

STAFF REPORT

Report Date: July 17, 2024

Application Name: LU32024-00057 Fred Meyer Walker Road Wireless Facility

Application Numbers: WF32024-00056

Proposal: The applicant, Atlas Tower 1, LLC, requests approval of a Wireless Facility Three application for the development of a new 80-foot-tall Wireless Communication Facility Tower (monopine) and associated improvements within a portion of the existing parking lot on the subject site.

Proposal Location: The site is located at 16065 SW Walker Road, specifically identified as Tax Lot 1100 on Washington County Tax Assessor's Map 1S105BA.



Applicant: Atlas Tower 1, LLC

Recommendation: APPROVAL of LU32024-00057 Fred Meyer Walker Road Wireless Facility, WF32024-00056, subject to conditions identified at the end of this report.

Hearing Information: 6:30 p.m. July 24, 2024, via Zoom Webinar

Note: Public Hearings are held remotely and can be viewed at the following link:
<https://beavertonoregon.gov/913/Agendas-Minutes>

Contact Information:

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Applicant: Atlas Tower 1, LLC
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3002 Bluff Street, Suite 300
Boulder, CO 80301

Property Owner: Fred Meyer Stores, Inc.
Attn: John DeFrance
1014 Vine Street
Cincinnati, OH 45202

Existing Conditions

Zoning: Community Service (CS)

Site Conditions: The site is a portion of a lot with an existing retail land use (grocery store) and associated improvements including a parking lot and landscaping.

Site Size: Approximately 15.68 acres

Location: At the northwest corner of SW Walker Road & SW 158th Avenue

Neighborhood Association Committee: Five Oaks/Triple Creek NAC

Table 1: Surrounding Uses

Direction	Zoning	Uses
North	CS & Multi-Unit Residential (MR)	Multi-dwellings & various commercial uses such as office and eating and drinking establishments
South	CS	Various commercial uses such as eating and drinking establishments and medical office
East:	Residential Mixed C (RMC)	Public Recreation Facilities
West:	Residential Mixed A (RMA)	Multi-dwellings

Application Information

Table 2: Application Summary

Application	Application Type	Proposal Summary	Approval Criteria Location
WF32024-00056	Wireless Facility Three	Development of a new Wireless Communication Facility tower	Development Code Section 40.96.15.3.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day*	365-Day*
WF32024-00056	Jan. 22, 2024	June 6, 2024	N/A	N/A

* Wireless Facility Applications are not land use decisions. Therefore, they are not subject to the 120-day and 365-day deadlines required by the State for land use decisions. Instead, local government processing of Wireless Facility Applications is subject to Federal Communications Commission (FCC) requirements.

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Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Zoning Map (page 5 of this report)

Exhibit 1.2 Vicinity Map (page 6 of this report)

Exhibit 2. Public Comment

No public comment has been received as of the date of this report.

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Application Form

Exhibit 3.2 Application Narrative

Exhibit 3.3 Plan Set

Exhibit 3.4 Landscape Estimate and Schedule

Exhibit 3.5 Visual Impact Report

Exhibit 3.6 Photo Simulations

Exhibit 3.7 Coverage Analysis

Exhibit 3.8 Clean Water Services Review

Exhibit 3.9 TVF&R Review

Exhibit 3.10 FAA Determination

Exhibit 3.11 FCC Certificate

Exhibit 3.12 Neighborhood Meeting Documentation

Exhibit 3.13 Pre-Application Conference Notes

Exhibit 1.1 Zoning Map

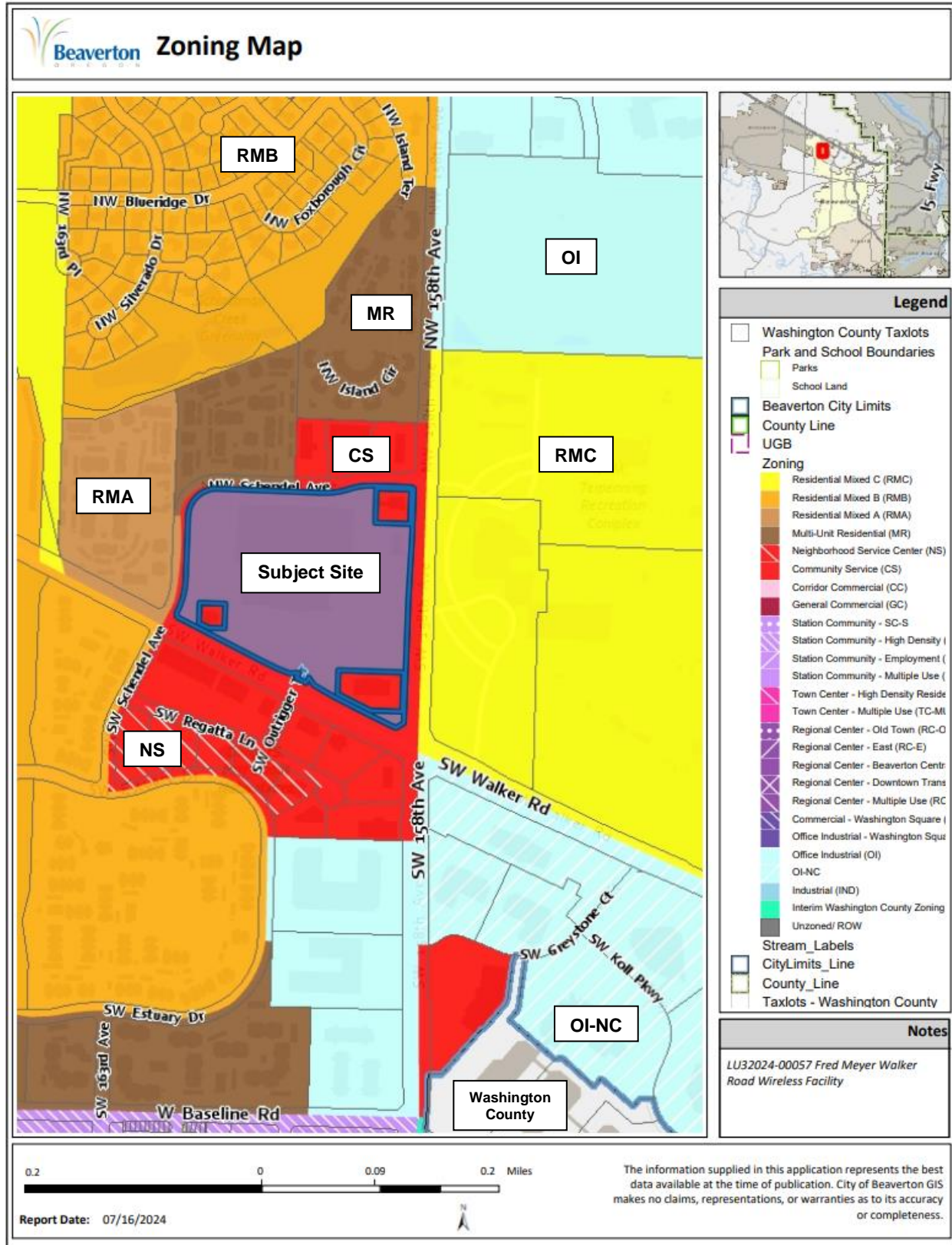
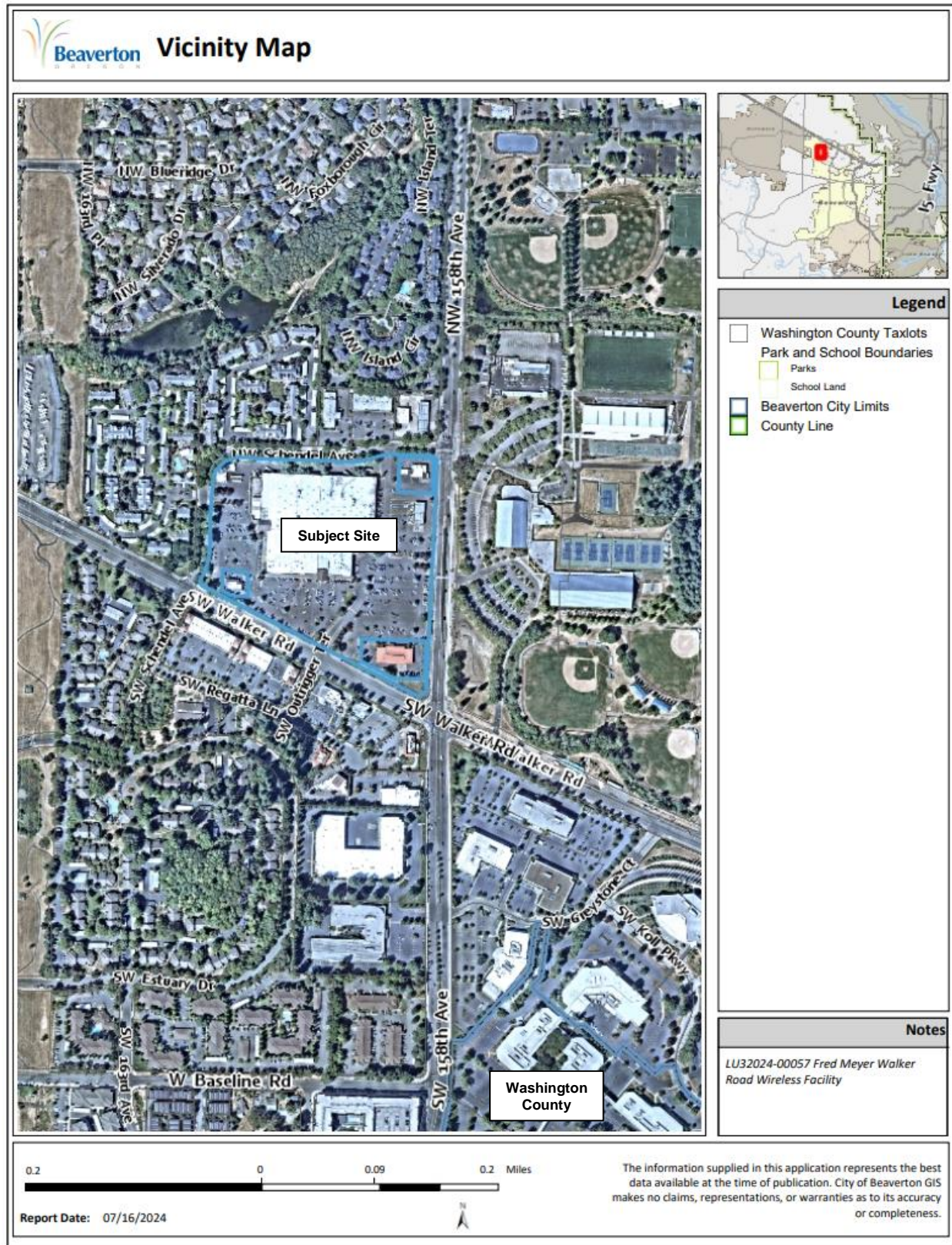


Exhibit 1.2 Vicinity Map



Attachment A: WIRELESS FACILITY THREE WF32024-00056

ANALYSIS AND FINDINGS FOR WIRELESS FACILITY THREE APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **WF32024-00056**, subject to the applicable conditions identified in Attachment B.

Section 40.96.05 Purpose:

The purpose of the wireless facility application is to ensure the review and implementation of the regulations for the construction and use of wireless communication facilities in the City of Beaverton. The section is consistent with FCC Declaratory Rulings and current federal laws, and is intended to minimize potential adverse visual, aesthetic, and safety impacts of wireless communication facilities on residential neighborhoods, and on the community as a whole by establishing review standards for the use, placement, and design of wireless communication facilities. This Section is carried out by the approval criteria listed herein.

Planning Commission Standards for Approval:

Section 40.96.15.3.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on Wireless Facility Three applications. The Planning Commission will determine whether the application, as presented, meets the Wireless Facility Three approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for a Wireless Facility Three.

To approve a Wireless Facility Three application, the Planning Commission shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

Section 40.96.15.3.C.1

The proposal satisfies the threshold requirements for a Wireless Facility Three application.

FINDING:

The applicant proposes a new Wireless Communication Facility (WCF) tower and associated improvements in the CS zone, a Commercial zoning district. As such, the proposal meets Threshold 1 of a Wireless Facility Three application, which reads:

- 1. In all zoning districts, except industrial, construction of a wireless communication facility tower.*

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.2

All City application fees related to the application under consideration by the decision making authority have been submitted.

FINDING:

All required fees associated with a Wireless Facility Three application have been submitted by the applicant.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.3

In relationship to the existing surroundings and future allowed uses, the location, size, shape, height, spatial and visual arrangement of the use and structure is compatible.

FINDING:

The applicant states that they have prepared and submitted a Visual Impact Report and photo simulations of the facility which addresses the compatibility of the structure in relation to existing surroundings. As stated in the visual impact report, "The proposed stealth monopine telecommunications tower will be less than 200-ft AGL in height, will be monopine in design which will blend in with the existing skyline and surrounding well-established evergreens, and the existing utility poles with associated electrical lines. Finally, the proposed stealth monopine tower is anticipated to be an unlit structure and have finishes with low-reflectivity. Therefore, the proposed structure is anticipated to be visibly subordinate to the landscape from the majority of the high-traffic, publicly accessible areas within the aforementioned visual APE, and will not adversely impact surrounding public viewsheds."

Staff concurs that the proposed stealth tower with a monopine design and associated improvements are compatible with the surrounding commercial land uses on and adjacent to the subject site. The 80-foot-tall tower and screening enclosure is proposed within a leased area on a portion of an existing parking lot for a large-scale retail use which is developed with landscape islands and vehicle areas. From the view of the surrounding parking lot, the proposed chain link fencing with privacy slats and screening landscaping are typical of commercial development and are visually compatible with the surrounding area. From the view of surrounding rights of way, staff concurs that the submitted Visual Impact Report demonstrates that the monopine design and proposed size and height of the tower adequately minimizes the visual impacts of the tower when compared to existing mature trees near the new facility. If the lot is redeveloped, the proposed tower will also be compatible with the future allowed commercial uses of the CS zoning district.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.4

The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.

FINDING:

The applicant states that the project is proposed to be an alternative tower structure and will be designed to resemble a pine tree. The proposed WCF will be located in a large parking lot and designed to blend with the current features in the area. The site currently contains islands with mature trees and foliage, the outside perimeter landscaped with well-established evergreens, and utility poles with associated electrical lines.

Staff adds that the leased area for the proposed WCF on the subject site is a relatively flat portion of an existing parking lot associated with a retail use. The proposed dimensions of the WCF occupy four existing vehicle parking stalls, and the improvements will not interfere with the functionality and safe use of the surrounding remaining parking lot and vehicle stalls by complying with the recommended conditions of approval as detailed in the response to Section 40.96.15.3.C.8, below. The proposed development does not impact existing parking lot landscaping next to the facility, and the proposed screening shrubs are compact varieties that will not impact the parking lot area next to the proposal.

Conclusion: Therefore, staff finds that, by meeting the conditions of approval, the proposal meets the criterion for approval.

Section 40.96.15.3.C.5

The proposal will not obstruct any existing or approved vehicular, pedestrian, or bicycle connection identified in the Comprehensive Plan.

FINDING:

The applicant states that the proposed wireless facility will not obstruct any existing or approved vehicular, pedestrian, or bicycle connection identified in the Comprehensive Plan. Once construction is complete, the applicant anticipates approximately one vehicle trip per month.

Staff concurs and adds that the proposed new Wireless Communications Facility is located in an existing parking lot associated with a developed land use. Consistency with any vehicular, pedestrian, or bicycle connections identified in the Comprehensive Plan, if any, was required at the time of development of the existing use of the site and are not affected by the proposed Wireless Communications Facility.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.6

That the development has been designed to, where possible, incorporate and preserve existing trees and vegetation of significant size and species.

FINDING:

The applicant does not propose to remove any trees of significant size and species.

Conclusion: Therefore, staff finds this approval criterion is not applicable.

Section 40.96.15.3.C.7

That grading of the site shall take place with particular attention to minimizing the possible adverse effect of grading on the natural vegetation and physical appearance of the site.

FINDING:

The applicant states that the project proposes minimal grading of the site, which should result in minimal impact to the existing natural vegetation and physical appearance of the site.

Staff concurs. The submitted plans show that there is no natural vegetation that would be affected by proposed grading activity. Since the proposed WCF is located within an existing parking lot, grading will not affect the physical appearance of the site. Furthermore, proposed grading will be evaluated at the time of Building Permit to ensure compliance with applicable City requirements.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.8

That the quality, location, size and aesthetic design of walls, fences, berms, hedges, screen planting and landscape areas have minimal adverse effect on existing or approved abutting land uses.

FINDING:

The applicant states that the project proposes landscaping to be installed within a four-foot-wide planter along the outside of the fencing area. Shrubs proposed include Portuguese Laurels, Skip Laurels, and Emerald Green Arborvitae. All shrubs will be four to five feet tall when planted and over 10 feet tall at mature growth. The proposed fence along the south, west, east, and north side up to each gate will be covered by shrubs. The gates will be slatted in a light tan color. The shrubs at each corner of the fence will be arranged, planting narrow shrubs closest to each corner, and set back as far as possible to prevent impacts to visibility. During the bi-monthly maintenance, shrubs will be pruned

to prevent encroachment into the parking stalls and ensure visibility from the parking spaces.

The existing land use abutting the proposed WCF is retail which has been developed with a large commercial building and a parking lot with approximately 745 vehicle stalls. The new WCF, including the screening enclosure and landscaping, is proposed to occupy the dimensions of four existing parking stalls. The WCF does not encroach into remaining adjacent parking stalls or drive aisles. Aesthetically, the proposed size, fencing, and screening landscaping of the WCF is consistent with the improvements typical of a developed parking lot serving a commercial use, and the proposal will have minimal visual impact on the existing abutting use. The proposed monopine design is considered a stealth facility that is expected to have minimal visual impact on the surrounding area.

Functionally, the WCF is proposed within an existing parking lot supporting a commercial use, so staff evaluated the proposal for its potential impact to the continued, safe use of the parking lot. There are four existing parking stalls and two two-way drive aisles abutting the proposed WCF. Staff finds that the submitted landscape plan and maintenance schedule demonstrate that proposed screening landscaping will not impact safe maneuvering within drive aisles, as the chosen shrubs have a compact growth pattern that will have minimal impact to areas outside of the four-foot-wide planter. However, staff is concerned about potential visual impairments caused by required screening landscaping adjacent to the parking stalls at the northeast and southwest corners of the development. Due to the WCF location in an existing parking lot, the required six-foot-tall sight-obscuring fence and evergreen shrubs with a mature height of ten feet will partially obstruct the sight line of vehicles backing out of the two noted parking stalls into the drive aisle. Staff disagrees with the applicant that the submitted landscape plan proposes the shrubs with the narrowest growth pattern at the corners of the development near these parking stalls. Rather, the landscape plans show one emerald green arborvitae with a spread of three to four feet and a laurel variety with a spread of four to six feet at each corner. To minimize the potential visual obstructions caused by the screening landscaping to the greatest extent possible, staff recommends a condition of approval that the applicant resubmit landscape plans prior to building permit issuance demonstrating that only emerald green arborvitae shrubs are used within five feet of the northeast and southwest fence enclosure corners in both directions. By meeting this condition of approval, it will ensure that only the shrub variety with the most compact growth pattern is located in the sight lines of the two affected parking stalls.

Staff finds that by meeting the recommended condition of approval and minimizing the potential impacts to the affected parking stalls, the proposed design, location, and size of the WCF adequately minimizes impacts to the abutting existing use. Although fencing and landscaping are anticipated to cause visual obstruction when maneuvering out of two parking stalls, there is ample parking, approximately 740 stalls, elsewhere on the site which are unaffected by the proposed project. Additionally, based on typical driver behavior in parking lots, vehicle maneuvers are done at slow, safe speeds which will

ensure oncoming vehicles will have the time to prevent an incident if a vehicle is backing out of an affected parking stall with limited visibility.

In summary, staff finds that the resulting visual impacts to two parking stalls caused by fencing and landscaping is minimal considering the ample availability of other parking to support the abutting existing use and typical driver behavior within parking lots. Furthermore, the impacts to the affected parking stalls will be adequately minimized by meeting the recommended condition of approval for modified landscaping at the southwest and northeast corners of the WCF.

Conclusion: Therefore, staff finds that, by meeting the recommended conditions of approval, the proposal meets the criterion for approval.

Section 40.96.15.3.C.9

All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.

FINDING:

The applicant states all critical facilities and services related to the development will have adequate capacity to serve the proposed design at the time of its completion. As shown in the zoning design documents, the contractors will use a dedicated access easement. The regular maintenance trucks will likely involve one pickup truck with maintenance visits approximately one to four times per year. The fenced area will be sufficient for a pickup truck to park in during regular maintenance. The access gates are designed to swing into the facility to prevent any impacts to traffic flow.

Staff adds that the proposed access easements are also proposed for utility purposes which will accommodate the electrical infrastructure needed to support the proposed facility. Fire protection services will be provided by the Tualatin Valley Fire and Rescue District. Staff finds that all necessary critical facilities and services related to the development will have adequate capacity to serve the development upon completion.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.10

The proposal is consistent with all applicable Site Development Requirements of Sections 20.05., 20.10., 20.15., 20.20, and Section 70.15 of the Development Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance which shall be already approved or considered concurrently with the subject proposal.

FINDING:

The applicant states the proposal is consistent with all applicable site development requirements of Development Code Chapter 20 (Land Use). Staff cites the code conformance chart herein, which shows compliance with the applicable standards of Chapter 20, consistent with this approval criterion.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.11

The proposal is consistent with all applicable provisions of CHAPTER 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of CHAPTER 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.

FINDING:

The applicant states the proposal is consistent with applicable provisions of Development Code Chapter 60 (Special Requirements). Staff cites the Code Conformance Analysis chart herein, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60, consistent with this approval criterion.

Conclusion: Therefore, staff finds that, by meeting the recommended conditions of approval, the proposal meets the criterion for approval.

Section 40.96.15.3.C.12

The proposal does not conflict with any existing City approval, except the City may modify prior approvals through the WCF process to comply with federal, laws.

FINDING:

This proposal does not affect or conflict with any existing City approval. New Wireless Communication Facilities are a permitted land use in the underlying CS zoning district, subject to approval of this Wireless Facility Three application.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.13

The proposal is not on or within any right-of-way.

FINDING:

The proposed tower is located on private property, not within any right of way.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.14

The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

FINDING:

The applicant submitted the Wireless Facility Three application on January 22, 2024. The application was deemed complete on June 6, 2024. Staff finds that the proposal contains all applicable submittal materials.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Section 40.96.15.3.C.15

Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

FINDING:

No additional applications or documents are needed at this time, and there are no additional applications or documents associated with this request that require further City approval.

Conclusion: Therefore, staff finds the proposal meets the criterion for approval.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Community Service (CS) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20			
Wireless Communications Facilities	Permitted Use	The applicant proposes a new Wireless Communications Facility.	YES
Development Code Section 20.10.15			
Yard Setbacks*	Front: None Side: 10 feet (abutting lot) / None (abutting street) Rear: 20 feet	Front: Approximately 47 feet (picnic table) East Side: 28 feet West Side: Approximately 37 feet South Side: Approximately 101 feet	YES
Maximum Height (WCF)	80 feet	80 feet	YES

*Wireless Communications Facilities are also subject to the requirements of Section 60.70.35.14 related to required setbacks.

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Wireless Communication Facilities are not subject to Design Review.	N/A
Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The proposal is not located within a floodplain.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	The applicant is not proposing a food cart or food cart pod.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	N/A
Development Code Section 60.15			
Land Division Standards	On-site contouring within 25 feet of a residential property line or a Significant Tree or Grove.	Grading activity within 25 feet of a residentially zoned property or a significant tree or grove is not proposed.	N/A
Development Code Section 60.20			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	N/A
Development Code Section 60.25			
Off-Street Loading	Minimum: None	No loading space is proposed.	N/A
Development Code Section 60.30			
Maximum Off-Street Motor Vehicle Parking	Maximum Vehicular Parking	Vehicular parking is not required or proposed. The design of the WCF does not affect the remaining parking lot's ability to meet the applicable parking lot design requirements of Section 60.30.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.30			
Required Bicycle Parking	Bicycle parking is not required for Wireless Communications Facilities.	Bicycle parking is not required or proposed.	N/A
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The development is already within THPRD's boundaries.	N/A
Development Code Section 60.35			
Planned Unit Development	Development and design principles for Planned Unit Developments.	No Planned Unit Development is proposed.	N/A
Development Code Section 60.40			
Sign Regulations	Requirements for signs.	Signs associated with WCF are subject to the requirements of Section 60.70.35.4.	N/A
Development Code Section 60.50			
Fences	Height restrictions for fences and walls.	Fencing associated with WCF are subject to the requirements of Section 60.70.35.5.	N/A
Development Code Section 60.55			
Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	The proposal will not generate 300 new average weekday trips, so a Traffic Impact Analysis was not required.	YES
Development Code Section 60.60			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	No trees are proposed for removal.	N/A
Development Code Section 60.65			
Utility Undergrounding	Requirements for placing overhead utilities underground.	New utilities are proposed to be installed underground.	YES
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	No Significant Natural Resources are located on site.	N/A
Development Code Section 60.70			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	A new wireless communication facility tower and associated improvements are proposed.	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.70.35 Development Standards for WCF			
60.70.35.1 General	Identifies prohibited support structures; prohibits “top hat” antenna arrays; collocation allowances, and other prohibitions.	The applicant proposes the construction of a new tower which is consistent with the allowances and prohibitions of this section.	YES
60.70.35.2 Height	<p>The maximum height of any new WCF tower... shall conform to the maximum height standards specified in the site development requirements in Chapter 20.</p> <p>The height of any type of WCF shall include the support structure and any attached antennas. A lightning rod that is up to and including ten (10) feet tall and any required lighting by the Federal Aviation Administration (FAA) shall not be included within the calculation of the maximum height.</p>	The maximum height of a WCF tower in the CS zoning district, as specified in Chapter 20 of the Development Code, is 80 feet. The applicant proposes an 80-foot-tall, which does not include a four-foot-tall lightning rod.	YES
60.70.35.3 Lighting	The installation of light fixtures to a WCF tower is prohibited unless required by FAA or ODA.	The applicant does not propose to install light fixtures on the WCF tower, nor is lighting required by the FAA or ODA.	N/A
60.70.35.4 Signage	<p>A. New WCF towers are permitted to have one non-illuminated sign having a maximum sign face of three square feet and comprised of a white background with black lettering shall be provided and shall be permanently affixed to the entrance gate of the required fence.</p> <p>B. No additional signage permitted.</p>	The applicant's narrative states that one sign consistent with the requirements of this section will be installed on the access gate, but sign details are not included in the submitted plans. Staff recommends a condition of approval that the applicant submit sign detail drawing(s) prior to building permit issuance to confirm compliance with these requirements. No other signage is proposed.	YES w/ COA
60.70.35.5.A At-Grade Equipment Screening (Sight-Obscuring Fencing)	A sight-obscuring fence that is a minimum of six feet high shall prohibit public access to WCF towers, or shall screen all at grade equipment shelters, or both. Sight-obscuring fencing shall consist of chain link with slats, vinyl, wood,	The applicant proposes a six-foot-tall chain link fence with privacy slats. Barbed wire is proposed on top of the screening fencing for a height of 6.5 feet.	YES
60.70.35.5.B At-Grade Equipment Screening (Equipment Shelters)	All at-grade equipment shall be enclosed within equipment shelters constructed of wood, metal, or masonry...	No at-grade equipment shelter is proposed by this project since no antenna arrays are proposed at this time. Installation of antenna array(s) and any associated at-grade equipment shelter will be reviewed through a future Wireless Facility application in accordance with Chapter 40.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
60.70.35.5.C At-Grade Equipment Screening (Screening Landscaping)	At-grade equipment shelters shall be screened with evergreen shrubs installed immediately outside of the required fencing on all sides... Evergreen shrubs shall be planted with a minimum height of four feet and a maximum spacing of three feet. Shrubs shall have a minimum mature height of 10 feet. At least three evergreen shrub varieties are required.	<p>Although this project does not include the construction of an at-grade equipment shelter, the applicant has designed the WCF in compliance with these requirements to allow the future installation of one or more at-grade equipment shelters.</p> <p>The submitted landscaping plan, Sheet Z-6, demonstrates that proposed screening landscaping will be planted at a minimum height of four feet or taller. The proposed landscaping includes three evergreen varieties that are capable of reaching a mature height of ten feet. Screening landscaping is proposed around the fenced enclosure except where the access gate is located. However, spacing of the proposed shrubs exceeds three feet in three locations along the fenced enclosure, as measured from the center of each shrub. To ensure compliance with this standard prior to building permit issuance, staff recommends a condition of approval that the applicant submit a revised landscape plan demonstrating that shrub plantings do not exceed three feet on center.</p>	YES w/ COA
60.70.35.6 Evergreen Trees	The decision making authority may require evergreen trees at their discretion for properties abutting residential or multiple use zoning districts.	The project does not abut residential or multiple use zoning districts.	N/A
60.70.35.7 Required Plantings	Required plantings shall be planted and maintained in a manner to achieve 100% survival rate within the first year of planting.	<p>The applicant states that they have obtained an estimate and plans to retain services from a local landscape company to include irrigation and a 2-year maintenance contract for the proposed WCF. The maintenance proposed is bi-monthly to encourage plant health and aesthetics (pruning, weekly irrigation management April 1-October 31, and quarterly plant fertilizer).</p> <p>Staff concurs that the proposed maintenance will ensure a 100% survival rate of the required plantings.</p>	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
60.70.35.8 Visual Impacts	Decision making authority decides if the tower must be painted or left in a non-reflective metal finish.	The applicant proposes a monopine tower with a non-reflective finish.	YES
60.70.35.9 Noise	Noise generating equipment shall be sound buffered to reduce sound levels at the property line when abutting Residential or Multiple Use zoning districts.	The proposed development does not abut any properties that are zoned Residential or Multiple Use.	N/A
60.70.35.10 Stealth Design	Specific thresholds in Chapter 40 provide for stealth design ...	According to the thresholds in Chapter 40, the proposal is not required to provide a stealth design. However, the project proposes a monopine tower which meets the Chapter 90 definition of a Stealth Design.	N/A
60.70.35.11-13 Building, Roof, & Wall-Mounted Antennas	Standards for antennas attached to buildings, roofs or structures, except WCF towers.	The applicant does not propose building, roof, or structure mounted antennas.	N/A
60.70.35.14 Setbacks	<p>A. Setbacks shall comply with the underlying standards of the zoning district.</p> <p>B. New WCF towers shall be setback from all property lines by a distance equal to the height of the tower plus five additional lineal feet.</p> <p>C. New WCF towers located on Commercially or Industrially zoned property shall meet the setback of the underlying zone where the new WCF tower is more than the height of the tower plus five (5) feet from a Residential or Multiple Use zoning district.</p>	As addressed in the Chapter 20 Code Conformance Analysis, the proposal meets the setback requirements of the underlying CS zoning district. The proposed tower is 80 feet tall, so Section 60.70.35 requires that the tower is setback at least 85 feet from all property lines. The tower is setback 89 feet from the closest abutting property line, and the development does not abut any property zoned Residential or Multiple Use.	YES
60.70.35.15 Clustering of Towers	Clustering of towers shall be prohibited in Residential and Multiple Use Zones.	The applicant does not propose to cluster towers.	N/A
60.70.35.16 Collocation Capacity	New WCF towers and associated site area shall be designed to accommodate a minimum of one additional future service for a minimum of two antenna arrays.	The submitted elevation drawing of the WCF tower demonstrates that the proposed height and structural bearing capacity can accommodate up to four antenna arrays. The applicant states that two 5-foot by 7-foot equipment shelters can be accommodated within the proposed fenced enclosure to support up to two antenna arrays. Compliance with Building Code requirements will be confirmed during Building Permit review for any equipment shelters.	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
60.70.35.17 Standards for Multiple Use Zones	Specific standards for WCF in Multiple Use Zoning Districts.	The proposed WCF is not in a multiple use zone.	N/A
60.70.40 Development Standards for Satellite Antennas	Development standards applicable to all satellite antennas in all zoning districts	Satellite antennas are not proposed.	N/A
60.70.45 Requirements for Non-Exempt Amateur Radio Facilities	Development standards applicable to Non-Exempt Amateur Radio Facilities	Non-Exempt Amateur Radio Facilities are not proposed.	N/A
60.70.50 Required Studies and Information	Required studies and information for new WCF towers: A. Visual impact report B. Coverage analysis report C. Noise specifications D. FCC license or application E. FAA permit or application F. ODA authorization G. Environmental Reports H. Noise Study I. Vehicle Impact Study	The applicant submitted all applicable required studies and information. Environmental reports, noise specifications, noise study, and vehicle impact study are not applicable to this project.	YES
60.70.60 Collocation Protocol	The applicant shall show proof satisfactory to the City that it has made reasonable inquiries at potential sites for collocation that would otherwise meet the applicant's need for signal coverage.	The applicant states that their analysis identified towers in the vicinity of the proposed coverage area, but upon further research, none of the towers would meet the technical equipment requirements. All of the towers were over 0.5 miles from the proposed location. Staff finds that the applicant has provided satisfactory proof that it has made reasonable inquiries at potential sites for collocation that would otherwise meet signal coverage needs.	YES

Attachment B: RECOMMENDED CONDITIONS OF APPROVAL

Application: LU32024-00057 Fred Meyer Walker Road Wireless Facility

Recommendation: APPROVE WF32024-00056, subject to conditions

Wireless Facility Three (WF32024-00056)

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)