



May 14, 2015

**ARCHITECTURAL REVIEW FINDINGS AND  
DECISION  
\*\* APPROVAL WITH CONDITIONS \*\***

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Case #: AR-15-03  
Project: Wireless Communication Facility (WCF) 112th/Brown Portland General Electric (PGE) T-Mobile  
Location: No Street Address (Tax Lot 2S1 34AC 09400)  
Applicant: Owen Whitcomb, Land Use Associate (206-369-6323; Applicant file no. PO01230B Ibach Park Brown )

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*Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503-691-3026 and allow as much lead time as possible.*

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**I. INTRODUCTION**

The proposal by Lexcom Development Inc., agent of T-Mobile USA, Inc., is to co-locate an attached wireless communication facility (WCF) in the form of antennae atop a Portland General Electric (PGE) transmission tower at the southeast corner of SW 112th Avenue and SW Brown Street and a ground cabinet and equipment lease area of 12 by 10 feet (ft), equal to 120 square feet (sq ft) near the southeast and rear corner of the subject property, which is Tax Lot 2S1 34AC 09400 (Lot 9400) and also Lake Forest No. 3 Subdivision Tract G. The Lake Forest Homeowners Association (HOA) owns the otherwise undeveloped subject property of approximately 0.35 acres on which the tower stands.

The proposal includes Minor Variance MVAR-15-01 to permit increase in height of the 150-foot PGE tower by 3.5 feet (ft) to 153.5 ft, a height increase of approximately 2.3% and less than the 20% maximum increase through an MVAR pursuant to Tualatin Development Code (TDC) 33.010(3) above maximum structure height permitted in the Low Density Residential (RL) Planning District.

The neighborhood/developer meeting was on February 4, 2015. Staff received no letters of comment from property owners within 1,000 ft of the subject property, including pursuant to Tualatin Development Code (TDC) 31.064(1) within any residential subdivisions platted through the City, during the comment period that ended March 25, 2015.

**II. CONDITIONS OF APPROVAL**

Based on the Findings and Conclusions presented, AR-15-03 is approved, subject to the following Architectural Review conditions:

- AR-1 The development will have landscaping to maintain. To meet the requirement of 73.100(1), all landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered through the AR process.
- AR-2 The applicant shall separately from this AR submit sign permit applications for any changed or new signage.

**III. FINDINGS**

Reviewing this application in terms of the Tualatin Development Code ([TDC](#)) and other ordinances, the following findings are relevant. All references are to sections in the TDC unless otherwise noted.

**A. Previous Land Use Actions:**

- SB-01-02: Approval of the Lake Forest No. 3 residential subdivision.

**B. Other Permit Actions:**

None.

**C. Planning Districts and Adjacent Land Uses:**

The subject property is located in the [Low Density \(RL\) Planning District](#) in which a wireless communication facility attached, provided it is not on a single-family dwelling or its accessory structures, is a permitted use pursuant to TDC [40.020](#)(10). Adjacent planning districts and land uses are clockwise:

- N: RL SW Brown Street right-of-way (ROW), single-family house on Lakeview Bluff Lot 1, and single-family house on Lake Forest No. 3 Subdivision Lot 116
- E: RL Water quality facility (WQF, i.e. stormwater detention pond) on Lake Forest No. 3 Subdivision Tract G, which is owned by Lake Forest Home Owners Association, and dedicated for this residential subdivision
- S: RL Single-family house on rural North Tonquin Subdivision Lot 11, recently re-divided into the Heather Ridge Subdivision
- W: RL Single-family houses on Streamstone Estates Subdivision Lots 15 and 16

**D. Lot Sizes:**

**40.050 Lot Size for Permitted Uses.**

Except as otherwise provided, the lot size for a single-family dwelling shall be:

- (1) The minimum lot area shall be an average of 6,500 square feet.
- (2) The average lot width shall be at least 30 feet.
- (3) When a lot has frontage on a public street, the minimum lot width shall be 50 feet on a street and 30 feet around a cul-de-sac bulb.
- (4) The maximum building coverage shall be 45 percent.
- (5) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(7) - (12).

**31.060 “Definitions:”**

**“Lot Line, Rear.”** A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or other-shaped lot, a line ten feet in length within the lot, parallel to and at a maximum distance from the front lot line. On a corner lot, the shortest lot line abutting adjacent property that is not a street shall be considered a rear lot line.

**“Lot Width.”** The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line, at the center of the lot, or, in the case of a corner lot, the horizontal distance between the front lot line and a side lot line.

**“Lot Width, Average.” The sum of the length of the front lot line and the rear lot line divided by 2.**

Because the proposal involves neither changed or additional lots nor additional buildings or building square footage, the requirements are not applicable.

**E. Setback Requirements:**

**Section 40.070 Setback Requirements for Permitted Uses.**

**Except as otherwise provided, the setbacks for permitted uses shall be:**

**(1) The front yard setback shall be a minimum of 15 feet, except to an unenclosed porch, which shall be 12 feet.**

**(2) The setback to a garage door shall be a minimum of 20 feet.**

**(3) The side yard setback shall be a minimum of five feet.**

**(4) For a corner lot, the following provisions shall apply:**

**(a) one front yard setback shall be a minimum of 15 feet; it shall be determined by the orientation of the structure based on the location of the front door.**

**(b) the second front yard setback shall be a minimum of 10 feet.**

**(5) The rear yard setback shall be a minimum of 15 feet.**

Because the applicant proposes no buildings and 73.510 below establishes setbacks specific to WCFs, the single-family residential setback requirements are not applicable.

**73.510 Setbacks. The Community Development Director shall, in making the determination of compliance for setbacks for Wireless Communication Facilities and Wireless Communication Support Structures, consider the following factors:**

**(1) If the abutting property is in the Low Density Residential (RL) Planning District or in the Medium-Low Density Residential (RML) Planning District with an approved small lot subdivision, and if natural vegetation, such as evergreen trees, does not exist to act as a screen, then a greater setback than the minimum required may be appropriate. If such natural vegetation exists, then the minimum required setback may be appropriate.**

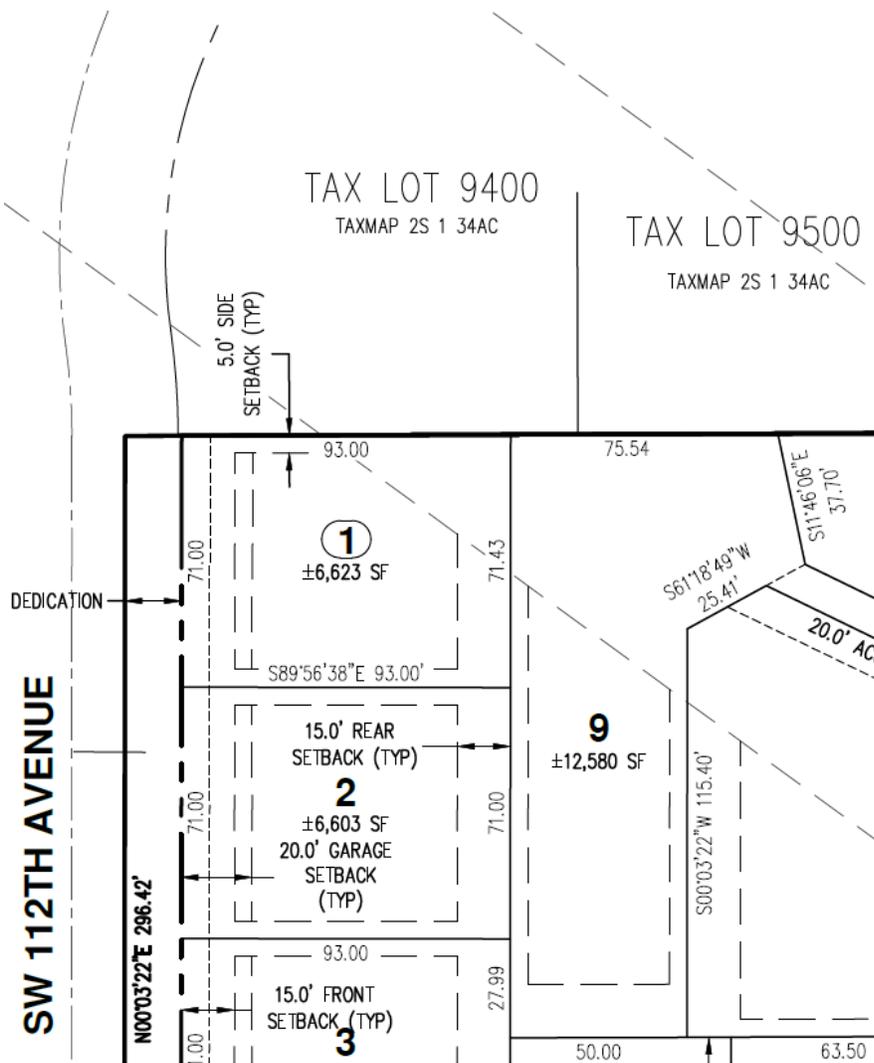
**(2) If the abutting property is in the Low Density Residential (RL) Planning District or in the Medium-Low Density Residential (RML) Planning District with an approved small lot subdivision, and it is vacant or its use is a single family dwelling, then a greater setback than the minimum required may be appropriate. If the use is not a single family dwelling, then the minimum required setback may be appropriate.**

**(3) If the abutting property is in the Low Residential Density (RL) Planning District or in the Medium-Low Density Residential (RML) Planning District with an approved small lot subdivision, and it is vacant or its use is a single family dwelling and it is at a lower elevation than the subject property, then a greater setback than the minimum required may be appropriate.**

Both abutting properties to the east and south are designated within the RL Planning District. Both the subject property and the property to the east are part of the Lake Forest No. 3 Subdivision, and the property to the south is part of the North Tonquin Subdivision. Neither has an approved Conditional Use Permit (CUP) on record, which is the land use application process by which the City approves a residential subdivision as a small lot subdivision, the concept of which is described in 40.030(3) and 41.030(2).

Regarding the requirement of (1) from the words “if natural vegetation” onward, a site visit as well as aerial and satellite photography showed that evergreen trees and dense and tall evergreen shrubbery are along the western two-thirds of the south property line. The east abutting property, which is a water quality facility (WQF) as described in Section C above, has no such vegetation along the property line. The proposed ground cabinet and equipment lease area would be near the southeast corner of the subject property. Because Tax Map 2S1 34AC illustrates that the WQF, which is Lake Forest No. 3 Subdivision Tract G, is over 100 ft wide, and the tract has wooden fencing of at least 6 ft in height along both the west and east sides, the fencing and distance of approximately 115 ft between the enclosure and nearest dwelling to the east establishes context such that no greater setback than the minimum required is appropriate. Regarding the eastern third of the south property line that lacks evergreen trees and dense and tall evergreen shrubbery, because of the context described in the paragraph below regarding (3), the lack of evergreen trees itself is not a basis to require a greater setback than the minimum required.

Regarding (3), the abutting property to the east is neither vacant nor used as a single-family dwelling and is used as a WQF with a slight central depression necessary for the stormwater detention pond to function. The abutting property to the south is used as a single-family dwelling and is at roughly the same topographical elevation. The property to the south was until recently a large-lot rural property with a house. The City approved through SB-14-01 the subdivision of this south abutting property from North Tonquin Subdivision Lot 11 into the Heather Ridge Subdivision, the recording of which by Washington County is not yet reflected in assessor tax lot records as of April 16, 2015. The subdivision created two lots to the south of and abutting the subject property, Lots 1 and 9. As the approved subdivision plan illustrates through the inset reproduced below, the buildable envelopes of these lots are constrained by the PGE easement for its transmission lines and towers that pass over them as well as northwest over the subject property. The diagonal dashed lines indicate the extent of the northwest-southeast aligned PGE easement. Both the buildable envelopes of Lots 1 and 9 are truncated towards the southwest, meaning the future houses within these envelopes will be set back at least 50 ft from the cabinet and equipment lease area. Because of this context, no greater setback than the minimum required is appropriate.



*Inset Excerpted from SB-14-01 Heather Ridge Subdivision Approved Plat*

The setback requirements are met.

**F. Structure Height:**

**Section 40.100 Structure Height.** Except as otherwise provided, the maximum structure height is 35 feet.

The City below through Section P of this AR grants approval to Minor Variance MVAR-15-01. For this reason, the requirement is not applicable.

**G. Site Planning:**

**73.050(1)(a)** The proposed site development, including the site plan, architecture, landscaping and graphic design, conforms to the standards of this and other applicable

**City ordinances, insofar as the location, height, appearance, etc. of the proposed development are involved.**

This project has been reviewed based on TDC standards and other applicable general ordinances of the City of Tualatin. The proposed location, height, appearance, etc. of the development complies with the TDC and other applicable general ordinances as identified in this report, and with applicable conditions of approval will be in compliance.

**73.160 The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.**

**73.160(1) Pedestrian and Bicycle Circulation. (a) For commercial, public and semi-public uses:**

- (i) a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;**
- (iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;**
- (v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.**
- (vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.**
- (vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

**31.060**

**Outdoor Recreational Access Route. A pedestrian path that provides access to a recreation trail. These trails are on City-owned property, exclusive rights-of-way or easements, but are not necessarily located in a designated greenway. They are typically 1/4 mile or less in length.**

**Walkway. A pedestrian facility which provides a paved surface for pedestrian circulation within a development. A walkway may be shared with bicycles and may cross vehicle areas.**

Because the proposal involves no changed or additional walkways, accessways, or buildings, and the applicant proposes no building triggering requirement for a walkway or accessway, the requirements are not applicable.

**73.160(1)(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.**

Because the proposal involves no changed or additional walkways, the requirement is not applicable.

**73.160(1)**

**(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb. (d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.**

**(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's review and approval.**

**(f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.**

**(g) Accessways shall be constructed, owned and maintained by the property owner.**

**31.060**

**Accessway. A non-vehicular, paved pathway designed for pedestrian and bicycle use and providing convenient linkages between a development and adjacent residential and commercial properties and areas intended for public use such as schools, parks, and adjacent collector and arterial streets where transit stops or bike lanes are provided or designated. An accessway is not a sidewalk.**

Because the proposal involves no changed or additional accessway, the requirements are not applicable.

**73.160(3)**

**(a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.**

**(b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.**

**(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way.**

**(d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.**

**(e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.**

Because the proposal involves no changed or additional windows, lighting, buildings, or parking lot, the requirements are not applicable.

**73.160(4)(a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.**

The applicant proposes such equipment in the form of a ground cabinet and equipment lease area, and the site plans illustrate the area as fenced and screened with landscaping in the form of evergreen shrubs 5 ft high at planting, meeting the requirement.

**73.160(4)(b) Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.**

Because the proposal involves no existing, changed, or new outdoor storage, excluding mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

#### **H. Structure Design:**

##### **73.050(1)**

**(b) The proposed design of the development is compatible with the design of other developments in the same general vicinity.**

**(c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the same vicinity.**

The proposal is to heighten the existing PGE transmission tower by approximately 3½ ft to 153½ ft through co-location of an antennae array and construct a ground cabinet and equipment lease area of 12 by 10 ft, equal to 120 sq ft. Because the changes are small in height and size, and a WCF can be meaningfully compared to other WCFs but not conventional site developments in the vicinity, the requirements are not applicable.

**73.100(2) All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval.**

Because the proposal includes no building exterior improvements, the requirement is not applicable.

##### **73.220(1)**

**(a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.**

**(b) Provide an identification system, which clearly identifies and locates buildings and their entries.**

**(c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.**

Staff examined these requirements as part of 73.160(3) above.

**I. Mixed Solid Waste and Source Separated Recyclables Storage Areas:**

**73.227(2)(a)(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.**

For the purpose of mixed solid waste and source separated recyclables storage area, there's no applicable building gross leasable area (GLA).

**73.227(2)(a)(ii) Storage areas for multiple uses on a single site may be combined and shared.**

The option is not exercised.

**73.227(2)(a)(v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: office - 4 square feet/1000 square feet gross leasable area (GLA); Retail - 10 square feet/1000 square feet GLA; Wholesale/Warehouse/Manufacturing - 6 square feet/1000 square feet GLA; Educational and institutional - 4 square feet/1000 square feet GLA; and other - 4 square feet/1000 square feet GLA.**

Because the proposal involves neither additional building gross leasable area (GLA) nor existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

**73.227(6)(a)**

**(iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.**

**(v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.**

**(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process.**

**(vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site. Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.**

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

**73.227(6)(b)**

**(iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.**

**(iv) Exterior storage areas shall have either a concrete or asphalt floor surface.**

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

**73.227(6)(c)**

**(i) Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.**

**(ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.**

**(iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion.**

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

**J. Landscaping:**

**73.100(1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.**

The development will have landscaping to maintain. To meet the requirement of 73.100(1), all landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered through the AR process.

**73.240(2) The minimum area requirement for landscaping for conditional uses for RL, RML, RMH, RH and RH/HR Planning Districts, listed in TDC 40.030, 41.030, 42.030, 43.030 and 44.030, excluding 40.030(3), 40.030 (4)(j), 40.030 (4)(m), 40.030 (4)(n) and 41.030(2) shall be twenty-five (25) percent of the total area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for**

**landscaping shall be twenty (20) percent of the total area to be developed as determined through the AR process.**

The requirement of (2) among the landscaping area 73.240 subsections is the only one related to uses in RL. Because an attached WCF is a permitted use within RL per Section C above, and no other subsection establishes a minimum landscaping area requirement for RL permitted uses, the requirement is not applicable.

**73.240(8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning district but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.**

Because the subject property is in an RL Planning District, the requirement is not applicable.

**73.240(9) Yards adjacent to public streets, except as described in 73.240(7), shall be planted to lawn or live groundcover and trees and shrubs and shall be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.**

Because the applicant proposes no landscaping changes to or disturbance, excepting adding a driveway at SW 112<sup>th</sup> Avenue, of the front yards along SW 112<sup>th</sup> Avenue or SW Brown Street, which are vegetated, the requirement is not applicable.

**73.240(10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.**

The site development area, excluding the top of the PGE transmission tower, is limited to the ground cabinet and equipment lease area and that of the driveway. Because it incorporates no yards, the requirement is not applicable.

**73.240(11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone.**

The site development area, excluding the top of the PGE transmission tower, is the ground cabinet and equipment lease area and that of the driveway. The site plans illustrate landscaping such that a maximum of 10% of the landscaped area would be covered with unvegetated areas of bark chips, rock or stone, meeting the requirement.

**73.260(1)(a) Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1½") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be accepted to plant during their dormant season. Trees shall be characteristically shaped specimens.**

Because the applicant proposes no additional deciduous trees and none are required, the requirement is not applicable.

**73.260(1)(b) Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.**

Because the applicant proposes no additional conifers and none are required, the requirement is not applicable.

**73.260(1)(c) Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.**

The landscape plan proposes evergreen shrubs at five (5) gallon size, meeting the requirement.

**73.260(1)(d) Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (*Hedera helix*) is considered a high maintenance material, which is detrimental to other landscape materials and buildings and is therefore prohibited.**

The landscape plan lists a groundcover species other than English ivy, meeting the requirement.

**73.280 Landscaped areas shall be irrigated with an automatic underground or drip irrigation system.**

The landscape plan contains four notes indicating the presence of an automatic underground system, meeting the requirement.

**73.290(1) Where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.**

The landscape plan notes reestablishment of adjacent groundcover following construction disturbance, meeting the requirement.

**73.310(1) A minimum 5-foot-wide landscaped area must be located along all building perimeters, which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.**

Because the proposal involves no building, the requirement is not applicable.

**73.310(2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.**

The applicant has chosen not to exercise this option.

**73.310(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.**

The site development area, excluding the top of the PGE transmission tower, is limited to the ground cabinet and equipment lease area and that of the driveway

**73.340(1) A clear zone shall be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level, except for parking structures and underground parking, where this provision shall not apply.**

The site plans indicate no improvements encroaching within the vision clearance areas on each side of the driveway at SW 112<sup>th</sup> Avenue, meeting the requirement.

**73.340(2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas).**

**(a) The landscape area shall contain:**

**(i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of 73.360(7).**

**(ii) Plantings which reach a mature height of 30 inches in 3 years which provide screening of vehicular headlights year round.**

**(iii) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years.**

The proposal includes a driveway to construction of the project and accommodate subsequent occasional ingress, parking, and egress by a maintenance technician. The applicant has opted to site the east-west driveway such that its south edge is 10 ft from the property line with existing south yard landscaping to remain in between. Because parking would occur within the driveway, and the proposal includes no identified off-street parking space or spaces or vehicular circulation areas in the form of drive aisles, the requirement is not applicable.

### **73.360**

**(1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs. These landscape areas shall be dispersed throughout the parking area [see 73.380(3)].**

**(2) All landscaped island areas with trees shall be a minimum of 5 feet in width (60 inches from inside of curb to curb) and protected with curbing from surface runoff and damage by vehicles. Landscaped areas shall contain groundcover or shrubs and deciduous shade trees.**

**(3) Provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot. The trees shall meet the requirements of 73.360(7).**

**(4) Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.**

Because the applicant proposes no change or addition to either parking stall count or landscaped islands, the requirement is not applicable.

**73.360(6)(a) Except as in (b) [Central Design District], site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development.**

Because the proposal is none of the commercial, public, or semi-public development categories, the requirement is not applicable.

**73.360(7) Deciduous shade trees shall meet the following criteria:**

- (a) Reach a mature height of 30 feet or more**
- (b) Cast moderate to dense shade in summer**
- (c) Long lived, i.e., over 60 years**
- (d) Do well in an urban environment**
  - (i) Pollution tolerant**
  - (ii) Tolerant of direct and reflected heat**
- (e) Require little maintenance**
  - (i) Mechanically strong**
  - (ii) Insect and disease resistant**
  - (iii) Require little pruning**
- (f) Be resistant to drought conditions**
- (g) Be barren of fruit production.**

Because the applicant proposes no changed or additional deciduous trees, the requirements are not applicable.

**74.765 All trees, plants or shrubs planted in the right-of-way of the City shall conform in species and location and in accordance with the street tree plan in Schedule A.**

Because the applicant proposes no changed or additional street trees, the requirement is not applicable.

**K. Tree Preservation:**

**73.050(4) As part of Architectural Review, the property owner may apply for approval to cut trees in addition to those allowed in TDC 34.200. The granting or denial of a tree-cutting permit shall be based on the criteria in TDC 34.230.**

**34.230 The Community Development Director shall consider the following criteria when approving, approving with conditions, or denying a request to cut trees.**

**The Community Development Director may approve a request to cut a tree when the applicant can satisfactorily demonstrate that any of the following criteria are met:**

- (a) The tree is diseased, and**
  - (i) The disease threatens the structural integrity of the tree; or**
  - (ii) The disease permanently and severely diminishes the aesthetic value of the tree; or**
  - (iii) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or aesthetic value.**
- (b) The tree represents a hazard, which may include but not be limited to:**
  - (i) The tree is in danger of falling;**
  - (ii) Substantial portions of the tree are in danger of falling.**
- (c) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.**

Because the applicant proposes no tree removal, the requirement is not applicable.

**73.250**

**(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.**

**(2) During the construction process:**

**(a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.**

**(b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.**

**(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.**

**(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.**

**(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.**

**(f) Tree root ends shall not remain exposed.**

**(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.**

**(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.**

Because the site development area contains no trees, the requirements are not applicable.

**L. Grading:**

**73.270(1) After completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.**

The applicant proposes temporary construction trenching for underground electrical and telecommunication conduit, but no permanent re-grading, and the landscape plan notes reestablishment of adjacent groundcover following construction disturbance, meeting the requirement.

**73.270(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.**

The site plans propose improvements such that there are no pedestrian walkways, dwelling units, buildings, or outdoor private and shared areas to affect, meeting the requirement.

**M. Bicycle Parking, Off-Street Parking and Loading:**

**73.370(1)(b) At the time of enlargement of an existing multi-family residential, commercial, institutional or industrial structure or use, TDC 73.370 shall apply to the existing and enlarged structure or use.**

**Bicycle Parking:**

**73.370(2)(a) Commercial (iii) Shopping center (over 100,000 sq. ft. of gross floor area). Required bicycle parking is 0.50 space per 1,000 sq. ft. of gross floor area of which 50% shall be covered.**

Because the applicant proposes no changed or additional gross floor area or parking, the requirement is not applicable.

**73.370(1)**

**(n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist's lock securing the frame and both wheels.**

**(o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.**

**(p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**

**(q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.**

**(r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.**

**(s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.**

**(u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the *Manual on Uniform Traffic Control Devices (MUTCD)* (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.**

Because the applicant proposes no changed or additional gross floor area or bicycle parking, the requirement is not applicable.

**Off-Street Vehicle Parking:**

**73.370(2)(a) Commercial (xv) Wireless communication facility requires 1.0 space.**

The proposal includes a driveway to construction of the project and accommodate subsequent occasional ingress, parking, and egress by a maintenance technician, meeting the requirement.

**73.370(3) The minimum number of off-street Vanpool and Carpool parking for commercial, institutional, and industrial uses is as follows:**

<u>Number of Required Parking Spaces</u>	<u>Number of Vanpool or Carpool Spaces</u>
--	--

<b>0 to 10</b>	<b>1</b>
<b>10 to 25</b>	<b>2</b>
<b>26 and greater</b>	<b>1 for each 25 spaces</b>

Because the proposal is none of the commercial, institutional, or industrial uses categories, the requirement is not applicable.

**73.370(1)(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.**

Because the requirement of 73.370(3) is not applicable, the requirement is not applicable.

**73.380**

**(1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.**

**(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by Section 73.370(2).**

**(3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation.**

**(4) Areas used for standing or maneuvering of vehicles shall have paved asphalt or concrete surfaces maintained adequately for all-weather use and so drained as to avoid the flow of water across sidewalks.**

**(6) Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.**

**(8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.**

**(9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.**

**(11) On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.**

Because the proposal includes no off-street parking lot, the requirements are not applicable.

**73.390**

**(1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:**

<u>Square Feet of Floor Area</u>	<u>Number of Berths</u>
Less than 5,000	0
5,000 - 25,000	1
25,000-60,000	2
60,000 and over	3

Because the applicant proposes no changed or additional gross floor area, the requirement is not applicable.

**(2) Loading berths shall conform to the following minimum size specifications:**

- (b) Industrial uses - 12' x 60'**
- (c) Berths shall have an unobstructed height of 14'**
- (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.**

Because the requirement of 73.390(1) is not applicable, the requirement is not applicable.

**(3) Required loading areas shall be screened from public view from public streets and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.**

Because the requirement of 73.390(1) is not applicable, the requirement is not applicable.

**N. Access:**

**73.400(10)(a) Ingress and egress for single-family residential uses, including townhouses, shall be paved to a minimum width of 10 feet. Maximum driveway widths shall not exceed 26 feet for one and two car garages, and 37 feet for three or more car garages. For the purposes of this section, driveway widths shall be measured at the property line.**

The access requirements in (10) and the other subsections 73.400 are divided among the land use categories of:

- Single-family, including townhouses
- Multi-family
- Commercial, public and semi-public, and
- Industrial.

Because there is no best fit between any of the above and a WCF, staff looks to the existing designation of the subject property as within the RL Planning District, which is the City zoning district for single-family residential uses, in turn for which the above requirement applies. The site plans propose a driveway access of 10 ft at the property line, meeting the requirement.

**Vision clearance requirements at the driveways and street intersection shall comply with the requirements of 73.400(13).**

Because the applicant proposes no site plan changes that would affect vision clearance at the driveway intersection with SW 112<sup>th</sup> Avenue, the requirement is met.

**O. Wireless Communication Facility (WCF) Standards:**

**73.500 Standards. The following standards are minimum requirements for a wireless communication facility or wireless communication facility attached development. Development proposals shall meet or exceed these minimum requirements.**

**(1) Monopoles shall be used in all residential, institutional, and commercial planning districts.**

**(2) Monopoles shall be used in all industrial planning districts.**

**(3) Equipment shelters, buildings or cabinets to house radio electronics equipment shall be concealed, camouflaged, vegetatively screened, or placed underground.**

**(4) A wireless communication facility shall be designed to allow co-location of facilities.**

**(5) Wireless communication facility attached antennas shall be painted to match the color of the mechanical screen wall or building to which it is attached.**

**(6) Antennas and platforms shall be designed to minimize their size and appearance to surrounding development.**

Regarding (1), because the proposal is for an attached WCF and not a WCF, i.e. a new standalone WCF, the requirement is not applicable.

Regarding (2), because the subject property is not within an industrial planning district, the requirement is not applicable.

Regarding (3), the site plans illustrate equipment cabinets within a vegetatively screened lease area, meeting the requirement.

Regarding (4), because the proposal is for an attached WCF and not a WCF, i.e. a new standalone WCF, the requirement is not applicable.

Regarding (5), because proposed attached WCF would not be attached to either a mechanical screen wall or a building, the requirement is not applicable.

Regarding (6), the basis of comparison for the proposed antennae array is the PGE transmission tower to which the applicant proposes to attach the WCF. This lattice tower rises from a squarish base approximately 55 ft wide and tapers towards the top. The elevation shows the antennae are panels placed so that they do not extend wider than the top of the tower and their long axes are aligned with the corner metal supports of the top segment of the tower. The increase in total tower height because of the antennae from 150 to 153½ ft is not noticeable from ground level or near the subject property. In short, because of its placement relative to the tower, the co-located attached WCF in the form of panel antennae is minimized in size and appearance, meeting the requirement.

**P. Minor Variance MVAR-15-01:**

**33.010 Authorization to Grant or Deny Variances and Minor Variances.**

**(3) Minor variances may be requested to the lot area, lot width, building coverage, setbacks, projections into required yards and structure height development standards for permitted uses in the Residential Low Density Planning District (RL) and single family dwellings in Small Lot Subdivisions in the RL and Residential Medium to Low Density Planning District (RML). Minor variances may not be requested, nor approved, for more than 10% of the lot area and for no more than 20% of the lot width, building coverage, setback, projections into required yards, structure height, and the small lot location standards in TDC 40.055(3).**

The proposed minor variance is for structure height, specifically the increased height of the PGE transmission tower through co-location of an attached WCF from 150 to 153½ ft. An attached WCF is a permitted use in RL per Section C above. The increase from 150 to 153½ ft is a variance of approximately 2.3%, which is less than the maximum allowable height variance of 20%. The requirements are met.

**33.060 Final Decision For a Minor Variance.**

**(1) For a minor variance application submitted concurrent with an Architectural Review, Subdivision, Partition or Property Line Adjustment application, the decision shall be incorporated into the Architectural Review, Subdivision, Partition or Property Line Adjustment decision.**

This AR-15-03 incorporates MVAR-15-01 that the applicant submitted concurrent with this AR, meeting the requirement.

**33.024 Criteria For Granting a Minor Variance.**

**No minor variance shall be granted by the Community Development Director, City Engineer or the City Council unless the application shows the following approval criteria are met:**

**(1) A hardship is created by an unusual situation that is the result of lot size, lot shape, topography, development circumstances or being able to use the land or public infrastructure more efficiently.**

**(2) The hardship does not result from regional economic conditions.**

**(3) The minor variance will not be injurious to property abutting the subject property.**

**(4) The minor variance is the minimum remedy necessary to alleviate the hardship.**

Regarding (1), development circumstances and being able to use the land and public infrastructure more efficiently result in an unusual situation. The subject property is Lake Forest No. 3 Subdivision Tract G. Unlike most tracts in modern subdivisions approved by the City, the tract is not to designate wetlands and their buffers or WQFs as undevelopable land, but to accommodate a tower supporting state-regulated long-distance electric transmission lines and that predates the subdivision. A PGE easement extends to each side of these lines such that the remainder of the subject property cannot be partitioned or further subdivided while also being developed with a building or buildings. The situation is such that an attached WCF remains among the few possible additional uses of the subject property. TDC objectives and standards clearly seek to stem proliferation of WCF monopoles, maintain them at minimum distances from each other, and direct WCFs into attached rather than standalone installation. Though operated by private companies and directly regulated not by the City but foremost by the federal government, wireless telecommunications and the infrastructure on which they depend are public. By meeting the WCF placement intent of the TDC, the proposal allows the use of both the subject property and public infrastructure more efficiently. Lastly, the applicant's MVAR narrative addresses the criterion by noting that without the proposal, to provide better wireless coverage would necessitate installation of a new WCF elsewhere in the vicinity. The criterion is met.

Regarding (2), the hardship relates to physical circumstances and not economic ones. The U.S. National Bureau of Economic Research, the official arbiter of national recessions, had declared that the last recession was from December 2007 to June 2009 and had not recognized a national recession as of application submittal on February 23, 2015. The applicant's MVAR narrative does not assert any national or regional economic conditions as a hardship compelling submittal of the proposal. The criterion is met.

Regarding (3), the proposal is to heighten the existing PGE transmission tower by approximately 3½ ft to 153½ ft through co-location of an antennae array and construct a ground cabinet and equipment lease area of 12 by 10 ft, equal to 120 sq ft. The changes are small in height and size. Additionally, because of the physical context described in Section E above for the setback requirements of 73.510(1)-(3), fencing, vegetative screening, and deep setbacks further lessen visual notice of the proposed improvements. The criterion is met.

Regarding (4), the PGE tower predates adjacent development and annexation of its and adjacent territory by the City and also is owned and maintained by PGE that is a regional electric utility company regulated by the Oregon Public Utility Commission. The TDC has no provisions explaining the relationship of such tall towers to City zoning height limits. Prior to AR submittal, the applicant conducted due diligence such that the proposal would meet AR standards for an attached WCF. The MVAR is the minimum remedy necessary to alleviate the hardship. The criterion is met.

**Q. Signs:**

*Condition*

The applicant shall separately from this AR submit [sign permit](#) applications for any changed or new signage.

**R. Time Limit on Approval:**

**73.056 Architectural Review approvals shall expire after two years unless:**

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:**
  - (a) The applicant submitted a written extension request prior to the original expiration date.**
  - (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
  - (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
  - (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
  - (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
  - (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party. then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

**IV. APPEAL**

The Architectural Review portion of this decision will be final after 14 calendar days on **May 28, 2015**, unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., May 28, 2015**. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant. The plans and appeal forms are available at the Community

AR-15-03 – WCF 112<sup>th</sup>/Brown PGE T-Mobile

May 14, 2015

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Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:

A handwritten signature in blue ink that reads "Colin Cortes". The signature is written in a cursive style.

Colin Cortes, AICP, CNU-A  
Assistant Planner

Attachments:        101. Tax Map  
                             102. Site Plans and Other Application Materials  
                             103. Agency Comments  
                             104. Operations Dept. Comment

file:        AR-15-03

The Public Facilities Recommendation (PFR) complement to the AR starts on the next page.



*City of Tualatin*

## **CITY ENGINEER'S PUBLIC FACILITIES FINDINGS & RECOMMENDED DECISION**

**\*\* APPROVAL WITH CONDITIONS \*\***

**May 14, 2015**

The following are the Public Facilities findings for AR 15-03, T-Mobile 112th & Brown. All references are to sections in the Tualatin Development Code (TDC) or Tualatin Municipal Code (TMC) unless otherwise noted.

**TDC 74.120 ...No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.**

**TDC 74.140 (1) All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy.**

### **TDC 74.330 Utility Easements**

- (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.**
- (4) ...For both on-site and off-site easement areas, a utility easement shall be granted to the City; Building Permits shall not be issued for the development prior to acceptance of the easement by the City.**
- (5) The width of the public utility easement shall meet the requirements of the Public Works Construction Code.**

**TMC 4-1.010 This development is subject to all applicable building code requirements and all applicable building and development fees.**

### **FINDINGS**

These comments are a result of site investigation, developer comments, and review of the submitted plan sheets dated February 17, 2015.

1. **Fire and Life Safety:**

**TMC 4-2.010 (1) Every application for a building permit and accompanying plans shall be submitted to the Building Division for review of water used for fire protection, the approximate location and size of hydrants to be connected, and the provisions for access and egress for firefighting equipment. If upon such review it is determined that the fire protection facilities are not required or that they are adequately provided for in the plans, the Fire and Life Safety Reviewer shall recommend approval to the City Building Official.**

The submitted plans do not show existing adjacent public fire hydrants, however one exists on SW Brown Street and one on SW 112<sup>th</sup> Avenue nearby. During the review of Building Permits the Building Official may determine that additional fire protection devices may be necessary upon recommendation of Tualatin Valley Fire & Rescue (TVF&R). The applicant will need to submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).

Note: any new fire hydrants will be private onsite.

*Prior to issuance of a Building Permit:*

- *The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).*

2. Transportation:

**TDC 11.610 Transportation Goals and Objectives (2) (e) For development applications, including, but not limited to subdivisions and architectural reviews, a LOS of at least D and E are encouraged for signalized and unsignalized intersections, respectively.**

**TDC 73.400 (5)...a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards,...**

**TDC 74.420 (6) All required street improvements shall include curbs, sidewalks, storm drainage, streetlights, street signs, street trees, and, where designated, bikeways and transit facilities.**

**TDC 74.660 Underground.**

**(1) All utility lines including, but not limited to, those required for gas, electric, communication, lighting and cable television services and related facilities shall be placed underground. Surface-mounted transformers, surface-mounted connection boxes and meter cabinets may be placed above ground. Temporary utility service facilities, high capacity electric and communication feeder lines, and utility transmission lines operating at 50,000 volts or above may be placed above ground. The applicant shall make all necessary arrangements with all utility companies to provide the underground services. The City reserves the right to approve the location of all surface-mounted transformers.**

**TDC 75.060 Existing Driveways and Street Intersections (2) The City Engineer may restrict existing driveways and street intersections to right-in and right-out by construction of raised median barriers or other means.**

**TDC 74.120 ...No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit issued and the required fees paid.**

**TDC 74.140 (1) All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Certificate of Occupancy.**

SW Brown Street and SW 112<sup>th</sup> Avenue are constructed to public standards. No changes are proposed and none are required. This requirement is met.

3. Access:

**73.400 Access**

- (2) Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use.**
- (10) Minimum access requirements for residential uses: (b) Ingress and egress for multi-family residential uses shall not be less than the following:...for 50-499 parking spaces a minimum of one 32-foot wide access or two 24-foot wide accesses are required.**
- (11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses. If 1-99 parking spaces are required, only one access is required. If 100-249 parking spaces are required, two accesses are required. Ingress and egress shall not be less than 32 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.**
- (12) Minimum Access Requirements for Industrial Uses. If 1-250 parking spaces are required, only one access is required. Ingress and egress shall not be less than 36 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.**
- (14) (a) Unless otherwise herein provided, maximum driveway widths shall not exceed 40 feet.**
- (15) Distance between Driveways and Intersections. Distances listed shall be measured from the stop bar at the intersection. (a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.**

A 20-foot wide access for maintenance vehicles is proposed to SW 112<sup>th</sup> Avenue at the south side of the lot as far from the intersection with SW Brown Street as possible. This is acceptable. The applicant will need to submit final plans for the 20-foot wide access to SW 112<sup>th</sup> Avenue, for review and approval.

*Prior to the issuance of a Public Works Permit:*

- *The applicant shall submit final plans for the 20-foot wide access to SW 112<sup>th</sup> Avenue, for review and approval.*

4. Water:

**TDC 74.610 (1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.**

**TMC 3-3.040 (2) For nonresidential uses, separate meters shall be provided for each structure.**

**TMC 3-3.120 (2) The owner of property to which City water is furnished for human consumption shall install in accordance with City standards an appropriate backflow prevention device on the premises where any of the following circumstances exist: (b) Where there is a fire protection service, and irrigation service or a nonresidential service connection which is two inches or larger in size;**

**TMC 3-3.120 (4) requires all irrigation systems to be installed with a double check valve assembly.**

**TDC74.610 (3) As set forth in TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located.**

This site has an existing water service. No changes are proposed and none are required. This requirement is met.

5. Sanitary Sewer:

**TDC 74.620 (1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.**

**TDC 74.330 Utility Easements (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.**

This site has no existing sanitary sewer service and none are needed. No changes are proposed and none are required. This requirement is met.

6. Storm Drainage & Water Quality:

**TDC 74.630 Storm Drainage System**

- (1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.**
- (2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations (TMC 3-5).**

**TDC 74.650 Water Quality, Storm Water Detention and Erosion Control**

- (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.**

- (3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.**

**TMC 3-5-220 Criteria for Requiring On-Site Detention to be Constructed.**

- (1) There is an identified downstream deficiency, as defined in TMC 3-5.210, and detention rather than conveyance system enlargement is determined to be the more effective solution.**
- (2) There is an identified regional detention site within the boundary of the development.**

**TMC 3-5-330 Permit Required. Except as provided in TMC 3-5.310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.**

**TMC 3-5-380 Criteria for Granting Exemptions to Construction of On-Site Water Quality Facilities. A regional public facility may be constructed to serve private non-residential development provided:**

- (1) The facility serves more than one lot; and**
- (2) All owners sign a stormwater facility agreement; and**
- (3) Treatment accommodates reasonable worst case impervious area for full build-out, stormwater equivalent to existing or proposed roof area is privately treated in LIDA facilities, and any detention occurs on each lot.**

The plans show a gravel driveway and minimal impervious area for the concrete pad for equipment. No private stormwater quality or quantity treatment is proposed. Due to the minimal addition of semi-impervious and impervious area a fee-in-lieu is acceptable. The applicant will need to pay a fee-in-lieu of treatment and detention for the semi-impervious and impervious area, for review and approval.

*Prior to the issuance of a Building Permit:*

- *The applicant shall pay a fee-in-lieu of treatment and detention for the semi-impervious and impervious area, for review and approval.*

7. Grading:

**TDC 74.640 (1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development. (2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess materials from the development site.**

The submitted plans appear to minimize the impact of stormwater runoff to adjacent properties and allow adjacent properties to drain as they did before the development. This requirement is met.

8. Erosion Control:

**TDC 74.650 (3) ..the applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City. In order to reduce the amount of sediment discharged into the public storm system, erosion control measures are required during construction. If the site is over 1 acre in size a NPDES Erosion Control Permit is required.**

If the development's disturbed area during construction is between 1 and 5 acres in size, a 1200-CN NPDES Erosion Control Permit is required. If it is over 5 acres, a 1200-C NPDES Erosion Control Permit is required. The proposed disturbed area of the development site is a total of approximately 0.03 acres. A NPDES Erosion Control Permit is not required.

A City of Tualatin erosion control permit is required if there is construction or disturbing of the site. The applicant has not obtained a City of Tualatin erosion control permit. The applicant will need to obtain a City of Tualatin erosion control permit.

*Prior to the issuance of a Building Permit:*

- *The applicant shall obtain a City of Tualatin erosion control permit.*

9. Stormwater Connection Permit:

**TDC 74.650 Water Quality, Storm Water Detention and Erosion Control (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from the Unified Sewerage Agency.**

The applicant has submitted a CWS Service Provider Letter (SPL) indicating that Sensitive Areas do not exist on-site. In the SPL the applicant has received an initial response indicating that their proposed development meets CWS requirements. CWS has submitted a Memorandum dated March 23, 2015, with review comments. CWS will indicate final approval of activities relating to wetlands & buffers after final permit plans are submitted prior to issuance of associated permits. Any vegetated corridor mitigation required in the SPL will need to be included in the Water Quality Permit. The applicant will need to submit final plans that comply with the Service Provider Letter and CWS Memorandum comments, for review and approval.

*Prior to the issuance of a Public Works Permit:*

- *The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.*

## PUBLIC FACILITIES REQUIREMENTS

The following are the Public Facilities requirements for AR 15-03, T-Mobile 112th & Brown:

### PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

- PFR-1 The applicant shall submit final plans for the 20-foot wide access to SW 112th Avenue, for review and approval.
- PFR-2 The applicant shall pay a fee-in-lieu of treatment and detention for the semi-impervious and impervious area, for review and approval.
- PFR-3 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

### PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-4 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-5 The applicant shall obtain a City of Tualatin erosion control permit.

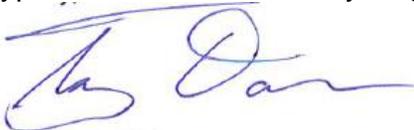
### PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- PFR-6 The applicant shall complete all the public improvements and have them accepted by the City.

### APPEAL

The Public Facilities Review portion of this decision is final after the expiration of 14 calendar days from the date of this decision, unless a written appeal is received on or before 5:00 p.m., on May 28, 2015 by the Engineering Division at 18880 SW Martinazzi Avenue, Tualatin, Oregon 97062. The appeal must be signed by the appellant, contain the information required by TDC 31.078 on the City appeal form, and contain the \$135 appeal filing fee. The plans and appeal forms are available at the Tualatin Library and at the City offices. Public Facilities appeals are reviewed by City Council.

Typed on behalf of the City Engineer,



Tony Doran, EIT  
Engineering Associate



# T-Mobile

SITE NAME:

**IBACH PARK BROWN**

SITE NUMBER:

**PO01230B**

LOCATION:

**CORNER OF SW 112TH AVE. & SW BROWN ST., TUALATIN, OR 97062**

# T-Mobile

8960 NE ALDERWOOD ROAD  
PORTLAND, OR 97220  
PHONE: (503) 813-9000  
FAX: (503) 736-3014

PROJECT INFORMATION:

**PO01230B**

**IBACH PARK BROWN**

CORNER OF SW 112TH AVE & SW BROWN ST  
TUALATIN, OR 97062

DATE	RELEASE
07/01/14	PRELIMINARY ZONING REVIEW
7/17/14	FINAL ZONING SUBMITTAL
7/29/14	FINAL ZONING SUBMITTAL
07/31/14	FINAL ZONING SUBMITTAL
10/30/14	FINAL ZONING SUBMITTAL
11/26/14	PRELIMINARY GROUNDING PLAN
12/22/14	PRELIMINARY CONSTRUCTION REVIEW
2/17/15	FINAL ZONING SUBMITTAL (LANDSCAPE)

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PLANS PREPARED BY:



**Don Cushing Associates**  
Civil Engineers

107 SE WASHINGTON STREET  
SUITE 208  
PORTLAND, OR 97214  
(503) 357-5331  
www.cushing-engr.com

LICENSE:



RENEWAL DATE 12/31/15

SHEET TITLE:

**COVER SHEET**

SHEET NUMBER:

**T-1**

**ZONING SUBMITTAL:**

- T-1 GENERAL INFO. & SIGNATURE BLOCK
- V-1 TOPOGRAPHIC SURVEY
- C-1 OVERALL SITE PLAN
- C-2 ENLARGED SITE PLAN
- C-3 FULL ELEVATIONS
- L-1 LANDSCAPE PLAN

**CONSTRUCTION SUBMITTAL:**

- C-4 EQUIPMENT DETAILS
- C-5 OUTDOOR EQUIPMENT DETAILS
- C-6 TYPICAL DETAILS
- G-1 GENERAL NOTES
- E-1 ELECTRICAL SITE PLAN & NOTES
- E-2 GROUNDING SITE PLAN & DETAILS
- E-3 ELECTRICAL GROUNDING DETAILS
- E-4 ELECTRICAL MISCELLANEOUS DETAILS
- E-5 ICE BRIDGE DETAILS
- RF-1 RF DESIGN

**COUNTY:**

WASHINGTON COUNTY

**ZONING:**

RL - LOW DENSITY RESIDENTIAL

**JURISDICTION:**

CITY OF TUALATIN

**CONTACT PERSON:**

LORI CHASE  
8960 NE ALDERWOOD ROAD  
PORTLAND, OR 97220

**PROPERTY OWNER:**

TRACT G, LAKE FOREST NO. 3, IN CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON  
18880 SW MARTINAZZI AVE  
TUALATIN, OR 97062

**PARCEL NUMBER(S) & AREA:**

TAX LOT #2S134AC-09400  
0.35 ACRES±  
PROJECT AREA: 120 SQ. FT.

**PROJECT COORDINATES:**

LAT: N 45°21'16.85" (45.354681)  
LONG: W 122°47'32.83" (-122.192453)  
SOURCE: 1A  
DATUM: NAD 83

**GENERAL INFORMATION:**

- 1. PARKING REQUIREMENTS ARE UNCHANGED
- 2. TRAFFIC IS UNAFFECTED
- 3. SIGNAGE AT SITE IS PROPOSED

**UTILITY PROVIDERS:**

TELCO PROVIDER: T.B.D.  
POWER PROVIDER: T.B.D.

**APPLICANT:**

T-MOBILE WEST CORPORATION  
8960 NE ALDERWOOD ROAD  
PORTLAND, OR 97220  
CONTACT: LORI CHASE (206) 696-3367  
ZONING CONTACT: OWEN WHITCOMB  
(509) 638-9326

CONST. CONTACT: CHRIS OLSEN  
(480) 263-0803

SITE ACQ. CONTACT: CHRISTINE REYNDERS  
(971) 600-4945

**PROJECT DESCRIPTION:**

T-MOBILE PROPOSES TO CONSTRUCT AN UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A THREE-SECTOR ANTENNA ARRAY, (2) ANTENNAS PER SECTOR, (6) TOTAL ANTENNAS MOUNTED TO AN EXISTING 150'-0" PGE LATTICE TOWER. THE NEW EQUIPMENT WILL BE LOCATED WITHIN A NEW 10'-0" X 12'-0" SIGHT OBSCURING WOODEN FENCED LEASE AREA WITH A 5'-0" LANDSCAPE BUFFER (OUTSIDE OF FENCE).

**PROJECT INFORMATION CONT'D**



SCALE: NTS

**FROM THE PORTLAND T-MOBILE OFFICE:**

1. HEAD SOUTHEAST ON NE ALDERWOOD RD TOWARD ALDERWOOD TRAIL/BIKEPATH (0.8 MI)
  2. TURN RIGHT ONTO NE 105TH AVE (0.6 MI)
  3. TURN RIGHT ONTO SANDY BLVD (0.1 MI)
  4. TURN LEFT ONTO NE 102ND AVE (0.9 MI)
  5. SLIGHT RIGHT ONTO THE I-84W/US-30W RAMP TO PORTLAND (0.2 MI)
  6. MERGE ONTO I-84/US30 W (6.1 MI)
  7. TAKE THE EXIT ON THE LEFT TOWARD BEAVERTON/SALEM (0.4 MI)
  8. MERGE ONTO I-5 S (1.1 MI)
  9. KEEP RIGHT TO STAY ON I-5 S FOR I-5 S SALEM (13.8 MI)
  10. TAKE EXIT 286 FOR BOONES FERRY ROAD S (0.3 MI)
  11. TURN RIGHT ONTO SW BOONES FERRY RD (0.3 MI)
  12. TURN LEFT ONTO SW DAY RD (0.6 MI)
  13. TURN RIGHT ONTO SW GRAHAMS FERRY RD (0.9 MI)
  14. TURN LEFT ONTO SW HELENIUS RD (0.3 MI)
  15. TURN RIGHT ONTO SW 109TH TERRACE (446 FT)
  16. TURN LEFT ONTO SW BROWN ST (0.1 MI)
  17. TURN LEFT ONTO SW 112TH AVE (371 FT)
- ESTIMATED TIME: 35 MINUTES  
ESTIMATED DISTANCE: 26.7 MILES

**SIGNATURE**

**DATE**

SITE ACQ:

CHRISTINE REYNDERS  
(971) 600-4945

ZONING:

SHARON GRETCH  
(541) 515-8263

RF ENGINEER:

GEORGE APATACHIOAE  
(503) 249-7837

CONST. MGR:

CHRIS OLSEN  
(480) 263 0803

OPS. MGR:

KIRK BARNES  
(503) 515-5475

DEV MGR:

MATTHEW TAUNTON  
(503) 249-7835

PROJECT MGR:

LORI CHASE  
(206) 696-3367

T-MOBILE CM:

ADAM SPRAGUE

**DOCUMENT REVIEW**

**WASHINGTON COUNTY, OR**

**SHEET INDEX**

**PROJECT INFORMATION**

**LOCATOR MAP**

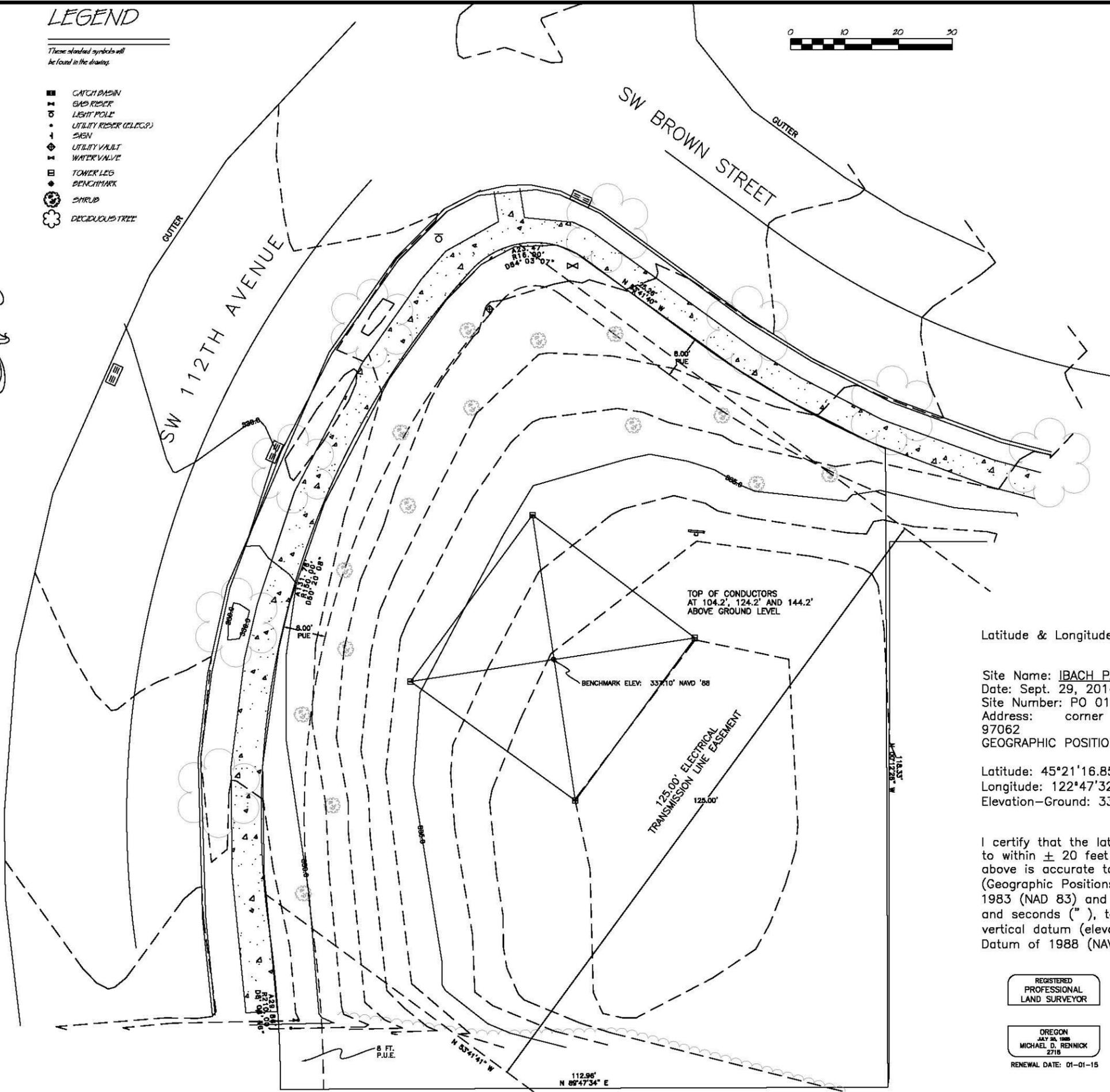
**DRIVING DIRECTIONS**

**WASHINGTON COUNTY, OR**

# LEGEND

These standard symbols will be found in the drawings.

- CATCH BASIN
- GAS RISER
- LIGHT POLE
- UTILITY RISER (ELECT.)
- SIGN
- ◇ UTILITY VAULT
- ◇ WATER VALVE
- TOWER LEG
- ◆ BENCHMARK
- SHRUB
- DECIDUOUS TREE



**UTILITIES NOTE:**

DUE TO TIME CONSTRAINTS, UNDERGROUND UTILITY LOCATES PAINT WAS NOT AVAILABLE FOR THIS SITE. CONTRACTORS WILL NEED TO OBTAIN UTILITIES LOCATION MARKING PRIOR TO CONSTRUCTION.

**SURVEY NOTE:**

THIS IS NOT A BOUNDARY SURVEY. RECORD DATA WAS USED AND FOUND MONUMENTS WERE HELD TO ESTABLISH LINES AS SHOWN.

**BENCHMARK:**

THE BENCHMARK USED FOR THIS PROJECT IS OPUS DERIVED. TOP OF A 60D NAIL LOCATED UNDERNEATH THE TOWER SHOWN HEREON. ELEVATION = 337.10' NAVD '88

**Latitude & Longitude**

Site Name: IBACH PARK BROWN  
 Date: Sept. 29, 2014  
 Site Number: PO 01230B  
 Address: corner of SW 112th Ave. & SW Brown St., Tualatin, OR. 97062  
 GEOGRAPHIC POSITIONS

Latitude: 45°21'16.85"North (NAD 83)  
 Longitude: 122°47'32.83"West (NAD 83)  
 Elevation-Ground: 337 Feet (NAVD '88)

I certify that the latitude and the longitude shown above are accurate to within ± 20 feet horizontally and that the site elevation shown above is accurate to within ± 3 feet vertically. The horizontal Datum (Geographic Positions) are in terms of the North American Datum of 1983 (NAD 83) and are expressed as degrees ( ° ), minutes ( ' ), and seconds ( " ), to the nearest hundredth of a second. The vertical datum (elevations) are in terms of North American Vertical Datum of 1988 (NAVD-88).

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 447 26 1988  
 MICHAEL D. RENNICK  
 2718

RENEWAL DATE: 01-01-15

SURVEY PREPARED BY:  
 BASELINE SURVEYING, LLC  
 300 E. FIRST STREET  
 NEWBERG, OR 97132  
 P) (503) 538-8041  
 F) (503) 538-1204  
 E) BLSURVEYING@GMAIL.COM  
 PROJECT NO. 1545



8960 NE ALDERWOOD ROAD  
 PORTLAND, OR 97220  
 PHONE: (503) 813-9000  
 FAX: (503) 736-3014

**PROJECT INFORMATION:**

PO01230B  
 IBACH PARK BROWN

CORNER OF SW 112TH AVE & SW BROWN ST  
 TUALATIN, OR 97062

DATE	RELEASE
6/19/14	PRELIMINARY ZONING REVIEW
7/17/14	FINAL ZONING SUBMITTAL
7/28/14	FINAL ZONING SUBMITTAL
9/15/14	FINAL ZONING SUBMITTAL
10/30/14	FINAL ZONING SUBMITTAL

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**PLANS PREPARED BY:**



Don Cushing Associates  
 Civil Engineers

107 SE WASHINGTON STREET  
 SUITE 265  
 PORTLAND, OR 97214  
 (503) 387-5331  
 www.cushing-enr.com

**LICENSURE:**

**SHEET TITLE:**

TOPOGRAPHIC SURVEY

**SHEET NUMBER:**

V-1

PROJECT INFORMATION:

**PO01230B**  
**IBACH PARK BROWN**

CORNER OF SW 112TH AVE & SW BROWN ST  
 TUALATIN, OR 97062

DATE	RELEASE
8/19/14	PRELIMINARY ZONING REVIEW
7/17/14	FINAL ZONING SUBMITTAL
7/28/14	FINAL ZONING SUBMITTAL
8/15/14	FINAL ZONING SUBMITTAL
10/30/14	FINAL ZONING SUBMITTAL
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12/22/14	PRELIMINARY CONSTRUCTION REVIEW
2/17/15	FINAL ZONING SUBMITTAL (LANDSCAPE)

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LICENSURE:



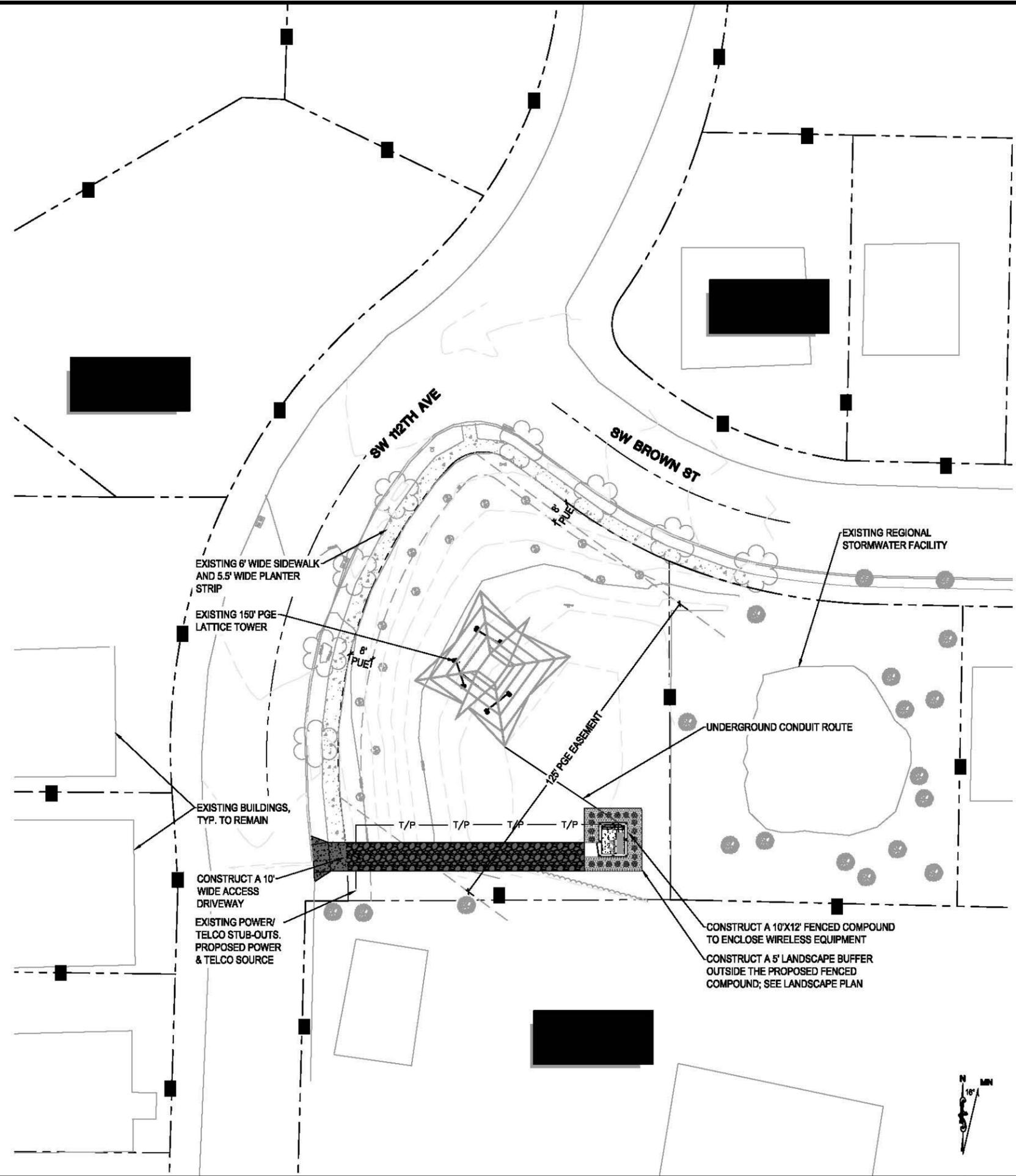
RENEWAL DATE 12/31/15

SHEET TITLE:

**OVERALL  
 SITE PLAN**

SHEET NUMBER:

**C-1**



PROJECT INFORMATION:  
**PO01230B**  
**IBACH PARK BROWN**  
 CORNER OF SW 112TH AVE & SW BROWN ST  
 TUALATIN, OR 97062

DATE	RELEASE
6/19/14	PRELIMINARY ZONING REVIEW
7/17/14	FINAL ZONING SUBMITTAL
7/28/14	FINAL ZONING SUBMITTAL
8/15/14	FINAL ZONING SUBMITTAL
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PLANS PREPARED BY:



**Don Cushing Associates**  
 Civil Engineers  
 107 SE WASHINGTON STREET  
 SUITE 285  
 PORTLAND, OR 97214  
 (503) 387-5331  
[www.cushing-engr.com](http://www.cushing-engr.com)

LICENSURE:



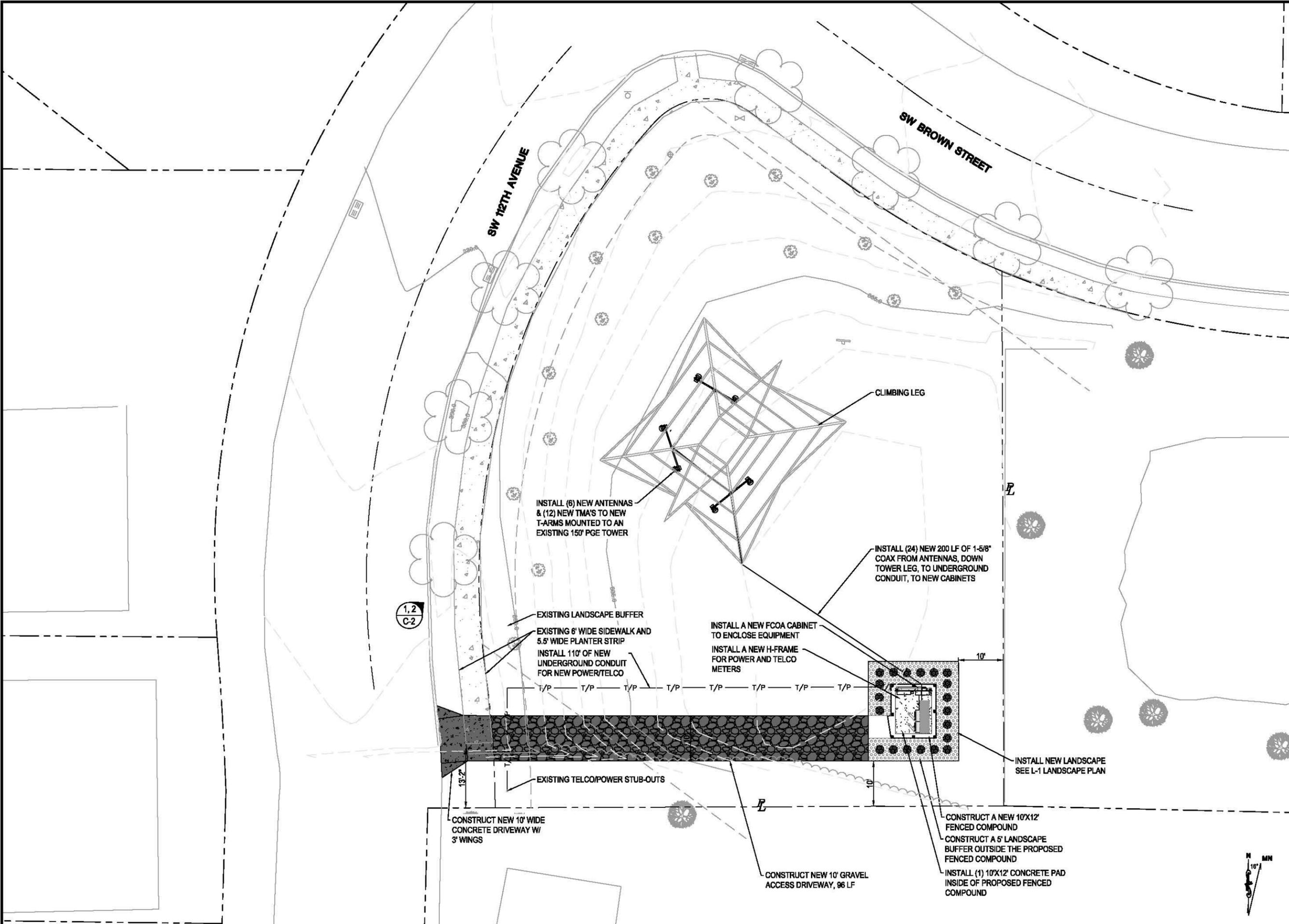
RENEWAL DATE 12/31/15

SHEET TITLE:

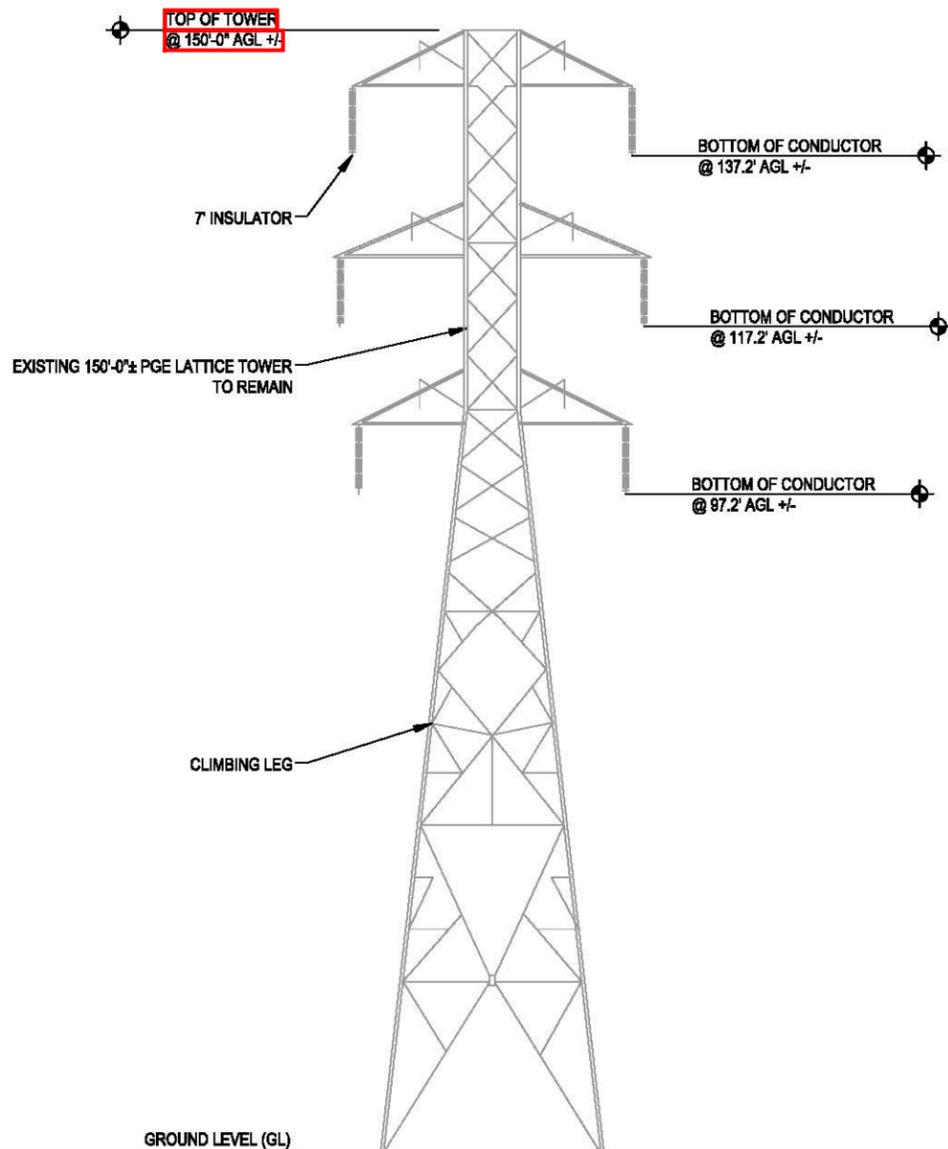
## ENLARGED SITE PLAN

SHEET NUMBER:

C-2



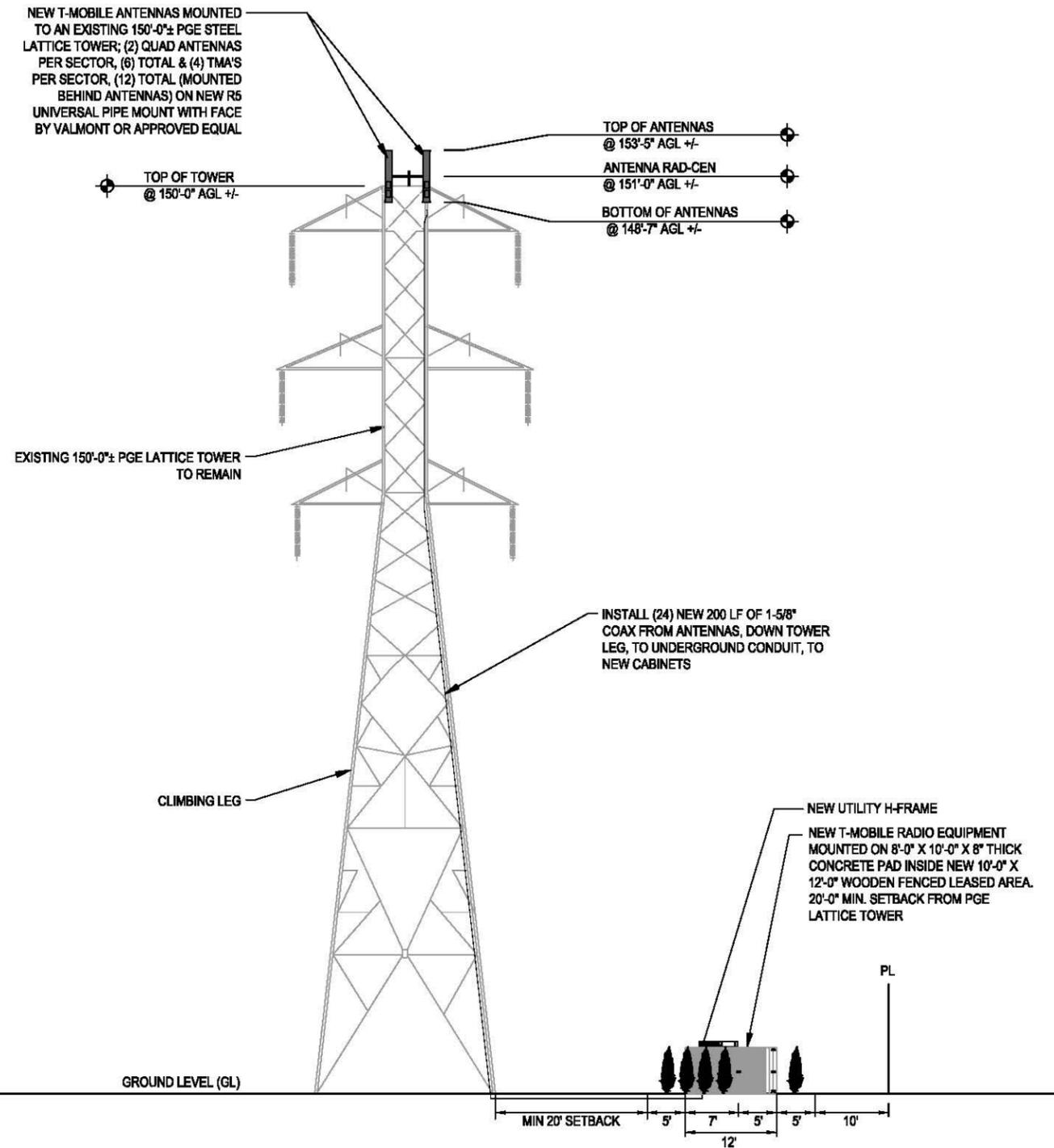
**NOTE:**  
1. THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY



**EXISTING WEST ELEVATION**

11X17 SCALE: 1" = 20'-0" 22X34 SCALE= 1"=10' 1

**NOTE:**  
1. THIS DRAWING IS FOR REPRESENTATIONAL PURPOSES ONLY.



**PROPOSED WEST ELEVATION**

11X17 SCALE: 1" = 20'-0" 22X34 SCALE= 1"=10' 2



8960 NE ALDERWOOD ROAD  
PORTLAND, OR 97220  
PHONE: (503) 813-9000  
FAX: (503) 736-3014

**PROJECT INFORMATION:**  
**PO01230B**  
**IBACH PARK BROWN**  
CORNER OF SW 112TH AVE & SW BROWN ST  
TUALATIN, OR 97062

DATE	RELEASE
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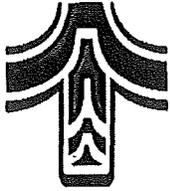
**LICENSURE:**

RENEWAL DATE 12/31/15

**SHEET TITLE:**  
**FULL ELEVATIONS**

**SHEET NUMBER:**  
**C-3**





# City of Tualatin

www.tualatinoregon.gov

## APPLICATION FOR ARCHITECTURAL REVIEW

<b>Direct Communication to:</b>			
Name:	Owen Whitcomb	Title:	Land use Associate
Company Name:	Lexcom Development		
Current address:	617 8 <sup>th</sup> Ave. S		
City:	Seattle	State:	WA
Phone:	206-369-6323	Fax:	
		Email:	owen.whitcomb@lexcomcorp.com
<b>Applicant</b>			
Name:	Owen Whitcomb	Company Name:	Lexcom Development
Address:	617 8 <sup>th</sup> Ave. S		
City:	Seattle	State:	WA
Phone:	509-638-9326	Fax:	
		Email:	owen.whitcomb@lexcomcorp.com
Applicant's Signature:		Date:	2/18/2014
<b>Property Owner</b>			
Name:	Lake Forest Home Owners Association		
Address:	7100 SW Hampton Dr. #103		
City:	Tigard	State:	OR
Phone:	(503)-684-1502	Fax:	
		Email:	
Property Owner's Signature:	See Letter of Authorization	Date:	
(Note: Letter of authorization is required if not signed by owner)			
<b>Architect</b>			
Name:	Don Cushing Associates Civil Engineers		
Address:	107 SE WASHINGTON ST. SUITE 265		
City:	Portland	State:	OR
Phone:	(503)-387-5331	Fax:	
		Email:	www.cushing-engr.com
<b>Landscape Architect</b>			
Name:	Same as Architect		
Address:			
City:		State:	
Phone:		Fax:	
		Email:	
<b>Engineer</b>			
Name:	Same as Architect		
Address:			
City:		State:	
Phone:		Fax:	
		Email:	
<b>Project</b>			
Project Title:	P001230B Ibach Park		
Address:	Tract 6, Lake Forest No. 3 - Corner of SW 112 <sup>th</sup> Ave. & SW Brown St.		
City:	Tualatin	State:	OR
Brief Project Description:	Install 6 new wireless antennas and ground equipment on existing PSE Lattice tower.		
Proposed Use:	Wireless Communication facility		

Value of Improvements: \$ 100,000.00

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:  Date: 2/18/2015

Office Use		
Case No:	Date Received:	Received by:
Fee: Complete Review (\$115-\$5040):		Receipt No:
Application Complete as of:		ARB hearing date (if applicable):
Posting Verification:		6 copies of drawings (folded)
1 reproducible 8 1/2" X 11" vicinity map		1 reproducible 8 1/2" X 11" site, grading, LS, Public Facilities plan
Neighborhood/Developer meeting materials		

**CITY OF TUALATIN FACT SHEET**

**General**

Proposed use: <i>Wireless Communication facility</i>			
Site area:	<i>0.35</i> acres	Building footprint:	<i>120</i> sq. ft.
Development area:	acres	Paved area:	<i>1080</i> sq. ft.
	<i>12.15</i> Sq. ft.	Development area coverage:	<i>14.5</i> %

**Parking**

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) <i>N/A</i> _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ Total parking required: _____ spaces Handicapped accessible = _____ Van pool = _____ Compact = (max. 35% allowed) = _____ Loading berths = _____	Spaces provided: Total parking provided: <i>N/A</i> spaces Standard = _____ Handicapped accessible = _____ Van pool = _____ Compact = _____ Loading berths = _____
---	--

**Bicycles**

Covered spaces required: <i>N/A</i>	Covered spaces provided: <i>N/A</i>
-------------------------------------	-------------------------------------

**Landscaping**

Landscaping required: <i>25</i> % of dvpt. area <i>30</i> Square feet	Landscaping provided: <i>112</i> % of dvpt. area <i>135</i> Square feet
Landscaped parking island area required: <i>0</i> %	Landscaped parking island area provided: <i>0</i> %

**Trash and recycling facility**

Minimum standard method: <i>N/A</i> square feet
Other method: _____ square feet

**For commercial/industrial projects only**

Total building area: <i>N/A</i> sq. ft.	2 <sup>nd</sup> floor: _____ sq. ft.
Main floor: _____ sq. ft.	3 <sup>rd</sup> floor: _____ sq. ft.
Mezzanine: _____ sq. ft.	4 <sup>th</sup> floor: _____ sq. ft.

**For residential projects only** *N/A*

Number of buildings: _____	Total sq. ft. of buildings: _____ sq. ft.
Building stories: _____	

GENERAL INFORMATION	
Site Address:	Corner of SW 112 <sup>th</sup> Ave & SW Brown St.
Assessor's Map and Tax Lot #:	#2S134AC-09400
Planning District:	RL
Parcel Size:	0.35 Acres
Property Owner:	Lake Forest Home owners Association
Applicant:	Lexcom Development
Proposed Use:	Wireless Communication Facility

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	0
Square footage of building(s):	0
Square footage of landscaping:	135
Square footage of paving:	1080
Proposed density (for residential):	N/A

<p><b>For City Personnel to complete:</b></p> <p>Staff contact person:</p>
--



September 2, 2014

Lake Forest Home Owners Association  
7100 SW Hampton Dr #103  
Tigard, OR 97223  
(503) 684-1502

Re: PO01230B Ibach Park Brown  
Property : Tax ID: 2S134AC 09400 Corner of SW 112th Avenue and SW Brown Street  
Tract G, LAKE FOREST NO. 3, in the City of Tualatin, County of Washington and State of Oregon

Dear: Lisa

T-Mobile West LLC ("T-Mobile") is interested in leasing space on your property for the purpose of locating communications equipment. In order to evaluate the property as a potential candidate, T-Mobile would like to request the right to enter the property to perform reasonable tests. The tests are to determine the feasibility of constructing and operating our communications facility on your property and would include (but may not be limited to) radio frequency testing and filing of land use applications.

T-Mobile agrees to indemnify, defend, and hold you harmless from and against any and all damages, losses, and expenses arising out of or resulting from any claim, action, or other proceeding that is based upon any negligent act or omission or willful misconduct of T-Mobile or its contractors, arising in connection with access to the property.

The purpose of this letter is to confirm that you are the owner of the property, that you have an interest in leasing a portion of the property for a communications site, and that you grant T-Mobile and its contractors permission to enter your property to perform any reasonable tests. Please sign below indicating your consent to allow T-Mobile to perform an on-site feasibility assessment of the property. We both acknowledge that no commitments have been made that would require either of us to enter into a legally binding contract.

Owner	<u>HOA Manager for Lake Forest</u>	T-Mobile West LLC
By:	<u>[Signature]</u>	By: _____
Name:	<u>Lisa Aldine</u>	Name: _____
Its:	<u>9/2/14</u>	Its: _____

Site Number: PO01230B  
Site Name: Ibach Park Br  
Market: Portland NSB

**LETTER OF AUTHORIZATION**

APPLICATIONS FOR ZONING/LAND USE/BUILDING PERMITS

TO: City of Tualatin  
18880 SW Martinazzi Ave  
Tualatin, OR 97062-7092

RE: **2S134AC 09400**  
Corner of SW 112<sup>th</sup> Avenue and SW Brown Street  
Tract G, LAKE FOREST NO. 3, in the City of Tualatin, County of Washington and State of Oregon

I/We, the owner(s) and/or authorized agent of the above described real property, authorize Lexcom Development to act as an agent on my/our behalf for the purpose of performing all and every act that is required, necessary or appropriate to prepare, sign, submit, file and present on my/our behalf building, permitting, zoning and/or land use applications to obtain land use changes, special exceptions, zoning variances, zoning permits, conditional use permits, special use permits, administrative permits, construction permits, operation permits, building permits, and other approvals or permits related to the above described real property regarding Wireless Telecommunication Facilities.

The undersigned hereby certifies to being the fee owner(s) and or authorized agent of the real property described above and that to the best of my/our knowledge the information contained within this authorization is true and correct.

  
\_\_\_\_\_  
Signature

*Lisa Motini, HOA Mgr for Lake Forest*  
\_\_\_\_\_  
Print name / Title

*9/19/14*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print name / Title

\_\_\_\_\_  
Date



Clean Water Services File Number

15-000216

### Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: ~~Washington County~~ Tualatin

2. Property Information (example 1S234AB01400)  
Tax lot ID(s): 2S134AC - 09400  
Site Address: SW 112<sup>th</sup> Ave & SW Brown St.  
City, State, Zip: Tualatin, OR 97062  
Nearest Cross Street: SW 112<sup>th</sup> Ave & SW Brown St.

3. Owner Information  
Name: Lisa Molini  
Company: Lake Forest Home Owners Assoc.  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Phone/Fax: 503 - 684 - 1502  
E-Mail: lisam@involved.com

4. Development Activity (check all that apply)  
 Addition to Single Family Residence (rooms, deck, garage)  
 Lot Line Adjustment       Minor Land Partition  
 Residential Condominium       Commercial Condominium  
 Residential Subdivision       Commercial Subdivision  
 Single Lot Commercial       Multi Lot Commercial  
Other Wireless Communication Facility

5. Applicant Information  
Name: Owen Whitcomb  
Company: T-Mobile / Lexcom Development  
Address: 617 8<sup>th</sup> Ave. S  
City, State, Zip: Seattle, WA 98104  
Phone/Fax: 206-369-6323  
E-Mail: owen.whitcomb@lexcomcorp.com

6. Will the project involve any off-site work?  Yes  No  Unknown  
Location and description of off-site work \_\_\_\_\_

7. Additional comments or information that may be needed to understand your project \_\_\_\_\_

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name OWEN WHITCOMB Print/Type Title Land Use Associate  
Signature [Signature] Date 1/21/2015

#### FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Harris Date 01/29/15

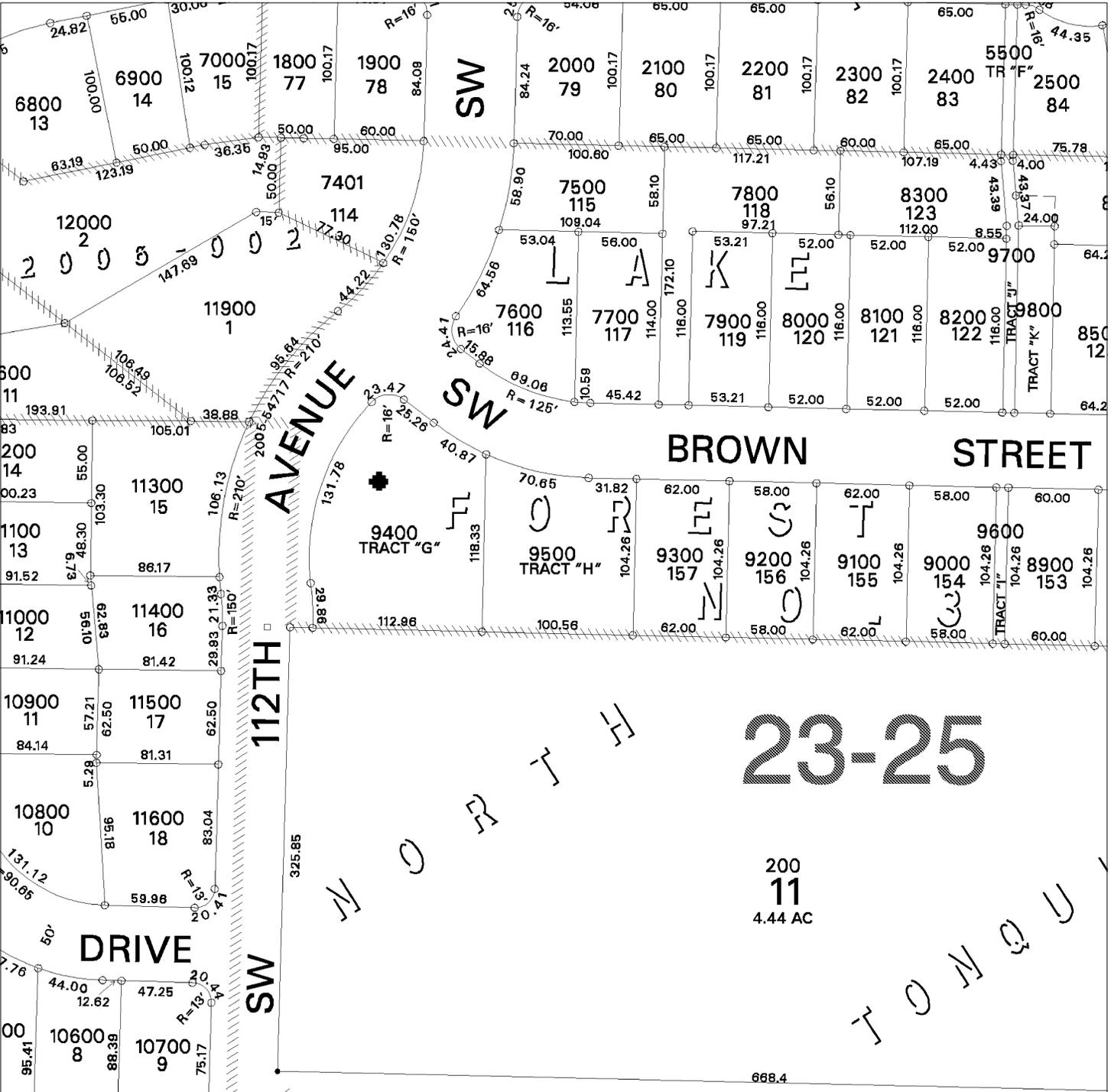


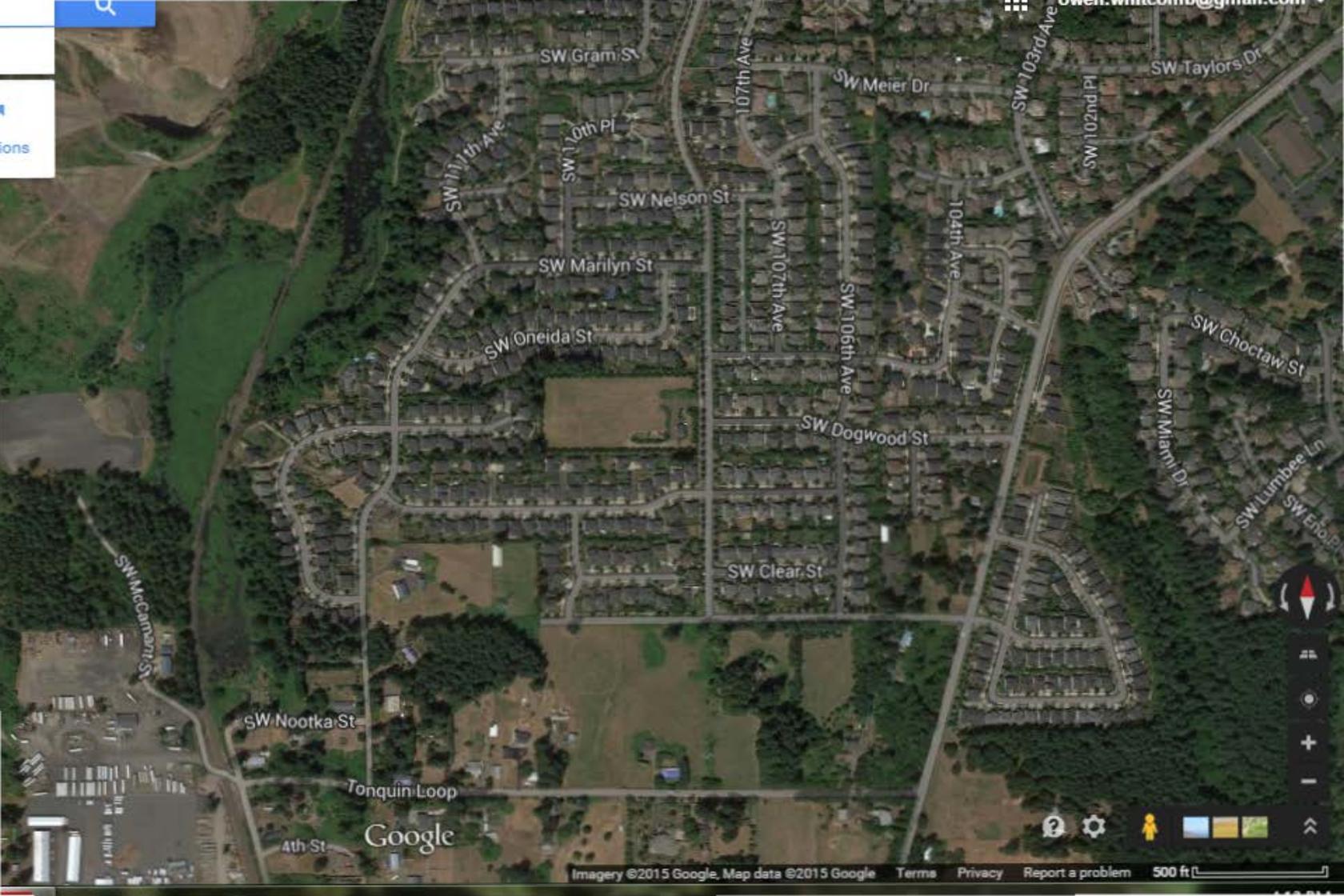
# First American Title Insurance Company of Oregon

An assumed business name of TITLE INSURANCE COMPANY OF OREGON

This map is provided as a convenience in locating property  
First American Title Insurance Company assumes no liability for any variations as may be disclosed by an actual survey

## Reference Parcel Number 2S134AC 09400





ions

swet.whitcomb@gmail.com

SW McCannont St

SW Nootka St

Tonquin Loop

4th St

Google

SW Gram St

SW Meier Dr

SW Nelson St

SW Marilyn St

SW Oneida St

SW 107th Ave

SW 106th Ave

SW Dogwood St

SW Clear St

107th Ave

104th Ave

SW 103rd Ave

SW 102nd Pl

SW Taylors Dr

SW Choctaw St

SW Miami Dr

SW Lumbbee Ln

SW Enola St



2/18/2015

Tualatin Planning Department

18880 SW Martinazzi Drive

Tualatin, OR 97062-7092

Architectural Review Project Narrative – PO01230B Ibach Park

The following is the project narrative outlining the code compliance for the proposed T-Mobile wireless communication facility located at the corner of SW 112<sup>th</sup> Ave. and SW Brown St. Code sections have been addressed in an itemized fashion per section and or subsection as applicable.

TDC 40.020: Low Density Residential Planning District, Permitted Uses

10.) In the RL planning district, this project is compliant. It is to be located on a non-residential structure, specifically an existing 150' tall PGE transmission lattice tower.

Subject to TDC 40.100, the structure height for the RL planning district unless otherwise stated is 35'. As the proposed overall structure height of the proposed tower will be 153' with the addition of the antennas, a separate application for a minor variance from this provision has been included. The eligibility for this variance application is below.

TDC 33.025: Criteria for Granting a Variance for a Wireless Communication Facility.

2.)

a) The coverage gap which currently exists in the area surrounding the proposed project has been documented in a radio frequency report in the form of propagation maps provided by T-Mobile Radio Frequency Engineers. These maps have been included with the application materials. As displayed on the included map A, the area surrounding the proposed site has outdoor coverage only, with several

areas of marginal coverage. On Map B, which displays the coverage proposed, the surrounding area will be provided with deep indoor coverage.

b) A collocation report has been included showing the locations of the two nearest existing wireless support structures. Both are well outside of the search area proposed by T-Mobile. In addition, there is also included an ASR Registration search record showing zero results for a 1.6 mile radius.

#### TDC 73.460: Wireless Communication Facility and Wireless Communication Facility Attached Site Design, Objectives.

- 1.) This project was designed to be as compatible as possible with the surrounding area. Collocation atop the existing lattice tower was utilized instead of seeking the construction of a new monopole.
- 2.) The site design has a minimal footprint. As a new support structure is not being constructed, the only on site disturbance is to be the new 10' X 96' gravel access road and the new 10' X 12' fenced equipment compound. Existing trees are to be preserved as outlined on sheet L-1 of the architectural site plans. No water features are present on the parcel.
- 3.) The proposed project only increases overall structure height by some 3' 5" as depicted on sheet C-3 of the architectural site plan.
- 4.) This provision is not applicable as there were no significant stands of vegetation on the parcel in question.
- 5.) As depicted from above on sheets C-1, C-2, and L-1 and depicted from the side on sheet C-3, the ground equipment will be screened from view by a wooden fence and a landscaped buffer.
- 6.) This provision is not applicable as the facility will not be attached to a building.
- 7.) The site, although not proposed to be collocated on an existing wireless monopole, will be collocated on a PGE lattice tower.
- 8.) The height proposed (153'5") is the minimum height we could acquire for use on this existing structure due to PGE design constraints requiring an 11' separation from the energized conductor on the tower.
- 9.) As evidenced from the collocation report and the RF propagation maps provided with the application materials, the nearest existing wireless support structures are 6,158' and 8,055' from the proposed facility.

#### TDC 73.470: Wireless Communication Facility and Wireless Communication Facility Attached Site Design, Standards.

- 1.) The project as proposed does not involve any single family use structure.

- 2.) The project as proposed does not involve any existing buildings, precluding existing building location considerations.
- 3.) By utilizing the existing lattice tower, T-Mobile is able to achieve coverage goals while not significantly altering the existing site and its surrounding area.
- 4.) As depicted on sheet C-3, the proposed ground equipment is to be screened by a 6' wooden fence. As the facility is to be located on an existing PGE structure the 6' screen of the bottom of the support structure is not applicable.
- 5.) The height designed is the minimum allowable compliant with PGE design standards.
- 6.) This section will be complied with if the site becomes disused.
- 7.) This section is not applicable as a new support structure is not being constructed.
- 8.) This section is not applicable as a new support structure is not being constructed.
- 9.) This section is not applicable as a new support structure is not being constructed.

TDC 73.490: Wireless Communication Facility and Wireless Communication Facility Attached Structure Design, Objectives.

- 1.) The aesthetics of the proposed design are of a minimum in visual obtrusiveness. Alterations to the structure and site a
- 2.) The antennas which are proposed to be attached will be painted to match the color of the existing structure.
- 3.) The equipment proposed for the installation is the standard new site equipment, which was designed specifically to be as visually unobtrusive as possible while still providing the intended wireless service.
- 4.) The proposed project is intended to cater to local coverage needs, while not altering the existing aesthetics of the area. By utilizing the existing structure the impact to the area is minimal. As a residential area with further residential development approaching, adequate wireless coverage is important for a safe environment conducive to communications whether personal, business, or emergency.
- 5.) The materials to be used in the construction of this facility are intended to be functional for the intended use of the facility, while minimizing impact on the surrounding area.

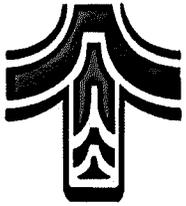
TDC 73.500: Standards

- 1.) This section does not apply as a monopole is not proposed.

- 2.) This section does not apply as a monopole is not proposed and the project is located within the RL planning district.
- 3.) The proposed equipment compound will be screened via landscaping as depicted on sheets C-1, C-2 and L-1.
- 4.) This section does not apply as a new support structure is not being designed.
- 5.) The proposed antennas will be painted to match the existing structure.
- 6.) The proposed antennas and the associated ground equipment are designed to be of minimum visual obtrusiveness while still performing their technical functions.

#### TDC 73.510: Setbacks

Setback requirements for the structure itself are not applicable as the proposed facility is located on an existing structure.



# City of Tualatin

www.tualatinoregon.gov

CITY OF TUALATIN  
RECEIVED

FEB 23 2015

COMMUNITY DEVELOPMENT  
PLANNING DIVISION

## APPLICATION FOR MINOR VARIANCE

PLEASE PRINT IN INK OR TYPE

Minor Variance Requested From Section 40.100 to allow an antenna array to be installed on a transmission tower at a height of 153'5"  
Planning District RL

As the applicant and person responsible for this application, I, the undersigned hereby acknowledge that I have read the instructions and information sheet and understand the requirements described therein, and state that the information supplied is as complete and detailed as is currently possible, to the best of my knowledge.

Applicant's Signature Owen Whitcomb

Applicant's Name Owen Whitcomb Phone (509) 638-9326

Applicant's Address 617 8th Ave. S Seattle WA 98104  
(street) (city) (state) (ZIP)

Applicant is: Owner  Contract Purchase  Developer  Agent

Other \_\_\_\_\_

Assessor's Map # 25 Tax Lot #(s) 134AC-09400

Address of Property Tract G Lake Forest NO. 3 - Corner of SW 112th Ave. & SW Brown St. Tualatin, OR 97062 Lot Area .35 acres

Existing Buildings (Number and Type) PGE Lattice tower (1)

Owner's Name Tract G, Lake Forest NO. 3 in city of Tualatin, County of Washington

Owner's Address 18880 SW Martinazzi Ave. Tualatin OR 97062  
(street) (city) (state) (ZIP)

Owner recognition of application: Please see letter of authorization

\_\_\_\_\_  
Signature of owner(s)

MUAR-15-01



2/18/2015

Tualatin Planning Department

18880 SW Martinazzi Drive

Tualatin, OR 97062-7092

Minor Variance Application Narrative- T-Mobile Project PO01230B Ibach Park

The following is the project narrative outlining the applicability of the proposed wireless communication facility project for a minor variance from TDC section 40.100. This section stipulates a maximum structure height of 35' for the RL planning district in which the proposed project is located.

TDC 33.010: Authorization to Grant or Deny Variances and Minor Variances.

- 2.) The code section from which a variance is requested is from TDC chapter 40.
- 3.) The Minor Variance is requested in regards to structure height within the RL planning district. The overall structure height is currently 150' on an existing permitted structure. The proposed facility would increase overall structure height from 150' to 153'5". This constitutes less than a 20% increase to the structure height.

TDC 33.024: Criteria for Granting a Minor Variance.

- 1.) The hardship in this project as it relates to the permitted structure height is involved with utilizing the land in question more efficiently. In order to attain similar coverage as what is to result from the proposed project in this residential area without utilizing the existing PGE lattice tower on the parcel, a new monopole would be required. This would be magnitudes more visually obtrusive to the surrounding area as it would impose a new 150' structure.
- 2.) This hardship is in no related to regional economic conditions. The proposed project and the variance that has been applied for is in the interest of facilitating wireless coverage for the surrounding residential area while simultaneously utilizing the lowest visual impact option.

- 3.) As proposed, the wireless communication facility that T-Mobile plans to locate atop the existing 150' lattice tower will in no way be injurious to surrounding properties. The project in no way physically imposes upon the properties surrounding and requires no revisions of lot boundaries and or roads or access to the surrounding area. Visual impact to the area is at an absolute minimum. The antennas will only increase the structure height by 3' 5" and will be painted to match the structure as it stands. The ground equipment compound will be fenced and screened to TDC standards to prevent the visible presence of mechanical equipment.
  
- 4.) This minor variance request is the minimum remedy to alleviate the hardship contained in the height limit of the RL planning district. Other development options in the area would be much more impactful visually to the community than requesting a minor height increase on an existing utility structure.

CITY OF TUALATIN  
RECEIVED  
MAR 26 2015  
ENGINEERING &  
BUILDING DEPARTMENT

**MEMORANDUM**

**Date:** March 23, 2015  
**To:** Colin Cortes, Assistant Planner, City of Tualatin  
**From:** Jackie Sue Humphreys, Clean Water Services (the District)  
**Subject:** WCF 112<sup>th</sup> and Brown, AR-15-03, 2S134AC09400

Clean Water Services has reviewed construction drawings for this project as part of the application packet and has no concerns or objections to this application request. As submitted, this application request will not require further review. Consider this memorandum to satisfy the requirement for a Storm Water Connection Permit Authorization.

## Colin Cortes

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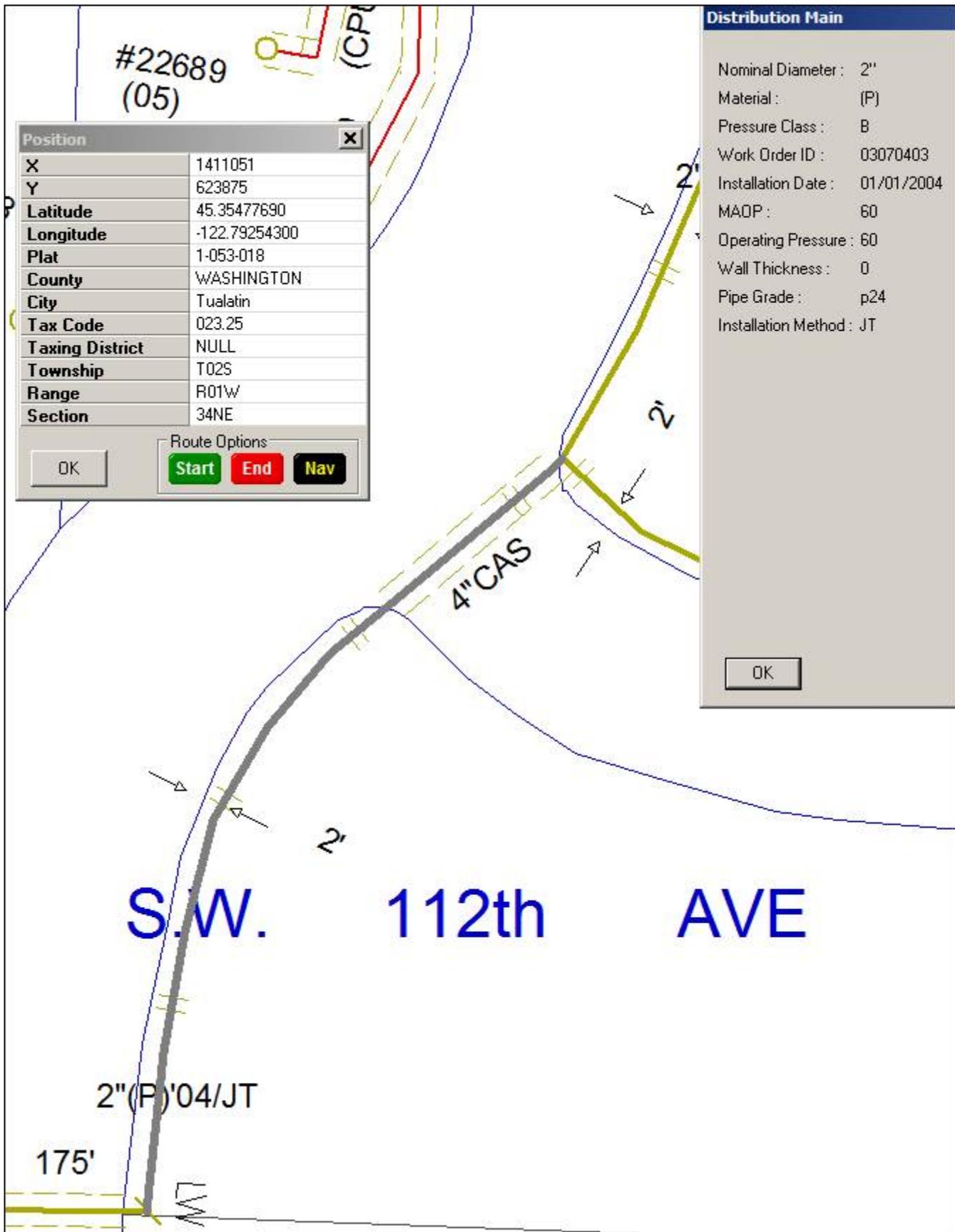
**From:** Lynette Sanford  
**Sent:** Thursday, March 19, 2015 2:34 PM  
**To:** Colin Cortes  
**Subject:** FW: Notice of Application Submittal for an Architectural Review - Wireless Communication Facility (WCF) for PGE T-Mobile, SW 112th & Brown St

---

**From:** Ramsey, Douglas [mailto:douglas.ramsey@nwnatural.com]  
**Sent:** Thursday, March 19, 2015 2:28 PM  
**To:** Lynette Sanford  
**Cc:** Young, Andrew F.  
**Subject:** FW: Notice of Application Submittal for an Architectural Review - Wireless Communication Facility (WCF) for PGE T-Mobile, SW 112th & Brown St

Per NW Natural records and the proposed project information provided, there may be a conflict with a 2" poly distribution main. See drawings below.





Prior to construction, the existing 2" poly distribution line will need to be located vertically and horizontally by your contractor.

If you have any questions or comments please contact me or Andrew Young (office: 503.226.4211 ext. 2980|cell: 360.281.6169 |email: [Andrew.Young@nwnatural.com](mailto:Andrew.Young@nwnatural.com))

Thank you,

Doug Ramsey  
NW Natural Gas  
Engineering  
503-226-4211 X-3504

---

**From:** Young, Andrew F.  
**Sent:** Wednesday, March 18, 2015 7:54 AM  
**To:** Ramsey, Douglas  
**Subject:** FW: Notice of Application Submittal for an Architectural Review - Wireless Communication Facility (WCF) for PGE T-Mobile, SW 112th & Brown St

Thank you.

**Andrew F. Young, P.E.**

Engineering Supervisor – Field Services

NW Natural | 220 NW 2<sup>nd</sup> Avenue | Portland, Oregon 97209

office: 503.226.4211 ext. 2980|cell: 360.281.6169 |email: [Andrew.Young@nwnatural.com](mailto:Andrew.Young@nwnatural.com)



**NW Natural**

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**From:** Lynette Sanford [<mailto:LSanford@ci.tualatin.or.us>]

**Sent:** Tuesday, March 10, 2015 12:32 PM

**To:** Clean Water Services; Frontier Communications; Metro; Young, Andrew F.; ODOT; PGE; PGE; PGE; Republic Services; Tigard Tualatin School District; Tri Met; TVFR; US Postal Service; Washington County - Naomi Vogel; WCCCA; Alice Cannon; Aquilla Hurd-Ravich; Ben Bryant; Don Hudson; Jerald Postema; Jim Sayers; Kelsey Lewis; Kent Barker; Linda Moholt; Linda Odermott; Martin Loring; Matt Peckinpah; Mick Wilson; Paul Hennon; Rich Mueller; Sean Brady; Sherilyn Lombos; Tom Scott; Tom Steiger; Tony Doran; [afamhouse@gmail.com](mailto:afamhouse@gmail.com); [alan.jo@frontier.com](mailto:alan.jo@frontier.com); [alex.simshaw@gmail.com](mailto:alex.simshaw@gmail.com); [ataaedi@hotmail.com](mailto:ataaedi@hotmail.com); [cjben5915@hotmail.com](mailto:cjben5915@hotmail.com); [cmdarby@comcast.net](mailto:cmdarby@comcast.net); [cphill9@comcast.net](mailto:cphill9@comcast.net); [dormanc@wcb.com](mailto:dormanc@wcb.com); [doug\\_ulmer@comcast.net](mailto:doug_ulmer@comcast.net); [erik@johannesfamily.com](mailto:erik@johannesfamily.com); [famtunstall1@frontier.com](mailto:famtunstall1@frontier.com); [gannett@oregonrn.org](mailto:gannett@oregonrn.org); [jan.giunta@gmail.com](mailto:jan.giunta@gmail.com); [jbcgmag@comcast.net](mailto:jbcgmag@comcast.net); [jmakarowsky@comcast.net](mailto:jmakarowsky@comcast.net); [john.howorth@3j.consulting.com](mailto:john.howorth@3j.consulting.com); [jon@tualatinlife.com](mailto:jon@tualatinlife.com); [jraikoglo@aol.com](mailto:jraikoglo@aol.com); [jrpride@frontier.com](mailto:jrpride@frontier.com); [kaydix@comcast.net](mailto:kaydix@comcast.net); [lloop@klcorp.com](mailto:lloop@klcorp.com); [rachelcarpenterrealty@gmail.com](mailto:rachelcarpenterrealty@gmail.com); [rfo@earthlink.com](mailto:rfo@earthlink.com); [robertekellogg@yahoo.com](mailto:robertekellogg@yahoo.com); [roy@rueckco.com](mailto:roy@rueckco.com); [s.caporale@comcast.net](mailto:s.caporale@comcast.net); [s.caporale@yahoo.com](mailto:s.caporale@yahoo.com); [sander5389@comcast.net](mailto:sander5389@comcast.net); Scott Miller; [stefan@feuerherdtlaw.com](mailto:stefan@feuerherdtlaw.com); [tualatincommercialcio@gmail.com](mailto:tualatincommercialcio@gmail.com); [tualatinindustrialcio@gmail.com](mailto:tualatinindustrialcio@gmail.com); [willie.fisher@gmail.com](mailto:willie.fisher@gmail.com)

**Cc:** Ginny Kirby; Colin Cortes

**Subject:** Notice of Application Submittal for an Architectural Review - Wireless Communication Facility (WCF) for PGE T-Mobile, SW 112th & Brown St

We've received an application for an Architectural Review (AR-15-03) to co-locate an attached wireless communication facility (WCF) in the form of antennae atop a Portland General Electric (PGE) transmission tower at the southeast corner of SW 112<sup>th</sup> Avenue and Brown Street and an at-grade equipment enclosure in the rear corner of the lot. The proposal includes Minor Variance MVAR-15-01 to permit increase in height of the 150-foot PGE tower by 3.5 feet for a total of 153.5 feet.

## Colin Cortes

---

**From:** Jerald Postema  
**Sent:** Tuesday, March 31, 2015 12:57 PM  
**To:** Tony Doran; Colin Cortes  
**Cc:** Tom Steiger; Don Hudson; Michele Hodney  
**Subject:** RE: Notice of Application Submittal for an Architectural Review - Wireless Communication Facility (WCF) for PGE T-Mobile, SW 112th & Brown St

Tony/Colin –

I would like to keep ownership of the service line and meter for the City but allow temporary use of the water line to PGE or whomever owns the property. We have an established water quality facility and do not see an immediate need for the water line but would not want to give it away. We may have a use in the future if the water quality facility were to be enlarged or retrofitted and require new plantings.

This would be a Finance question; but I believe it could be treated similar to a renter where the water bill goes into the renters name and they make the payment but we own and maintain the water line and meter. Any connection after the meter would be the sole responsibility and cost to the entity using the water. At such time as the City needs the service line and meter, we can give a 120 day notice to the user and they can make arrangements to install their own line and meter.

It appears they will be using water to establish the plants, which is what we did for the water quality facility. Once the plants are established, they will either shut the water off or use little or no water.

Please let me know if you have any questions.

Thanks

*Jerry Postema*

Jerald A. Postema  
Public Works Director  
City of Tualatin | Operations  
503.691.3090 | Fax: 503.692.2024  
[www.tualatinoregon.gov](http://www.tualatinoregon.gov)

---

**From:** Tony Doran  
**Sent:** Tuesday, March 31, 2015 8:06 AM  
**To:** Jerald Postema; Colin Cortes  
**Cc:** Tom Steiger  
**Subject:** RE: Notice of Application Submittal for an Architectural Review - Wireless Communication Facility (WCF) for PGE T-Mobile, SW 112th & Brown St

Colin,

When you do want the draft PFR?

Tony Doran