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Staff Report

STAFF REPORT DATE: January 17, 2018

HEARING DATE: January 24, 2018

TO: Planning Commission

STAFF: Elena Sasin, Assistant Planner

PROPOSAL: **WF2017-0011, ADJ2017-0004, VAR2017-0005 – Verizon Wireless Facility at 7400 SW Scholls Ferry Road**

LOCATION: The subject property is located at 7400 SW Scholls Ferry Road. The approximately 2.16-acre site can also be identified as tax lot 3700 of Washington County Assessor's Map 1S123DB.

SUMMARY: The applicant, Verizon Wireless, requests approval to construct a new 100-foot monopole, with antennas at the top, and associated ground equipment (WF2017-0011). The applicant is also requesting Major Adjustment (ADJ2017-0004) approval to increase the height of the tower from the standard height of eighty (80) feet and a Variance (VAR2017-0005) to reduce the setback to approximately 44.83 feet from the southern property line. Additionally, an existing storage shed on the site is proposed to be relocated to accommodate the new wireless facility, therefore, Design Review Compliance Letter (DR2017-0124) approval is also being sought. The subject property is zoned Urban Standard Density (R7) where new wireless communication facilities are subject to Wireless Facility Three approval.

PROPERTY OWNER: Spirit of Grace Church (formerly Mission of Atonement Lutheran Church)
Attn: John Buesseler
7400 SW Scholls Ferry Road
Beaverton, OR 97008

APPLICANT: Verizon Wireless
5430 NE 122nd Avenue
Portland, OR 97230

APPLICANT'S REPRESENTATIVE: Wireless Policy Group, LLC (WPG)
Attn: Kimberly Allen
Box 34628, #75604
Seattle, WA 98124

Md7, LLC
Attn: Catherine Abejar
6645 NE 78th Ct., Ste C-4
Portland, OR 97218

DECISION CRITERIA: Development Code Sections 40.96.15.3.C.1-14 *Wireless Facility Three*
Development Code Sections 40.10.15.2.C.1- 14 *Major Adjustment*
Development Code Sections 40.95.15.2.C.1-12 *Variance*
Development Code Sections 40.20.15.1.C.1-10 *Design Review*
Compliance Letter

RECOMMENDATION: **Approval of WF2017-0011, ADJ2017-0004, VAR2017-0005, DR2017-0124 – Verizon Wireless Facility at 7400 SW Scholls Ferry Road,**
subject to Conditions of Approval herein.

BACKGROUND

Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day*	240-Day**
WF2017-0011	July 25, 2017	October 18, 2017	February 15, 2018	June 15, 2018
ADJ2017-0004	July 25, 2017	October 18, 2017	February 15, 2018	June 15, 2018
VAR2017-0005	September 27 ,2017	October 18, 2017	February 15, 2018	June 15, 2018
DR2017-0124	September 27 ,2017	October 18, 2017	February 15, 2018	June 15, 2018

* Pursuant to Section 50.25.8 of the Beaverton Development Code, the City will reach a final decision on an application within 120 calendar days from the date that the application was determined to be complete or deemed complete unless the applicant agrees to extend the 120 calendar day time line pursuant to subsection 9 or unless State law provides otherwise.

** Pursuant to Section 50.25.9 of the Beaverton Development Code, the total of all extensions may not to exceed 240 calendar days from the date the application was deemed complete. This is the latest date by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Urban Standard Density (R7)	
Current Development	Church and associated parking	
Site Size	Approximately 2.16 Acres	
NAC	Denney Whitford / Raleigh West NAC	
Land Use	Standard Density (NR-SD)	
Surrounding Uses	Zoning: North: Residential Urban Standard Density (R7) South: Washington County Residential (R-15) East: Residential Urban Standard Density (R7) West: Residential Urban Medium Density (R2) and Residential Urban Standard Density (R7)	Uses: North: Recreational Facility and Community Garden South: Multi-Family Residential East: Recreational Facility and Community Garden West: Multi-Family Residential and School

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Figure 1

ZONING MAP

Verizon Wireless Facility at 7400 SW Scholls Ferry Road
WF2017-0011, ADJ2017-0004, VAR2017-0005, DR2017-0124

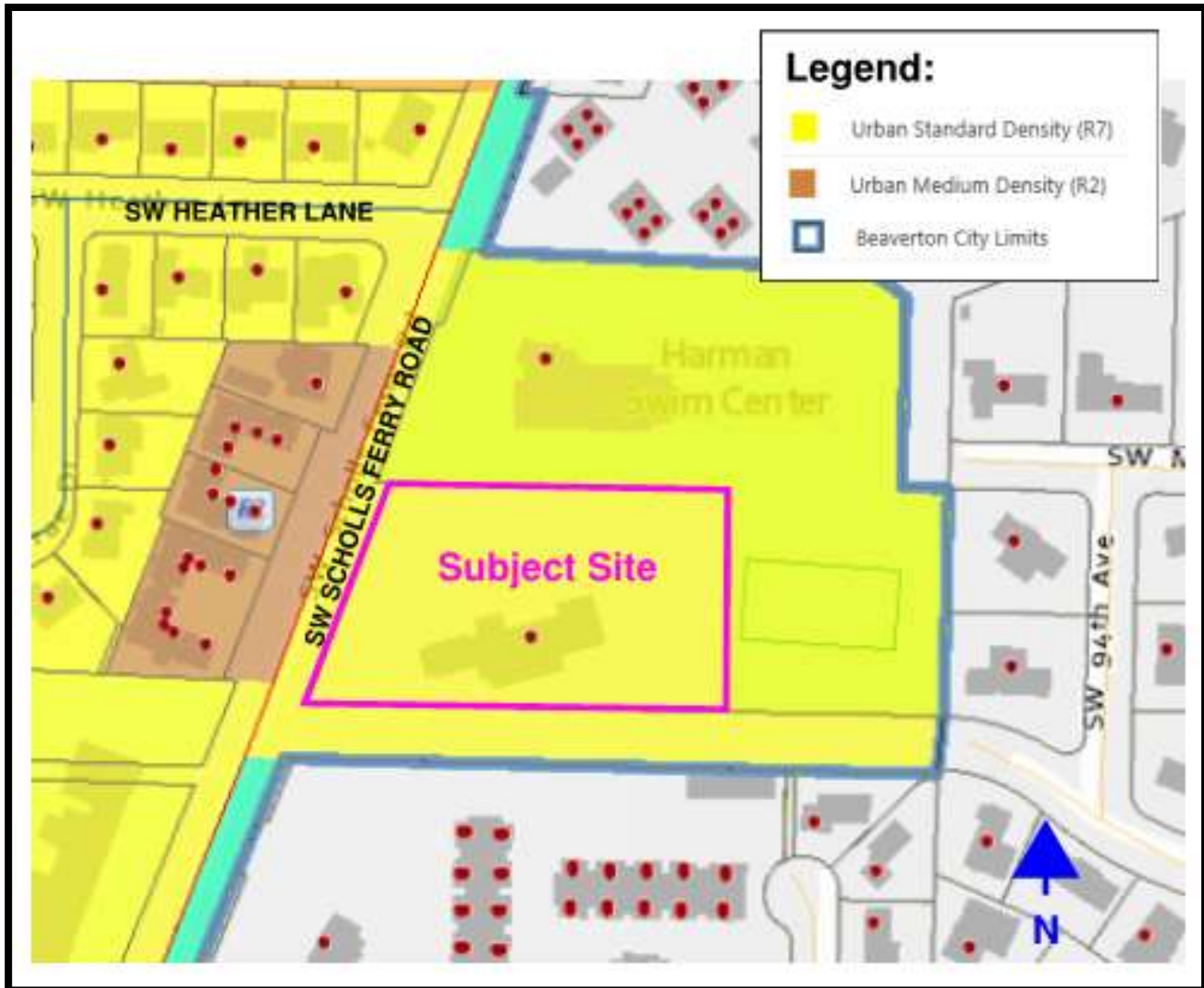


Figure 2

AERIAL PHOTO

Verizon Wireless Facility at 7400 SW Scholls Ferry Road
WF2017-0011, ADJ2017-0004, VAR2017-0005, DR2017-0124



**Analysis & Findings for
Wireless Communication Facility-Three
WF2017-0011 – Verizon Wireless Facility at 7400 SW Scholls Ferry
Road**

Section 40.96.15.3.C Approval Criteria:

in order to approve a Wireless Facility Three application; the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

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

Facts and Findings:

The subject site is within the City of Beaverton and has a (R7) Urban Standard Density zoning designation. The applicant proposes to construct a new 100-foot tall wireless communication facility (WCF).

The applicant meets Threshold #1 for a Wireless Facility Three application:

“In all zoning districts, except industrial, construction of a wireless communication facility tower.”

Therefore, staff finds that the proposal meets the criterion for approval.

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

Facts and Findings:

The City of Beaverton received the appropriate fee for a Wireless Facility Three application.

Therefore, staff finds that the proposal meets the criterion for approval.

- 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.**

Facts and Findings:

The subject site is currently developed with a church, associated parking area and landscaping. The applicant proposes to locate the new WCF at the southeast corner of the site, behind the church. The proposed location of the WCF is in an area which does not interfere with existing vehicular or pedestrian circulation of the church. The R7 zoning designation is intended primarily for residential development, with some uses permitted through a Conditional Use Permit or other Type Three process, such

as a Wireless Communication Facility. The base of the WCF and associated ground equipment will be placed inside a proposed eight (8) foot tall wooden fence and landscaped area. In addition to the required screening, a portion of the WCF will be screened by the existing church building and large mature trees located along the southern property line. The base of the proposed tower is located approximately:

- Over 187-feet from the northern side property line.
- Over 319-feet from the western front property line.
- 44.83-feet from the southern side property line.
- 105.25-feet from the eastern rear property line.

Size, Shape, and Height: The applicant proposes a 100-foot tall WCF with cellular antennae attached by davit arms. The maximum height of a WCF in the R7 zoning district is 80 feet, therefore the applicant has also submitted a Major Adjustment application to increase the height of the proposed WCF. Any future collocation of antennae will be below the current proposed location of the antennae. The Development Code permits the use of davit arm antenna arrays so long as the surrounding antenna mount bars do not connect to form a “crow’s nest” or “top hat” style array. As proposed, the antenna configuration conforms to the requirements of the Development Code.

Additionally, although the WCF is taller than the standard height in the zone, the WCF has a relatively small footprint. It is also located in an area of the site where it would not directly interfere with the existing use and potential future uses.

Visual Arrangement: The applicant’s photo simulations depict the proposed WCF from four different vantage points. While the tower is visible from all four points, the majority of the WCF is obstructed by existing mature trees at two (Photosim #2 and #3) of the four vantage points. The photo simulations of the proposed facility indicate that the tower will be partially visible from SW Whitford Lane (Photosim#4) and most visible from SW Moss Street (Photosim#1). The applicant states that though trees do not screen the WCF from this location, the trees are located behind it and act as a backdrop, minimizing the visual impact of the WCF. The applicant is also proposing to paint the WCF a dark green matte finish.

Staff finds that the proposed WCF location adequately mitigates the visual impact of the tower and is reasonably compatible with the adjacent area.

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

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

Facts and Findings:

The subject site is approximately 2.16 acres in size and is owned and maintained by the Spirit of Grace Church. The proposed location of the WCF, and associated

ground equipment, is currently occupied by a small storage shed and garbage receptacle area, proposed to be relocated (DR2017-0124). The site is relatively flat and minimal grading will be required to prepare the location for the new WCF and associated ground equipment. The applicant states that three, one-caliper inch trees are also proposed for removal. No other changes to the site are proposed.

Staff finds that the size, configuration and topography of the site, natural and man-made features on the site can reasonably accommodate the proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

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

Facts and Findings:

The applicant states that the proposal will not obstruct any existing or approved vehicular, pedestrian or bicycle connection identified in the Comprehensive Plan. Staff concurs with the applicant's findings.

Therefore, staff finds that the proposal meets the criterion for approval.

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

Facts and Findings:

The applicant does not propose to remove any trees of significant size and species. The applicant has stated that removal of three one-inch diameter cedar trees is proposed to accommodate the easement access. Furthermore, the proposal includes new landscaping to screen the ground equipment, see the landscape plan page L-1 of the applicant's plans, which includes two different types of trees.

Therefore, staff finds that the proposal meets the criterion for approval.

- 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.**

Facts and Findings:

The applicant states that the proposed WCF is to be located on a flat portion of the church property and will require minimal grading to accommodate the placement of the tower and ground equipment. Grading is not expected to impact the site beyond the fenced/leased footprint and will not adversely affect natural vegetation or the physical appearance of the site.

Therefore, staff finds that the proposal meets the criterion for approval.

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

Facts and Findings:

The applicant states that the proposed ground equipment will be screened with an 8-foot tall plywood lapped siding fence and a 5-foot wide landscape buffer immediately outside of the fenced area. The applicant states that the proposed landscaping and screening will not interfere with or impact the existing church use of the subject property, or the existing surrounding uses, due to the sizable setbacks. Additionally, the proposed fence and landscaping will be partially screened from view by the existing church building and surrounding existing trees. The applicant has not proposed any changes to existing walls, fences, berms, hedges, screen plantings or landscape area.

Therefore, staff finds that the proposal meets the criterion for approval.

- 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.**

Facts and Findings:

The applicant states that only power and telephone service are necessary to serve the proposed WCF. Power and telephone service exist to the site and can accommodate the proposal. All utilities to the proposed tower will be undergrounded.

Therefore, staff finds that the proposal meets the criterion for approval.

- 10. The proposal is consistent with all applicable Site Development Requirements of Sections 20.05, 20.10, 20.15, and 20.20 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.**

Facts and Findings:

Staff cites the code conformance chart herein, which shows compliance with the applicable standards of Chapter 20. The applicant is requesting Major Adjustment approval to exceed the standard height and Variance approval to reduce the standard setback from the southern property line. These applications have been submitted concurrently with the Wireless Communication Facility Type Three application.

Therefore, staff finds that the proposal meets the criterion for approval.

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.**

Facts and Findings:

Staff cites the Code Conformance Analysis chart herein, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60, in addressing the above mentioned criteria.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

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.**

Facts and Findings:

Construction of new WCF towers do not require modification of existing conditional use or new conditional use permit approval, as a Wireless Facility is a permitted use in the R7 zone, subject to approval through this application.

The subject site was annexed into the City of Beaverton on January 18, 2017 as it is currently developed. Staff reviewed the annexation approval and find that there are no known conditions of approval which would be in conflict with the proposed WCF. There are no other City land use approvals associated with this site.

Therefore, staff finds that the proposal meets the criterion for approval.

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

Facts and Findings:

The applicant submitted the application on July 25, 2017 and was deemed complete on October 18, 2017. In review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

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

Facts and Findings:

The applicant has submitted the required application materials for review of a Wireless Facility Three application. Additionally, the applicant has also submitted

Major Adjustment, Variance and Design Review Compliance Letter applications concurrently with this WCF application.

Therefore, staff finds that the proposal meets the criterion for approval.

**Code Conformance Analysis
Use and Site Development Requirements
(R7) Residential – Urban Standard Density**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL		MEETS CODE?
Development Code Section 20.05.15				
Maximum Height WCF	80-feet	100-feet		Yes, with approval of ADJ2017-0004
Maximum Height Equipment Shelters	12 feet	8 feet		Yes
Setbacks	Front: 17' Side: 5' Rear: 25'	WCF Tower	<u>Front (West):</u> 319+/- feet <u>South (Side):</u> 44.83 +/- feet <u>North (Side):</u> 187 +/- feet <u>Rear (East):</u> 105.25	Yes, with approval of VAR2017-0005
		Accessory Structure	<u>Front (West):</u> +300 feet <u>South (Side):</u> +23 feet <u>North (Side):</u> +180 <u>Rear (East):</u> +41 feet	
Development Code Section 20.05.20				
New WCF Tower Construction	Wireless Facility Type 3 approval	Wireless Facility Type 3		Yes

Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05 Design Review Principles, Standards and Guidelines			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant is proposing to relocate an existing storage shed to accommodate the new proposed WCF. The applicant has also proposed a new trash enclosure, adjacent to the fenced ground equipment for the wireless facility.	Refer to Design Review Findings
Development Code Section 60.50 Special Use Regulations			
60.50.05 Accessory Uses and Structures	Structures or uses incidental and subordinate to the uses allowed as Permitted and Conditional Uses in any zone are allowed as accessory uses and structures subject to the provisions of this section...	The applicant is propping to relocate an existing storage shed to accommodate the new proposed WCF.	Refer to Design Review Findings
60.50.05.02 Size, Height and Location	For lots over 10,000 square feet maximum combined square footage of accessory structures is 700 square feet, maximum height of 15-feet, cannot be located within the required front yard and shall be no closer than 3-feet to any property line if 8-feet in height and setback an additional foot for each additional foot in height.	The applicant's plans do not show any other accessory structures on the site. The existing shed, proposed for relocation, is approximately 96 square feet and 8-feet in height. The new proposed location is approximately 40-feet from the eastern (rear) property line, more than 20-feet from the southern (side) property line, more than 180-feet from the northern (side) property line and more than 300-feet from the western (front) property line. The proposed trash enclosure is approximately 100 square feet and also meets the standard setbacks.	Refer to Design Review Findings
Development Code Section 60.65 Utility Undergrounding			
60.65 Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing street frontage, except high voltage	The applicant states that all new utilities will be placed underground. Staff recommends a standard condition of approval requiring all new utility service be placed underground.	Yes, with COA

	lines (>57kV) must be placed underground.		
Development Code Section 60.70.35 Development Standards for WCF			
60.70.35.1 General	Top Hat antenna arrays are prohibited.	The applicant proposes the use of davit arms with antenna support bars, not a top hat array.	Yes
60.70.35.2 Height	The max height of any new WCF tower, WCF antenna collocation or both shall conform to the maximum height standards specified in the Site Development Standards of Chapter 20.	Maximum height in the R7 zone for a wireless facility is 80-feet. The applicant proposes a tower with a maximum height, including the antennae, of 100-feet and has therefore submitted an Adjustment application concurrently with the WCF application.	Yes, with approval of ADJ2017-0004
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.	Yes
60.70.35.4 Signage	A) Specific identification signage requirements. B) No logos or advertising signage permitted.	The applicant states that the required emergency signage will be included and no other signage is permitted.	Yes
60.70.35.5 At-Grade Equipment Screening	At-Grade equipment must be screened by a site obscuring fence...	The applicant proposes to locate the at-grade equipment within an 8-foot tall fenced and landscaped area. The proposed fence is constructed of plywood lap siding. The fence is shown to be immediately surrounded by required landscaping on the north, west and a portion of the south side. The south side of the fence will be used for access and the east side is adjacent to the proposed trash and recycling storage area for the church. The applicant has submitted a landscape plan (Sheet L-1) however, none of the proposed evergreen shrubs selected will reach a minimum mature height of 10-feet, as required by the at-grade	Yes, with COA

		equipment screening standards. Staff recommend a condition of approval requiring the demonstration of compliance with Section 60.70.35.5.C. The applicant states that the portion of the fence used as an access gate will feature wooden slats or other sight-obscuring materials in lieu of landscaping.	
60.70.35.6 Evergreen Trees	The decision making authority may require evergreen trees at their discretion for properties abutting residential...	The applicant proposes to plant three (3) evergreen trees (Italian Cypress) and one (1) deciduous tree (Pacific Crabapple). However, the applicant state the trees will be planted at only 7-8 feet in height which does not meet the minimum standard of 10 feet. Staff recommends a condition of approval that the trees to be planted shall have a minimum height of 10 feet and that they shall be planted at a maximum of 30-feet on center.	Yes, with COA
60.70.35.7 Required Plantings	Required plantings shall be irrigated and maintained.	The applicant states that a landscape contractor will provide watering of plants every other day after installation for two (2) weeks. Thereafter, plants will be watered once a week for one year until plants are established. Staff recommends a condition of approval to ensure maintenance in compliance with this section.	Yes, with COA
60.70.35.8 Visual Impacts	Decision making authority decides if the tower must be painted or non-reflective metal.	The applicant proposes to paint the WCF a dark green matte, in an effort to blend the structure in with the surrounding mature trees. Staff recommend a condition of approval that the tower shall be painted a dark green matte as well as any new collate antennas or replacement equipment on the tower.	Yes, with COA
60.70.35.9 Noise	Noise generating equipment shall be sound buffered to reduce sound levels at the property line.	The applicant has submitted a noise analysis that shows that noise levels will meet the DEQ requirement at the property line with the use of the wood fence.	Yes, with COA

SECTION A

60.70.35.10 Stealth Design	Specific thresholds in Chapter 40 provide for stealth design ...	The applicant has elected to not propose a stealth design. However, the applicant states that the WCF will be painted a dark green matte color to mitigate some of the visual impacts. The thresholds for a WCF Three application in a Residential zone does not require stealth design.	N/A
60.70.35.11-13 Building, Roof, Wall and Structure 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.A Setbacks	Setbacks shall comply with the underlying standards of the zoning district.	As demonstrated in the Chapter 20 Code Conformance Analysis, the proposal meets the underlying zoning standards.	Yes
60.70.35.14.B Setbacks	New WCF towers shall be set back from all property lines by a distance equal to the height of the tower plus five (5) additional lineal feet, except that the decision-making authority may authorize an Adjustment or Variance to this standard...	The proposed tower is 100 feet tall. This standard states that the setback for the tower should be a minimum of 105 feet from all property lines. The applicant's plans demonstrate that the tower meets this standard setback from the north, west and east property lines, however the tower is shown to be located only 44' 10" from the southern property line and therefore the applicant has submitted a Variance application (VAR2017-0005), requesting approval to reduce the standard setback.	Yes, with approval of VAR2017-0005
60.70.35.14.C Setbacks	New WCF towers located on Commercially or industrially zoned property shall meet the setback...	The new WCF is proposed within a residential zone and not commercial or industrial, therefore this section does not apply.	N/A
60.70.35.15 Parking	1 readily accessible parking space shall be provided to serve the WCF tower, parking may be shared with existing uses on the site.	The applicant proposes to utilize existing parking on site for the infrequent maintenance trips to the site. Staff recommend a condition of approval that the service provider coordinate the scheduled maintenance visits with the church in an effort to avoid overlapping parking needs.	Yes, with COA

SECTION A

60.70.35.16 Clustering of Towers	Clustering of towers shall be prohibited in Residential and Multiple Use Zones.	The applicant does not propose to cluster towers. This is the only wireless facility on the subject site and allows for future collocation.	Yes
60.70.35.17 Collocation Capacity	Collocation Capacity. New WCF towers and associated site area shall be designed to accommodate a minimum of one (1) additional future service...	The applicant's materials state that the proposed WCF tower will have capacity to accommodate two additional carriers.	Yes
60.70.35.18 Standards for Multiple Use Zones	Specific standards for WCF in Multiple Use Zoning Districts.	The subject site is zoned R7, a residential zoning designation.	N/A
60.70.35.19 Standards for WCF in Public ROW	Specific standards for WCF in the Public ROW	The proposed WCF is located on private property.	N/A
60.70.40	Development Standards for Satellite Antennas	Satellite antennas are not proposed.	N/A
60.70.45	Requirements for Non-Exempt Amateur Radio Facilities	Non-Exempt Amateur Radio Facilities are not proposed.	N/A
60.70.50.1.A Visual Impact Report	Required studies and information...visual impact report, written summary of the findings of the visual analysis...	The applicant has submitted photo simulations showing the proposed WCF from four (4) different vantage points and states that although the tower will be visible from all four (4) directions, the majority of the structure will be obscured by the existing mature trees. Additionally, the applicant suggests that the existing trees will create a backdrop when viewed from SW Moss Street, the recorded vantage point from which the tower is most visible. The applicant has also proposed to paint the tower a dark matte green to mitigate some of the visual impacts. The applicant has submitted to-scale vicinity and aerial plans and to-scale elevation drawings.	Yes
60.70.50.1.B-M	For a new WCF tower, a coverage	The applicant has submitted a coverage analysis report conducted	Yes

Coverage Analysis, Additional Required Studies and Information	analysis report prepared by an Oregon licensed professional engineer... equipment noise specifications... State and Federal approvals...	by an RF Engineer and a letter from an Oregon licensed professional engineer, David J. Pinion, supporting the RF Engineer's conclusions. The applicant has provided copies of all applicable State and Federal permit applications for this stage in the process. The applicant has also provided the ground equipment's manufacturer's noise specifications.	
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 stated that collocation is strongly preferred over the construction of a new tower due to the associated costs and required time but after conducting a rigorous search, were unable to find anything adequate. The applicant provided a list of site addresses that were considered prior to selecting the subject site demonstrating that reasonable inquiries were made.	Yes

RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of WF2017-0011 – Verizon Wireless Facility at 7400 SW Scholls Ferry Road subject to the applicable Conditions of Approval identified in Section E, herein.

**ANALYSIS AND FINDINGS FOR
MAJOR ADJUSTMENT
ADJ2017-0004 – Verizon Wireless Facility at 7400 SW Scholls Ferry Road**

Section 40.10.05. Adjustment Applications; Purpose

The purpose of an Adjustment application is to provide a mechanism by which certain regulations in this Code may be adjusted if the proposed development continues to meet the intended purpose of such regulations. This Section is carried out by the approval criteria listed herein.

Section 40.10.15.2.C Approval Criteria

In order to approve a Major Adjustment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. ***The proposal satisfies the threshold requirements for a Major Adjustment application.***

Facts and Findings:

Section 40.10.15.2.A.1 Threshold: *An application for Major Adjustment shall be required when the following threshold applies:*

“1. Involves an adjustment of more than 10% and up to and including 50% adjustment from the numerical Site Development Requirement specified in Chapter 20 (Land Uses).”

The standard height in the R7 zone for new Wireless Communication Facilities is 80 feet. The applicant proposes a 100 foot tall tower which is twenty (20) feet taller than the standard, which is an adjustment of 25%.

Therefore, staff finds that the criterion is met.

2. ***The application complies with all applicable submittal requirements as specified in Section 50.25.1 and includes all applicable City application fees.***

Facts and Findings:

The City of Beaverton received the appropriate fee for the Major Adjustment application.

Therefore, staff finds that the criterion is met.

3. *Special conditions exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.*

The applicant states that the 100-foot tall tower is necessary to overcome the existing natural features of the site, namely the mature trees and lower ground elevation, which the applicant states is ten (10) feet lower than the neighboring parcel to the south. The applicant explains that the proposed property is an ideal location because it is currently developed as a non-residential use within a residential zone and would fulfill a coverage necessity in the community. However, the property itself has limited options for placing a new wireless communication facility, without interfering with the existing use. The applicant's plans show that much of the site is covered by the existing building and associated parking. Additionally, the specific area chosen towards the rear of the lot is located behind the building, which provides some screening of the tower and ground equipment from the adjacent right-of-way and the existing mature trees located along the southern property line partially obscure the views from other directions.

The applicant's plans also show that the subject site abuts an undeveloped right-of-way to the south, adding an additional barrier between the subject site and surrounding properties. However, the lower ground elevation and existing trees to the south and northeast areas of the site, reach heights ranging from 80 to 100-feet in height, respectively, and make it challenging for an 80-foot tall tower to be as effective.

Therefore, staff finds that the criterion is met.

4. *The special conditions or circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.*

Facts and Findings:

The applicant states that the special conditions or circumstances are not the result of the applicant and do not involve financial hardship or inconvenience. The applicant states that the subject property was chosen by process of elimination and was determined to be the best suited parcel for the tower, despite the need for a 20-foot height increase. The applicant explains further that the parcel was selected due to its interrelationship with the existing WCF site in the community and an 80-foot tower would not address the capacity needs for the residents in the area and could result in the need for an additional WCF site in the future.

Although the mature trees are part of the reason for the increased height request of the tower, they also act as a visual barrier from certain vantage points, and as a backdrop to the tower, as described by the applicant in response to Criterion 9 below. If placed on another area of the site, the tower may not need the Major Adjustment for height but it would not be screened as well and may interfere with the existing use of the site.

Therefore, staff finds that the criterion is met.

5. *Granting the adjustment as part of the overall proposal will not obstruct pedestrian or vehicular movement.*

The applicant states that the proposed location of the WCF on the subject site is more than 280 feet from SW Scholls Ferry Road, which is the nearest functioning right-of-way. The subject site does about an unimproved right-of-way to the south (potentially the extension of SW Garden Home Road) but is moderately-low on the priority list of future right-of-way improvements. However, the proposed WCF location is not shown to obstruct off-site pedestrian or vehicular movement. Internally to the site, the proposed location is shown to work with the existing pedestrian and vehicular movements and will not obstruct those paths and areas. The applicant states that the additional height request will not impact the pedestrian or vehicle movement and that after the facility is constructed there will be approximately one vehicle trip by a technical to the site per month, which will not have a measureable impact on pedestrian or vehicular movements.

Therefore, staff finds that the criterion is met.

6. *City-designated significant trees and/or historic resources, if present, will be preserved.*

Facts and Findings:

There are no City-designated significant trees and/or historic resources on the subject site.

Therefore, staff finds that this approval criterion is not applicable.

7. *If more than one (1) adjustment is being requested concurrently, the cumulative effect of the adjustments will result in a project which is still consistent with the overall purpose of the applicable zoning district.*

Facts and Findings:

The applicant is only proposing one adjustment.

Therefore, staff finds that the criterion is not applicable.

8. ***Any adjustment granted shall be the minimum necessary to permit a reasonable use of land, buildings, and structures.***

Facts and Findings:

The applicant states that the proposed height of the tower is the minimum necessary to address coverage capacity issues. The applicant refers to the submitted RF Usage and Facility Justification analysis which demonstrates the difference in coverage area between an 80-foot tall tower and 100-foot tall tower.

Staff finds that the applicant has demonstrated that the requested Major Adjustment is the minimum necessary to make possible a reasonable use of the land and future structures, with minimal impact on surrounding property owners.

Therefore, staff finds that the criterion is met.

9. ***Either it can be demonstrated that the modification equally or better meets the intent of the standard to be modified or the proposal incorporates building, structure, or site design features or some combination thereof that compensate for the requested adjustment.***

Facts and Findings:

The applicant states that the proposed location was selected because of how well the tower would be screened by the church and large stand of trees. Locating the tower elsewhere on the property would have a more significant visual impact on surrounding properties. Thus, the site design will compensate for the impacts of the requested adjustment. The applicant has submitted four photo simulations demonstrating the visibility of the proposed tower from four different vantage points. As seen in these simulations the tower will be visible from all directions but the mature trees will obscure most of the tower from three of the vantage points. The tower will be most visible from the dead end of SW Moss Street (Photosim #1) but the applicant states that from this direction the mature trees will act as a back drop for the tower which is also proposed to be painted dark matte green to blend in with the surrounding vegetation.

However, the use of these tall trees (which the applicant states are approximately 80 feet in height) also necessitates the request for a Major Adjustment of the height because radio signals do not penetrate tree foliage well.

Additionally, staff finds that the applicant's plans shows that the proposed location of the WCF is one that interferes least with existing pedestrian and vehicular areas on the subject site.

Staff finds that the intent of the Standard to be modified is to ensure minimal impact on the existing use and surrounding property owners, while also filling a needed wireless coverage gap.

Therefore, staff finds that the criterion is met.

10. ***The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more application that have been approved or are considered concurrently with the subject proposal.***

Facts and Findings:

Staff cites the Code Conformance Analysis chart at the end of Section A, herein, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Residential - Urban Standard Density (R7) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets the site development standards, with the exception of the standard height, for which this Major Adjustment is requested, and for one setback from the southern property line, for which the applicant is requesting approval of a Variance (VAR2017-0005) concurrently with this application.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

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.***

Facts and Findings:

Staff cites the Code Conformance Analysis chart at the end of Section A, herein, which evaluates the project as it relates the applicable Code requirements of Chapter 60 for the Residential - Urban Standard Density (R7) zone and Wireless Communication Facilities, as applicable to the above mentioned criteria.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

12. ***Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency.***

Facts and Findings:

The applicant states that periodic maintenance and necessary normal replacement of the facilities and area are provided for. Staff recommend a condition of approval

that the required landscaping be maintained in a manner to achieve 100% survival rate within the first year of planting, in compliance with Section 60.70.35.7 of the Beaverton Development Code.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

- 13. *The proposal does not include any lot area averaging as specified in Section 20.05.50.1.B or include any lot dimension reductions as specified in Sections 20.05.50.2.A.2 and .4 or 20.05.50.2.B.2 and .4.***

Facts and Findings:

The proposal does not include any lot area averaging.

Therefore, staff finds the criterion is not applicable.

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

Facts and Findings:

The applicant has submitted all documents related to this request for Major Adjustment approval. A Wireless Facility Three, a Variance and Design Review Compliance Letter application is being processed concurrently with the subject request for Major Adjustment. The Wireless Facility Three proposal is dependent upon approval of the Major Adjustment, Variance and Design Review Compliance Letter proposal.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of ADJ2017-0004 – Verizon Wireless Facility at 7400 SW Scholls Ferry Road, subject to the applicable conditions identified in Section E, herein.

**ANALYSIS AND FINDINGS FOR VARIANCE
VAR2017-0005 – Verizon Wireless Facility at 7400 SW Scholls Ferry Road**

Section 40.95.05. Variance Applications; Purpose

The purpose of a Variance application is to provide for the consideration of varying from the applicable provisions of the Development Code where it can be shown that, owing to special and unusual circumstances, the literal interpretation of these provisions would cause an undue or unnecessary hardship without a corresponding public benefit. This Section is carried out by the approval criteria listed herein.

Section 40.95.15.1.C Approval Criteria

In order to approve a Variance application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Variance application.***

Facts and Findings:

Section 40.95.15.1.A.1 Threshold: *An application for Variance shall be required when the following threshold applies:*

“A change of more than fifty percent (50%) to the numerical standards specified in the Site Development Requirements contained in Chapter 20 (Land Uses). This threshold does not apply where credits have been earned for height increase through Habitat Friendly Development Practices, as described in Sections 60.12.40.4., .5., .6., and .7.

In regards to minimum setbacks for new Wireless Communication Facilities, Chapter 20 refers to Section 60.70.35.14.A and B of the Development Code which states that the minimum setback from all property lines shall be a distance equal to the height of the tower, plus five (5) feet. The applicant has proposed a 100-foot tall tower, therefore the minimum setback is 105 feet from all property lines. The applicant has demonstrated compliance with this standard from all property lines except for the south property line, where the applicant is proposing a 44.83-foot setback, or 57% variance. The applicant also adds that the tower is engineered to withstand exceptional wind and weather forces but should the tower experience greater force, it is engineered with break point technology, which would compel the structure to break at a designated place on the structure and fold over on itself. The applicant states that the tower is thus protected from falling its full length toward an adjacent property. Additionally, the standard found in Section 60.70.35.14.C, continues to state that the decision-making authority may authorize an Adjustment or Variance to this standard, if the applicant can demonstrate that such an Adjustment or Variance would reduce the visual impacts of the tower on adjacent

property because of vegetation, topography, intervening buildings or other site-specific factors.

Therefore, staff finds that the criterion is met.

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

Facts and Findings:

The City of Beaverton received the appropriate fee for the Variance application.

Therefore, staff finds that the criterion is met.

3. ***Special conditions exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, buildings, or structures in the same zoning district.***

Facts and Findings

The applicant states that the property is already developed and most of the area is dedicated to the church and its ancillary uses. The area of the site which could meet the standard setback requirement is occupied by either the building, parking or pedestrian circulation areas. Additionally, the area within the standard setbacks for WCF is more open and visible to adjacent properties and right-of-way. The applicant states that the 105% height of the tower setback makes almost all other areas onsite infeasible for a new tower, because of the location of the church and the drive aisle. The applicant also indicates that what makes this subject property unique is that the southern property line abuts unimproved right-of-way, which is currently covered with vegetation, containing mature trees approximately 80 feet in height. This location, near established vegetation, provides a natural landscape buffer and screen for the WCF and unlike the north and east property lines, it abuts undeveloped right-of-way as opposed to an active community center, or busy arterial along the western property line. The unimproved right-of-way also provides approximately 60 additional feet from the proposed WCF to the nearest developed property to the south.

Therefore, staff finds that the criterion is met.

4. **Strict interpretation of the provisions of this ordinance would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district under the terms of the Development Code.**

Facts and Findings:

In response to Criterion No. 3 above the applicant explains how the restrictive

standard setbacks set specifically for wireless communication facilities present a great challenge to find suitable locations that meet the standards. Staff observes that the subject site is located within the Residential zone R7 – Urban Standard Density. This zone is primarily intended for residential development for which there are different, less restrictive setbacks (see Chapter 20 Code Conformance Chart provided herein). For WCF, the setback is not only the standard setbacks that is generally applied to other development in this zone, but is also dictated by the height of the tower, plus five (5) feet. No other structure within the R7 zone, whether permitted outright or through a Conditional Use Permit, is subject to the same method of determining setbacks.

Strict interpretation of the setback standard would mean that the WCF tower would have to be setback from all property lines at a minimum distance of 105 feet. This site, although over 2 acres in size, is developed with an existing church. The area in which the tower could comply with this provision on all sides is already occupied by either the church building itself or pedestrian areas. The areas which are not occupied by the building or pedestrian walkways, are more exposed to the public right-of-way and surrounding properties. The applicant also explains that the this site

Therefore, staff finds that the criterion is met.

5. ***The special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.***

Facts and Findings:

The applicant states that the special conditions and circumstances do not result in the actions of the applicant and that such conditions and circumstances do not merely constitutes financial hardship or inconvenience. The applicant states that the process for permitting this tower began before the subject site was part of the City of Beaverton. Under Washington County's jurisdiction, the applicant states that the proposed wireless facility would have met the applicable standards because setbacks are measured from the closest adjacent property. In response to Criterion No. 3 above, the applicant also states that by locating the WCF at the proposed location, in close proximity to the dense tree grove and behind the church building it will be better screened from the right-of-way.

Staff concurs with the applicant. The site is already developed with limited areas to place the tower on without making more significant changes to the site. These existing conditions and circumstances as identified in Criterion No. 3 above are not the result of the applicant and do not merely constitute a financial hardship or inconvenience.

Therefore, staff finds that the criterion is met.

6. ***If more than one (1) variance is being requested, the cumulative effect of the variances result in a project which is still consistent with the overall purpose of the applicable zone.***

Facts and Findings:

The applicant has only applied for one variance, therefore this criterion is not applicable.

Therefore, staff finds that this approval criterion is not applicable.

7. ***Any variance granted shall be the minimum variance that will make possible a reasonable use of land, building, and structures.***

Facts and Findings:

The applicant states that the variance requested is the minimum required to make possible a reasonable use of the land for a wireless communication facility.

The applicant explains that there is no other practical location on the subject property to locate the proposed wireless communication facility and that if it were to be located somewhere else on the property it would interfere with traffic flow, it would need to replace part of the church, or it would be in a conspicuous location where it would not be well screened. The proposed location is unique in that it would provide good screening and the facility could still operate adequately.

Staff concurs with the applicant that the Variance would result in a WCF tower that is located behind an existing building, in an area where it does not interfere with the existing pedestrian and vehicular circulation paths while incorporating the building and existing mature trees into the overall design. The proposed location also is more accommodating to potential future development, whether it is the expansion of the church and ancillary uses, or redevelopment of the site.

Therefore, staff finds that the criterion is met.

8. ***For a proposal for a variance from sign regulations, no variance shall be granted unless it can be shown that there are special circumstances involving size, shape, topography, location or surroundings attached to the property referred to in the application, which do not apply generally to other properties in the same zoning district, and that the granting of the variance will not result in material damage or prejudice to other property in the vicinity and not be detrimental to the public safety and welfare. Variances shall not be granted merely for the convenience of the applicant or for the convenience of regional or national businesses which wish to use a standard sign.***

Facts and Findings:

The applicant is not proposing a variance to the sign regulations

Therefore, staff finds that the criterion is not applicable.

9. ***The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) 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.***

Facts and Findings:

Staff concurs with the applicant's statement that the proposal is consistent with all applicable provisions of Chapter 20 with the exception of the southern setback, for which this Variance proposes to modify, and the standard height for which the applicant is requesting Major Adjustment approval and has submitted the application to be reviewed concurrently.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

10. ***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.***

Facts and Findings:

Staff concurs with the applicant's statement that the proposal is consistent with all applicable provisions of Chapter 60 with the exception of the southern setback for which this Variance proposes to modify.

Therefore, staff finds that the criterion is met.

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

Facts and Findings:

The applicant has complied with all applicable submittal requirements as specified in Section 50.25.1. of the Development Code.

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

Facts and Findings:

The applicant has submitted all documents related to this request for Variance approval. A Wireless Facility Three, Major Adjustment and Design Review Compliance Letter application is being processed concurrently with the subject request for Variance. The Variance application is dependent upon approval of the Wireless Facility Three application.

Therefore, staff finds the proposal will meet the criterion for approval by meeting the conditions of approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of VAR2017-0005 – Verizon Wireless Facility at 7400 SW Scholls Ferry Road, subject to the applicable conditions identified in Section E, herein.

**ANALYSIS AND FINDINGS FOR DESIGN REVIEW COMPLIANCE LETTER
DR2017-0124 – Verizon Wireless Facility at 7400 SW Scholls Ferry Road**

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

Section 40.20.15.1.C Approval Criteria

In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Design Review Compliance Letter application.*

The applicant proposes to move an existing storage shed to another area on the subject site to accommodate the new proposed Wireless Communication Facility. The proposal also includes establishing a new designated fenced waste and recycling container storage area adjacent to the fenced wireless facility ground equipment area for the church's use.

- 1. Minor design changes to existing building or site...

 - f. Modification of up to 15 percent on-site landscaping with no reduction in required landscaping.**
- 4. New construction of non-habitable buildings in commercial, industrial, multiple use zones, or for approved Conditional Uses in residential zones, up to and including gross building area of 1,000 square feet.*

Therefore, staff finds that the proposal meets the criterion for approval.

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

The applicant paid the required fees for a Design Review Compliance Letter.

Therefore, staff finds that the proposal meets the criterion for approval.

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

The applicant submitted the application on September 27, 2017 and was deemed complete on October 18, 2017. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

- 4. *The proposal meets all applicable Site Development Requirements of Sections 20.05.15, 20.10.05, 20.15.15 and 20.20.15 of the Development Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application, which shall be already approved or considered concurrently with the subject proposal.***

The proposal is a relocation of an existing storage structure associated with an existing church and the addition of a garbage receptacle area adjacent to the proposed fenced WCF area. The storage structure is an Accessory Structure and is not subject to Sections 20.05.15, 20.10.05, 20.15.15 or 20.20.15 of the Development Code but rather the setbacks outlined in Section 60.50.05 Accessory Uses and Structures. However, the applicant's plans show that the standards outlined in Chapter 20 are also met. Adjustment, Planned Unit Development or Variance is not necessary for the proposed changes. The applicant has submitted Wireless Communication Three, Major Adjustment and Variance applications concurrently for the construction of a new proposed Wireless Communication Facility on the subject site. The Design Review Compliance Letter is necessary for the relocation of the existing storage structure and establishment of a new trash enclosure area.

Therefore, staff finds that the proposal meets the criterion for approval.

- 5. *The proposal which is not an addition to an existing building is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30.***

The structure is existing and was part of the church site prior to the annexation of the site on January 18, 2017. The applicant is not proposing to modify the structure other than to move it to a different location on the site. The proposed waste and recycling storage area is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30.

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with applicable Design Review Standards. As demonstrated on the chart, the proposal complies, or through conditions of approval, can be made to comply with Design Standards.

Therefore, staff finds that the proposal meets the criterion for approval.

6. ***If applicable the proposed addition to an existing building, and only that portion of the building containing the proposed addition, complies with the applicable provisions of Sections 60.05.15 through 60.05.30 as they apply to the following:***
- a. ***Building articulation and variety.***
 - b. ***Roof forms.***
 - c. ***Exterior building materials.***
 - d. ***Foundation landscaping requirements.***
 - e. ***Screening roof mounted equipment requirements.***
 - f. ***Screening loading areas, solid waste facilities and similar improvements.***
 - g. ***Lighting requirements.***
 - h. ***Pedestrian circulation.***

The proposal is not an addition to an existing building, it is the relocation of an existing detached accessory structure and addition of a dedicated trash enclosure, which will be adjacent to the proposed WCF area.

Therefore, staff finds the criterion for approval is not applicable.

7. The proposal is consistent with all applicable provisions in Chapter 60.

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with applicable provisions in Chapter 60. As demonstrated on the chart, the proposal complies, or through conditions of approval, can be made to comply with Chapter 60 standards.

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

8. Except for conditions requiring compliance with approved plans, the proposal does not modify any conditions of approval of a previously approved Type 2 or Type 3 application.

The subject site was annexed into the City of Beaverton on January 18, 2017. The church and the subject storage structure were existing on the site prior to annexation and were approved under Washington County's regulations.

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

- 9. *Proposals for Community Gardens comply with Section 60.05.25.14 of Chapter 60. Community Gardens are exempt from Criteria 4, 5, 6, 7, and 8 above.***

Community gardens are not included in this proposal.

Therefore, staff finds the criterion not applicable.

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

The applicant has submitted this Design Review Compliance Letter application and the associated Wireless Facility Three, Major Adjust and Variance applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. Because the applications were submitted concurrently staff will review all four (4) applications at once

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2017-0124 Verizon Wireless Facility at 7400 SW Scholls Ferry Road**, subject to the applicable conditions identified in Section E.

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
<p>60.05.15.1.B-C Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion...30% articulation and variety</p>	<p>The proposed relocation of the existing storage structure will be further away from SW Scholls Ferry Road than in its current location. The applicant's plans show that the new location will place the structure more than 300 feet away from the western property line, which abuts SW Scholls Ferry Road. Additionally, the proposed storage shed location is behind the existing church, which further screens the shed from adjacent public streets. The only other public streets within 200 feet of the subject site are the dead-ends SW Whitford Lane and SW Garden Home Road. From both these dead ends, the site is screened by existing homes, garage structures and vegetation. The proposed trash enclosure will be located further than 200 feet of an adjacent public street.</p>	N/A
Roof Forms		
<p>60.05.15.2.C Roofs with pitch less than 4:12 shall be articulated with a parapet wall or decorative cornice</p>	<p>The storage shed is existing. The applicant is proposing to relocate the structure elsewhere on the site, no other changes are being made to the structure. A roof is not proposed for the trash enclosure.</p>	N/A
Primary Building Entrances		
<p>60.05.15.3 Weather protection for primary entrance</p>	<p>The proposal includes the relocation of an existing storage structure, approximately 96 square feet in size. The proposed storage structure and trash enclosure are non-habitable and therefore do not have a primary entrance.</p>	N/A

Exterior Building Materials		
60.05.15.4.B Maximum 30% of primary elevation to be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard	The subject storage structure is an existing building. This proposal is to only move the building. The applicant has not proposed to alter the design of the building in any other way. The proposed trash enclosure will be attached to the proposed WCF ground area and will be constructed of the same lapped siding.	N/A
60.05.15.4.C Non-residential foundations	The applicant states that the shed is placed on top of pier blocks which are less than three feet above grade. The applicant's plans do not show any exposed concrete block for the trash enclosure.	Yes
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	No roof mounted equipment is proposed.	N/A
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-F	The subject site is not located in a Multiple Use or Commercial zoning district.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A -C	The subject site does not abut a Major Pedestrian Route.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A Glazing required	The proposal is not a commercial or multiple use building.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Loading Areas, solid waste facilities and similar improvements		
<p>60.05.20.2.A-E Located in an area not visible from a public street, or shall be fully screened from view from a public street</p>	<p>The applicant proposes to incorporate a waste and recycling container storage area to the east of the proposed WCF ground equipment area. Internally, the uses will be separated and not accessible. The trash and recycling enclosure will be accessible via gates located on the east side of the fenced area and the WCF will be accessible through separate gates located on the south side. The applicant's plans (Sheet A-2) show a fenced area that is indistinguishable from the exterior. The applicant states that the ground enclosure will be screened with an 8-foot tall plywood lapped siding fence on all sides. Screening from public view by chain-link fence with or without slats is prohibited. Staff recommends a condition of approval to ensure compliance with this screening standard. See Wireless Facility Three findings for associated ground equipment screening.</p>	Yes, with COA
Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards		
DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
<p>60.05.25.5.A.1 Minimum landscape 15%</p>	<p>The proposal includes the relocation of an existing storage shed approximately 96 square feet in size. The applicant's plans show that more than 15% of the subject site is landscaped and the removal of 100 square feet of landscaping will not result in a reduction of required landscaping.</p>	Yes
<p>60.05.25.5.D All building elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation...</p>	<p>The existing shed's proposed location will be further away from SW Scholls Ferry Road. The other surrounding public streets are more than 200 feet from the subject property with the exception of SW Whitford Lane and SW Garden Home Road, but the shed and trash enclosure are not visible from this dead end as there are other structures and vegetation that screen the subject site from this location.</p>	N/A

Retaining Walls		
60.05.25.8 Retaining Walls	Retaining walls are not proposed.	N/A
Fences and Walls		
60.05.25.9 Fences and Walls	Fences and walls are not proposed. See Wireless Facility Three findings for WCF screening requirements.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	The applicant states that minimal grading is required to accommodate the new WCF. Grading is not proposed for the relocation of the shed. Additionally, the approximately 96 square foot structure is more than 20 feet away from the nearest property line, where a maximum of ten (10) foot slope differential would be permitted.	Yes
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering between contrasting zoning districts	The applicant does not propose to modify landscaping along property lines. The site development of the site was approved under Washington County's ordinance, which may or may not have required a landscaping buffer.	N/A

CONDITIONS OF APPROVAL
Verizon Wireless Facility at 7400 SW Scholls Ferry Road
WF2017-0011, ADJ2017-0004, VAR2017-0005 and DR2017-0124

1. In accordance with Section 50.90.1 of the Development Code, Wireless Facility Three, Major Adjustment and Variance approvals shall expire after two (2) years from the date of approval and Design Review Compliance Letter approvals expire one (1) year after the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto 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/ES)
2. All construction shall be carried out in accordance with the site plan and elevations as approved by the Planning Commission, on file at City Hall. (Planning/ES)
3. The WCF tower and all attached equipment, including antennas, shall be painted dark green with a matte finish. (Planning/ES)
4. No reflective material shall be permitted on the tower. (Planning/ES)
5. Proposed chain link fence for the Wireless Facility Ground equipment screening shall be vinyl coated and slatted, with the exception of the adjacent trash enclosure for which chain link fence is prohibited. (Planning/ES)
6. All required landscaping shall be maintained in a manner to achieve 100% survival rate within the first year of planting, in compliance with Section 60.70.35.7 of the Beaverton Development Code. (Planning/ES)
7. No portion of the WCF Facility, including antennas and support equipment may be placed above 100 feet in height. (Planning/ES)
8. Noise-generating equipment shall be sound-buffered by means of baffling or structural barriers to reduce the sound level measured at the property line abutting Residential or Multiple Use zoning districts and shall meet the standards established by the State of Oregon Department of Environmental Quality. (Planning/ES)
9. All scheduled trips to the site associated with the maintenance of the subject wireless communication facility shall not occur during church service times or events. (Planning/ES)

Prior to building permit issuance, the applicant shall:

10. Submit plans showing detailed elevations for the trash enclosure in compliance with standards outlined in Section 60.05.20.2 of the Beaverton Development

SECTION E

Code. Screening from public view with chain link fence, with or without slats, is prohibited for the trash enclosure. (Planning/ES)

11. Submit a revised landscaping plan demonstrating compliance with Section 60.70.35.5-7, At-grade Equipment Screening. (Planning/ES)
12. Provide a structural analysis to the building division, showing that the WCF tower will be designed to collapse within itself. (Planning/ES)
13. New WCF towers and associated site area shall be designed to accommodate a minimum of one (1) additional future service. (Planning/ES)
 - a. Show that the construction of the proposed tower shall have a foundation of adequate size and structural bearing capacity to accommodate a tower with a minimum of two (2) antenna arrays. Show how the construction of the proposed tower shall have a fenced enclosure of sufficient size to accommodate the equipment shelters for a minimum of two (2) antenna arrays.
14. Obtain all approvals if needed from Washington County for the proposed work and for construction access to and from public streets. Note that Washington County is the jurisdiction with permitting authority for SW Scholls Ferry Road at this location. (Site Development/JD)
15. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor (this can be with or shown on the submitted building plans). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, equipment pads parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site. (Site Development/JD)
16. Pay a storm water system development charge (storm water quality, quantity, and overall system conveyance) for any net new impervious area proposed. (Site Development/JD)
17. Submit plans to the City that include erosion control measures that are designed to meet the requirements of the Clean Water Services District and Oregon Department of Environmental Quality. (Site Development/JD)

Prior to final permit inspection, the applicant shall:

18. Have all landscaping and irrigation measures installed. (Planning/ES)

19. Have placed underground any new utility service lines within the project limits. No overhead power or communication lines shall be installed with this project. (Site Development/JD)

20. Install or replace all sidewalks, curb, ramps, and bike paths which are missing, damaged, deteriorated, or removed by construction. (Site Development/JD)

Prior to release of performance security, the applicant shall:

21. There will be no security required unless code required. (Site Development/JD)