



MEMORANDUM

TO: Planning Commission
FROM: Brittany Gada, Associate Planner
DATE: July 23, 2024
SUBJECT: LU32024-00057 Fred Meyer Walker Road Wireless Facility

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

This memo identifies corrections to the findings for Wireless Facility Three approval criteria 40.96.15.3.C.4 and 8. 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.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~~ six 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.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~~ **six** 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 [737](#) 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.