



Land Use Application

Project Information			
Project Title: KBNP RadioMicrowave Dish Screening			
Brief Description: In accordance with Section 34.100(3), Chapter 34 Tualatin Development Code - KBNP Radio submits our concept for compliance with desired appearance.			
Property Information			
Address: 18925 SW 84th Tualatin OR 97062			
Assessor's Map Number and Tax Lots: 2S 1 24B Lot 4400 (ArcGIS Web Map 18901)			
Applicant/Primary Contact			
Name: Keith P. Lyons		Company Name: KBNP Radio Inc.	
Address: 18925 SW 84th			
City: Tualatin	State: Oregon	ZIP: 97062	
Phone: 503.223.6769	Email: gm@kbnp.com		
Property Owner			
Name: Rick A. Matthias, LLC			
Address: 17751 Wingville Lane			
City: Baker City	State: Oregon	ZIP: 97814	
Phone: 971.645.3984	Email: rmatthias@thegen.net		
Property Owner's Signature: (SEE ATTACHED letter3/12/2020)			Date:

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY 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: 9.18.2020
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- Land Use Application Type:
- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANN) | <input type="checkbox"/> Historic Landmark (HIST) | <input checked="" type="checkbox"/> Minor Architectural Review (MAR) |
| <input checked="" type="checkbox"/> Architectural Review (AR) | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR) |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA) | <input type="checkbox"/> Sign Variance (SVAR) |
| <input type="checkbox"/> Architectural Review—ADU (ARADU) | <input type="checkbox"/> Plan Text Amendment (PTA) | <input checked="" type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Tree Removal/Review (TCP) | |

Office Use		
Case No:	Date Received:	Received by:
Fee:	Receipt No:	

RICK A. MATTHIAS, LLC

17751 Wingville Lane
Baker City, Oregon 97814

March 12, 2020

KBNP Radio, Inc.
Keith Lyons, General Manager
18925 SW 84th Avenue
Tualatin, Oregon 97062

RE: Satellite Dish Screening

Dear Keith:

KBNP Radio, Inc. ("KBNP"), has the permission and authorization of Rick A. Matthias, LLC, to proceed with the installation of a dense landscape buffer to screen the east, west and north sides of its satellite dish in order to comply with Section 34.100(3), Chapter 34, of the City of Tualatin Development Code regarding Microwave Dishes Screened.

The installation and construction of the screening will need to comply with the Lease dated September 22, 2017 (the "Lease"), including the provisions of Section 6.1, which require Landlord approvals and reviews, complying with all applicable laws, codes, ordinances and regulations, and removing the screening upon the termination of the Lease or upon the sale of the property unless approved and accepted by a future buyer. Furthermore, KBNP will be responsible for all costs and expenses associated with the screening including, but not limited to, its installation, construction, maintenance, and repairs along with its removal and restoration of the property.

Finally, please be aware that the water line to the building extends from the water meter near the street to the faucet near the back porch. Accordingly, KBNP should have its contractor confirm that the construction or installation of the screening will not impair or disrupt the water line or any other utility services.

If you have questions, or would like to discuss, please contact me.

Very truly yours,



Rick A. Matthias,
Manager



First American

First American Title Insurance Company

121 SW Morrison Street, Suite 300
Portland, OR 97204
Phn - (503)222-3651 (800)929-3651
Fax - (877)242-3513

MULTNOMAH COUNTY TITLE UNIT

FAX (877)242-3513

Title Officer: Blake Spencer

(503)222-3651

BISpencer@firstam.com

LOT BOOK SERVICE

Rick Matthias, LLC
17751 Wingville Lane
Baker City, OR 97814

Order No.: 7019-3623141
December 01, 2020

Attn:
Phone No.: - Fax No.:
Email: rmatthias@thegeo.net

Re:

Fee: \$500.00

We have searched our Tract Indices as to the following described property:

Lots 1 and 3, Block C, Tualatin Grove Tract, City of Tualatin, County of Washington, State of Oregon.

Excepting therefrom that portion conveyed to the City of Tualatin described in Deed of Dedication recorded May 03, 2005 as Fee No. 2005 049410.

and as of November 16, 2020 at 8:00 a.m.

We find that the last deed of record runs to

Rick A. Matthias, LLC, an Oregon limited liability company

We find the following apparent encumbrances prior to the effective date hereof:

1. Statutory powers and assessments of Clean Water Services.

2. Deed of Trust and the terms and conditions thereof.
 Grantor/Trustor: Rick A. Matthias and Susan L. Matthias, husband and wife and Fred A. Matthias and Marilyn M. Matthias, husband and wife
 Grantee/Beneficiary: The Bank of Milwaukie
 Trustee: The Bank of Lake Oswego
 Amount: \$103,900.00
 Recorded: January 09, 1984
 Recording Information: Fee No. 84000715

3. Easement, including terms and provisions contained therein:
 Recording Information: May 03, 2005 as Fee No. 2005 049411
 In Favor of: City of Tualatin
 For: permanent slope and public utility

4. Easement, including terms and provisions contained therein:
 Recording Information: May 03, 2005 as Fee No. 2005 049412
 In Favor of: Tualatin Development Commission, the Urban Renewal Agency for the City of Tualatin, OR., its successors and assigns
 For: temporary construction

5. Unrecorded leases or periodic tenancies, if any.

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We find the following unpaid taxes and city liens:

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$1,506.09
 Map No.: 2S124BC04400
 Property ID: R533872
 Tax Code No.: 023.76
 (Affects Lot 1)

NOTE: Taxes for the year 2020-2021 PAID IN FULL

Tax Amount: \$2,887.00
 Map No.: 2S124BC04300
 Property ID: R533863
 Tax Code No.: 023.76
 (Affects Lot 2)

1. City liens, if any, of the City of Tualatin.

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.



02302637201700571150020025

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



Grantor's Name and Address:

Rick A. Matthias
15110 S. Mitchell Lane
Oregon City, Oregon 97045

Grantee's Name and Address:

Rick A. Matthias, LLC
c/o Rick A. Matthias, Manager
15110 S. Mitchell Lane
Oregon City, Oregon 97045

After recording, return to:

Scott N. Steele
7340 SW Hunziker Street, Suite 201
Portland, Oregon 97223

Until Requested otherwise, send all tax statements to:

Rick A. Matthias
15110 S. Mitchell Lane
Oregon City, Oregon 97045

Space Reserved for Recorder's Use

BARGAIN AND SALE DEED

Rick A. Matthias, Grantor, conveys to Rick A. Matthias, LLC, an Oregon limited liability company, as Grantee, the following real property situated in Washington County, Oregon:

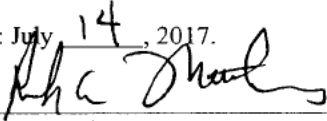
Lot 1 and 3, Block C, Tualatin Grove Tract, in the city of Tualatin, Washington County, Oregon.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS

2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: July 14, 2017.



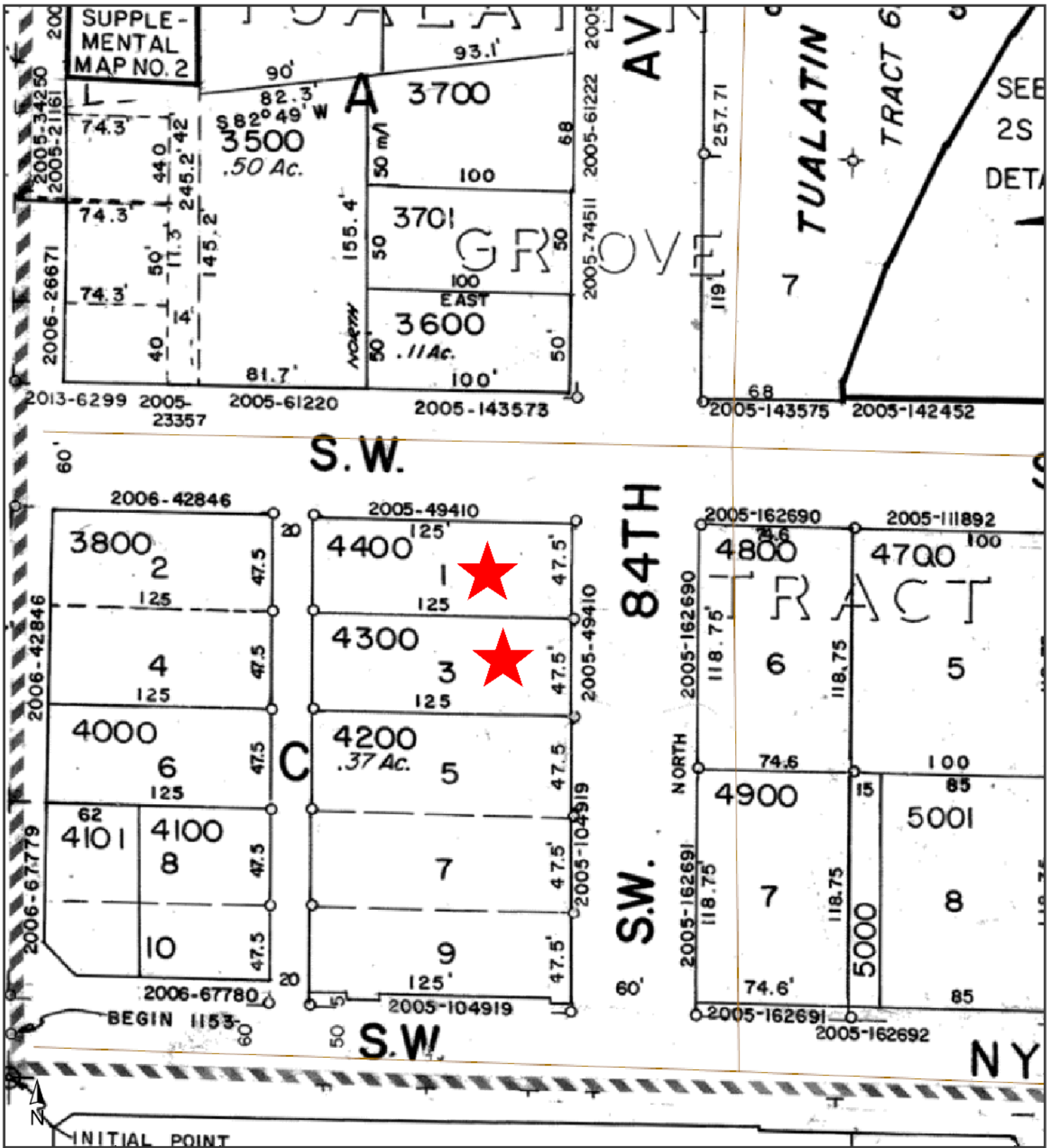
Rick A. Matthias

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me on this 14 day of July, 2017, by Rick A. Matthias.



Michele Marie Steele
Notary Public for Oregon
My commission expires Apr 20, 2018



First American Title™

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

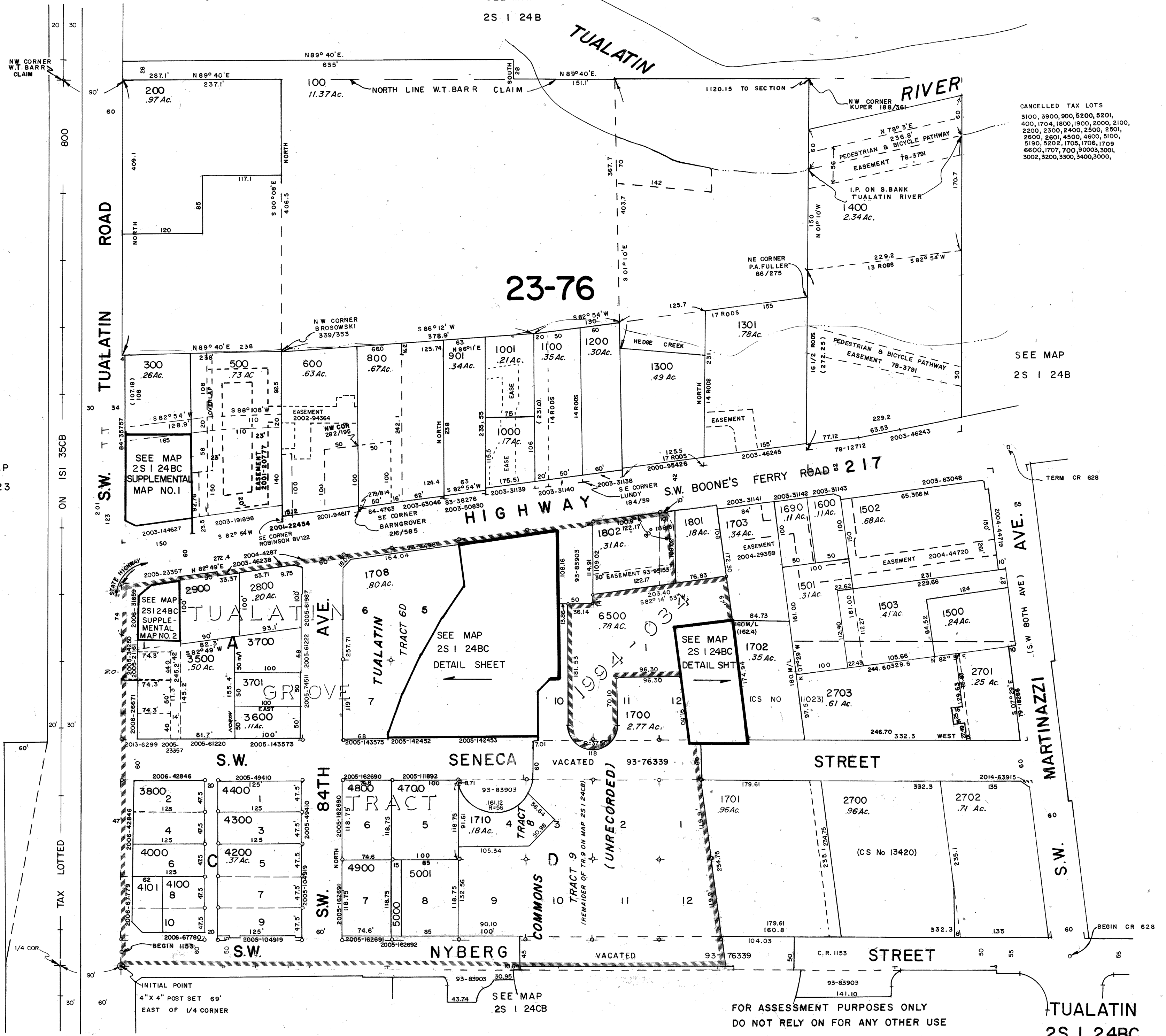
SW 1/4 NW 1/4 SECTION 24 T2S R1W W.M.

2S | 24BC

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

SEE MAP
2S | 24B



CANCELLED TAX LOTS
 3100, 3900, 900, 5200, 5201,
 400, 1704, 1800, 1900, 2000, 2100,
 2200, 2300, 2400, 2400, 2500, 2501,
 2600, 2601, 4500, 4600, 5100,
 5190, 5202, 1705, 1706, 1709
 6600, 1707, 700, 90003, 3001,
 3002, 3200, 3300, 3400, 3000,

SEE MAP
2S | 24B

SEE MAP
2S | 23

SEE MAP
2S | 24BC
DETAIL SHEET

SEE MAP
2S | 24BC
DETAIL SHT

FOR ASSESSMENT PURPOSES ONLY
DO NOT RELY ON FOR ANY OTHER USE

TUALATIN
2S | 24BC

NW CORNER
W.T. BARR
CLAIM

NW CORNER
KUPER 188/361

NE CORNER
P.A. FULLER
86/275

NW CORNER
BROSOWSKI
339/353

SEE MAP
2S | 24BC
SUPPLEMENTAL
MAP NO. 1

SEE MAP
2S | 24BC
SUPPLEMENTAL
MAP NO. 2

SEE MAP
2S | 24CB

INITIAL POINT
4" X 4" POST SET 69'
EAST OF 1/4 CORNER

TERM CR 628

BEGIN CR 628

TAX LOTTED

1/4 COR

INITIAL POINT
4" X 4" POST SET 69'
EAST OF 1/4 CORNER

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

Clean Water Services File Number 20-003030

1. Jurisdiction: Tualatin

2. Property Information (example: 1S234AB01400)

Tax lot ID(s): 2S124BC04300, 2S124BC04400

~~2S124B Lot 4300/4400~~

OR Site Address: 18925 SW 84th Street

City, State, Zip: Tualatin, Oregon, 97062

Nearest cross street: SW Seneca

3. Owner Information

Name: Rick A. Matthias, LLC

Company: N/A

Address: 17751 Wingville lane

City, State, Zip: Baker City, Oregon, 97814

Phone/fax: 971-645-3984

Email: rmatthias@thegeo.net

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 Plans to provide visual buffer to satellite dish.

4. Applicant Information

Name: Keith P. Lyons

Company: KBNP Radio Inc

Address: 198925 SW 84th Street

City, State, Zip: Tualatin, OR, 97062

Phone/fax: 503.223.6769

Email: Gm@kbnp.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: _____

KBNP does not believe our proposed changes will impact Water Quality Sensitive areas in the immediate or resident area.

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 Keith P. Lyons

Print/type title Managing Partner

Signature ONLINE SUBMITTAL

Date 11/10/2020

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 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. 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 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. 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 

Date 11/18/2020

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020

CERTIFICATION OF SIGN POSTING

<p style="text-align: center;">NOTICE</p> <p style="text-align: center;">NEIGHBORHOOD / DEVELOPER MEETING</p> <p style="text-align: center;"><u>8</u> / <u>28</u> / <u>2020</u> <u>6:30</u> P.M.</p> <p style="text-align: center;"><u>18925</u> SW <u>84th</u> Street</p> <p style="text-align: center;"><u>503-223</u> - <u>6769</u></p>
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In addition to the requirements of [TDC 32.150](#), the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at:

<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

As the applicant for the KBNP Radio - Satellite Dish project, I hereby certify that on this day, July 31st, 2020 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Keith P. Lyons for KBNP Radio

(Please Print)

Applicant's Signature: 

Date: 10.01/2020

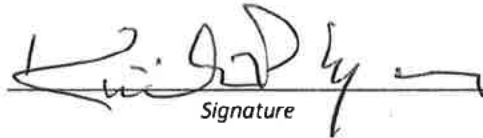


AFFIDAVIT OF MAILING NOTICE

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

I, Keith P. Lyons being first duly sworn, depose and say:

That on the 1st day of August, 2020, I served upon the persons shown on Exhibit "A" (Mailing Area List), attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer Meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.


Signature

SUBSCRIBED AND SWORN to before me this 07th day of October, 2020.




Notary Public for Oregon
My commission expires: December 17, 2022

RE: _____

August 13, 2020

Tualatin Business Owners:

AM 1410 / KBNP Radio is Oregon's only, All-Business/Financial Information radio station. Since 1988 "The Money Station" has provided listeners with informative and entertaining programs and daily features (www.kbnp.com).

In 2017, KBNP Radio moved our broadcast studios from downtown Portland to Tualatin. In accordance with Tualatin Planning Department (TDC 34.100), we are conducting an Architectural Review for our satellite dish. This mandatory **NEIGHBORHOOD/DEVELOPER Meeting** will be **August 27, 2020 at 6:30 PM** – at **18925 SW 84th (and Seneca)**. KBNP is asking you to attend, and welcomes your participation.

As the dish is located next to the driveway/sidewalk on SW 84th (**SEE photos**), KBNP Radio used a "mesh dish" designed specifically for this purpose, so as not to be intrusive to the neighborhood like larger, solid metal receivers, while being safety featured, as pedestrians and motorists can see through it without visible obstruction.

The City wants the dish area surrounded by: fencing, a masonry wall, shrubbery, etc. – so as to hide the dish from view. There is no other satellite dish in Tualatin, nor any surrounding communities, nor are there specific requirements for screening from public view – available from the Tualatin Planning Department as a comparison. But, because the satellite dish is 3.5 meters in size (*needed to obtain Network programs*), it needs the approval of the Tualatin Planning Department, and KBNP Radio seeks your community input.



We are inviting business owners, as the City mandate was to contact only property owners with this notification. We were surprised that 3 objections were received over the three years – and hope your comments can address any concerns. If you are unable to attend – please reply with a letter supporting our efforts (or not) which KBNP Radio will present to the Tualatin Planning Department under further Architectural Review processes.

Neighborhood/Developer Meeting
Thursday – August 27th 2020
18925 SW 84th Street (at SW Seneca)
Tualatin Oregon 97062

I invite your questions at KBNP Radio - 503.223.6769 – email: gm@kbnp.com .

Thank you –

Keith Lyons

Managing Partner / KBNP Radio Inc.

TLID	OWNER1
1S135CB00800	OREGON STATE OF DEPT OF TRANSP
2S123A000400	KW HEDGES CREEK LLC
2S123A001500	TUALATIN CITY OF
2S123A001600	TUALATIN DEVELOPMENT COMMISSION
2S123D002600	ZIAN LP
2S123D003100	TUALATIN CITY OF
2S123D003400	HISTORIC WILLOWBROOK FARM LLC
2S123D003600	ARC CAFEUSA001 LLC
2S123D003700	COVELL ROAD PROPERTIES LLC
2S124BC00100	TUALATIN CITY OF
2S124BC00200	WELLS FARGO BANK NA TR
2S124BC00300	TONGUE NANCY L &
2S124BC00500	TUALATIN DEVELOPMENT COMMISSION
2S124BC00600	ASPEN PLACE LLC
2S124BC00800	HEDGES MEADOW LLC
2S124BC00901	JONATHAN & JOANNE CRANE LLC
2S124BC01000	TUALATIN DEVELOPMENT COMMISSION
2S124BC01001	TUALATIN DEVELOPMENT COMMISSION
2S124BC01100	TUALATIN DEVELOPMENT COMMISSION
2S124BC01200	TUALATIN DEVELOPMENT COMMISSION
2S124BC01300	MARMAC 3 LLC
2S124BC01301	CSB LLC
2S124BC01400	CSB LLC
2S124BC01500	MARTINAZZI LLC
2S124BC01501	TUALATIN DEVELOPMENT COMMISSION
2S124BC01502	DIERINGER'S PROPERTIES INC
2S124BC01503	HABERMAN PROPERTIES LLC
2S124BC01600	TUALATIN DEVELOPMENT COMMISSION
2S124BC01690	TUALATIN DEVELOPMENT COMMISSION
2S124BC01700	TUALATIN CITY OF
2S124BC01701	AMCO TUALATIN LLC
2S124BC01702	TUALATIN DEVELOPMENT COMMISSION
2S124BC01703	TUALATIN CITY OF
2S124BC01708	SEE PROPERTIES
2S124BC01710	TUALATIN DEVELOPMENT COMMISSION
2S124BC01801	TUALATIN OFFICE BUILDING 1 LLC
2S124BC01802	DCK LLC
2S124BC02700	BLUMENKRON RACHEL &
2S124BC02701	SENECA PLAZA LLC
2S124BC02702	WELLS FARGO BANK NA
2S124BC02703	TUALATIN CITY OF
2S124BC02800	PARDUE PROPERTIES I LLC
2S124BC02900	WMB INVESTMENT CO
2S124BC03500	ROBINSON CROSSING LLC
2S124BC03600	SENECA PROPERTY 4142 LLC
2S124BC03700	BRAMAN DAVID L
2S124BC03701	KOH HYUN BUM &
2S124BC03800	TUALATIN DEVELOPMENT COMMISSION
2S124BC04000	TUALATIN DEVELOPMENT COMMISSION
2S124BC04100	TUALATIN DEVELOPMENT COMMISSION
2S124BC04101	TUALATIN DEVELOPMENT COMMISSION
2S124BC04200	HWANG PEGGY REV LIV TRUST
2S124BC04300	RICK A MATTHIAS LLC
2S124BC04400	RICK A MATTHIAS LLC
2S124BC04700	WINONA GRANGE 271
2S124BC04800	TUALATIN DEVELOPMENT COMMISSION
2S124BC04900	TUALATIN DEVELOPMENT COMMISSION
2S124BC05000	TUALATIN DEVELOPMENT COMMISSION
2S124BC05001	TUALATIN LAKESIDE PLAZA LLC
2S124BC05300	SZABO PAMELA H &
2S124BC05400	BALMES LIV TRUST

OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
4040 FAIRVIEW INDUSTRIAL DR SE MS #	SALEM	OR	97302
151 S EL CAMINO DR	BEVERLY HILLS	CA	90212
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
6712 N CUTTER CIR	PORTLAND	OR	97217
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
PO BOX 236	TUALATIN	OR	97062
2325 E CAMELBACK RD FL 9	PHOENIX	AZ	85016
PO BOX 06116	CHICAGO	IL	60606
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
17681 CRESTLINE DR	LAKE OSWEGO	OR	97034
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
9320 SW BARBUR BLVD #300	PORTLAND	OR	97219
22830 SW ENO PL	TUALATIN	OR	97062
PO BOX 1935	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
8890 SW LAUREL LEAF TER	PORTLAND	OR	97225
1202 11TH ST STE 202	BELLINGHAM	WA	98225
1202 11TH ST STE 202	BELLINGHAM	WA	98225
18801 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
10505 SE 44TH AVE	MILWAUKIE	OR	97222
PO BOX 636	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
810 SE BELMONT ST #100	PORTLAND	OR	97214
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
8900 SW BECKER DR	PORTLAND	OR	97223
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
PO BOX 2985	TUALATIN	OR	97062
PO BOX 888	TUALATIN	OR	97062
1800 SW 1ST AVE #220	PORTLAND	OR	97201
18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
PO BOX 2609	CARLSBAD	CA	92018
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
1353 NW OAKMONT CT	MCMINNVILLE	OR	97128
114 TOUCHSTONE TER	LAKE OSWEGO	OR	97035
18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
251 W MAIN ST	LOS GATOS	CA	95030
18847 SW 84TH AVE	TUALATIN	OR	97062
18855 SW 84TH AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
2246 ANDREWS DR #243	FULLERTON	CA	92833
17751 WINGVILLE LN	BAKER CITY	OR	97814
17751 WINGVILLE LN	BAKER CITY	OR	97814
7735 SW NORSE HALL RD	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
8345 SW SENECA ST	TUALATIN	OR	97062
8335 SW SENECA ST	TUALATIN	OR	97062

2S124BC05500 NOREEN LLC
 2S124BC05600 MROCZKIEWICZ FAMILY REV TRUST
 2S124BC05700 PARKER KENNETH STEVEN
 2S124BC05800 LARSEN DINAH W TRUST
 2S124BC05900 HARDEN ROBERT C
 2S124BC06000 ROSS LIVING TRUST
 2S124BC06100 VANGORDON MATTHEW
 2S124BC06200 SMITH PHILIP H TRUST
 2S124BC06300 VILLAS ON THE LAKE OWNERS OF LOT
 2S124BC06400 VILLAS ON THE LAKE NO.1 HOA &
 2S124BC06500 SEE PROPERTIES
 2S124BC06700 MORLAN SUSAN E
 2S124BC06800 BELL ROBERT P &
 2S124BC06900 HILLER PHILIP J &
 2S124BC07000 RAMEN REAL ESTATE LLC
 2S124BC07100 DAVISON JAMES REV LIV TRUST
 2S124BC07200 HO SON &
 2S124BC07300 BRASHEAR GARY T
 2S124BC07400 MEWS AT THE COMMONS HOA
 2S124BC07500 MCARA COURTNEY F
 2S124BC07600 LECLAIRE MOLLIE J
 2S124BC07700 WILLMAN BRIAN M
 2S124BC07800 TOSTI SANDRA L
 2S124BC07900 CHALUPNY CAROLINE
 2S124BC08000 ROUSSELLE ASHLEIGH ALISE &
 2S124BC08100 MUELLER RICHARD P &
 2S124BC08200 SCHMAUDER JOHNNIE E &
 2S124BC08300 VILLAS ON THE LAKE NO.2 HOA
 2S124BC80000 ROBINSON CROSSING CONDO OWNERS O
 2S124BC80001 ROBINSON CROSSING LLC
 2S124BC80002 MAJOR AXEL RASMUSSEN POST #3452
 2S124BC90000 TUALATIN PARK PLAZA CONDO UNIT O
 2S124BC90001 PETERSON CANDACE L
 2S124BC90002 PHAM IAN
 2S124BC90004 JORDAN JANET D
 2S124BC90005 RIDGLEY FAMILY TRUST
 2S124BC90006 ELED LLC
 2S124BC90007 KLEIN DEBORAH MARIE
 2S124CB00200 TUALATIN CITY OF
 2S124CB00201 CENTURY HOTEL LLC
 2S124CB00202 IRA SERVICES TRUST COMPANY
 2S124CB00204 QUEST TRUST VI
 2S124CB00400 OREGON COMMUNITY WAREHOUSE INC
 2S124CB00500 TUALATIN COMMONS PLAZA LLC
 2S124CB00600 TUALATIN COMMONS PLAZA LLC
 2S124CB00700 TUALATIN COMMONS PLAZA LLC
 2S124CB00800 TUALATIN COMMONS PLAZA LLC
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 2S124CB01201 MCDONALDS CORP (036-0061)
 2S124CB01301 MCDONALDS CORP
 2S124CB01400 MCDONALDS CORP (036-0061)
 2S124CB01500 PORTLAND ROSE LLC
 2S124CB01600 CK LLC
 2S124CB01700 CHERRY TREE PROPERTIES LLC
 2S124CB01900 MELBO LAND & INVESTMENT CO
 2S124CB02000 KIMMI PROPERTIES TUALATIN LLC
 2S124CB02600 CH RETAIL FUND I/TUALATIN MARTIN
 2S124CB02800 J LO LLC
 2S124CB90000 BEN LAKE CONDOMINIUM OWNERS OF U
 2S124CB90011 OREGON EVERGREEN & HOLLY LAND AN

2625 NW 205TH ST	SHORELINE	WA	98177
8315 SW SENECA ST	TUALATIN	OR	97062
8305 SW SENECA ST	TUALATIN	OR	97062
PO BOX 623	TUALATIN	OR	97062
8285 SW SENECA ST	TUALATIN	OR	97062
8275 SW SENECA ST	TUALATIN	OR	97062
8265 SW SENECA ST	TUALATIN	OR	97062
8255 SW SENECA ST	TUALATIN	OR	97062
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8900 SW BECKER DR	PORTLAND	OR	97223
6510 SE 32ND AVE	PORTLAND	OR	97202
22605 PINEHURST DR	SHERWOOD	OR	97140
8135 SW SENECA ST	TUALATIN	OR	97062
1761 3RD ST #103	NORCO	CA	92860
8155 SW SENECA ST	TUALATIN	OR	97062
19905 SW 58TH TER	TUALATIN	OR	97062
8175 SW SENECA ST	TUALATIN	OR	97062
4934 SE WOODSTOCK BLVD	PORTLAND	OR	97206
18760 SW BOONES FERRY RD	TUALATIN	OR	97062
18750 SW BOONES FERRY RD	TUALATIN	OR	97062
18740 SW BOONES FERRY RD	TUALATIN	OR	97062
18730 SW BOONES FERRY RD	TUALATIN	OR	97062
18720 SW BOONES FERRY RD	TUALATIN	OR	97062
18710 SW BOONES FERRY RD	TUALATIN	OR	97062
18700 SW BOONES FERRY RD	TUALATIN	OR	97062
18690 SW BOONES FY RD	TUALATIN	OR	97062
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18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
18820 SW BOONES FERRY RD	TUALATIN	OR	97062
		OR	00000
18795 SW BOONES FERRY RD #1	TUALATIN	OR	97062
18791 SW BOONES FERRY RD	TUALATIN	OR	97062
18789 SW BOONES FERRY RD STE 4	TUALATIN	OR	97062
1079 N ALDER ST	CANBY	OR	97013
14505 SW BELL RD	SHERWOOD	OR	97140
17681 CRESTLINE DR	LAKE OSWEGO	OR	97034
18880 SW MARTINAZZI AVE	TUALATIN	OR	97062
4601 NE 78TH ST STE 130	VANCOUVER	WA	98665
12841 NW LORRAINE DR	PORTLAND	OR	97229
200 SW MARKET ST STE 1860	PORTLAND	OR	97201
3969 NE MLK JR BLVD	PORTLAND	OR	97212
18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
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18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
18840 SW BOONES FERRY RD STE 216	TUALATIN	OR	97062
PO BOX 182571	COLUMBUS	OH	43218
PO BOX 182571	COLUMBUS	OH	43218
PO BOX 182571	COLUMBUS	OH	43218
644 NW STONEPINE DR	BEND	OR	97703
3689 NE 218TH AVE	FAIRVIEW	OR	97024
8250 SW TONKA ST	TUALATIN	OR	97062
1115 MADISON ST NE	SALEM	OR	97301
12795 SW 3RD ST	BEAVERTON	OR	97005
3819 MAPLE AVE	DALLAS	TX	75219
8340 SW TONKA ST	TUALATIN	OR	97062
		OR	00000
23544 SW GAGE RD	WILSONVILLE	OR	97070

9/18/2020

City of Tualatin
City Planning Dept. – Erin Engman
18880 SW Martinazzi Avenue
Tualatin, OR 9706207092

Erin –

KBNP Radio (18925 SW 84th Street – Tualatin OR 97062) conducted our Neighborhood / Developer Meeting on Thursday, August 27th, at 6:30 PM – lasting until 7:00PM.

KBNP Radio posted four NOTICE Neighborhood/Developer Meeting signs in compliance with City Planning directives on Friday, July 31st, one in each direction on property (SEE ATTACHED photos). They remained in place until after the meeting concluded.

KBNP Radio mailed out one-hundred-fifty-three (153x) printed notifications of the Neighborhood/Developer meeting on August 1st, to the property owners list, supplied by City of Tualatin Planning Dept., (*minus any duplications – as instructed by Lynette Stanford*), with five returned (*Schmuader Johnnie / Robinson Crossing LLC / Martinazzi LLC / Brashear Gary / Tualatin Office Building 1 LLC...as undeliverable*).

Additionally, KBNP canvassed the local walking distance to “property tenants” to inform them of the meeting – and welcomed their insights, attendance, or comments.

KBNP Radio received one phone call from an interested party (*Michelle Mueller*), who saw our meeting notification signage and responded at 3:30PM, she was unable to attend the designated time, as well as Linda Moholt, Tualatin Chamber of Commerce – who had a later commitment but personally stopped by just after 6PM. I was able to discuss our planned improvements with her. In total – five respondents are represented in this filing.

They include:

Michelle Mueller
No Address given
360-431-2804
mlmm50@gmail.com

Linda Moholt
Tualatin Chamber
8101 SW Nyberg, #102
Tualatin, OR 97062
503-.692.0780
linda@tualatinchamber.com

KBNP/ page 2

Satellite Dish Neighborhood/Developer Meeting

Tom Rymanowicz
17500 SW Cheyenne Way
Tualatin OR 97062
503-639-7726
tom@advantageTaxServices.com

David Emani
1014 N Shore Road
Lake Oswego
503-696-1647
Emami007@comcast.net

Darius Sakinis
18840 SW Boones Ferry Rd.
503-707-0699
Darius.sakinis@gmail.com

Comments Received: (Phone conversation 3:25-3:37PM)

M Mueller: After expressing she has walked by the property on occasion, does not like the rusted posts (supports and center post) and concrete bags that were/are present.

KBNP: I explained we had left that uncovered until such time as the City Planning Dept., could view and make necessary recommendations, and that KBNP did not want to alter what our satellite engineers had positioned in order to receive the multiple sources taken via dish provided reception, until those City conditions were better defined. Our dish differs from Cable TV style dishes – not only in size, but via positioning of satellites for Networks received (currently 9). I also explained its “screened-look” was for less wind resistance, esthetics (unlike larger, solid dishes), and safety – allowing a visual perspective of sidewalk and pending street traffic. I stated I would include her comments and I signed her registration with the information she provided. (Conversation 12 minutes).

Comments received: (Arrived prior to 6PM)

L Moholt: Introduced ourselves, positions in community, as she was signing it. Ms Moholt mentioned she had heard some comments about the radio station being in Tualatin. She stated she didn't like its present condition...and asked, “*What plans do you have?*”

KBNP: I explained that KBNP had thought someone physically would have previously stopped by from the City of Tualatin / Planning Dept., to define exactly what they required, and the process KBNP recently undertook for find any other satellite dishes like ours – in the 14 surrounding communities to compare or create acceptable design...of which there are none.

(Moholt input continued)

I mentioned AM 1410 had originally discussed a cyclone fence with City planners – but the metal creates a distortion to the incoming signal and is not functional. A wooden fence to the height specifications would tower over the building, and blocks the visual access of pedestrians and traffic directly adjacent to the sidewalk and SW 84th. As KBNP leases the property, a masonry wall is cost prohibitive under the short term of our lease, expiring October 2022 – under current renewal terms (and more likely would become a graffiti easel).

Given that KBNP Radio agrees a shrubbery alongside the sidewalk – to a height like at the north end of our parking lot or shortened one across SW 84th for safety reasons, placed between the dish and the sidewalk should obscure much of the view of the dish. It seems the most logical answer.

Ms Moholt seemed to concur.

I further explained the Federal Communications Commission is in the process of assigning 5G technologies for cellular and internet communications – and has recently asked broadcast facilities (AM and FM Radio stations), to reassess our satellite downlinks – with the potential of new technology – which “*may replace the need for satellite dishes of this nature*” – but that has as yet to be defined – while still in development stages. Timeline unknown.

I mentioned KBNP did our own un-scientific traffic count for two weeks between 5:30 AM and 5PM – with an average count of sixty (60x) vehicles per day / approximately five (5x) per hour.

I also mentioned that shrubbery surrounding the entire dish seems overkill – and I showed a series of photos taken every twenty steps on both sides of SW 84th – from Nyberg to north of SW Seneca in both directions, and from Boones Ferry, just past 84th – that traffic and pedestrians could be affected by. Unless in front of, or directly across the street, most passers-by do not notice the dish until directly within its proximity.

We also discussed for a few minutes some Chamber of Commerce discussion – and we reset a meeting for Tuesday – September 1st. (Conversation – approximately 15 minutes)

I did point out to Ms Moholt - a more problematic obstruction in the immediate neighborhood seemed to be the Utility Box on the South corner of SW Seneca at Boones Ferry Road...as motorists need to be “in the road” to proceed while watching for two-sided traffic.

Comments received: (arrived 6:20 PM)

T. Rymonowicz: Re-introduced himself – as he works nearby, and stated when the dish first appeared – “*I hated it!*” But mentioned he rides his bikes nearly every day, and after a short period got to where “*I hardly even notice it anymore.*”

KBNP: I mentioned my initial contact with TCPD – Charles Benson – and KBNP’s present attempt to move this approval along – with the suggestion by City Planners of shrubbery – but limiting it along sidewalk – rather than fencing or a wall - for safety reasons to pedestrians and motoring traffic, which he is familiar with.

KBNP / page 4
(Rymonowics input continued)

KBNP: We spoke of our initial plans to paint the Dish's support structure, and provide a covering of bark mulch, thereby removing the visual exposure of anchor weights on the pedestal support structures. He seemingly agreed with these proposed improvements – but we were interrupted with the arrival of David Emami...

Comments received: (arrived 6:28 PM)

D. Emami: Both Mr. Rymonowics and I were approached from across SW Seneca, by Mr Emami, who held a fistful of papers/photos, and he immediately decried the use, placement, authorization, unsightliness...and demanded it be removed immediately, taken to an industrial setting...or that KBNP Radio move back to Portland, etc., and began questioning who I knew at Tualatin's City Hall to get this approved!

I attempted to explain the process – dating back to 1917, when KBNP first spoke with Mr Charles Benson of the City Planning Dept. prior to signing lease papers with the property owner, and trying to explain (between his continuous comments and raised voice) why there has not been a resolution to this situation thus far.

Before I could utter my planned presentation of these circumstances – my previous meeting with the City's Planning Department in a Pre-Application meeting...Mr Emami proceeded to explain he developed much of Tualatin over the past 35 years – motioning to several nearby buildings he owns, constructed, and/or derives rent from...

Mr Emami stated he *"owns the majority of buildings from the Hospital (Meridian Park) through downtown and even past Boones Ferry – "all over!"* He provided four 8x10" photographs of buildings that required some City approval (SEE Attached).

I explained I spoke with who answered the phone when KBNP first made contact, and it was Charles Benson who gave KBNP some initial *verbal approval* that, *"Yes, satellite dishes were permissible in Tualatin – though KBNP may have to go through an approval process"*. Again before I could mention after this contact and some email exchanges of pictures with Charles Benson – he had left his position. In the interim – KBNP located to Tualatin.

Mr Emami again began stating problems he has had with approval and permitting on his own various projects, almost on a project-by-project basis. He apparently knows - or mentioned he knows every City Code and Ordinance. While berating the City Planning Department on his prior issues with them (with a multiple of expletives) – he said there was never a Charles Benson – *"as I know everyone"* – and I (KBNP), should have only contacted with Aquila Hurd-Ravich.

It was about this time that Darius Sakinis arrived from the same location Mr Emami emerged from on SW Seneca. I introduced myself, as Emami and Rymonowics spoke with each other.

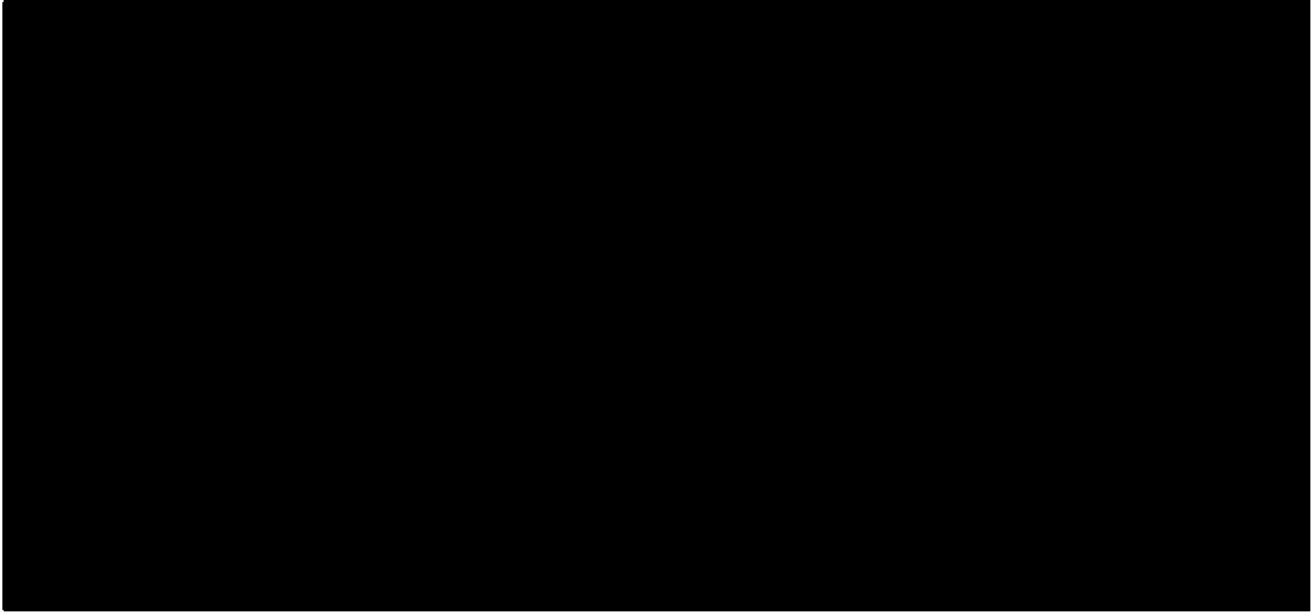
Sakinis: Stated he works across the street at 18840 SW Boones Ferry, I was unable to hear what company he represents (Ace Construction), as Mr Emami was becoming more vocal and animated – while trying to maintain social distancing. But I was able to briefly describe what the City was asking for, and our plans to comply with an altered setting with shrubbery and groundcover. He did question why KBNP just doesn't go to a small dish like cable TV uses or direct Internet linkup.

KBNP / page 5

(Collective conversations)

I attempted to explain the downlink of delivery from newer TV satellites is far different than what is available to long-standing, existing radio programming, and the "time delays" are not compatible with our LIVE Radio broadcasts from these digital audio feeds.

It was at this point I turned to answer continuing questions on obeying ordinances and permitting from Mr Emami, when Mr Rymonowics drew his attention by asking – "It sounds like your beef is with the City – not Mr. Lyons."



Again, in a disruptive manner – Mr Emami demanded the entire dish be covered even with a roof. *"If my garbage containers and air conditioning"* – pointing to several buildings – *"need to have walls and fences -- this garbage must have it"*.

Mr Rymonowicz left and he wished KBNP well in our process – seemingly accepting our explanation for improvements, at that point Mr Emami walked away, and Mr Sakinis followed Emami, back to the same building location on SW Seneca.

These notes, covering the Neighborhood/Developer Meeting – Thursday – August 27th, ended at 6:59PM.

I later received the three page email from Diana Emami (ATTACHED) - who did not attend nor heard any of disruptions throughout my presentation by David Emami, or street-level viewing of what was discussed, along with David Emami's recap notations (8/29/2020).

Submitted – Keith Lyons/Managing Partner- KBNP Radio

NAME (Please Print) Linda Prokolt
ADDRESS Tvalatin Chamber
810 SW Nyberg, # 102
Telephone 503-692-0780
Email linda@tvalatinchamber.com

NAME (Please Print)
ADDRESS
Telephone
Email

NAME (Please Print) Tom Rymonowicz
ADDRESS 17500 Sw Cheney way
Telephone 503 639 7726
Email Tom@AdvantageTaxServices.com

NAME (Please Print)
ADDRESS
Telephone
Email

NAME (Please Print)
ADDRESS
Telephone
Email

NAME (Please Print)
ADDRESS
Telephone
Email

NAME (Please Print)

Michelle Moore

ADDRESS

Telephone

360-431-2804

Email

MLMM50@GMAIL.COM

NAME (Please Print)

ADDRESS

Telephone

Email

NAME (Please Print)

DAVID EMAMI

ADDRESS

1014 N Shore RD Lakewood

Telephone

503 969 1647

Email

Emami0076@comcast.net

NAME (Please Print)

ADDRESS

Telephone

Email

NAME (Please Print)

DARIUS SAKINS

ADDRESS

18840 SW BOWEN FERRY RD.
DARIUS SAKINS

Telephone

503 707 0689

Email

DARIUS.SAKINS@gmail.com



TUALATIN

CHAMBER of COMMERCE

Name: Erin Engman, Tualatin Planning Dept.
Company: City of Tualatin
Address: 18800 SW Martinazzi Ave.
City, State, Zip: Tualatin, OR. 97062

Date: September 18, 2020

Dear Erin:

Having attended the Neighborhood/Developer meeting of August 27th at the studio location for KBNP Radio (18925 SW 84th Street in Tualatin), I met station manager Keith Lyons. Our meeting occurred earlier than the scheduled time of 6:30 PM - but I had a previous engagement. My interest was on behalf of the Tualatin Chamber of Commerce, and our membership, and wanted to hear what was planned.

He stated there had been three noted complaints brought to his attention in the timelines since moving his facilities from Portland to Tualatin, and desires to be compliant as a corporate citizen.

Mr. Lyons took time and discussed why the present status of the satellite dish exists, after attempts to locate similar City ordinances in Tualatin and surrounding cities - without success. He stated going through the planning organization as someone not in construction and unfamiliar with the processes. He then presented options from wooden and cyclone fencing - and their restrictive properties (both for safety and operational deterrents at ground level for broadcast purposes or safety. He has previously invited a couple of landscape firms to provide options, from which his plans were formed.

He next outlined KBNP Radio plans for added ground cover hiding the concrete anchor blocks and painting the metal support arms and center post (which I noted to him, were unsightly). He went on to outline placement of shrubs between the sidewalk on SW 84th, like across the street at a waist-high level for safety purpose - allowing for visibility for pedestrians and vehicles either on the roadway or sidewalk.

This included possible varying heights to the North and West within the parking lot of KBNP in a "U" or "C" semi-encirclement. I have since heard that was a recommendation from the Planning Department, to appease where the majority of complaints originated.

In all - I favor what Mr. Lyons outlined plans include, gaining a perception of his safety concerns and community involvement elsewhere.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Linda Moholt".

Linda Moholt, CEO, IOM

PO Box 701
8101 SW Nyberg St., Suite 102
Tualatin, OR. 97062

Phone: 503-692-0780
Chamber@tualatinchamber.com
www.TualatinChamber.com

August 28, 2009

Keith Lions
KBNP Radio Inc.
18925 SW 84th Street
Tualatin, OR 97062

RE: Neighborhood / Developer meeting regarding Large Illegally Placed Satellite Dish

Via email: Keith Lions gm@kbnp.com and Aquilla Hurd-Ravich AHURD-RAVICH@tualatin.gov

I have been developing in the City of Tualatin for over 35 years. I have had several neighborhood hearings on different occasions. You had 3 people show up to your meeting while I was present, all angry and disappointed. Their comments were as follows:

1. They asked if you had a permit to do this illegal work. You mentioned that the planning department was not responsive and verbally they allowed you to put this up (this has never happened to other developers and tenants in the past). This dish was put up illegally.
2. Your suggested solution of painting the dish and leaving it the way it is - was objected and contested.
3. You brought up the option of putting plants around the dish. It was rejected with one person being in the third story of the building across the street and he mentioned that the top also had to be covered and that all tenants across the street had assigned him to come and talk with you.
4. I asked for an alternative, smaller dish which you can see all over Portland, including one of the buildings which I manage, and it had a radio station. Your antenna is over 40 years old and your equipment is antiquated as per my preliminary investigation. You could install a 24" dish with a new broadcast or maybe adapted to your current system. You refused to do that and brought bogus excuses. Please provide all your requirements and specifications for broadcasting so we can verify it with the expert.
5. This antenna has been there for 3 years. I provided you with a copy of screening sample requirements from the City of Tualatin for the next door project. If you do not get a permit and do illegal work code enforcement is not familiar with Tualatin development code. Enforcement is complaint driven and. I know for sure my wife has emailed at least few times to police and City of Tualatin and you have been delaying and stalling it for last 3 years. You have been irresponsible and disrespectful to neighbors, including one that showed up at the meeting.

In conclusion, you must immediately remove this antiquated antenna from 40 years ago and replace it with a modern 24" dish. Please send me all of the specs about your FCC requirements and I will find you the right antenna and equipment for your business which is better fit in Tualatin downtown and does not offend neighboring businesses with this alien looking monstrosity.

Your financial hardships are not the base for not providing an answer to this problem and please be a good neighbor and respect other people's rights.

David Emami

Subject **Neighborhood Meeting Notes for Satellite Dish**
 From Diana Emami <diana@barringtonpdx.com>
 To gm@kbnp.com <gm@kbnp.com>, Aquilla Hurd-Ravich <AHURD-RAVICH@tualatin.gov>
 Cc tom@advantagetaxservices.com <tom@advantagetaxservices.com>, Diana Emami <diana@barringtonpdx.com>
 Date 2020-08-29 12:08



- Developer meeting notes for Satellite Dish.pdf (~75 KB)
- IMG_2274.JPG (~851 KB)
- IMG_2273.JPG (~506 KB)

Attached please find a letter with picture attachments from David Emami summarizing the meeting notes. As you were not taking down any notes, David wants to make sure this is going to be reported back to the City.

My objections to this satellite dish are as follows:

I received over 6 meeting invitations this August for different developer meetings and yours was the only one that was not done via Zoom meeting.

Due to Covid-19 and fear of people going to meetings it makes me think you did this meeting purposely at your office and not on Zoom as everyone else in order to avoid any objections.

You are in media business after all – make use of Zoom like everyone else....

I have made multiple complaints starting 3 years ago or when this dish was first erected. I recall very clearly that you told City, and City employee replied to me that “..rest assured, you have fence and screening coming in next week, it will be screened and covered...”. Here we are 3 years later – whatever happened to your falls promises and misinformation?

You have been avoiding the issue and stalling City and code enforcement.

I have been looking at this ugly out of place monstrosity out of my office window all day every day for last 3 years.

It does not belong in the downtown. If you can't replace with new modern small dish you need to go back to Portland where you can screen it and hide it on the high-rise roof top or go to industrial area where it can be properly screened. Just because you got “heck of a deal” on a office rental rate, does not mean you can do anything you want here.

No screening in downtown is going to cover it up and make it more pleasant.

Many businesses have been complaining about this for years – it is not just 3 complaints in 3 years as your letter implied.



Diana Emami

Barrington Management LLC

m: (503) 209-1592

a: 18840 SW Boones Ferry Rd, #216, Tualatin, OR 97062

w: www.barringtonpdx.com e: Diana@BarringtonPDX.com



IMG_2274.JPG
~851 KB

CERTIFICATION OF SIGN POSTING



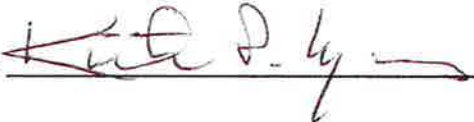
The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:

<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

As the applicant for the AR 20-0008 KBNP Satellite Dish Screening project,
I hereby certify that on this day, March 31, 2021 sign(s) was/were posted on the subject property in
accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: KBNP Radio, Inc. /Keith P. Lyons
(Please Print)

Applicant's Signature: 

Date: March 31, 2021

 **NOTICE**
ARCHITECTURAL
REVIEW AR-20-0008
For more information call
503-691-3026 or visit
www.portlandoregon.gov

