

Exhibit 6

February 14, 2018

Beaverton Planning Commission  
Commissioner Kim Overhage, Chair  
Commissioner Jennifer Nye, Vice Chair  
Commissioner Scott Winter  
Commissioner Terry Lawler  
Commissioner Kaitlin North  
Commissioner Adam Matar  
Commissioner Gerry Uba

Re: Verizon Whitford Wireless Facility at 7400 SW Scholls Ferry Road

Dear Commissioners,

At the January 24, 2018 hearing I addressed the commission with my concerns regarding major adjustment ADJ2017-0004 which is associated with WF2017-0011, the proposed Verizon wireless facility at 7400 SW Scholls Ferry Road. After public comment and response by the applicant, the hearing was continued to allow the applicant an additional opportunity to provide supporting evidence. Having reviewed the additional evidence submitted February 7, 2018, I would like to respond with additional comments for your consideration.

When I addressed the commission I suggested that the height of the surrounding trees had been overstated in the application. Applicant's Exhibit 16 documents the height of many of the trees surrounding the proposed site. This exhibit documents many of the surrounding trees to be 40-45' in height and does not document any trees taller than 50'. I have attached Figure 1 which is a photo showing a wider view of the proposed site including many of the trees identified in Exhibit 16. This photo also shows the relative openness of the site. There are no other significant trees nearby.

Based on the view shown in the Figure 1 and the applicant's measured tree heights, it is clear that the surrounding tree canopy is not 80'-100' as is claimed in the application. Items 3, 4, 8 and 9 of the Analysis and Findings for the Major Adjustment in the Staff Report dated January 17, 2018, all rely on this claimed tree height as fact to support the major adjustment.

When I addressed the commission I also suggested that the applicant's claim to the necessity of the adjustment was conclusory rather than demonstrated by fact. The applicant has not submitted any additional factual information to support the conclusion that the capacity and coverage afforded by a smaller tower would prevent a reasonable use of the land (Approval Criteria 8). Rather, the applicant's additional evidence states only that the 100' tower would allow a second array to be located above the tree line, and furthermore that other carriers may use equipment which is less encumbered by surrounding clutter.

***Based on the fact that the tree canopy is shown to be substantially lower than that claimed in the original application, and since the applicant has not clearly demonstrated need of the increased height in order to make a reasonable use of the land, I strongly encourage the commission to deny the major adjustment.***

At the hearing on January 24 I did not address the commission with regard to Variance VAR2017-005 however, based on the evidence submitted by the applicant, I would like to add additional comments for your consideration.

Based on my review of the USGS topographic maps of the area, I note that the proposed site is at a higher elevation than any of the alternative sites shown in Exhibit 18. It is also at a higher elevation than the entirety of the search-ring box shown in the same exhibit. This is counter to the narrative advanced by the applicant that the elevation of the proposed site presents a special condition peculiar to the land.

Given that the site is approximately 20' higher than the primary search ring and that the tree height is less than originally assumed, I believe that it may still be possible to provide a reduced tower height and a reasonable adjustment of tower position on the site without causing undue or unnecessary hardship to the applicant. In this way a code-compliant installation might be achieved and if not, a less substantial variance may be warranted.

*I would ask the commission, given the new evidence, to consider whether the variance requested is truly the minimum variance making possible a reasonable use of the land.*

Respectfully submitted,



Jeffrey R. Diephuis  
9516 SW Whitford LN  
Beaverton OR 97008

Attachment: Figure 1



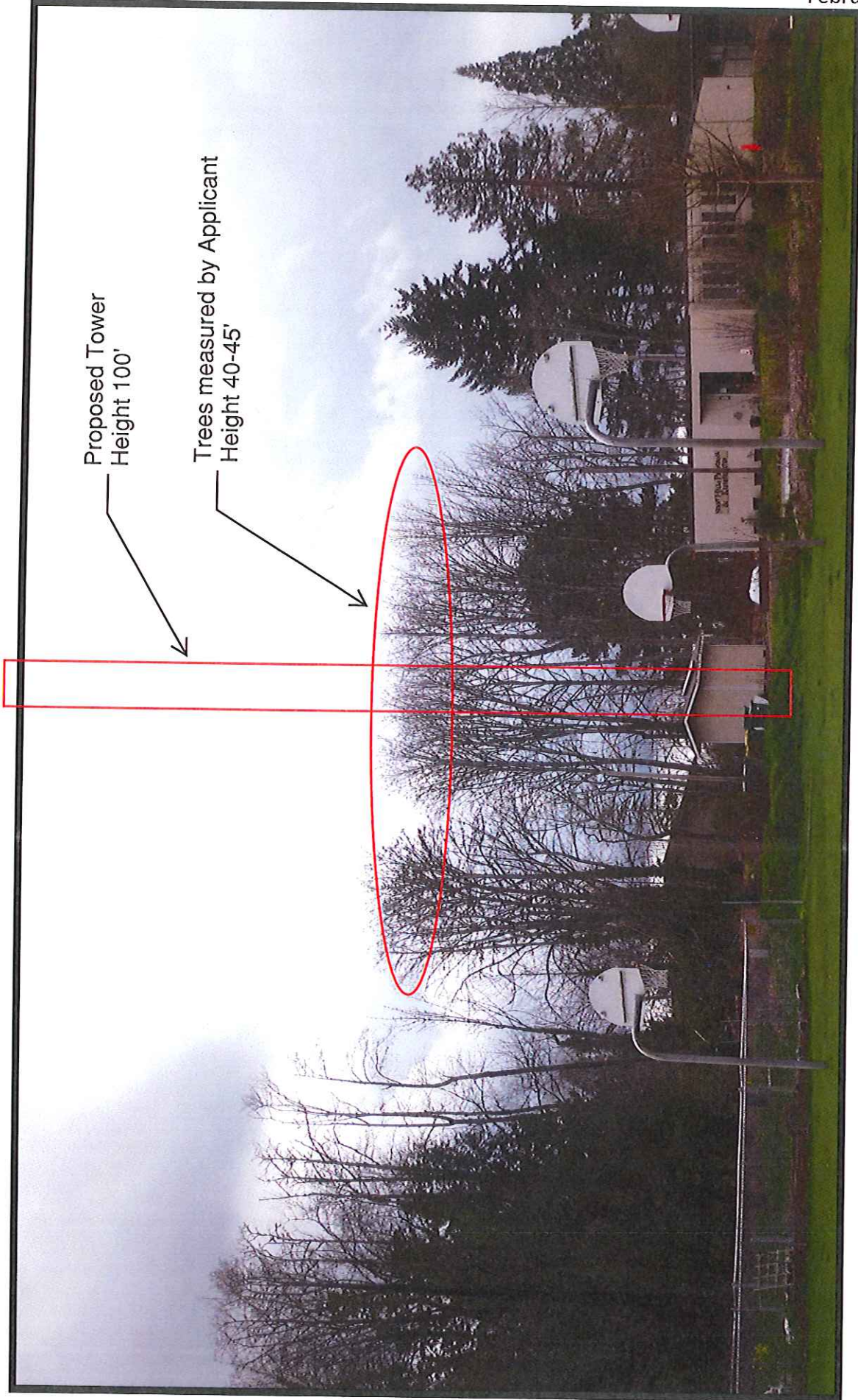


Figure 1: Proposed Tower Site from SW