

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST FOR APPROVAL)	ORDER NO. 2999
OF A WIRELESS FACILITY THREE, ATLAS)	WF32024-00056 ORDER APPROVING
TOWER 1, LLC, APPLICANT.)	LU32024-00057 FRED MEYER WALKER ROAD
) WIRELESS FACILITY, WIRELESS FACILITY
	THREE.

The matter came before the Planning Commission on July 24, 2024, on a request for a Wireless Facility Three approval for the development of a new 80-foot-tall Wireless Communication Facility (WCF) tower and associated improvements in the Community Service zoning district (CS). The site is located at Tax Lot 01100 on Washington County Tax Assessor’s Map 1S105BA.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 17, 2024, and the Supplemental Memoranda dated July 23, 2024, and July 24, 2024, and the findings contained therein, as applicable to the approval criteria contained in Section 40.96.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **WF32024-00056** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated July 17, 2024, and

the Supplemental Memoranda dated July 23, 2024, and July 24, 2024, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions:

1. In accordance with Section 50.90.1 of the Development Code, Wireless Facility Three land use approval shall expire after two (2) years from the date of approval unless prior to that time a construction permit has been issued and substantial construction has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (Planning / BG)
2. All construction shall be carried out in accordance with site plans, landscape plans, and elevations, marked Exhibit 3.3, as approved by the Planning Commission, except as modified in conditions of approval, on file at City Hall. (Planning / BG)

B. Prior to building permit issuance, the applicant shall:

3. Submit sign detail drawing(s) for the signage proposed on the access gate of the facility which demonstrate compliance with the signage requirements of Section 60.70.35.4. (Planning / BG)
4. Submit a revised landscape plan demonstrating that shrub spacing does not exceed three feet on center in compliance with Section 60.70.35.5.C.2. (Planning / BG)
5. Submit a revised landscape plan demonstrating that within five linear feet in both directions of the northeast and southwest fence enclosure corners only emerald green arborvitae shrubs are planted in a manner consistent with Section 60.70.35.5.C. (Section 40.96.15.3.C.8) (Planning / BG)

C. Prior to final inspection and final occupancy permit, the applicant shall:

6. Ensure all site improvements, including grading, fencing, and landscaping are completed in accordance with plans marked "Exhibit 3.3," except as modified by the Planning Commission in conditions of approval. (On file at City Hall). (Planning / BG)

Motion **CARRIED**, by the following vote:

AYES: Winter, Glenewinkel, Adams, Ellis, Lawler, McCann.
NAYS: None.
ABSTAIN: None.
ABSENT: Nye.

Dated this 30 day of July, 2024.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2999 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on August 9, 2024.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

BRITTANY GADA
Associate Planner

CHELSEA MCCANN
Chair

JANA FOX
Current Planning Manager