



Community Development Department / Planning Division
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MEMORANDUM

TO: Planning Commission
FROM: Brittany Gada, Associate Planner
DATE: July 24, 2024
SUBJECT: LU32024-00057 Fred Meyer Walker Road Wireless Facility

This memo is intended to supplement the staff report dated July 17, 2024, and the supplemental memo dated July 23, 2024, for the proposed LU32024-00057 Fred Meyer Walker Road Wireless Facility project (WF32024-00056). This project is scheduled for Planning Commission hearing today, July 24, 2024.

This memo identifies corrections to the findings for Wireless Facility Three approval criterion 40.96.15.3.C.10 and the associated code conformance chart for Chapter 20 compliance. Deletions are shown in ~~strike through~~ font. Additions are underlined in red. The corrections do not affect staff's recommendation of approval for the proposal, subject to conditions.

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.

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 <u>269</u> feet (picnic table) East Side (<u>abutting street</u>): 28 <u>Approximately 103</u> feet West Side (<u>abutting street</u>): Approximately 37 <u>865</u> feet South Side <u>Rear</u> : Approximately 101 <u>686</u> 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.