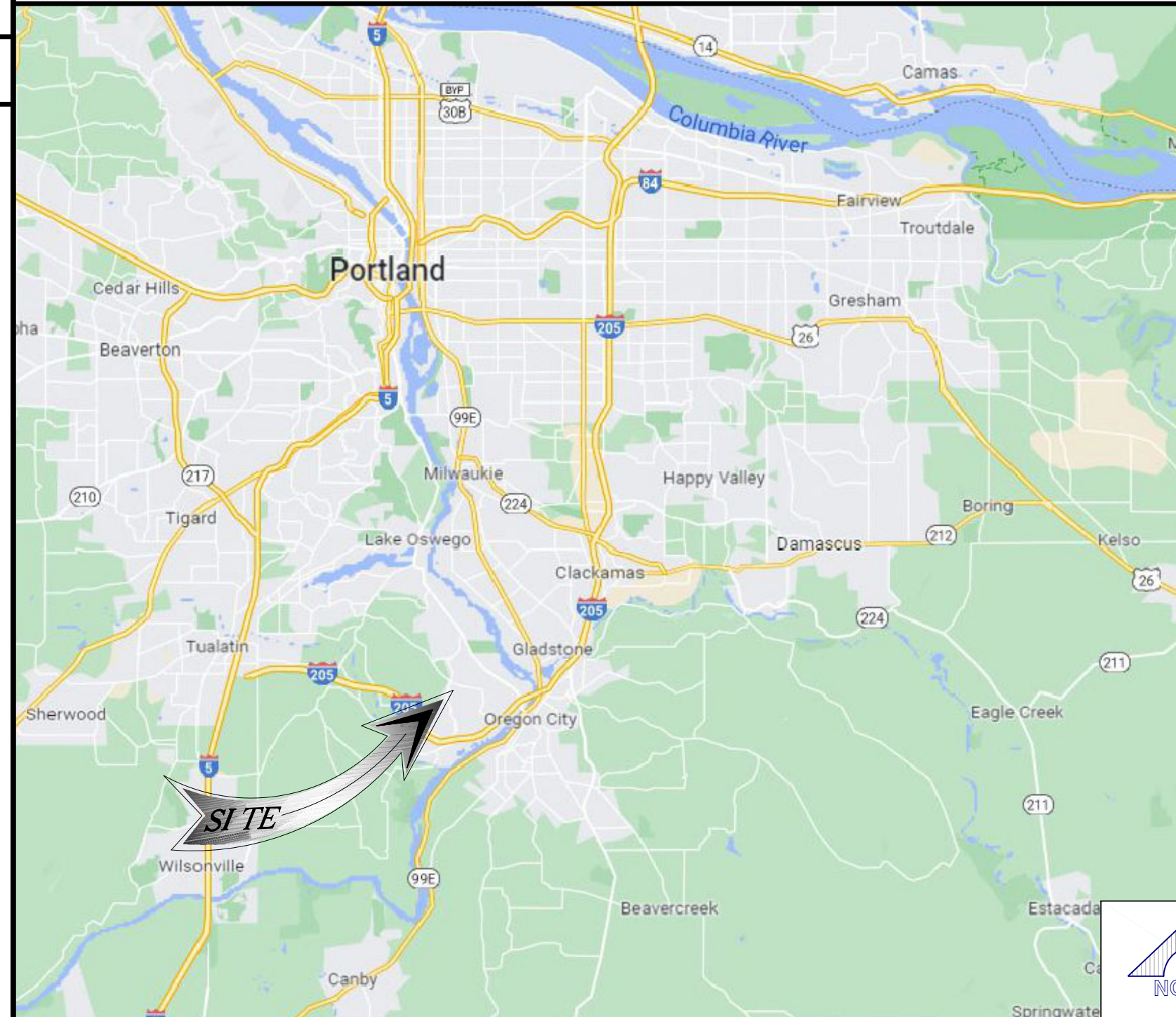
Sheet Title:

TITLE SHEET

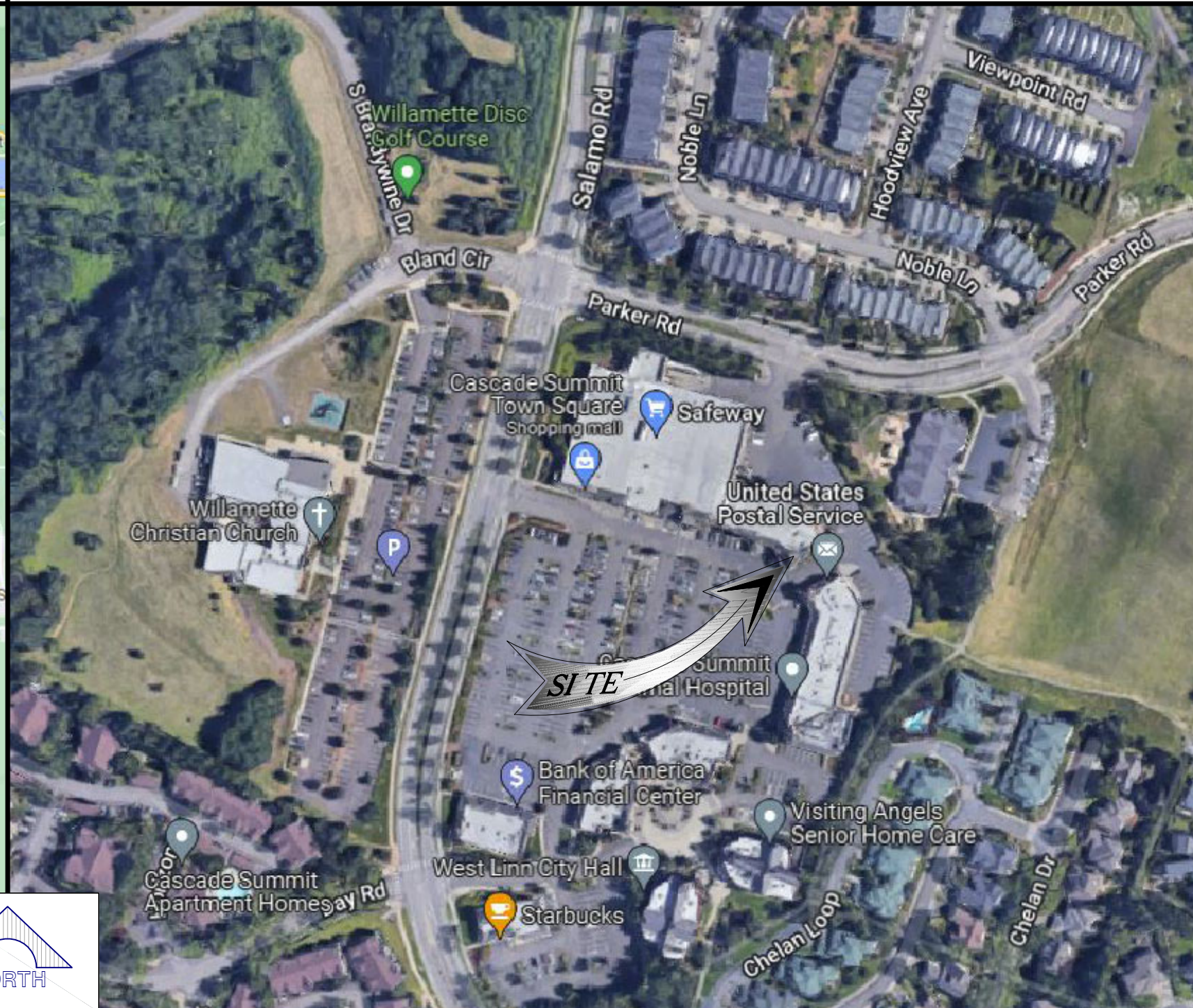
Sheet Number:

T-1

VICINITY MAP



LOCAL MAP



SHEET INDEX **REV.**

T-1	TITLE SHEET	1
GN-1	GENERAL NOTES	1
GN-2	SITE SIGNAGE	1
A-1	OVERALL SITE PLAN	1
A-2	ENLARGED SITE PLAN & EQUIPMENT PLANS	1
A-3	EXISTING AND PROPOSED ANTENNA PLANS	1
A-4	SOUTHWEST ELEVATIONS	1
A-5	EXISTING & PROPOSED ANTENNA SCHEDULES	1
D-1	DETAILS	1
RF-1	PLUMBING DIAGRAM	1
G-1	GROUNDING PLAN & NOTES	1
G-2	GROUNDING DETAILS	1

PROJECT TEAM

- | | |
|---|---|
| ENGINEER:
J5 INFRASTRUCTURE PARTNERS
CONTACT: JAMES CHUNG
EMAIL: jchung@j5ip.com
PHONE: (949) 247-7767 x 111 | SITE ACQUISITION:
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| AT&T CONSTRUCTION MANAGER:
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| AT&T PROJECT MANAGER:
CONTACT: WENDY LONG
PH: (206) 321-1116 | PROJECT MANAGER:
J5 INFRASTRUCTURE PARTNERS
CONTACT: SARA MITCHELL
EMAIL: samitchell@j5ip.com
PH: (901) 281-1422 |

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

DRIVING DIRECTIONS

- DIRECTIONS FROM PDX AIRPORT
- HEAD NORTHWEST ON NE AIRPORT WAY
 - TURN LEFT
 - SLIGHT LEFT ONTO NE AIRPORT WAY
 - USE THE RIGHT 2 LANES TO TURN SLIGHTLY RIGHT TO MERGE ONTO I-205 S TOWARD I-84/PORTLAND/SALEM
 - FOLLOW I-205 S TO WILLAMETTE DR IN WEST LINN. TAKE EXIT 8 FROM I-205 S
 - MERGE ONTO I-205 S
 - TAKE EXIT 8 FOR STATE ROUTE 43 TOWARD W LINN/LAKE OSWEGO
 - TAKE WILLAMETTE FALLS DR, SUNSET AVE AND PARKER RD TO YOUR DESTINATION
 - TURN LEFT ONTO WILLAMETTE DR
 - TURN RIGHT ONTO WILLAMETTE FALLS DR
 - SLIGHT RIGHT ONTO SUNSET AVE
 - TURN RIGHT ONTO CORNWALL ST
 - TURN LEFT AT THE 2ND CROSS STREET ONTO LANCASTER ST
 - TURN RIGHT ONTO PARKER RD
 - TURN LEFT TO STAY ON PARKER RD
 - TURN LEFT
 - TURN RIGHT (DESTINATION WILL BE ON THE RIGHT)

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

SITE INFORMATION

PROPERTY OWNER:
 ROIC OREGON, LLC
 16144 SE HAPPY VALLEY TOWN CENTER DR
 HAPPY VALLEY, OR
 97086

JURISDICTION: CITY OF WEST LINN
 A.P.N.: 00391819
 CURRENT ZONING: COMMERCIAL
 EXISTING USE: MULTIUSE, COMMUNICATIONS FACILITY
 PROPOSED USE: MULTIUSE, COMMUNICATIONS FACILITY
 LATITUDE (NAD 83): 45.43640500
 45° 21' 50.58" N
 LONGITUDE (NAD 83): -122.6467500
 122° 38' 48.3" W

ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED PER CBC2019, SECTION 11B-203.4 (LIMITED ACCESS SPACE)

POWER AGENCY: PG&E
 PH: (800) 743-5000
 TELEPHONE AGENCY: AT&T

RFDS VERSION: 1
 DATE: 2/1/21
 DATE UPDATED: 12/13/21



GENERAL CONSTRUCTION NOTES:

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO ITS ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS

APPLICABLE CODES, REGULATIONS AND STANDARDS:

- SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
- THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
 - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
 - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, FIFTEENTH EDITION
 - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-H, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
 - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
 - IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
 - TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
 - EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
 - TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
 - TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
 - TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
 - ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
 - FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

A.B.	ANCHOR BOLT
ABV.	ABOVE
ACCA	ANTENNA CABLE COVER ASSEMBLY
ADD'L	ADDITIONAL
A.F.F.	ABOVE FINISHED FLOOR
A.F.G.	ABOVE FINISHED GRADE
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANT.	ANTENNA
APPRX.	APPROXIMATE(LY)
ARCH.	ARCHITECT(URAL)
AWG.	AMERICAN WIRE GAUGE
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
B.N.	BOUNDARY NAILING
BTCW.	BARE TINNED COPPER WIRE
B.O.F.	BOTTOM OF FOOTING
B/U	BACK-UP CABINET
CAB.	CABINET
CANT.	CANTILEVER(ED)
C.I.P.	CAST IN PLACE
CLG.	CEILING
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION(OR)
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
d	PENNY (NAILS)
DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DWG.	DRAWING(S)
DWL.	DOWEL(S)
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMT.	ELECTRICAL METALLIC TUBING
E.N.	EDGE NAIL
ENG.	ENGINEER
EQ.	EQUAL
EXP.	EXPANSION
EXST.(E)	EXISTING
EXT.	EXTERIOR
FAB.	FABRICATION(OR)
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
FIN.	FINISH(ED)
FLR.	FLOOR

FDN.	FOUNDATION
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
F.S.	FINISH SURFACE
FT.(')	FOOT (FEET)
FTG.	FOOTING
G.	GROWTH (CABINET)
GA.	GAUGE
GI.	GALVANIZE(D)
G.F.I.	GROUND FAULT CIRCUIT
INTERRUPTER	
GLB. (GLU-LAM)	GLUE LAMINATED BEAM
GPS	GLOBAL POSITIONING SYSTEM
GRND.	GROUND
HDR.	HEADER
HGR.	HANGER
HT.	HEIGHT
ICGB.	ISOLATED COPPER GROUND BUS
IN. (")	INCH(ES)
INT.	INTERIOR
LB.(#)	POUND(S)
L.B.	LAG BOLTS
L.F.	LINEAR FEET (FOOT)
L.	LONG(ITUDINAL)
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTL.	METAL
(N)	NEW
NO.(#)	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPNG.	OPENING
P/C	PRECAST CONCRETE
PCS	PERSONAL COMMUNICATION
SERVICES	
PLY.	PLYWOOD
PPC	POWER PROTECTION CABINET
PRC	PRIMARY RADIO CABINET
P.S.F.	POUNDS PER SQUARE FOOT
P.S.I.	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PWR.	POWER (CABINET)
QTY.	QUANTITY
RAD.(R)	RADIUS
REF.	REFERENCE
REINF.	REINFORCEMENT(ING)
REQ'D/	REQUIRED
RGS.	RIGID GALVANIZED STEEL

SCH.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUC.	STRUCTURAL
TEMP.	TEMPORARY
THK.	THICK(NESS)
T.N.	TOE NAIL
T.O.A.	TOP OF ANTENNA
T.O.C.	TOP OF CURB
T.O.F.	TOP OF FOUNDATION
T.O.P.	TOP OF PLATE (PARAPET)
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.G.	UNDER GROUND
U.L.	UNDERWRITERS LABORATORY
U.N.O.	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
W	WIDE (WIDTH)
w/	WITH
WD.	WOOD
W.P.	WEATHERPROOF
WT.	WEIGHT
⌀	CENTERLINE
ℓ	PLATE, PROPERTY LINE

SYMBOLS LEGEND:

	BLDG. SECTION		GROUT OR PLASTER
	WALL SECTION		(E) BRICK
	DETAIL		(E) MASONRY
	ELEVATION		CONCRETE
	DOOR SYMBOL		EARTH
	WINDOW SYMBOL		GRAVEL
	TILT-UP PANEL MARK		PLYWOOD
	PROPERTY LINE		SAND
	CENTERLINE		PLYWOOD
	ELEVATION DATUM		(E) STEEL
	GRID/COLUMN LINE		MATCH LINE
	KEYNOTE, DIMENSION ITEM		GROUND CONDUCTOR
	KEYNOTE, CONSTRUCTION ITEM		OVERHEAD SERVICE CONDUCTORS
	WALL TYPE MARK		TELEPHONE CONDUIT
	ROOM NAME		POWER CONDUIT
	ROOM NUMBER		COAXIAL CABLE
			CHAIN LINK FENCE
			WOOD FENCE
			(P) ANTENNA
			(P) RRU
			(P) DC SURGE SUPPRESSION
			(F) ANTENNA
			(F) RRU
			(E) EQUIPMENT

PREPARED FOR

16331 NE 72ND AVE. STE. 2100
PORTLAND, OR 97201

Vendor:

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-071612

AT&T Site ID:

PX30

REV	DATE	DESCRIPTION	INT.
1	08/04/22	100% CD	RWB
0	04/21/22	100% CD	MLDV

Licenser:

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

Issued For:

PX30


CASCADE SUMMIT
21400 SOUTH SALAMO ROAD
WEST LINN, OR 97068

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1



This Site Operated by:
AT&T MOBILITY
 16331 NE 72ND AVE. STE. 2100
 PORTLAND, OR 97201
 IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
 TO DEACTIVATE ANTENNAS CALL THE
 FOLLOWING NUMBER:
 For 24 Hour Emergency Contact and Access Please Call:
 (800)832-6662

Reference Site#: PX30
 Site Address: 21400 SOUTH SALAMO ROAD WEST LINN, OR 97068

10 FENCED COMPOUND SIGNAGE
 N.T.S.



DANGER
NO TRESPASSING

9 FENCED COMPOUND SIGNAGE
 N.T.S.



NOTICE
AUTHORIZED PERSONNEL ONLY

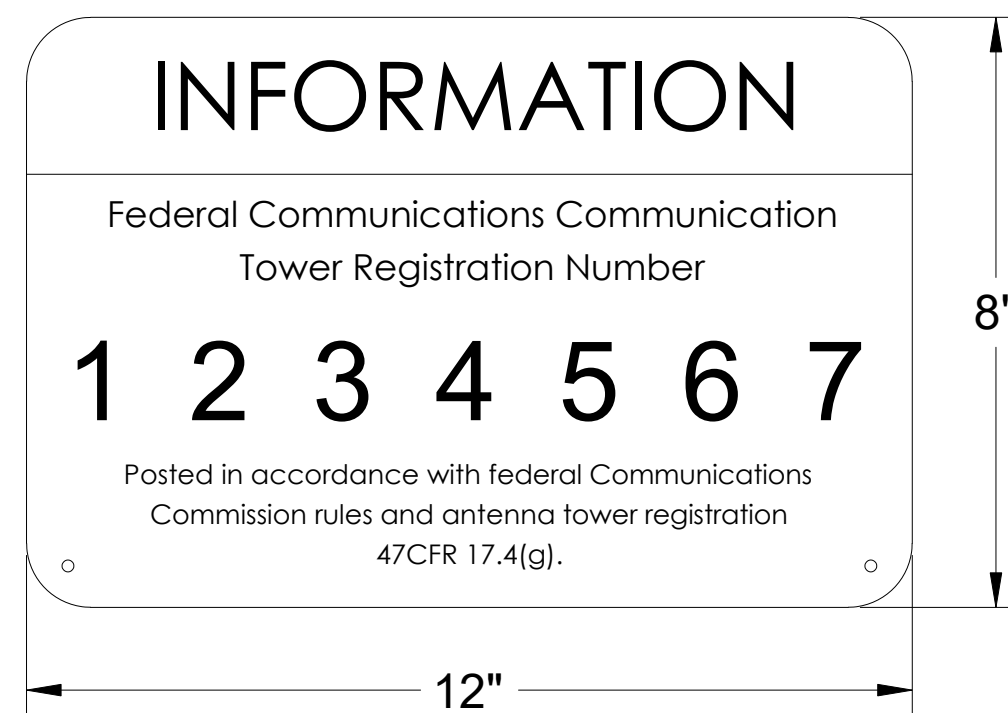
8 DOOR / EQUIPMENT SIGN
 N.T.S.



DANGER
DIESEL FUEL
NO SMOKING
NO OPEN FLAMES

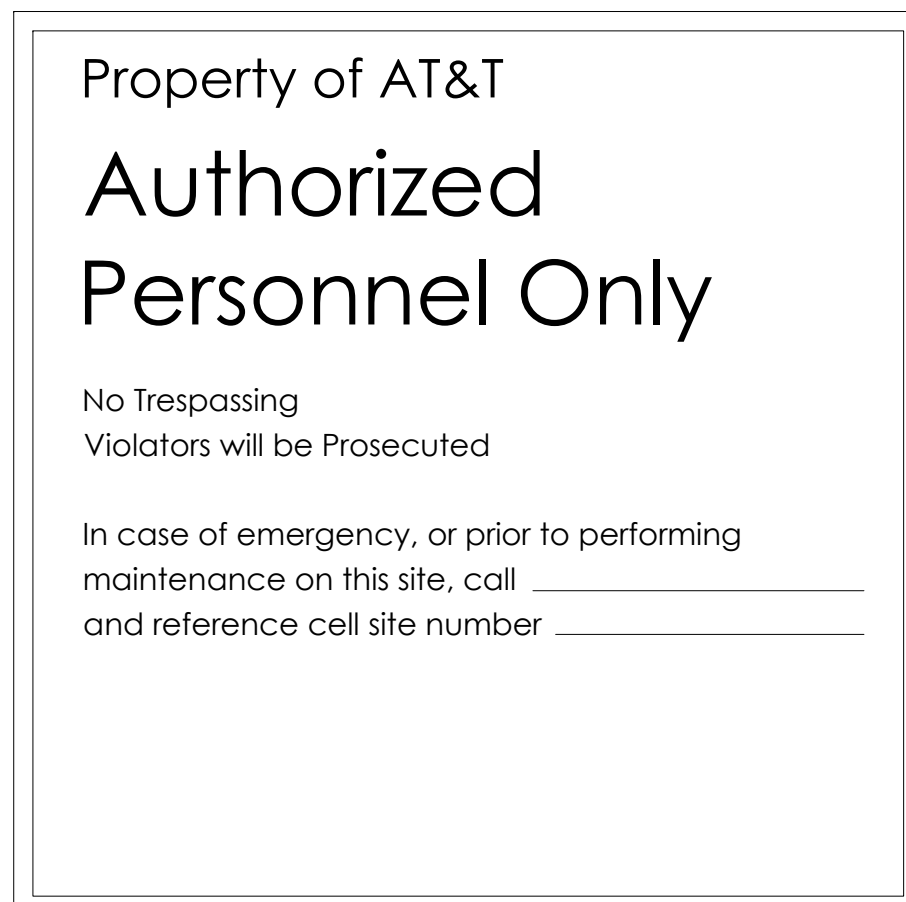
DANGER
LEAD ACID BATTERIES
 CORROSIVE LIQUIDS (ELECTROLYTE)
 ENERGIZED ELECTRICAL CIRCUITS
NO SMOKING

7 NFPA HAZARD SIGN - TYPICAL
 N.T.S.



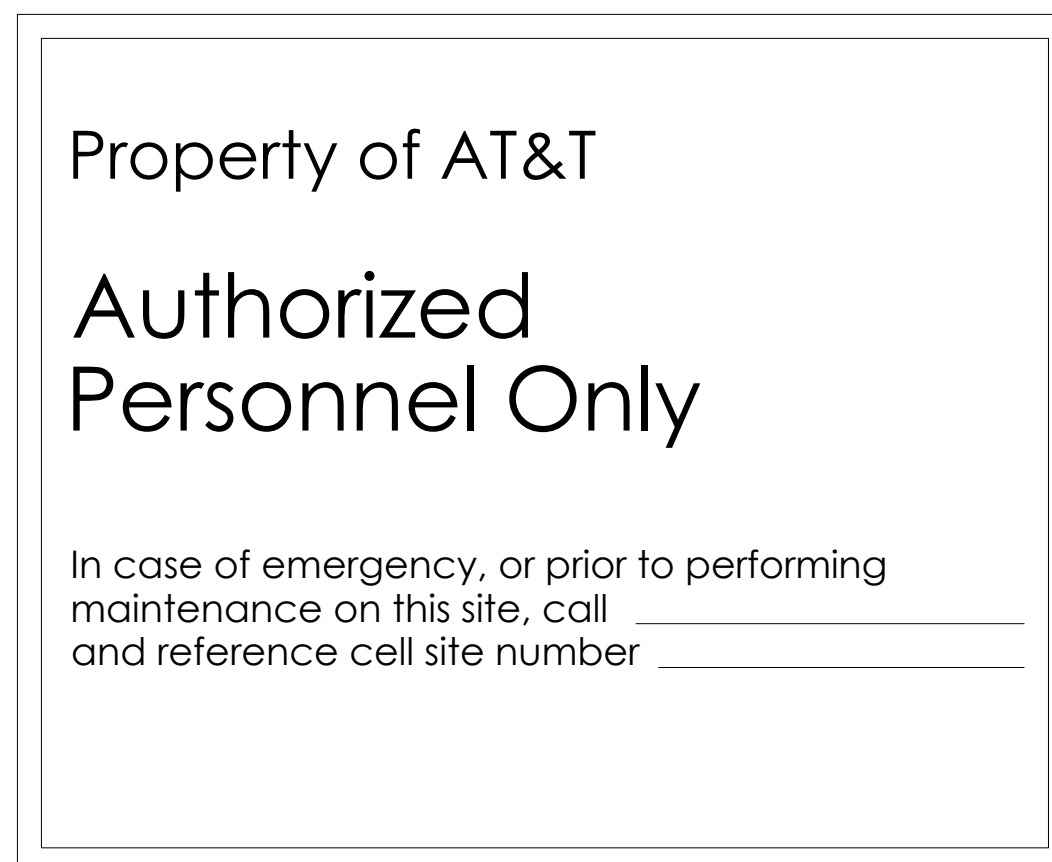
INFORMATION
 Federal Communications Commission
 Tower Registration Number
1 2 3 4 5 6 7
 Posted in accordance with Federal Communications
 Commission rules and antenna tower registration
 47CFR 17.4(g).

6 FCC ASR SIGNAGE
 N.T.S.



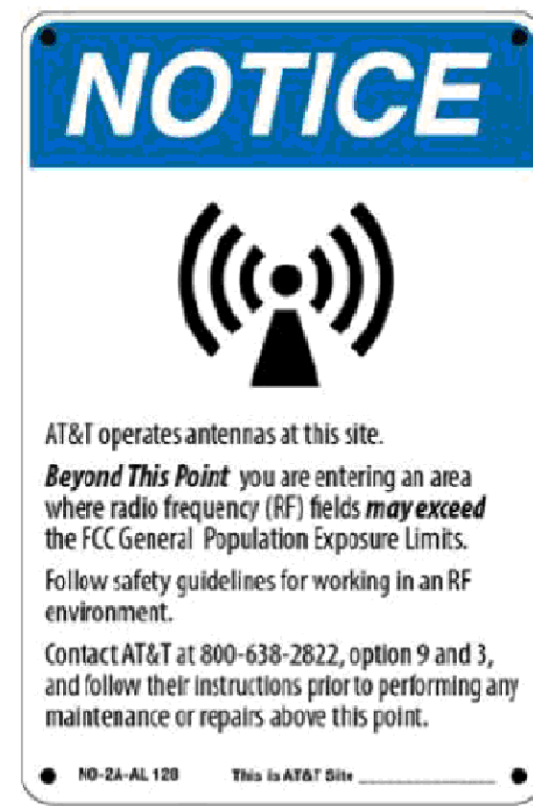
Property of AT&T
Authorized Personnel Only
 No Trespassing
 Violators will be Prosecuted
 In case of emergency, or prior to performing
 maintenance on this site, call _____
 and reference cell site number _____

5 GATE SIGNAGE
 N.T.S.



Property of AT&T
Authorized Personnel Only
 In case of emergency, or prior to performing
 maintenance on this site, call _____
 and reference cell site number _____

4 SHELTER / CABINET DOORS SIGNAGE
 N.T.S.



NOTICE
 AT&T operates antennas at this site.
 Beyond This Point you are entering an area
 where radio frequency (RF) fields may exceed
 the FCC General Population Exposure Limits.
 Follow safety guidelines for working in an RF
 environment.
 Contact AT&T at 800-638-2822, option 9 and 3,
 and follow their instructions prior to performing
 maintenance or repairs above this point.

Notice Sign 2
 (8" x 12")



CAUTION
 AT&T operates antennas at this site.
 Beyond This Point you are entering an area
 where radio frequency (RF) fields may exceed the
 FCC Occupational Exposure Limits.
 Follow safety guidelines for working in an RF
 environment.
 Contact AT&T at 800-638-2822, option 9 and 3,
 and follow their instructions prior to performing
 maintenance or repairs beyond this point.

Caution Sign 2
 (8" x 12")



NOTICE TO WORKERS
 RADIO FREQUENCY ANTENNAS ON THIS ROOF.
 PLEASE OBSERVE CAUTION AROUND ANTENNAS AND ONLY
 POSTED SIGNS AND/OR MARKINGS. FOR ACCESS TO
 RESTRICTED AREAS OR FOR FURTHER INFORMATION,
 PLEASE CALL 1-800-638-2822. (911) NUMBER
 1-800-638-2822

AVISO A LOS TRABAJADORES
 EN ESTE TECHADO HAY ANTENNAS DE RADIOFRECUENCIA. POR
 FAVOR OBSERVE PRECAUCION A LA REDONDEA DE LAS ANTENNAS Y
 SOLO SIGUEN LAS MARCAS Y/O SEÑALES DE ACCESO A LAS ZONAS
 RESTRICTADAS. PARA MAS INFORMACION O PARA OBTENER
 NUMEROS DE TELEFONO LLAME AL TELEFONO 1-800-638-2822.
 (911) NUMERO 1-800-638-2822

工作人員注意
 此屋宇頂部有射頻電磁輻射
 在天線周圍請保持小心，並遵照各已張貼之指示
 或標誌進入受限區域或索取更多資訊
 請電 1-800-638-2822
 911 號碼 1-800-638-2822

Trilingual Notice Sign



CAUTION
 AT&T operates antennas at this site.
 In The Striped Area you are entering an area
 where radio frequency (RF) fields may exceed the
 FCC Occupational Exposure Limits.
 Follow safety guidelines for working in an RF
 environment.
 Contact AT&T at 800-638-2822, option 9 and 3,
 and follow their instructions prior to performing
 maintenance or repairs within the striped area.

Caution Sign 2A
 (8" x 12")
 Use only if instructed by RF Safety



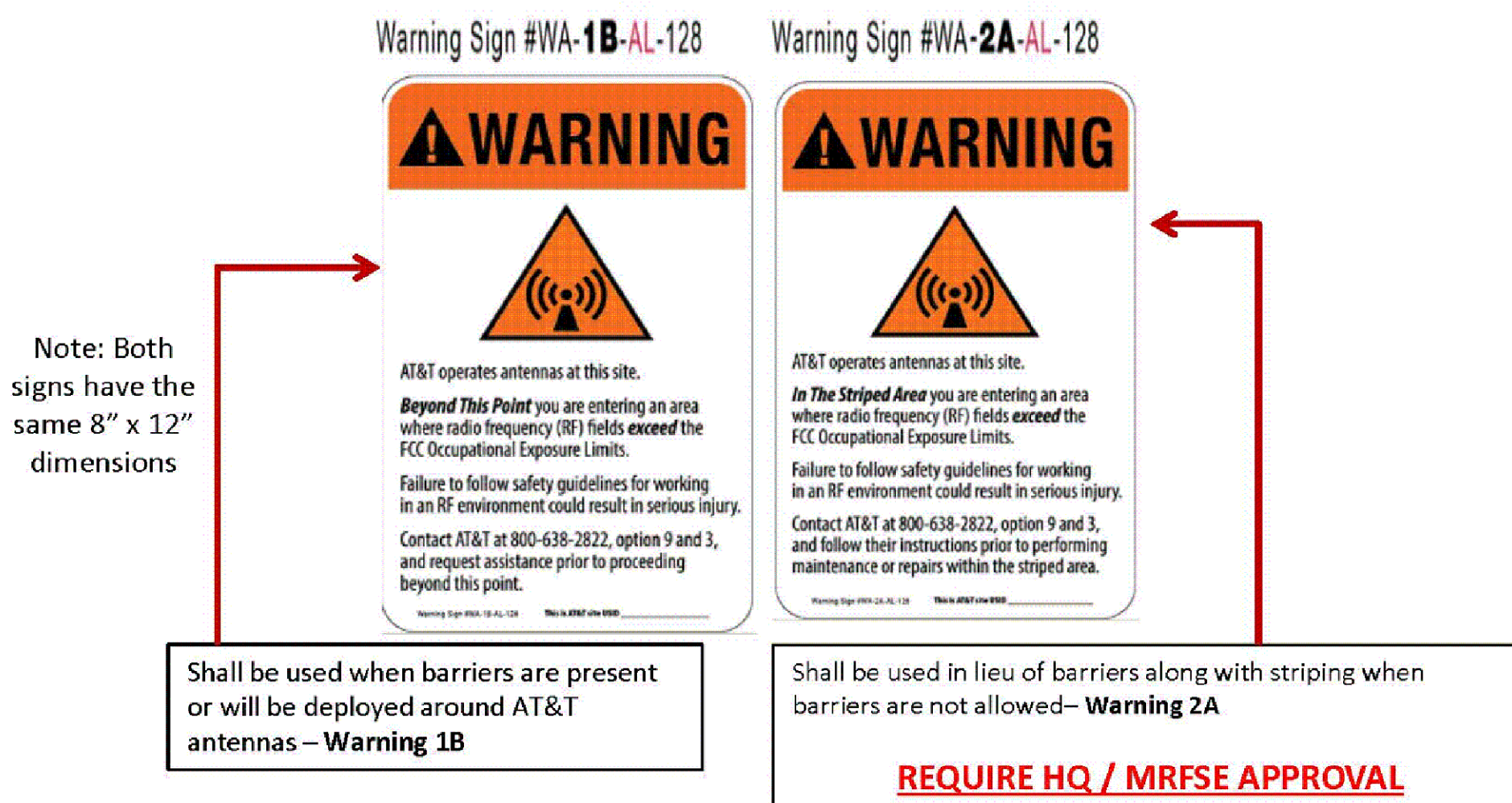
CAUTION
 On this tower:
 Radio frequency (RF) fields near some antennas
 may exceed the FCC Occupational Exposure Limits.
 Contact AT&T at 800-638-2822, option 9 and 3, and
 follow their instructions prior to performing
 maintenance or repairs beyond this point.
 Personnel climbing this tower should be trained for
 working in RF environments and use a personal
 RF monitor if working near active antennas.

Caution Sign 2B Tower
 (8" x 12")
 Use for Towers only



CAUTION
 AT&T operates antennas at this site.
 Beyond This Point you are entering an area
 where radio frequency (RF) fields may exceed the
 FCC Occupational Exposure Limits.
 Follow safety guidelines for working in an RF
 environment.
 Contact AT&T at 800-638-2822, option 9 and 3,
 and follow their instructions prior to performing
 maintenance or repairs beyond this point.

Caution Sign 2C Parapet
 (5" x 7")



Warning Sign #WA-1B-AL-128
WARNING
 AT&T operates antennas at this site.
 Beyond This Point you are entering an area
 where radio frequency (RF) fields exceed the
 FCC Occupational Exposure Limits.
 Failure to follow safety guidelines for working
 in an RF environment could result in serious injury.
 Contact AT&T at 800-638-2822, option 9 and 3,
 and request assistance prior to proceeding
 beyond this point.

Warning Sign #WA-2A-AL-128
WARNING
 AT&T operates antennas at this site.
 In The Striped Area you are entering an area
 where radio frequency (RF) fields exceed the
 FCC Occupational Exposure Limits.
 Failure to follow safety guidelines for working
 in an RF environment could result in serious injury.
 Contact AT&T at 800-638-2822, option 9 and 3,
 and follow their instructions prior to performing
 maintenance or repairs within the striped area.

Note: Both signs have the same 8" x 12" dimensions

Shall be used when barriers are present or will be deployed around AT&T antennas – **Warning 1B**

Shall be used in lieu of barriers along with striping when barriers are not allowed – **Warning 2A**

REQUIRE HQ / MRFSE APPROVAL

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:
 *SIGN 1-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) 1/4 INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.

THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND w. 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/ 0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN 1/8 INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

2 ALERTING & INFORMATION SIGNAGE
 N.T.S.

ALL PAINT WILL BE BAKED w/ ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.

*SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING. THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ 1/8 INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET

*SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.


*SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET

SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w/ 1/2 INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

- SIGNAGE AND STRIPING INFORMATION
- THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
 - IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
 - ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR AND THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
 - PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION.
 - STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE UPON CONSTRUCTION COMPLETION.

1 GENERAL NOTES
 N.T.S.

PREPARED FOR



16331 NE 72ND AVE. STE. 2100
 PORTLAND, OR 97201

Vendor:



23 MAUCHLY #110
 IRVINE, CA 92618
 J5 PROJECT ID: P-071612

AT&T Site ID:

PX30

1	08/04/22	100% CD	RWB
0	04/21/22	100% CD	MLDV
REV	DATE	DESCRIPTION	INT.

1	08/04/22	100% CD	RWB
0	04/21/22	100% CD	MLDV
REV	DATE	DESCRIPTION	INT.

Licensor:

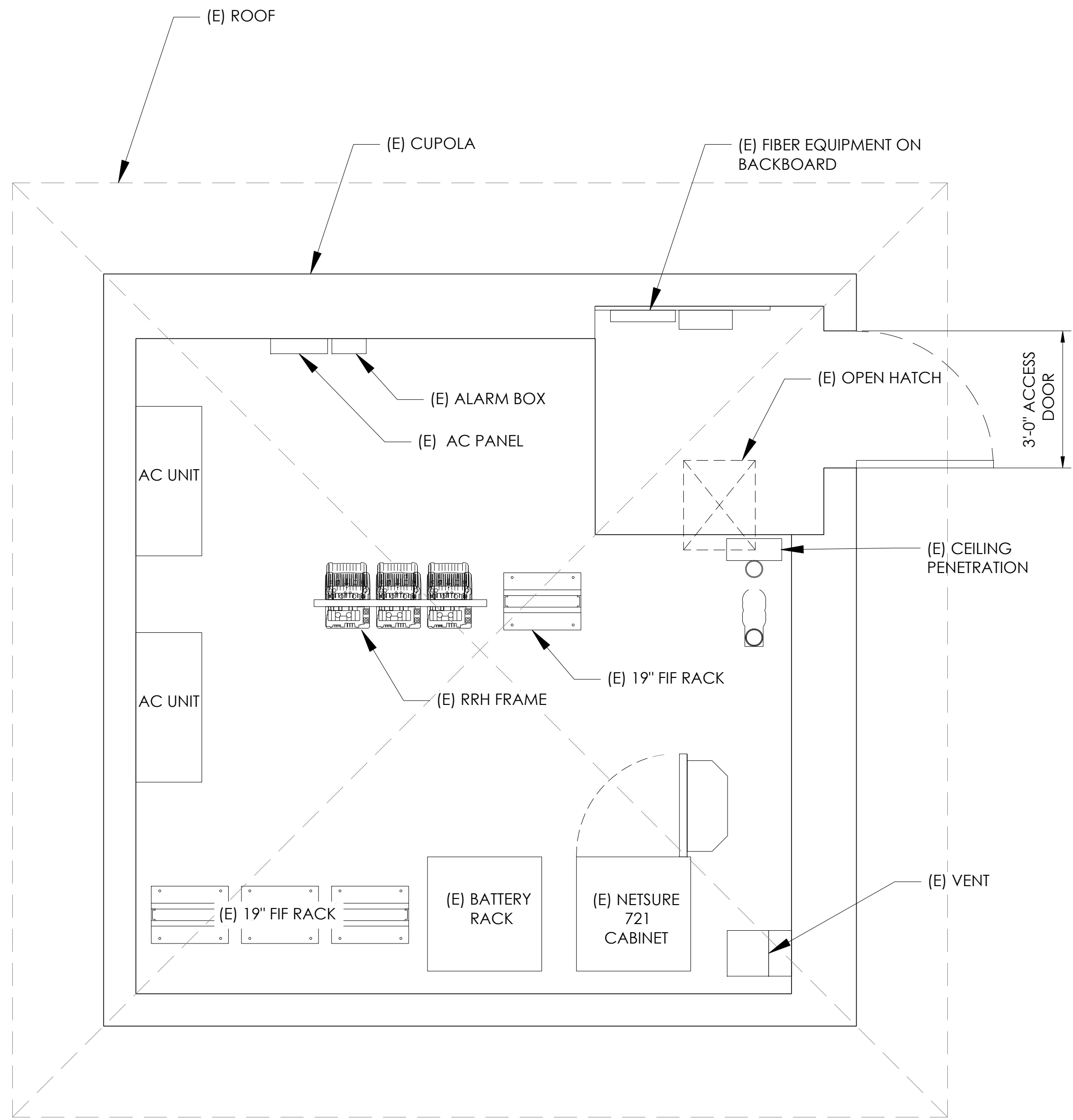
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Issued For:

PX30
CASCADE SUMMIT
 21400 SOUTH SALAMO ROAD
 WEST LINN, OR 97068

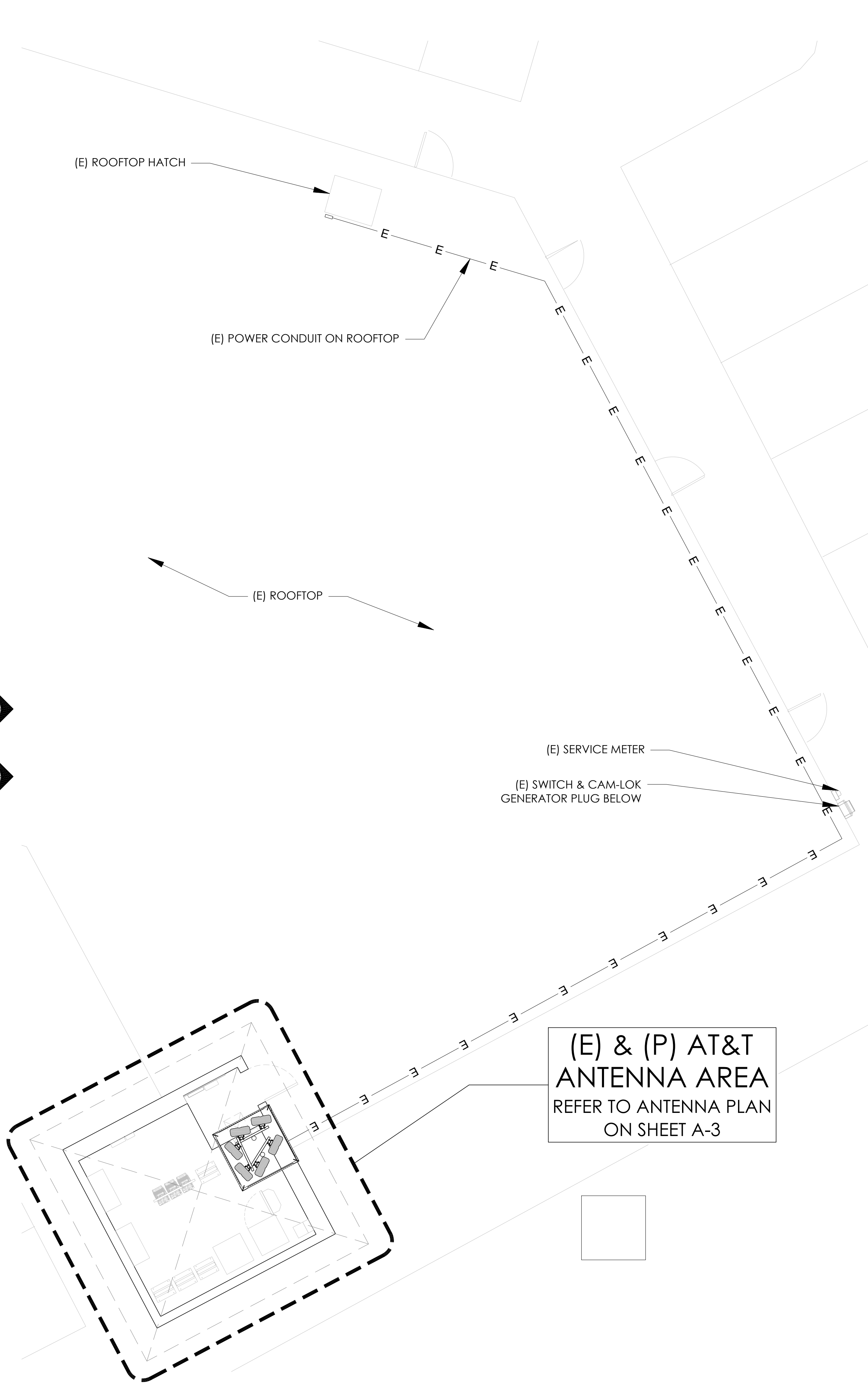
Sheet Title:
SITE SIGNAGE

Sheet Number:
GN-2



24"x36" SCALE: 1/2" = 1'-0"
 11"x17" SCALE: 1/4" = 1'-0"
 2' 1' 0' 2'

2 EQUIPMENT PLAN



24"x36" SCALE: 3/32" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"
 8' 4' 0' 8'

1 ENLARGED SITE PLAN

PREPARED FOR

 16331 NE 72ND AVE. STE. 2100
 PORTLAND, OR 97201

Vendor:

 23 MAUCHLY #110
 IRVINE, CA 92618
 J5 PROJECT ID: P-071612

AT&T Site ID:
PX30

REV	DATE	DESCRIPTION	INT.
1	08/04/22	100% CD	RWB
0	04/21/22	100% CD	MLDV

REV	DATE	DESCRIPTION	INT.
1	08/04/22	100% CD	RWB
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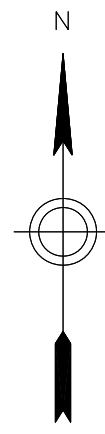
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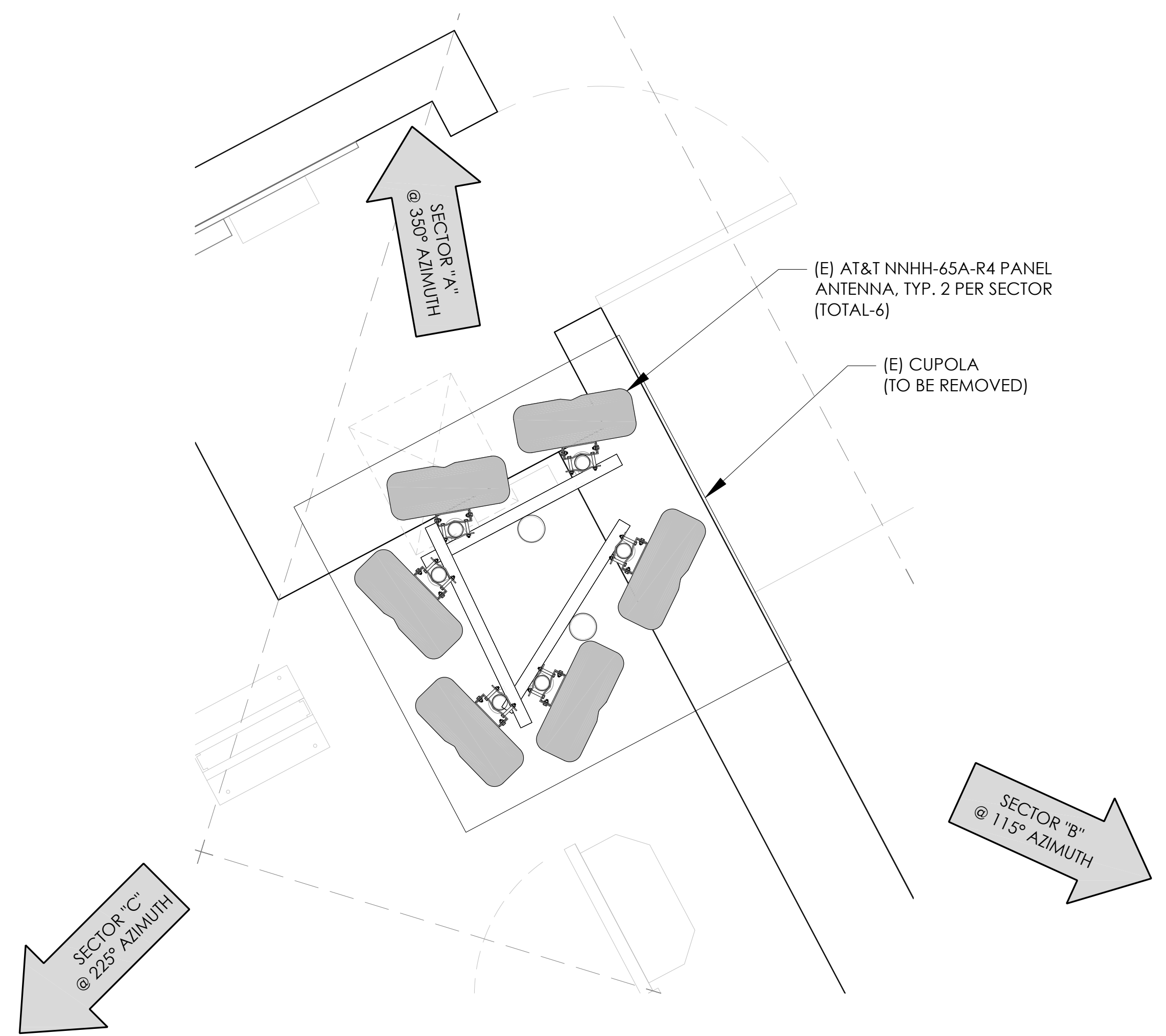
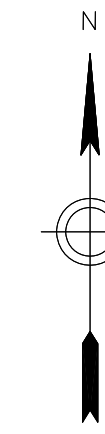
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Sheet Title:
ENLARGED SITE PLAN & EQUIPMENT PLANS

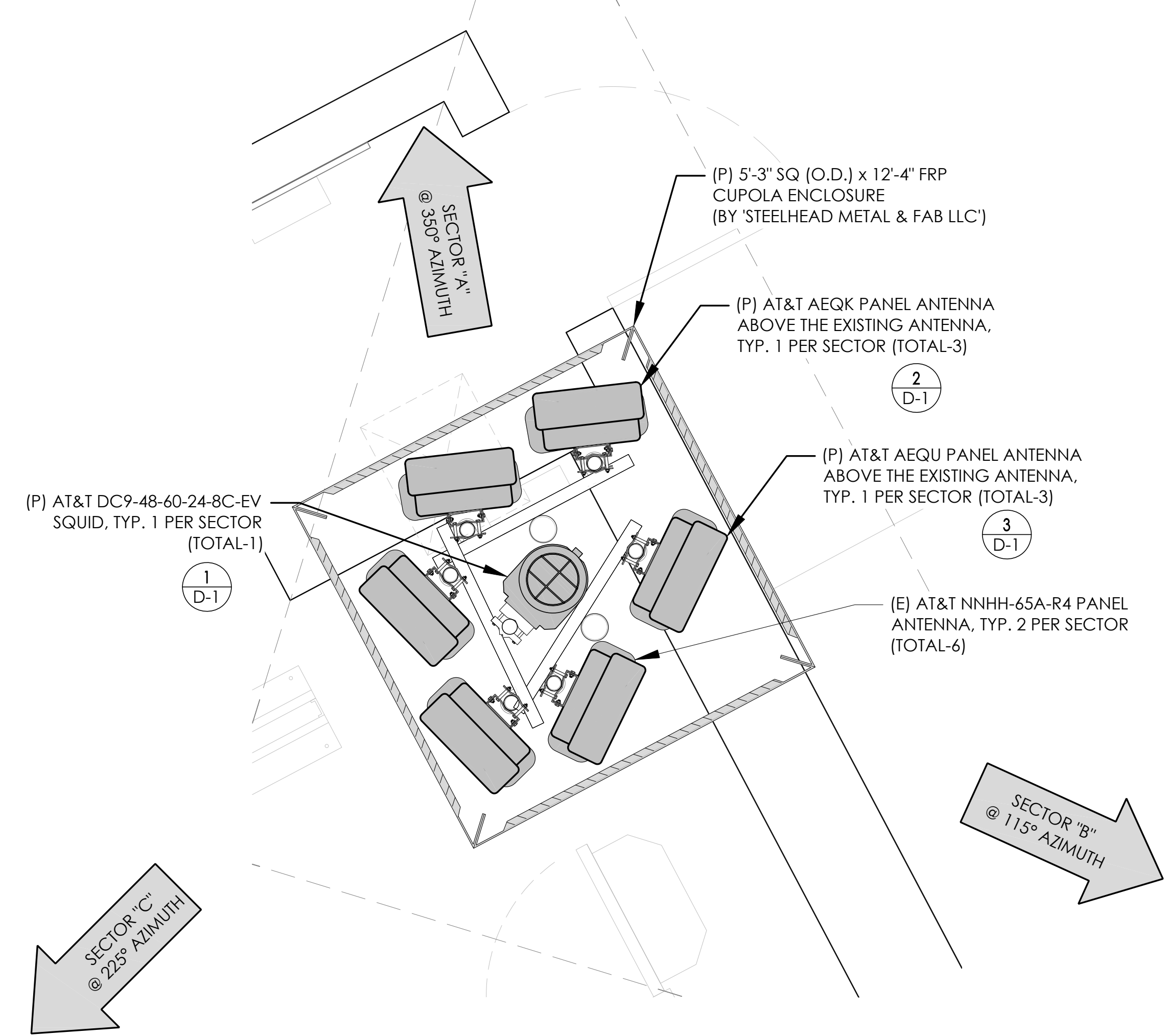
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A-2



NOTE:
 1. AN ANTENNA MOUNT ANALYSIS MUST BE PERFORMED AND DETERMINED ADEQUATE FOR THE PROPOSED LOADING PRIOR TO INSTALLING ANY NEW EQUIPMENT ON THE TOWER.



AT 37' RAD CENTER



AT 37' AND 43.55' RAD CENTER

PREPARED FOR

16331 NE 72ND AVE. STE. 2100
 PORTLAND, OR 97201

Vendor:

23 MAUCHLY #110
 IRVINE, CA 92618
 J5 PROJECT ID: P-071612

AT&T Site ID:

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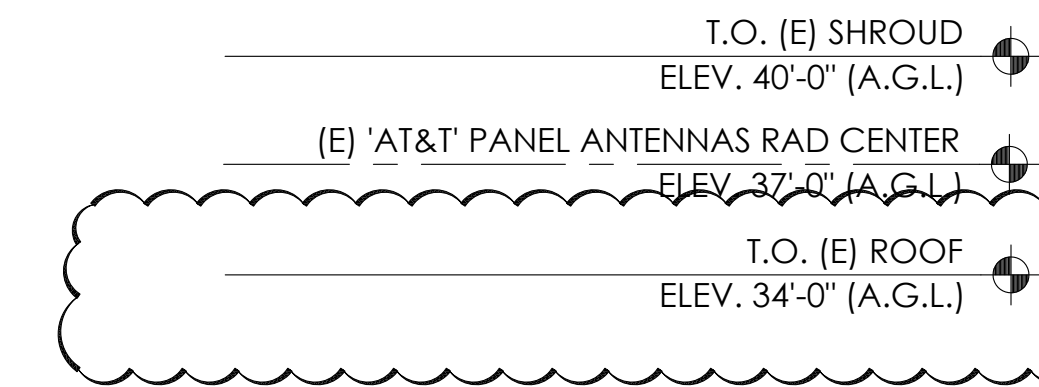
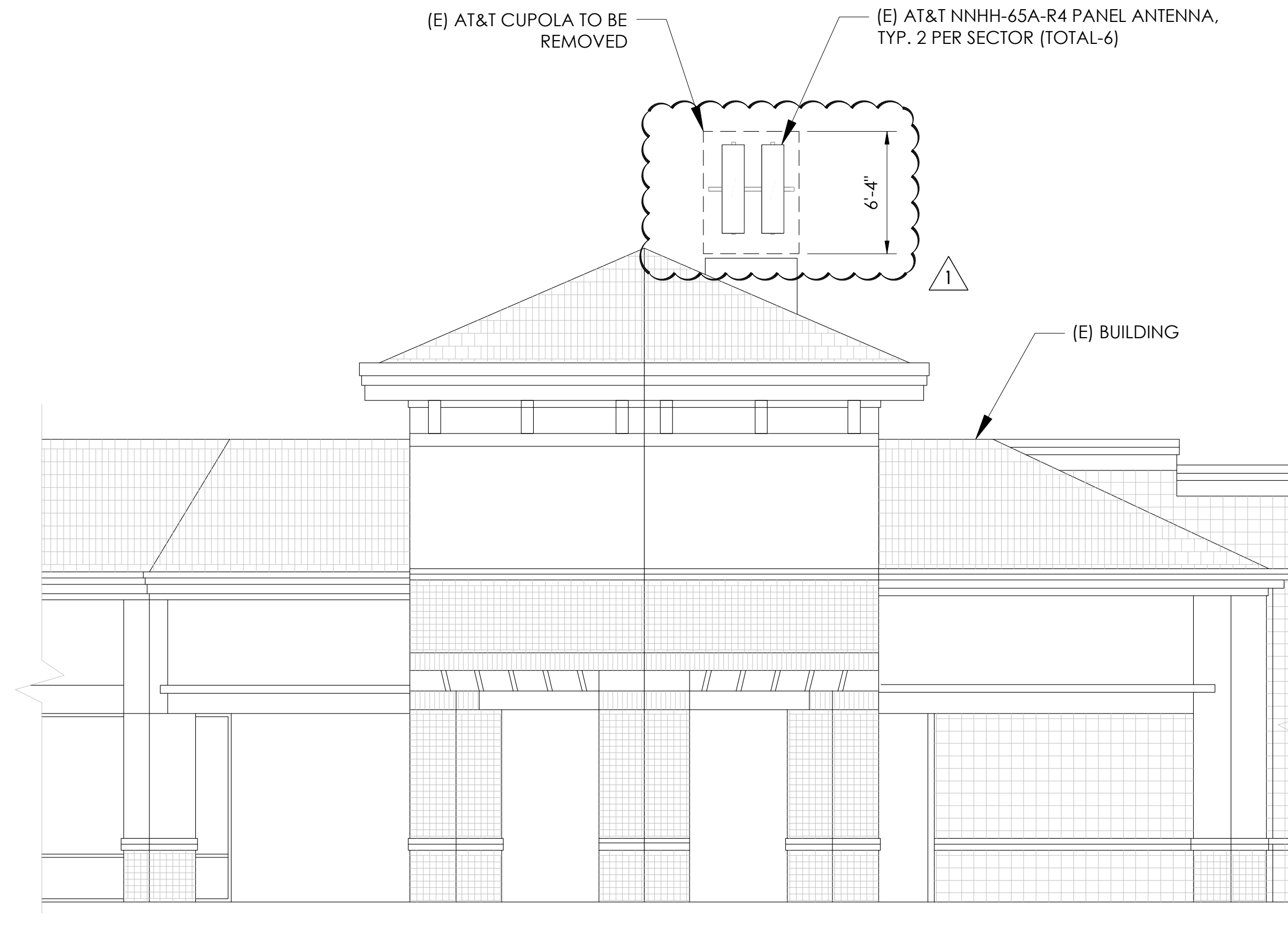
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Sheet Title:
EXISTING AND PROPOSED ANTENNA PLANS

Sheet Number:
A-3

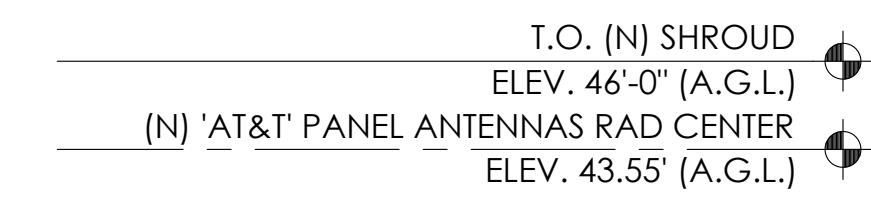
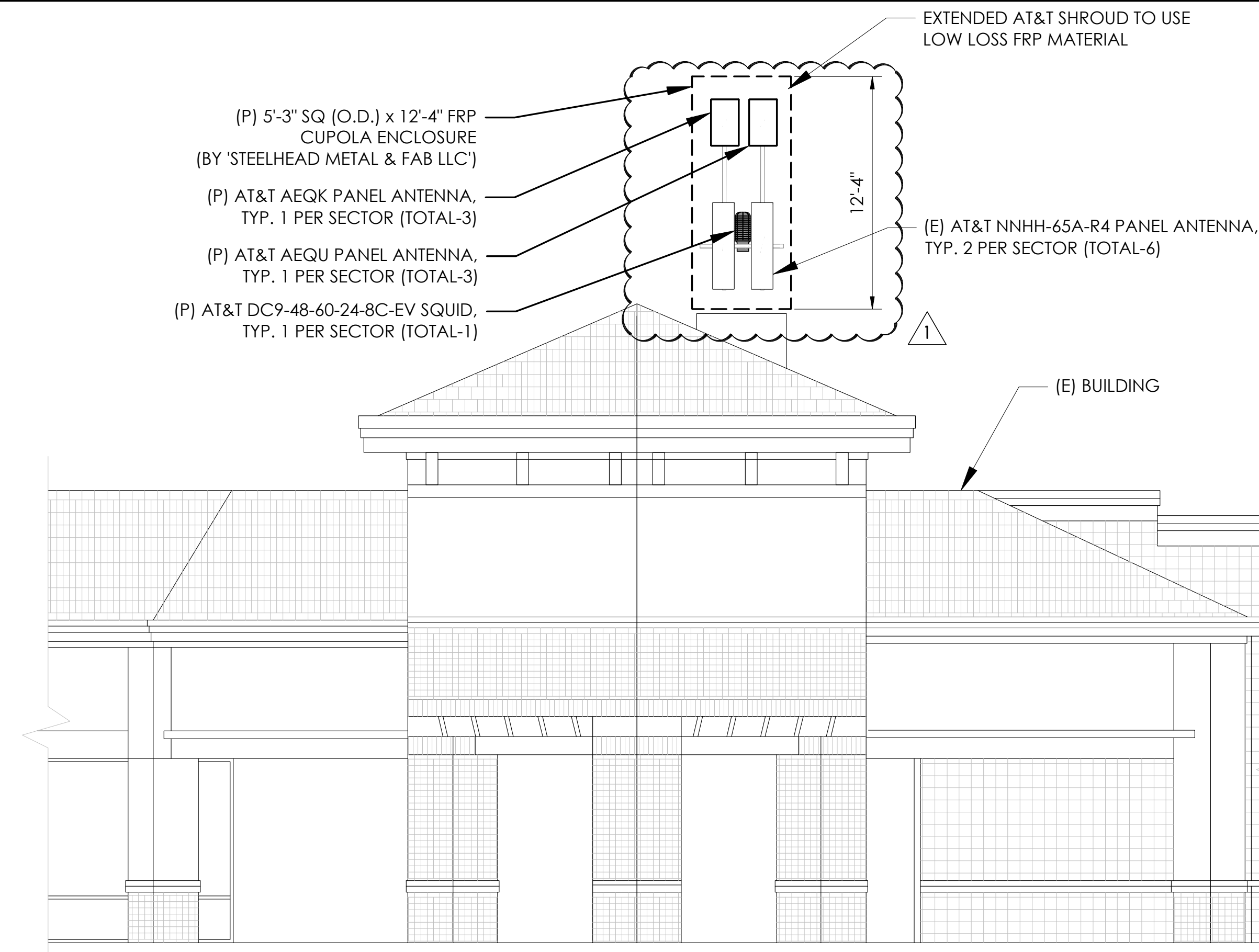


NOTE:

1. ALL (P) ANTENNAS AND EQUIPMENT MOUNTED TO THE (E) POLE SHALL BE PAINTED TO MATCH (E).
2. RRUS & SURGE ARRESTORS ARE NOT SHOWN FOR CLARITY.
3. (E) 6'-4" CUPOLA SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

1 EXISTING SOUTHWEST ELEVATION



NOTE:

1. ALL INFORMATION PERTAINING TO THIS EXISTING CUPOLA AND ALL ASSOCIATED COMPONENTS INCLUDING BUT NOT LIMITED TO ANTENNA MOUNTS, ANTENNAS, UPGRADES, AND EXTENSIONS ARE FOR DEPICTION PURPOSES ONLY. THIS SET OF CONSTRUCTION DRAWINGS DOES NOT CONSTITUTE A STRUCTURAL ANALYSIS FOR THE AFOREMENTIONED STRUCTURE.

24"x36" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

2 PROPOSED SOUTHWEST ELEVATION

PREPARED FOR



16331 NE 72ND AVE. STE. 2100
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IRVINE, CA 92618

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Sheet Title:

SOUTHWEST ELEVATIONS

Sheet Number:

A-4

		RFDS VERSION: 1									
		DATE UPDATED: 12/16/2021, 4:39:21 PM		(E) ANTENNA SCHEDULE							
	POS	AZIMUTH	RAD CENTER	MECHANICAL DOWNTILT	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE		
SECTOR "A"	A1	350°	37-0"	0	COMMSCOPE	NNHH-65A-R4			(1) DUAL MODE FIBER JUMPER (3) DC JUMPER		
	A2	350°	37-0"	0	COMMSCOPE	NNHH-65A-R4					
SECTOR "B"	B1	115°	37-0"	0	COMMSCOPE	NNHH-65A-R4					
	B2	115°	37-0"	0	COMMSCOPE	NNHH-65A-R4					
SECTOR "C"	C1	225°	37-0"	0	COMMSCOPE	NNHH-65A-R4					
	C2	225°	37-0"	0	COMMSCOPE	NNHH-65A-R4					

NOTE:
(E) ANTENNA AZIMUTHS ARE ESTIMATED AND ARE TO BE VERIFIED BY RF.

- NOTES TO CONTRACTOR:
- CONTRACTOR IS TO REFER TO AT&T'S MOST CURRENT RADIO FREQUENCY DATA SHEET (RFDS) PRIOR TO CONSTRUCTION.
 - CABLE LENGTHS WERE DETERMINED BASED ON VISUAL INSPECTION DURING SITE-WALK. CONTRACTOR TO VERIFY ACTUAL LENGTH DURING PRE-CONSTRUCTION WALK.
 - CONTRACTOR TO VERIFY PORTS HAVE SUFFICIENT ROOM.

PREPARED FOR



16331 NE 72ND AVE. STE. 2100
PORTLAND, OR 97201

Vendor:



23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-071612

AT&T Site ID:

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1 EXISTING ANTENNA SCHEDULE
N.T.S.

		RFDS VERSION: 1									
		DATE UPDATED: 12/16/2021, 4:39:21 PM		(P) ANTENNA SCHEDULE							
	POS	AZIMUTH	RAD CENTER	MECHANICAL DOWNTILT	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE		
SECTOR "A"	A1	350°	37-0"	0	COMMSCOPE	NNHH-65A-R4		(1) DC9-48-60-24-8C-EV	(1) DUAL MODE FIBER JUMPER (1) RFFT-24SM-001-50M (3) DC JUMPER (3) PWRT-208-S		
	A1	350°	43.55'	0	NOKIA	AEQK					
	A2	350°	37-0"	0	COMMSCOPE	NNHH-65A-R4					
	A2	350°	43.55'	0	NOKIA	AEQU					
SECTOR "B"	B1	115°	37-0"	0	COMMSCOPE	NNHH-65A-R4					
	B1	115°	43.55'	0	NOKIA	AEQK					
	B2	115°	37-0"	0	COMMSCOPE	NNHH-65A-R4					
	B2	115°	43.55'	0	NOKIA	AEQU					
SECTOR "C"	C1	225°	37-0"	0	COMMSCOPE	NNHH-65A-R4					
	C1	225°	43.55'	0	NOKIA	AEQK					
	C2	225°	37-0"	0	COMMSCOPE	NNHH-65A-R4					
	C2	225°	43.55'	0	NOKIA	AEQU					

REV	DATE	DESCRIPTION	INT.
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Sheet Title:
EXISTING AND PROPOSED ANTENNA SCHEDULES

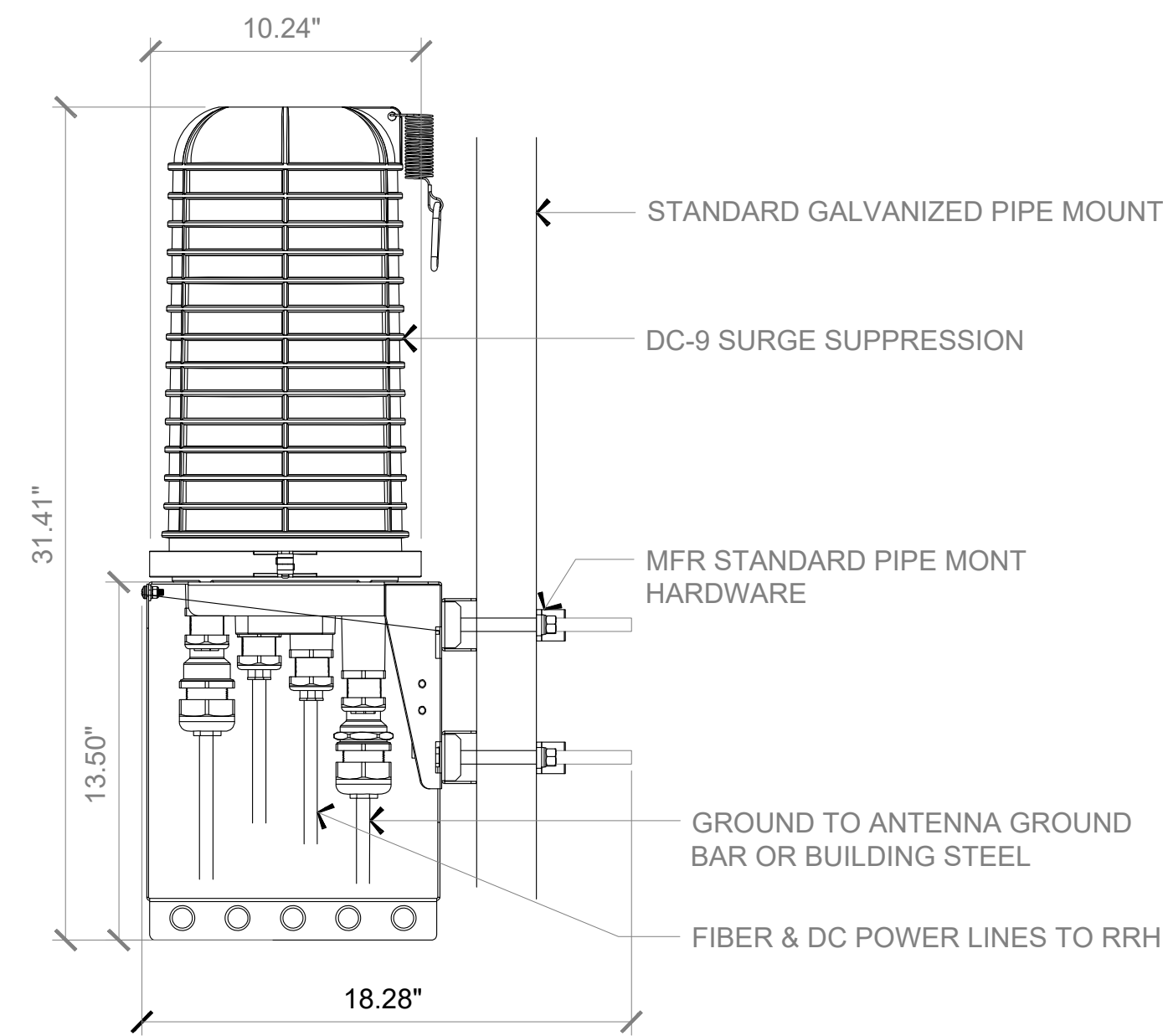
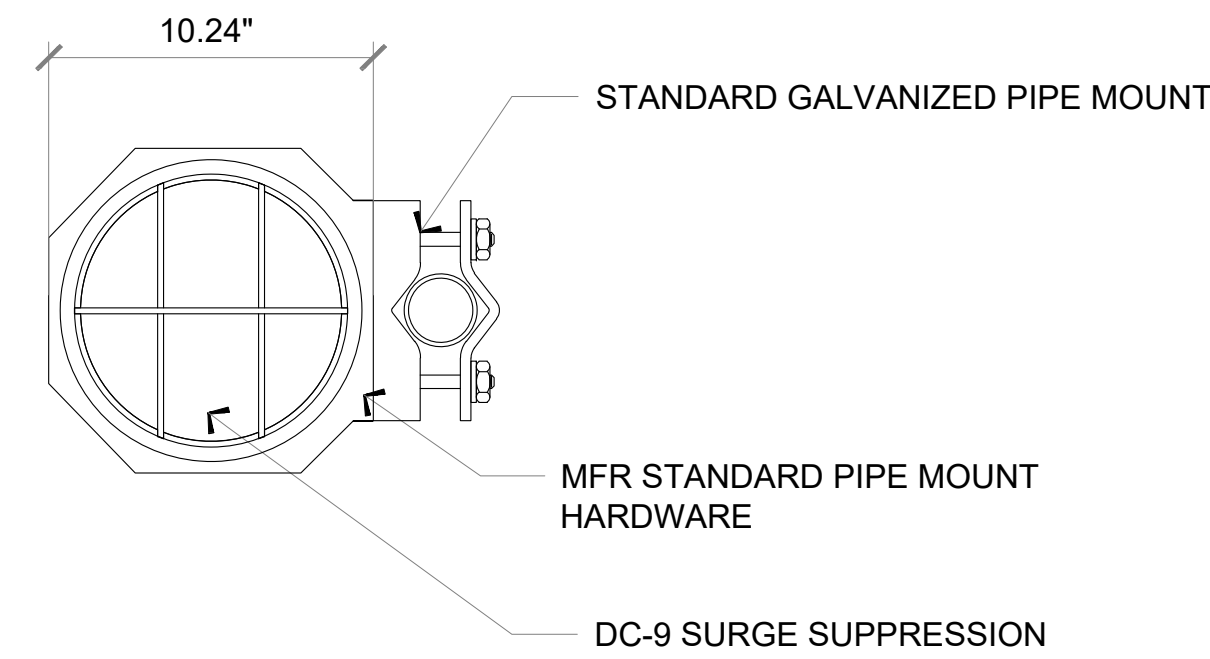
Sheet Number:

A-5

1 PROPOSED ANTENNA SCHEDULE
N.T.S.

RAYCAP DC9-48-60-24-8C-EV SURGE SUPPRESSION

COLOR: BLACK/SILVER
 DIMENSIONS: 10.24" DIA X 31.41" TALL W/ 13.50" BASE
 WEIGHT:A: +/- 27.8 LBS. (INCLUDING MOUNTING HARDWARE)



1 DC SURGE SUPPRESSION
N.T.S.

PREPARED FOR



16331 NE 72ND AVE. STE. 2100
PORTLAND, OR 97201

Vendor:



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IRVINE, CA 92618

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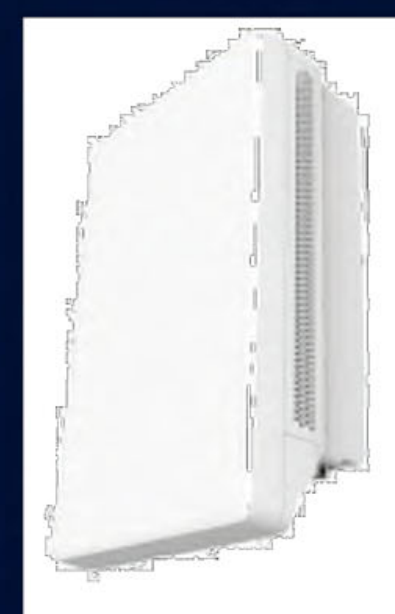
DETAILS

Sheet Number:

D-1

AirScale High Power MAA benefits

- 5G Adaptive Antenna System for optimized capacity and coverage
- Digital beamforming for multi-user MIMO
- Connectivity with AirScale BBU (via eCPRI)
- Beamforming capable 64T64R with total 200W output power
- 32TRX + 32TRX split mode support

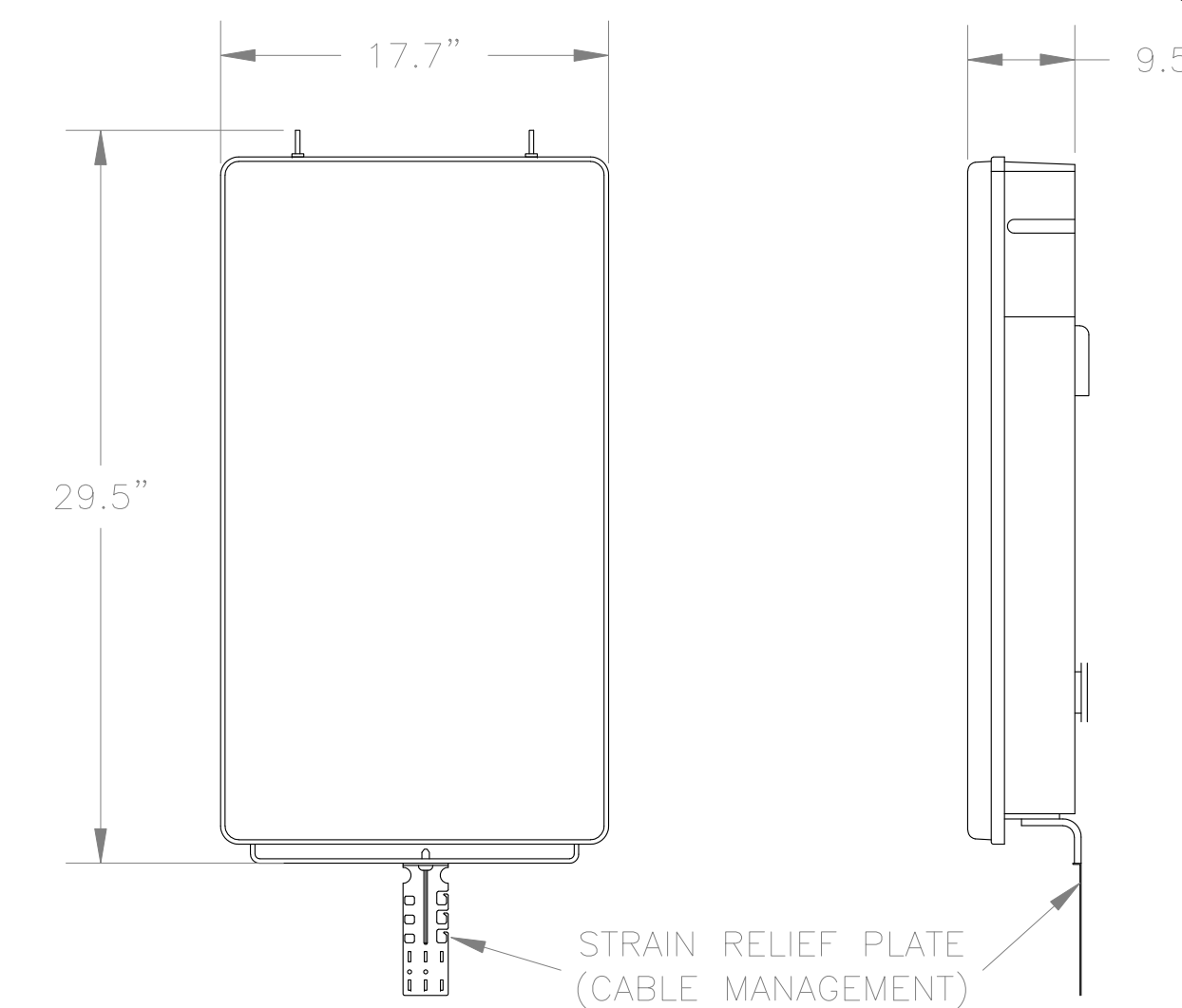
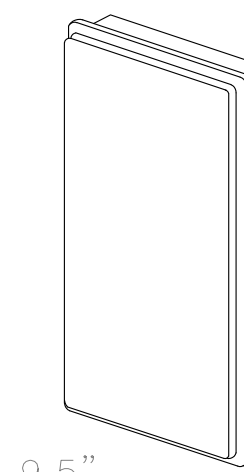


AEQK 475589A **NOKIA**

AEQK AirScale MAA 64T64R 192AE n77 200W
Technical datasheet

Product Specifications	
Standard	3GPP/FCC NR compliant, TDD
Band / Frequency range	3700~3980MHz
Supported RAT	5G
Max. supported modulation	256QAM
Number of TX/RX paths	64T / 64R
MIMO streams	16
Instantaneous bandwidth IBW	200MHz
Occupied bandwidth OBW	100MHz+100MHz for 32TRX + 32TRX split mode
Total average EIRP	77dBm
Max. output power per TRX	3.125 W / TRX (200 W total) - SW settable up to 13 dB down
Dimensions / Volume	750 x 450 x 240 mm (H x W x D)
Weight	45kg w/o bracket
Supply voltage / Connector type	DC -40.5 V... -57V / 2 pole connector
Power consumption	727 W (75% DL duty cycle, ETSI Average)
Optical ports	2xSFP28, 10/25GE eCPRI
Other interfaces / Connector type	LMI / HDMI, RF monitor port / SMA, Control AISG, External Alarms / MDR26, status LEDs
Operational temperature range	-40degC to +55C
Cooling	Natural convection cooling
Installation options / mechanical tilt	Pole, wall, with vertical adjustment of ±15° (thermally limited)
Ingress / Surge protection	IP65/Class II 20KA

MANUFACTURER:	NOKIA
MODEL:	AEQU
DIMENSIONS:	29.5" x 17.7" x 9.5"
WEIGHT:	99.2 LBS



3 NOKIA AEQU ANTENNA SPECIFICATIONS
N.T.S.

2 NOKIA AEQK ANTENNA SPECIFICATIONS
N.T.S.

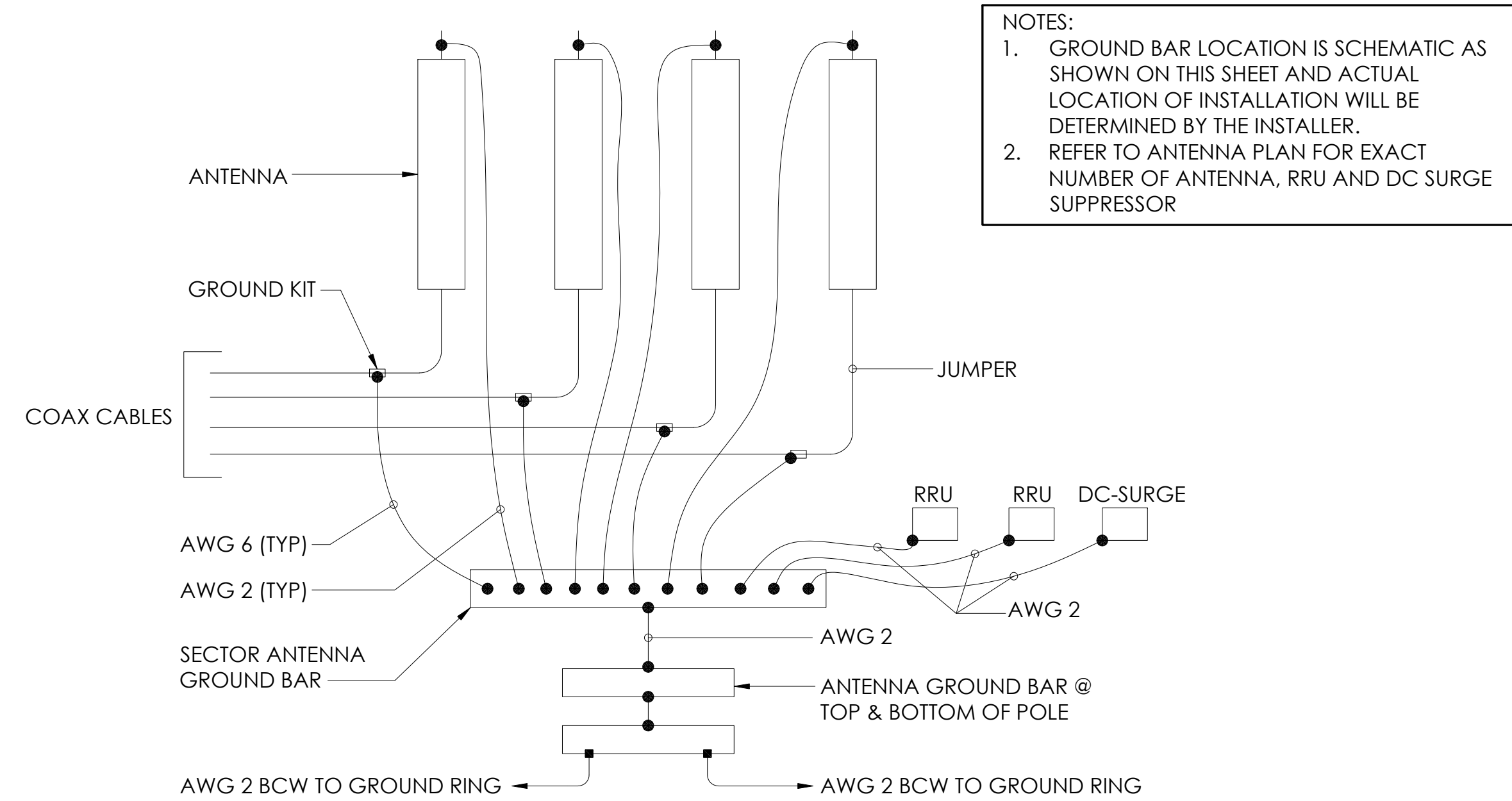
FOR INFORMATION ONLY

GROUNDING NOTES:

1. ALL DETAILS ARE SHOWN IN GENERAL TERMS. ACTUAL GROUNDING INSTALLATION REQUIREMENTS AND CONSTRUCTION ACCORDING TO SITE CONDITIONS.
2. ALL GROUNDING CONDUCTORS: #2 AWG SOLID BARE TINNED COPPER WIRE UNLESS OTHERWISE NOTED.
3. GROUND BAR LOCATED IN BASE OF EQUIPMENT WILL BE PROVIDED, FURNISHED AND INSTALLED BY THE VENDOR.
4. ALL BELOW GRADE CONNECTIONS: EXOTHERMIC WELD TYPE, ABOVE GRADE CONNECTIONS: EXOTHERMIC WELD TYPE.
5. GROUND RING SHALL BE LOCATED A MINIMUM OF 24" BELOW GRADE OR 6" MINIMUM BELOW THE FROST LINE.
6. INSTALL GROUND CONDUCTORS AND GROUND ROD MINIMUM OF 1'-0" FROM EQUIPMENT CONCRETE SLAB, SPREAD FOOTING, OR FENCE.
7. EXOTHERMIC WELD GROUND CONNECTION TO FENCE POST: TREAT WITH A COLD GALVANIZED SPRAY.
8. GROUND BARS:
 - A) EQUIPMENT GROUND BUS BAR (EGB) LOCATED AT THE BOTTOM OF ANTENNA POLE/MAST FOR MAKING GROUNDING JUMPER CONNECTIONS TO COAX FEEDER CABLES SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. JUMPERS (FURNISHED BY OWNERS) SHALL BE INSTALLED AND CONNECTED BY ELECTRICAL CONTRACTOR.
9. ALL GROUNDING INSTALLATIONS AND CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.
10. OBSERVE N.E.C. AND LOCAL UTILITY REQUIREMENTS FOR ELECTRICAL SERVICE GROUNDING.
11. GROUNDING ATTACHMENT TO TOWER SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS OR AT GROUNDING POINTS PROVIDED (2 MINIMUM).
12. IF EQUIPMENT IS IN A C.L. FENCE ENCLOSURE, GROUND ONLY CORNER POSTS AND SUPPORT POSTS OF GATE. IF CHAIN LINK LID IS USED, THEN GROUND LID ALSO.
13. GROUNDING AT PPC CABINET SHALL BE VERTICALLY INSTALLED.
14. ALL GROUNDING FOR ANTENNAS SHALL BE CONNECTED SO THAT IT WILL BY-PASS MAIN BUSS BAR.
15. ALL EMT RUNS SHALL BE GROUNDED AND HAVE A BUSHING, NO PVC ABOVE GROUND.
16. USE SEPARATE HOLES FOR GROUNDING AT BUSS BAR. NO "DOUBLE-UP" OF LUGS.
17. POWER AND TELCO CABINETS SHALL BE GROUNDED (BONDED) TOGETHER.
18. NO LB'S ALLOWED ON GROUNDING.

19. PROVIDE STAINLESS STEEL CLAMP AND BRASS TAGS ON COAX AT ANTENNAS AND DOGHOUSE.
20. ALL ELECTRICAL AND GROUNDING AT THE CELL SITE SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (NEC), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 780 (LATEST EDITION), AND MANUFACTURER SPECIFICATION.
21. IF THE AC PANEL IN THE POWER CABINET IS WIRED AS SERVICE ENTRANCE, THE AC SERVICE GROUND CONDUCTOR SHALL BE CONNECTED TO GROUND ELECTRODE SYSTEM. WHEN THE AC PANEL IN THE POWER CABINET IS CONSIDERED A SUB-PANEL, THE GROUND WIRE SHALL BE INSTALLED IN THE AC POWER CONDUIT. THE INSTALLATION SHALL BE PER LOCAL AND NATIONAL ELECTRIC CODE (NFPA-70).
22. EXOTHERMIC WELDING IS RECOMMENDED FOR GROUNDING CONNECTION WHERE PRACTICAL. OTHERWISE, THE CONNECTION SHALL BE MADE USING COMPRESSION TYPE-2 HOLES. LONG BARREL LUGS OR DOUBLE CRIMP CLAMP "C" CLAMP. THE COPPER CABLES SHALL BE COATED WITH ANTIOXIDANT (COPPER SHIELD) BEFORE MAKING THE CONNECTIONS. THE MANUFACTURER'S TORQUING RECOMMENDATIONS ON THE BOLT ASSEMBLY TO SECURE CONNECTIONS SHALL BE FOLLOWED.
23. THE ANTENNA CABLES SHALL BE GROUNDED AT THE TOP AND BOTTOM OF THE VERTICAL RUN FOR LIGHTNING PROTECTION. THE ANTENNA CABLE SHIELD SHALL BE BONDED TO A COPPER GROUND BUSS AT THE LOWER MOST POINT OF A VERTICAL RUN JUST BEFORE IT BEGINS TO BEND TOWARD THE HORIZONTAL PLANE. WIRE RUNS TO GROUND SHALL BE KEPT AS STRAIGHT AND SHORT AS POSSIBLE. ANTENNA CABLE SHIELD SHALL BE GROUNDED JUST BEFORE ENTERING THE CELL CABINET. ANY ANTENNA CABLES OVER 200 FEET IN LENGTH SHALL ALSO BE EQUIPPED WITH ADDITIONAL GROUNDING AT MID-POINT.
24. ALL GROUNDING CONDUCTORS INSIDE THE BUILDING SHALL BE RUN IN CONDUIT RACEWAY SYSTEM, AND SHALL BE INSTALLED AS STRAIGHT AS PRACTICAL WITH MINOR BENDS TO AVOID OBSTRUCTIONS, THE BENDING RADIUS OF ANY #2 GROUNDING CONDUCTOR IS 8". PVC RACEWAY MAY BE FLEXIBLE OR RIGID PER THE FIELD CONDITIONS. GROUNDING CONDUCTORS SHALL NOT MAKE CONTACT WITH ANY METALLIC CONDUITS, SURFACES OR EQUIPMENT.
25. PROVIDE PVC SLEEVES WHERE GROUNDING CONDUCTORS PASS THROUGH THE BUILDING WALLS AND /OR CEILINGS.
26. INSTALL GROUND BUSHINGS ON ALL METALLIC CONDUITS AND BOND TO THE EQUIPMENT GROUND BUSS IN THE PANEL BOARD.
27. GROUND ANTENNA BASES, FRAMES, CABLE RACKS AND OTHER METALLIC COMPONENTS WITH #2 GROUNDING CONDUCTORS AND CONNECT TO INSULATED SURFACE MOUNTED GROUND BARS. CONNECTION DETAILS SHALL FOLLOW MANUFACTURER'S SPECIFICATIONS FOR GROUNDING.
28. ALL PROPOSED GROUNDING CONDUCTORS SHALL BE ROUTED AND CONNECTED TO THE MAIN GROUND BAR OR EXISTING GROUND RING.

4 GROUNDING NOTES
N.T.S.



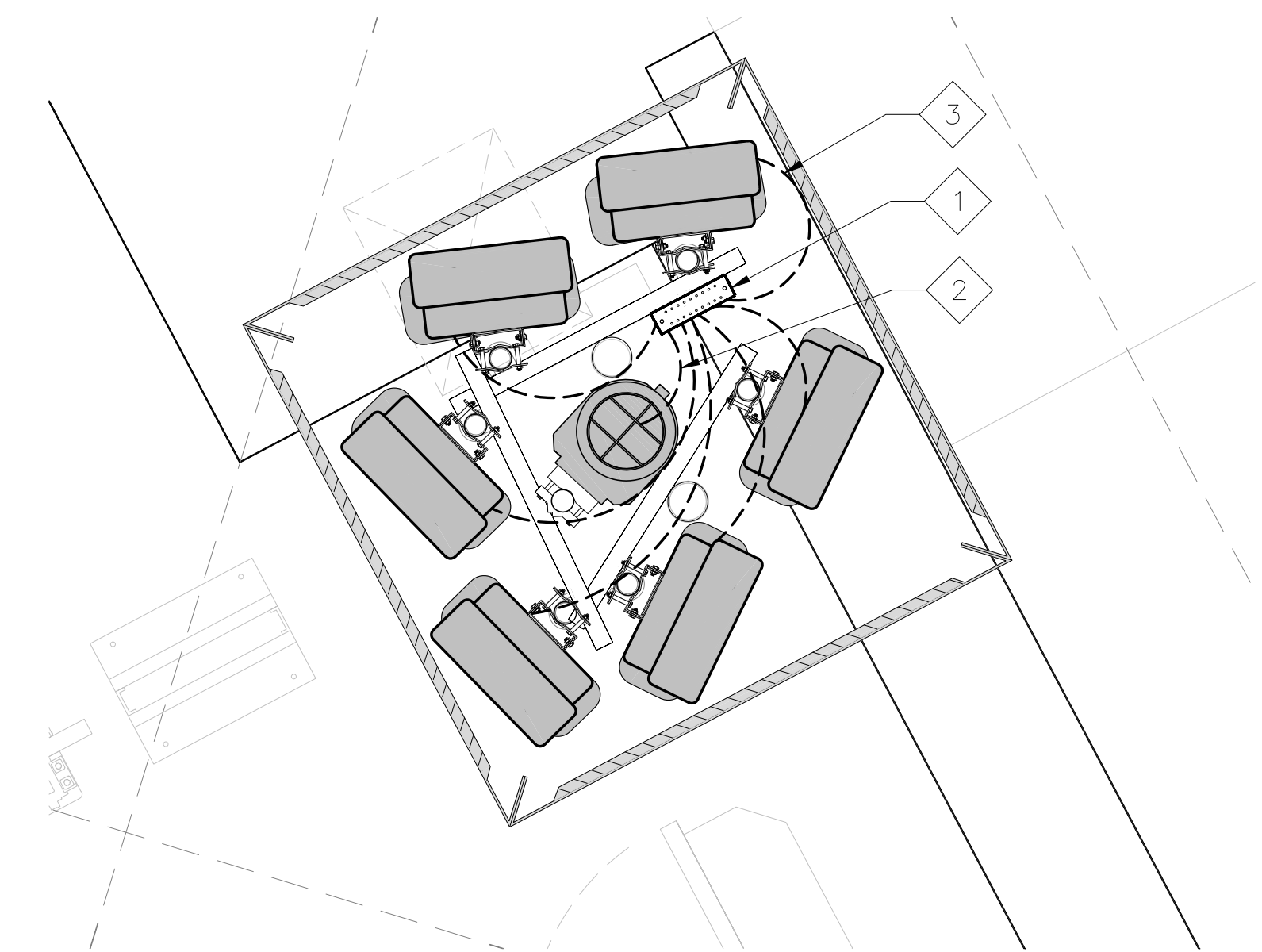
NOTES:
 1. GROUND BAR LOCATION IS SCHEMATIC AS SHOWN ON THIS SHEET AND ACTUAL LOCATION OF INSTALLATION WILL BE DETERMINED BY THE INSTALLER.
 2. REFER TO ANTENNA PLAN FOR EXACT NUMBER OF ANTENNA, RRU AND DC SURGE SUPPRESSOR

3 TYP. ANTENNA GROUNDING DIAGRAM
N.T.S.

KEY NOTES:

- 1 (E) ANTENNA GROUND BAR TO BE VERIFIED @ FIELD
- 2 AWG 2 INSULATED COPPER GROUND WIRE FROM (N) RRU AND DC6 TO (E) ANTENNA GROUND BAR
- 3 AWG 6 INSULATED COPPER GROUND WIRE FROM NEW ANTENNA GROUND KIT TO (E) ANTENNA GROUND BAR

NOTES:
 1. REFER TO TYP. ANTENNA GROUNDING DIAGRAM
 2. (E) GROUND WIRES ARE NOT SHOWN FOR CLARITY



2 ANTENNA GROUNDING PLAN
N.T.S.

1 NOT USED
N.T.S.

PREPARED FOR



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Vendor:



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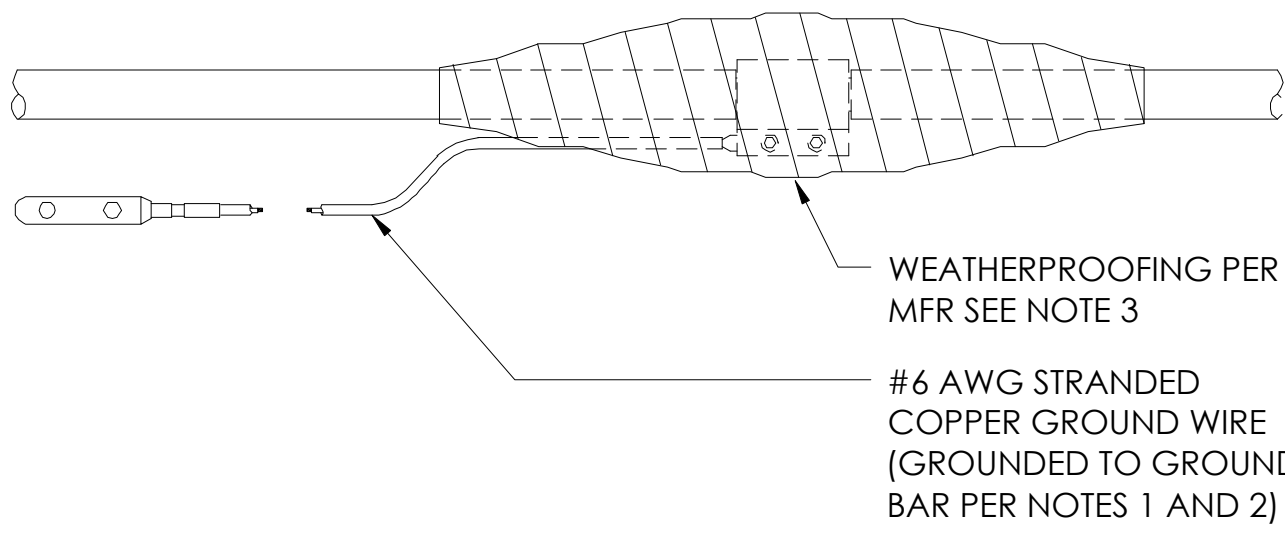
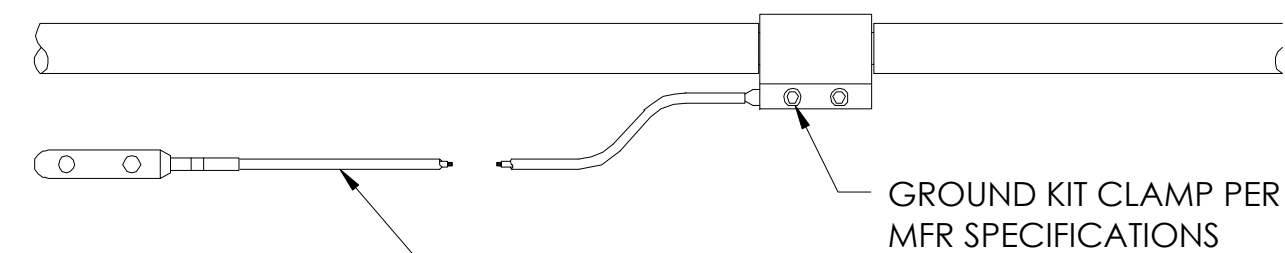
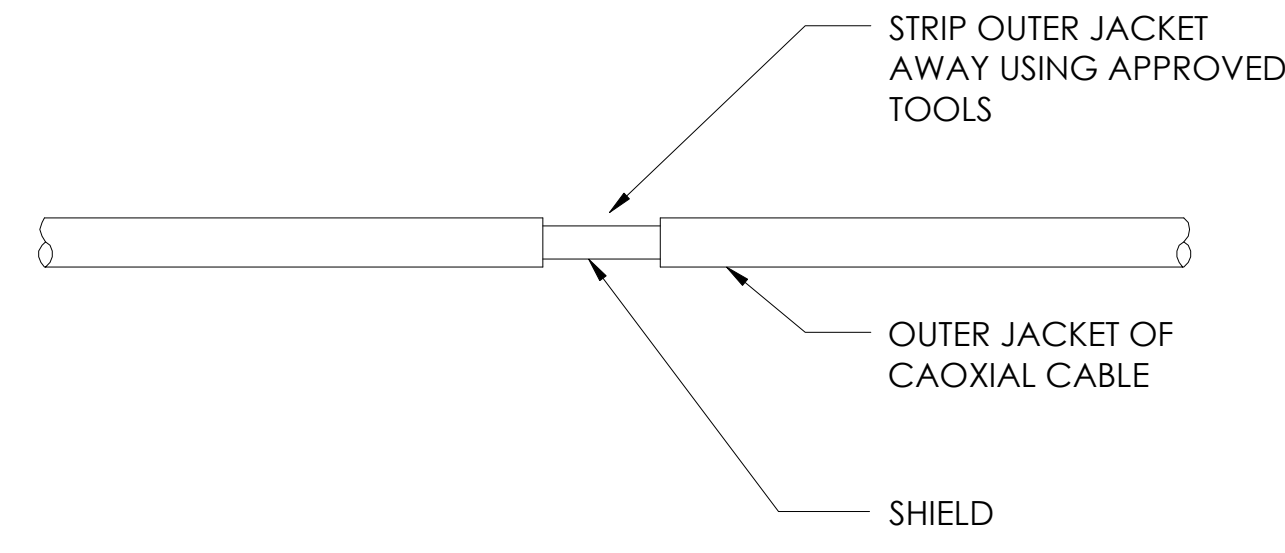
GROUNDING PLANS & NOTES

Sheet Number:

G-1

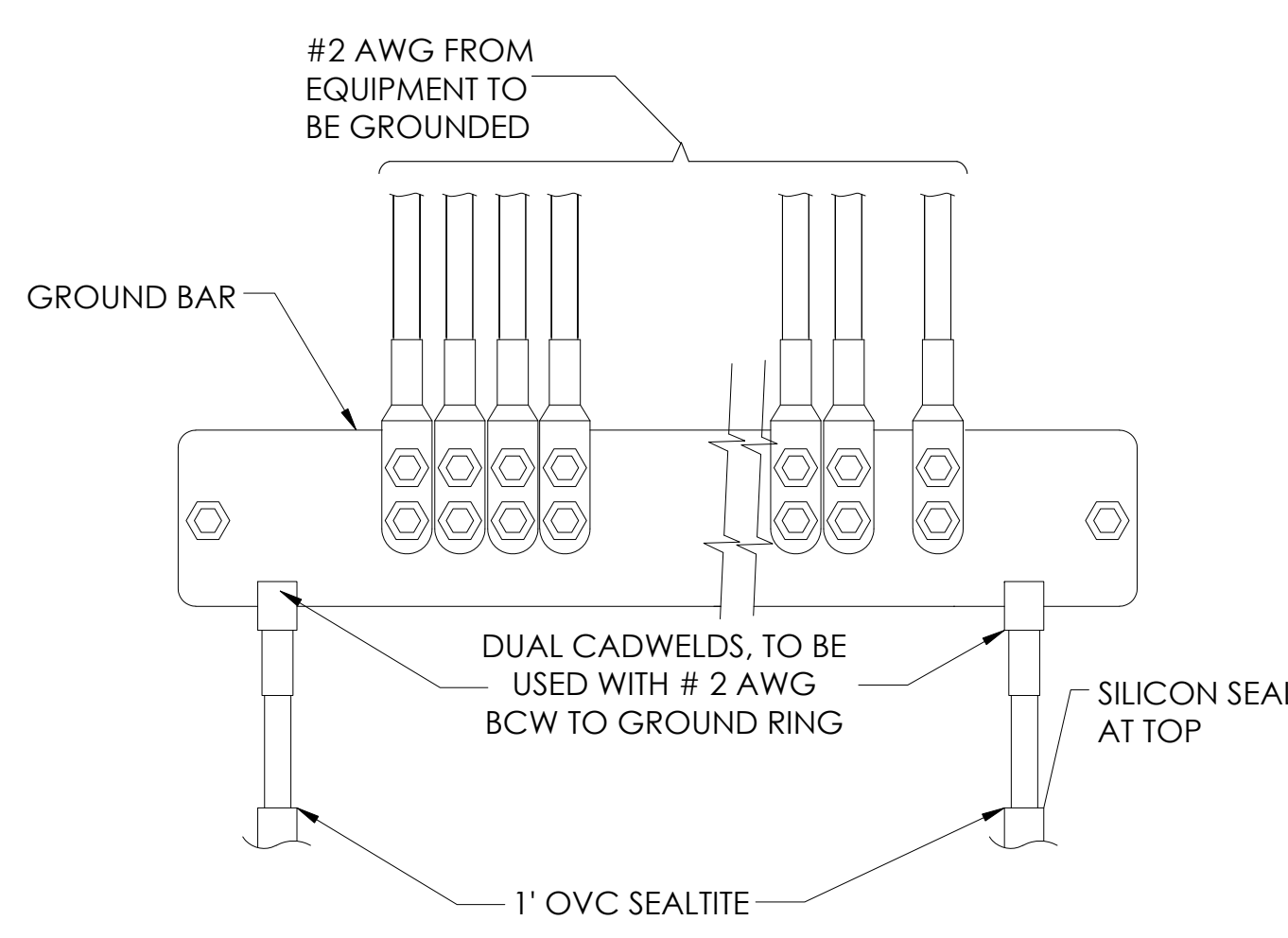
10 NOT USED
N.T.S.

- NOTES:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO GROUND BAR
 - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MFR
 - WEATHER PROOFING SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY THE CABLE MFR



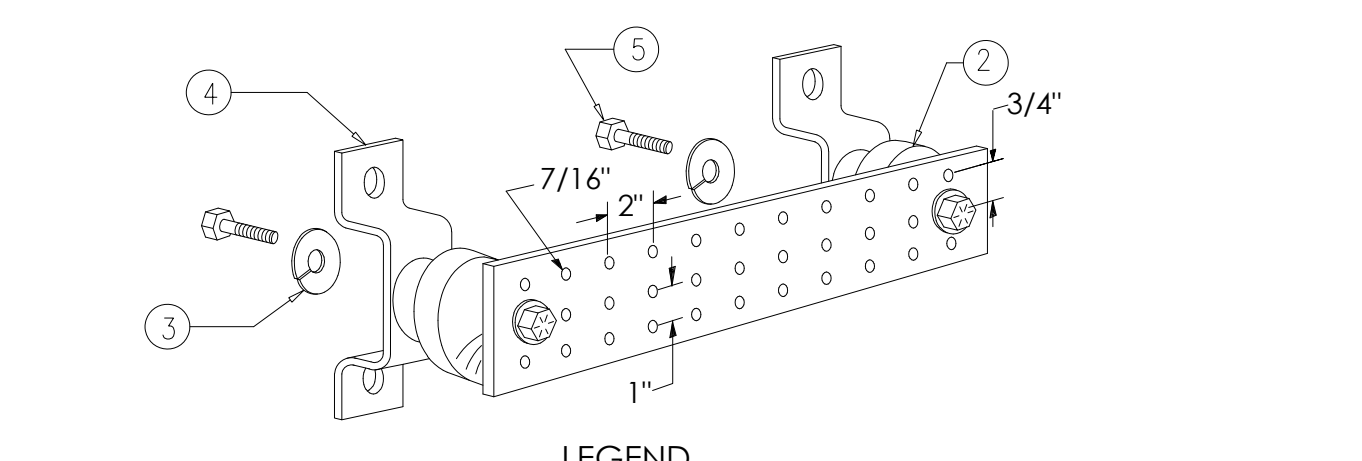
7 GROUND KIT
N.T.S.

5 GROUND BAR CONNECTION
N.T.S.



- NOTE:
- CONTRACTOR TO UTILIZE KOPR-SHIELD (THANS & BETTS) ON ALL LUG CONNECTIONS OR APPROVED EQUAL
 - ALL LUGS TO BE DUAL HOLE LONG BARREL AND CRIMPED TWICE WITH MFR'S RECOMMENDED TOOL

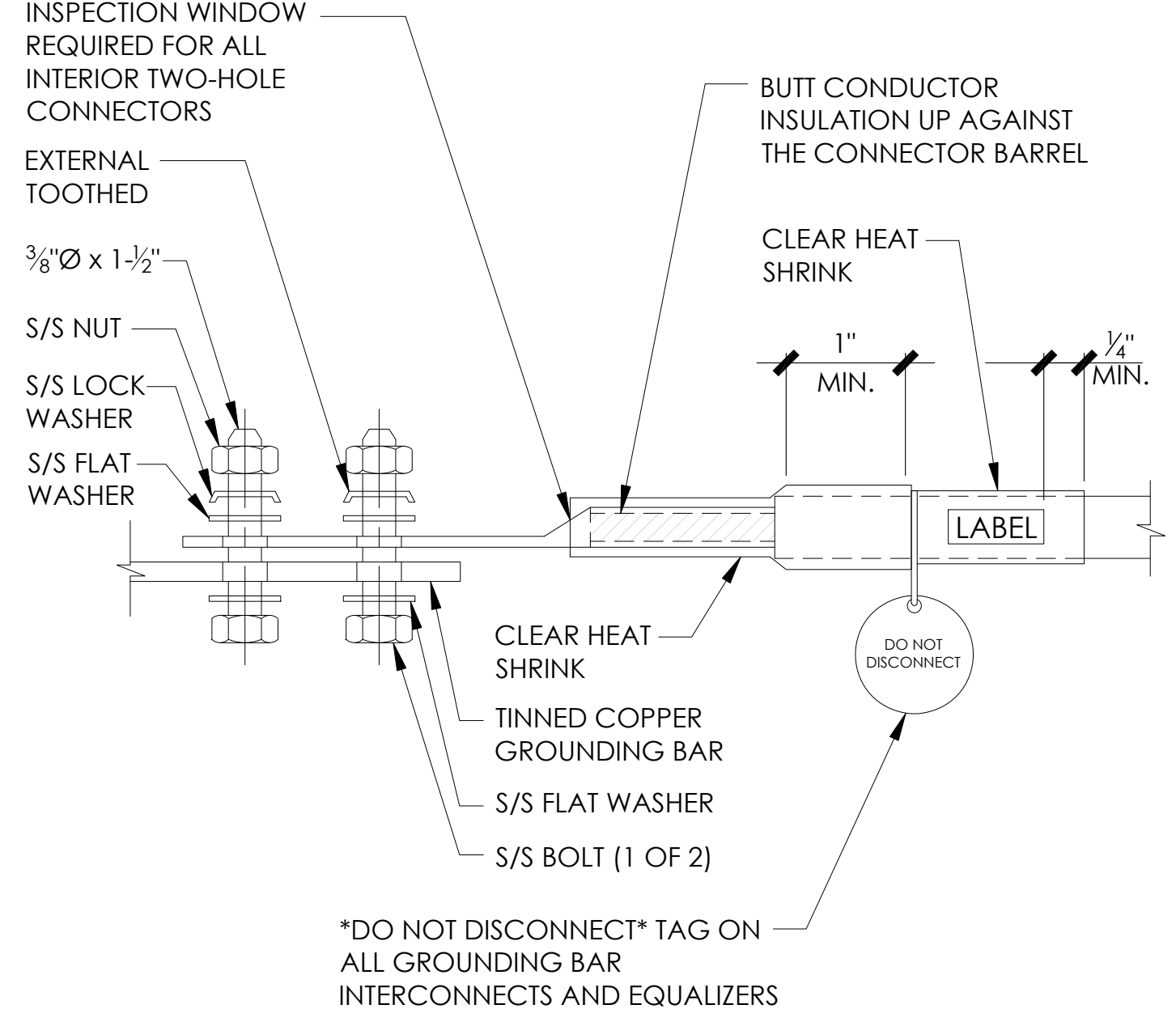
5 GROUND BAR CONNECTION
N.T.S.



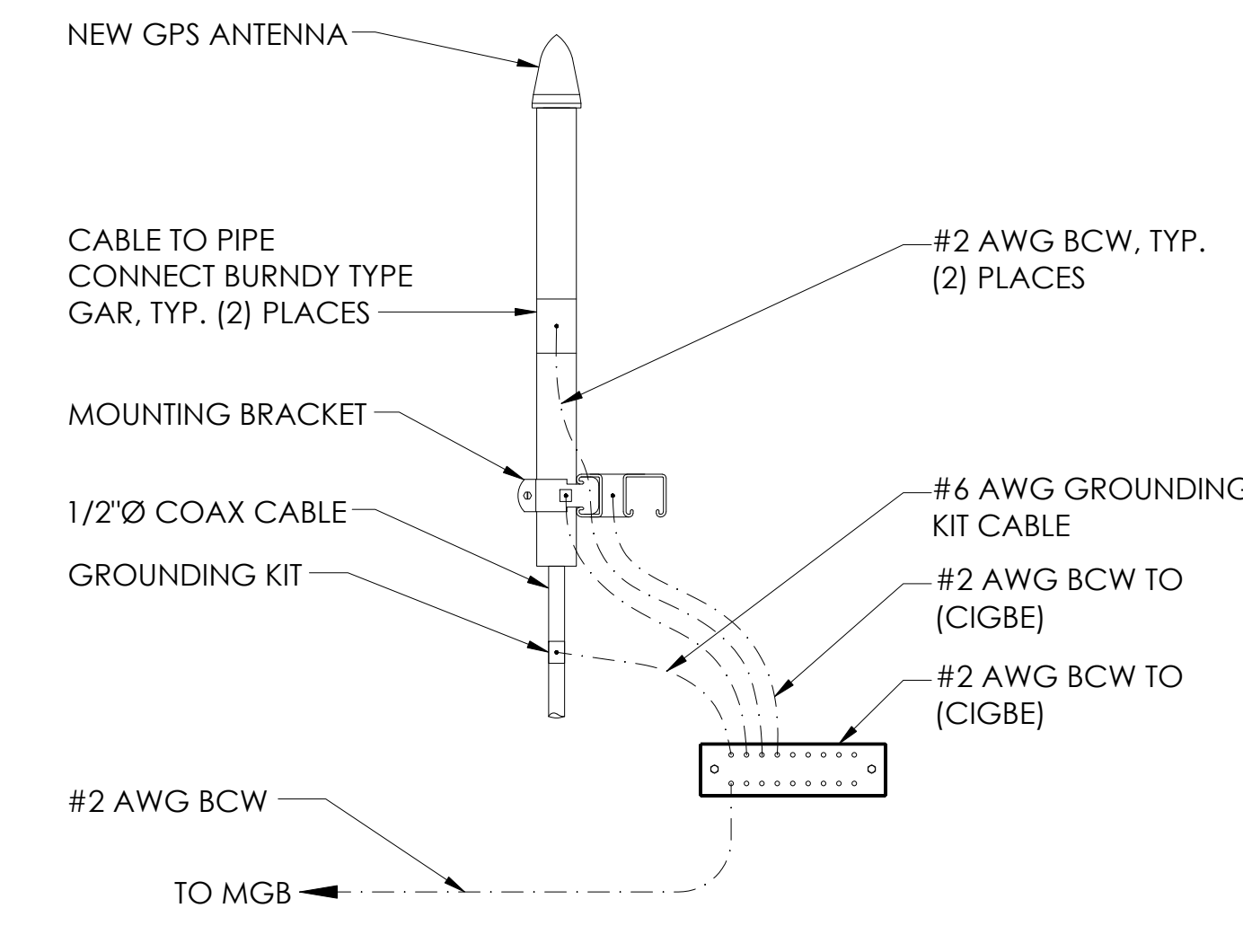
- LEGEND
- COPPER GROUND BAR, "X 1/4" X 20", NEWTON INSTRUMENT CO. CAT. NO. B-6142 OR EQUAL. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION. (ACTUAL GROUND BAR SIZE WILL VARY BASED ON NUMBER OF GROUND CONNECTIONS)
 - INSULATORS, NEWTON INSTRUMENT CAT. NO. 3061-4 OR EQUAL
 - 5/8" LOCKWASHERS, NEWTON INSTRUMENT CO. CAT. NO. 3015-8 OR EQUAL
 - WALL MOUNTING BRACKET, NEWTON INSTRUMENT CO. CAT NO. A-6056 OR EQUAL
 - 5/8-11 X 1" HHCS BOLTS, NEWTON INSTRUMENT CO. CAT NO. 3012-1 OR EQUAL
 - INSULATORS SHALL BE ELIMINATED WHEN BONDING DIRECTLY TO TOWER/MONOPOLE STRUCTURE. CONNECTION TO TOWER/MONOPOLE STRUCTURE SHALL BE PER MANUFACTURERS RECOMMENDATIONS.
- NOTE: ALL HARDWARE SHALL BE STAINLESS STEEL

4 GROUND BAR DETAIL
N.T.S.

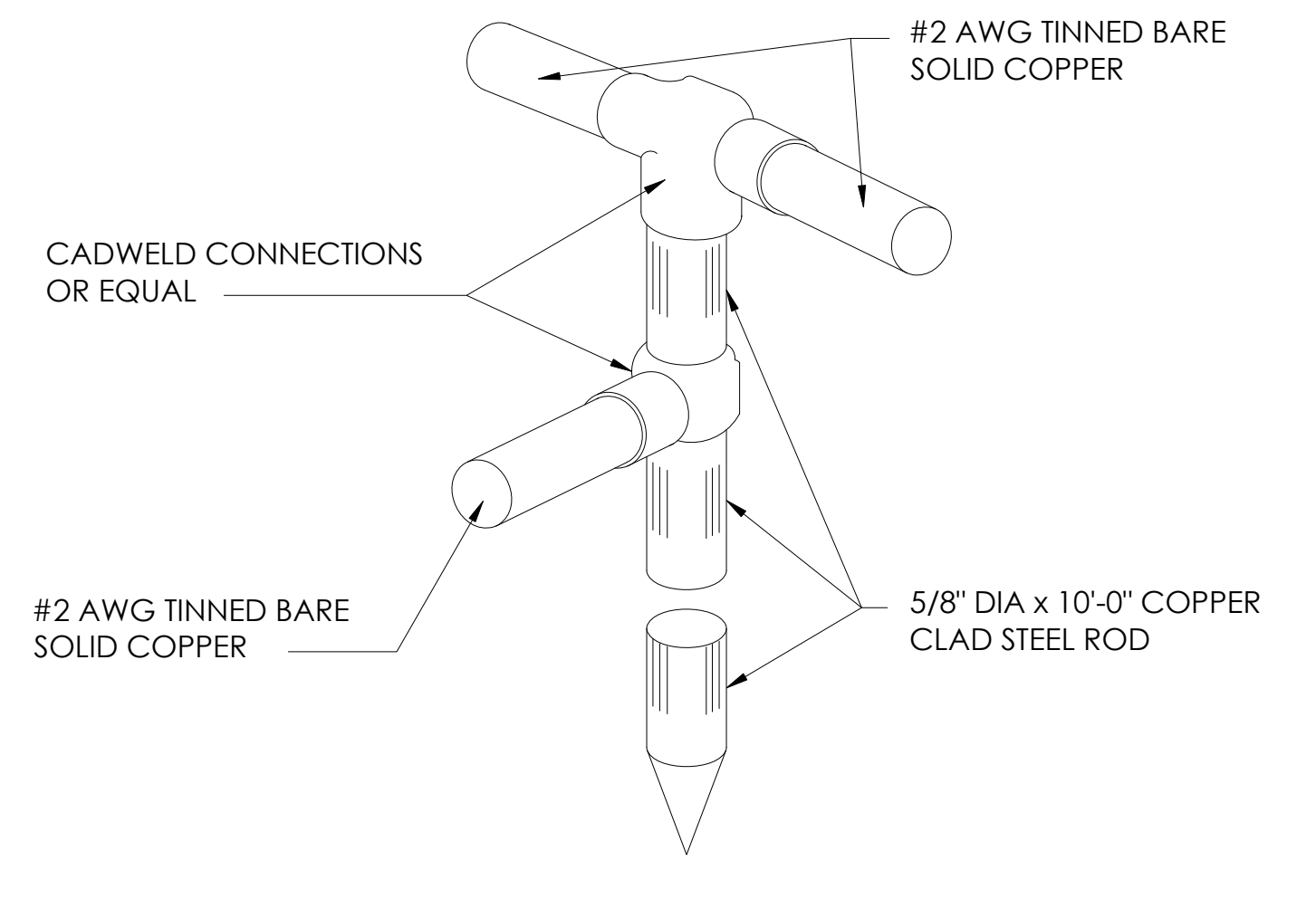
3 LUG TO BUSS BAR DETAIL
N.T.S.



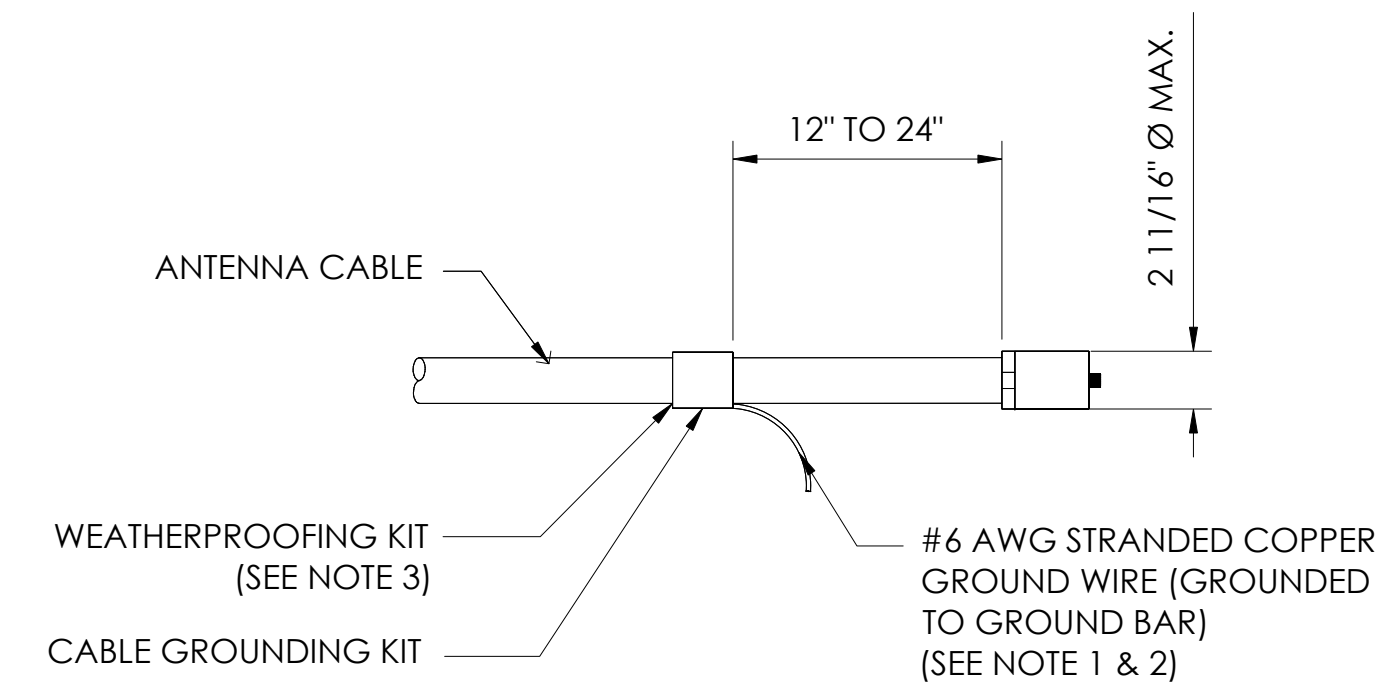
3 LUG TO BUSS BAR DETAIL
N.T.S.



9 GPS ANTENNA GROUNDING
N.T.S.

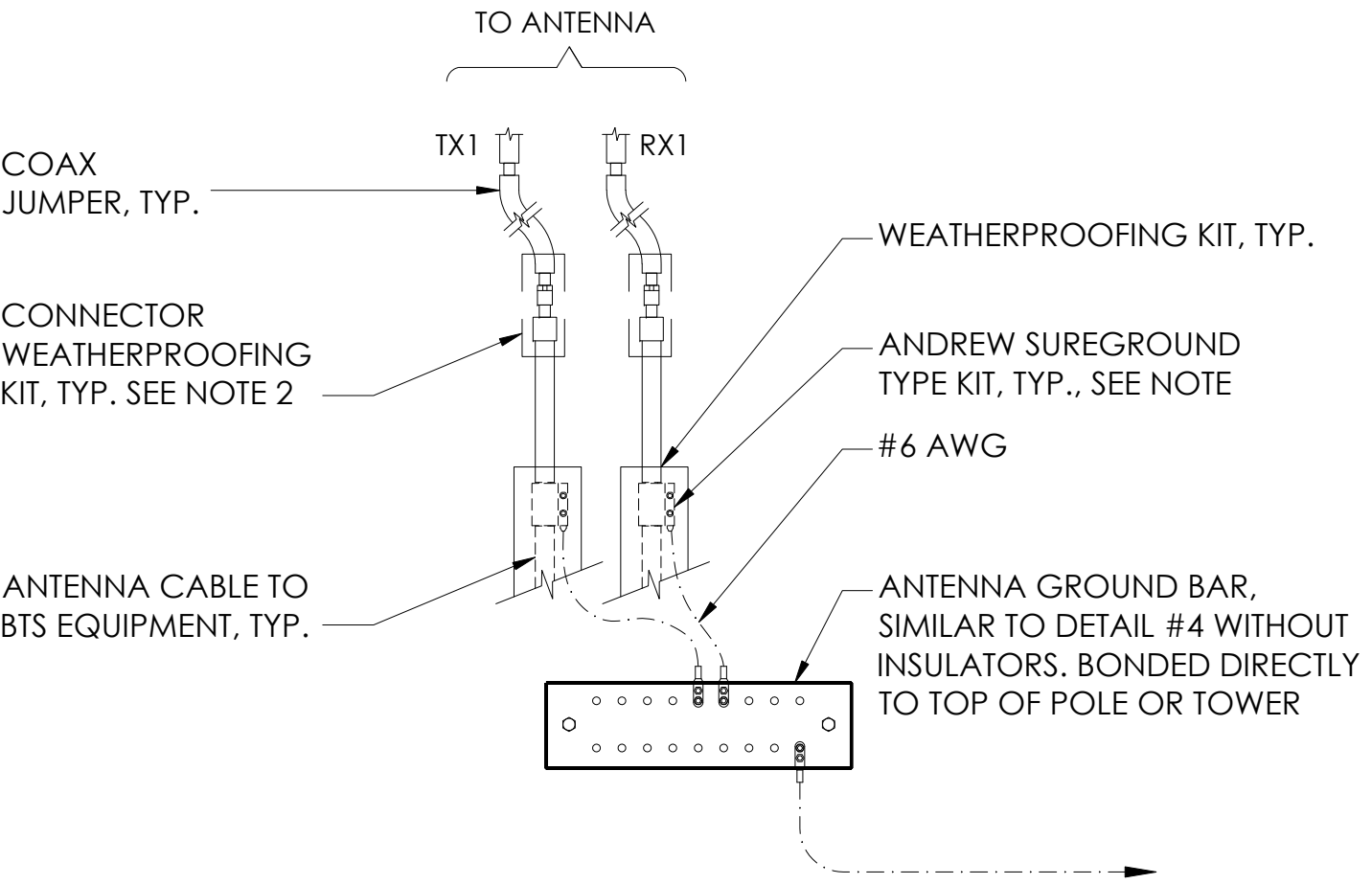


2 GROUND ROD DETAIL
N.T.S.



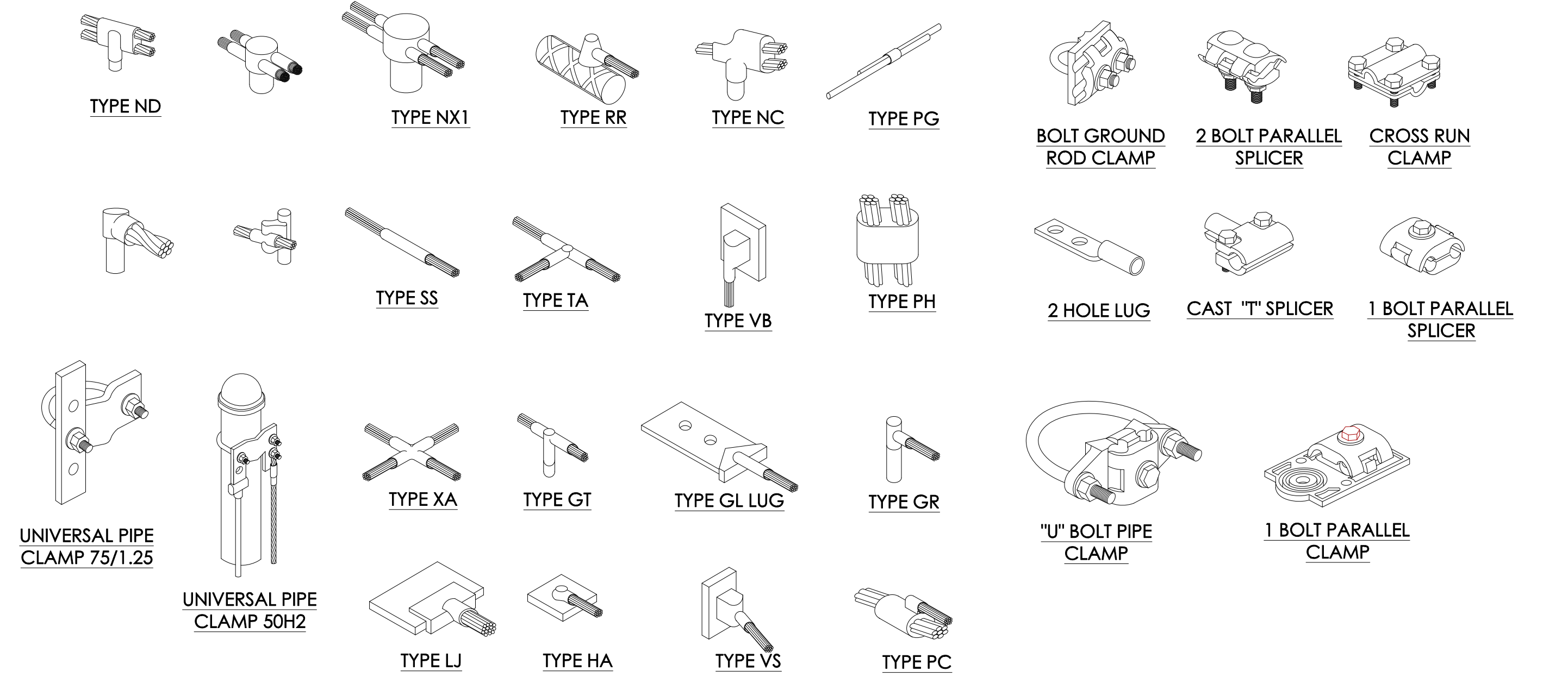
- NOTE:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT WIRE DOWN TO GROUND BAR.
 - GROUNDING KIT SHALL BE TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.
 - WEATHER PROOFING SHALL BE (TYPE AND PART NUMBER AS SUPPLIED OR RECOMMENDED BY CABLE MANUFACTURER.)

8 CONNECTION OF GROUND KIT TO ANTENNA CABLE
N.T.S.



- NOTE:
- DO NOT INSTALL CABLE GROUND KIT AT A BEND AND ALWAYS DIRECT GROUND WIRE DOWN TO ANTENNA GROUND BAR.
 - WEATHER PROOFING SHALL BE ANDREW TWO-PART TAPE KIT. COLD SHRINK SHALL NOT BE USED

6 GROUND CONNECTION TO GROUND BAR
N.T.S.



1 TYPICAL MECHANICAL CONNECTIONS
N.T.S.

PREPARED FOR
AT&T
16331 NE 72ND AVE. STE. 2100
PORTLAND, OR 97201

Vendor:
J5 INFRASTRUCTURE PARTNERS
23 MAUCHLY #110
IRVINE, CA 92618
J5 PROJECT ID: P-071612

AT&T Site ID:
PX30

REV	DATE	DESCRIPTION	INT.
1	08/04/22	100% CD	RWB
0	04/21/22	100% CD	MLDV

Licensor:

It is a violation of law for any persons, unless they are acting under the direction of a licensed professional engineer, to alter this document

Issued For:
PX30
CASCADE SUMMIT
21400 SOUTH SALAMO ROAD
WEST LINN, OR 97068

Sheet Title:
GROUNDING DETAILS

Sheet Number:
G-2

APRIL 28, 2022



APRIL 28, 2022



APRIL 28, 2022



APRIL 28, 2022





NETWORK ENGINEERING & OPERATIONS ACCESS
CONSTRUCTION & ENGINEERING

City of West Linn
Planning Department
22500 Salamo Road
West Linn, WA 97068

June 7, 2022

SUBJECT: AT&T Proposed Site Modification - PX30 Cascade Summit at 21400 S Salamo Rd

Dear Planner,

AT&T is proposing to upgrade the 5G technologies on our site, PX30 Cascade Summit, on the building rooftop at 21400 S Salamo Road. This upgrade is necessary to keep our wireless services up to date and at par with the network capacity requirements for the next Gen 5G mmWave C-band spectrum.

The proposed site upgrade requires adding a 5G Adaptive Antenna System to each of the (3) sectors. The structure screening the existing antennas and radios is already constricted, and there is not enough space to accommodate the upgrade within the existing structure (see Figure 1 and 2 below).

Figure 1: Top-down (left) and vertical (right) elevation view of Cupola

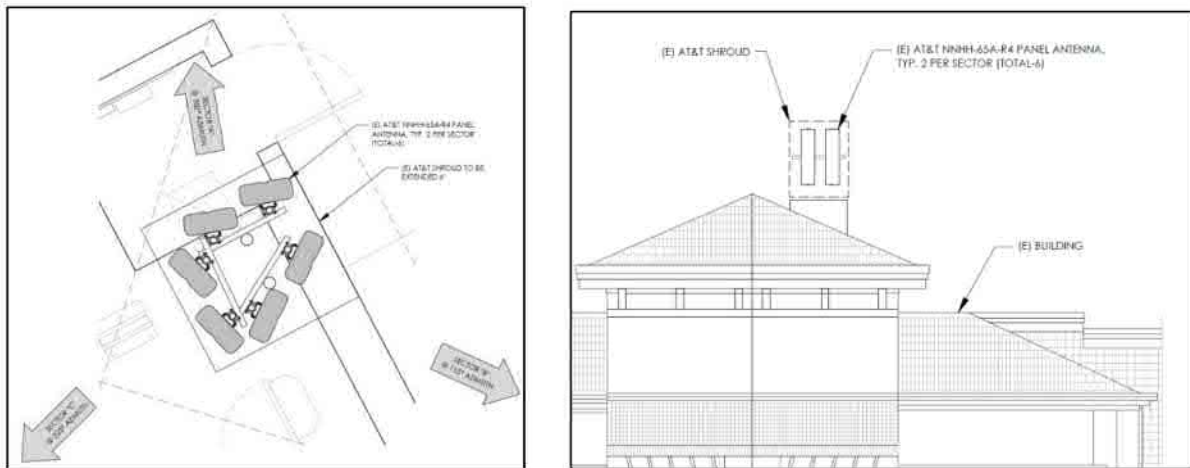


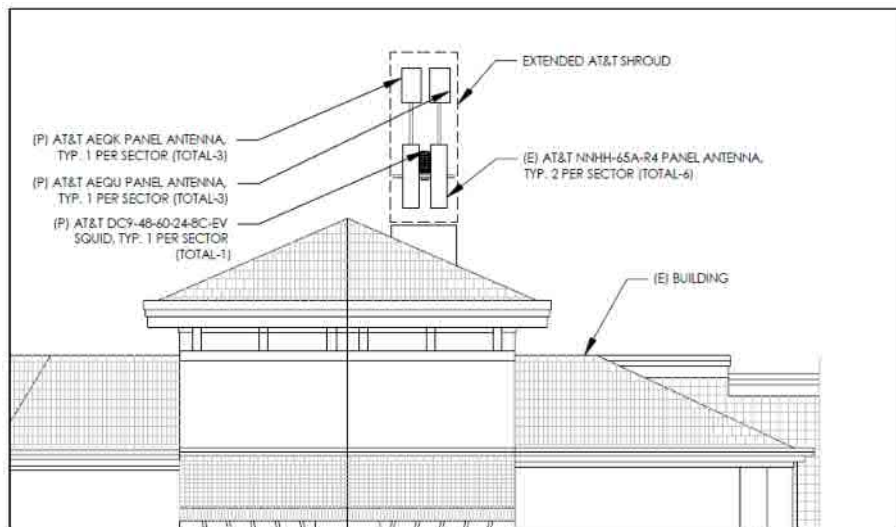
Figure 2: Photographs of existing site



Alternative locations on the rooftop were considered, but none of those locations were feasible due to the low elevation and structural capacity of the rooftop. We also considered locations for a new monopole on the property, but the height restrictions for new structures could not match the height needed. Additionally, in order to connect to the existing site, the new antennas cannot be located too far from the existing rooftop location.

Given the limitations described above, the proposal to extend the height of the existing enclosure in order to accommodate the new antennas is the best and least obtrusive design option. This extension will provide room for the new antennas and the adequate physical separation from the existing antennas and reduce the chances of causing PIM interference with both systems. The requested 6 feet additional vertical space is the minimum needed to install the 5G CBand radios/antennas above the existing antennas (see Figure 3).

Figure 3 - Proposed Shroud Extension





PIM is a form of signal interference, and it can be caused either by metal components or by multiple carriers sharing the same downlink path in a wireless network. This type of interference is becoming more common as wireless networks become more complex with multiple technologies and technology generations at a single site. The signals combine to generate undesired interference, which impacts the signal. Adjacent antennas, cables, or metal objects near or at a distance from the cell site can be sources of PIM.

Due to the reasons stated above we hope we have provided enough clarification for this proposed shroud extension. We hope for your kind consideration and approval.

Sincerely,

Ronaldo Baltazar
AT&T PNW RF Engineering
NETWORK ENGINEERING & OPERATIONS



Wendy A. Long
Project Manager
Pacific Northwest Market

AT&T
19801 SW 72nd Avenue
Suite 100
Tualatin, OR 97062

WL729K@att.com
www.att.com

May 31, 2022

To Whom It May Concern:

AT&T has authorized J5 Infrastructure Partners, and its affiliates, to provide Site Acquisition Services on our behalf. This may include, but is not limited to, site audits, lease negotiations, comprehensive analyses, permitting, various construction, and design services. Please let me know if you have any questions or if I can assist further.

Wendy A. Long

Wendy A. Long
PNW LTE AC – Site Acq
WL729K@att.com

Market: Portland
Cell Site Number: PX 30
Cell Site Name: Cascade Summit

OREGON LEASE AGREEMENT

THIS LEASE AGREEMENT ("**Agreement**"), dated as of the latter of the signature dates below (the "**Effective Date**"), is entered into by Cascade Summit Retail LLC, an Oregon limited liability company, having a mailing address of 19767 SW 72nd Avenue, Suite 100, Tualatin, Oregon 97062 (hereinafter referred to as "**Landlord**") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 6100 Atlantic Boulevard, Norcross, GA 30071 (hereinafter referred to as "**Tenant**").


BACKGROUND

Landlord owns or controls that certain plot, parcel or tract of land, together with all rights and privileges arising in connection therewith, located at 21000 to 22750 SE Solamo Road, West Linn, in the County of Clackamas State of Oregon (collectively, the "**Property**"). Tenant desires to use a portion of the Property in connection with its federally licensed communications business. Landlord desires to grant to Tenant the right to use a portion of the Property in accordance with this Agreement.

The parties agree as follows:

1. **LEASE OF PREMISES.** Landlord leases to Tenant a certain portion of the Property consisting of (a) a cabinet located within the tower feature consisting of approximately Four Hundred (20' x 20') square feet including the air space above such cabinet and (b) space on the rooftop of above suites 21130 to 21150 SE Solamo Road together with such easements as are necessary for the antenna and initial installation as described on attached **Exhibit 1** (collectively, the "**Premises**").

2. **PERMITTED USE.** Tenant may use the Premises for the transmission and reception of communications signals and the installation, construction, maintenance, operation and repair, of its communications fixtures and related equipment as detailed on the Exhibit 1a attached hereto. (collectively, the "**Communication Facility**"), as well as the right to test the radio frequencies, survey and review title on the Property; Tenant further has the right but not the obligation to modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including, but not limited to, emergency 911 communication services, at no additional cost to Tenant or Landlord (collectively, the "**Permitted Use**"). Tenant shall not be permitted to add or relocate any part of the Communication Facility or related utility hookups without Landlord's express written consent. If **Exhibit 1** includes drawings of the initial installation of the Communication Facility, Landlord's execution of this Agreement will signify Landlord's approval of **Exhibit 1**; however Tenant shall be required to provide structural plans and specifications for Landlord's review and approval prior to construction. In the event drawings are not attached to this Agreement, Tenant shall not be permitted to install any portion of the Communication Facility without Landlord's written consent. Only with Landlord's express written consent, shall Tenant have the right to install and operate transmission cables from the equipment shelter or cabinet to the antennas, electric lines from the main feed to the equipment shelter or cabinet and communication lines from the main entry point to the equipment shelter or cabinet, and to make Property improvements, alterations, or upgrades appropriate for Tenant's use ("**Tenant Changes**"). Tenant agrees to comply with all applicable governmental laws, rules, statutes and regulations, relating to its use of the Communication Facility on the Property. Only with Landlord's written consent, shall Tenant has the right to modify, supplement, replace, upgrade,



expand the equipment, or relocate the Communication Facility within the Premises or Property during the term of this Agreement.

3. **TERM.**

(a) The initial lease term will be ten (10) years ("**Initial Term**"), commencing on the *Effective Date*. *The Initial Term will expire one hundred twenty (120) months after the Effective Date, unless sooner terminated.*

(b) This Agreement will automatically renew for Two (2) additional five (5) year term(s) (each five (5) year term shall be defined as the "**Extension Term**"), upon the same terms and conditions unless the Tenant notifies the Landlord in writing of Tenant's intention not to renew this Agreement at least sixty (60) days prior to the expiration of the existing Term.

(c) The Initial Term and the Extension Term are collectively referred to as the Term ("**Term**").

4. **RENT.**



5. **APPROVALS.**

(a) Landlord agrees that Tenant's ability to use the Premises is contingent upon the suitability of the Premises for Tenant's Permitted Use and Tenant's ability to obtain and maintain all governmental licenses, permits, approvals or other relief required of or deemed necessary or appropriate by Tenant for its use of the Premises, including without limitation applications for zoning variances, zoning ordinances, amendments, special use permits, and construction permits (collectively, the "**Government Approvals**"). This Government Approvals contingency shall be deemed satisfied if Tenant has not given a termination notice to Landlord within 90 days of the Execution Date. Landlord authorizes Tenant to prepare, execute and file all required applications to obtain Government Approvals for Tenant's Permitted Use under this Agreement and agrees to reasonably assist Tenant with such applications and with obtaining and maintaining the Government Approvals. In addition, Tenant shall have the right to initiate the ordering and/or scheduling of necessary utilities.

(b) Tenant has the right to obtain a title report or commitment for a leasehold title policy from a title insurance company of its choice and to have the Property surveyed by a surveyor of Tenant's choice. In the event Tenant determines, in its sole discretion, due to the title report results or survey results, that the condition of the Premises is unsatisfactory, Tenant will have the right to terminate this Agreement upon notice to Landlord, given no later than 90 days after the Effective Date.

(c) Tenant may also perform and obtain, at Tenant's sole cost and expense, structural load tests, engineering procedures and tests or other tests or reports on or over the Property, necessary to determine if the Tenant's use of the Premises will be compatible with Tenant's engineering specifications, system, design, operations or Government Approvals.

6. TERMINATION. This Agreement may be terminated, without penalty or further liability, as follows:

(a) by Tenant upon written notice to Landlord given no later than one (1) year after the Effective Date, if Tenant is unable to obtain, or maintain, any required approval(s) or the issuance of a license or permit by any agency, board, court or other governmental authority necessary for the construction or operation of the Communication Facility as now or hereafter intended by Tenant.

7. INSURANCE.

(a) Tenant will carry during the Term, at its own cost and expense, the following insurance: (i) "All Risk" property insurance for its property's replacement cost; (ii) commercial general liability insurance with a minimum limit of liability of \$2,500,000 combined single limit for bodily injury or death/property damage arising out of any one occurrence; and (iii) Workers' Compensation Insurance as required by law. The coverage afforded by Tenant's commercial general liability insurance shall apply to Landlord as an additional insured, but only with respect to Landlord's liability arising out of its interest in the Property.

(b) Tenant shall have the right to self-insure with respect to any of the above insurance requirements, provided Tenant maintains a net worth not less than \$50 million.

8. INTERFERENCE.

(a) Prior to the Effective Date, Tenant shall provide Landlord with reasonable evidence that Tenant's use of the Premises will not interfere with existing cell tower tenants and other tenants on the Property who may also utilize radio frequency equipment. Tenant may be required to provide engineering reports as evidence of such. Tenant warrants that its use of the Premises will not interfere with existing radio frequency user(s) on the Property as long as the existing radio frequency user(s) operate and continue to operate within their respective frequencies and in accordance with all applicable laws and regulations. In the event Tenant's equipment or use causes interference with existing radio frequency user(s), Tenant will take all steps necessary to correct and eliminate the interference.

(b) Except for the Safeway building, Landlord will not grant, after the date of this Agreement, a lease, license or any other right to any third party for the use of the Property, if such use may in any way adversely affect or interfere with Tenant's radio frequency or signal, the operations of Tenant or the rights of Tenant under this Agreement

(c) Except for the Safeway building, Landlord will not use, nor will Landlord permit its employees, tenants, licensees, invitees or agents to use, any portion of the Property in any way which interferes with the Communication Facility, the operations of Tenant or the rights of Tenant under this

A rectangular box containing handwritten initials, possibly 'ML' or 'LL', in the top half and another set of initials or a signature in the bottom half.

Agreement. Landlord will cause such interference to cease within two business days after receipt of notice of interference from Tenant. In the event any such interference does not cease within the aforementioned cure period then the parties acknowledge that Tenant will suffer irreparable injury, and therefore, Tenant will have the right, in addition to any other rights that it may have at law or in equity, for Landlord's breach of this Agreement, to elect to terminate this Agreement upon notice to Landlord.

(d) The exclusion of the Safeway building from Sections 8 (b) and 8(c) of this Agreement shall not be interpreted in any way as a waiver of Tenant's rights under applicable laws and regulations concerning radio frequency interference.

9. INDEMNIFICATION.

(a) Tenant agrees to indemnify, defend and hold Landlord harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs but excluding real property or personal property taxes) arising directly from the installation, use, maintenance, repair or removal of the Communication Facility or Tenant's breach of any provision of this Agreement, except to the extent attributable to the negligent or intentional act or omission of Landlord, its employees, agents or independent contractors.

(b) Landlord agrees to indemnify, defend and hold Tenant harmless from and against any and all injury, loss, damage or liability (or any claims in respect of the foregoing), costs or expenses (including reasonable attorneys' fees and court costs but excluding real property or personal property taxes) arising directly from the willful misconduct, negligence or breach of this Agreement by Landlord, its employees or agents, except to the extent attributable to the negligent or intentional act or omission of Tenant, its employees, agents or independent contractors.

(c) Notwithstanding anything to the contrary in this Agreement, Tenant and Landlord each waives any claims that each may have against the other with respect to consequential, incidental or special damages.

10. WARRANTIES.

(a) Tenant and Landlord each acknowledge and represent that it is duly organized, validly existing and in good standing and has the right, power and authority to enter into this Agreement and bind itself hereto through the party set forth as signatory for the party below.

(b) Landlord represents and warrants that: (i) Landlord solely owns the Property as a legal lot in fee simple, or controls the Property by lease or license and solely owns the structure; (ii) to the best of Landlord's knowledge the Property is not encumbered by any liens, restrictions, mortgages, covenants, conditions, easements, leases, or any other agreements of record or not of record, which would adversely affect Tenant's Permitted Use and enjoyment of the Premises under this Agreement; (iii) as long as Tenant is not in default then Landlord grants to Tenant sole, actual, quiet and peaceful use, enjoyment and possession of the Premises; (iv) Landlord's execution and performance of this Agreement will not violate any laws, ordinances, covenants or the provisions of any mortgage, lease or other agreement binding on the Landlord; and (v) if the Property is or becomes encumbered by a deed to secure a debt, mortgage or other security interest, Landlord shall provide promptly to Tenant Subordination, Non-Disturbance and Attornment Agreement which is mutually agreeable to such lender, Landlord and Tenant.



11. ENVIRONMENTAL.

(a) Landlord represents and warrants that to the best of Landlord's knowledge without further investigation, the Property is free of hazardous substances as of the date of this Agreement, Tenant agrees that it will be responsible for compliance with any and all environmental and industrial hygiene laws, including any regulations, guidelines, standards, or policies of any governmental authorities regulating or imposing standards of liability or standards of conduct with regard to any environmental or industrial hygiene condition or other matters as may now or at any time hereafter be in effect, that are now or were related to Tenant's activity conducted in or on the Property.

(b) In the event Tenant becomes aware of any hazardous materials on the Property, or any environmental or industrial hygiene condition or matter relating to the Property that, in Tenant's sole determination, renders the condition of the Premises or Property unsuitable for Tenant's use, or if Tenant believes that the leasing or continued leasing of the Premises would expose Tenant to undue risks of government action, intervention or third-party liability, Tenant will have the right, to terminate the Agreement upon notice to Landlord.

12. ACCESS. At all times throughout the Term of this Agreement, and at no additional charge to Tenant, Tenant and its employees, agents, and subcontractors, will have twenty-four (24) hour per day, seven (7) day per week pedestrian and vehicular access to and over the Property, from an open and improved public road to the Premises, for the installation, maintenance and operation of the Communication Facility and any utilities serving the Premises, subject to Landlord's reasonable security requirements. Landlord grants to Tenant an easement for such access and Landlord agrees to provide to Tenant such codes, keys and other instruments necessary for such access at no additional cost to Tenant.

13. REMOVAL/RESTORATION. All portions of the Communication Facility brought onto the Property by Tenant will be and remain Tenant's personal property and, at Tenant's option, may be removed by Tenant at any time during the Term. Landlord covenants and agrees that no part of the Communication Facility constructed, erected or placed on the Premises by Tenant will become, or be considered as being affixed to or a part of, the Property, it being the specific intention of the Landlord that all improvements of every kind and nature constructed, erected or placed by Tenant on the Premises will be and remain the property of the Tenant and may be removed by Tenant at any time during the Term. Within one hundred twenty (120) days of the termination of this Agreement, Tenant will remove all of Tenant's above-ground improvements and Tenant will, to the extent reasonable, restore the Premises to its condition at the commencement of the Agreement, reasonable wear and tear and loss by casualty or other causes beyond Tenant's control excepted. Notwithstanding the foregoing, Tenant will not be responsible for the replacement of any trees, shrubs or other vegetation, nor will Tenant be required to remove from the Premises or the Property any foundations or underground utilities.

14. MAINTENANCE/UTILITIES.

(a) Tenant will keep and maintain the Premises in good condition, reasonable wear and tear and damage from the elements excepted. Landlord will maintain and repair the Property and access thereto, in good and tenable condition, subject to reasonable wear and tear and damage from the elements.

(b) Tenant will be responsible for paying directly to the service provider on a monthly or quarterly basis all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Premises. Landlord will fully cooperate with any utility company requesting an easement over, under and across the Property in order for the utility company to provide service to the Tenant. Landlord will not be responsible for interference with, interruption of or failure, beyond the



reasonable control of Landlord (and in no event for lost profits or consequential damages), of such services to be furnished or supplied by Landlord.

15. DEFAULT AND RIGHT TO CURE.

(a) The following will be deemed a default by Tenant and a breach of this Agreement: (i) non-payment of Rent if such Rent remains unpaid for more than twenty (20) days after receipt of written notice from Landlord of such failure to pay; or (ii) Tenant's failure to perform any other term or condition under this Agreement within thirty (30) days after receipt of written notice from Landlord specifying the failure. However in the event of nonmonetary defaults, no such failure, will be deemed to exist if Tenant has commenced to cure such default within such period and provided that such efforts are prosecuted to completion with reasonable diligence. If Tenant remains in default beyond any applicable cure period, Landlord will have the right to exercise any and all rights and remedies available to it under law and equity.

(b) The following will be deemed a default by Landlord and a breach of this Agreement. Landlord's failure to perform any term, condition or breach of any warranty or covenant under this Agreement within forty-five (45) days after receipt of written notice from Tenant specifying the failure. No such failure, however, will be deemed to exist if Landlord has commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of Landlord. If Landlord remains in default beyond any applicable cure period, Tenant will have the right to exercise any and all rights available to it under law and equity.

16. ASSIGNMENT/SUBLEASE. Tenant shall not sublease or assign its rights under this Agreement without the prior written consent of Landlord. No consent to any assignment shall release Tenant of its obligations under the Agreement. Notwithstanding anything to the contrary, Tenant shall have the right to assign its interest in the Agreement without Landlord's consent, but with notice to Landlord, to a subsidiary or affiliate of Tenant or a successor corporation related to Tenant by merger, consolidation or reorganization.

17. NOTICES. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

If to Tenant: New Cingular Wireless PCS, LLC
Attn: Network Real Estate Administration
Re: Cell Site #:PX30; Cell Site Name: Cascade Summit
6100 Atlantic Boulevard
Norcross, Georgia 30071

with a copy to: New Cingular Wireless PCS, LLC
Attn.: Legal Department
Re: Cell Site #: PX30;; Cell Site Name: Cascade Summit
15 East Midland Avenue
Paramus, NJ 07652

If to Landlord: Cascade Summit Retail LLC
19767 SW 72nd Avenue, Suite 100
Tualatin, OR 97062



Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

18. **SEVERABILITY.** If any term or condition of this Agreement is found unenforceable, the remaining terms and conditions will remain binding upon the parties as though said unenforceable provision were not contained herein. However, if the invalid, illegal or unenforceable provision *materially affects this Agreement* then the Agreement may be terminated by either party on ten (10) business days prior written notice to the other party hereto.

19. **CONDEMNATION.** In the event Landlord receives notification of any condemnation proceedings affecting the Premises, Landlord will provide notice of the proceeding to Tenant within ten (10) days of receipt of such notice. If a condemning authority takes all of the Premises, or a portion sufficient, in Tenant's sole determination, to render the Premises unsuitable for Tenant, this Agreement will terminate as of the date the title vests in the condemning authority. Any award for taking of all or any part of the Premises under the power or eminent domain shall be the property of the Landlord, whether such award shall be made as compensation for diminution in value of the leasehold or for taking of the fee. Nothing herein, however, shall be deemed to preclude Tenant from obtaining, or to give Landlord any interest in, any award to Tenant for loss of or damage to or cost of removal of Tenant's trade fixtures and removable personal property, or for damages for cessation or interruption of Tenant's business. Tenant will be entitled to reimbursement for any prepaid Rent on a prorata basis.

20. **CASUALTY.** Landlord will provide notice to Tenant of any casualty affecting the Premises Property within five (5) days of the casualty. If any part of the Communication Facility or Property is damaged by fire or other casualty so as to render the Premises unsuitable, then Tenant or Landlord may terminate this Agreement by providing written notice to the other party, which termination will be effective as of the date of such damage or destruction. Upon such termination, Tenant will be entitled to collect all insurance proceeds payable to Tenant on account thereof and to be reimbursed for any prepaid Rent on a prorata basis. If notice of termination is given, or if Landlord or Tenant undertake to rebuild the Communications Facility, Landlord agrees to use its reasonable efforts to permit Tenant to place temporary transmission and reception facilities on the Property at no additional Rent until such time as Tenant is able to secure a replacement transmission location or the reconstruction of the Communication Facility is completed.

21. **WAIVER OF LANDLORD'S LIENS.** Landlord waives any and all lien rights it may have, statutory or otherwise, concerning the Communication Facility or any portion thereof. The Communication Facility shall be deemed personal property for purposes of this Agreement, regardless of whether any portion is deemed real or personal property under applicable law, and Landlord consents to Tenant's right to remove all or any portion of the Communication Facility from time to time in Tenant's sole discretion and without Landlord's consent.

22. **TAXES.**

(a) Tenant shall be solely responsible for and shall timely pay all personal property taxes levied and assessed against it or its personal property. Tenant shall pay Landlord for any increase in real property taxes attributable solely to any improvements to the Premises made by Tenant. Landlord shall bill Tenant for their share of such real property taxes within thirty (30) days after receipt of satisfactory documentation indicating calculation of Tenant's share of the real property taxes. At the request of either party, the other shall provide evidence of payment of taxes.

Bo
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(b) Tenant shall have the right to contest all taxes, assessments, charges and impositions assessed against its personal property or improvements, and Landlord agrees to join in such contest, if required by law, and to permit the Tenant to proceed with the contest in Landlord's name, provided that the expense of the contest is borne by Tenant. If the Landlord initiates an action to contest taxes or other items, Tenant may join in such action provided that Tenant pays its own expenses of so participating.

23. MISCELLANEOUS.

(a) **Amendment/Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by an authorized agent of the Landlord and an authorized agent of the Tenant. No provision may be waived except in a writing signed by both parties.

(b) **Memorandum/Short Form Lease.** Either party will, at any time upon fifteen (15) business days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum or Short Form of Lease. Either party may record this Memorandum or Short Form of Lease at any time, in its absolute discretion.

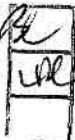
(c) **Bind and Benefit.** The terms and conditions contained in this Agreement will run with the Property and bind and inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.

(d) **Entire Agreement.** This Agreement and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the parties hereto and will supersede all prior offers, negotiations and agreements with respect to the subject matter of this Agreement.

(e) **Governing Law.** This Agreement will be governed by the laws of the state in which the Premises are located, without regard to conflicts of law.

(f) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply: (i) captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof; (ii) use of the term "including" will be interpreted to mean "including but not limited to"; (iii) whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed; (iv) exhibits are an integral part of the Agreement and are incorporated by reference into this Agreement; (v) use of the terms "termination" or "expiration" are interchangeable; and (vi) reference to a default will take into consideration any applicable notice, grace and cure periods.

(g) **Estoppel.** Either party will, at any time upon twenty (20) business days prior written notice from the other, execute, acknowledge and deliver to the other a statement in writing (i) certifying that this Agreement is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying this Agreement, as so modified, is in full force and effect) and the date to which the Rent and other charges are paid in advance, if any, and (ii) acknowledging that there are not, to such party's knowledge, any uncured defaults on the part of the other party hereunder, or specifying such defaults if any are claimed. Any such statement may be conclusively relied upon by any prospective purchaser or encumbrancer of the Premises. The requested party's failure to deliver such a statement within such time will be conclusively relied upon by the requesting party that (i) this Agreement is in full force and effect, without modification except as may be properly represented by the requesting party, (ii) there are no uncured defaults in either party's performance, and (iii) no more than one month's Rent has been paid in advance.



(h) **No Electronic Signatures/No Option.** The submission of this Agreement to any party for examination or consideration does not constitute an offer, reservation of or option for the Premises based on the terms set forth herein. This Agreement will become effective as a binding Agreement only upon the handwritten legal execution, acknowledgment and delivery hereof by Landlord and Tenant.

(i) **Approval or Consent.** Unless expressly set forth in this Agreement to the contrary, whenever a party's approval or consent is required in this Agreement, such party's approval or consent shall not be unreasonably withheld, conditioned or delayed.

[SIGNATURES APPEAR ON THE NEXT PAGE]



IN WITNESS WHEREOF, the parties have caused this Agreement to be effective as of the last date written below.

"LANDLORD"

Cascade Summit Retail LLC,
an Oregon limited liability company

By: **Gramor Investments, Inc.**

By: 

Barry A. Cain

Its: President

Date: September 27, 2005

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: 

Print Name: LOUIS R. LEVY

Its: Implementation Manager

Date: 10/29/05

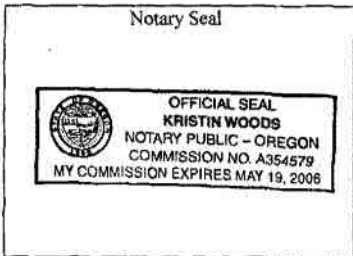
[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

REPRESENTATIVE CAPACITY

STATE OF Oregon)
) SS.
COUNTY OF Washington)

This instrument was acknowledged before me on September 27, 2005 by Barry A. Cain as President of Cascade Summit Retail LLC, an Oregon limited liability company Corporation, Examer Investments Inc.

DATED: September 27, 2005



Kristin Woods
(Signature of Notary)
Kristin Woods
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of Oregon
My appointment expires: May 19, 2008

TENANT ACKNOWLEDGEMENT

STATE OF WASHINGTON)
) SS.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Louis R Levy is the person who appeared before me and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute said instrument and acknowledged it as the Employment Manager of New Cingular Wireless PCS, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: Oct 29, 2005



Jody D. Fetcher
(Signature of Notary)
Jody D. Fetcher
(Legibly Print or Stamp Name of Notary)
Notary Public in and for the State of Washington
My appointment expires: 10/17/08

EXHIBIT 1

DESCRIPTION OF PREMISES

Page 1 of 2

to the Agreement dated Oct 29, 2005, by and between, Cascade Summit Retail LLC, an Oregon limited liability company, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

Landlord owns certain property with an address of 21000 to 22750 SE Solamo Road, West Linn, in the County of Clackamas, State of Oregon, hereinafter identified as the "Property."

Property Legal:

Parcels 6 and 7, PARTITION PLAT 2001-26, in the City of West Linn, County of Clackamas and State of Oregon

Tenant leases a portion of the Property identified as the "Premises". The Premises are described and/or depicted as follows:

a cabinet located within the tower feature consisting of approximately Four Hundred (20' x 20') square feet including the air space above such cabinet and (b) space on the rooftop of above suites 21130 to 21150 SE Solamo Road together with such easements as are necessary for the antenna and initial installation

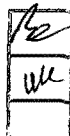
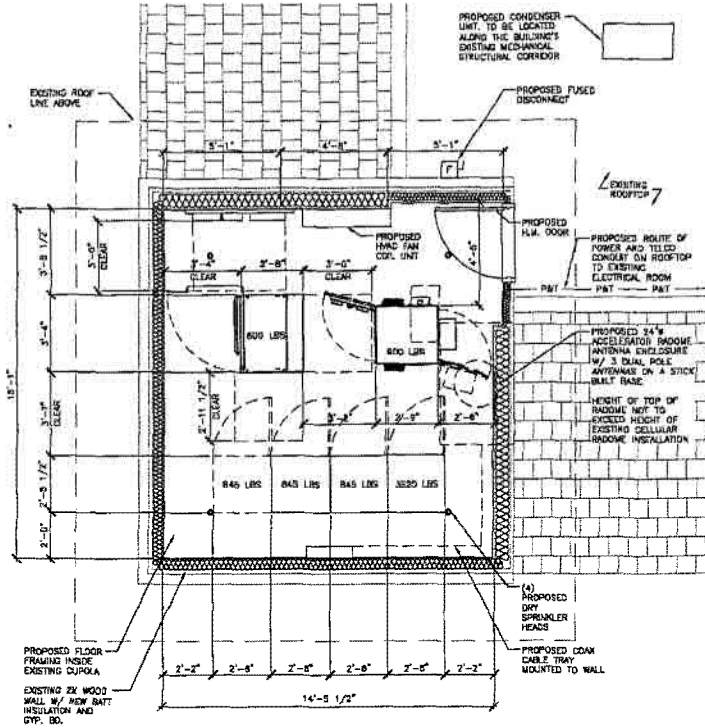


EXHIBIT 1
DESCRIPTION OF PREMISES

Page 2 of 2



Notes:

1. This Exhibit may be replaced by a land survey and/or construction drawings of the Premises once received by Tenant.
2. Any setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.




PD-2 COMPLETENESS LETTER



CITY OF
West Linn

August 2, 2022

Meredith Hewett
J5 Infrastructure Partners
6732 SW Terri Ct.
Portland, OR 97225

SUBJECT: Alteration of an existing roof mounted wireless facility Drive (DR-22-05)

Dear Ms. Hewett,

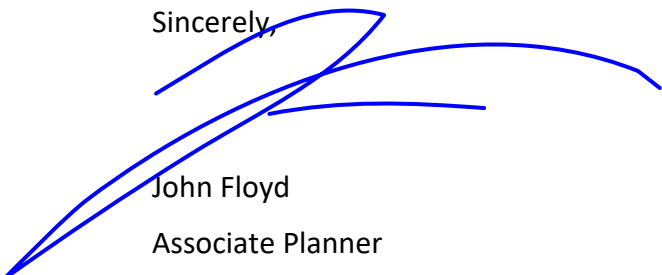
You submitted an application for a Class I Design Review on July 6, 2022. The Community Development Department has reviewed the materials and found the application to be **complete** as of August 2, 2022. The city has 120 days to exhaust all local review, that period ends November 30, 2022.

Please be aware that determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Director to render a decision on your proposal.

A 14-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Manager.

Please contact me at 503-742-6058, or by email at jfloyd@westlinnoregon.gov if you have any questions or comments.

Sincerely,



John Floyd
Associate Planner

PD-3 AFFADAVIT AND NOTICE PACKET



**AFFIDAVIT OF NOTICE
PLANNING MANAGER DECISION**

We, the undersigned, certify that, in the interest of the party initiating a proposed land use, the following took place on the dates indicated below:

PROJECT

File No.: **DR-22-05** Address: 21400 Salamo Road
 Applicant's Name: **New Cingular Wireless PCS, LLC,**
 Scheduled Decision Date: **Planning Manager Decision no earlier than**

MAILED NOTICE

Notice of Upcoming Planning Manager Decision was mailed at least 14 days before the decision date, per Section 99.080 of the Community Development Code to:

applicant	09/15/22	<i>Lynn Schroder</i>
Philip Kitzes, J5 Infrastructure Partner, applicant representative	09/15/22	<i>Lynn Schroder</i>
ROIS Oregon LLC, property owner	09/15/22	<i>Lynn Schroder</i>
Property owners within 300 ft of the site perimeter	09/15/22	<i>Lynn Schroder</i>
Savanna Oaks Neighborhood Association	09/15/22	<i>Lynn Schroder</i>

WEBSITE

Notice was posted on the City's website 14 days before the decision date.

09/15/22	<i>Lynn Schroder</i>
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SIGN

A sign was posted on the property at least 10 days before the hearing, per Section 99.080 of the CDC.

9/15/22	<i>John Floyd</i>
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FINAL DECISION

Notice of Final Decision was mailed to the applicant, all parties with standing, and posted on the City's website, per Section 99.040 of the Community Development Code.

11/09/22	<i>Lynn Schroder</i>
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**CITY OF WEST LINN
NOTICE OF UPCOMING PLANNING MANAGER DECISION
FILE NO. DR-22-05**

The West Linn Planning Manager is considering Class I Design Review at 21400 Salamo Road (Cascade Summit Shopping Center). The applicant is requesting approval to modify an existing rooftop wireless communication facility located in the northeast portion of the shopping center. The extension would increase the height of the facility by approximately six feet.

You have been notified of this proposal because County records indicate that you own property within 300 feet of the property (Clackamas County Assessor's Map 21E26D00900), or as otherwise required by CDC Chapter 99.080.

The Planning Manager will decide the application based on criteria in Chapters 19, 55, 57, and 99 of the Community Development Code (CDC). The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website, <https://westlinnoregon.gov/planning/21400-salamo-road-class1-design-review-modification-wireless-tower-21400-salamo-drive>. The application, all documents or evidence relied upon by the applicant and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at reasonable cost.

A public hearing will not be held for this decision. **Anyone wishing to submit comments for consideration must submit all material before 4:00 p.m. on September 29, 2022 to jfloyd@westlinnoregon.gov or mail them to City Hall. All comments must be received by the deadline.**

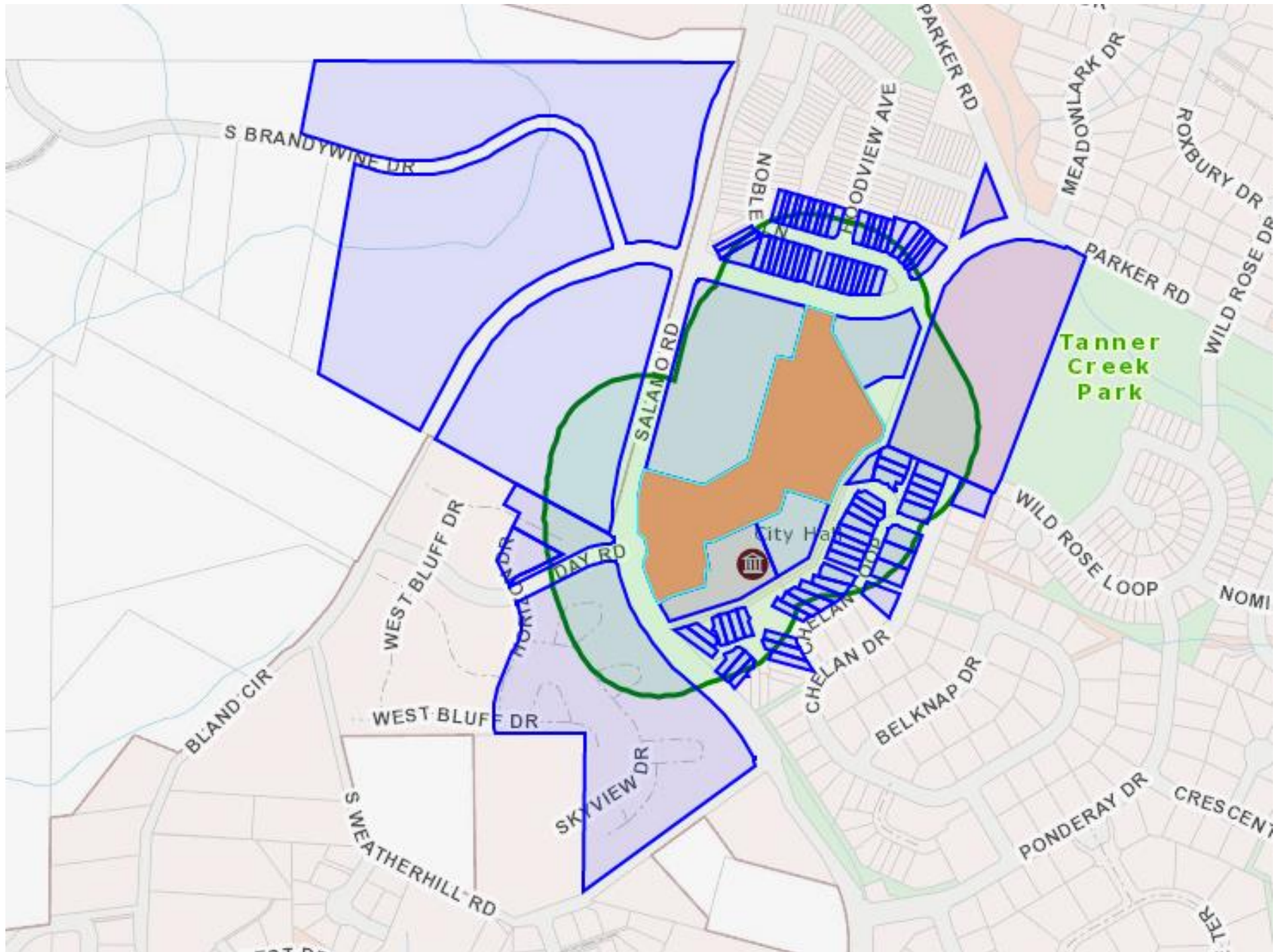
It is important to submit all testimony in response to this notice. All comments submitted for consideration of this appeal should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals based on that issue (CDC Section 99.090).

The final decision will be posted on the website and available at City Hall. Persons with party status may appeal the decision by submitting an appeal application to the Planning Department within 14 days of mailing the notice of the final decision pursuant to CDC [99.240](#).

For additional information, please contact John Floyd, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6058 or jfloyd@westlinnoregon.gov for additional information.



DR-22-05 - Properties Within 300 feet of the 21400 Salamo Road





PROJECT # DR-22-05
MAIL: September 15, 2022 TIDINGS: N/A

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.