

Exhibit 4

**Elena Sasin**

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**From:** Margaret Armstrong <margarmstrong45@gmail.com>  
**Sent:** Thursday, February 01, 2018 3:49 PM  
**To:** Elena Sasin  
**Subject:** Revised comments  
**Attachments:** v.2Cell Tower Comments to Elena S at C of B Jan. 31 2018.docx

Hi Elena

I revised my comments for clarity and to remove some typographical errors. Thank you for your thoughtful and thorough review of the application.

Margaret

January 31, 2018

To: Elena Sasin, Assistant Planner City of Beaverton

Re: Verizon Wireless Facility at 7400 S.W. Scholls Ferry Road WF2017-011, ADJ2017-004, VAR 2017-005

I attended the Planning Commission meeting on January 24, as one of the volunteer gardeners (Dirt Sisters and Brothers) and a member of the Building Committee at Spirit of Grace Church I am very familiar with the landscape surrounding the church and the location of the proposed tower. In response to the concern that the cell tower collapsing might result in damage to residences in the neighborhood I have following comments:

- The tower is designed to withstand 120 mph winds and to collapse on itself with a break point 40 ft. from the top. So, if the entire tower failed it would be sixty feet in length that hit the ground or other objects—the church building, the garden shed, the parking lot or vegetation on the south side. There is an upward slope to the south of the tower site, so the cell tower would land at an upward angle and there would be less than a 60 ft. impact on vegetation.
- A survey completed by the Tualatin Valley Water District, January 2012, lists trees on the south side of the church including the easement. The survey lists 300 trees predominantly alders and large leaf maples, less than 20 each willow, poplar, cherry, ash, three unidentified deciduous trees and five Douglas fir trees--note one of the firs was removed for our recent construction. It is my understanding that this wooded area started to grow in the late 1950's or early 1960's
- The tallest trees in the vicinity of the cell tower are the four remaining Douglas firs on the county easement. They are all more than 90 ft. away from the cell tower location.
- That there is a possibility of trees falling in a domino effect that may result in large trees hitting a residence was suggested. Using the Verizon Site Utility Plan Sheet SU-O, I drew a straight line between the cell tower and the tallest tree a Douglas Fir that is just beyond the S.E corner property line. There are no trees in the direct path. There are eight trees scattered to the west of the line I drew. They are all 40 to 60 ft. or more from the cell tower. The five trees to the east of the line I drew are 70 ft. or more feet from the cell tower.
- Douglas fir have shallow roots when soil is saturated and there are high winds they are susceptible to blow down. Alders are pioneer plants and often die back after 50- 60 years, at least ten have come down since the survey in 2012—one fell within the last two weeks.

It is my opinion that the Douglas firs and other trees may fall and possibly damage fences or buildings however it is highly unlikely that the damage will be caused by the cell tower collapsing. Contact me with any further questions or clarification.

Sincerely,

Margaret Armstrong

Spirit of Grace Building Team

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