APPROVED
City of Florence
Community Development
Department
"A" PC 16 26 CUP 08
Exhibit File Number

FINDINGS OF FACT
PLANNING COMMISSION
Exhibit "A"

Public Hearing Date: December 13, 2016 **Planner:** Wendy FarleyCampbell
Application: PC 16 26 CUP 08

I. PROPOSAL DESCRIPTION

Proposal: A request for Conditional Use Permit and Design Review for a new 128' cell tower east of Highway 101, west of Spruce St. and north of Munsel Lake Road.

Applicant: Verizon Wireless, Representative: Lexcom Dev.-Sean Maddox

Property Owners: Patricia Mullins

Location: 87545 Highway 101

Site: Map # 18-12-14-00 Taxlot 0100

Comprehensive Plan Map Designation: Service Industrial

Zone Map Classification: Service Industrial (SI)

Surrounding Land Use / Zoning:

Site:	Single Family Residence & Vacant / SI
North:	Vacant / SI
South:	Vacant, pump station, & Spruce Village emergency access / North Commercial
East:	Vacant / Single Family Residential
West:	Sand Ranch / SI

Streets / Classification:

West – Highway 101 Minor Arterial; North – None; East – Spruce St. / Collector; South – None

II. NARRATIVE

The applicant proposes to construct a wireless communications facility, inclusive of a 120' tall monopole with an antenna tip height of 124' and a lightning rod to 128', ancillary antennas, remote radio units, radio equipment / battery cabinets and generator. The proposed tower is designed to accommodate at least one additional carrier with similar loading. Future collocation below Verizon's antennas will be possible at this site depending on a future tenant's technology and coverage needs. The lease area, is 20' x 40' and will house Verizon's required ancillary equipment inclusive of radio cabinets, power & telco boards and emergency generator. The

ancillary equipment will be secured within a 6-foot tall slatted chain link fence with two (2) 6-foot wide gates for access. Access to the site will be from an existing driveway originating off Highway 101. The use will require approximately 1-trip per month for maintenance visits provided by personnel in a single vehicle.

The applicant applied for a conditional use permit for the facility on September 28, 2016. The application was deemed complete on October 25th effective September 28, 2016.

III. NOTICES & REFERRALS

Notice: On November 22, 2016 notice was mailed to surrounding property owners within 300 feet of the property. The property was posted on November 22, 2016. Notice was published in the Siuslaw News on December 7, 2016.

At the time of this report, the City had received no written public comments on the proposal.

Referrals: On November 23, 2016 referrals were sent to the Florence Building Department, Florence Police Department, Florence Public Works, the Building Department LLC, Western Lane Ambulance District, Central Lincoln PUD, the Oregon Department of Aviation, and Siuslaw Valley Fire and Rescue.

Fire Marshall Sean Barrett and Chief Langborg of Siuslaw Valley Fire and Rescue emailed on November 23rd that they had no concerns and welcomed the additional infrastructure.

Jeff Caines of Oregon Dept. of Aviation emailed on December 7th requesting that the applicant file an FAA form 7460-1.

IV. APPLICABLE REVIEW CRITERIA

Florence City Code, Title 10:
Chapter 1: Zoning Administration, Section 1-5 & 1-6-3
Chapter 3: Off-Street Parking and Loading, Sections 2 through 5 & 8 through 10
Chapter 4: Conditional Uses, Sections 3 through 11
Chapter 6: Design Review, Sections 5, 6 & 9
Chapter 31: Service Industrial, Sections 4, 5 & 6
Chapter 33: Telecommunications
Chapter 34: Landscaping, Sections 3 through 5
Chapter 35: Access and Circulation, Sections 2-4, 2-6 through 2-14 & 3
Chapter 36: Public Facilities, Sections 2-1, 2-2, 2-4, 2-18, 2-23 and 3 through 6
Chapter 37: Lighting, Sections 2, 3 & 4

Realization 2020 Florence Comprehensive Plan:
Chapter 2: Land Use, Industrial Policy and 6
Chapter 9: Economic Development, Policy 9
Chapter 11: Utilities, Facilities and Services, Telephone Services, Policy 3

V. FINDINGS

Code criteria are listed in **bold**, with staff response beneath. Only applicable criteria have been listed.

FLORENCE CITY CODE

TITLE 10: CHAPTER 1: ZONING ADMINISTRATION

10-1-1-5: LAND USE HEARINGS:

A. Hearings are required for quasi-judicial land use matters requiring Planning Commission review.

B. Notification of Hearing:

1. At least twenty (20) days prior to a quasi-judicial hearing, notice of hearing shall be posted on the subject property and shall be provided to the applicant and to all owners of record of property within 100 feet of the subject property, except in the case of hearings for Conditional Use Permits, Variance, Planned Unit Development and Zone Change, which notice shall be sent to all owners of record of property within 300 feet of the subject property.

2. Prior to a quasi-judicial hearing, notice shall be published one (1) time in a newspaper of general circulation.

Notification of the quasi-judicial land use hearing for this application was mailed on November 22, 2016, 22 days prior to the hearing, to all property owners within 300 feet of the subject property. A notice was also published in the Siuslaw News one time on December 7, 2016. The notification procedures meet the requirements of FCC 10-1-1-5.

C. Notice Mailed to Surrounding Property Owners – Information provided:

1. The notice shall:

a. Explain the nature of the application and the proposed use or uses which could be authorized;

b. List the applicable criteria from the ordinance and the plan that apply to the application at issue;

c. Set forth the street address or other easily understood geographical reference to the subject property;

d. State the date, time and location of the hearing;

e. **State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue precludes further appeal based on that issue;**

f. **State that application and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;**

g. **State that a copy of the staff report will be available for inspection at no cost at least 7 days prior to the hearing and will be provided at reasonable cost;**

h. **Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.**

i. **Include the name of a local government representative to contact and the telephone number where additional information may be obtained.**

The notice mailed to surrounding property owners as described above contained information regarding the nature of the application and uses proposed; applicable criteria applying to the issue; the street address of the property; the date, time and location of the meeting; the need to "raise it or waive it" appeal rights; stated that the application and criteria were available for inspection at no cost and would be provided at reasonable cost; stated that a copy of the staff report would be available no less than seven days prior to the hearing regarding the item; included a statement of the requirements for submission of testimony; and included the name of the staff person to contact, telephone number for the Planning Department and an email address where questions or testimony could be sent. The application was properly noticed and these criteria are met.

D. Hearing Procedure: All quasi-judicial hearings shall conform to the procedures of Florence City Code Title 2 Chapter 10.

The Planning Commission met and decided in accordance with FCC 2-10.

E. Action by the Planning Commission:

1. **At the public hearing, the Planning Commission shall receive all evidence deemed relevant to the issue. It shall then set forth in the record what it found to be the facts supported by reliable, probative and substantive evidence.**

2. **Conclusions drawn from the facts shall state whether the ordinance requirements were met, whether the Comprehensive Plan was complied with and whether the requirements of the State law were met.**

4. **There is no duty upon the Planning Commission to elicit or require evidence. The burden to provide evidence to support the application is upon the applicant. If the Planning Commission determines there is not**

sufficient evidence supporting the major requirements, then the burden has not been met and approval shall be denied.

The list of required application submittals does not specifically list an engineer's certification except in the case of a variance request. The applicant's proposed location meets the setback requirements and so are not requesting a variance. The criteria related to siting a cell facility include the requirement that the fall zone is limited the setback area. Evidence to support this criterion is forthcoming but was unavailable at the time of report writing. The Planning Commission may deny approval should they determine that insufficient evidence has been provided to support the application meeting the code requirements or they may continue the hearing or condition the approval to meet this criterion. There has been no testimony or inquiries on this application. The findings include meeting various criteria requirements as conditions of approval.

F. Notice of Decision by the Planning Commission: A notice of the action or decision of the Planning Commission, and right of appeal shall be given in writing to the applicant. Any party who testified either in writing or verbally at the hearing must provide a mailing address in order to be noticed. The notice may be served personally, or sent by mail. The notice shall be deemed served at the time it is deposited in the United States mail.

Notice of Decision shall be mailed to the applicant and all parties providing testimony either in writing or verbally at the hearing who provided a mailing address.

H. Consolidated Procedures: Whenever possible an application for development such as a Conditional Use, Variance, or other action requiring Planning Commission, or Design Review Board approvals be consolidated to provide faster service to the applicant. (ORS 227.175(2)), (Amd. by Ord. No. 4, Series 2011)

The applicant has requested a Conditional Use Permit with Design Review. Staff has consolidated required approvals in order to provide faster service to the applicant. The criteria in this staff report address Design Review and Conditional Use Permits.

TITLE 10: CHAPTER 3: OFF-STREET PARKING AND LOADING

10-3-2: GENERAL PROVISIONS:

A. The provision for and maintenance of off-street parking and loading spaces are continuing obligations of the property owners. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space.

B. At the time of new construction or enlargement or change in use of an existing structure within any district in the City, off-street parking spaces shall be provided as outlined in this Chapter, unless requirements are otherwise established by special review or City Council action. Additional parking spaces shall meet current code.

C. If parking space has been provided in connection with an existing use or is added to an existing use, the parking space shall not be eliminated if elimination would result in less space than is required by this Chapter.

D. Required parking spaces shall be available for the parking of passenger automobiles of residents, customers, patrons and employees, and shall not be used for storage of materials of any type.

E. Ingress and egress for parking and loading shall not endanger or impede the flow of traffic.

F. The required off-street parking for nonresidential uses shall not be used for loading and unloading operations during regular business hours.

The proposed project will include an area for parking and turnaround for a maintenance vehicle. The parking and turnaround area is north and east of the gates. The area is limited to the area on their lease area and does not affect traffic flow elsewhere on the site.

10-3-3: MINIMUM STANDARDS BY USE: The number of required off-street vehicle parking spaces shall be determined in accordance with the standards in Table 10-3-1. Where a use is not specifically listed in this table, parking requirements are determined by finding that a use is similar to one of those listed in terms of parking needs, or by estimating parking needs individually using the demand analysis option described below:

A. Parking that counts toward the minimum requirement is parking in garages, carports, parking lots, bays along driveways, and shared parking. Parking in driveways does not count toward required minimum parking.

The applicant has proposed an area for parking to occur but had not delineated it on the site plan specifically. This area is adjacent to the gate at the end of the driveway south of the turnaround. This criterion is met.

10-3-4: MINIMUM REQUIRED PARKING BY USE: During the largest shift at peak season, fractional space requirements shall be counted as the next lower whole space (rounded down). Square footages will be taken from the gross floor area (measurements taken from exterior of building). Applicants may ask the Design Review Board a reduction for parking spaces as part of their land use application. The applicant will have to provide the burden of evidence to justify the reduction proposed. The Design Review Board and/or staff may require the information be prepared by a registered traffic engineer. Table 10-3-1 lists the minimum parking spaces required by use, with a minimum no less than two (2) spaces, plus additional spaces(s) as needed to meet the minimum accessible parking requirement.

Table 10-3-1, Minimum Required Parking By Use:

B. Institutions and Public Assembly Types:

Radio Frequency Transmission Facilities	None

The closest use within table 10-3-1 to the cell tower is Radio Frequency Transmission Facilities, which requires no parking spaces with a minimum of two spaces. The cell tower and enclosure area will be unmanned. There are no adjacent parking spaces on the site other than the gravel terminus area proposed by the utility provider for maintenance. This type of use does not require parking spaces except for the occasion of monthly or emergency maintenance. One parking space is sufficient to meet the expected parking demands. Additional emergency parking could be accomplished within the turn-around if needed. Planning Commission therefore waives the minimum space requirement of two parking spaces. This criterion is met.

10-3-8: PARKING AREA IMPROVEMENT STANDARDS: All public or private parking areas, loading areas and outdoor vehicle sales areas shall be improved according to the following: All required parking areas shall have a durable, dust free surfacing of asphaltic concrete, cement concrete, porous concrete, porous asphalt, permeable pavers such as turf, concrete, brick pavers or other materials approved by the City. Driveways aprons shall be paved for the first fifty feet (50') from the street.

The site plan does indicate the intent to pave either the parking, driveway or entrance apron. The code requires all parking and loading areas and the first 50' of a driveway apron from a street be paved. The site plan shall be modified to include paving the first 50' of the driveway apron from the highway. The designated parking area shall also be paved. The turnaround area and other travel lanes may be gravel. **(Condition 3.1)**

B. All parking areas except those required in conjunction with a single-family or duplex dwelling shall be graded so as not to drain storm water over public sidewalks. All drainage systems shall be connected to storm sewers where available. Parking lot surfacing shall not encroach upon a public right of way except where it abuts a concrete public sidewalk, or as been otherwise approved by the City.

Parking is not proposed to encroach upon the public right-of-way. The parking area will be required to treat run-off via an on-site stormwater system rather than directing it to a storm sewer system to be conveyed off-site. A stormwater treatment plan shall be submitted for review and approval in accordance with Title 9 Chapter 4 in conjunction with Building permit application. **(Condition 3.2)**

C. Parking spaces shall be located or screened so that headlights do not shine onto adjacent residential uses.

If parking is designated within the turn-around then screening will be required along the eastern edge of the turnaround to screen headlights from shining onto adjacent residential district. **(Condition 3.3)**

E. No parking area shall extend into the public way except by agreement with the City.

No parking area exists or has been proposed which extends into the public right-of-way. This criterion is met.

G. Lighting: Refer to Section 10-37 of this Title for requirements.

The applicant has proposed lighting as part of their application and these criteria will be addressed below as part of FCC 10-37.

I. Unless otherwise provided, required parking and loading spaces shall not be located in a required front or side yard.

Proposed parking is not located in a required front or side yard. The proposal meets this criterion.

J. Planning Review is required for all parking lot construction or resurfacing.

The parking area will be reviewed again in conjunction with the cell tower building permit review.

K. A plan, drawn to a suitable scale, indicating how the off- street parking and loading requirements are to be met shall accompany an application for a building permit. The plan shall indicate in detail all of the following:

1. **Individual parking and loading spaces.**
2. **Circulation area.**
3. **Access to streets and property to be served.**
4. **Curb cut dimensions.**
5. **Dimensions, continuity and substance of screening, if any.**
6. **Grading, drainage, surfacing and subgrading details.**
7. **Obstacles, if any, to parking and traffic circulation in finished parking areas.**
8. **Specifications for signs, bumper guards and curbs.**
9. **Landscaping and lighting.**

As stated earlier, these items as applicable will be reviewed with the building permit application process.

10-3-9: PARKING STALL DESIGN AND MINIMUM DIMENSIONS: All off-street parking spaces (except those provided for single-family and duplex homes) shall be improved to conform to City standards for surfacing, stormwater management, and striping and where provisions conflict, the provisions of FCC Title 9 Chapter 5 shall prevail. Standard parking spaces shall conform to minimum dimensions specified in the following standards and Figures 10-3(1) and Table 10-3-3:

A. **Motor vehicle parking spaces shall measure nine (9) feet and six (6) inches wide by nineteen (19) feet long.**

B. **Each space shall have double line striping with two feet (2') wide on center.**

C. **The width of any striping line used in an approved parking area shall be a minimum of 4" wide.**

D. **All parallel motor vehicle parking spaces shall measure eight (8) feet six (6) inches by twenty-two (22) feet;**

E. **Parking area layout shall conform to the dimensions in Figure 10-3(1), and Table 10-3-3, below;**

F. **Parking areas shall conform to Americans With Disabilities Act (ADA) standards for parking spaces (dimensions, van accessible parking spaces, etc.). Parking structure vertical clearance, van accessible parking spaces, should refer to Federal ADA guidelines.**

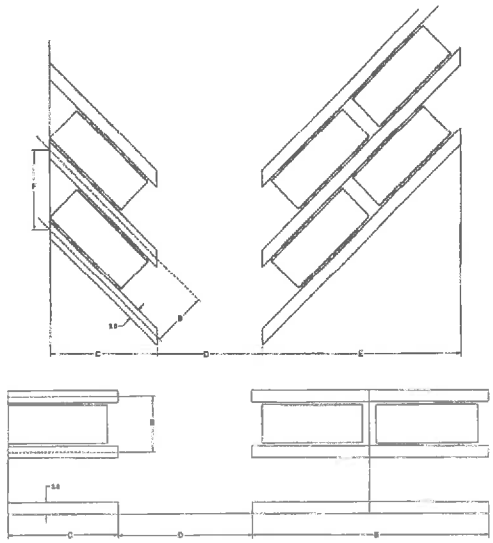


FIGURE 10-3 (1)

Table 10-3-3 – Parking Area Layout							
	Parking Angle <°	Stall Depth		Aisle Width		Stall width (B)	Curb Length (F)
		Single (C)	Double (E)	One Way (D)	Two Way (D)		
Space Dimensions in feet	30°	15.6	26.7	12	18	9.5	19.0
	45°	18.4	33.4	13	18	9.5	13.4
	60°	20	36.8	17	18	9.5	11.0
	70°	20.3	40.6	18	19	9.5	10.1
	80°	20	41.2	22	22	9.5	9.8
	90°	19	40.5	23	23	9.5	9.5

The applicant has submitted an access/parking plan with dimensions identified. It does not contain the specific details required above. The applicant shall provide a revised parking plan with the building permit that illustrates the parking stall design and dimensional requirements of FCC 10-3-9. **(Condition 3.4)**

10-3-10: BICYCLE PARKING REQUIREMENTS: All new development that is subject to Site Design Review, shall provide bicycle parking, in conformance with the standards and subsections A-H, below.

This use does not generate a public traffic and the parking needed will be for a maintenance technician that would likely be via a utility vehicle. It is found that this criterion does not apply.

TITLE 10: CHAPTER 4: CONDITIONAL USES

10-4-3: USE PERMIT PREREQUISITE TO CONSTRUCTION: When a conditional use permit is required by the terms of this Title, no building permit shall be issued until the conditional use permit has been granted by the Planning Commission, and then only in accordance with the terms and conditions of the conditional use permit. Conditional use permits may be temporary or permanent.

10-4-4: APPLICATIONS: The application for a conditional use permit shall be made in writing to the Planning Commission by the owner of the land in consideration or his agent, duly authorized in writing. The application shall include the following information:

A. Site and building plans and elevations.

B. Existing conditions on the site and within three hundred feet (300') of a site that is one (1) acre or larger and within one hundred feet (100') from a site that is less than one (1) acres in size.

C. Existing and proposed utility lines and easements.

D. Operational data explaining how the buildings and uses will function.

E. Any other pertinent information requested by the Planning Commission such as architectural renderings of the buildings and structures involved in the proposed development.

10-4-5: PUBLIC HEARING AND NOTICE: The Planning Commission shall hold at least one public hearing on each conditional use permit application.

10-4-6: ACTION: The Planning Commission shall make specific findings for granting or denying a conditional use permit in accordance with the general criteria and/or conditions of Section 10-4-9 of this Title.

10-4-7: EFFECTIVE DATE: A conditional use permit shall become effective at the close of the appeal period.

The Planning Commission held a hearing December 13, 2016 regarding the proposed cell tower. The Planning Commission made specific findings regarding the application for a

conditional use permit according to the criteria as presented in these findings. An approved conditional use permit shall become effective at the close of the appeal period.

10-4-8: EXPIRATION OF CONDITIONAL USE PERMIT:

A. Authorization of a conditional use permit shall be void one (1) year after the date of approval of a conditional use application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

1. **The request for an extension is made in writing prior to expiration of the original approval.**

2. **There are special or unusual circumstances that exist which warrant an extension.**

3. **No material changes of surrounding land uses or zoning has occurred. The Planning Commission may deny the request for an extension of a conditional use if new land use regulations have been adopted that affect the applicant's proposal. (Ord. 26, 2008)**

Authorization of a conditional use permit shall be void one (1) year after the date of approval, December 13, 2017, unless the use commences by this date or substantial construction has taken place.

10-4-10: GENERAL CRITERIA: A conditional use permit may be granted only if the proposal conforms to all the following general criteria: (Ord. 669, 5-17-82)

A. Conformity with the Florence Comprehensive Plan.

The Florence Realization 2020 Comprehensive Plan polices are reviewed in the Comprehensive Plan section of this report above. In summary, the proposal conforms to the Florence Realization 2020 Comprehensive Plan.

B. Compliance with special conditions established by the Planning Commission to carry out the purpose of this Chapter.

Special conditions of approval shall be established by the Planning Commission to carry out the purpose of this Chapter as well as the Florence Realization 2020 Comprehensive Plan. Review of the conditional use permit criteria and the policies of the Comprehensive Plan are reviewed later in this report. Conditions as necessary are included.

C. Findings that adequate land is available for uses which are permitted outright in the district where the conditional use is proposed. Available land can be either vacant land or land which could be converted from another use within the applicable

zoning district. Land needs for permitted uses may be determined through projections contained in the Florence Comprehensive Plan or other special studies.

Cell Towers are deemed conditional uses in the Telecommunications chapter not in any specific district. Thus the conditional use is not related to land availability but rather the nature of the use.

D. Conditional uses are subject to design review under the provisions of Chapter 6 of this Title, except single family and duplex residential use. (Ord. 625, 6-30-80) See Code Section 10-6-3 for Design Review requirements.

The design criteria are addressed below in section FCC 10-6 of this report.

E. Adequacy of public facilities, public services and utilities to service the proposed development.

The use will not require city utilities. Other service providers do not have concerns with the project; therefore, there are adequate public facilities, public services and utilities to serve the project.

F. Adequacy of vehicle and pedestrian access to the site, including access by fire, police and other vehicles necessary to protect public health and safety. (Ord. 669, 5-17-82).

The applicant proposed access via a driveway off an existing driveway from Highway 101. The approval is conditioned to require paving for the first 50 feet from Highway 101. The access driveway is proposed to be 12 feet wide. The width meets the minimum driveway size as required by FCC 10-35-2-11-B-2. No comments were received about the driveway width. Because of the security needed for the site, internal pedestrian access is not recommended and is not proposed. Sidewalks are discussed further later in this report.

10-4-11: GENERAL CONDITIONS: The Planning Commission may require any of the following conditions it deems necessary to secure the purpose of this Chapter. Where a proposed conditional use is permitted in another district, the Planning Commission may apply the relevant development standards from the other district. In addition, conditions may be required by the Design Review Board. Such conditions may include: (Ord. 625, 6-30-80; amd. Ord 669, 5-17-82)

A. Regulation of uses, special yard setbacks, coverage and height.

Uses, yard setbacks, coverage, and height are addressed as part of review of FCC 10-31. Title 10, Chapter 33 allows telecommunication service towers as a conditional use and requires a special setback of the fall zone for towers exceeding the district height limits. The proposed cell tower exceeds the 38' height limit and thus requires a special setback width that is the fall zone. The applicant at the time of writing had not provided the fall zone information to determine the setback requirements, namely required for the southern and proposed eastern property lines. The height for the cell tower is also regulated by Federal Aviation Administration (FAA), which have approved the height of the tower. The City finds

the proposed special conditions listed in other areas of this report will address the deficiency in the submittals related to the fall zone and FAA approval.

B. Requiring fences, walls, screens and landscaping plus their maintenance.

The applicant has proposed a fenced enclosure for the equipment yard. No vegetation other than that in the lease area is proposed for removal. Dense trees and shrubs are present between the Highway and the site effectively seeming to screen the proposed equipment yard. Additional native vegetation is present on the south and east sides of the site. The north side accommodates the access and turnaround points. No landscaping is proposed. Code requires a 5' wide buffer surrounding the enclosure area. This discussed further later in the report whereby, a landscaping and screening plan shall be required meeting the requirements within FCC 10-33-4-E-5 and FCC 10-34.

C. Regulation and control of points of vehicular ingress and egress.

Vehicles will be able to access the proposed facility through the Highway 101 access. Access is further reviewed as part of staff review of FCC 10-35.

D. Regulation of noise, vibration, odors, and sightliness.

Construction and placement of the cell tower, generator and fence will have minor noise, vibration and dust; however, once the proposed tower is in place, there will not be any additional noise, vibration, or odor. The applicant proposes a gravel yard and likely drive. The gravel areas must be maintained to be dust free through non-petroleum oil application or other methods. **(Condition 4.1)** The FAA requires the cell tower to have lighting on the top of the tower as explained in the Telecommunication section of this report. The applicant provided a letter from a registered engineer stating that there will not be electrical interference with the surrounding uses as required by Federal Communications Commission (FCC)

G. Regulation of hours of operation and duration of use or operation.

The applicant seeks a permanent conditional use permit for the cell tower. The cell tower will be in operation 24 hours a day, seven days a week. but other hours are possible in the event of emergencies or required maintenance. Hours of operation will not be regulated by this approval.

H. Requiring a time period within which the proposed use shall be developed.

The design review and conditional use criteria (FCC 10-6-9 and FCC 10-4-7) requires substantial construction be completed within one year of approval. The code considered substantial construction as completion of a building foundation. This conditional use permit will be valid until one year from the date of approval unless a building permit has been issued or significant construction has taken place. **(Condition 4.2)**

I. Requiring bonds to insure performance of special conditions.

No special conditions or city infrastructure improvements are recommended or required; therefore, no bonds are required.

J. Regulation of tree and vegetation removal to maintain soil stability, preserve natural habitat, protect riparian vegetation, buffer conflicting uses, and maintain scenic qualities.

The proposed cell tower site is not adjacent to natural habitat, riparian vegetation, or scenic quality nor will any be affected by the project. The applicant has not proposed to remove any vegetation except in the equipment yard area. The proposed project is located on a site containing Yaquina soils which are listed in Chapter 7 of Title 10 to have the character of being wet and therefore require a site investigation report prior to construction to determine whether that condition is located on site and if so methods to mitigate the impacts of the soil on the project. The applicant shall complete a Phase 1 Site Investigation report in conjunction with or prior to building permit submittal. **(Condition 4.3)**

K. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purpose of the Florence Comprehensive Plan.

The proposed use is consistent with the Florence Comprehensive Plan and will not prevent the orderly and efficient development of the City.

TITLE 10: CHAPTER 6: DESIGN REVIEW

10-6-5: GENERAL CRITERIA: The Planning Commission or Design Review Board may require any of the following conditions it deems necessary to secure the purpose and intent of this Chapter. The Board shall, consider the effect of its action on the availability and cost of needed housing. The Board shall not use the requirements of this Section to exclude needed housing types. However, consideration of these factors shall not prevent the Board from imposing conditions of approval if the costs of such conditions shall not unduly increase the cost of housing. The Board shall have no authority to affect dwelling unit densities. The Board shall consider the following criteria reviewing applications and may set conditions or standards which regulate and limit the following: (Ord. 680, 1-11-83)

A. Setbacks, yards, height, density and similar design features according to the underlying zoning district.

Setbacks are discussed above in the Conditional Use Permit section and Service Industrial and Telecommunications sections of this report. The height is discussed below in the Telecommunication section of this report.

B. Lot area, dimensions and percentage of coverage according to the underlying zoning district.

The lot area, dimensions, and percentage of coverage are discussed in the Service Industrial District criteria.

C. Installation and maintenance of fences, walls, hedges, screens and landscaping according to standards set forth in FCC 10-34 Landscaping, and any requirements of the underlying zoning district.

Screening and landscaping will be addressed as part of review of Chapter 34: Landscaping and Chapter 33: Telecommunications later in this report.

D. The location and design of access and egress points for vehicles and pedestrians, including access points along State highways according to standards set forth in FCC 10-35 Access and Circulation, and any requirements of the underlying zoning district.

The proposed location and design of access and egress points for vehicles and pedestrians will be reviewed as part of review of FCC 10-35.

E. Noise, vibration, smoke, dust, odor, light intensity and electrical interferences.

The construction and placement of the project will produce noise, vibration, possible smoke, dust and odor. The applicant provided an engineer's statement that the tower will meet FCC regulations related to electrical interference with the surrounding uses. Dust from the gravel was addressed earlier.

F. Parking and outside display areas, dimensions, surfacing and on-site traffic circulation according to standards set forth in FCC 10-3 Parking and Loading.

The criteria of FCC 10-3: Off-Street Parking and Loading were reviewed earlier within this report.

G. Architectural quality and aesthetic appearance, including compatibility with adjacent buildings.

The applicant provided elevations of the cell tower facility. Significant screening is required for the proposed use as accumulated by multiple code sections. Most of the site will be screened by the existing vegetation on the site. Deficiencies are conditioned for performance.

H. Color, building materials and exterior appearance in accordance with the policies established by the City in the Downtown Implementation Plan, and in applicable zoning districts.

The cell tower is proposed to be gray, which will blend in with the cloudy skies. On clear days the tower will be more pronounced visually. Chain link slat color was not proposed. It shall meet the color requirements for buildings. **(Condition 4.4)**

I. Exterior lighting and security.

The area is proposed to be fenced and also provide maintenance lighting. Lighting will be addressed in and regulated by FCC 10-37. The Fire Marshall has requested the generator be adequately secured to prevent theft of fuel. This is conditioned elsewhere in the report.

J. Public health, safety and general welfare.

The leased area will be completely fenced in and be buffered by existing vegetation on three sides. As stated to deter vandalism, the generator and any fuel stored on site is to be secured in a method acceptable by the Fire Marshal.

K. Provision of public facilities and infrastructure according to standards set forth in FCC 10-36 Public Facilities.

Review of this public facility according to the standards of FCC 10-36 will take place later within these Findings.

L. Requiring a time period within which the proposed use or portions thereof shall be developed.

Title 10, Chapter 4, Section 7 states, "Authorization of a conditional use permit shall be valid one (1) year after the date of approval of a conditional use application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation.

The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:
A. The request for an extension is made in writing prior to expiration of the original approval.
B. There are special or unusual circumstances that exist which warrant an extension.
C. No material changes of surrounding land uses or zoning has occurred.

The Planning Commission may deny the request for an extension of a conditional use if new land use regulations have been adopted that affect the applicant's proposal. (Ord. 26, 2008)."

The design review is also valid for one year with the same criteria as listed for the conditional use permit.

M. Requiring bonds to insure performance of special conditions. (Ord. 625, 6-30-80)

There are no special conditions required with the proposed development requiring bonds to insure performance. No public utility infrastructure improvements are required for this project; therefore, no performance agreement, petition or bond for improvements shall be required. No bonds will be required to insure performance of special conditions.

N. Such other conditions as are necessary to implement policies contained in the Florence Comprehensive Plan. (Ord. 680, 1- 11-83)

Other conditions needed in order to implement policies contained within the Florence Comprehensive Plan will be addressed as part of that section of this report.

10-6-9: LAPSE OF DESIGN REVIEW APPROVAL: Authorization of a design review permit shall be void one (1) year after the date of approval of a design review application, unless a building permit has been issued and substantial construction pursuant thereto has taken place. Substantial construction shall be considered to be completion of a building foundation. The applicant may apply to the Planning Commission for a one-time extension of one (1) year maximum duration based on compliance with the following criteria:

A. The request for an extension is made in writing prior to expiration of the original approval.

B. There are special or unusual circumstances that exist which warrant an extension.

C. No material changes of surrounding land uses or zoning has occurred.

The Planning Commission may deny the request for an extension of a design review permit if new land use regulations have been adopted that affect the applicant's proposal. (Ord 26, 2008)

The approval for Design Review of the proposed facility shall expire on December 13, 2017. **(Condition 4.5)**

TITLE 10: CHAPTER 31: SERVICE INDUSTRIAL DISTRICT

10-31-4: LOT AND YARD PROVISIONS:

A. Minimum Lot Frontage: 200 feet

The site is presently greater than 200'. The owner received an approval for a tentative plan approval for a minor partition to divide the lot into a total of 3 lots with this project being located on Parcel 2. The owner received approval for a variance for a reduced lot width for both Parcels 1 & 2. This criterion is met.

B. Lot Coverage: Maximum of 85%, buildings and impervious surfaces.
The proposed buildings and impervious surfaces will cover less than 85% of the property both as existing and partitioned. This criterion is met.

C. Setback/yards regulations:
Front: On Highway 101 – 25' minimum

On Oak, Spruce or other abutting streets - 20'
Side: Internal side yards - 15'
Side yards abutting other districts - 20'
Rear: Internal rear yards - 15'
Rear yards abutting other districts - 20'.

The applicant proposes the following setbacks on the existing non-partitioned property lines for the project area: North 238 feet, South (to undeveloped property zoned North Commercial): 20 feet, West (to Highway 101) 160 feet, East (to Spruce Street) 436-feet. The proposed setbacks on the tentatively approved minor partition are 160 feet, 20 feet, 92 feet, and 52 feet on the front, south side, north side, and rear yards respectively, meeting the Service Industrial criteria.

D. Height: Not to exceed 38', except as provided by FCC 10-2-4.

The monopole exceeds 38' and but is also regulated by FCC 10 Chapter 33 Telecommunication which includes additional criteria related to height which are discussed below.

10-31-5: SITE DESIGN CRITERIA:

1. **Access: Access and circulation shall be in accordance with FCC 10-35, except as modified by the following specific standard: Access to Highway 101 shall be via combined driveways as shown on the diagram…:**
2. **Landscaping and Screening.**
3. **Building Design:**
4. **Lighting: Public facilities and infrastructure shall be in accordance with Section 10-36 of this Title.**
5. **Public Facilities:**

Access is proposed to from the existing curb cut and is will be shared as required. Landscaping and screening are discussed in other sections of the report. No buildings are proposed. Lighting is proposed to be shielded and down cast and will be discussed later in the report. Public Facilities (water and sewer) are not needed for this parcel.

10-31-6: PARKING:

Criteria of Title 10, Chapter 3 have been reviewed earlier within this report.

TITLE 10: CHAPTER 34: LANDSCAPING

10-34-2-4: Preservation Credit. The City may grant a "Preservation Credit" if existing significant vegetation on the site is preserved, in the form of a reduction of the overall landscape area and planting requirements of Sections 10-34-3-3. The City may authorize credits which effectively reduce the required landscaping if the following standards are met:….

The applicant proposed to keep the existing native vegetation and lawn area surrounding the site rather than plant additional landscaping. The preservation credit limits the countable preservation area to 1/3 of the landscaping required. The project will consist of a small 800 sq. ft. unmanned fenced utility equipment yard. It is found that reviewing the landscaping requirements related to coverage and plant (tree & shrub) quantity will meet the intent of the code for this utility use as long as the existing native vegetation remains.

10-34-3: LANDSCAPING

10-34-3-1: Applicability. Except for single-family and duplex dwelling uses, this Section shall apply to all new development as well as changes of use and expansions as described below, and shall apply in all districts except where superseded by specific zoning district requirements. These provisions shall be in addition to the provisions of FCC Title 9 Chapter 5 and where there are conflicts, the provisions of Title 9 Chapter 5 shall prevail.

A. For new developments, all landscaping shall meet current code requirements. (Ord. 4, 2011)

10-34-3-3: Landscape Area and Planting Standards. The minimum landscaping area is 15% of the lot area, unless specified otherwise in the applicable zoning district for the proposed use. This required minimum landscaping area may be reduced if preservation credits are earned as specified in Section 10-34-2-4.

More than 15% of the lot will be left in preserved native vegetation and the remainder of the unbuilt area will be left in grass lawn area.

A. Landscaping shall include planting and maintenance of the following:

1. **One tree per 30 lineal feet as measured along all lot lines that are adjacent to a street.**

2. **Six shrubs per 30 lineal feet as measured along all lot lines that are adjacent to a street.**

3. **Living plant materials shall cover a minimum of 70 percent of the required landscape area within 5 years of planting.**

4. **Except for preservation of existing significant vegetation, the required plant materials on-site shall be located in areas within the first 20 feet of any lot line that abuts a street. Exceptions may be granted where impracticable to meet this requirement or the intent is better served. Required trees may be located within the right-of-way and must comply with Section 10-34-4. Plant materials may be installed in any arrangement and do not need to be equally spaced nor linear in design. Plantings and maintenance shall comply with the vision clearance standards of FCC 10-35-2-13.**

5. **Pocket-planting with a soil-compost blend around plants and trees shall be used to ensure healthy growth.**

The number of trees and shrubs preserved exceed the landscape code requirement.

B. **Noxious Weeds shall be removed during site development and the planting of invasive or noxious weeds is prohibited.**

The applicant shall ensure all noxious weeds are removed from the site prior to issuance of final building permit. **(Condition 5.1)**

10-34-3-4: Landscape Materials. Permitted landscape materials include trees, shrubs, ground cover plants, non-plant ground covers, existing native vegetation, outdoor hardscape features and storm water features, as described below.

A. **<u>Plant Selection.</u> A combination of deciduous and evergreen trees, shrubs, and ground covers shall be used, consistent with the purpose of this Chapter. A suggested Tree and Plant List for the City of Florence and the Sunset Western Garden Book are available at City Hall. The selection of plant and tree species shall be based upon site conditions such as wind and sun exposure, space limitations, water availability, and drainage conditions. The use of indigenous plants is encouraged, and may be required where exposure, slope or soil conditions warrant.**

4. **<u>Non-plant Ground Covers.</u> Bark dust, chips, aggregate, or other non-plant ground covers may be used. Non-plant ground cover located adjacent to pedestrian ways shall be confined to the material within the planting bed to avoid safety hazards by edging 4 inches above-grade or recessing from grade. Non-plant ground covers cannot be a substitute for ground cover plants.**

All disturbed areas shall be covered with bark, aggregate or other ground cover. **(Condition 5.2)**

D. **<u>Storm Water Facilities</u>. Storm water facilities, such as detention/retention ponds and swales shall be landscaped. Landscaped bio-swales are encouraged and shall count toward meeting the landscaping requirement of this section if they are designed and constructed in accordance with the standards specified in Title 9 Chapter 5, and approved by the Public Works Department. Storm water facilities shall be landscaped with water-tolerant, native plants.**

The parking plan requires inclusion of a stormwater management facility. It shall meet the requirements of Title 9 Chapter 4 and Title 10 Chapter 34. **(Condition 5.3)**

10-34-3-5: Irrigation. Permanent, underground irrigation is required for all landscaping, except existing native vegetation that is preserved in accordance with the specifications of Section 10-34-2-2 and new drought tolerant plants which must have temporary irrigation for plant establishment. All irrigation systems require an

irrigation permit and shall be installed with a backflow prevention device per FCC 9-2-3-5.

The applicant has not proposed any irrigation. The vegetation for the parking stormwater treatment area shall have a plan for temporary irrigation submitted with the required stormwater plan. **(Condition 5.4)**

10-34-3-7: Buffering and Screening. Buffering and screening are required under the conditions listed below. Walls, fences, and hedges shall comply with the vision clearance requirements and provide for pedestrian circulation, in accordance with FCC 10-35-2-13. (See Section 10-34-5 for standards specific to fences and walls.)

C. Screening of Mechanical Equipment, Outdoor Storage, Service and Delivery Areas, and Other Screening When Required. All mechanical equipment, outdoor storage and manufacturing, and service and delivery areas shall be screened from view from all public streets and adjacent Residential districts. When these or other areas are required to be screened, such screening shall be provided by:
1. a decorative wall (i.e., masonry or similar quality material),
2. evergreen hedge,
3. opaque or sight-obscuring fence complying with Section 10-34-5, or
4. a similar feature providing an adequate screen.

The equipment yard is proposed to be screened via a slatted chain link fence 6 feet in height. The southern property consists of a public emergency access and the eastern property is zoned residential. This criterion is met.

D. Abutting Land Use Buffers. When a commercial, industrial, or other non-residential use abuts a residential district or residential land use, a visual and noise buffer shall be established and maintained immediately adjacent to the residential property line, consistent with the standards listed in the table below. In no case shall the buffer strip be less than 15 feet in width unless reduced by the Planning Commission where a lesser distance will provide adequate buffering. The buffer strip may include existing vegetation, landscape plantings, evergreen hedge, berm, fence, and/or wall components. Fence and wall structures shall be not less than 6 feet and no more than 8 feet in height (see also Section 10-34-5). The landscaped buffer shall effectively screen at least 70 percent of the view between districts within five (5) years. Significant vegetation in these buffer strips may be preserved in accordance with Section 10-34-2, and replanting of local native vegetation is encouraged.

This non-residential use abuts a residential use on the north and a residential district on the east. The applicant proposes a slatted chain link fence rather than a solid wood or block wall and therefore would need a 35' landscaped buffer on the north and east sides to meet this criterion. Alternatively, a different wall material could be selected for the east and north sides and a reduced 15' buffer could be used instead. No vegetation exists on the north side and some exists on the east side. The applicant shall ensure the buffering and screening code of FCC 10-34-3-7 are met. **(Condition 5.5)**

10-34-3-8: Maintenance. If the plantings fail to survive, the property owner shall replace them with an equivalent specimen (i.e., native Rhododendron replaces native Rhododendron, evergreen shrub replaces evergreen shrub, deciduous tree replaces deciduous tree, etc.) within six (6) months of their dying or removal, whichever comes first. All man-made features required by this Code shall be maintained in good condition, or otherwise replaced by the owner within six (6) months of any such feature being removed or irreversibly damaged (whichever comes first).

The applicant shall maintain the buffering plants replace any failed plantings with an equivalent specimen within six months of their dying or removal. **(Condition 5.6)**

10-34-5: FENCES AND WALLS: Construction of fences and walls shall conform to all of the following requirements: A. General Requirements. All fences and walls shall comply with the height limitations of the respective zoning district and the standards of this Section. The City may require installation of walls and/or fences as a condition of development approval, in accordance with land division approval, approval of a conditional use permit, or design review approval. When required through one of these types of approvals, no further land use review is required. (See also, Section 10-34-3-6 for landscape buffering and screening requirements.)

B. Dimensions.

2. Commercial and Industrial Zones: Except as provided below, the height of fences and walls in any required front yard shall not exceed three (3) feet as measured from the grade and no greater than eight (8) feet elsewhere on site.

The applicant has proposed fencing surrounding the equipment yard for screening and security. The applicant may construct fencing up to eight feet in height without additional approvals required from the Planning Department. A fence over seven feet in height may require building permits.

D. Specific Requirements

2. Fences and walls shall comply with the vision clearance standards of FCC 10-35- 2-13.

The proposed fencing and planted screening shall comply with the vision clearance standards of FCC 10-35-2-14. **(Condition 5.7)**

F. Materials.

1. Permitted materials: wood; chain-link steel, iron, bricks, stone; stucco, or similar masonry, and non-prohibited evergreen plants.

The applicant has proposed a chain-link with slats. This criterion is met.

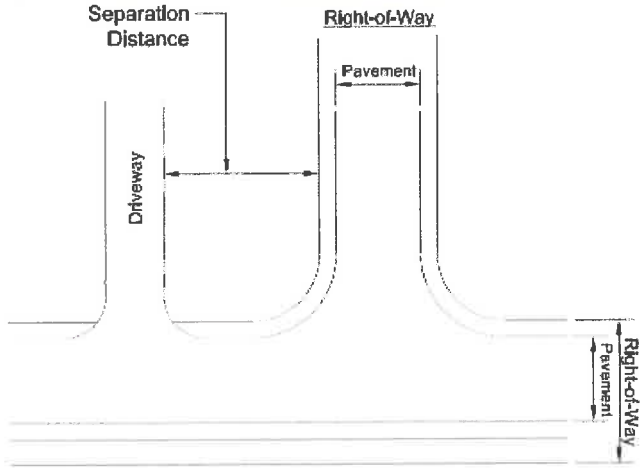
10-35-2-7: Intersection Separation; Backing onto Public Streets: New and modified accesses shall conform to the following standards:

A. Except as provided under subsection B, below, the distance from a street intersection to a driveway shall meet the following minimum spacing requirements for the street's classification, as measured from side of driveway to street or alley pavement (see Figure 10-35(1)). A greater separation may be required for accesses onto an arterial or collector for compliance with ODOT or County requirements.

Separation Distance from Driveway to Pavement:

Alley	15 feet
Local Street	25 feet
Collector Street	30 feet
Arterial Street	50 feet

Figure 10-35(1): Separation Distance from Driveway to Street



C. Access to and from off-street parking areas shall be designed to prevent backing onto a public street, except that single-family and duplex dwellings are exempt.

The proposed driveway is not located adjacent to a street intersection but rather a driveway and arterial intersection. The location meets both the 50' requirement along Highway 101and 15' for an alley (driveway). A turnaround is proposed and no backing movements onto the shared drive are necessary. These criteria are met.

10-35-2-8: Access Standards: New development shall gain access primarily from local streets. Access onto arterials and collectors shall be evaluated based on access options, street classifications and the effects of new access on the function, operation and safety of surrounding streets and intersections and possible lower level street alternatives. Where such access to higher level street classification is

necessary, shared driveways may be required in conformance with FCC 10-35. If vehicle access off a lower-level street is possible, then the City may prohibit access to the higher-level street.

The applicant has proposed accesses onto an arterial from an existing curbcut. The trip generation from this use is one trip a month for maintenance. The additional access is negligible. Public Works and ODOT have not testified any objections to the shared use from an arterial. The access is shared as required.

10-35-2-9: Site Circulation: New developments shall be required to provide a circulation system that accommodates expected traffic on the site. Pedestrian and bicycle connections on the site, including connections through large sites, and connections between sites (as applicable) and adjacent sidewalks, trails or paths, must conform to the provisions in Section 10-35-3.

There will be no public access to this site. Vehicular turnaround is proposed. This criterion is met.

10-35-2-12: Driveway Design: All openings onto a public right-of-way and driveways shall conform to the following:

A. Driveway Approaches. Driveway approaches, including private alleys, shall be approved by the Public Work Director and designed and located with preference given to the lowest functional classification street. Consideration shall also be given to the characteristics of the property, including location, size and orientation of structures on site, number of driveways needed to accommodate anticipated traffic, location and spacing of adjacent or opposite driveways.

B. Driveways. Driveways shall meet the following standards, subject to review and approval by the Public Works Director:

2. Driveways shall have a minimum width of ten (10) feet, except where a driveway serves as a fire apparatus lane, in which case city-approved driveway surface of 12 feet minimum width shall be provided within an unrestricted, twenty (20) foot aisle, or as approved by the Fire Code Official.

4. One-way driveways shall have appropriate signage designating the driveway as a oneway connection. Fire apparatus lanes shall be so marked (parking prohibited).

5. The maximum allowable driveway grade is fifteen (15) percent, except that driveway grades exceeding fifteen (15) percent may be allowed, subject to review and approval by the Public Works Director and Fire Code Official, provided that the applicant has provided an engineered plan for the driveway. The plan shall be stamped by a registered geotechnical engineer or civil engineer, and approved by the Public Works Director.

The site is proposed to be accessed via a driveway off the gravel driveway accessing Highway 101 to the west. The new driveway surface is not provided and constitutes a fire apparatus lane. It meets the minimum 12' width with a 20' clearance. The new driveway shall be engineered and built to withstand up to 53,000 pounds unless Siuslaw Valley Fire and Rescue signs off on a lesser standard. The driveway shall be signed with no parking signs as it is a fire apparatus lane. **(Condition 6.1)**

C. Driveway Apron Construction. Driveway aprons (when required) shall be constructed of concrete and shall be installed between the street right-of-way and the private drive, as shown in Figure 10-35(2) (pictured on next page). Driveway aprons shall conform to ADA requirements for sidewalks and walkways, which generally require a continuous unobstructed route of travel that is not less than three (3) feet in width, with a cross slope not exceeding two (2) percent, and providing for landing areas and ramps at intersections. Driveways are subject to review by the Public Works Director.

The driveway apron at Highway 101 shall be improved to ODOT or city standards as required to include the earlier requirement for 50' of pavement length. This shall require coordination with ODOT or the City for the design. **(Condition 6.2)**

10-35-2-13: Vertical Clearances: Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13' 6" for their entire length and width.

The applicant has not proposed any structures that would have less than the minimum vertical clearance within the driveway area.

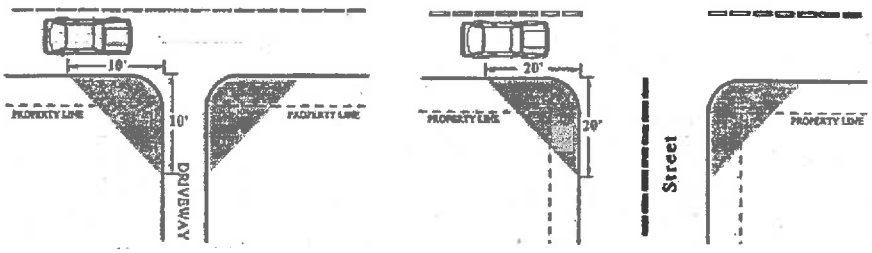
10-35-2-14: Vision Clearance: No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) shall block the area between two and one-half feet (2 ½') and eight (8) feet in height in "vision clearance areas" on streets, driveways, alleys, mid-block lanes, or multi-use paths where no traffic control stop sign or signal is provided, as shown in Figure 10-35(4). The following requirements shall apply in all zoning districts:

B. At the intersection of an alley or driveway and a street, the minimum vision clearance shall be ten feet (10').

The sides of the minimum vision clearance triangle are the curb line or, where no curb exists, the edge of pavement. Vision clearance requirements may be modified by the Public Works Director upon finding that more or less sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.). This standard does not apply to light standards, utility poles, trees trunks and similar objects. Refer to Section 10-1-4 of this Title for definition.

The applicant shall maintain the vision clearance area free of visual obstructions from 2' 6" to 8' in height. **(Condition 6.3)**

Figure 10-35(4): Vision Clearance Areas
(solid lines indicate curbs or edge of pavement)



10-35-3: PEDESTRIAN ACCESS AND CIRCULATION: All new development shall be required to install sidewalks along the street frontage, unless the City has a planned street improvement, which would require a non-remonstrance agreement.

10-35-3-1: Sidewalk Requirements:

A. Requirements: Sidewalks shall be newly constructed or brought up to current standards concurrently with development under any of the following conditions:

1. Upon any new development of property.

B. Exceptions: The Public Works Director may issue a permit and certificate allowing noncompliance with the provisions of subsection (A) of this section and obtain instead a nonremonstrance agreement for future improvements when, in the Public Works Director's determination, the construction of a sidewalk is impractical for one or more of the following reasons:

1. Sidewalk grades have not and cannot be established for the property in question within a reasonable period of time.

2. Future installation of public utilities or street paving would, of necessity, cause severe damage to existing sidewalks.

3. Topography or contours make the construction of a sidewalk impractical.

4. Physical improvements are present along the existing street that prevents a reasonable installation within the right-of-way or adjacent property.

5. If the proposed development is in a residential zoning district and there are no sidewalks within 400 linear feet.

C. Appeals: If the owner, builder or contractor considers any of the requirements impractical for any reason, s/he may appeal the decision to the Planning Commission.

D. Timing: Sidewalks shall be constructed and approved by the Public Works Department prior to final inspection for the associated building permit. No certificate of occupancy may be issued until the required sidewalks are constructed or financially secured.

The applicant shall either meet the requirements of providing sidewalks or obtain an exception from the Public Works Director. **(Condition 6.4)**

TITLE 10: CHAPTER 37: LIGHTING

10-37-3: LIGHTING PLANS REQUIRED: All applications for building permits and land use planning review which include installation of exterior lighting fixtures, not exempted, shall include the number of luminaires, the number of lamps in each luminaire, a photometric report for each type of luminaire and a site plan with the photometric plan of the lumen output.

The City shall have the authority to request additional information in order to achieve the purposes of this Ordinance.

The applicant submitted a partial number and location of luminaires on the elevation plan. Four work lights are proposed for the ice bridge. And, it appears that two lights are proposed for the H-Frame. Neither luminaire spec sheets or photometric reports were provided for review. The applicant shall submit additional lighting information meeting FCC 10-37-4 to be evaluated and approved by the Planning Department prior to issuance of Certificate of Occupancy. **(Condition 7.1)** The applicant shall ensure that lighting fixtures do not project light onto adjacent or nearby property. **(Condition 7.2)** The applicant shall add lighting fixtures or reposition proposed fixtures to provide at least two foot-candles of illumination for the parking space. **(Condition 7.3)**

TITLE 10: CHAPTER 33: TELECOMMUNICATIONS

10-33-3: SITING PERMITS, EXEMPTIONS, SITE REVIEW & CONDITIONAL USES, APPLICATION CONTENTS:

A. Siting Permits Required: Except as provided in subsection B of this section, no wireless communications facility may be sited, or existing facility modified, without a sighting permit. Siting of wireless communications facilities shall be according to the following priority, by descending order of preference:

1. **First Priority: Collocation or attachment of an antenna or antenna array on a support tower, support structure, or utility structure;**
2. **Second Priority: Replacement of a utility structure for the purpose of attachment of an antenna or antenna array.**
3. **Third Priority: Substantial change in the physical dimensions of a support tower or replacement with a support tower that represents a substantial change in the physical dimensions of the original support tower;**
4. **Fourth Priority: Construction of a new support tower.**

The applicant is proposing a new support tower for location of antenna and is thus a fourth priority siting preference.

C. Siting Permits. Siting permits shall be processed using the following procedures.

3. A Type III (Conditional Use Permit) Review shall be required for all proposals which do not meet the height requirements listed in FCC 10-33-4-B and all proposals.

The applicant is proposing a new monopole wireless facility 128' in height. The Service Industrial District's height limit is 38'. The proposal needs a Conditional Use permit and is being processed as a Type III review.

D. Application Contents: For a siting permit, the applicant shall submit:

1. **A site plan, drawn to scale.**
2. **To-scale elevations of all proposed buildings and structures, together with a depiction of proposed screening.**
3. **A landscaping and screening plan.**
4. **The engineered design capacity of the WCF relative to the number and type of antenna it is designed to accommodate, at the location of such antenna in such a manner as to optimize performance, minimize visual impact, and encourage co-location.**
5. **A feasibility study showing why this facility is necessary, including but not limited to an alternate candidate analysis and coverage/capacity maps depicting anticipated coverage and the area to be serviced. The study shall demonstrate the priority designation of the facility and why other higher priority options under 10-33-3-A are not feasible. The study must show that co-location is unfeasible due to one or more of the following reasons: structural support limitations, safety considerations, lack of available space, failure to meet service coverage needs, consent cannot be obtained, or unreasonable economic constraints.**
6. **Evidence of conformance with FAA requirements.**
7. **Details of proposed security measures and content and location of warning signs. Such signs shall include notification of any hazardous materials onsite, and a 24/7 contact number for emergency use.**
8. **Evidence that the proposed WCF meets FCC electromagnetic radiation emission standards.**
9. **Narrative showing compliance with conditional use criteria and/or design review criteria.**
10. **Applications that require a Type III review shall conduct a meeting with surrounding property owners prior to the submittal of a land use application. To the greatest extent practical, the neighborhood meeting shall be held in the general vicinity of the proposed telecommunications facility.**

a. **Notice of the meeting shall be sent to neighboring property owners within 300 feet of the subject parcel and the Planning Department.**

b. **The applicant shall mail notice no less than 14 days prior to the date set for the meeting to owners of record including the date, time, and location of the meeting, as well as information that the topic of the meeting will be to discuss the proposed location of a telecommunications facility on the subject property. The notice shall state the assessor's map and taxlot numbers for the subject property and, if available, the address of the subject property.**

c. **The application submittal shall include the following:**

   i. Notice letter and any attachments;
   ii. Mailing labels;
   iii. Affidavit of mailing;
   iv. List of attendees;
   v. Summary of discussion.

The applicant provided: a site plan drawn to scale; a to-scale elevation of the monopole and equipment structures with proposed fencing; a screening plan to use fencing and existing landscaping (no landscaping plan); information on the design capacity of the WCF; a feasibility study of alternative sites, FAA permit application (no evidence of conformance); statement regarding security fencing and signage; non-ionization electromagnetic radiation emission study; narrative of criteria review with telecommunications criteria (not conditional use and design review criteria); notice letter with the information listed as required mailed 16 days prior to the meeting date, mailing labels, and list of attendees (no affidavit of mailing or summary of discussion). The above underlined items, except conditional use and design review criteria and meeting elements are conditioned elsewhere to be provided.

10-33-4: DEVELOPMENT STANDARDS: WCFs shall meet the following development standards:

A. Setbacks:

1. **WCFs shall not be located in front yards**
2. **Telecommunication facilities meeting the height requirements of the underlying district shall meet the setbacks required in that district.**
3. **The setback of the structure shall be governed by the setback requirements of the underlying zone. In all zoning districts, the Planning Commission may allow a variance to any required setback upon the request of the applicant if:**
   a. The Applicant provides a letter stamped by a certified structural engineer documenting that the proposed structure's fall zone is less than the actual height of the structure.
   b. The Applicant can show that the proposed encroachment of the setback minimizes the potential adverse impacts through natural topography, reasonable design, landscape and/or construction practices.
   c. The setback of the structure shall be governed by the setback requirements of the underlying zone. However, the setback for a WCF

from a residential dwelling not on the subject parcel shall be no less than the height of the proposed facility.

4. Additional setbacks may be required if there are lighting or noise impacts, or if protection from damage or collapse of the facility warrants additional setbacks.

The proposed monopole meets the setbacks for the Service Industrial District as discussed earlier in the report. At present the pole will be setback the required distance from adjacent residential uses not on the site. The lot is tentatively approved to be partitioned to place the existing owner's residential structure on a separate lot. The final partition application has not been submitted.

B. Height Limits by District: Height limits for each district apply to all wireless telecommunication facilities, including those exempted from Siting Permits. Wireless telecommunications facilities in excess of these height limits may be permitted through a Type III review process.

1. Limited Industrial, Service Industrial, Marine, Pacific View Business Park and Highway Districts: All non-exempt WCF meeting the height requirements of those districts are subject to Siting Permits. Those height limits are 38' from ground-level in the Limited Industrial District, Service Industrial, Marine, and Pacific View Business Park Districts and 28' from ground-level in the Highway District. Permitted without review or siting permits are antenna mounted on a roof or side of a building where such antenna is necessary for the conduct of the business on the site of the antenna and extends no more than 8 feet above the roof line.

The monopole exceeds the 38' height limit and a Type III process is being processed.

C. Collocation Required: All wireless communications facilities located in the right-of-way shall be collocated or attached to replacement utility structures. All wireless communications facilities located outside the right-of-way shall be collocated, unless the collocation would interfere with other wireless communications facilities located on the same structure or jeopardize the physical integrity of the structure upon which collocation will be made, consent cannot be obtained for collocation on the structure, or the available structures do not provide sufficient height to obtain coverage or capacity objectives.

The applicant's feasibility study evidenced that there were no towers or structures of available height in the search ring to meet coverage objectives.

D. Access: Access to commercial WCFs shall be from an arterial or a collector street.

Access to the site is from an arterial and meets this criterion.

E. General Requirements:

1. **Tower sharing: WCFs shall incorporate co-location either with another existing facility, or offer the option for another entity to co-locate on the proposed facility.**
2. **Towers exceeding height limits: Towers which exceed district height limits shall not exceed that necessary to meet the needs of the applicant, provide reasonable service to the Florence area, and provide for future collocation of facilities to prevent the siting of additional towers.**
3. **Security: Antennas must be secured from public access, either by vertical or horizontal separation, fencing not less than 6 feet in height, locked access, or other measures as appropriate. Ladders, rungs, and other means of access shall be locked or removed to prevent unauthorized access to the facility.**
4. **Tower Color, Finish, Concealment: For towers not regulated by the Oregon Department of Aviation, or Federal Aviation Administration, a non-reflective finish (paint / surface) must be provided that reduces the visibility of the structure so as to blend in with the surrounding environment. In the alternative, the tower may be designed so as to look like some feature other than a wireless tower from the surrounding environment. Whether via color, finish, or design, the proposed WCF design shall reduce, to the extent reasonably feasible, the visibility of the proposed facility from adjacent streets, residences, parks and viewpoints.**
5. **Landscaping / Screening: The base of a tower and all necessary equipment or structures located at grade must be fully screened from the street and any abutting sites as follows:**

   a. A landscaped area at least 5 feet deep meeting the requirements of FCC 10-34-3-7 must be provided around the base of a tower and all accessory equipment or structures located at grade.

      i. Landscaping shall be selected from the City of Florence Tree and Plant List and planted with a minimum height of 4 feet.

      ii. Plantings shall be spaced evenly apart to create adequate screening density, provided that maximum spacing shall be 36 inches on center.

      iii. Plantings shall be of a species that attain a minimum mature height of 10 feet.

      iv. Plantings shall be comprised of a minimum of three varieties of shrub species, preferably evergreen.

      v. Maintenance of landscaping shall meet the criteria of FCC 10-34-3-8.

   b. Sight Obscuring Fence: A sight-obscuring fence that is a minimum of 6 feet high and shall consist of chain link with slats, wood, masonry, or brick.

   c. Equipment shelters / cabinets: All at-grade equipment shall be enclosed within equipment shelters and/or cabinets constructed of wood, metal, or masonry. Building materials shall be stained or painted

in a color that is consistent and compatible with surrounding development and then sealed for weather protection. Roofing and other architectural treatments proposed for the material shall also be consistent and compatible with surrounding development. Shipping containers are not acceptable unless fully screened. Ground mounted equipment cabinets shall be of a muted, earth-tone Pacific Northwest coastal color palette.

6. **State and Federal Requirements: The site shall comply with electromagnetic radiation emission standards as established by the FCC. No WCF shall interfere with public safety telecommunications. Applicants must provide certification from a registered engineer that the proposed facility will be in compliance with FCC emission standards with the permit application. The applicant shall also provide certification from a registered engineer that the proposed facility will be in compliance with FAA and Oregon Department of Aviation standards with the permit application.**
7. **Lighting: No lighting shall be permitted except as required by the Oregon Department of Aviation, FAA, or as necessary to provide security to the site. Refer to Chapter 10-37 of this Title for lighting requirements.**
8. **Fall zone: The applicant shall provide a fall zone adequate to protect surrounding uses, especially residences, but no less than the required setback.**
9. **Liability Coverage: The owner / operator shall certify that they have obtained sufficient liability insurance to cover damage from tower failure or collapse.**
10. **Lattice towers are permitted only if utilized by essential services such as fire, police, other City services, or amateur radio operators.**
11. **Noise requirements: Applications to locate or replace accessory equipment in or within 50 feet of a residential zone must be accompanied by a signed and stamped acoustical engineer's report demonstrating that noise levels from the equipment are in full compliance with noise regulations contained within FCC 6-1-2-3.**
12. **Display: No signs, striping, graphics, or other attention getting devices, other than those required by state or federal regulations, are permitted on the transmission tower or ancillary facilities. Notwithstanding the proceeding, each sign may be no larger than 3 square feet in surface area. Such signs must be single-faced, two dimensional and unlit; commonly, such signs are used to display ownership information, a warning message, or a safety message.**

The proposed tower incorporates co-location for a second carrier. The facility study limited the proposed height to that necessary to meet the needs of the applicant by improving signal strength and capacity. Security is proposed through a 6' high fence and gated access. Out of consistency for other cell applicants the Fire Marshall requests the following: "To deter vandalism and prevent tampering with the generator it shall be secured in a manner acceptable to the Fire Marshall". **(Condition 8.1)** The monopole surface is proposed to be non-reflective gray color to match the typical Florence sky. Landscape

screening is also discussed in other areas of the report. There is 28 feet of area on the northern side without vegetation concealment which could be viewed from the northern adjacent property. The northern side of the equipment storage area not having gates shall meet the 5' deep landscape criterion in FCC 10-33-4-E-5-a. **(Condition 8.2)** The site is proposed to be surrounded with a six feet high chain link fence with slats. The proposal states the site is designed with radio equipment cabinets a muted earth tone of Navajo White (brown). The site plan illustrates two cabinets housing power/RF/OVP and one for batteries. Three additional cabinet shaped boxes are illustrated on the site plan with no nomenclature. Additionally, the area of the generator is pointed out with a directional arrow and text. However, no cabinet, generator or other illustration exists to indicate the proposed size, height, or enclosure plan. All at-grade equipment to include the generator shall be enclosed within equipment shelters and/or cabinets meeting the requirements of FCC 10-33-4-E-5-c. **(Condition 8.3)** The engineering certification on the electromagnetic exposure analysis concludes that the proposed Verizon equipment will meet FCC standards and that the tower is exempt due to the height of the tower. The applicant has applied to the FAA but has not received a response. The applicant shall receive FAA approval prior to issuance of building permits. **(Condition 8.4)** Lighting is addressed earlier in the report. The fall zone has not been provided in the application. The above listed criteria in number 8 reads to require a fall zone no less than the required setback. While generous setbacks have been provided to the north, east and west the south maintains a 20' setback from property line. This meets the setback requirement for the zone. No evidence has been provided to indicate that the 20' southern side yard setback is the sum of the fall zone for the cell tower. The fall zone for the tower shall be provided no later than in conjunction with building permit submittal and shall meet FCC 10-33-4-E-8. **(Condition 8.5)** The applicant provided evidence of liability insurance in the amount of $5,000,000 for general commercial (excepting medical of $10,000 per person) and $1,000,000 for auto and workers compensation and employer's liability. Site is 439' from the Single Family Residential District to the east so the noise requirements will not apply to this application. Applicant proposes to meet the signage criteria. Except as conditioned above or elsewhere in the report related to these criteria the proposal meets the above listed criteria.

FLORENCE REALIZATION 2020 COMPREHENSIVE PLAN

CHAPTER 2: LAND USE

INDUSTRIAL

POLICY 6. **New industrial development shall observe the City's performance standards regulating noise, glare, dust, odor, and fire hazards to insure that the City's clean air, water and other natural resources are not adversely affected by such development.**

These nuisance criteria have been addressed and conditioned as necessary elsewhere in the report.

VI. CONCLUSION

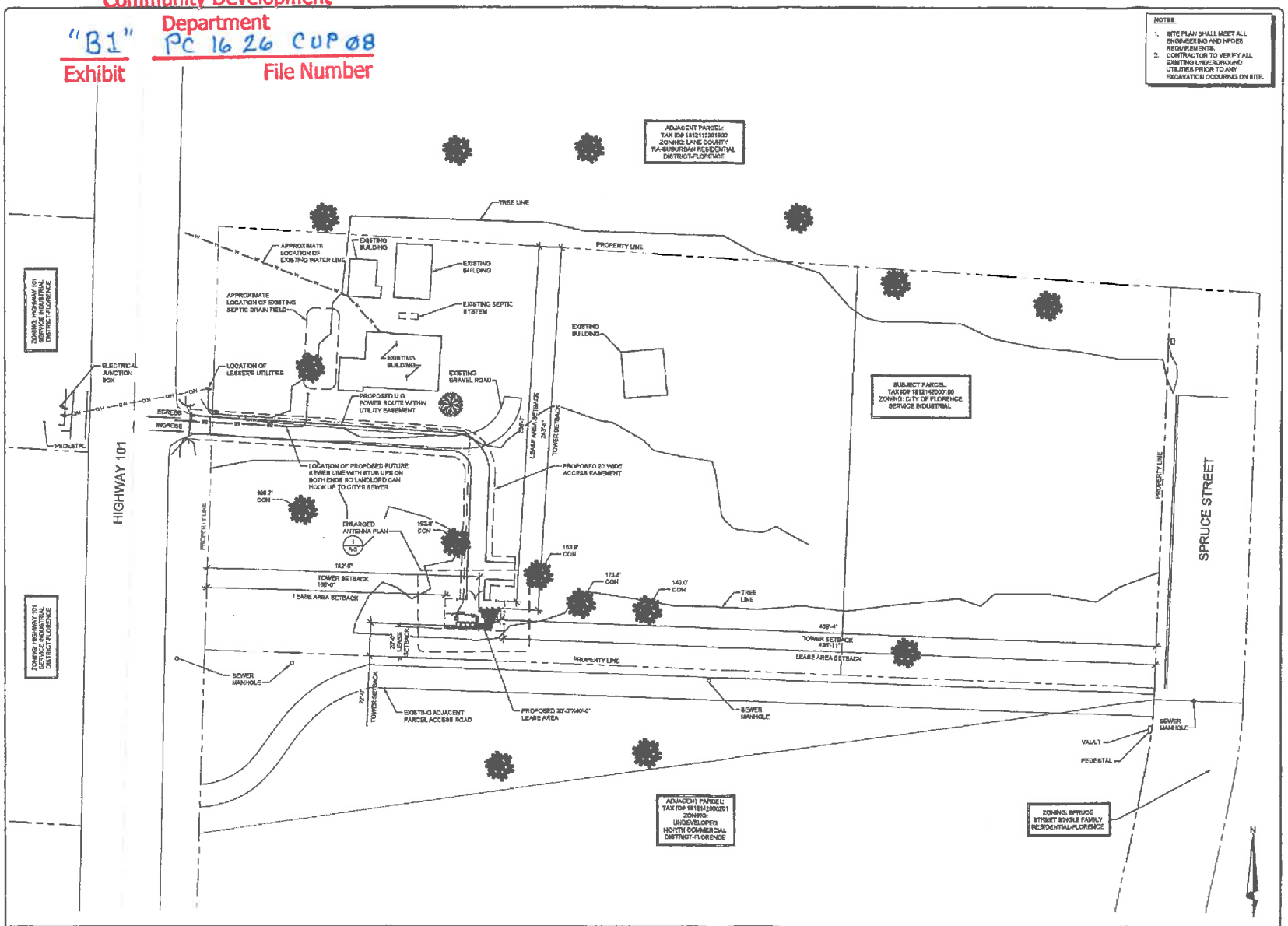
The proposed application meets the requirements of City Code and the Florence Realization 2020 Comprehensive Plan with conditions.

VII. EXHIBITS

"A" Findings of Fact
"B1-4" Site Plans, antenna Array, & Elevations
"C" Land Use Application
"D" Statement of Consistency
"E" Site Survey
"F" FAA Application
"G" NIER
"H1-3" Neighborhood Meeting Submittals
"I1" SVFR Referral Comment
"I2" ODA Referral Comment
"J" Certificate of Insurance
"K" Title Report

APPROVED
City of Florence
Community Development
Department
"B1" PC 16 26 CUP 08
Exhibit File Number

NOTES:
1. SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS.
2. CONTRACTOR TO VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION OCCURRING ON SITE.



1 OVERALL SITE PLAN

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verizon

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md7

REV.	DATE	REVISION DESCRIPTION	INITIALS
2	08/05/16	REVISED ZONING DRAWINGS	PD
1	05/16/16	REVISED ZONING DRAWINGS	PD
0	04/05/16	100% ZONING DRAWINGS	WJR
A	03/11/16	90% ZONING DRAWINGS	WJR

DRAWN BY: WJR CHECKED BY: PD

PROJECT INFORMATION:
EUG HECETA
87545 HWY 101
FLORENCE, OR 97439
LANE COUNTY

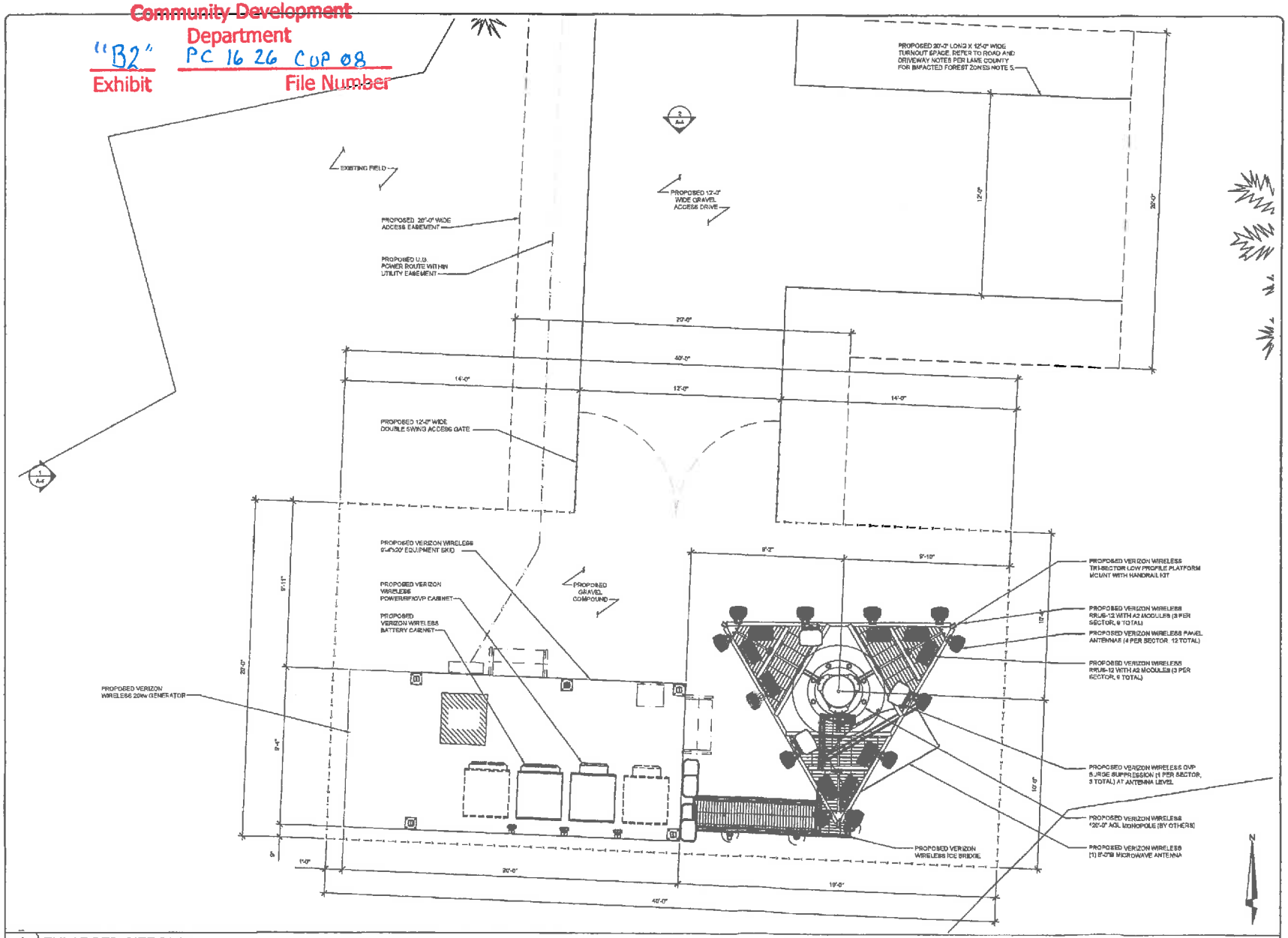
CANDIDATE NAME: EUG HECETA

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: A-1 REV.: 2

Exhibit B1

APPROVED
City of Florence
~~Community Development~~
Department
"B2" PC 16 26 CUP 08
Exhibit File Number



1 ENLARGED SITE PLAN

SCALE: 1/8" = 1'-0"

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REV.	DATE	REVISION DESCRIPTION	INITIALS
2	06/05/16	REVISED ZONING DRAWINGS	PD
1	05/12/16	REVISED ZONING DRAWINGS	PD
0	04/05/16	100% ZONING DRAWINGS	WJR
A	03/11/16	90% ZONING DRAWINGS	WJR

DRAWN BY: WJR CHECKED BY: PD

PROJECT INFORMATION:
EUG HECETA
87545 HWY 101
FLORENCE, OR 97439
LANE COUNTY

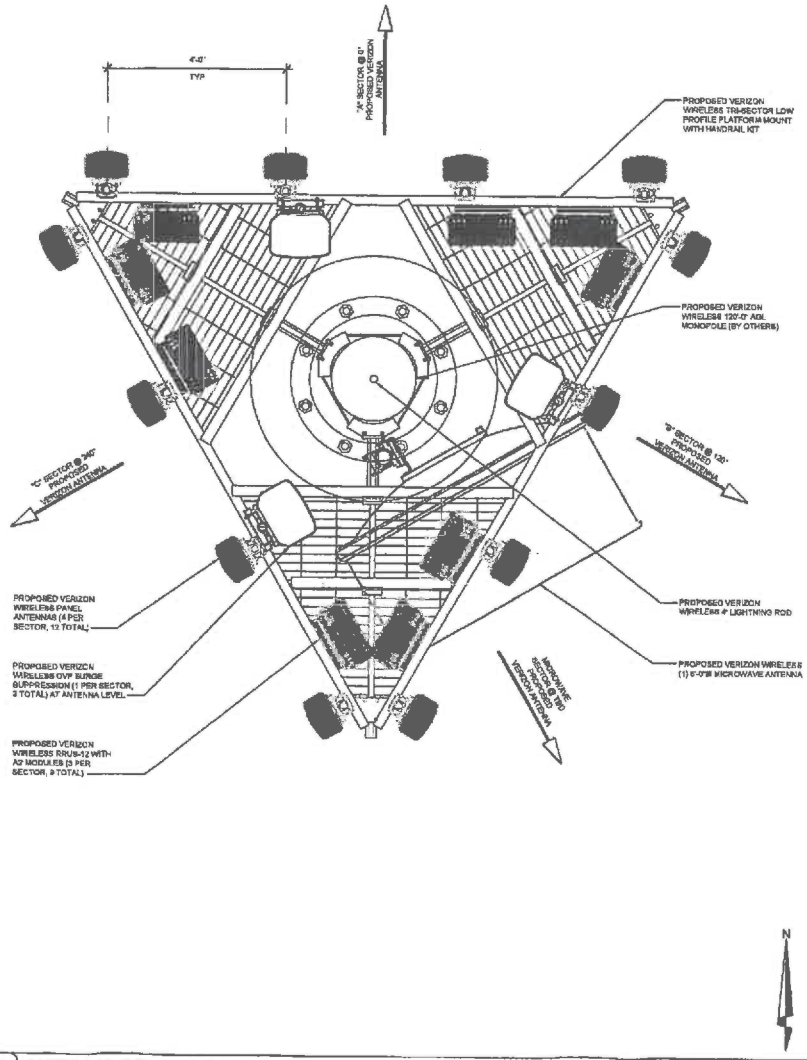
CANDIDATE NAME: EUG HECETA

SHEET TITLE: ENLARGED SITE PLAN

SHEET NUMBER: A–2 REV.: 2

Exhibit B2

APPROVED
City of Florence
Community Development
Department
"B3" PC 16 26 CUP 08
Exhibit File Number



2 NOT USED

1 ANTENNA CONFIGURATION

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2	06/05/16	REVISED ZONING DRAWINGS	PD
1	05/19/16	REVISED ZONING DRAWINGS	PD
0	04/05/16	100% ZONING DRAWINGS	WJR
A	03/11/16	90% ZONING DRAWINGS	WJR

DRAWN BY: WJR CHECKED BY: PD

PROJECT INFORMATION:
EUG HECETA
87545 HWY 101
FLORENCE, OR 97439
LANE COUNTY

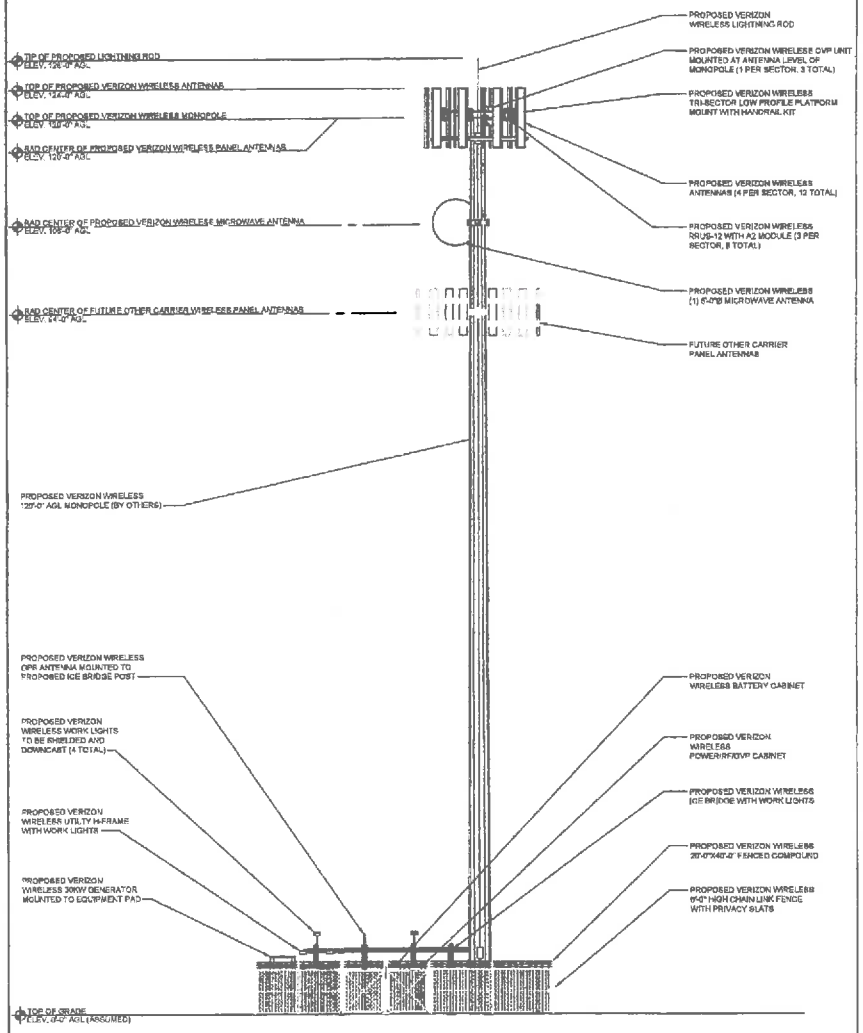
CANDIDATE NAME: EUG HECETA

SHEET TITLE: ANTENNA CONFIGURATION

SHEET NUMBER: A-3 REV.: 2

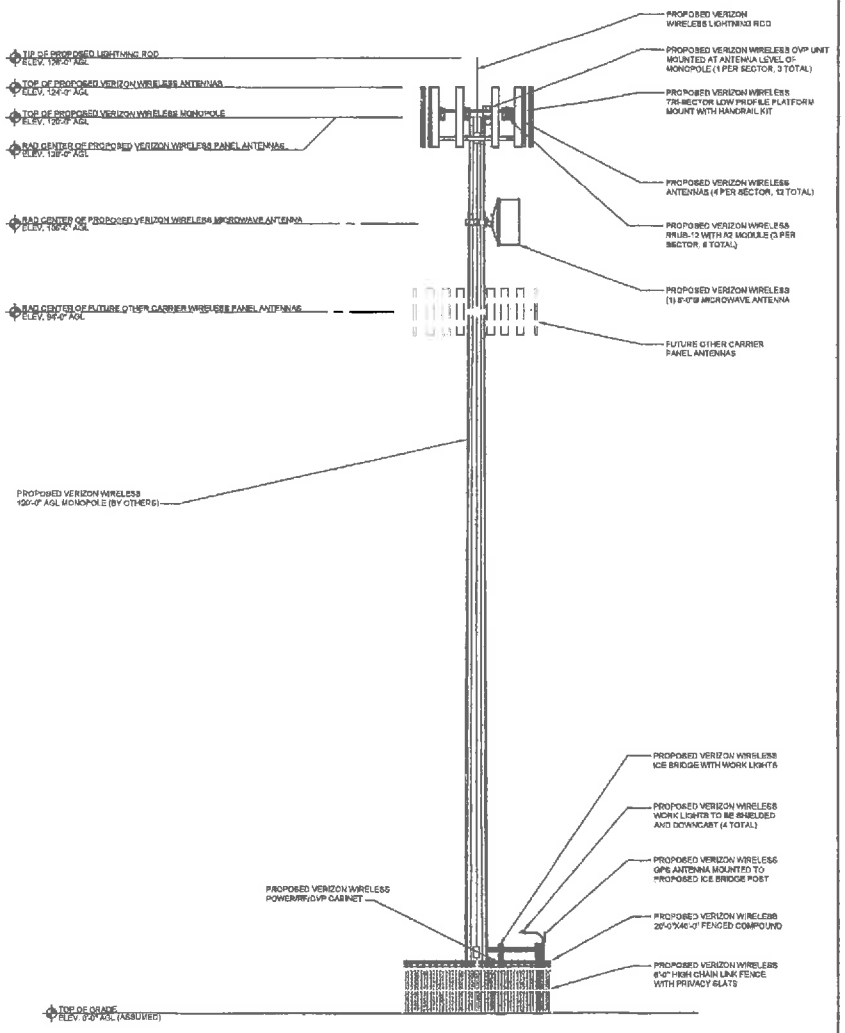
Exhibit B3

APPROVED
City of Florence
Community Development
Department
"B4" PC 16 26 CUP 08
Exhibit File Number



2 NORTH ELEVATION

NOTE:
PROPOSED MONOPOLE, ANTENNAS, AND ALL MOUNTING HARDWARE TO BE PAINTED FOREST GREEN



1 WEST ELEVATION

verizon

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BELLEVUE, WA 98004

mcl

REV.	DATE	REVISION DESCRIPTION	INITIALS
2	06/05/18	REVISED ZONING DRAWINGS	PD
1	05/18/18	REVISED ZONING DRAWINGS	PD
B	04/05/18	100% ZONING DRAWINGS	WJR
A	03/19/18	90% ZONING DRAWINGS	WJR

DRAWN BY: WJR CHECKED BY: PD

PROJECT INFORMATION:
EUG HECETA
87545 HWY 101
FLORENCE, OR 97439
LANE COUNTY

CANDIDATE NAME:
EUG HECETA

SHEET TITLE:
WEST & NORTH ELEVATION

SHEET NUMBER: A-4 REV.: 2

Exhibit B4

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Exhibit I

City of Florence
Community Development Department
250 Highway 101
Florence, OR 97439
Phone: (541) 997 – 8237
Fax: (541) 997 – 4109
www.ci.florence.or.us

Type of Request

☐ **Design Review (DR)** (See FCC 10-6) ■ **Conditional Use Permit (CUP)** (See FCC 10-4)

Applicant Information

Name: Verizon Wireless Phone 1:

E-mail Address: [redacted] Phone 2:

Address: [redacted]

Signature [redacted] Date: 9/27/16

Applicant's Representative (if any): [redacted]

Property Owner Information

Name: Patricia Mullins Phone 1:

E-mail Address: Phone 2:

Address: [redacted]

Signature [redacted] Date:

Applicant's Representative (if any): See attached LOA; Exhibit III.

NOTE: *If applicant and property owner are not the same individual, a signed letter of authorization from the property owner which allows the applicant to act as the agent for the property owner must be submitted to the City along with this application. The property owner agrees to allow the Planning Staff and the Planning Commission onto the property. Please inform Planning Staff if prior notification or special arrangements are necessary.*

For Office Use Only:

RECEIVED
City of Florence
By: VMM

APPROVED
City of Florence
Community Development Department
"C" PC 16 26 CUP 08
Exhibit **File Number**

Exhibit

Exhibit C

Property Description

Site Address: 87545 Highway 101, Florence

General Description: 4.42 acre parcel with private residential use

Assessor's Map No.: 18 - 12 - 14 - 00 Tax lot(s): 0100

Zoning District: Service Industrial

Conditions & land uses within 300 feet of the proposed site that is one-acre or larger and within 100 feet of the site that is less than an acre OR add this information to the off-site conditions map (FCC 10-1-1-4-B-3): See page A1; Overall Site Plan

Project Description

Square feet of new: 20 x 40 Square feet of existing: n/a

Hours of operation: n/a Existing parking spaces: n/a

Is any project phasing anticipated? (Check One): ☐ Yes ☒ No

Timetable of proposed improvements: TBD

Will there be impacts such as noise, dust, or outdoor storage? ☐ Yes ☒ No

If yes, please describe:

Proposal: (Describe the project in detail, what is being proposed, size, objectives, and what is desired by the project. Attach additional sheets as necessary)

See attached narrative, Page II. Project Overview for full detail. In summary, Verizon Wireless proposes to construct and operate a wireless telecommunications facility.

For Office Use Only:

Date Submitted: Fee:

Received by:

Other Information Required

Below is a check list of the required information to determine if an application is complete. The Florence City Code is available at City Hall or online at www.ci.florence.or.us (click on "City Code" which is located on the main page). You will also find the *Florence Transportation Plan, Downtown Architectural Guidelines, Highway 101 Access Management Plans, Stormwater Design Manual,* and *Stormwater Management Plan* available on the City's website or at the City Hall for review or purchase.

☒ Site Plan existing and proposed drawn to scale, showing the following:

Existing and proposed site boundaries and proposed lot boundaries
Existing and proposed structures
Existing and proposed roads, streets, rights-of-way, pedestrian walks (widths and types), names, grades, radii
Existing and proposed utility services – location of water and sewer lines, drainage routes and facilities, manholes, meters, fire hydrants, etc...
Areas of scenic value, wildlife habitat, potential hazard areas (floodplains, geologic instability), wetlands, or other areas of special significance

Note: Please submit an electronic copy of any plans submitted larger than 11" x 17"

☒ A title report from a title company showing:

Existing liens
Access and/or utility easements
Legal description

☒ Utility Plan:

List all utilities currently available to the site AND add this information to a utility plan map (See FCC 10-1-1-4-B-2).
Note: For help identifying the location of utilities, please call Dig Safely Oregon at 1-800-332-2344 or dial 811. Call Public Works (541-997-4106) to determine the size of utility lines. Call the Fire Marshal (541-997-3212) to determine fire flows.

Water Supply: _____ - inch line available from _____ (Street)
Sanitary Sewer: _____ - inch line available from _____ (Street)
Storm Sewer: _____ - inch line available from _____ (Street)
Check if available: ☐ Telephone ☐ Cable TV ☐ Electrical ☐ Other (Such as fiber optics)
Please provide a plan drawn to common scale showing the location of existing and proposed buildings, existing and proposed utility services, location and size of water and sewer lines, drainage routes, manholes, meters, fire hydrants, fire flows, and 2' contours.

☐ Lighting Plan: **N/A; outdoor lighting not proposed.**

Show location of each light fixture, diagram illustrating foot-candle distribution, and elevation drawing of each light fixture in conformance to FCC 10-37.

☐ Access Permits: **N/A; existing driveway.**

For properties along State or County roads (see FCC 10-35-2-4), a state or county access permit or application is required. For properties on Highway 101 located between Highway 126 and the Siuslaw River Bridge, please also refer to the *Highway 101 Access Management Plan.*

☒ Proposed:

Are new streets planned or needed? (Please refer to the Transportation System Plan)
☐ Yes ☒ No If yes, please describe: _____
Are utility upgrades or extensions planned or needed?
☒ Yes ☐ No If yes, please describe: See page A1 for utility information
If you answered yes to either question above, how will these improvements be funded?

_____

☐ Stormwater Plan: **N/A; +/- 186 sq. ft. of impervious surface to be added.**

Per FCC 9-5-2-4, a drainage plan is required for projects which add **500 SQUARE FEET OR GREATER** of impervious surface area or clearing vegetation from **10,000 SQUARE FEET OR GREATER** (single family homes are excluded). Please refer to FCC 9-5 and the Florence Stormwater Design Manual for requirements.

☐ Traffic Impact Study: **N/A**

Per FCC 10-1-1-4-D, larger projects may require a Traffic Impact Study. Please attach a TIA if needed.

☒ Design & Architectural Drawings:

Per FCC 10-6-6-C, if applying for a design review, please attach or describe colors and materials being used as well as elevations of the proposed building.

_____

☐ Landscaping Plan: **N/A**

Per FCC 10-34-3-2, the location, size and species of newly proposed plant materials, location(s) of area where existing vegetation will be cleared and/or preserved, irrigation and anticipated planting schedule, and location of existing and proposed fences and walls including buffering and screening materials.

☐ Erosion Control: **N/A**

Projects of over 1 acre of land disturbance over a period of time (please see FCC 10-36-4) are required to obtain a National Pollution Discharge Elimination System permit from the Department of Environmental Quality prior to the issuance of a development permit or land use permit based on appropriate criteria.

☐ Site Investigation Report: **N/A**

Refer to FCC 10-7-3 for the list of hazard areas within the City Limits which will require a SIR.

☐ Old Town District: **N/A**

Survey: Properties within the Old Town District require a recent survey per FCC 10-17 for all new development, redevelopment, and additions which show property lines, easements, 2' contours, existing structures, floodplain, and highest observed tide.

Visual Aids: New construction or story additions require visual aids. Please refer to FCC 10-17.

Exhibit II

Statement of Compliance for Proposed Wireless Facility

Verizon Wireless Site ID: EUG Heceta
Submitted to the City of Florence, Oregon
September 27, 2016

I. General Information

Applicant: **Verizon Wireless (VAW), LLC dba, Verizon Wireless**
5430 NE 122nd Avenue
Portland, OR 97317

Representative: **Md7**
Sharon Gretch
31649 Sexton Road
Philomath, OR 97370
(541) 515-8263

Project Information:

Property Owner:	Patricia Mullins
Site Address:	87545 Highway 101, Florence
Parcel:	1812142000100
Parcel Area:	4.42 acres
Zone Designation:	Service Industrial
Existing Use:	Private residence

Exhibit List

I. Land Use Application
II. Statement of Compliance Narrative
III. Letter of Authorization
IV. Architectural Drawings
V. FAA filing
VI. NIER Report
VII. Neighborhood Meeting Materials
   i. Notice Letter;
   ii. Mailing Labels;
   iii. List of attendees.
VIII. Certificate of Insurance
IX. Title Report

APPROVED
City of Florence
Community Development
Department
"D" PC 16 26 CUP 08
Exhibit File Number

Exhibit D

II. Project Overview

Lexcom Development is submitting an application on behalf of Verizon Wireless (VAW), LLC, dba Verizon Wireless and the property owner, Patricia Mullins. The site proposed herein is designed to improve the voice and data capacity for its customers in the City of Florence. The site is zoned Service Industrial and is currently utilized as a residential use.

The applicant proposes to construct a wireless communications facility, inclusive of a 120' tall monopole with an antenna tip height of 124' and a lightning rod to 128', ancillary antennas, remote radio units, radio equipment / battery cabinets and generator. To minimize the proliferation of towers in the area, the proposed tower is designed to accommodate at least one additional carrier with similar loading. Future collocation below Verizon's antennas will be possible at this site depending on a future tenant's technology and coverage needs.

The lease area, 20' x 40', is sufficient to house Verizon's required ancillary equipment inclusive of radio cabinets, power & telco boards and emergency generator. This ancillary equipment shall be secured within a 6-foot tall slatted chain link fence with two (2) 6-foot wide gates for access. Access to the site will be from an existing driveway originating off of Highway 101. Following construction, the proposed project would generate minimal traffic in the area. The use will require approximately 1-trip per month for maintenance visits provided by personnel in a single vehicle. The vehicle would enter the property through the existing driveway and park adjacent to or within the site. The proposed project will have no impact on existing vehicular access to and from the proposed site, or to pedestrian, bicycle and transit circulation.

This facility is a passive use and will produce no odors, glare or fumes. The applicant has mitigated the potential visual impact of the facility by proposing the minimum height necessary to meet coverage objectives and typical of the underlying use and locating it within a zoning district that has much more impactful uses than the passive use proposed herein.

Public utilities are sufficient for this use. The site proposed herein is an unmanned facility that requires only power and telephone services. It does not require sewer or surface water drainage. Exterior lighting for the equipment will be on a timer and be tilted downward to the equipment.

The proposed facility would not create any significant risk to public health and safety, flood hazard or emergency response. The proposed project may improve emergency response because it would improve wireless communication for citizens making emergency calls.

The site will meet or exceed all FCC requirements for non-ionizing electromagnetic radiation (NIER) emissions and will comply with all standards as required for Wireless Telecommunications Sites as regulated by Federal, State and the local jurisdiction.

Finally, at the termination of the Verizon Land Lease agreement with the property owner, the facility will be removed within 90-days of termination of the lease and restored to its original condition, reasonable wear and tear and casualty excepted.

As shown above, this facility has been designed to minimize the number of facilities in the area by encouraging collocation, has been located and designed to minimize the visual impact on the immediate surroundings and throughout the community, and minimize public inconvenience and disruption while providing a desirable feature—reliable wireless service. Wireless service is critical today, with many people relying on their wireless devices for everything from information gathering, financial transactions to primary home phone service.

III. Site Selection & Design

Verizon seeks to improve a significant capacity deficiency in its 3G and 4G LTE coverage in the City of Florence. The proposed site location was chosen to improve the voice and data capacity for customers located between in the yellow highlighted area below.

Figure 1 – Area of Concern (highlighted yellow) and Search Area (red polygon)

Verizon constructs wireless communication facilities at carefully selected locations. The need for service in this particular geographic area was determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another. Once the need for additional coverage was established, Verizon's RF engineers performed a study to determine the approximate site location and antenna height required to provide service in the desired coverage area. Using a computer modeling program that accounts for the terrain within the service area and other

variables, such as proposed antenna height, available radio frequencies and wireless equipment characteristics, the engineers identified a "search ring," wherein a site could be located to fill the coverage gap. The engineers took the following objectives into consideration when identifying the search ring:

1. Coverage. The antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage within the significant gap in coverage. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Since radio frequency broadcasts travel in a straight line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts like buildings or sources of electrical interference.

2. Capacity. Capacity refers to the technological limitation of a wireless communication facility to provide communication. Mobile phones and wireless devices transmit to and receive radio frequency signal from antennae at wireless communication facilities. Antennae are capable of transmitting and receiving a finite amount of signal – the capacity. When capacity is reached, busy signals on phones result and data transmission is lost. Monitoring of each wireless facility is continuous and the data collected analyzed for planning to prevent overloading. Projections based on the data allow Verizon to plan, design, permit, and construct new facilities or modify existing wireless communication facility before reaching capacity.

3. Clutter. Verizon's antennas must "clear the clutter" in the area. The radio frequencies used in Verizon's systems are adversely affected by trees, buildings, and other natural and man-made obstacles. Radio frequencies do not penetrate mountains, hills, rocks or metal, and radio frequencies are diminished by trees, brick and wood walls, and other structures. Therefore, antennas must be installed above or close to the "clutter" in order to provide high quality communications services in the desired coverage areas. In addition, if the local code requires us to accommodate additional carriers on the structure, the structure must be even higher in order to allow the other carriers' antennas to clear the clutter as well.

4. Call Handoff. The antenna site must be located in an area where the radio broadcasts from this site will allow seamless call handoff with adjacent sites. "Call handoff" is a feature of a wireless communications system which allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the handoff.

5. Quality of Service. Users of wireless communications services want to use their services where they live, work, commute and play, including when they are indoors. Verizon's coverage objectives include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

6. Radio Frequencies used by System. The designs of telecommunications systems will vary greatly based upon the radio frequencies that are used by the carrier. If the carrier uses radio frequencies that are in the 850 MHz to 950 MHz range, the radio signals will travel further and will penetrate

buildings better than the radio frequencies in the 1900 MHz band. Thus, Verizon needs more antennas in a given area to support technologies that use the 1900 MHz band.

7. Land Use Classifications. Verizon's ability to construct a cell site on any particular property is affected by Oregon state law and Florence city code.

For this project, a significant deficiency in coverage / capacity was determined to exist in the City of Florence.

This determination was a result of a combination of customer complaints and service / design analysis. Terrain data within the service area is entered into a modeling program along with a series of variables, such as proposed antenna height, available radio frequencies and wireless equipment characteristics. Using this information, Verizon's RF engineers identified an area of optimum location for and height of a new wireless communication facility antenna to maximize the coverage objective.

When designing an existing or new area for coverage or capacity, Verizon Wireless will first attempt to utilize an existing tower or structure for collocation at the desired antenna height. If an existing tower or structure is not available or not attainable because of space constraints or unreliable structural design, Verizon Wireless will propose a new tower. In this instance, our real estate team did several searches and concluded there is no existing cell towers nearby for collocation, to meet the EUG Heceta coverage/capacity objectives.

The following sites listed below represent potential collocation opportunities. The analysis of site viability is included under, 'Summary'.

Verizon Priority Siting	Type of Property	Description	Summary
1)	**Existing Structures** *Collocation on existing WCF towers:*	None	There are no existing towers in the search area on which to collocate.
	Upgrade to existing WCF towers	None	There are no existing towers in the search area on which to collocate.
	Existing alternative tall structures (i.e., water tanks, Stadium Lighting, etc.)	None	No existing alternative structures within search ring were identified.
	Rooftop Installation Opportunities:	None	There are no existing structures within the search ring of viable height.

2)	**Utility Structures** *(i.e., power poles, high tension power lines, etc.)*	Existing utility poles	Existing poles in the area are 20-35 feet. These poles are structurally insufficient to support the required 3-sector site/12 antenna installation and are unable to achieve the required height to reach coverage/capacity objectives.
3)	**New WCF:**	AP Developments; Alt. 1 Hayes; Alt. 2 Terrace Investments; Alt. 3 Mullins; Alt. 4	All alternative sites were located within Lane County. Could not meet setback requirements to residential properties. Site proposed herein; See coverage maps below.

Table 1 - Priority Site Analysis

Figure 2 – Alternate Candidates

The objective for this site, EUG Heceta, is to improve wireless services, which include voice, data, and enhanced 911 emergency services, to offload a nearby over capacity site that is currently providing coverage in this area and to fill in areas that do not have strong enough signal strength to hold a call or access our network.

To analyze our network design, Verizon Wireless uses a proprietary Radio Frequency prediction tool to predict the signal strength and analyze our network design. Figure 3, below, shows the coverage of our current sites as seen with the prediction tool. The Blue area on the maps represents a high RF signal strength, generally providing good service in vehicles and buildings. Green represents moderate RF signal strength that generally provides good service in vehicles and fair service inside structures. Yellow represents marginal coverage. Red represents RF signal that generally offer a poor quality of service, especially having problems inside buildings but fair service in vehicles. Areas without color represent anticipated weak RF areas where coverage would be unreliable and unable to access the network. Verizon Wireless needs a design throughout communities and highways to best serve our customers. Also to note that higher signal strengths promote much greater wireless data speeds. To accomplish high data rates, signal strengths noted by blue and green on coverage plots, need to be where most of the customers use these data devices.

Verizon Wireless is starting to have capacity concerns with the existing "Florence" site, depicted below in Figure 3. Currently, the "Florence" site covers the large majority of the populated area surrounding our proposed location. To improve the quality of service we need to reduce the amount of area that it covers. In order to reduce the area that it covers and still serve our current customers, a new cell site is planned to offload the overcapacity site and to retain and coverage.

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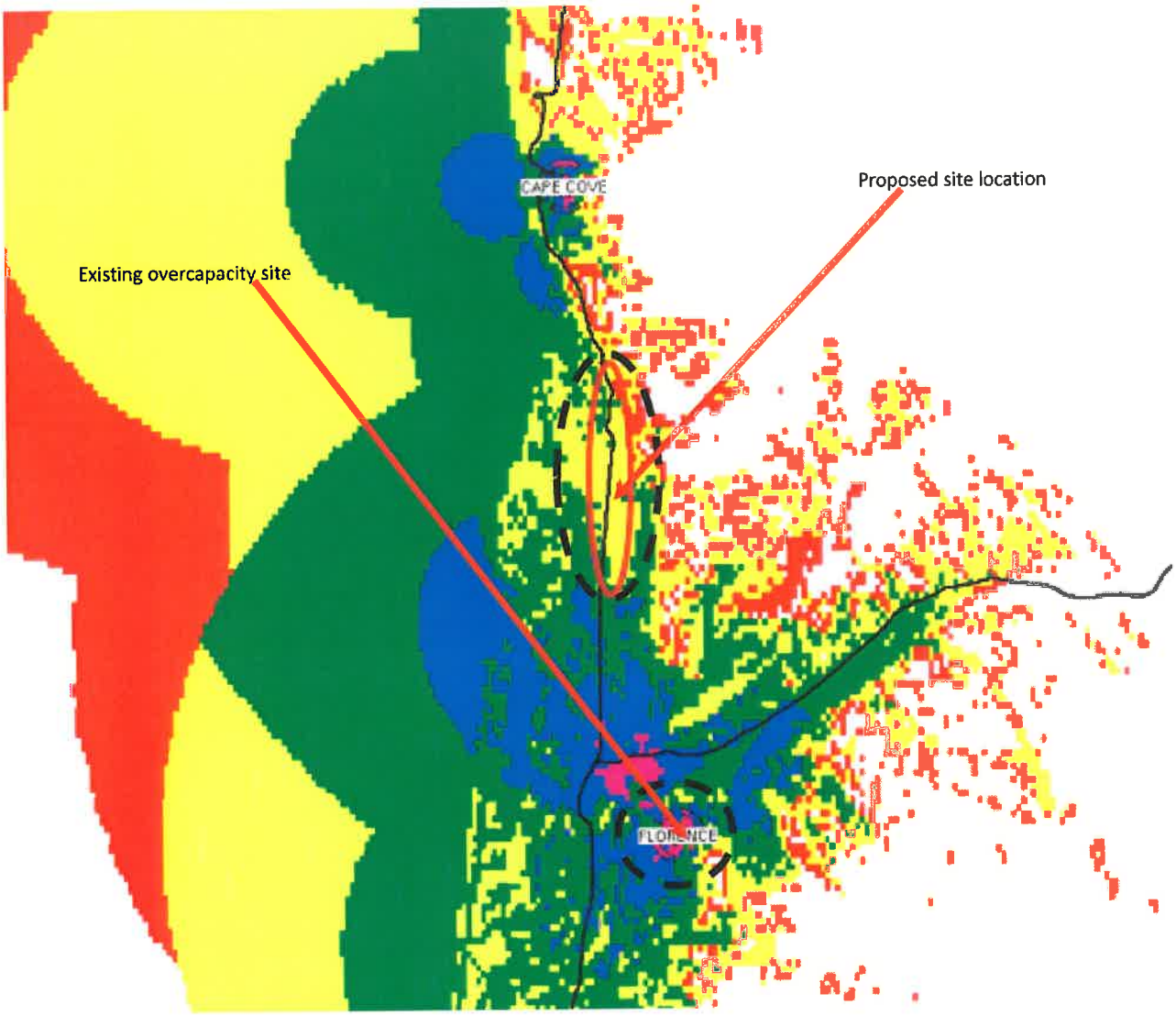

Figure 3 – Existing Coverage without the proposed site and area of RF Capacity Issue.

Figure 3 depicts the gap in coverage that currently exists. There are large areas of yellow, indicating a signal quality that is marginal; there are also many areas of white where there is extremely weak or no signal.

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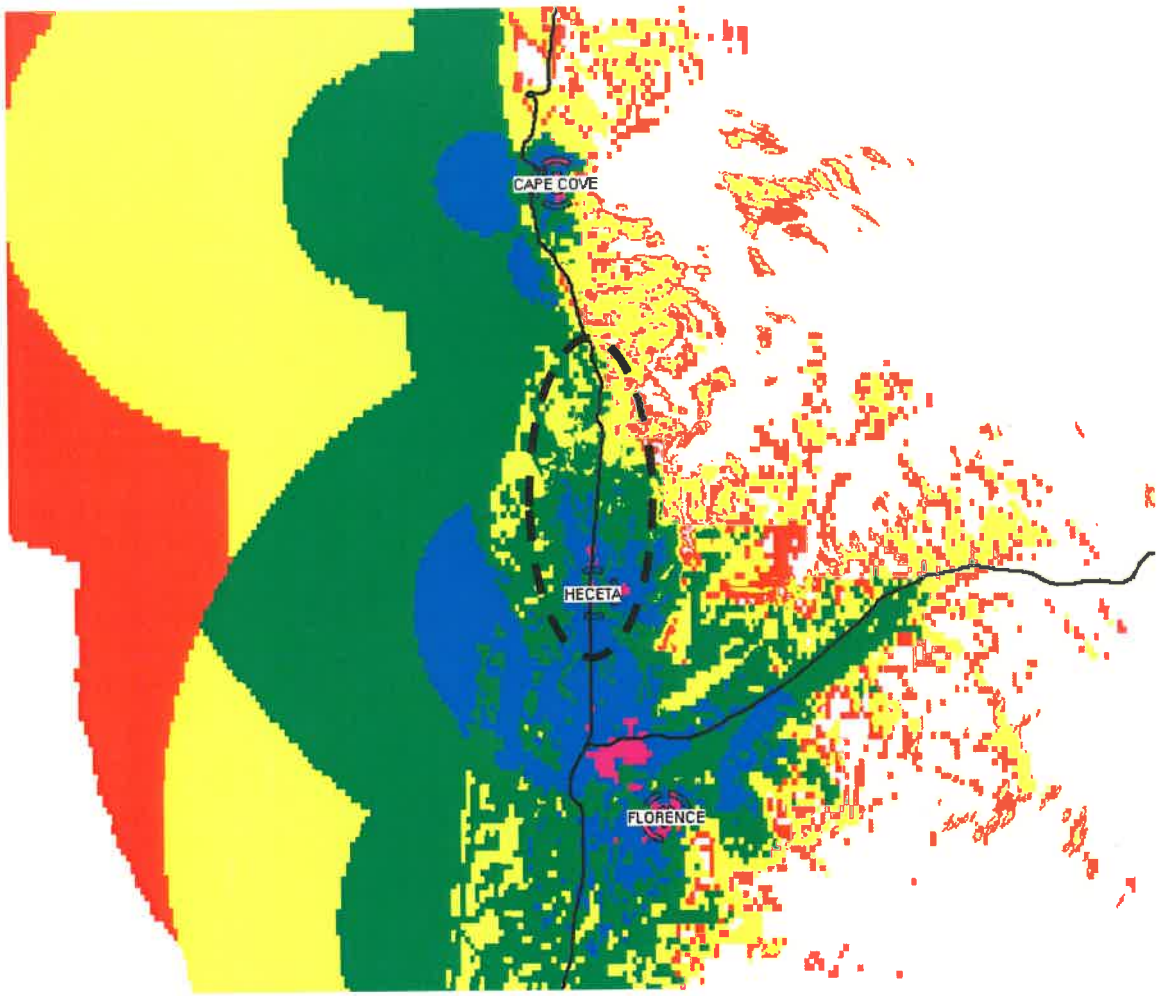


Figure 4 –Proposed Coverage

Figure 4 shows the expected coverage/ RF signal emitting from the site proposed herein. With the antenna at 120-foot centerline, 124-foot antenna tip height, nearly the entire coverage area will be covered by high to moderate RF signal strength, as depicted by the purple, blue, and green portions of the map. When comparing Figure 4 to Figure 3 you can see the improved coverage all around the "Heceta" and "Florence" Site. The in-building coverage increases by 30%. Once this new tower is in place the coverage footprint for existing tower "Florence" will be cut down and the traffic will be taken by the new site, eliminating the capacity issue in this area.

This design places the facility in a location that will help offload one of our busy sites and will help create a quality network that will have lower dropped calls and access failures with good voice and data quality as expected by Verizon Wireless customers. When comparing the two coverage maps we see that the proposed site provides the coverage that will meet our design criteria and fits well within our planned network. The proposed "Heceta" site is an essential communication facility for public service as part of Verizon Wireless' communication network providing Enhanced 911 services as well as serving many governmental agencies and emergency responders. This design will provide a quality service experience for our customers and others that count on our network.

Enhanced 911 (E911) Requirements

In addition to providing improved service to Verizon customers, the proposed antenna location is needed to meet Federal Communications Commission (FCC) requirements for Enhanced 911 (E911) service. The wireless E911 program is divided into two phases. Phase I requires wireless carriers, upon request from a local Public Safety Answering Point (PSAP), to report the telephone number of a wireless 911 caller and the location of the antenna that received the call. Phase II of the E911 program requires wireless carriers to provide far more precise location information, within 50 to 100 meters in most cases.

The FCC established a four-year schedule for Phase II. It began on October 1, 2001 with a target completion date of December 31, 2005. Provision of E911 service in accordance with FCC requirements is a major component of the demand for additional cell sites. In addition to providing greater signal strength for in-building coverage that will provide better service to residential customers in the area, the proposed WCF will provide more precise triangulation for providing E911 service as required by the FCC. This will allow a person who is using E911 because of an emergency to be found more quickly because their location will be more easily determined as this and other antenna sites are added to the wireless network.

Verizon engineers have carefully designed this site to maximize quality of service to our customers, which can best be accomplished at a height of 74-feet (antenna tip height). This location was also selected because of its position relative to existing sites, providing favorable site geometry for federally mandated E911 location accuracy requirements and efficient frequency reuse. Good site geometry is needed to achieve accurate location of mobile users through triangulation with existing and proposed sites.

IV. Applicable Law

Federal, state and local laws will apply to this application.

Federal law, primarily found in the Telecommunications Act, acknowledges a local jurisdictions zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways. First, a local government must approve an application for a wireless communications site if three conditions are met: (1) there is a significant gap in coverage; (2) the carrier has shown that the manner in which it proposes to provide service in the significant gap is the least intrusive on the values that the community seeks to protect as allowed by applicable law; and (3) there are no potentially available and technologically feasible alternatives that are less intrusive on the goals that the community seeks to protect as allowed by applicable law. 47 U.S.C. Section 332(c)(7)(A) and (B)(i)(II); and T-Mobile USA, Inc. v. City of Anacortes, 572 P.3d 987 (9th Cir. 2009).

In addition, under the Telecommunications Act, the City of Florence is prohibited from considering the environmental effects (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. Section 332(c)(7)(B)(iv). Therefore, this issue is preempted under federal law and any testimony or documents introduced relating to the environment or health effects of the proposed site should be disregarded in this proceeding.

Finally, the Telecommunications Act requires local jurisdictions to act upon applications for wireless communications sites within a 'reasonable' time. The FCC has issued a 'Shot Clock' rule to establish a deadline for the issuance of land use permits for wireless facilities. According to the FCC, a reasonable

period of time for local government to act on wireless applications is 90-days for a co-location application and 150-days for all other applications. This time period includes all application notice and appeal periods. Therefore, under federal law, the reasonable period for the City of Florence to review this application is 150-days unless a more restrictive timeline is required by State or local law.

V. Application submittal requirements: Florence City Code (FCC)

Verizon proposal complies with the submittal requirements of the Florence City Code, Title 10. These are addressed below:

- ✓ Chapter 33: Telecommunications Facilities Overlay District

Title 10 Chapter 33: Telecommunications Facilities Overlay District

10-33-3: SITING PERMITS, EXEMPTIONS, SITE REVIEW & CONDITIONAL USES, APPLICATION CONTENTS:

A. *Siting Permits Required: Except as provided in subsection B of this section, no wireless communications facility may be sited, or existing facility modified, without a sighting permit. Siting of wireless communications facilities shall be according to the following priority, by descending order of preference:*

4. *Fourth Priority: Construction of a new support tower.*

Response: The proposed use is for a forth priority; construction of a new tower.

B. *Exemptions: A siting permit is not required for the following when meeting the height requirements of the district where the facility is located and the development standards of FCC 10-33-4:*

Response: N/A; does not meet exemptions.

C. *Siting Permits. Siting permits shall be processed using the following procedures.*

3. *A Type III (Conditional Use Permit) Review shall be required for all proposals which do not meet the height requirements listed in FCC 10-33-4-B and all proposals.*

Response: This application is for a new facility, as such, this application would be processed as a Type III Conditional Use Permit.

D. *Application Contents: For a siting permit, the applicant shall submit:*

1. *A site plan, drawn to scale.*
2. *To-scale elevations of all proposed buildings and structures, together with a depiction of proposed screening.*

Response: In response to criterion 1-2; Architectural drawings are attached herein as Exhibit IV. The Overall Site Plan can be located on page A-1, detail site plan on page A-2 and the elevation plan A-4

3. *A landscaping and screening plan.*

Response: A landscaping plan is addressed below.

4. *The engineered design capacity of the WCF relative to the number and type of antenna it is designed to accommodate, at the location of such antenna in such a manner as to optimize performance, minimize visual impact, and encourage co-location.*

Response: Architectural drawings are attached herein as Exhibit IV. The elevation plan A-4 provides the engineered capacity for the site of a total of two carriers and ancillary equipment.

5. *A feasibility study showing why this facility is necessary, including but not limited to an alternate candidate analysis and coverage/capacity maps depicting anticipated coverage and the area to be serviced. The study shall demonstrate the priority designation of the facility and why other higher priority options under 10-33-3-A are not feasible. The study must show that co-location is unfeasible due to one or more of the following reasons: structural support limitations, safety considerations, lack of available space, failure to meet service coverage needs, consent cannot be obtained, or unreasonable economic constraints.*

Response: See Section III Site Selection and Design, Table 1 - Priority Site Analysis and supporting maps; Figure 2 - Alternative Sites Map.

6. *Evidence of conformance with FAA requirements.*

Response: FAA has been filed, but not yet received. The final FAA determination will be submitted upon receipt and could be added as a condition of approval. Proof of filing is attached as Exhibit V; FAA Proposed Case 2016-ANM-2751-OE.

7. *Details of proposed security measures and content and location of warning signs. Such signs shall include notification of any hazardous materials onsite, and a 24/7 contact number for emergency use.*

Response: The tower and all ancillary equipment shall be secured within a 6-foot tall chain link fence with two (2) 6-foot wide gates for access. All signage shall be attached to the outside of the fence, roughly 3' in surface area, single faced and unlit. These signs will display ownership information and safety messages as required by the FCC. No additional signs, striping, graphics, or other attention getting devices, other than those required by state or federal regulations.

8. *Evidence that the proposed WCF meets FCC electromagnetic radiation emission standards.*

Response: See Exhibit VI-EUG Heceta NIER (Non-Ionizing Electromagnetic Exposure Report), attached.

9. *Narrative showing compliance with conditional use criteria and/or design review criteria.*

Response: Addressed herein.

10. *Applications that require a Type III review shall conduct a meeting with surrounding property owners prior to the submittal of a land use application. To the greatest extent practical, the neighborhood meeting shall be held in the general vicinity of the proposed telecommunications facility.*
    a. *Notice of the meeting shall be sent to neighboring property owners within 300 feet of the subject parcel and the Planning Department.*
    b. *The applicant shall mail notice no less than 14 days prior to the date set for the meeting to owners of record including the date, time, and location of the meeting, as well as information that the topic of the meeting will be to discuss the proposed location of a telecommunications facility on the subject property. The notice shall state the assessor's map and taxlot numbers for the subject property and, if available, the address of the subject property.*
    c. *The application submittal shall include the following: i. Notice letter and any attachments;*
        ii. Mailing labels;
        iii. Affidavit of mailing;
        iv. List of attendees;

Response: See Exhibit VII a, b and c attached.

v. Summary of discussion.

Response: In summary, the meeting was attended by Verizon Wireless representatives, a representative from the City and the property owner. There was no input from any citizen or citizen groups.

10-33-4: DEVELOPMENT STANDARDS: WCFs shall meet the following development standards:

A. Setbacks:

1. *WCFs shall not be located in front yards*
2. *Telecommunication facilities meeting the height requirements of the underlying district shall meet the setbacks required in that district.*
3. *The setback of the structure shall be governed by the setback requirements of the underlying zone. In all zoning districts, the Planning Commission may allow a variance to any required setback upon the request of the applicant if:*
    a. *The Applicant provides a letter stamped by a certified structural engineer documenting that the proposed structure's fall zone is less than the actual height of the structure.*
    b. *The Applicant can show that the proposed encroachment of the setback minimizes the potential adverse impacts through natural topography, reasonable design, landscape and/or construction practices.*
    c. *The setback of the structure shall be governed by the setback requirements of the underlying zone. However, the setback for a WCF from a residential dwelling not on the subject parcel shall be no less than the height of the proposed facility.*

4. *Additional setbacks may be required if there are lighting or noise impacts, or if protection from damage or collapse of the facility warrants additional setbacks.*

Response: The use proposed herein is meets the setback requirements of the underlying zone; Front: 25' (hwy 101), Side: 15'/20' and Rear: 20'. As depicted on Exhibit IV, architectural drawings, the site is setback from the property lines as follows; North (to property Lane County zoned RA property): ± 238-feet, South (to undeveloped property zoned Service Industrial): ± 22-feet, East (to Highway 101): ± 182-feet, West (to Spruce Street): ± 439-feet.

B. *Height Limits by District: Height limits for each district apply to all wireless telecommunication facilities, including those exempted from Siting Permits. Wireless telecommunications facilities in excess of these height limits may be permitted through a Type III review process.*

Response: The site proposed herein exceeds the underlying height limit, thus shall be processed under a Type III review.

C. *Collocation Required: All wireless communications facilities located in the right-of-way shall be collocated or attached to replacement utility structures. All wireless communications facilities located outside the right-of-way shall be collocated, unless the collocation would interfere with other wireless communications facilities located on the same structure or jeopardize the physical integrity of the structure upon which collocation will be made, consent cannot be obtained for collocation on the structure, or the available structures do not provide sufficient height to obtain coverage or capacity objectives.*

Response: As previously shown in Table 1, Priority Sites analysis above, there are no towers or structures of available height in the search ring to meet coverage objectives.

D. *Access: Access to commercial WCFs shall be from an arterial or a collector street.*

Response: Access to the site will be from an existing driveway originating off of Highway 101. Following construction, the proposed project would generate minimal traffic in the area. The use will require approximately 1-trip per month for maintenance visits provided by personnel in a single vehicle. The vehicle would enter the property through the existing driveway and park adjacent to or within the site. The proposed project will have no impact on existing vehicular access to and from the proposed site, or to pedestrian, bicycle and transit circulation.

E. *General Requirements:*

1. *Tower sharing: WCFs shall incorporate co-location either with another existing facility, or offer the option for another entity to co-locate on the proposed facility.*

Response: As depicted in the architectural drawings as Exhibit IV, page A-4 this site is designed for two carriers, Verizon at 120' antenna centerline and a secondary carrier at roughly 95'.

2. *Towers exceeding height limits: Towers which exceed district height limits shall not exceed that necessary to meet the needs of the applicant, provide reasonable service to the Florence area, and provide for future collocation of facilities to prevent the siting of additional towers.*

Response: As depicted in Figures 3 and 4, with the antenna at 120-foot centerline, 124-foot antenna tip height, nearly the entire coverage area will be covered by high to moderate RF signal strength, as depicted by the purple, blue, and green portions of the map. When comparing Figure 4 to Figure 3 you can see the improved coverage all around the "Heceta" and "Florence" Site. The in-building coverage increases by 30%. Once this new tower is in place the coverage footprint for existing tower "Florence" will be cut down and the traffic will be taken by the new site, eliminating the capacity issue in this area.

This design places the facility in a location that will help offload one of our busy sites and will help create a quality network that will have lower dropped calls and access failures with good voice and data quality as expected by Verizon Wireless customers. When comparing the two coverage maps we see that the proposed site provides the coverage that will meet our design criteria and fits well within our planned network.

3. *Security: Antennas must be secured from public access, either by vertical or horizontal separation, fencing not less than 6 feet in height, locked access, or other measures as appropriate. Ladders, rungs, and other means of access shall be locked or removed to prevent unauthorized access to the facility.*

Response: The lease area, 20' x 40', is sufficient to house Verizon's required ancillary equipment inclusive of radio cabinets, power & telco boards and emergency generator. This ancillary equipment shall be secured within a 6-foot tall slatted chain link fence with two (2) 6-foot wide gates for access.

4. *Tower Color, Finish, Concealment: For towers not regulated by the Oregon Department of Aviation, or Federal Aviation Administration, a non-reflective finish (paint / surface) must be provided that reduces the visibility of the structure so as to blend in with the surrounding environment. In the alternative, the tower may be designed so as to look like some feature other than a wireless tower from the surrounding environment. Whether via color, finish, or design, the proposed WCF design shall reduce, to the extent reasonably feasible, the visibility of the proposed facility from adjacent streets, residences, parks and viewpoints.*

Response: Unless otherwise directed by state or federal authority, the tower surface is a non-reflective gray color which best blends with earth and sky. The applicant has mitigated the potential visual impact of the facility by proposing the minimum height necessary to meet coverage objectives and typical of the underlying use and locating it within a zoning district that has much more impactful uses than the passive use proposed herein.

5. *Landscaping / Screening: The base of a tower and all necessary equipment or structures located at grade must be fully screened from the street and any abutting sites as follows:*
    a. *A landscaped area at least 5 feet deep meeting the requirements of FCC 10-34-3-7 must be provided around the base of a tower and all accessory equipment or structures located at grade.*
        i. *Landscaping shall be selected from the City of Florence Tree and Plant List and planted with a minimum height of 4 feet.*

ii. *Plantings shall be spaced evenly apart to create adequate screening density, provided that maximum spacing shall be 36 inches on center.*

iii. *Plantings shall be of a species that attain a minimum mature height of 10 feet.*

iv. *Plantings shall be comprised of a minimum of three varieties of shrub species, preferably evergreen.*

v. *Maintenance of landscaping shall meet the criteria of FCC 10-34-3-8.*

Response: Additional landscaping has not been proposed for this site as it is fully concealed by existing trees and shrubs.

b. *Sight Obscuring Fence: A sight-obscuring fence that is a minimum of 6 feet high and shall consist of chain link with slats, wood, masonry, or brick.*

Response: The ancillary equipment shall be secured within a 6-foot tall slatted chain link fence with two (2) 6-foot wide gates for access.

c. *Equipment shelters / cabinets: All at-grade equipment shall be enclosed within equipment shelters and/or cabinets constructed of wood, metal, or masonry. Building materials shall be stained or painted in a color that is consistent and compatible with surrounding development and then sealed for weather protection. Roofing and other architectural treatments proposed for the material shall also be consistent and compatible with surrounding development. Shipping containers are not acceptable unless fully screened. Ground mounted equipment cabinets shall be of a muted, earth-tone Pacific Northwest coastal color palette.*

Response: This site has been designed with radio equipment cabinets that are a muted, earth tone brown. Sherman Williams Coastal Palette; SW 6126 Navajo White.

d. *The Planning Commission may approve plans which do not meet the above criteria, but serve the intended purpose through alternative means.*

Response: Additional landscaping has not been proposed for this site as it is fully concealed by existing trees and shrubs. As depicted on the survey in Exhibit IV, the tree/slash line fully conceals the site from highway 101 and adjacent properties. Nearby trees range in heights from 20' to 75' and form a site obscuring screen.

6. *State and Federal Requirements: The site shall comply with electromagnetic radiation emission standards as established by the FCC. No WCF shall interfere with public safety telecommunications. Applicants must provide certification from a registered engineer that the proposed facility will be in compliance with FCC emission standards with the permit application. The applicant shall also provide certification from a registered engineer that the proposed facility will be in compliance with FAA and Oregon Department of Aviation standards with the permit application.*

Response: See Exhibit VI; NIER report. The site shall comply with all federal emission standards. Applications have been made to the FAA which response has yet to be received.

7. *Lighting: No lighting shall be permitted except as required by the Oregon Department of Aviation, FAA, or as necessary to provide security to the site. Refer to Chapter 10-37 of this Title for lighting requirements.*

Response: Additional lighting has not been proposed.

8. *Fall zone: The applicant shall provide a fall zone adequate to protect surrounding uses, especially residences, but no less than the required setback.*

Response: The site has been designed with adequate fall zone. The site is over 120 feet from the onsite residence and over 400' from any other existing structure.

9. *Liability Coverage: The owner / operator shall certify that they have obtained sufficient liability insurance to cover damage from tower failure or collapse.*

Response: See Exhibit VIII. Certificate of Insurance.

10. *Lattice towers are permitted only if utilized by essential services such as fire, police, other City services, or amateur radio operators.*

Response: N/A, this proposal is for a monopole.

11. *Noise requirements: Applications to locate or replace accessory equipment in or within 50 feet of a residential zone must be accompanied by a signed and stamped acoustical engineer's report demonstrating that noise levels from the equipment are in full compliance with noise regulations contained within FCC 6-1-2-3.*

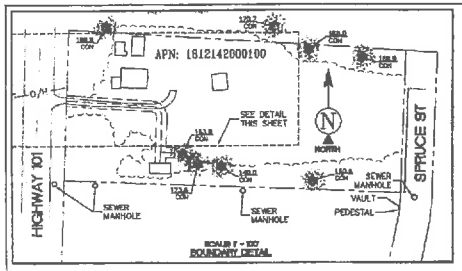
Response: Site is over 543' from adjacent Lane County zoned property, RA-Suburban Residential.

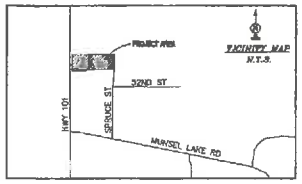
12. *Display: No signs, striping, graphics, or other attention getting devices, other than those required by state or federal regulations, are permitted on the transmission tower or ancillary facilities. Notwithstanding the proceeding, each sign may be no larger than 3 square feet in surface area. Such signs must be single-faced, two dimensional and unlit; commonly, such signs are used to display ownership information, a warning message, or a safety message.*

Response: All signage shall be attached to the outside of the fence, roughly 3' in surface area, single faced and unlit. These signs will display ownership information and safety messages as required by the FCC. No additional signs, striping, graphics, or other attention getting devices, other than those required by state or federal regulations.

VI. Conclusion

Verizon proposal meets all requirements of the Florence City Code (to the extent that they are not preempted by federal law). As such, the City of Florence should approve this proposal as designed, subject only to standard conditions of approval.





UTILITY NOTES
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT PUBLIC UTILITY LOCATING SERVICES AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

BENCHMARK
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12A' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE OREGON DEPARTMENT OF TRANSPORTAION (ODOT) CORS NETWORK. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM OREGON STATE PLANE COORDINATE SOUTH ZONE. DETERMINED BY REAL TIME KINEMATIC (RTK) GPS DATA PROCESSED/CORRECTED ON THE OREGON DEPARTMENT OF TRANSPORTATION (ODOT) CORS NETWORK.

FLOOD ZONE
THIS PROJECT APPEARS TO BE IN ZONE X, NO BASE FLOOD ELEVATION DETERMINED, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL 838 OF 2575, MAP NUMBER #41039c0838F, EFFECTIVE DATE: JUNE 2, 1999.

SURVEY DATE
2/25/2015

ACCESS EASEMENT LEGAL DESCRIPTION
DESCRIPTION.

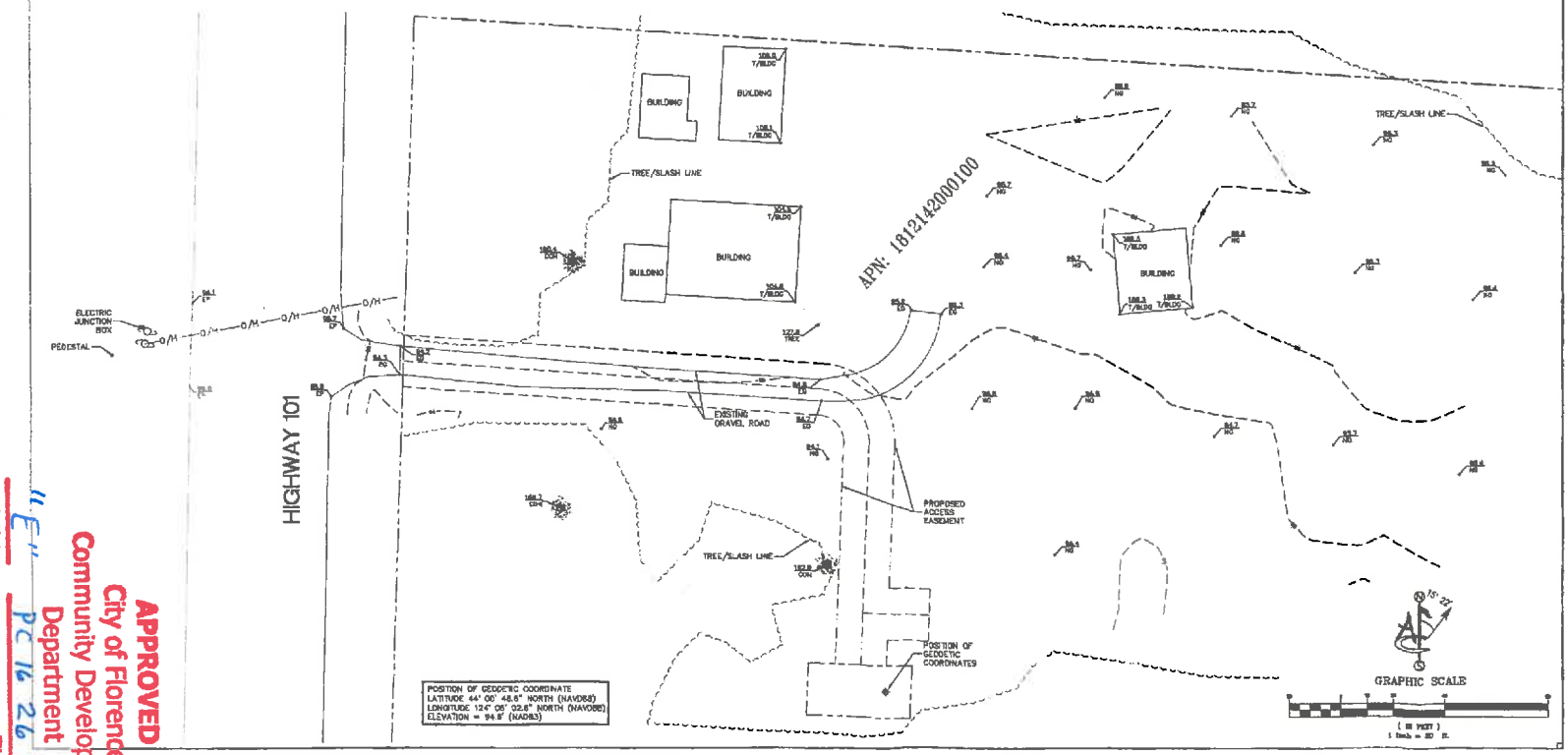
SURVEYOR'S NOTES
THE DESCRIPTION OF PROPERTY BOUNDARY SHOWN HEREON, REPRESENT THAT INFORMATION PROVIDED [NOTE WHAT WAS PROVIDED] AND MEASUREMENTS FOUND DURING THE COURSE OF THE SURVEY. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH OR DETERMINE LEASE AREA(S) & ASSOCIATED EASEMENT(S). THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION PROVIDED BY RECORD/TITLE AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

LESSOR'S LEGAL DESCRIPTION
DESCRIPTION.

LEASE AREA LEGAL DESCRIPTION
DESCRIPTION.

LEGEND

BLDG	TOP OF BUILDING
D/W	ACCESS DRIVEWAY
NG	NATURAL GROUND
EP	EDGE OF PAVING
EG	EDGE OF GRAVEL
CONC	CONCRETE
BLDG	BUILDING
	PROPERTY BOUNDARY MARKER
	POWER POLE
	GUY ANCHOR
	POSITION OF GEODETIC COORDINATES
	SPOT ELEVATION
	LIMITS OF LESSOR'S PROPERTY
	TREE/SLASH LINE
—O/H—O/H—	OVERHEAD ELECTRIC
	DECIDUOUS TREE TREE = TOP OF DECIDUOUS TREE
	CONIFEROUS TREE CON = TOP OF CONIFEROUS TREE



verizon
5430 NE 122ND AVE.
PORTLAND, OR 97230

PROJECT INFORMATION:
EUG HECETA
87845 HWY 101
FLORENCE, OR 97439
LANE COUNTY

ORIGINAL ISSUE DATE:
03/04/2016

REV.:	DATE:	DESCRIPTION:	BY:
A	03/04/16	PRELIM	SB
B	06/20/16	EASEMENTS	AC

PLANS PREPARED BY:
smartlink
50 116TH AVENUE SE, SUITE 210
BELLEVUE, WA 98004
TEL: 425.274.4446 FAX: 425.274.4449

CONSULTANT:
Ambit
245 SAINT HELENS AVE. SUITE 3A
TACOMA, WA 98402 (253)572-8181

DRAWN BY:	CHK.:	APV.:
SB	AC	SR

LICENSER:

SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
SV-1

APPROVED
City of Florence
Community Development
Department
"E"
PC 16 26 CUP 08
Exhibit
File Number

Exhibit E

Exhibit V

Federal Aviation Administration

« OE/AAA

Proposed Case for : 2016-ANM-2751-OE

For information only.
This proposal has not yet been studied. Study outcomes will be posted at a later date.
Public comments are not requested, and will not be considered at this time.

Overview

Study (ASN): 2016-ANM-2751-OE
Prior Study:
Status: Work In Progress

Received Date: 09/02/2016
Entered Date: 09/02/2016
Map: View Map

Construction Info

Notice Of: CONSTR
Duration: PERM (Months: 0 Days: 0)
Work Schedule:

Structure Summary

Structure Type: Monopole
Structure Name: EUG Heceta
FCC Number:

Structure Details

Latitude (NAD 83): 44° 00' 46.60" N
Longitude (NAD 83): 124° 06' 02.60" W
Datum: NAD 83
City: Florence
State: OR
Nearest County: Lane

Height and Elevation

	Proposed
Site Elevation:	95
Structure Height:	128
Total Height (AMSL):	223

Frequencies

Low Freq	High Freq	Unit	ERP	Unit
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

← Previous Back to Search Result Next

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"F" PC 16 26 CUP 08
Exhibit File Number

Exhibit F

Close Print

OREGON
Mercer Lake
Heceta Beach
Heceta Junction Lake
Heceta Junction
SIUSLAN NAT FOR
Clear Lake
Munsel Lake
SIUSLAN RIVER
Florence
Florence
NORTH FORK

Exhibit VI

HATFIELD & DAWSON
CONSULTING ELECTRICAL ENGINEERS
9500 GREENWOOD AVE. N.
SEATTLE, WASHINGTON 98103

BENJAMIN F. DAWSON III, PE
THOMAS M. ECKELS, PE
STEPHEN S. LOCKWOOD, PE
DAVID J. PINION, PE
ERIK C. SWANSON, PE

THOMAS S. GORTON, PE
MICHAEL H. MEHIGAN, PE

TELEPHONE (206) 783-9151
FACSIMILE (206) 789-9834
E-MAIL pinion @ hatdaw.com

JAMES B. HATFIELD, PE
CONSULTANT

MAURY L. HATFIELD, PE
(1942 – 2009)
PAUL W. LEONARD, PE
(1925 – 2011)

NON-IONIZING ELECTROMAGNETIC EXPOSURE ANALYSIS AND ENGINEERING CERTIFICATION PREPARED FOR

Verizon Wireless

"EUG HECETA"

PROPOSED PERSONAL WIRELESS FACILITY

87545 HWY 101

FLORENCE

LANE COUNTY, OREGON

AUGUST 2016

APPROVED
City of Florence
Community Development
Department
"G" PC 16 26 CUP 08
Exhibit File Number

Exhibit G

INTRODUCTION

Hatfield & Dawson Consulting Engineers has been retained to evaluate the proposed Verizon Wireless personal wireless telecommunications facility "EUG HECETA" for compliance with current Federal Communications Commission (FCC) and local guidelines regarding public exposure to radio frequency (RF) electromagnetic fields (EMFs).

BACKGROUND

Construction information provided by Verizon representatives indicates that the Verizon Wireless facility will have panel antennas installed atop a new monopole tower at 87545 Hwy 101, Florence, in Lane County, Oregon, 97439.

All of the Verizon panel antennas will be mounted and centered at approximately 120 feet above grade. A microwave dish antenna will be mounted at approximately 106 feet above grade. All of the Verizon antennas will be mounted far from any habitable space and well above head height for persons at the project site, on adjacent properties, or within nearby buildings. The tower compound will be surrounded by a chain link fence. Therefore it is unlikely that anyone other than authorized workers could approach near enough to any of the tower mounted antennas to cause that person's RF exposure to exceed FCC limits.

Personal wireless panel and microwave antennas are highly directional; these antennas project the majority of the transmitted RF energy horizontally and well above all nearby accessible areas. It is expected that RF exposure conditions at the project site and on adjacent properties, due to the contributions from all of the Verizon wireless operations in combination with future co-located wireless facilities, will be well below FCC and local public exposure limits.

The operation of the Verizon facility will NOT create significant RF exposure conditions at any occupancy, habitable area or publicly accessible area.

EMISSION CHARACTERISTICS

The Verizon personal wireless facility may operate within the 700 MHz Upper Block "C" band, the 800 MHz Cellular "B" frequency band, the 1.9 GHz Personal Communications Service (PCS) frequency bands, and the 2.1 GHz Advanced Wireless Service (AWS) frequency bands.

CALCULATION OF MAXIMUM EXPOSURE CONDITIONS

RF power densities and exposure conditions are computed in accordance with methods described in ***Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields, OET Bulletin 65, August 1997.***

OET Bulletin 65 describes the methods established by the FCC for predicting compliance with FCC-specified exposure limits. Personal wireless and microwave facilities are required to comply with the FCC "Rules & Regulations" ***47 CFR §1.1310, Radiofrequency radiation exposure limits***.

The following formula has been used to calculate the power densities at specific locations:

$$S(mW/cm^2) = 0.36 \times ERP\ (watts) / (Distance\ in\ feet)^2$$

This formula is derived from Equation 9 on page 21 of OET Bulletin 65. It includes the effect of reflections. The Effective Radiated Power (ERP) in a particular direction depends on the vertical and horizontal antenna patterns. A composite vertical antenna pattern is used to determine the predicted power density. This composite antenna pattern is a worst case envelope that encompasses the maximums of the downward lobes of the vertical patterns of the Verizon antennas. It is expected that RF exposure conditions near ground level at the project site, within any nearby buildings, and on all adjacent properties, due to the contributions from all of the antennas on the tower, will be well below the FCC public exposure limit.

ANALYSIS OF VERIZON WIRELESS OPERATIONS

The RF exposure analysis is based on information provided by Verizon representatives, and known characteristics of typical wireless facilities. The analysis provides a "worst case" model for calculating the maximum "uncontrolled" (i.e., general public) RF power density and exposure condition for a person standing at the nearest approach to any of the tower mounted antennas.

All of the Verizon antennas will be mounted and centered at least approximately 106 feet above ground level. A six foot tall person standing at ground level near the project tower would be at least 100 feet from the center lines of any of the Verizon antennas.

The calculations assume that the vertical patterns of the Verizon personal wireless antennas at this site suppress the maximum ERP downwards towards ground level and the nearest occupancies by a factor of 100 (20 dB) at 700 MHz and cellular frequencies, and 50 (17 dB) at PCS and AWS frequencies.

CUMULATIVE RF EXPOSURE CONDITIONS DUE TO VERIZON OPERATIONS

The predicted maximum worst case cumulative Public RF exposure condition near the tower resulting from all Verizon wireless operations is less than 1% of the Public MPE limit. This maximum predicted cumulative Public exposure condition is less than **1/100th** of the 100% MPE limit.

Therefore the Verizon wireless operations at the project site will not have a significant environmental impact as defined by the FCC Public MPE limits. Furthermore, the Verizon facility will not cause any existing wireless facilities to exceed non-ionizing electromagnetic radiation (NIER) exposure standards.

The analysis presented in this report demonstrates compliance with NIER emissions standards as set forth by the Federal Communications Commission (FCC) particularly with respect to any habitable areas on or near the project site, or in structures directly across from or adjacent to the antennas.

COMPLIANCE WITH FCC REGULATIONS AND GUIDELINES FOR RF EXPOSURE

The Verizon Wireless operations at the project site will not have a significant environmental impact as defined by the FCC Public MPE limits. The FCC has determined through calculations and technical analysis that personal wireless facilities and microwave facilities, such as those operated by Verizon, are highly unlikely to cause human RF exposures in excess of FCC guideline limits. In particular, personal wireless facilities with non-building-mounted antennas greater than 10 meters (about 33 feet) above ground level are considered to have such a low impact on overall exposure conditions that they are "categorically excluded" (i.e., exempt) from the requirement for routine environmental assessment regarding RF exposure hazards.

Thus according to FCC rules, the Verizon personal wireless facility, with all antennas mounted well above the 33 foot level, is exempt from further RF safety environmental assessment because it is presumed to be in compliance with the FCC RF exposure rules and guidelines. The Verizon facility is expected to be compliant with FCC rules regarding public RF exposure provided that direct access to the Verizon antennas is positively restricted.

COMPLIANCE WITH FCC REGULATIONS FOR RF EMISSIONS AND RF INTERFERENCE

It is expected that the RF interaction between all of the Verizon wireless operations at the project site will be low enough to preclude the likelihood of localized interference caused by the Verizon Wireless facility to the reception of any other communications signals. All of the Verizon antennas will be sufficiently high enough, and far enough removed from all occupancies, that they are unlikely to cause interference with nearby consumer receivers or other consumer electronic devices.

Transmission equipment for the Verizon wireless facility is certified by the FCC under the equipment authorization procedures set forth in the FCC rules. This assures that the wireless facility will transmit within the desired base-station frequency bands at authorized power levels. The Verizon Wireless facility will operate in accordance with all FCC rules regarding power, signal bandwidth, interference mitigation, and good RF engineering practices. ***The Verizon facility will comply with all FCC standards for radio frequency emissions.***

COMPLIANCE WITH LOCAL REGULATIONS

Because the Verizon Wireless facility will be in compliance with federal rules, it will also be in compliance with local regulations concerning RF emissions. The following is the complete text of *47 U.S.C. § 332(c)(7)(B)(iv):*

> "No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

CONCLUSIONS BASED ON CALCULATIONS AND REGULATIONS

The Verizon Wireless facility "EUG HECETA" will be in compliance with current FCC and local rules regarding public exposure to radio frequency electromagnetic fields and radio frequency interference. This conclusion is based on information supplied by Verizon representatives, and estimates of future RF exposure conditions due to the Verizon facility.

The stated conclusions are based on FCC rules and recommendations, and the comparison of predicted RF conditions in specific areas with the corresponding safe exposure guidelines set forth in the FCC rules. The FCC exposure limits are based on recommendations by federal and private entities with the appropriate expertise in human safety issues.

Under the Commission's rules, licensees are required to ensure compliance with the limits for maximum permissible exposure (MPE) established by the FCC. These limits have been developed based on guidelines provided by the Institute of Electrical and Electronics Engineers, Inc. (IEEE) and the National Council on Radiation Protection and Measurements (NCRP). Both the NCRP and IEEE guidelines were developed by scientists and engineers with a great deal of experience and knowledge in the area of RF biological effects and related issues.

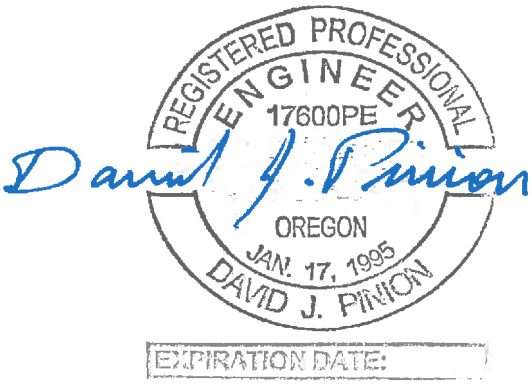
To ensure full compliance with current FCC rules regarding human exposure to radio frequency electromagnetic fields, the Verizon transmitters should be turned off whenever maintenance and repair personnel are required to work in the immediate vicinity of the Verizon antennas. This safety procedure should apply to all existing and future wireless transmission facilities at the project site.

QUALIFICATIONS

I am a Senior Member of the IEEE. As a partner in the firm of Hatfield & Dawson Consulting Engineers I am registered as a Professional Engineer in the States of Oregon, Washington, California and Hawaii. I am an experienced radio engineer with over 30 years of professional engineering experience whose qualifications are a matter of record with the Federal Communications Commission, and I hold an FCC General Radiotelephone Operator License PG-12-21740.

All representations contained herein are true to the best of my knowledge.

16 August 2016



David J. Pinion, P.E. PE Expiration Date 12/31/2016

md7

Exhibit VIIIa

July 20, 2016

RE: Notice of neighborhood meeting on a proposed wireless telecommunications facility
87545 Highway 101, Florence, OR 97439; APN: 1812142000100
Property Zoning Designation: Service Industrial

Dear Resident or Property Owner:

Md7 is representing Verizon Wireless who is leasing space on the above identified property. Verizon is considering a proposal to place a new wireless telecommunications facility located within a 20-foot by 40-foot fenced lease area, inclusive of a 120-foot monopole and ancillary equipment cabinets located near Highway 101. Before applying to the City of Florence we would like to take the opportunity to discuss the proposal in more detail with you and have scheduled a meeting for:

Friday, August 5th at 6:00 P.M.

Florence Events Center

715 Quince Street, Florence, OR 97439

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review the proposal and to identify issues so they can be considered before the formal application is submitted. This meeting gives you the opportunity to share with us any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards consistent with the City of Florence land use regulations.

These plans may change slightly before the application is submitted to the City. Depending upon the type of application, you may receive an official notice from the City of your opportunity to participate either by submitting written comments and/or by attending a public hearing.

We look forward to discussing this proposal with you. Please feel free to contact me at 866-251-8778, x731 if you have any questions.

Sincerely,

Sharon Gretch

Sharon Gretch
Zoning Manager

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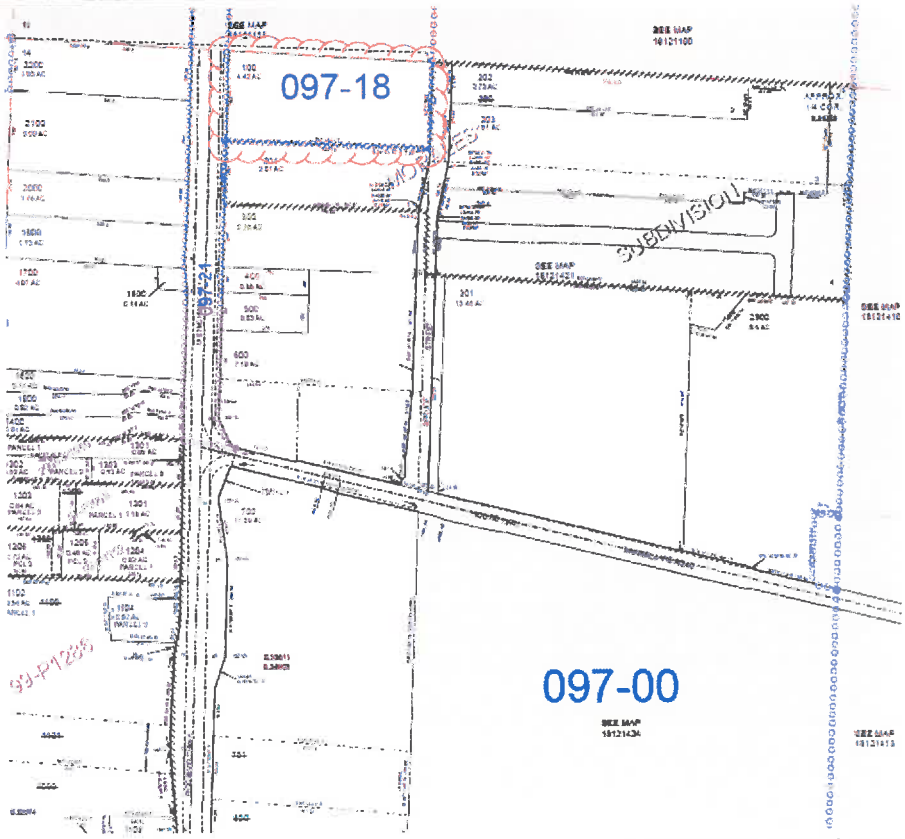
Community Development
Department
"H1" PC 16 26 CUP 08
Exhibit File Number

10570 SE Washington Street, Suite 203
Portland, Oregon 97216

Exhibit H1



Assessor's Parcel Map

Exhibit VIIb

Carl & Melissa Bauer
2005 52nd St
Florence, OR 97439
(1812142103700)

James & Susan Genereaux
10714 SW Tualatin Dr
Tigard, OR 97224
(1812142103600, 1812142000202, 203)

Spruce Village HOA
PO Box E
Florence, OR 97439
(1812142103900, 1812142104000)

Claudia Joan Hale
3745 SW River Rd
Hillsboro, OR 97124
(1812113301900)

David & Evonne Hatton
1177 E Aspen Ridge Ln
Provo, UT 84604
(1812142002100)

Jerry Hofstetter
2000 52nd St
Florence, OR 97439
(1812142100100)

Thach N Le
2045 52nd St
Florence, OR 97439
(1812142103500)

Hector Morales Luis
614 Via Del Mar
Vista, CA 92083
(1812110002500)

Dell Matthews
5351 Hwy 101
Florence, OR 97439
(1812142002100)

David & Penny Merritt
87542 Hwy 101
Florence, OR 97439
(1812142002100)

Johanna Pratte
PO Box 459
Florence, OR 97439
(1812142001900)

Glen & Ellona Seifert
5055 Munsel Lake Rd
Florence, OR 97439
(1812142000300)

Michael/John Sherman
5236 Russell Dr
Florence, OR 97439
(1812142002000)

Erin Trebolo
PO Box 2149
Florence, OR 97439
(1812142002200)

Terrace Investments LLC II
2825 Hwy 101
Florence, OR 97439
(1812113301600, 1812113302000)

Morales Family
0 North 240 Leonard St
Il, WI 60190
(1812142000201, 1812110002500)

City of Florence
Planning Department
250 Highway 101
Florence, Oregon 97439

Sharon Gretch
Md7
31649 Sexton Road
Philomath, OR 97370

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City of Florence
Community Development
Department
"H2" PC 16 26 CUP 08
Exhibit File Number

Exhibit H2

Exhibit VIIc

Meeting Sign-In Sheet

Meeting: V2x4 EUG Hecata Date: 8/5

Name (please print)	Email	Phone	Address
GLEN SOUTHERLAND	glensoutherland@ci.florence.or.us	541-997-8237	250 Highway 101 Florence OR 97439
MATT HOLDAHL			
Kelly Mullins		541-999-4835	
Kelly Lea	Kelly.Lea@verizonwireless.com	503-380-2717	
Chelsea Burgwin		360-649-4492	
Yolt Sandstrom	ysandstrom@MDT.com	503-739-5501	3021 St Brian Ward Dr Vancouver, WA. 98683

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City of Florence
Community Development
Department
"H3" PC 16 26 CUP 08
Exhibit File Number

Exhibit H3

Vevie McPherren

From: Sean Barrett <sean@svfr.org>
Sent: Wednesday, November 23, 2016 4:41 PM
To: Vevie McPherren
Subject: RE: Referral - PC 16 26 CUP 08 - Verizon Wireless

Fire has no concerns with this development. Sean

Sean Barrett
Fire Marshal
Siuslaw Valley Fire and Rescue
2625 Hwy 101
Florence, OR 97439
(ph) 541-997-3212
(fax) 541-997-9116
(cell) 541-999-0600
www.svfr.org

From: Vevie McPherren [mailto:vevie.mcpherren@ci.florence.or.us]
Sent: Wednesday, November 23, 2016 4:03 PM
To: Mike Miller; Eric Rines; Tom Turner; Jim Langborg; Sean Barrett; Dave Mortier; jason@thebldgdept.com; matt@wlambulance.com; Doug Baumgartner; Troy Delle - CLPUD; jeff.caines@aviation.state.or.us
Cc: Wendy Farley-Campbell; Glen Southerland
Subject: Referral - PC 16 26 CUP 08 - Verizon Wireless

Good afternoon!

The purpose of this notice is to acquaint you with the proposed development, to gather information you may have about the project, and provide an opportunity to comment and express concerns prior to the city's decision to approve or deny the proposal.

RESOLUTION PC 16 26 CUP 08 – Verizon Wireless: An application from Sean Maddox, on behalf of Verizon Wireless, requesting approval of a Conditional Use Permit to construct and operate a 128-foot wireless telecommunications facility (monopole with associated equipment yard) at the property located at 87545 Highway 101. The proposed site is located at Map #18-12-14-00, Tax Lot 00100 in the Service Industrial District regulated by FCC Title 10 Chapter 31.

Please contact the Planning Department with any questions or concerns.

Thank you kindly,

Vevie "Viva"
LiveHappy!
Vevie M. McPherren
Planning Administrative Assistant
vevie.mcpherren@ci.florence.or.us
541-997-8237

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City of Florence
Community Development
Department
"I1" PC 16 26 CUP 08
Exhibit File Number

City of Florence

Exhibit I1

Vevie McPherren

From: CAINES Jeff <Jeff.CAINES@aviation.state.or.us>
Sent: Wednesday, December 07, 2016 11:26 AM
To: Vevie McPherren
Subject: RE: Referral - PC 16 26 CUP 08 - Verizon Wireless

Vevie:

Thank you for the opportunity to review the proposed wireless facility located at 87545 HWY 101 in Florence. ODA has prepared the following comments:

The site is approximately 1.95 miles NW of the Florence Airport. The site is approximately 98 feet AMSL and the airport is listed at 51 feet AMSL. Due to the proposed location, height and elevation of the site ODA will request that the applicant file **FAA form 7460-1** with ODA for a Determination of Hazard to Air Navigation; a subsequent filing may be required to the FAA.

Thank you again for allowing ODA to comment on this application.

If you or the applicant have any questions please feel free to contact me.

Jeff

Jeff Caines, AICP
Oregon Department of Aviation
Aviation Planner / SCIP Coordinator
3040 25th St. SE | Salem, OR 97302
Office: 503.378.2529

Cell / Text: 503.507.6965
Email: Jeff.Caines@aviation.state.or.us

APPROVED
City of Florence
Community Development
Department
"I2" PC 16 26 CUP 08
Exhibit File Number

From: Vevie McPherren [mailto:vevie.mcpherren@ci.florence.or.us]
Sent: Wednesday, November 23, 2016 4:03 PM
To: Mike Miller; Eric Rines; Tom Turner; Chief Jim Langborg; Fire Marshal Sean Barrett; Dave Mortier; jason@thebldgdept.com; matt@wlambulance.com; ODOT Reg 2 Planning Manager; Troy Delle - CLPUD; CAINES Jeff
Cc: Wendy Farley-Campbell; Glen Southerland
Subject: Referral - PC 16 26 CUP 08 - Verizon Wireless

Good afternoon!

The purpose of this notice is to acquaint you with the proposed development, to gather information you may have about the project, and provide an opportunity to comment and express concerns prior to the city's decision to approve or deny the proposal.

RESOLUTION PC 16 26 CUP 08 – Verizon Wireless: An application from Sean Maddox, on behalf of Verizon Wireless, requesting approval of a Conditional Use Permit to construct and operate a 128-foot wireless telecommunications facility

EXHIBIT I2