PUBLIC HEARING

American Tower- PC 10 12 CUP 02: A request for Conditional Use Permit and Design Review for a storage building and a new 150' cell tower to be incorporated with light pole west of the home bleachers at the Siuslaw Football field as applied by Steven Topp, AICP, Powder River Development Services, LLC representing American Tower and Siuslaw School District.

EXHIBITS

- A. Finding of Fact
- B. Applicant's Drawings (include elevations, site, and landscaping)
- C. Applicant's Narrative
- D. Phase I Site Investigation Report
- E. Letter from by Ken Seymour P.E., AT&T Mobility Engineering Manager
- F. Preliminary Development Plan
- G. FAA letter approving height of cell tower
- H. Photo Simulation and coverage map
- I. Site Defined
- J. Aerial of campus
- K. General areas of an airport overlay
- L. Airport Overlay maps
- M. Emails dated January 19, 2011, from Mike Miller, Public Works Director; including Email dated January 19, 2011, from Dan Graber, P.E., Water Supervisor
- N. Email dated January 20, 2011 from Sandra Larsen, Aviation Planning Analyst with Oregon Department of Aviation
- O. Email dated January 21, 2011 from Carl Dependahl, Florence Building Official
- P. Email dated January 27, 2011 from Brandon Ott, Code Enforcement Officer
- Q. Email dated January 26, 2011 from Mr. Milt Pepitone
- R. Email dated February 2, 2011 and February 3, 2011 from Sean Barrett, Siuslaw Valley Fire and Rescue

STAFF REPORT & FINDINGS FLORENCE COMMUNITY DEVELOPMENT DEPARTMENT Planning Commission

Hearing Date:

February 8, 2011

Planner: Michelle Pezley

Date of Report:

February 1, 2011, updated February 3, 2011

Application:

PC 10 12 CUP 02

I. PROPOSAL DESCRIPTION

Proposal: A request for Conditional Use Permit and Design Review for a storage

building and a new 150' cell tower to be incorporated with light pole

west of the home bleachers at the Siuslaw Football field.

Applicant/Property Owners:

Applicant-Steven Topp, AICP, Powder River Development Services, LLC

representing American Tower

Owner-

Siuslaw School District

Location:

East of Kingwood Street, south of 27th Street and west of the Siuslaw

Middle School. The future address of the site will be 1320 27th Street

(Map No. 18-12-22-00 Tax Lot 300)

Site:

South of the High School Football Field includes the leased area (inside the fenced area), existing storage building, existing light pole, and landscaping buffer equaling 8,000 square feet of an 87.03 acre

parcel (See Exhibit I)

Comprehensive Plan Map Designation: Public

Zone Map Classification: Multi-Family Residential

Public Use Airport Safety and Compatibility Overlay

Telecommunication Overlay

Surrounding Land Use/Zoning:

Site:

High School Football Field, 30x50 feet leased area, existing storage building, existing light pole, and landscaping buffer equaling 8,000 square feet of an 87.03 acre parcel south of the western light pole and

west of the home bleachers/ Multi-Family Residential (MFR)

North:

27th Street and Siuslaw Baseball diamonds/ MFR

South:

Vacant school grounds and bus barn/ MFR

East:

Siuslaw Middle School/ MFR

West:

Oregon Department of Forestry, Vic's Power House, The Archives/

Pacific View Business Park

Streets/ Classification:

27th Street/ Collector

The preparation of this report was made possible in part through financial assistance provided by the Coastal Zone Management Act of 1972, as amended, administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, through a grant to the Department of Land Conservation and Development.

II. NARRATIVE

American Tower is requesting a Conditional Use Permit and Design Review for a storage building and a new 150' cell tower to be incorporated with light pole next to the home bleachers at the Siuslaw Football field. The site is a small section of the Siuslaw's School District's 82 acres which American Tower will lease from the school district. The Siuslaw Valley Fire and Rescue requested that the cell tower have a separate address. If the cell tower is approved the site will be 1320 27th Street.

The Federal Aviation Administration (FAA) told American Tower that the cell tower would be approved if the proposed height would be no higher than 144 feet. American Tower requested an additional study to propose the 154 foot cell tower height. The study consisted of public notice which was published in the legal section of the Siuslaw News. The FAA found that the proposed height will not be a hazard to air navigation provided that the tower is marked with approved lighting.

American Tower will rent space on the cell tower to different providers. American Tower's first renter for the cell tower will be AT&T. When the application was submitted, the applicant was Mr. Kevin Martin. During the completeness review, American Tower switched to having Mr. Steven Topp represent them.

III. NOTICES & REFERRALS

Notice: Notice was sent to surrounding property owners within 300 feet of the 82 acre property and a sign was posted on the property on January 19, 2011. Notice will be published in the Siuslaw News on February 2, 2011. As of this writing, the city received one comment from Mr. Milt Pepitone.

Mr. Pepition is against the cell tower at the football field. He states that the tower is less than 1,000 feet from the airport and a possible hazard to aircraft attempting to fly in inclement weather. (See Exhibit Q) According to RLID (Regional Land Information Database of Lane County), the cell tower will be approximately 1,500 feet away from the runway (as the bird flies). The cell tower is outside the airport flight path.

Referrals: Referrals were sent to Central Lincoln PUD, Qwest, Charter Communications, Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians, Florence Code Enforcement Officer, Florence Building Department, Oregonfast, Coastcom Inc., Oregon Department of Aviation, Florence Police Department, Siuslaw Valley Fire and Rescue, Florence Public Works, Florence Airport Manager, Western Lane Ambulance District, Federal Aviation Administration and Lane County Land Management.

On January 19, 2011, Mike Miller, Public Works Director, commented that he and Dan Graber, Water Division Supervisor, reviewed the applicant's stormwater plan and it meets

the City's simplified approach for stormwater management. Mr. Miller also commented that FAA has jurisdiction over the airspace and he concurs with the cell tower height as long as the applicant meets the FAA conditions of approval. (See Exhibit M)

On January 20, 2011, Fire Marshal Sean Barrett, commented that he has no objections to the proposal, but pointed out that the City given the site an address off 27^{th} Street, which the applicant needs to use..

On January 20, 2011, Sandra Larsen, Aviation Planning Analyst with Oregon Department of Aviation stated the applicant shall submit a Notice of Construction or Alteration (form 7460-1) with Oregon Department of Aviation (ODA). (See Exhibit N) *Condition 11*

On January 21, 2011, Carl Dependahl, Florence Building Official, reviewed the submitted materials and provided a list of items to include in the building permit submittal. (See Exhibit O).

On January 27, 2011, Brandon Ott, Code Enforcement Officer commented that the Police Department will gain from the additional cell service. He also mentioned that he has worked security for events at the football stadium and does not see a problem with the location of the cell tower or building. (See Exhibit P)

On Febuary 2, 2011, Sean Barrett, Fire Marshal with Siuslaw Valley Fire and Rescue commented that the building permit will need to comply with the 2010 Oregon Fire Code Chapter 34 or 38 depending on the fuel for the generator and Section 608 and Section 604. A State Fire Marshal Permit is required for quantities over 1,000 gallons of flammable/ combustible liquids and 2,000 gallons of Liquefied Petroleum Gas. See Exhibit R₂ (Condition 12)

On February 3, 2011, Sean Barrett also commented on the 10 foot wide access driveway to the cell tower. He stated that the base shall be engineered and built to withstand up to 53,000 pounds. (See Exhibit R) Condition 13

APPLICABLE REVIEW CRITERIA

Florence City Code (FCC) Title

10-1: Zoning Administration

10-3: Off Street Parking

10-4: Conditional Uses

10-6: Design Review

10-7: Special Development Standards

10-13: Multi-Family District

10-19-2: Public Use Airport Safety and Compatibility Overlay Zone

10-33: Telecommunications Overlay District

10-34: Landscaping

10-35: Access and Circulation

Realization 2020 Florence Comprehensive Plan

V. PROPOSED FINDINGS AND CONCLUSION

The criteria are listed in bold followed by the findings of fact.

FCC TITLE 10: CHAPTER 13: MULTI-FAMILY DISTRICT

10-13-3: BUILDINGS AND USES PERMITTED CONDITIONALLY:

Public or Parochial Schools

Public and semi-public buildings, such as fire stations, reservoirs, pump stations, etc. that are essential to physical, social, and economic welfare of an area.

The School District is a conditional use. The cell tower is a semi-public structure as it provides internet and cell service to the Florence Area.

10-13-4: LOT AND YARD PROVISIONS:

A. Minimum Lot Dimensions: To be designated a building site, an existing lot must be at least fifty feet wide and at least eighty feet in depth (50' \times 80'). For new subdivisions and newly platted lots, the minimum width shall be sixty five feet and the depth shall be eighty feet (65' \times 80').

B. Minimum Lot Area: To be designated a building site, an existing lot must be comprised of at least six thousand (6,000) square feet. For new subdivisions and newly platted lots, the minimum square feet shall be six thousand five hundred (6,500).

The site is located on a property which contains 87.03 acres. The property exceeds the 50' x 80' lot dimension and the 6.000 square foot minimum lot area.

C. Lot Coverage:

1. For single-family and duplex dwellings, the maximum coverage by all enclosed buildings shall not exceed thirty five percent (35%) of the lot area. The maximum coverage by all structures, driveways, parking spaces and surfaced area shall not exceed seventy five percent (75%) of the lot area.

2. For multiple-family dwellings and other uses, the maximum coverage by all enclosed buildings shall not exceed fifty percent (50%) of the lot area. The maximum coverage by all storage structures, driveways, parking spaces and surfaced area shall not exceed seventy five percent (75%) of the lot area.

The site is 8,000 square feet. Of the 8,000 square feet site, 71% is proposed for new landscaping and existing grass, 15% is proposed storage, existing building, and generator and the remainder of the site will be gravel. The site meets both the 35% and 75% the lot coverage criteria. In looking at the entire school campus lot, the cell tower will have an insignificant effect on the lot coverage. The last conditional use permit and design review for the school district property was for Quality Child Care of Florence (QCCF). The findings of the report stated with adding QCCF, the school district's building coverage will be 28%. The new driveway and storage shed will cover 0.1% of the entire lot. Adding the cell tower, storage building and new driveway, the property will not exceed the maximum 75% lot coverage allowed.

D. Yard Regulations:

- 1. For single-family and duplex dwellings, front, side and rear yard regulations shall be the same as those in the Single-Family Residential District (Chapter 11 of this Title).
- 2. For multiple-family dwellings and other uses, the front, side and rear setback shall be five feet (5'). When a multiple use adjoins a single-family use, the multiple use shall be set back from all lot lines one additional foot for each foot of height over twenty eight feet (28'), except that the required setback shall not exceed twenty feet (20') from any lot line.
- 3. The required front and side yards shall not be used for clotheslines, incinerators, storage of trailers, boats and recreational vehicles or of any materials, nor shall said yards be used for the regular or constant parking of automobiles or other vehicles.

The cell tower is over 300 feet from any property line, therefore, meeting the setbacks as required in the zoning district.

10-13-5: SITE AND DEVELOPMENT PROVISIONS:

A. Building and Structural Height Limitations:

- 1. Residential Buildings: The maximum building or structural height shall be twenty eight feet (28').
- 2. Accessory Buildings: The maximum building or structural height shall be fifteen feet (15').
- 3. Nonresidential Buildings: The maximum building or structural height shall not exceed twenty eight feet (28').

The storage building is proposed to be 11 feet tall. Under Title 10, Chapter 33, the cell tower is allowed to be over three feet the maximum building height with a conditional use permit. Please refer to the findings of the Telecommunications section of this report below for how the tower meets height limitations.

B. Separation Between Buildings: The minimum separation between multiple-family buildings shall be thirty feet (30') unless the buildings are arranged end to end. In

such a case, there shall be at least a ten foot (10') separation and no doorway or entry may open into the space between the buildings.

The proposed building will not be used for multiple-family buildings; therefore, this criterion does not apply.

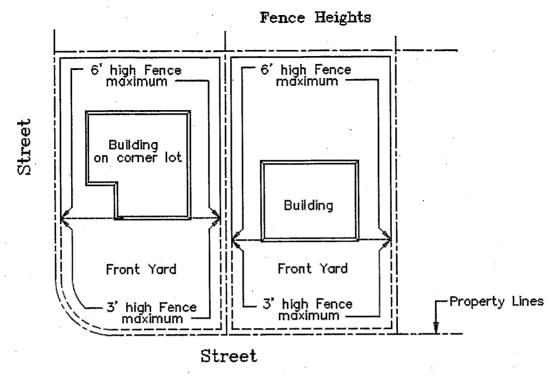
C. Fences: See Chapter 10-34-5 of this Title.

FCC 10-35-5 states:

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.
- 1. Residential and Commercial Zones: Except as provided below, the height of fences and walls between the building and the front lot line shall not exceed three (3) feet as measured from the grade and no greater than 6 feet in height in rear and side yards unless taller fences or walls are allowed through Design Review approval. (See Figure 10-34(2))

Figure 10-34(2)



2. 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.

Figure 10-34(2): Residential and Commercial Fence Standard

- C. The following exceptions may be allowed through Design Review or Administrative Review.
- 1. Specifically for RV parking in residential zones, the height of fences and walls shall not exceed eight (8) feet in the rear and side yards.
- 2. A retaining wall exceeding four (4) feet in height within a front yard setback which is necessary for site grading and development (see also FCC 10-34-5-D-3).
- 3. One arbor, gate, or similar garden structures not exceeding eight (8) feet in height and six (6) feet in width is allowed within the front yard, provided that it is not within a required clear vision area. Courtyard walls up to 6 feet in height may also be allowed in the front yard.
- 4. Walls and fences for swimming pools, tennis courts, and other recreational structures may exceed six (6) feet provided they are not located in the front yard.
- 5. Walls and fences taller than otherwise allowed if needed for screening, safety or security purposes.
- D. Specific Requirements
- 1. Walls and fences to be built for required buffers shall comply with Section 10-34-3-6.
- 2. Fences and walls shall comply with the vision clearance standards of FCC 10-35-2-13.

3. Retaining walls exceeding four (4) feet in height and freestanding walls or fences greater than six (6) feet in height require a building permit

The applicant is requesting an 11 foot high fence to secure the leased area, which will include a storage shed, generator, ATC compound utility rack, and landscaping. The fence is proposed to be chain link fence with slats with a chain link top instead of barb wire or a fence box. The 11 foot fence will not be within side, rear or front yard setbacks. The code allows the Planning Commission to review a fence that is taller than six feet thru design review. The fence will be outside the vision clearance (vision clearance is addressed in the next criterion). The fence is for security purposes which is an allowed exception thru design review. The applicant shall include the fence with the building permit application for the storage shed and cell tower. (Condition 3)

- D. Vision Clearance: Refer to Section 10-1-4 and 10-35-2-13 of this Title for definition, and requirements.
- FCC 10-1-4 defines vision clearance as, "a triangular area at an intersection; the space being defined by a line across the corner, the ends of which are on street lines or alley lines, an equal and specified distance from the corner and containing no planting, walls, structures or temporary or permanent obstruction from two and one half feet (2 1/2') above the street grade to a height of eight feet (8')".

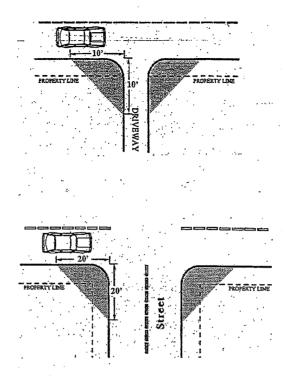
FCC 10-35-2-13 states,

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 $\frac{1}{2}$) 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:

- A. At the intersection of two (2) streets, minimum vision clearance shall be twenty feet (20').
- B. At the intersection of an alley or driveway and a street, the minimum vision clearance shall be ten feet (10').
- C. At the intersection of internal driveways, 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.

Figure 10-35(4)



The applicant proposed a new driveway entrance off of Kingwood Street, which will require vision clearance areas that is ten feet by ten feet on each side of the driveway. The vision clearance areas are free of visual obstructions.

E. Off-Street Parking: Refer to Chapter 3 of this Title (Off- Street Parking and Loading).

Please refer to FCC Title 10, Chapter 3 criteria of this report below.

F. Access and Circulation: Refer to Section 10-35 of this Title for requirements. Additionally, vehicle ingress or egress to a multiple-family dwelling shall not be allowed from less than a fifty foot (50') right of way and thirty two foot (32') paved street. Multiple-family dwellings shall not have vehicle access to and from a cul-desac.

Multiple-family dwellings are not proposed, therefore, this criterion does not apply.

G. Public Facilities: Refer to Section 10-36 of this Title for requirements. The developer of a multiple-family dwelling shall have full financial responsibility for the utilities needed on the building site. The developer shall also have partial or full financial responsibility, as determined by the City, for extra capacity utilities required to serve the building site.

The applicant is not proposing multiple-family dwellings and no city utilities are needed for the site; therefore, this criterion does not apply.

H. Signs: Signs shall be in accordance with Title 10, Chapter 26 of this Code, and amendments thereto. (Ord. 26, 2008)

No signs are proposed for the site; therefore, this criterion does not apply.

- I. Open Space: Each multiple-family development shall provide and maintain at least one common open space for the use of all occupants. The open space shall have the following characteristics:
- 1. Not less than ten feet (10') in width or depth at any point.
- 2. Located on land with less than a five percent (5%) slope.
- 3. Cleared sufficiently of trees, brush and obstructions so that recreational use is possible.
- 4. Not used for temporary or regular parking of automobiles or other vehicles.
- 5. Includes at least one hundred (100) square feet of area for each dwelling unit. (Ord. 625, 6-30-80)

Multiple-family dwellings are not proposed, therefore, open space criteria do not apply.

J. Landscaping: Except for single-family and duplex dwellings, refer to Section 10-34 of this Title for requirements.

Please refer to FCC Title 10, Chapter 34 criteria of this report below.

TITLE 10, CHAPTER 7: SPECIAL DEVELOPMENT STANDARDS

- 10-7-3: DEVELOPMENT STANDARDS: The following standards shall be applied to development in potential problem areas unless an approved Phase I Site Investigation Report or an on-site examination shows that the condition which was identified in the Comprehensive Plan or Overlay Zoning Map does not in fact exist on the subject property. These standards shall be applied in addition to any standards required in the Zoning Districts, Comprehensive Plan, and to any requirements shown to be necessary as a result of site investigation. Where conflicts or inconsistencies exist between these Development Standards, City Code, and the Comprehensive Plan, the strictest provisions shall apply unless stated otherwise.
- I. Yaquina Soils and Wet Areas: In areas with seasonal standing water, construction of a drainage system and/or placement of fill material shall be required according to plans prepared by a registered engineer and approved by the City. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82) (Amended Ord. 10, Series 2009)

The Soils map shows the site to have Yaquina Soils, which requires the applicant to submit a Phase I Site Investigation Report. The applicant provided a Phase I Site Investigation Report as shown in Exhibit D. Yaquina Soils are known to have seasonal

standing waters or wetlands. The Florence Wetland Inventory does not show wetlands on the site. Any placement of fill material will be approved by the building department. The stormwater drainage plan proposes to meet the criteria outlined in FCC Title 9, Chapter 5.

10-7-4: SITE INVESTIGATION REPORTS (SIR):

A. Areas identified in Section 2 and 3 above, are subject to the site investigation requirements as presented in "Beach and Dune Techniques: Site Investigation Reports by Wilbur Ternyik" from the Oregon Coastal Zone Management Association's Beaches and Dunes Handbook for the Oregon Coast (OCZMA Handbook), Appendix 18 of the Florence Comprehensive Plan as modified by the City of Florence. No development permit (such as building permit or land use permit) subject to the provisions of this Title may be issued except with affirmative findings that:

- 1. Upon specific examination of the site utilizing a Phase I Site Investigation Report (the checklist from the OCZMA Handbook, as modified by the City of Florence), it is found that the condition identified on the "Hazards Map" or "Soils Map" or "Beaches and Dunes Overlay Zone" or other identified problem area does not exist on the subject property; or
- 2. As demonstrated by the Phase II Site Investigation Report that harmful effects could be mitigated or eliminated through, for example, foundation of structural engineering, setbacks or dedication of protected natural areas. (Amended by Ord. No. 10, Series 2009)

Site investigation requirements may be waived where specific standards, adequate to eliminate the danger to health, safety and property, have been adopted by the City. This exception would apply to flood-prone areas, which are subject to requirements of the National Flood Insurance Program and other problem areas which may be adequately protected through provisions of the Building Code. (Ord. 669, 5-17-82)

The applicant has indicated that Yaquina Soils do not pose a hazard for the building or site. The applicant has also indicated a Geotechnical report will be submitted with the building permit to show the engineering for the footings is adequate for the site. Any fill added to the property will require plans prepared by a registered engineer as required by the Building Code and be reviewed by the Building Official.

REALIZATION 2020 FLORENCE COMPREHENSIVE PLAN

Chapter 9: Economic Development

Recommendation 9: The City should continue to work to improve telephone and telecommunication services to the community, utilizing the most current technologies available.

The cell tower will increase the service of AT&T and provide opportunity for other providers to do so as well if they choose. The additional coverage will be beneficial for local residents and visitors.

Chapter 11: Utilities and Facilities: Section Telephone Services and Telecommunications

Goal: To secure residential and business telephone services equivalent to that found at any given time in similar size communities in the I-5 corridor. Policies

- 1. The City shall pursue parity in telephone service as an essential element for the City to be competitive in attracting business to the community.
- 2. The City shall pursue high quality digital telephone service as an essential element for the economic health and continued economic development of the community.

A city similar in size to Florence along the I-5 corridor would not have problems with cell service during a storm event as mentioned by Officer Ott in Exhibit P. The proposed cell tower meets the goal and polices for telecommunications in Florence. The applicant has indicated in their narrative, that the service will increase signal strength, call capacity and data transfer speeds in Florence. The applicant also states that the increase of data transfer speeds will provide an alternative source of broadband service for the area. The tower will be used by local residents and businesses alike.

FCC TITLE 10: CHAPTER 4: CONDITIONAL USES

10-4-1: DESCRIPTION AND PURPOSE: Certain types of uses require special consideration prior to their being permitted in a particular district. The reasons for requiring such special considerations involve, among other things:

A. The size of the area required for development of such uses;

The size of the development is consistent with its use. The storage building is 220 square feet and increases the lot coverage 0.1% of the property which is insignificant amount.

B. The effect such uses have on the public utility systems;

The site is only proposing to use telephone and power service. The fire hydrant across from 27th Street is within proximity to the site; therefore, there is no requirement for a new fire hydrant. The driveway will take access off 27th Street, a collector street. There will be very little traffic once the proposed work is completed. Prior to starting construction, the applicant, property owner, and/ or representative shall obtain a curb cut permit from Public Works Department. (Condition 3)

C. The nature of traffic problems incidental to operation of the use;

The cell tower is proposed to be unmanned; therefore, the site generate to have two to four trips per month once the work is completed. The proposal meets the criterion as there will be no traffic problems with ingress and egress to the site.

D. The effect such uses have on any adjoining land uses; and

The cell tower has 1.5 x the height setback from any adjoining property to the Siuslaw School District. If the tower would fall it would not land on other property.

E. The effect such uses have on the growth and development of the community as a whole. All uses permitted conditionally are declared to be in possession of such unique and special characteristics as to make impractical their being included as outright uses in any of the various districts created by this Title. The authority for the location and operation of certain uses shall be subject to review by the Planning Commission and issuance of a conditional use permit. The purpose of review shall be to determine the type of uses permitted in surrounding areas and for the further purpose of stipulating such conditions as may be reasonable, so that the basic purposes of this Title shall be served. (Ord. 625, 6-30-80; amd. Ord. 669, 5-17-82).

The cell tower will have a positive effect on the growth and development on the community as a whole. Any telecommunication tower which is over the building height by three feet as allowed in the zoning district is allowed by conditional use. As mentioned in the Comprehensive Plan section above, the cell tower will have a positive impact to the community as a whole. Also, refer to the general criteria for a conditional use permit listed below.

10-4-9: 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.

The purpose of the Conditional Use Permit is explained in the beginning of this section of the report. No special conditions are recommended.

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.

The school has adequate land for the proposed addition. The 2004 Florence Residential Buildable Land Analysis on page 19 states, "The BLI [Buildable Lands Inventory] inventories the *supply* of buildable residential land, including only privately-owned land that is planned for residential development, inside Florence's urban growth boundary (UGB), both inside and outside the city limits." Tax lot 300 was not part of the buildable lands inventory for residential development; therefore, there is adequate land within the Multi-Family Zoning District for permitted uses.

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.

As discussed in the beginning of this section, 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 a vehicular service driveway off 27th Street to the site from which the first 50 feet will be paved. The driveway is proposed to be 10 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, pedestrian access is not recommended and is not proposed.

10-4-10: 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.

As mentioned in the Multi-Family Zoning District section of this review, the project meets the lot coverage and use. Title 10, Chapter 33 allows telecommunication service towers as a conditional use and requires a setback of 1.5 x the height. The cell tower exceeds this special setback. The height for the cell tower is regulated by Federal Aviation Administration (FAA), which have approved the height of the tower. The City finds the proposal is adequate for the site and use. Furthermore, the City finds no need for additional regulation of the criteria.

B. Requiring fences, walls, screens and landscaping plus their maintenance. Fencing is required when wholesaling, warehousing and storing of outdoor sales.

The applicant is not proposing wholesaling, warehousing, or storage of outdoor sales. The applicant proposes to add a landscape buffer around the leased area consisting of American Arborvitae and Salal. The landscaping is proposed to be outside the proposed fenced area. No additional regulation is needed.

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

Vehicular ingress and egress was discussed above.

D. Regulation of signs.

Signs are not proposed for the site; therefore, this criterion does not apply.

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

Construction and placement of the cell tower, storage building, 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, dust, or odor. 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.

F. Requiring surfacing of parking areas.

Please refer to Title 10, Chapter 3: Off-Street Parking section of this report.

G. Requiring rehabilitation plans. The City may require the rehabilitation of substandard or nonconforming buildings or uses. In such an instance, the voluntary cooperation of the owner shall be solicited. The City may establish a schedule of rehabilitation which allows reasonable time for compliance, does not create a financial hardship for the owner and fulfills the purpose and intent of this Chapter. In the absence of voluntary compliance, the City will enforce the applicable codes,

State laws or City ordinances to affect structural, building, electrical, clearance of debris or vehicles, elimination of health, safety and sanitation problems or deficiencies when necessary.

The oldest building on the property is the primary school building built in the 60's. None of the referrals mentioned any concerns other buildings or conditions on site; therefore, this criterion does not apply.

H. 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.

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

When the application was first submitted in August of 2010, the applicant indicated that the project would be completed by the end of 2010. The applicant waited until they received final FAA approval of the requested height. The project is delayed. 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.

J. Requiring bonds to insure performance of special conditions.

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

K. 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 adjacent to the football field. There is no natural habitat, riparian vegetation, or scenic quality existing at the site or would be affected by the project. As mentioned within the Title 10, Chapter 7 section of this report, there are no wetlands on the site. The proposed storage will be placed on existing grass. The cell tower will be replacing an existing light pole.

L. 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.

No special conditions are needed to meet the intent and purpose of the Florence Comprehensive Plan.

FCC: TITLE 10, CHAPTER 6: DESIGN REVIEW

10-6-1: PURPOSE: The design review process is intended to:

A. Create an attractive appearance that will enhance the City and promote the general welfare of its citizens.

B. Provide property owner the means to protect and conserve the architectural tone of their neighborhood.

C. Recognize areas of existing or potential scenic value.

D. Protect and preserve buildings and sites that are of significant architectural or historic merit. (Ord. 625, 6-30-80)

10-6-5: GENERAL CRITERIA: The 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 Multi-Family Residential Zoning section 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 underlying zoning district.

The lot area, dimensions, and percentage of coverage are discussed in the Multi-Family Residential 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.

The FCC 10-13 Multi-Family Residential District section of the report is reviewed above. The landscaping proposal is discussed in section FCC 10-34 review below. The proposal meets these requirements.

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 location and design of the ingress and egress points are discussed above in the conditional use section of this report.

E. Noise, vibration, smoke, dust, odor, light intensity and electrical interference's.

The construction and placement of the project will produce noise, vibration, possible smoke, dust and odor. The cell tower will have lights on top as required by FAA. The applicant provided an engineer statement that the tower will not have any electrical interference with the surrounding uses (See Exhibit E).

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.

FCC Title 10, Chapter 3 details the requirements for parking and is reviewed below.

G. Signs according to standards set forth in FCC 10-26 Sign Regulations and Matrix.

Signs are not proposed; therefore, this criterion does not apply.

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

The applicant provided photo simulations of the cell tower at the site, as shown in Exhibit H. The storage building will be buffered by the proposed landscaping and not be seen from the surrounding properties. The cell tower will be more noticeable at night with the required lights. The cell tower will be visually compatible with the existing power lines within 27th Street right-of-way.

I. 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. The storage building is proposed to be tan aggregate and screened from view.

J. Exterior lighting and security.

The FAA requires lights on the top of the cell tower as outlined in Chapters 4, 8, and 12 of the FAA Advisory Circular AC 70/7460-1K. The fence area will provide adequate security for the site.

K. Public health, safety and general welfare.

The leased area will be completely fenced in, be buffered by landscaping, and will be placed behind an existing fence separating the leased area from the football field. Officer Ott stated he did not see any issues with the placement of the tower on the property from a security perspective.

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

Please refer to the Multi-Family Residential section of this report for findings on meeting public facilities.

M. 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.

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

There are no special conditions required with the proposed development; therefore bonds to insure performance are not necessary. No public infrastructure improvements are required for this project; therefore, no performance agreement, petition or bond for improvements shall be required.

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

No special conditions are proposed at this time.

FCC TITLE 10, CHAPTER 21, SECTION 2: PUBLIC USE AIRPORT SAFETY AND COMPATIBILITY OVERLAY ZONE

10-21-2-1: PURPOSE: The purpose of this overlay zone is to encourage and support the continued operation and vitality of the Florence Municipal Airport by establishing compatibility and safety standards to promote air navigational safety at the airport and to reduce potential safety hazards for persons living, working or recreating near the airport.

0-21-2-2 **DEFINITIONS** (not included)

10-21-2-3: IMAGINARY SURFACE AND NOISE IMPACT BOUNDARY DELINEATION: The airport elevation, the airport noise impact boundary, and the location and dimensions of the runway, primary surface, runway protection zone, approach surface, horizontal surface, conical surface and transitional surface are delineated in the 1997 Florence Municipal Airport Layout Plan Report and shall be made part of the Official Zoning Map. All lands, waters and airspace, or portions thereof, that are located within these boundaries or surfaces shall be subject to the requirements of this overlay zone.

Exhibit K shows the general areas of the airport overlay. As shown on Exhibit L, majority of the City is within the Public Use Airport Safety and Compatibility overlay zone. The Transition surfaces (the color zones) has been used to determine the overlay district. The school district is under the horizontal surface of the overlay district (shown in white).

10-21-2-4: NOTICE OF LAND USE AND PERMIT APPLICATIONS WITHIN OVERLAY ZONE AREA:

Except as otherwise provided herein, written notice of applications for land use of limited land use decisions, including comprehensive plan or zoning amendments, in an area within this overlay zone, shall be provided to the airport sponsor and the Department of Aviation in the same manner as notice is provided to property owners entitled by law to written notice of land use or limited land use applications.

A. Notice shall be provided to the airport sponsor and the Department of Aviation when the property, or a portion thereof, that is subject to the land use or limited land use application is located within 5,000 feet of the sides or ends of a runway.

B. Notice of land use and limited land use applications shall be provided within the following timelines.

1. Notice of land use or limited land use applications involving public hearings shall be provided prior to the public hearing at the same time that written notice of such applications is provided to property owners entitled to such notice.

2. Notice of land use or limited land use applications not involving public hearings shall be provided at least 20 days prior to entry of the initial decision on the land use or limited land use application.

- 3. Notice of the decision on the land use or limited land use application shall also be provided to the airport sponsor within the same timelines that notice is provided to parties to the proceeding.
- C. Notices required under Paragraphs A, B-1-2-3 of this section need not be provided to the airport sponsor or the Department of Aviation where the land use or limited land use application meets all of the following criteria:
- 1. Would only allow structures of less than 35 feet in height above ground level.
- 2. Involves property located entirely outside the approach surface;
- 3. Does not involve industrial uses, mining or similar uses that emit smoke dust or steam; sanitary landfills or water impoundments; or radio, radiotelephone, television or similar transmission facilities or electrical transmission lines; and
- 4. Does not involve wetland mitigation, creation, enhancement or restoration.

The cell tower is proposed to be over 35 feet high; therefore, these noticing criteria apply. The notice requirement is met. Staff emailed referrals to the airport sponsor and Department of Aviation. Mike Miller, Public Works Director, is the airport sponsor. As listed in the referral section, Mike Miller stated that FAA has jurisdiction over the height of the cell tower, and he has no objections to the proposal provided that the applicant meets the conditions of approval as required by FAA approval. ODA Aviation Planning Analyst, Sandra Larsen stated the applicant shall submit a Notice of Construction or Alteration (form 7460-1) with ODA.

10-21-2-5: HEIGHT LIMITATIONS ON ALLOWED USES IN UNDERLYING ZONE.

All uses permitted by the underlying zone shall comply with the height limitations in this Section. When height limitations of the underlying zone are more restrictive than those of this overlay zone, the underlying zone height limitations shall control.

- A. Except as provided in subsections B and C of this Section, no structure or tree, plant or other object of natural growth shall penetrate an airport imaginary surface.
- B. For areas within airport imaginary surfaces but outside the approach and transition surfaces, where the terrain is at higher elevations than the airport runway surfaces such that existing structures and permitted development penetrate or would penetrate the airport imaginary surfaces, a local government may authorize structures up to 35 feet in height above ground level.
- C. Other height exceptions or variances may be permitted when supported in writing by the airport sponsor, the Department of Aviation and the FAA. Applications for height variances shall follow the procedures for other variances and shall be subject to such conditions and terms as recommended by the Department of Aviation and the FAA.

The cell tower is outside the approach and transitional surfaces but within the Public Use Airport Safety and Compatibility Overlay Zone. The 150 foot height would be considered an exception; therefore, needing written support of the airport sponsor, ODA and FAA. The airport sponsor and FAA are in support of the proposed height for the cell tower as shown in Exhibit G and Exhibit M. ODA's only comment was by Sandra Larsen, Aviation

Planning Analyst with ODA who stated the applicant shall submit a Notice of Construction or Alteration (form 7460-1) with ODA.

10-21-2-7: LAND USE COMPATIBILITY REQUIREMENTS: Applications for land use or building permits for properties within the boundaries of this overlay zone shall comply with the requirements of this chapter as provided herein.

A. Noise. The Noise Contour Map for the Florence Municipal Airport is included in the 1997 Florence Municipal Airport Layout Plan Report — Land Use Drawing 3, which is incorporated herein, and which shall remain on file in the Florence Community Development Department. Within the airport noise impact boundaries, land uses shall be established consistent with the levels identified in OAR 660, Division 13, Exhibit 5. A declaration of anticipated noise levels shall be attached to any subdivision or partition approval or other land use approval or building permit affecting land within airport noise impact boundaries. In areas where the noise level is anticipated to be at or above 55 DNL, prior to issuance of a building permit for construction of a noise sensitive land use (real property normally used for sleeping or as a school, church, hospital, public library or similar use), the permit applicant shall be required to demonstrate that a noise abatement strategy will be incorporated into the building design that will achieve an indoor noise level equal to or less than 55 DNL.

Noise from the airport will not affect the unmanned cell tower and storage unit; therefore, the proposal meets this criterion.

B. Outdoor Lighting. No new or expanded industrial, commercial or recreational use shall project lighting directly onto an existing runway or taxiway or into existing airport approach surfaces except where necessary for safe and convenient air travel. Lighting for these uses shall incorporate shielding in their designs to reflect light away from airport approach surfaces. No use shall imitate airport lighting or impede the ability of pilots to distinguish between airport lighting and other lighting.

The project is 1,500 feet from runway or taxiway. The lights, stadium orientation and distance from the runway will not impede the ability of pilots between airport lighting and other lighting.

C. Glare. No glare producing material, including but not limited to unpainted metal or reflective glass, shall be used on the exterior of structures located within an approach surface or on nearby lands where glare could impede a pilot's vision.

The school district is outside the approach surface or near the airport fight path; therefore, this criterion does not apply.

D. Industrial Emissions. No new industrial, mining or similar use, or expansion of an existing industrial, mining or similar use, shall, as part of its regular operations,

Page 22 of 36

cause emissions of smoke, dust or steam that could obscure visibility within airport approach surfaces, except upon demonstration, supported by substantial evidence, that mitigation measures imposed as approval conditions will reduce the potential for safety risk or incompatibility with airport operations to an insignificant level. The review authority shall impose such conditions as necessary to ensure that the use does not obscure visibility.

No industrial or mining use is proposed; therefore this criterion does not apply.

E. Communications Facilities and Electrical Interference. No use shall cause or create electrical interference with navigational signals or radio communications between an airport and aircraft. Proposals for the location of new or expanded radio, radiotelephone, and television transmission facilities and electrical transmission lines within this overlay zone shall be coordinated with the Department of Aviation and the FAA prior to approval. Approval of cellular and other telephone or radio communication towers on leased property located within airport imaginary surfaces shall be conditioned to require their removal within 90 days following the expiration of the lease agreement. A bond or other security may be required to ensure this result.

As shown in Exhibit E, the applicant submitted a letter from an engineer which states that the cell tower will not interfere with other communications. FCC 10-33-12 requires notification to the City in writing of the proposed date of abandonment or discontinuation of operations. FCC 10-21-2-7-E also requires that a cell tower be removed within 90 days of decommissioning. *(Condition 5)*

CHAPTER 33: TELECOMMUNICATIONS FACILITIES OVERLAY DISTRICT

10-33-1 Purpose: The purpose of the Telecommunications Facilities Overlay District is to facilitate the location of necessary wireless telecommunications facilities, including towers, sufficient to provide service to area businesses and residents while preserving the viewsheds and character of the community, especially in residential districts.

The proposed cell tower is to be located in a residential zoning district, but not within a residential use area. The cell tower is not proposed to be within any scenic views as defined in Florence Realization 2020 Comprehensive Plan.

10-33-4 Conditional Uses:

D. Any WCF extending more than 3'above the roofline of the primary structure located in any residential district.

The cell tower or wireless communication facility (WCF) is proposed in the Multi-Family District. The cell tower is proposed to be more than 3 feet above the roofline of the school; therefore, it is allowed as a conditional use.

10-33-5 Application:

The applicant shall submit:

A. A site plan drawn to scale.

B. Elevations of all proposed buildings and structures, together with a depiction of proposed screening.

C. A landscaping plan

- D. The engineered design capacity of the WCF relative to of the number and type of antennae it is designed to accommodate, and the location of such antennae in such a manner as to optimize performance, minimize visual impact, and encourage colocation.
- E. A feasibility study showing why this facility is necessary, and if not co-located, why it cannot be co-located. The study must show that co-location is unfeasible due to one or more of the reasons: structural support limitations, safety considerations, lack of available space, failure to meet service coverage needs, or unreasonable economic constraints.
- F. Evidence of conformance with FAA requirements.
- G. 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.
- H. Evidence that the proposed WCF meets FCC electromagnetic radiation emission standards.
- I. Narrative showing compliance with conditional use criteria and/or design review criteria

The applicant has met the application requirements as stated above. Please see Exhibit B, C and E.

10-33-6 Setbacks:

A. WCF's shall not be located in front yards.

B. Telecommunication facilities meeting the height requirements of the underlying district shall meet the setbacks required in that district.

C. Any facility exceeding the height requirements of the underlying zone shall be set back from the property line of all abutting uses at least 1.5 times the height of the facility.

D. 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 cell tower meets the setback criteria. The cell tower is proposed to be 302 feet from the nearest property line which is the property to the west. The cell tower meets the zoning district setbacks and meets the setback required in C for the tower. No additional setbacks are required. The applicant has stated that American Tower will provide the

school district a certificate of insurance to demonstrate that they have adequate coverage for any damages which may be caused to the site.

10-33-7 Lighting: No lighting shall be permitted except as required by the FAA, or necessary to provide security to the site. Lighting shall be down-shielded and of the minimum wattage necessary for the proposed use.

FAA requires the structure to be marked and lighted as outlined in chapters 4, 8, and 12 of the FAA Advisory Circular AC 70/7460-1K; therefore, it meets this criterion.

10-33-8 Interference: No WCF shall interfere with public safety telecommunications. The City may require a statement or other evidence from a qualified professional engineer licensed in the State of Oregon that the proposed WCF will not interfere with public safety telecommunications.

Officer Ott stated that the cell tower would increase communication between officers as they occasionally use cell phones. As stated by Ken Seymour, AT&T Mobility Engineering Manager in Exhibit E, the tower will not interfere with public safety telecommunications.

10-33-9 Access: Access to commercial WCF's shall be from an arterial or a collector street.

The cell tower meets this criterion as the access to the tower will be from 27th Street, a collector street.

10-33-10 Review Criteria:

A. Does the facility incorporate co-location either with another existing facility, or offer the option for another entity to co-locate on the proposed facility?

The applicant has indicated that the tower will have the option for another entity to colocate on the tower, but at this time is proposing one renter, AT&T.

B. Are the portions of the proposed structure(s) that exceed height limits the minimum necessary to meet the needs of the applicant and provide reasonable service to the Florence area?

American Tower was initially told by FAA that the cell tower would be allowed with a lower height of 144 feet. American Tower asked FAA to review the height again in a more indepth report. FAA came back with allowing the 154 feet maximum height. Exhibit H shows that most of the Florence area will be served (area in red) with the additional cell tower.

C. Is the site/facility secure? Will warnings and emergency contact information be posted?

The site will be encaged by a fence guaranteeing the security of the site. There will be no hazardous materials located on site with the exception of batteries and diesel fuel. The diesel storage needs to follow the 2010 Oregon Fire Code (Condition 12). A 24/7 contact number will be posted at the site.

D. Is the site screened, and/or designed to minimize impacts to surrounding land uses and the community? Does the proposed WCF design eliminate, to the greatest extent possible, the visibility of the proposed facility from adjacent streets, residences, parks and viewpoints? Are colors and materials chosen to minimize visibility?

The storage building and generator area will be screened with a five foot landscaped buffer. The fence will also have slats reducing visibility of the storage building. The cell tower will be 305 feet away from 27th Street. The cell tower will not be within any scenic views as defined by the Florence Comprehensive Plan. The tower will be over 1000 feet from the nearest residence. The color gray is chosen since there are more cloudy days in Florence than sunny days.

E. Does the facility meet FAA requirements?

The cell tower meets FAA requirements. As indicated in ExhibitG The facility meets FAA requirements with conditions of approval.

F. Does the facility comply with electromagnetic radiation emission standards as established by the FCC.

The cell tower complies with electromagnetic radiation emission standards as established by the FCC as indicated in Exhibit E.

G. Has the applicant provided a fall zone adequate to protect surrounding uses?

The applicant stated in Exhibit C that the fall zone is adequate to protecting surrounding uses and the nearest office is 300 feet away on the property.

H. Does the owner/operator have sufficient liability insurance to cover damage from tower failure or collapse?

American Tower will take responsibility for any damage from the tower failure or collapse. Any damage from the tower failure or collapse will only affect the school district's property. As stated in Exhibit C, American Tower will provide the school district a certificate of insurance to demonstrate that they have adequate coverage for any damages which may be caused by the site on the school district property.

10-33-11 Maintenance: The owner(s) of any WCF shall provide continuing maintenance of the facility and its accessory structures in a way that guarantees safety, and continuous compliance with any conditions of approval.

As indicated in Exhibit C, the cell tower will be inspected at least once a month by AT&T Mobility.

10-33-12 Decommissioning:

A. If an owner plans to abandon or discontinue operation of a WCF, such owner shall notify the City by certified mail of the proposed date of abandonment or discontinuance of operations. Such notice shall be given no less than 30 days prior to abandonment or discontinuance.

B. The City may require, as part of a conditional use permit, that an applicant to post a bond or other financial security in the amount necessary to remove a WCF and its accessory structures in the case of discontinuance of use.

C. In the event that an owner discontinues use of a transmission facility for more than six consecutive months, the City may require that the owner remove the WCF and associated accessory structures. Failure to remove the WCF without a request for extension of use, or other application to the City for continuation of use, shall allow the City to declare the WCF a nuisance and subject to the abatement procedures of the Florence City Code. The City may utilize the bond or other financial security for abatement.

10-33-13 Severability: If any section, subsection, sentence, clause, phase or portion of this code is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions.

The property owner, applicant and/or representative shall notify the City in writing of the proposed date of abandonment or discontinuation of operations. FCC 10-21-2-7-E also requires that a cell tower be removed within 90 days of decommissioning. (Condition 5)

CHAPTER 3: OFF STREET PARKING

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, or alternatively, through a separate parking demand analysis prepared by the applicant and approved by the Design Review Board. 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 above. 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.

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 pre pared 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.

Table 10-3-1: (rounded down) 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 storage area will be unmanned. Due to the proximity of the Siuslaw Football Field, staff recommends the Planning Commission waive the minimum space requirement of two parking spaces. The City has received complaints of people parking in the bike lane on 27^{th} Street during the High School Football games. Due to the location of the cell tower to the stadium, staff could see the parking spaces being used during events and interfere with any emergency maintenance which may arise.

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 driveway to access the cell tower and equipment is proposed to be paved for the first fifty feet from the street. No parking areas are proposed.

TITLE 10, CHAPTER 34: LANDSCAPING

10-34-1: PURPOSE: The purpose of Chapter 34 is to promote community health, safety, and welfare by protecting natural vegetation and setting development standards for landscaping, street trees, fences, and walls. Together, these elements of the natural and built environment contribute to the visual quality, environmental health, and character of the community. Landscaping plants and materials are intended to conserve, enhance and be compatible with the coastal village character of Florence, with liberal use of evergreens and native species.

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.

A. For developments requiring a public hearing, all landscaping shall be brought up

to current code requirements.

B. For developments not requiring a public hearing, landscaping shall be brought up to current code requirements in the same proportion as the increase in use and/or building size.

10-34-3-2: Landscaping Plan Required. A landscape plan is required. All landscape

plans shall include the following information:

- A. The location and height of existing and proposed fences and walls, buffering or screening materials.
- B. The location of existing and proposed terraces, retaining walls, decks, patios, shelters, and play areas.

C. The location, size, and species of the new proposed plant materials (at time of

planting).

D. The location(s) of areas where existing vegetation will be cleared and the location(s) of areas where existing vegetation will be preserved, delineated on a recent aerial photo or site plan drawn to scale.

E. Existing and proposed building and pavement outlines.

- F. Specifications for soil at time of planting, irrigation and anticipated planting schedule.
- G. Other information as deemed appropriate by the City Planning Official.

As shown in Exhibit B, the applicant submitted a landscaping plan which shows the location, size and species of the proposed plants with the exception of the location and number of Salal. FCC 10-34-3-4-1 requires the Salal to be spaced a minimum of three feet on center (*Condition 6*). The plant sizes conform to the *Tree and Plant List for the City of Florence*. The plan includes using composting potting soil at the time of planting. The property has an irrigation system; however, no irrigation is proposed for the new landscaping; FCC 10-34-3-5 requires permanent, underground irrigation for all new landscaping. (*Condition 7*)

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.

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.

The applicant proposes 71% of the site to be landscaped with new plants and existing grass. The site does not have street frontage; therefore, additional trees and shrubs are not required.

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

The landscaping buffer shall cover a minimum of 70 percent in five years. Prior to final inspection, the applicant shall provide a written statement from the landscaper that the landscaping will cover 70 percent of the landscaped areas within the next 5 years. (Condition 8)

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.

The site is not near a property line; therefore, this criterion does not apply.

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

The applicant indicated the landscaping will be planted with a soil compost blend around and under the new plants. The landscaping plan meets this requirement.

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

No noxious weeds are existing on the site or proposed; therefore, the applicant meets this requirement.

- 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. Plant Selection. A combination of deciduous and evergreen trees, shrubs, and gound covers shall be used for all planted areas, 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.
 - 1. Ground Cover. Ground cover may consist of separate plants or mowed grass turf. Ground cover plant species shall meet the following minimum standards:

plants from 4-inch pots shall be spaced a minimum of 18 inches on center, and 1-2 gallon size plants shall be spaced a minimum of 3 feet on center.

- 2. Shrubs. Shrub plant species shall be planted from 3 gallon containers unless otherwise specified in the Tree and Plant List for the City of Florence.
- 3. Trees. Evergreen and deciduous tree species shall meet the following minimum standards: deciduous trees shall be a minimum of 1 $\frac{3}{4}$ inch caliper (diameter) measured 6 inches above grade, and evergreen trees shall be a minimum of 5 feet tall (Nursery Grade 5/6).
- 4. Non-plant Ground Covers. 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.
- 5. Pocket-planting with a soil-compost blend around plants and trees shall be used to ensure healthy growth.

The proposed plants as shown in Exhibit B are listed in the *Tree and Plant List for the City of Florence*. The applicant proposes Salal as ground covering. The Salal shall be spaced a minimum of three feet on center *(Condition 6)*. The applicant shall call the Planning Department at (541) 997-8237, and allow one week for an inspection of the landscaping. *(Condition 9)*

B. Existing Native Vegetation. Preservation of existing native vegetation is encouraged and preservation credits in accordance with Section 10-34-2-4 may be used to meet the landscape requirements of this Chapter.

Native vegetation has been removed from the site; therefore, this criterion does not apply.

C. Hardscape features, such as plazas, pathways, patios and other pedestrian amenities may count toward ten (10) percent of the required landscape area, except in the Old Town and Main Street districts where hardscape features may count toward 50 percent of the landscape area, provided that such features conform to the standards of those districts. Swimming pools, sports courts, decks and similar facilities may not be counted toward fulfilling the landscape requirement in any zone.

The applicant does not propose hardscape features for the site; therefore, the criterion does not apply.

D. Storm Water Facilities. 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 applicant provided a preliminary development plan which will have the stormwater filter into the existing grass. Public Works approved the preliminary development plan.

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 property has an irrigation system, but the application does not indicate irrigation for the new landscaping. The applicant, representative or property owner shall show how the new landscaping wil tie into the existing water system or install a new irrigation system. The applicant shall apply for an irrigation permit with the building permit and shall install a backflow prevention device per FCC 9-2-3-5 if new an irrigation system is proposed. (Condition 7)

9-5-2-2: PRELIMINARY DEVELOPMENT PLAN

B. A registered Professional Engineer licensed by the State of Oregon shall prepare, certify, and seal the Preliminary Development Plan as required by City and state law. Furthermore, prior to land disturbing activity, the developer for the land disturbing activity shall certify that the proposed activities will be accomplished pursuant to the approved plan.

The applicant provided an engineered Preliminary Development Plan for Stormwater as required above (see Exhibit F). Prior to any land disturbing activity, the applicant shall submit a certification that the proposed activities will be accomplished pursuant to the approved Preliminary Development plan. *(Condition 10)*

C. The Preliminary Development Plan shall be submitted and approved as part of the land use approval process. The Storm Water Management Plan, where required, shall be submitted along with the construction drawings.

The applicant has provided a preliminary development plan as required under FCC 9-5-2-2-C, which is approved by Public Works as indicated by Exhibit M.

FCC TITLE 10, CHAPTER 35: ACCESS AND CIRCULATION

10-35-2-11: 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.

Access to the site will be from Kingwood Street, a collector street. The telecommunication criteria require driveways for a commercial WCF be from an arterial or collector street. The Public Works did not comment on the driveway approach but will have opportunity to make changes to the driveway approach when the applicant applies for a curb cut permit. (Condition 4) Siuslaw Valley Fire and Rescue has objections to the proposal; with of the driveway and requires the base to be engineered and built to withstand up to 53,000 pounds. Condition 13—

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). 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 construction is shown on ExhibitB The Public Works Department has not commented on the driveway apron but will have another opportunity to review the apron with the private work in the public right-of-way permit. Slopes within the curb and sidewalk shall meet ADA requirements.

Conclusion:

The Conditional Use and Design Review requests are consistent with the applicable criteria in Florence City Code Title and the Florence Realization 2020 Comprehensive Plan.

VI. OPTIONS FOR THE PLANNING COMMISSION:

1. Approve the design review and conditional use request, based on the proposed findings of fact in this staff report, with the proposed Conditions of Approval.

- 2. Modify the proposed findings of fact, Conditions of Approval, or both, and approve the request as modified.
- 3. Continue the hearing to a date certain or leave the record open in order to allow more time for additional information to be submitted.
- 4. Deny the application based on findings of fact.

VII. STAFF RECOMMENDATION, AND PROPOSED CONDITIONS OF APPROVAL

Staff recommendation for Design Review and Conditional Use Permit is to approve the request for approval of the design review, and conditional use, provided that the following Conditions of Approval are met.

Conditions of Approval:

The application, as presented, meets or can meet applicable City codes and requirements, provided that the following conditions of approval are met.

1. Approval for shall be shown on:

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the

applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.

- 3. Fence Building Permit: The applicant shall include the fence with the building permit application for the storage shed and cell tower.
- 4 Curb Cut Permit: Prior to starting construction, the applicant, property owner, and/ or representative shall obtain a Right-of-way Excavation Work Permit from Public Works Department. Slopes within the curb and sidewalk shall meet ADA requirements.
- 5. Abandonment or Discontinuation of Operations: At any time, the property owner, applicant and/or representative shall notify the City in writing of the proposed date of abandonment or discontinuation of operations. FCC 10-21-2-7-E also requires that a cell tower be removed within 90 days of decommissioning.
- 6. Landscaping: The applicant/representative and/or property owner shall plant the Salal spaced a minimum of three feet on center.
- 7. Irrigation: Permanent, underground irrigation for all landscaping. The applicant, representative or property owner shall show how the new landscaping wil tie into the existing water system or install a new irrigation system. The applicant shall apply for an irrigation permit with the building permit and shall install a backflow prevention device per FCC 9-2-3-5 if new an irrigation system is proposed.
- 8. Landscaping: Prior to final inspection, the applicant shall provide a written statement from the landscaper that the landscaping will cover 70 percent of the landscaped areas within the next 5 years.
- 9. Complete Landscaping: Upon completion of landscaping, the applicant shall call the Planning Department at (541) 997-8237, and allow one week for an inspection of the landscaping.
- 10. Stormwater: Prior to any land disturbing activity, the applicant shall submit a certification that the proposed activities will be accomplished pursuant to the approved Preliminary Development plan.

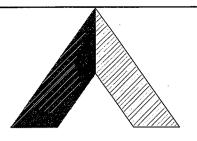
OTHER REQUIREMENTS:

11. ODA: Prior to issuance of building permit, the property owner, applicant and/or representative shall provide a Notice of Construction or Alteration (form 7460-1) with Oregon Department of Aviation

- 12. 2010 Oregon Fire Code: The property owner, applicant and/or representative shall comply with the 2010 Oregon Fire Code Chapter 34 or 38 depending on the fuel for the generator and Section 608 and Section 604. A State Fire Marshal Permit is required for quantities over 1,000 gallons of flammable/ combustible liquids and 2,000 gallons of Liquefied Petroleum Gas.
- 13. With the building permit application, the drawings shall show that the driveway is engineered and built to withstand up to 53,000 pounds.

VIII. EXHIBITS

- A. Finding of Fact
- B. Applicant's Drawings (include elevations, site, and landscaping)
- C. Applicant's Narrative
- D. Phase I Site Investigation Report
- E. Letter from by Ken Seymour P.E., AT&T Mobility Engineering Manager
- F. Preliminary Development Plan
- G. FAA letter approving height of cell tower
- H. Photo Simulation and coverage map
- Site Defined
- J. Aerial of campus
- K. General areas of an airport overlay
- L. Airport Overlay maps
- M. Emails dated January 19, 2011, from Mike Miller, Public Works Director; including Email dated January 19, 2011, from Dan Graber, P.E., Water Supervisor
- N. Email dated January 20, 2011 from Sandra Larsen, Aviation Planning Analyst with Oregon Department of Aviation
- O. Email dated January 21, 2011 from Carl Dependahl, Florence Building Official
- P. Email dated January 27, 2011 from Brandon Ott, Code Enforcement Officer
- Q. Email dated January 26, 2011 from Mr. Milt Pepitone
- R. Email dated February 2, 2011 and February 3, 2011 from Sean Barrett, Siuslaw Valley Fire and Rescue



AMERICAN TOWER CORPORATION

EG47 FLORENCE DT

2525 OAK ST FLORENCE, OR 97439

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OF DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.



PACIFIC TELECOM SERVICES,LLC

AMERICAN TOWER CORPORATION

at&t

Your world. Delivered

STERED ARCY SEATTLE, WA . 5008

OF ORE EXPIRATION DATE OF THE LICENSE: 06/30/12

ENC ST 974 OAK OR

REVISIONS NO. DATE DESCRIPTION INITIA A 05/19/10 ISSUED FOR PZD REVIEW AF 1 07/08/10 REVISED FOR FINAL ZONING 3 09/16/10 REVISED FOR FINAL ZONING AF 4 12/22/10 REVISED FOR FINAL ZONING

G47

SHEET TITLE

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET NUMBER

PROJECT INFORMATION

PROJECT DESCRIPTION:

ATC PROPOSES TO CONSTRUCT AN UNSTAFFED TELECOMMUNICATION FACILITY BY REPLACING AN EXISTING 87'-1" A.G.L. STEEL LIGHTPOLE WITH A NEW 150'-0" A.G.L. STEEL LIGHTPOLE AND CONSTRUCTING A 30'-0" X 50'-0" FENCED LEASE AREA. AT&T PROPOSES TO INSTALL A 11'-5" X 20'-0" PRE—FABRICATED SHELTER ON A NEW CONCRETE SLAB WITHIN NEW ATC FENCED LEASE AREA AND ANCHOR A (3) SECTOR ANTENNA ARRAY WITH (4) ANTENNAS PER SECTOR AND A 6'-0" MICROWAVE ANTENNA TO PROPOSED LIGHTPOLE.

PROPERTY OWNER:

SIUSLAW SCHOOL DISTRICT 97J 2111 OAK ST. FLORENCE, OR 97439 CONTACT: TBD

ATC PROJECT MANAGER:
AMERICAN TOWER CORPORATION
4122 FACTORIA BLVD SE, STE 405
BELLEVUE, WA 98006

CONTACT: GEORGE PIERCE PH: (425) 643-9624

SITE ACQUISITION:

ZONING AGENT:

BRANDON OLSEN

POWDER RIVER CONTACT: STEVEN TOPP PH: (503) 892-8217

AT&T PROJECT MANAGER:

POWDER RIVER CONTACT: KEITH PHILLIPS PH: (360) 606-6575

APPLICANI: AMERICAN TOWER CORPORATION 4122 FACTORIA BLVD SE, STE 405 BELLEVUE, WA 9800B CONTACT: GEORGE PIERCE PH: (425) 543–9624

CODE INFORMATION: ZONING CLASSIFICATION: OTHER BUILDING CODE: 2006 IBC

OCCUPANCY: S-2 JURISDICTION: CITY OF FLORENCE

CURRENT USE: SCHOOL ATHLETIC FIELD/UNOCCUPIED LAND PROPOSED USE: TELECOMMUNICATIONS FACILITY

TELCO COMPANY:

CONSTRUCTION TYPE: IIB

QWEST PH: (800) 603-6000

POWER COMPANY: PACIFIC POWER PH: (866) 870-3419

SITE LOCATION: (BASED ON NAD 83): LATITUDE: 43° 59' 20.98" N

LONGITUDE: 124' 06' 28.21" W TOP OF STRUCTURE AGL: 150'

BASE OF STRUCTURE AMSL: 56.89'

PARCEL NUMBER(S):

AREA OF PARCEL: ±87.30 ACRES

PROJECT AREA: 1000 S.F. LEASE AREA

GENERAL INFORMATION:

 PARKING REQUIREMENTS ARE UNCHANGED.
 TRAFFIC IS UNAFFECTED.
 SIGNAGE IS PROPOSED. 4. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.

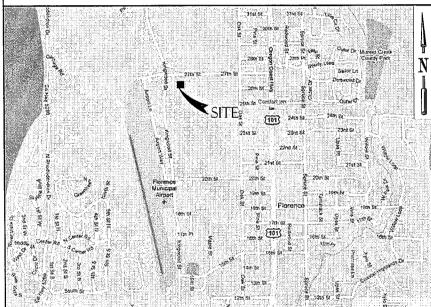
PROJECT TEAM

PROJECT ARCHITECT

RICHARD B. HALL, AIA
PACIFIC TELECOM SERVICES, LLC
56B FIRST AVENUE, S., SUITE 650
SEATILE, WA 98104
CONTACT: ROBERT LEIGHTON
PH: (206) 464-4402
EMAIL: RLEIGHTON@PTSWA.COM

PROJECT CONSULTANT:

VICINITY MAP



DRAWING INDEX SHEET

DESCRIPTION TITLE SHEET PROPOSED SURVEY LS-2 EXISTING PARCEL SURVEY DEVELOPMENT PLAN C-1 C-2 TESC PLAN TESC DETAILS PARCEL PLAN 7-2 SITE PLAN ENLARGED SITE PLAN ELEVATIONS LANDSCAPING

LEGAL DESCRIPTION

REVISED FINAL

ZONING DRAWINGS

12-22-10

DRIVING DIRECTIONS

FROM PORTLAND INTERNATIONAL AIRPORT:

HEAD SOUTHWEST ON NE AIRPORT WAY TOWARD NE AIR CARGO RD
TAKE THE RAMP ONTO 1-205 S
TAKE EXIT 21B TO MERGE ONTO 1-84 W/US-30 W TOWARD PORTLAND
TAKE THE EXIT ON THE LEFT ONTO 1-5 S TOWARD BEAVERTON/SALEM
TAKE EXIT 195B TOWARD JUNCTION CITY/FLORENCE
MERGE ONTO BELTLINE RD/OR-559 W
TURN RIGHT AT W 11TH AVE/OR-126 W
TONTINUE TO FOLLOW OR-126 W
TURN LEFT AT FLORENCE-EUGENE HWY/OR-126 W/RTE F (SIGNS FOR STATE HWY 126) TORN LET AT FORENCE-EUGENE HWY/OR-126 W/ TURN RIGHT AT US-101 N
TURN LET AT 26TH ST
TURN LETT AT 0AK ST
DESTINATION WILL BE ON THE RIGHT

APPROVAL	DATE	SIGNATURE	APPROVAL	DATE	SIGNATURE
RF ENGINEER:			LANDLORD:		
RF MANAGER:			SITE ACQUISITION:		
OPPS MANAGER:			ZONING AGENT:		
CONSTR MANAGER:		,	PROJECT MANAGER:		
NSB MANAGER:			CONSTR MANAGER:		
TRANSPORT:					
EQUIP ENGINEER:					
COMPLIANCE:					
REVIEWERS S	HALL CLEAF	RLY PLACE INITIALS ADJACENT	TO EACH REDLINE NOT	E AS DRAV	VINGS ARE BEING REVIEWED

ABBREVIATIONS

A/C AGL APPROX	AIR CONDITIONING ABOVE GROUND LEVEL APPROXIMATELY	HORZ HR HT HVAC	HORIZONTAL HOUR HEIGHT HEATING	PLYWD PROJ PROP PT	PLYWOOD PROJECT PROPERTY PRESSURE TREATED
BLDG BLK	BUILDING BLOCKING		VENTILATION AIR CONDITIONING	REQ RM SHT	REQUIRED ROOM SHEET
CLG CLR	CEILING CLEAR	ID IN	INSIDE DIAMETER	SIM SPEC	SIMILAR SPECIFICATION
CONC	CONCRETE	INFO	INFORMATION	SF	SQUARE FOOT
CONST	CONSTRUCTION	INSUL	INSULATION	SS	STAINLESS STEEL
CONT	CONTINUOUS	INT	INTERIOR	STL	STEEL
		IBC	INTERNATIONAL	STRUCT	STRUCTURAL
DBL	DOUBLE		BUILDING CODE	STD SUSP	STUD SUSPENDED
DIA DIAG	DIAMETER	LBS	POUNDS	303F	SUSPENDED
DN	DIAGONAL DOWN	MAX	MAXIMUM	THRU	THROUGH
DET	DETAIL	MECH	MECHANICAL	TNNG	TINNED
DWG	DRAWING	MTL	METAL	TYP	TYPICAL
		MFR	MANUFACTURE		
EA_	EACH	MGR	MANAGER	UNO	UNLESS NOTED
ELEV	ELEVATION ELECTRICAL	MIN	MINIMUM MISCELLANEOUS		OTHERWISE
ELEC EQ	EQUAL	RO	ROUGH OPENING	VERT	VERTICAL
EQUIP	EQUIPMENT	.,.		VIF	VERIFY IN FIELD
EXT	EXTERIOR	NA	NOT APPLICABLE		
		NIC	NOT IN CONTRACT	W/	WITH ·
FIN	FINISH	NTS	NOT TO SCALE	w/o	WITHOUT
FLUOR	FLOURESCENT FLOOR	oc	ON CENTER	WP	WATER PROOF
FLR FT	FOOT	OD.	OUTSIDE DIAMETER		
• •	1001				
GA	GAUGE				
GALV	GALVANIZED				
GC GRND	GENERAL CONTRACTOR GROUND				
GYP BD	GYPSUM WALL BOARD				
GII DD	GIL JOH WALL BOARD				

Exhibit B

SITE LEGAL DESCRIPTION

CURRENT ZONING AND SETBACKS

ZONING: CITY OF FLORENCE - RM MULTI-FAMILY RESIDENTIAL 5 FEET ON ALL LOT LINES

CITY OF FLORENCE REQUIRED SPECIAL SETBACK: 1.5X PROPOSED TOWER HEIGHT PROPOSED TOWER HEIGHT = 150 FEET

SPECIAL SETBACK = 225 FEET

FLOOD ZONE DESIGNATION

ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN DATA PER NFIP FIRM MAP NUMBER 41039C1426 F, EFFECTIVE DATE 6/2/99.

LAND AREA

TOTAL SITE AREA		87.795 ACRES	
LEASE AREA	1,500 SQUARE FEET	0.034 ACRES	
ACCESS & UTILITY EASEMENT	5,158 SQUARE FEET	0.118 ACRES	

PROPOSED EASEMENT DESCRIPTIONS

ACCESS & UTILITY EASEMENT DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF FLORENCE, LANE COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE CITY OF FLORENCE, LANE COUNTY, ORGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN CORRECTION DEED OF STREET DEDICATION TO THE CITY OF FLORENCE, RECORDED AUGUST 27, 1999, RECEPTION NO. 99074916, LANE COUNTY OFFICIAL RECORDS; THENCE ALONG THE SOUTH LINE OF SAID PARCEL N89°27'50°E, A DISTANCE OF 25.32 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH LINE SOUTHWESTERLY 28.28 *LONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°30'29'; THENCE S39°48'02"W, 66.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SYMBOLY, 66.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF A 28.00 FEET; THENCE SOUTHWESTERLY 28.28 *LONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°30'29'; THENCE S19°48'02"W, 66.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF A 28.00 FEET; THENCE SOUTHEAST, THENCE SOUTHWESTERLY 14.40 FEET ALONG SAID CURVE AND THROUGH A CENTRAL ANGLE OF 29°27'59"; THENCE SIOT-2004"W, 14.57.3 FEET TO A TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF A 28.00 FEET; THENCE SOUTHEAST, THENCE SOUTHEA

CONTAINING 5,520 SQUARE FEET MORE OR LESS.

LEASE AREA DESCRIPTION

A PORTION OF LAND LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF FLORENCE, LANE COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT "A" AS DESCRIBED ABOVE; THENCE \$65°39'56"E, A DISTANCE OF 50.00 FEET; THENCE \$24°29'56"W, A DISTANCE OF 30.00 FEET; THENCE N65°39'56"W, A DISTANCE OF 50.00 FEET; THENCE N26°39'56"W, A DISTANCE OF 50.00 FEET; THENCE N26°39'56"W, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

TITLE EXCEPTIONS

SEE SHEET LS-2

DATE OF FIELD SURVEY

BASIS OF BEARINGS

APRIL 28, 2010

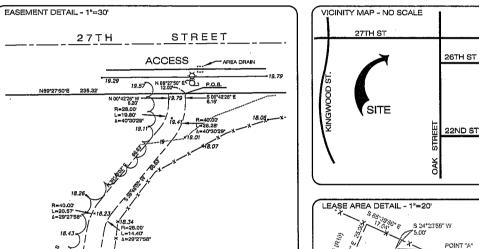
SURVEYOR'S CERTIFICATE

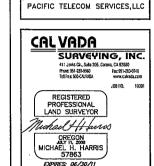
TO AT&T WIRELESS AND

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10 & 11(a) OF TABLE A THEREOF, PURSUANT TO THE ACCUPACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Michael Harros MICHAEL H. HARRIS - OREGON PLS 57863

DECEMBER 15, 2010





AMERICAN TOWER

CORPORATION

Your world, Delivered

🗐 at&t

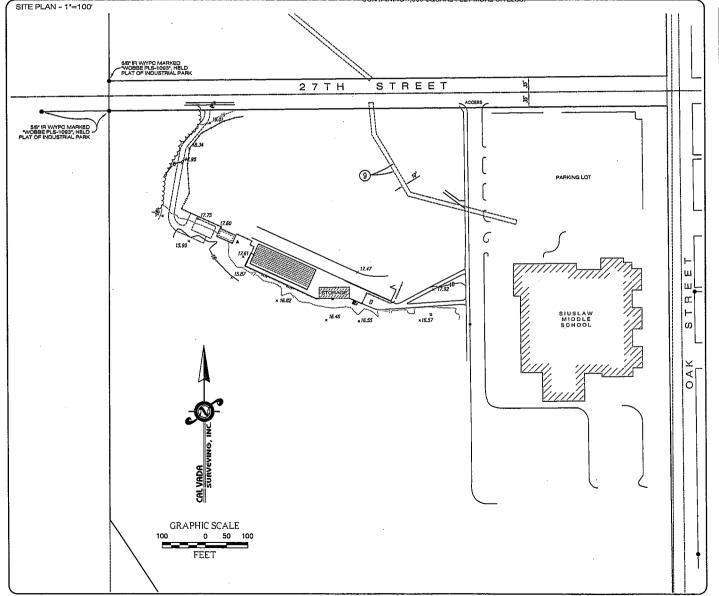
SURV FLORENCI MIDDLE (₹ LAND 풊 ACSM EG47 О

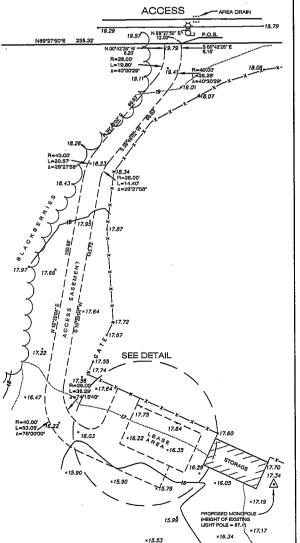
THE SOUTHEAST 1/4 OF SECTION 22, 18 SOUTH, RANGE 12 WEST, W.M., FICORENCE, LANE COUNTY, OREGON

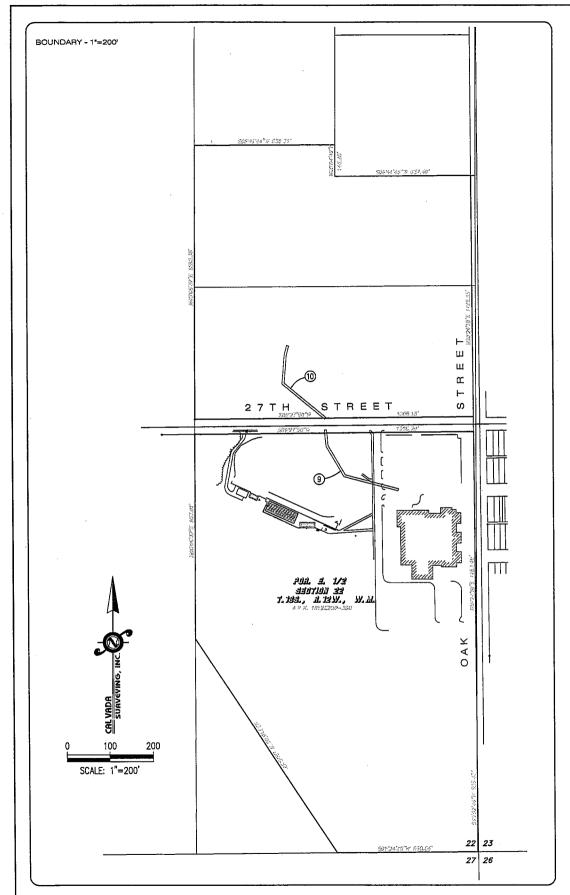
LOCATED IN THE TOWNSHIP 18

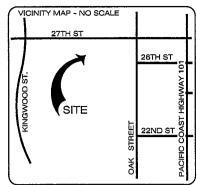
REVISIONS NO. DATE DESCRIPTION INITIAL 1 05/20/10 PRELIMINARY BJG 1 05/20/10 PPRELIMINARY BUZ 2 05/20/20 BOSTING UGBNT POCE HOCKT RC 3 00/00/10 UPONEE LEASE AREA (03/04/0) RC 4 11/22/10 TITLE REPORT/FINAL RAS 5 12/21/10 ADD CONTOURS AL 6 12/15/10 ACCESS EASEMENT REY BK NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET NUMBER LS-1









CURRENT ZONING AND SETBACKS

87.795 ACRES

SEE SHEET LS-1

FLOOD ZONE DESIGNATION

SEE SHEET LS-1

LAND AREA

TOTAL SITE AREA

DATE OF FIELD SURVEY

APRIL 28, 2010

BASIS OF BEARINGS

GEODETIC

SITE LEGAL DESCRIPTION

TITLE REPORT PRÉPARED BY: CASCADE TITLE COMPANY ORDER NO.: 0267187 DATED: JULY 12, 2010

PARCEL 1:

12 EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE EAST HALF OF THE NORTHEAST QUARTER
OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST, OF THE WILLAMETTE MERIDIAN, IN LANE
COUNTY, OREGON.

EXCEPT THEREFROM THAT PART INCLUDED IN CORRECTION DEED OF STREET DEDICATION TO THE CITY OF FLORENCE, RECORDED AUGUST 27, 1999, RECEPTION NO. 99074916, LANE COUNTY OFFICIAL RECORDS, IN LANE COUNTY, OREGON.

PARCEL 2:
BEGINNING AT THE EAST 1/4 CORNER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 12 WEST, WILLAMETTE MERIDIAN, LANE
COUNTY, OREGON, THENCE NORTH ALONG THE EAST LINE OF SAID SECTION 22 FOR A DISTANCE OF 1320 FEET, MORE OR LESS,
TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 FOR A DISTANCE OF 660 FEET; THENCE SOUTH FOR A DISTANCE OF
FEET PARALLEL WITH THE EAST LINE OF SAID SECTION 22; THENCE WEST A DISTANCE OF 660 FEET; THENCE SOUTH OR A DISTANCE OF
FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 22; THENCE WEST A DISTANCE OF 660 FEET; THENCE SOUTH 9874 LEL
WITH THE EAST LINE OF SAID SECTION 22; THENCE WEST A DISTANCE OF 189.50
FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 22; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE EAST
1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH ALONG THE WEST LINE OF THE EAST 1/2
OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; FOR A DISTANCE
OF 2640 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/

EXCEPT THEREFROM THAT PART DESCRIBED IN DEED TO WINDSOR PROPERTIES, LTD. AND RONALD A. SMITH, RECORDED OCTOBER 22, 1999, RECEPTION NO. 99088997, LANE COUNTY OFFICIAL RECORDS, IN LANE COUNTY, OREGON.

ALSO EXCEPT THEREFROM THAT PART DESCRIBED IN DEED TO THE CITY OF FLORENCE, RECORDED FEBRUARY 10, 1989, RECEPTION NO. 8906766, LANE COUNTY OFFICIAL RECORDS, IN LANE COUNTY, OREGON.

ALSO EXCEPT THEREFROM THAT PART INCLUDED IN CORRECTION DEED OF STREET DEDICATION TO THE CITY OF FLORENCE, RECORDED AUGUST 27, 1999, RECEPTION NO. 99074916, LANE COUNTY OFFICIAL RECORDS, IN LANE COUNTY, OREGON.

TITLE EXCEPTIONS

- 1. TAXES.

 1. TAXES.

 2. FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INCURTY OF PERSONS IN POSSESSION THEREOF.

 2. EASEMATS, OR CLAIMS OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF, WATER RIGHTS, CLAIMS OR TITLE TO WATER.

 4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE DISCLAIMS OR TITLE TO WATER.

 4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE DISCLAIMS OR TITLE TO WATER.

 5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, MATERIAL, EQUIPMENT RENTAL OR WORKERS COMPENSATION HERETOFORE OR HEREATER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

 6. TAXES.

 7. CITY LIENS, IF ANY, AS LEVIED BY THE CITY OF FLORENCE, FOR WHICH NO SEARCH WAS MADE. (THE CITY OF FLORENCE CHARGES \$10.00 FOR A LIEN SEARCH ON EACH TAX LOT YOUNGER, PLEASE INFORM US IF ONE IS TO BE ORDERED.)

 8. AGREEMENT FOR USE OF A PUBLIC RIGHT OF WAY, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWIEN THE CITY OF FLORENCE CHARGES \$10.00 FOR A LIEN SEARCH ON NO. \$243320, LANE COUNTY OFFICIAL RECORDS.

 9. UNDERGROUND RIGHT OF WAY ASSEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED CENTRAL LINCOLN PEOPLES UTILITY DISTRICT, A MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED OCTOBER 17, 2001, RECEPTION NO. 2001-068613, LANE COUNTY DEEDS AND RECORDS.

 10. UNDERGROUND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED CENTRAL LINCOLN PEOPLES UTILITY DISTRICT, A MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED NOVEMBER 6, 2001, RECEPTION NO. 2001-068613, LANE COUNTY DEEDS AND RECORDS.

 10. UNDERGROUND RIGHT OF WAY EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, GRANTED CENTRAL LINCOLN PEOPLES UTILITY DISTRICT, A MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED NOVEMBER 6, 2001, RECEPTION NO. 2001-068613, LANE COUNTY DEEDS AND RECORDS.

 11. TRUST DEED, INCLUDING THE TERMS ARID PROVISIONS T

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADD/TED BY ALTA AND NSPS IN 2005, AND INCLUDES FEMS 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10 & 11(a) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADDPTED BY ALTA AND NSPS AND IN SEPECT ON THE OATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF OREGON, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

Michael Harros

MICHAEL H. HARRIS - OREGON PLS 57863

DECEMBER 15, 2010









EXPIRES: 06/30/11

SURVE

TITLE

LAND

ACSM

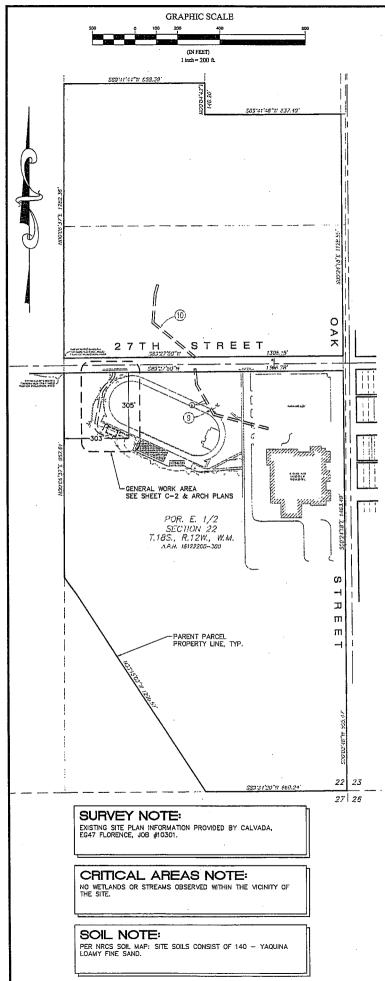
ALTA

OF SECTION 22, WEST, W.M., DUNTY, OREGON FLORENCE SIUSLAW MIDDLE SCHOOL OF 6 12 W COL E SOUTHEAST 1/4 C 3 SOUTH, RANGE 12 LORENCE, LANE CC 47 FL LOCATED IN THE S TOWNSHIIP 18 SC N THE CITY OF FLOI 4 EG4

		REVISIONS	
NO.	DATE	DESCRIPTION	INITIA
1	05/20/10	PRELIMINARY	BJG
2	06/02/10	EXISTING LIGHT POLE HEIGHT	RG
3	06/08/10	UPDATED LEASE AREA (30'x50')	RG
4	11/23/10	TITLE REPORT/FINAL	RAS
5	12/01/10	ADD CONTOURS	AL
6	12/15/10	ACCESS EASEMENT REV	BK
	1		
	NOT FO	DR CONSTRUCTION UNLE	SS

⋖

SHEET NUMBER LS-2



CONTACT INFORMATION

SEE PLAN SHEET T-1 FOR SITE AND CONTACT INFO

CIVIL ENGINEER:

DUNCANSON COMPANY, INC. 145 SW 155TH STREET, SUITE 102 BURIEN, WA 98166 CONTACT: HAROLD DUNCANSON, P.E. 206-244-4141

SITE INFORMATION

CITY OF FLORENCE RM: MULTI-FAMILY RESIDENTIAL

TOTAL SITE AREA:
LEASE AREA:
TOTAL DISTURBED AREA:
TOTAL NEW & REPLACED IMPERVIOUS SURFACE:

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
 OITY OF FLORENCE MUNICIPAL & DEVELOPMENT CODES,
- CITY OF FLUKENCE MUNICIPAL & DETERMINENT VERSIONS
 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION,
- CURRENT VERSION
 OREGON DEPARTMENT OF TRANSPORTATION, EROSION
- OREGON DEPARTMENT OF TRANSPORTATION, EROSION CONTROL MANUAL, CURRENT VERSION
 A COPY OF APPROVED PLANS AND THE REFERENCED STANDARDS SHALL BE ON-SITE DURING CONSTRUCTION.
 THE IMPLEMENTATION OF THESE EROSION CONTROL PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE FACILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED.
- APPROVED.
 THE EROSION CONTROL FACILITIES SHOWN ON THIS PLAN ARE
 THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS.
 DURING THE CONSTRUCTION PERIOD, THESE FACILITIES SHALL BE
 UPGRADED FOR UNEXPECTED STORM EVENTS AND TO INSURE
 THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE
 THE SITE.

CONSTRUCTION SEQUENCE

(ANTICIPATED SCHEDULE: SPRING 2011-SUMMER 2011)

- GRADE AND INSTALL CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER PROTECTION (SILT FENCE, ETC.).
 CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF FLORENCE STANDARDS AND MANUFACTURER'S
- CITY OF FLORENCE STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

 RELOCATE EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES AS NEEDED AS SITE CONDITIONS CHANGE.
 COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

 STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

- 7. STABILIZE ALL AREAS WITHIN SEVEN DATA OF THEORIES, THE GRADE.

 8. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

 9. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

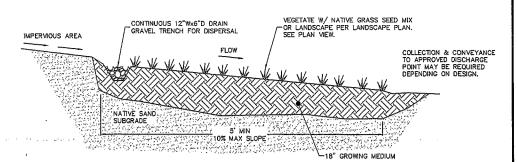
CAUTION!

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT HE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555

Species	% by Weight
Hordeum brachyontherum, Meadow Barley	25%
Danthonia californica, California Oat-grass	15%
Elymus glaucus, Blue Wild Rye	10%
Bromus carinatus, California Brome	10%
Festuca romerii,	
Roemer's fescue	10%
Deschampsia cespitosa, Tufted hairgrass	10%
Agrostis exarata, Spike bentgrass	10%
Poa secunda	5%
Prunella vulgaris var lanceolata, Self Heal	4%
Achillea millefolium, Common Yarrow	1%

NATIVE GRASS SEED MIX CITY OF FLORENCE, PUBLIC WORKS DEPT. STORMWATER MANAGEMENT MANUAL, APPENDIX G



1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AS WELL AS FOOT TRAFFIC FOR PROPOSED INFILTRATION AREAS PRIOR AND DURING CONSTRUCTION.
2. DIMENSIONS:

a. FLOW LINE LENGTH: 5' MINIMUM.
b. SLÓPES: 0.5-10%

3. SETBACKS (FROM BEGINNING OF FACILITY)
a. 5' FROM PROPERTY LINE
b. 10' FROM BUILDINGS
c. 50' FROM WETLANDS, RIVERS, STREAMS AND CREEKS WHERE REQUIRED.

WHERE REQUIRED.

4. OVERFLOW: COLLECTION FROM FILTER STRIP SHALL BE SPECIFIED ON PLANS TO APPROVED DISCHARGE POINT ACCORDING TO STORMWATER DESIGN MANUAL.

5. GROWING MEDIUM: GROWING MEDIUM SHALL BE USED WITHIN THE TOP 18" (SEE APPENDIX 'B' FOR SPECIFICATIONS).

6. VEGETATION: THE ENTIRE FILTER STRIP MUST HAVE 100% COVERAGE BY GRASSES, SHRUBS AND TREES. IRRIGATION MAY BE REQUIRED. SEE APPENDIX 'G' OF THE SWOM FOR APPROVED PLANTS.

7. CHECK DAMS: SHALL BE PLACED ACCORDING TO FACILITY DESIGN OTHERWISE:

OTHERWISE:

a. 12" IN LENGTH
b. EOUAL TO WIDTH OF THE FILTER
c. 3 TO 5" IN HEIGHT
d. EVERY 10" WHERE SLOPE EXCEEDS 5%.
8. INSPECTIONS: CALL CITY OF FLORENCE PUBLIC WORKS (541)

997-4106 TO SCHEDULE APPROPRIATE INSPECTIONS

SIMPLIFIED APPROACH FILTER STRIP

CITY OF FLORENCE, PUBLIC WORKS DEPT., STORMWATER MANAGEMENT MANUAL, TYPICAL DETAIL SW-160, MODIFIED

GROWING MEDIUM SPECIFICATION

PER CITY OF FLORENCE, PUBLIC WORKS DEPT., STORMWATER MANAGEMENT MANUAL, APPENDIX B: GROWING MEDIUM SPECIFICATION:

Standard Stormwater Facility Topsoil Specification: In-situ or commercially blended mixture of 1 part Sand, 1 part Loam, and 1 part Compost. Furnish topsoil for vegetated stormwater facilities conforming to the following:

Standard Blend for Public and Private Facilities — Use this blend for all vegetated stormwater management facilities, except those in the right—of—way where compaction from foot traffic is a concern or where site constraints necessitate a high Inflitration rate soil, in which case the "inflitration blend soil" may be allowed.

ay be allowed.

General Composition — The medium shall be any blend of approximately 1 part loamy soil, 1 part native sand, and 1 part compost (by volume) and meets the other criteria in this specification.

Analysis Requirements— All public facilities, and private facilities utilizing the presumptive or performance design method with more than 6 inches per hour design infiltration rate, shall provide infiltration and soil analysis.

2. Particle Gradation — A particle gradation analysis of the blended material, including compost, shall be conducted in conformance with ASTM C117/C136 (AASHTO T11/127). The analysis shall include the following sieve sizes: 1 inch, 3/8 inch, #4, #10, #20, #40, #50, #100, #200. The sizes Sizes Size Size Size Percent-Passing.

1 inch 100

#44

75—100

Percent Passing 100 75-100 40-100

The blend shall have a Coefficient of Uniformity (D60/D10) equal to or greater than 6 to ensure that it is well graded (has a broad range of The blend shall have a Coefficient of Uniformity (D80/D10) equal to or greater than 8 to ensure that it is well graded (has a broad range of particle sizes). The coefficient is the ratio of two particle diameters on a grain—size distribution curve; it is the particle diameter at 60 percent passing divided by the particle diameter at 10 percent passing.

5. Organic Matter Content — An analysis of soil organic matter content shall be conducted in conformance with ASTM D2974 (loss on ignition test). The soil organic matter content shall be a minimum of 10 percent, as reported by that test.

6. Power of Hydrogen (pH) — The pH of the blended material shall be tested and have a pH of 5 to 8.

7. Separal Requirements for the Blended Material:

8. It shall be will mixed and homogenous.

8. It shall be tree of wood pieces, plastic, and other foreign matter.

8. It shall have no visible free water.

8. It shall have no visible free water.

5. It shall infiltrate a minimum of 4 in/hr

5. It shall infiltrate a minimum of 4 in/hr.

Compost — The compost shall be derived from plant material and provided by a member of the US Composting Council Seal of Testing Assurance (STA) program. See www.compostingcouncil.org for a list of providers in Oregon. The compost shall be the result of the biological degradation and transformation of plant—derived materials under conditions designed to promote aerobic decomposition. Compost feedstock may include, but is not limited to: agricultural, food or industrial residuals: class A biosolids as defined in the EPA CFR Title 40, Part 503; yard trimmings, or source—separated municipal solid waste. The material shall be well composted, free of viable weed seeds, and stable with regard to oxygen consumption and carbon dioxide generation. The compost shall have no visible free water and produce no dust when handled. It shall meet the following criteria, as reported by the US Composting Council STA Compost Technical Data Sheet provided by the vendor.

• 100 percent of the material shall be between 6 and 8.

• Manufactured instructural class of the content of the provided by the large than 1.0 percent by weight.

100 percent of the material must pass through a 1/2-inch screen.
The pH of the material sholl be between 6 and 8.
Manufactured inert material (plastic, concrete, ceramics, metal, etc.) shall be less than 1.0 percent by weight.
The organic matter content shall be between 35 and 65 percent.
Soluble salt content shall be less than 6.0 mmhos/cm.
Germination (on indicator of maturity) shall be greater than 80%.
Stability shall be between classes 5-7.
Carbon/nitrogen ratio shall be less than 25:1.
Trace metals test result = "pass."
Mycorrhizal Fungi shall be incorporated into planting mix at rates recommended by manufacturer.
Submittals - 10 working days prior to placing the growing medium, a sample mixture shall be made, and the following submitted:
1. Documentation for the three analyses (particle gradation with calculated coefficient of uniformity, organic matter content; pH). The analyses shall be performed by an accredited loboratory with certification maintained current. The date of the analyses shall be no more than 90 calendar days prior to the date of the submittal. The report shall include the following information:
Name and address of the laboratory.
Phone contact and e-mail address for the laboratory.
Phone contact and e-mail address for the laboratory.
Test data, including the date and name of the test procedure.
2. A compost technical data sheet from the vendor of the compost. The analysis and report must be consistent with the sampling and reporting requirements of the US Composting Council Seal of Testing Assurance (STA) program. The analysis shall be performed and reported by an approved independent STA program laboratory. The date of the analysis shall be no more than 90 calendar days prior to the date of the submittal.
If soil is mixed in situ, then within five (5) working days receipts shall be furnished to City demonstrating soil was mix

approved sample batch.

approved sample batch.

Stormwater Facility Topsoil Installation — See 01040.43(c).

Protection of the Growing Medium — The growing medium shall be protected from all sources of contamination, including weed seeds, while at the supplier, in conveyance, and at the project site.

Placement of the Growing Medium — The medium shall be placed in loose lifts, not to exceed 8 inches each and each lift shall be compacted with a water-filled landscape roller. The material shall not otherwise be mechanically compacted.

Timing of Plant Installation — Weather permitting, plants shall be installed as soon as possible after placing and grading the growing medium in order to minimize erosion and further compaction.

Erosion Control — Temporary erosion control measures are required until permanent stabilization measures are functional, including protection of overflow structures.

Losson Control — Temporary erosion control measures are required until permanent stabilization measures are functional, including protection of overflow structures.
 Protection of the Facility — In all cases, the facility must be protected from foot or equipment traffic that is unrelated to the construction of the facility. Temporary fencing or walkways should be installed as needed to keep workers, pedestrians, and equipment out of the facility. Under no circumstances should materials and equipment be stored in the facility. Stormwater facilities shall be kept clean and shall not be used as erosion and sediment control structures during construction.
 Wet and Winter Conditions — Placement of the growing medium will not be allowed when the ground is frazen or saturated or when the weather is determined to be too wet.



DUNCANSON Company, Inc.

145 SW 155th Street, Suite 16 Seattle, Washington 9816 Phone 206,244.4141 Fax 206.244.4455



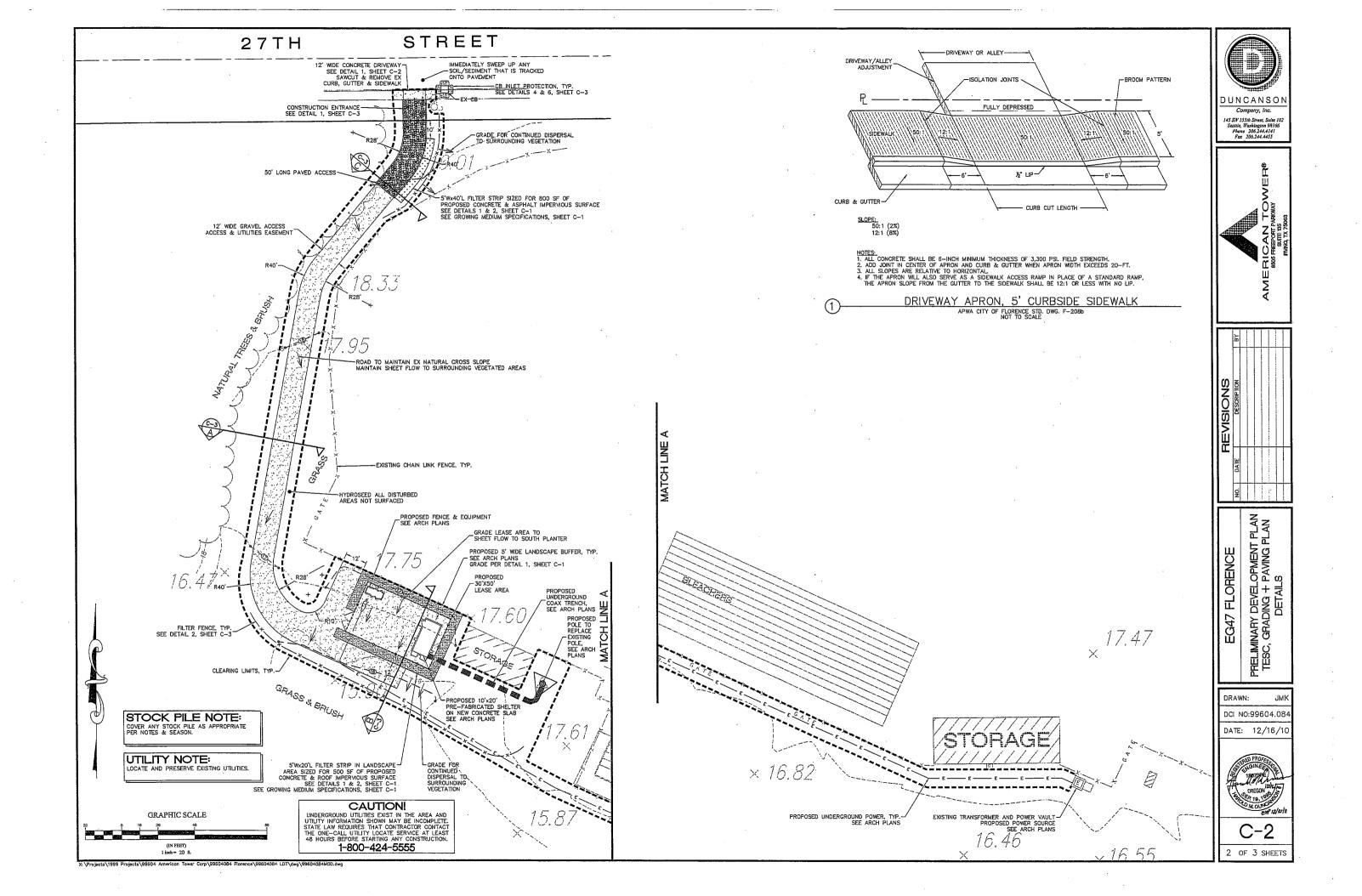


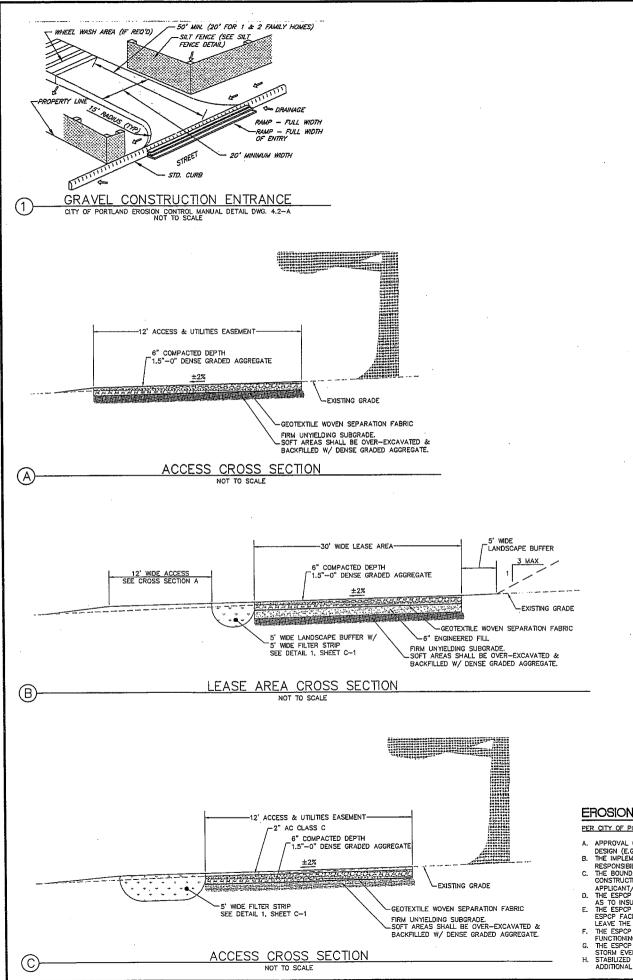
PLAN LIMINARY DEVELOPMENT F OVERALL PLAN NOTES + DETAILS OPENCI ᇤ EG47

DRAWN: JMF DCI NO:99604.084 DATE: 12/16/10



OF 3 SHEETS





SEDIMENT FENCE NOTES

PER THE CITY OF PORTLAND, OREGON "EROSION & SEDIMENT CONTROL MANUAL", MARCH 2008:

SEDIMENT CONTROL MANUAL*. MARCH 2008:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOCETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2 INCH X 2 INCH POSTS AND ATTACH AS SHOWN ON DETAIL SHEET 4-2A.

2. THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24 INCHES.

3. THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6 INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.

4. STANDARD OR HEAVY DILTY EILTER FABRIC FENCE

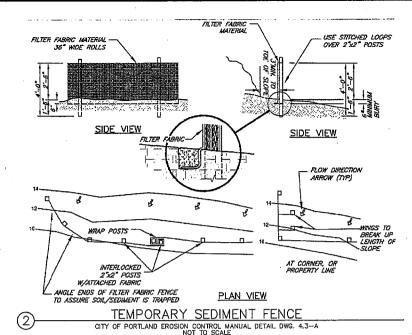
COMPACTED, ALONG THE ENTIRE DISTURBED
AREA.

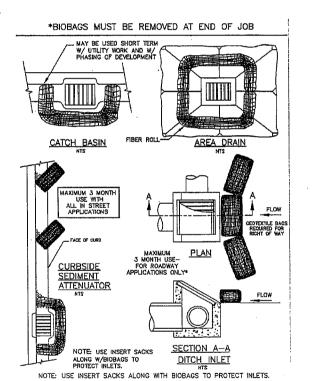
4. STANDARD OR HEAVY DUTY FILTER FABRIC FENCE
SHALL HAVE MANUFACTURED SITTCHED LOOPS
FOR ZINCH X 2 INCH POST INSTALLATION.
SITTCHED LOOPS SHALL BE INSTALLATION.
UP HILL SIDE OF THE SLOPED AREA.

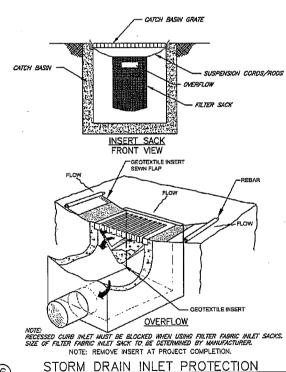
5. FILTER FABRIC FENCES SHALL BE ROWVED WHEN
THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT
NOT BEFORE THE UPSLOPE AREA HAS BEEN
PERMANENTLY PROTECTED AND STABILIZED.

6. FILTER FABRIC FENCES SHALL BE INSPECTED BY
APPLICANT/CONTRACTOR IMMEDIATELY AFTER

APPLICANT/CONTRACTOR IMMEDIATELY AFTER
EACH RAINFALL AND AT LEAST DAILY DURING
PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.







CITY OF PORTLAND EROSION CONTROL MANUAL DETAIL DWG. 4.3-G

EROSION AND SEDIMENT CONTROL NOTES

FILTRATION BAGS, SOCKS, & ROLLS FOR TEMPORARY INLET PROTECTION

CITY OF PORTLAND EROSION CONTROL MANUAL DETAIL DWG. 4.3-B NOT TO SCALE

- A. APPROVAL OF THIS EROSION, SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)

 THE IMPLEMENTATION OF THIS ESPCP AND THE CONSTRUCTION, MINITENANCE, REPLACEMENT, AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.

 C. THE BOUNDARIES OF THE CLEARING UNITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLANGED IN THE FLED PRIOR TO CONSTRUCTION, DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.

 D. THE ESPCP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

 E. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS OF ANTICIPATED SHE CONSTRUCTION PRIOR THE CONSTRUCTION PRIOR ENGOL, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT—LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.

 E. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS OR ANTICIPATED SHE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT—LADEN WATER DO NOT LEAVE THE SITE.

 F. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICABLY CONTRACTOR AND MAINTAINED AS MEGESCARY TO EXCHANGE THE CONSTRUCTION PERIOD. THESE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS MEGESCARY TO EXCHANGE THE CONTRACTOR AND MAINTAINED AS MEGESCARY TO EXCHANGE THE
- F. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED
- FUNCTIONING.

 G. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
- STORM EVENT.

 STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.

 ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

CAUTION

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE—CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STATING ANY CONSTRUCTION.

1-800-424-5555



UNCANSO Company, Inc. 145 SW 155th Street, Suite 10. Seattle, Washington 98166 Phone 206.244.4141 Fax 206.244.4455

PLAN FLORENCE PRELIMINARY DEVELOPME TESC NOTES DETAILS EG47

DRAWN:

DCI NO:99604.084 DATE: 12/16/10

JMK

3 OF 3 SHEETS



LEGEND

- SUBJECT BOUNDARY LINE ---- RIGHT-OF-WAY CENTERLINE RIGHT-OF-WAY LINE ---- ADJACENT BOUNDARY LINE - SECTIONAL BREAKDOWN LINE - OVERHEAD POWER LINE BURIED POWER LINE BURIED GAS LINE - OVERHEAD TELEPHONE LINE UCT ----- BURIED TELEPHONE LINE -SS - BURIED SANITARY SEWER -- SD ----- BURIED STORM DRAIN DITCH LINE/FLOW LINE ROCK RETAINING WALL -x-x-x-x-x-x-x- CHAIN LINK FENCE - WOOD FENCE -x-x-x-x-x-x-x-x- BARBED WIRE/WIRE FENCE TRANSFORMER -Q- FIRE HYDRANT GATE VALVE

LIGHT STANDARD Р POWER VAULT × UTILITY BOX

UTILITY POLE ← POLE GUY WIRE ICI GAS VALVE

O GAS METER T TELEPHONE VAULT

NOTE:

□ TELEPHONE RISER

CATCH BASIN, TYPE II O BOLLARD □ MAIL BOX 234.21 SPOT ELEVATION

WATER METER

FIRE STAND PIPE

CATCH BASIN, TYPE I

DIMENSIONS ARE FROM CENTER OF PROPOSED LIGHT POLE TO PROPERTY LINES

LICENSE: 06/30/12

Ш FLORENC

AMERICAN TOWER

CORPORATION

∂at&t

PACIFIC TELECOM SERVICES,LLC

STERED AACK

RICHARD B. HALL

SEATTLE, WA

5008

EXPIRATION DATE OF THE

OF ORE

, 00/ 00/

Your world. Delivered

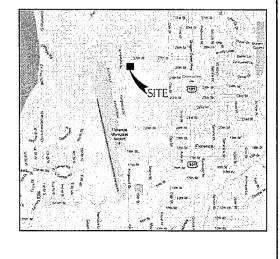
ST 97, OAK R

2525 0 FLORENCE,

EG47

VICINITY MAP

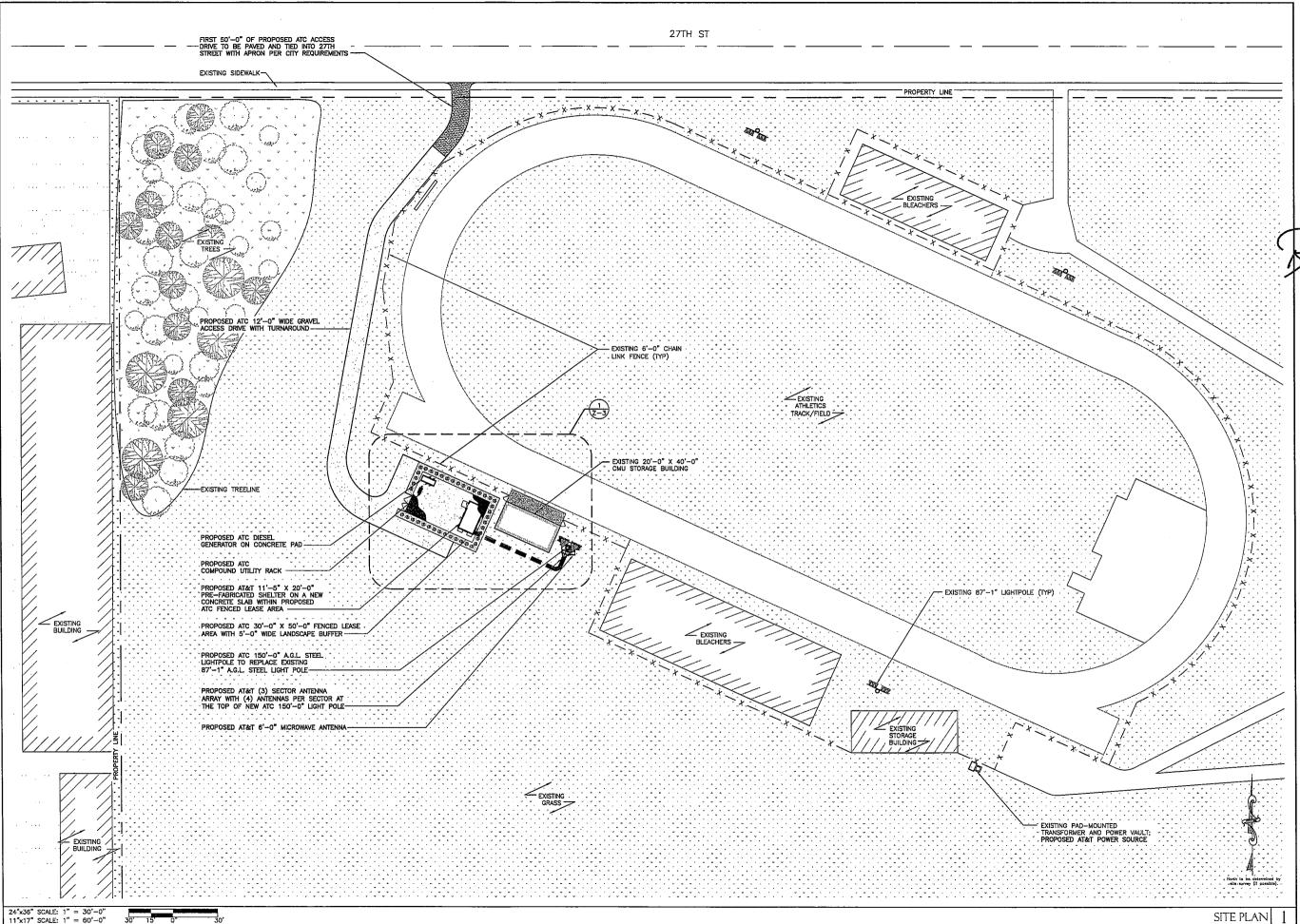
North to be determined by site survey (if possible).



PARCEL PLAN

REVISIONS A 05/19/10 ISSUED FOR PZD REVIEW AF 0 06/03/10 ISSUED FOR FINAL ZONING AF 2 08/03/10 REVISED FOR FINAL ZONING WJR 3 09/16/10 REVISED FOR FINAL ZONING AF 4 12/22/10 REVISED FOR FINAL ZONING

> SHEET TITLE PARCEL PLAN









RICHARD B. HALL

SEATTLE, WA

5008

OF

EXPIRATION DATE OF THE
LICENSE: 06/30/12

EG47 FLORENCE D

OAK ST , OR 97

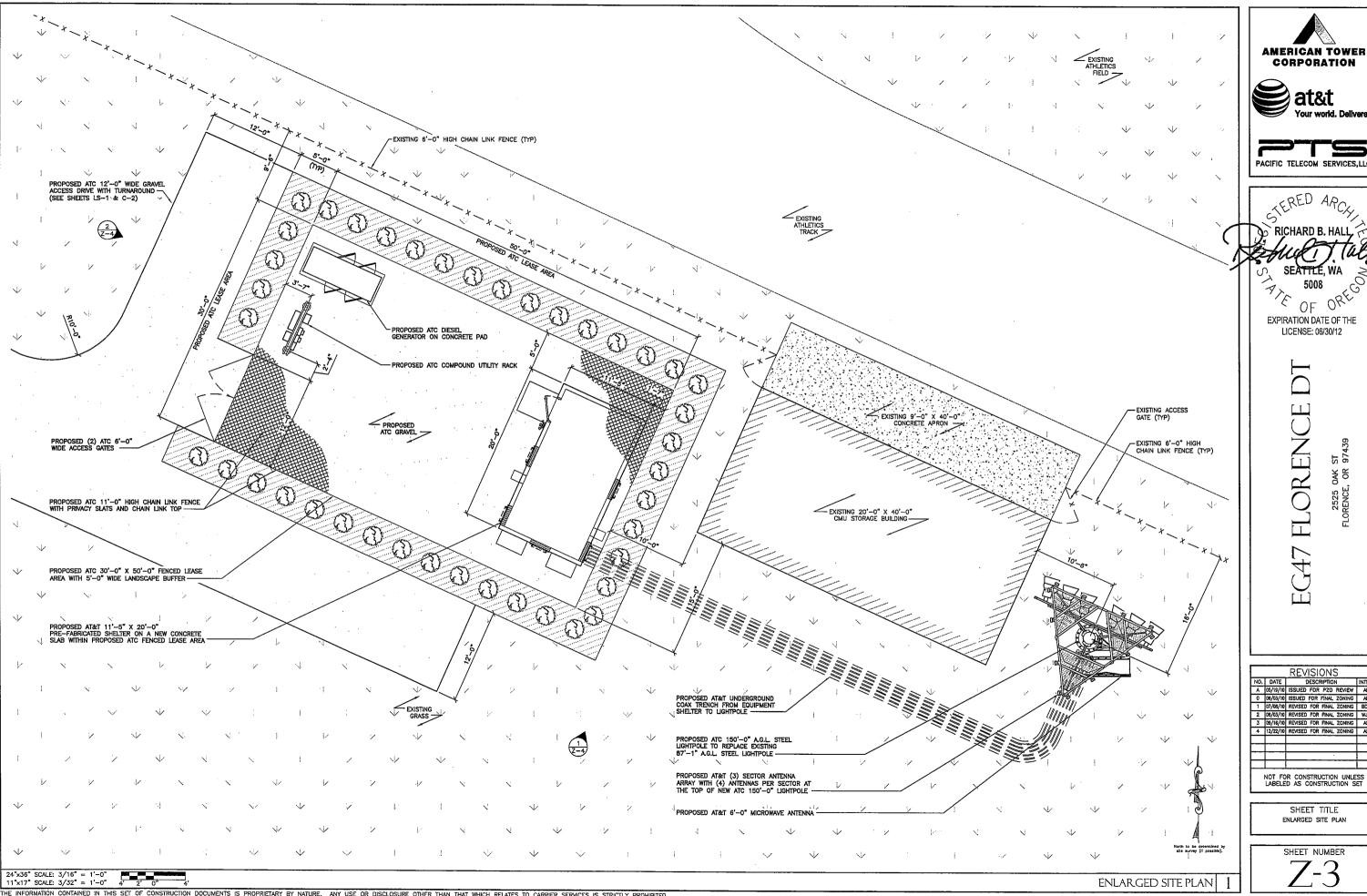
2525 0 FLORENCE,

		REVISIONS	
NO.	DATE	DESCRIPTION	INITIA
Α	05/19/10	ISSUED FOR PZD REVIEW	AF
0	06/03/10	ISSUED FOR FINAL ZONING	AF
1	07/08/10	REVISED FOR FINAL ZONING	BDE
2	08/03/10	REVISED FOR FINAL ZONING	WJR
3	09/16/10	REVISED FOR FINAL ZONING	AF
4	12/22/10	REVISED FOR FINAL ZONING	AF

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE SITE PLAN

Z-2



AMERICAN TOWER CORPORATION





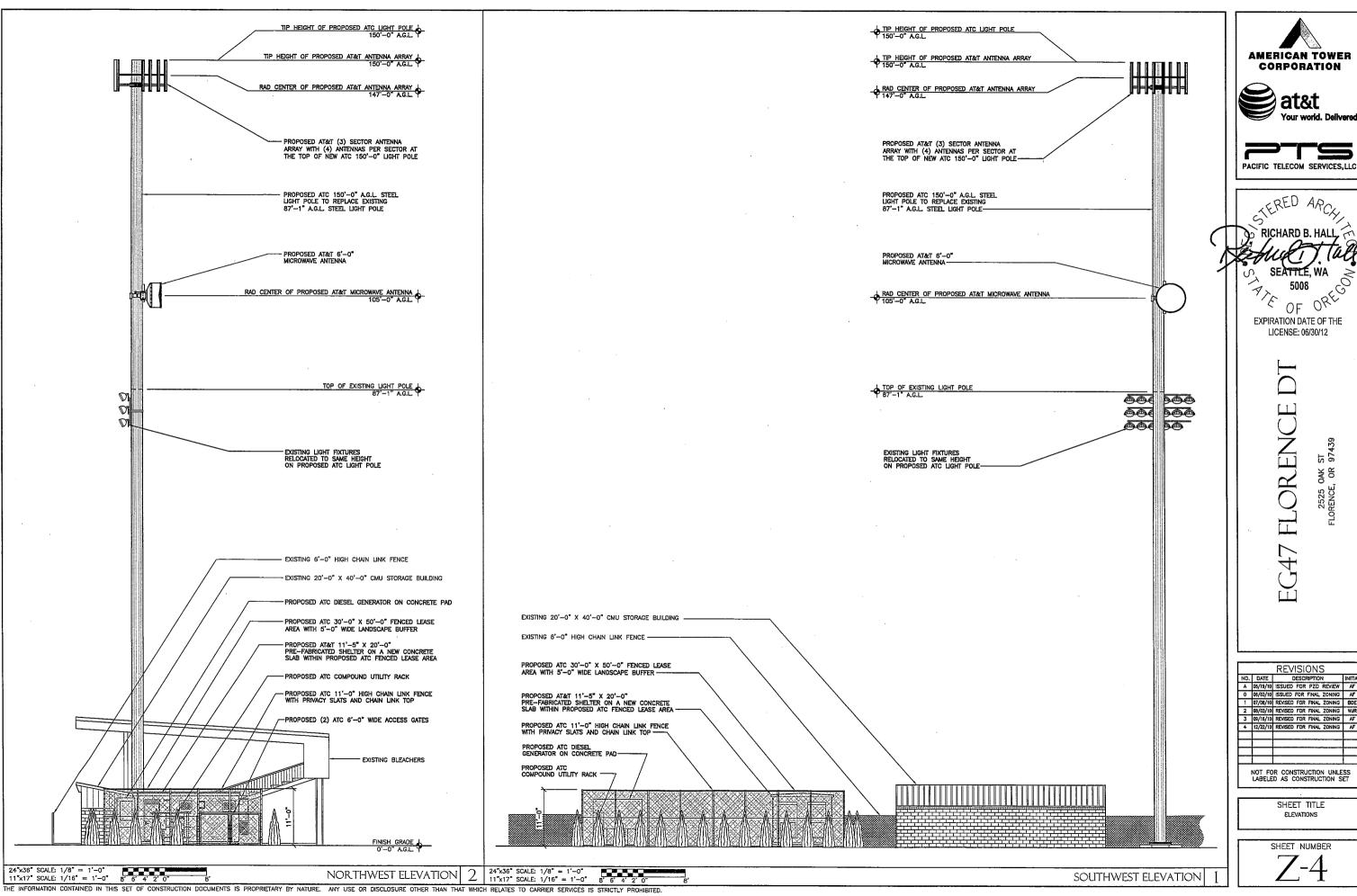
STERED ARCH RICHARD B. HALL OF OREO EXPIRATION DATE OF THE LICENSE: 06/30/12

FLORENCE

oAK OR

	REVISIONS				
NO.	DATE	DESCRIPTION	INITIA		
Α :	05/19/10	ISSUED FOR PZO REVIEW	AF		
0	06/03/10	ISSUED FOR FINAL ZONING	AF		
1	07/08/10	REVISED FOR FINAL ZONING	BOE		
2	08/03/10	REVISED FOR FINAL ZONING	WJR		
3	09/16/10	REVISED FOR FINAL ZONING	AF		
4	12/22/10	REVISED FOR FINAL ZONING	AF		

SHEET TITLE ENLARGED SITE PLAN

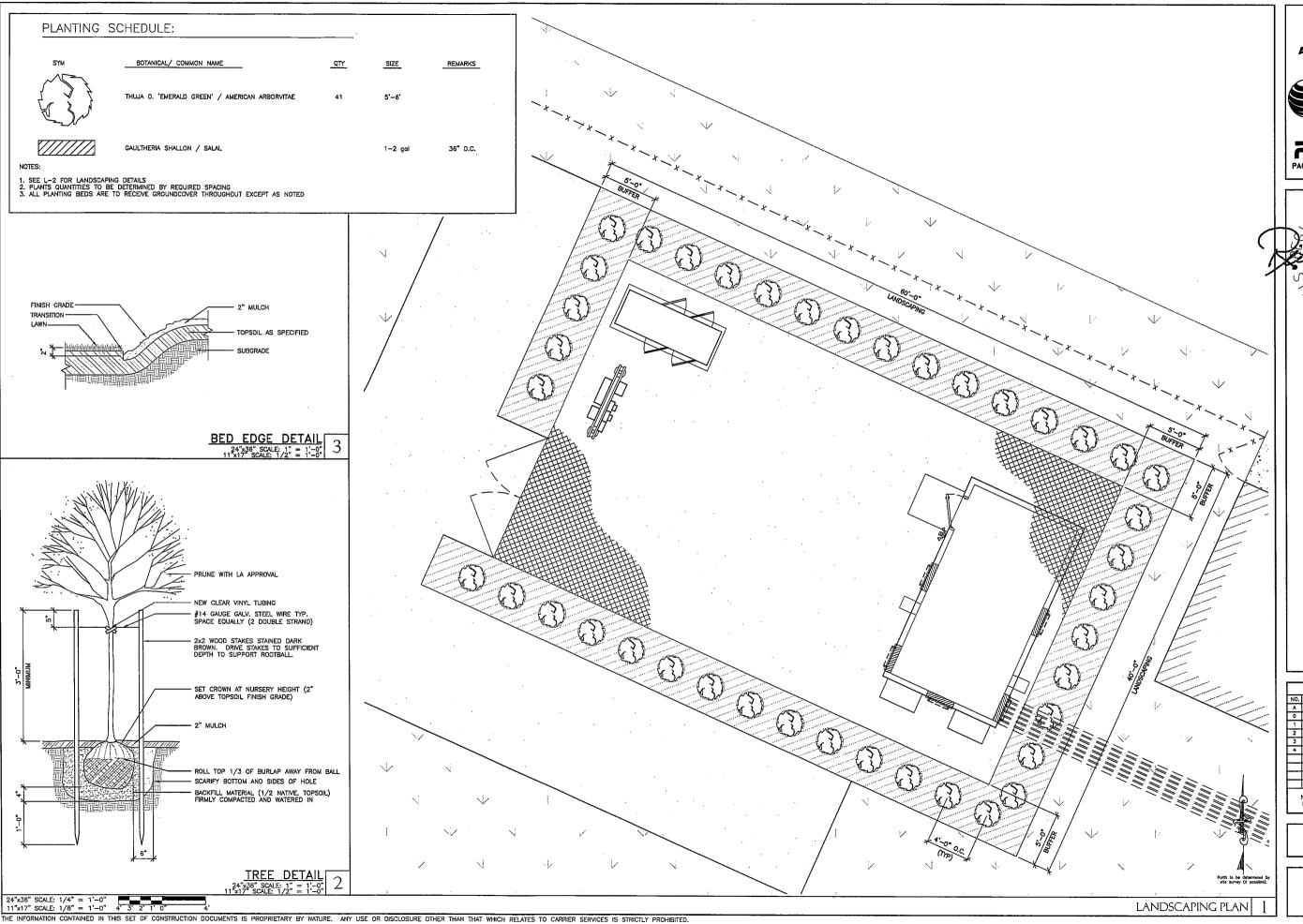




STERED ARCH RICHARD B. HALL, OF ORES 15/A/E SEATTLE, WA EXPIRATION DATE OF THE LICENSE: 06/30/12 FLORENCE OAK OR 2525 C FLORENCE, EG47

		REVISIONS	
١٥.	DATE	DESCRIPTION	INITIAL
A	05/19/10	ISSUED FOR PZD REVIEW	AF
0	06/03/10	ISSUED FOR FINAL ZONING	¥
1	07/08/10	REVISED FOR FINAL ZONING	BDE
2	08/03/10	REVISED FOR FINAL ZONING	WJR
3	09/16/10	REVISED FOR FINAL ZONING	AF
4	12/22/10	REVISED FOR FINAL ZONING	AF
NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET			

SHEET TITLE ELEVATIONS









RICHARD B. HALL

SEATTLE, WA

5008

OF

EXPIRATION DATE OF THE
LICENSE: 06/30/12

EG47 FLORENCE L

		REVISIONS	
10.	DATE	DESCRIPTION	INITIAL
Ā	05/19/10	ISSUED FOR PZD REVIEW	AF
0	06/03/10	ISSUED FOR FINAL ZONING	AF
1	07/08/10	REVISED FOR FINAL ZONING	BDE
2	08/03/10	REVISED FOR FINAL ZONING	WJR
3	09/16/10	REVISED FOR FINAL ZONING	AF
4	12/22/10	REVISED FOR FINAL ZONING	AF
		. "	
_			

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

SHEET TITLE LANDSCAPING PLAN

NOTES:

LAMINSCAPE SPECIFICATIONS

- CENERAL LANDSCAPE PLAN IS BASED ON SITE PLAN PROVIDED BY INCOMMUNICATIONS; ELC. ALL SITE PLAN DIMENSIONS AND CONDITIONS; BUILDING DIMENSIONS, AND SITE DEVELOPMENT SHOULD BE VERIFIED PRIOR TO INSTALLATION.
- SCOPE OF WORK
 FURNISH ALL MATERIALS, LABOR EQUIPMENT AND RELATED SEMS INCESSARY TO ACCOMPUSH SOIL PREPARATION, PLACEMENT AND GRADING OF TOPSOIL
 MATERIAL, PLACEMENT AND GRADING OF FILL MATERIAL (F REQUIRED), PLACEMENT OF SPECIFIED PLANT MATERIAL, FERTILIZERS, STAKING AND MULCH
 PROTECTION, MAINTENANCE, SUBRANTEE SCIENTIP, DEBITS REMOVAL, AND RELATED SEMS NECESSARY OF INCESSARY OF COMPARTS THE WORK SHOWN
 AND SPECIFICO, OBJAIN INCESSARY PRIMIS AND INSTALL PER LOCAL MUNICIPAL CODE AS WELL AS NEIGHBORHOOD CODES, COVENANTS AND
 RESTRICTIONS AND PER MANUFACTURER RECOMMENDATIONS WHERE APPLICABLE.
- STE PREPARATION
 PROTECT EXISTING TREES AND SHRUBS TO REMAIN ON SITE DURING CONSTRUCTION, HAND DID CAREFULLY AROUND EXISTING TREES AND SHRUBS TO AVOID INJURY TO ROOTS, BERK AND SOIL COMPACTION. FOR DAMAGES FOR LOSS OR INJURY SEE (3.08, B). APPLY "PHC MYCROTREE VERTIMUSCH" OR APPROVED COUNTAINT WITHIN DRY LINE AND STRUMED TO BEYOND PER MANUFACTURER'S RECOMMENDATIONS FOR EXISTING TREES AND VEGETATION AREAS TO REMAIN WITHIN 10" OF CONSTRUCTION ACTIVITY.
 PRUNE DEAD WOODD OUT OF TREES AND SHRUBS AND REMOVE FROM SITE.
 THE SITE TO BE CLEARED AND GRUBBED OF ALL NOXIOUS WEEDS, PAVING, GRAVEL BASE AND OTHER DEBRIS, NOT TO REMAIN. GRADES ARE TO BE SET PRIDT TO LANDSCAPE (INSTALLATION).
 SUBGRADES TO BE PROVICED WITHIN 10 FOOT MINUS DEPTH OF MULCH SPECIFIED.

ĎΣ

- RESPONSIBILITY
 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTY, EXISTING PLANT MATERIAL DESIGNATED FOR
 PRESERVATION, AND THE SAFETY OF THE GENERAL PUBLIC.
 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH ALL OTHER TRADES AS NEEDED.
 UNLIGHES, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR SHOULD HOLD THE SAFETY OF THE SAFETY 8)
- VERIFICATION OF EXISTING CONDITIONS:
 BEFORE PROCEEDING WITH ANY WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PERTAINING TO THE LOCATION OF WALKS, VAULTS,
 LIGHT STANDARDS, HYDRANTS, AND ANY OTHER EXISTING CONDITIONS, INCLUDING ADVERSE DRAINAGE. SHOULD ANY ERRORS OR CONFLICTS IN DRAWINGSDISTRIBUTIONS GCCUR, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE ARCHITECT HAMEDIATELY.
- OR SPECIFICATIONS OCCUR, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE ARCHITECT SEMECURIEST.

 MATERIAL, SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN GRADES AND STANDARDS AS PUBLISHED IN THE "AMERICAN STANDARD FOR NURSERY STOCK" AND AS NOTED ON DRAWING AND AS FOLLOWS:
 TREES TO BE SELF-SUPPORTING, WITH FULL HEADS AND LEADERS IN TACT.
 ALL SHRIBS, TREES, AND GROUND COVER TO BE FULL AND BUSHY, ALL TREES TO BE STRAIGHT TRUNK WITH LEADER IN TACT, EXCEPT MULTI-TRUNK TREES, WHICH MAY HAVE IRREGULAR TRUNKS. ALL ROOT BALLS SHALL BE IN TACT AND HAVE NO MORE THAN TOX CLAY AND/OR SILT CONTENT AND BE FREED OF WEEDS.

 PLANT MATERIAL MAY BE REJECTED AT ANY TIME BY THE LANDSCAPE ARCHITECT AND/OR OWNER DUE TO CONDITIONS, FORM, OR DAMAGE, BEFORE OR AFTER PLANTING.
- 2.02 TOPSOIL AN TOPSOIL MIX" OR APPROVED EQUIVALENT.
- 2.03 FILL MATERIAL
 A) SANDY LOAM MATERIAL WITH LESS THAN TOX CLAY AND/OR SILT CONTENT AND FREE OF ROCK AND DEBRIS OVER 2" INCH DIAMETER.
- COMPOSTED MULCH OR APPROVED EQUIVALENT.
- SOMMIT MOUNT OF APPROVED EXCOVALENT.

 FERRILIZERS & AMENDMENTS

 PLANT HEALTH CARE, INC. (800-421-9051) OR APPROVED EQUAL SON, CONDITIONERS AND FERTILIZERS FOR ALL SHRUB, TREE AND GROUND COVER
 PLANTINGS, WHOOR THERE SAVER, FROMOZECTOMYCORPHIZAL FUNGAL INDOULANTS) AND HEALTHY START 12-8-8 MACRO BIGFERTILIZER PLANTING TABLETS.

 APPLY PER MANUFACTURER WRITTEN RECOMMENDATIONS.

 COMPETE PLUST OR APPROVED EQUIVALENT FOR RHODODENDRONS AND MOUNTAIN LAURELS. APPLY PER MANUFACTURER'S RECOMMENDATIONS,

 "MYCORTIREE VERTINALIZED OR APPROVED EQUIVALENT. APPLY WITHIN DRIP LINE OF EXISTING TREES AND SHRUBS AND 10' BEYOND, IN AREAS

 DISTURBED BY CONSTRUCTION PER MANUFACTURER'S RECOMMENDATIONS.

 "UCCCAH WETTING AGENT" OR APPROVED EQUIVALENT. APPLY PER MANUFACTURER'S RECOMMENDATIONS.

 10 LBS. CYPSUM (CALCUM SULFATE) PER 1000 SQUARE FEET.

 20 LBS. JERSEY GREEN SAND, PER 1000 SQUARE FEET.

- 2.07 EROSION CONTROL NETTING
 AY LANGLOK 407GR/407GT DEGRACAGLE EROSION CONTROL BLANKET (OR APPROVED EQUIVALENT) MADE OF POLYPROPYLENE MESH.

- J.00 EXECUTION
 J.01 SOIL PREPARATION
- SOL PREPARATION

 WHERE TOPSOIL HAS BEEN REMOVED OR DISTURBED, PREPARE PLANTER BEDS AS FOLLOWS. COARSE TILL TO A DEPTH OF 12 INCHES THEN APPLY A
 MISMUM OF 3 INCHES (AFTER COMPACTION) OF SPECIFIED COMPOSTED MULCH ALONG WITH THE FOLLOWING AMENDMENTS AS SPECIFIED JERSEY GREEN
 SAND AND GYPSUM AND FINE TILL INTO THE TOP 8 INCHES OF THE SUBSOIL. THEN APPLY FOLLOWING AND A HEALTHY TOPSOIL MEDIUM. APPLY PRIC'S "VICCOLN NATURAL WETTING AGENT" OR APPROVED EQUIVALENT AS A SOLE, DRENCH PER
 MANUFACTURER'S RECOMMENDATIONS. IF HEAVY CLAY IS ENCOUNTERED, EITHER REMOVE CLAY OR TILL IN ALL OF THE FOLLOWING: 2 INCHES COMPOSTED MUICH, 2 INCHES SOE, DRAINAGE AMENDMENT AS SPECIFIED (50/50 MIX OF WASHED SAND & Y, INCH MINIS PAG GRAVEL), AND ABOVE SPECIFIED AMENDMENTS, INSTEAD OF THE 3 INCHES OF COMPOST, THEN APPLY TOPSOIL AS SPECIFIED ABOVE, REMOVE ALL DEBRIS AND ROCK OVER

ROUGH GRADING

ALL AREAS SHALL BE ROUGH GRADED WITHIN 10 FOOT BEFORE PLANTING. ALL GRADES SHALL PRODUCE ROSITIVE DRAINAGE AMAY FROM BUILDING AND
THROUGH ALL PLANTER AREAS TO AVOID LOW SPOTS AND STANDING WATER. AREAS SHALL BE GRADED SUCH THAT NEW GRADES MEET AND BLEND
NATURALLY WITH THE EXISTING GRADES. ON SLOPES GREATER THAN 2:1, INSTALL SPECIFIED ERDSION CONTROL NETTING PER MANUFACTURES.

- FINISH GRADES ARE TO FOLLOW SITE GRADING PLAN AND EDGE DETAILS AS SPECIFIED AND MOUNDED A MINIMUM OF 5 INCHES IN THE CENTER OF THE BED FROM THE TOP OF CURB AND/OR PAVING AND/OR TOP OF LAWN.
- PLANTING, GLOVING AND STAKENG (PER DETAILS AND AS FOLLOWS)
- PLANT ONLY DURING SEASONS OF LOCALLY ACCEPTED PRACTICE.

 CROWN OF PLANT SHALL BE SUIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.
- LAYOUT ALL MASS PLANTINGS PER DETAIL AND MAINTAIN A 2° CLEARANG MOVERHANG AND FROM PAVING, WALLS, CURBS AND PROPERTY LINES,
 BARE ROOT TREES SHALL BE PLANTED ONLY BETWEEN NOVEMBER 15TH AND MARCH 15TH, AND PLANT PER STANDARD MORTICULTURAL PRACTICES.
 IF HEAVY CLAY IS ENCOUNTERED, AMEND PLANT HOLE BACKFILL WITH 50X NATIVE SOIL, AND 50X MIX OF COMPOSTED MULCH AND SOIL DRAINAGE
 AMENDMENT. CREATE DRAINAGE AWAY FROM HOLE IF IT MOLDS WATER.
- PRELIMINATION LIBERTAL DEPARTMENT AND APPLY PER MANUFACTURER'S RECOMMENDATIONS. FERTILIZE ALL PLANTINGS WITH SPECIFED FERTILIZER OR APPROVED EQUINALENT AND APPLY PER MANUFACTURER'S RECOMMENDATIONS. FERTILIZE RHODODENDRONS AND MOUNTAIN LAUREL WITH "PHC COMPETE PLUS OR APPROVED EQUINALENT AND APPLY PER MANUFACTURER'S RECOMMENDATIONS.
- EDUDALENT AND APPLY PER MANUFACTURER'S RECOMMENDATIONS.

 THE LANDSCAPE ARCHITECT SHALL SUPERVISE PRUNING OF TREES AND SHRUBS. LIMIT PRUNING TO THE REMOVAL OF INJURED TWICE AND BRANCHES, UNLESS OTHERWISE DIRECTED. ALL INJURED TREE ROOTS TO BE PRIVATED VERTICALLY WITH A SHARP KNIFE BEFORE PLANTING.

- TRANSPLANTING!
 WHEN POSSIBLE, TRANSPLANT IN THE FALL, WHILE THE ROOTS ARE STELL GROWING, THE FOP GROWTH HAS
 STOPPED, AND THE LEAVES HAVE FALLEN.
 DIG PLANT MATERIAL ALLOWING FOR A ROOT BALL THAT IS THE SAME DIAMETER AS THE PLANT'S DRIP LINE, OR A MINIMUM OF ONE FOOT OF DIAMETER
 PER CALIFER INCH OF THE TRUNK, TO A DEPTH OF 24 TO 30 INCHES.
 TICHTLY WARP ROOT BALL WITH BUTLAP TO KEEP ROOT BALL WITH ALL WITH BUTLAP TO KEEP ROOT BALL WITH ALL WITH BUTLAP TO KEEP ROOT BALL WITH ALL WITH BUTLAP TO REPER THE PROPERTY.

 TEMPERATURES. "HEEL IN" AND MAINTAIN IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES.
- TO REDUCE WATER LOSS BY TRANSPIRATION, APPLY A TRANSPIRATION-INHIBITING CHEMICAL, PER MANUFACTURER'S RECOMMENDATIONS, AT TIME OF
- DIGGING.
 REDUCE THE LEAF BEARING SURFACE (BY THINNING OUT) OF BARE ROOT TREES AND SHRUBS BY ABOUT 50%; BALLED & BURLAPPED TREES AND SHRUBS, BY ABOUT 25%.
 ALL TRANSPLANTED MATERIALS SHALL REQUIRE THE SAME SOIL PREPARATION, PLANTING, AND STAKING AS NEW PLANT MATERIAL.

3:05 MULCHTOP-DRESSING

- PROVIDE 2" (AFTER COMPACTION) LAYER OF SPECIFIED COMPOSTED MURCH ON ALL PLANTER BEDS AS A TOP-DRESSING AND WITHIN THE DRIP LINE OF ANY NEW PLANTING WITHIN EXISTING VEGETATION AREA: MAXIMUM DEPTH OF MULCH AT CROWN OF PLANTS TO BE ONE-HALF INCH.
- A) CLEAN ALL PLANTING AREAS AND FINISH RAKE. WASH CLEAN ALL BUILDING AND PAVING SURFACES THAT WERE AFFECTED BY LANDSCAPE INSTALLATION.
- 3 DR PLANT PROTECTION
- PLANT PROTECTION
 PROTECT ALL PLANT MATERIALS, DURING TRANSPORT AND ON SITE, AGAINST HARM FROM WIND, UNUSUAL WEATHER, AND THE PUBLIC IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICE. SPECIAL PLANTING ETC.
 DEFOLIATING, WILL PROPRING, OR SPRAY MISTING WAY BE REQUIRED FOR UNSEASCHABLE PLANTING ETC.
 LANDSCAPE CONTRACTOR IS URBLE FOR CHAMAGES OF LOSS OR INJURY TO EXISTING TREES AND SHRUBS RESULTING FROM THE CONTRACTOR'S FAILURE TO PROTECT THEM. THE JUST VALUE TO BE DETERMINED BY THE VALUATION OF LANDSCAPE TREES, SHRUBS AND OTHER PLANTS, CURRENT EDITION.
- 4.00 MAINTENANCE MENTENANCE.

 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE DURING THE CONTRACT PERIOD FOR KEEPING ALL PLANTINGS AND WORK INCIDENTAL THEREOF IN GOOD CONDITION BY REPLANTING, PLANT REPLACEMENT, WATERING, WEDING, CULTIVATING, PINNING, SPRAYING, REGUYING AND OTHER NECESSARY.

 OPERATIONS OF CARE FOR THE PROMOTION OF ROOT GROWTH AND PLANT LIFE. LANDSCAPE CONTRACTOR WILL PERFORM ABOVE MAINTENANCE DUTIES IN ALL LANDSCAPE AREAS UNTIL FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER.
- 4.02 PATHS, SIDEWALKS AND ALL OTHER PAVED SURFACES SHALL BE KEPT CLEAN WHEN PLANTING AND MAINTENANCE OPERATIONS ARE IN PROGRESS.
- 4.03 ATC SELECTS NATIVE ACCEMENTED AND/OR DROUGHT TOLERANT FLANT SPECIES. PLANTINGS ARE INSTALLED ONLY DURING SEASONS OF LOCALLY ACCEPTED PRACTICE. IN THE EVENT OF UNFORESEEN CLIMATOLOGICAL EXTREMES, ATC WILL PROVIDE MANUAL WATERING AS NEEDED.
- 4.04 ALL LANDSCAPING SHALL BE MAINTAINED AND SHALL BE WATERED BY MEANS OF WATERING TRUCK AND F OR PIPED IRRIGATION UNTIL ESTABLISHMENT.
- S.O. WARRANTY.
 -S.O. WARRANTY MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM DATE OF FINAL ACCEPTANCE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MISSING AND/OR VANDALIZED WATERIALS UNTIL THE PROJECT RECEIVES A FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR OWNER







STERED ARCHARD B. HALLAS STATE OREGO SEATTLE, WA 5008 OF

EXPIRATION DATE OF THE LICENSE: 06/30/12

> 12 OAK OR OR Q S 2525 (RENCE,

EG47

REVISIONS A MEDIAN ISSUED FOR DES GENER REWISED POD Q CHARGE ISSUED FOR FINAL CO NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

> SHEET TITLE LANDSCAPING NOTES

SHEET NUMBER _____

I. PROPOSAL SUMMARY INFORMATION

DATE:

REVISED:

August 1, 2010

January 10, 2011

APPLICANT:

American Tower Corporation

Gretchen Silverio

Project Manager, Site Development Services (West)

950 West Elliott Road, Suite 110

Tempe, AZ 85284

APPLICANT'S

REPRESENTATIVE:

Steven W. Topp, AICP

12566 SW Bridgeview Ct.

Tigard, OR 97223

Telephone:

503-708-7337

Fax:

503-579-4441

PROPERTY OWNER:

Siuslaw School District 97J

2111 Oak Street Florence OR 97439

REQUEST:

Conditional Use to construct an unstaffed telecommunication facility by replacing an existing 80' tall steel lightpole with a new 150' steel lightpole and constructing a new 30' x 50' fenced lease area. AT&T proposes to install a 10' x 20' pre-fabricated shelter on a new concrete slab within the ATC fenced lease area, and install 12 antennas at the top of the new tower and a 6' microwave dish at the 105' level. A backup power diesel generator is also proposed for the site (EG47 Florence).

PARCEL DESCRIPTION:

1812220000300

LOCATION:

2525 Oak Street

ZONING:

Multi-Family Residential (RM)

COMPREHENSIVE PLAN:

Public

II. INTRODUCTION

American Tower (ATC) is a leading owner, developer and operator of communications sites for the wireless and broadcast industries. Their global solutions include more than 27,000 towers, 2,000 managed rooftops, in-building and outdoor DAS (Distributed Antenna System) networks, and a suite of services that speed network deployment.

ATC is proposes to develop a new tower at 2525 Oak Street at the request of AT&T Mobility. AT&T Mobility (AT&T) is one of the largest domestic providers of wireless Personal Communications Services (PCS) and data transfer services. AT&T Mobility is in the process of expanding its wireless telephone system in western Oregon, Washington and northern Idaho. The system will be a unique combination of telecommunication services that will provide the public with the next generation of wireless devices such as compact wireless telephones with texting and voice-mail service, high-speed wireless internet, and an array of other customized mobile features.

In order to provide these services, AT&T Mobility is expanding its Oregon, Washington and northern Idaho network. The system works by splitting a region into smaller geographic areas called cells. Each cell is served by a transmitter and receiver unit, commonly referred to as a "base station" or "communication facility." As a caller moves across the landscape, the call is passed or "handed-off" from one base station to another. Each base station is connected to a mobile telephone switching office, which is linked to the land-based telephone network serving homes and businesses.

AT&T Mobility engineers utilize computer modeling and on-site radio testing to determine system design and facility locations. Individual base station locations and antenna heights are selected based on a number of considerations including: topography; morphology (i.e., urban, suburban, or rural building/structure/vegetation densities); distance from other base stations; proximity to traffic corridors, employment and shopping districts; co-location opportunities; and other technical features. Other selection factors include suitable access, availability of electrical service, and a willing property lessor. Because base stations consist of very low-powered transmitters which cover a relatively small geographic area, and "line-of-sight" transmission paths are necessary for efficient operation, there is limited flexibility in locating each facility.

ATC proposes to construct an unstaffed telecommunication facility by replacing an existing 80' tall steel lightpole with a new 150' steel lightpole and constructing a new 30' x 50' fenced lease area. AT&T proposes to install a 10' x 20' pre-fabricated shelter on a new concrete slab within the ATC fenced lease area, and install 12 antennas at the top of the new tower and a 6' microwave dish at the 105' level. A backup power diesel generator is also proposed for the site. (Attachement A). The site will be located at the Siuslaw School District athletic field along 27th street. The property is zoned RM.

CHAPTER 13 MULTI-FAMILY RESIDENTIAL DISTRICT

10-13-3 Buildings and Uses Permitted Conditionally:

Public and semi-public buildings, such as fire stations, reservoirs, pump stations, etc., that are essential to physical, social and economic welfare of an area.

The proposed facility, which provides a public service in terms of telephone, internet access and 911 calling, will be located in the MR zone. Therefore, it is allowed as a conditional use.

CHAPTER 33 TELECOMMUNICATIONS FACILITIES OVERLAY DISTRICT

10-33-4 Conditional Uses:

D. Any WCF extending more than 3' above the roofline of the primary structure located in any residential district.

The proposed facility will be located in the MR zone, and will be extending more than 3' above the primary structure roofline. Therefore, it is allowed as a conditional use.

10-33-5 Application:

The applicant shall submit:

A. A site plan drawn to scale.

See Attachement A.

B. Elevations of all proposed buildings and structures, together with a depiction of proposed screening.

See Attachement A.

C. A landscaping plan

See Attachement A.

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

The proposed lightpole replace will be designed specifically to handle at least two additional carriers, possibly three. The 150-foot height is needed to accommodate future co-location. The

applicant is proposing to use a replacement lightpole as a means of minimizing visual impacts since there are already four such structures at the stadium. Photosimulations of the proposed facility are attached as Attachement B.

A site-specific engineering design will be submitted with the building permit application following approval of the conditional use..

E. A feasibility study showing why this facility is necessary, and if not co-located, why it cannot be co-located. The study must show that co-location is unfeasible due to one or more of the reasons: structural support limitations, safety considerations, lack of available space, failure to meet service coverage needs, or unreasonable economic constraints.

Wireless telephone services are now widely used by the general public, with demand continually increasing. These services are commonly used as "second lines" within businesses and residences. Like other utilities necessary to serve industrial, commercial and residential development (e.g., electricity, telephone, water, sewer, natural gas, etc.) wireless communication facilities must be sited to serve current and anticipated demand where it exists. Service cannot be effectively provided from a remote location.

At the present time, the entire City of Florence and surrounding areas are served by one existing site located on a hilltop about three miles to the southeast of the proposed site. This remote location results in reduced signal strength and slower data transfer speeds. AT&T determined through radio frequency modeling and drive testing that the EG47 Florence site is needed in order to provide improved coverage to the City of Florence and surrounding areas.

Specifically, the "current site alone" radio coverage plot of Attachement B shows coverage without the proposed EG47 Florence site. Red represents a strong signal that will provide excellent service within buildings as well as inside vehicles. Yellow represents signal strength that will provide good coverage inside vehicles and in buildings. The signal strength represented by green will provide good coverage inside vehicles, but less reliable coverage in buildings. Although The signal strength represented by red on the "current site alone" shows a red signal strength over most of Florence, the most effective service area is outlined by the blue polygon. In actuality, much of the red signal strength is well above the elevation of Florence because the existing tower is located at a high elevation and much of the signal passes over the top of the city. (the maroon color represents signal coverage over water.)

Looking at the "with new site and current site" coverage plot, the signal level is again red over most of the city. However, as shown by the blue polygon, the red signal level is actually now usable in a much larger portion of the City of Florence. The proposed site will also greatly improve in-building coverage, provide faster data transfer rates and greatly increased capacity on the AT&T network. The radio frequency modeling above indicates that a tower/antenna height of 150 feet within the City of Florence is optimum in order for the antennas of the proposed facility to "see" the antennas of subscribers and other wireless sites in the intended coverage area. A "line of sight" transmission path is necessary for efficient operation.

F. Evidence of conformance with FAA requirements.

A FAA evaluation has been submitted (as Attachement E), which allows for a height of up to 154'.

G. 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.

The leased area will be surrounded with an 11-foot high chain link fence with privacy slats. No hazardous materials will be located on site with the exception of batteries inside the equipment shelter and diesel fuel for the generator. A 24/7 contact number will be posited at the site.

The nearest habitable spaces are the office buildings located 300 feet to the west. This distance is more than twice the height of the proposed tower. In the unlikely case the tower should fail at the base, it would not hit any habitable spaces. American tower will provide the School District with a certificate of insurance to demonstrate they have adequate coverage for any damage that may be caused by the site.

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

See Attachement D.

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

See below.

CHAPTER 4 CONDITIONAL USES

10-4-9: 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.

Chapter 11: Utilities and Facilities of the City of Florence Comprehensive Plan states the following:

Telephone Services

Goal

To secure residential and business telephone services equivalent to that found at any given time in similar size communities in the I-5 corridor.

Policies

- 1. The City shall pursue parity in telephone service as an essential element for the City to be competitive in attracting business to the community.
- 2. The City shall pursue high quality digital telephone service as an essential element for the economic health and continued economic development of the community.
- 3. Due to the isolation of the community geographically and its location in a high hazard tsunami zone, taken together with the large number of senior citizens in the community, the City shall pursue reliable telephone service as an essential element for the health and safety of the community.
- 4. The City shall work to ensure telecommunication services in Pacific View Business Park on a parity with competing business/industrial parks.

Recommendations

- 1. The City should work with the Public Utility Commission, providers of telephone service, local telecommunications providers, other coastal communities, and legislators to secure residential and business telecommunication service equivalent to that found in similar size communities in the I-5 corridor.
- 2. As part of this effort, the City should work towards a goal of providing similar services at similar costs to those paid by telephone subscribers in the I-5 corridor.

At the present time, the entire City of Florence and surrounding areas are served by one existing site located on a hilltop about three miles to the southeast of the proposed site. This remote location results in reduced signal strength and slower data transfer speeds. Furthermore, the distant site location means that only one sector of the antenna array serves the city. This results in greatly reduced call capacity.

The proposed EG47 Florence site greatly increase the signal strength, call capacity and data transfer speeds in Florence. The high speed data capacity of the site will provide an alternative source of broadband service in the area. The increased call capacity and signal strength will greatly increase reliability for AT&T customers. In addition, the increased signal strength and capacity will provide greater service reliability in case of a natural disaster. Ro these reasons the new site will help implement the Telephone Services goals and policies of the Comprehensive Plan.

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

The applicant will comply with any conditions established by the Planning commission.

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.

The proposed wireless facility is a conditional use in the Public zone. The facility will occupy only 1500 square feet of an 87.30 acre parcel. As a result, it will not significantly reduce the amount of land for other uses allowed on the property.

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.

Design Review will be done concurrent with the conditional use application.

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

The only public facilities needed for the site are electricity, telephone service and road access. Electricity and phone service are available at the site. AT&T will construct a new driveway from the site to 27th Street.

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).

AT&T will construct a new driveway from the site to 27th Street. After construction, the site will generate one or two vehicle trips per month. Since the facility is not a public destination, pedestrian access is not necessary.

Attachments found in staff report as:

- A. Site Plan (See Exhibit B)
- B. Photosimulations (See Exhibit H)
- C. RF Coverage Maps (See Exhibit H)
- D. RF Emissions Compliance (See Exhibit E)
- E. FAA Determination (See Exhibit G)

CITY OF FLORENCE SITE INVESTIGATION REPORT SUMMARY

	4 : 4
AMERICAN TOWER CORPORATION	Date August 6, 2010
AMERICAN TOWER CORPORATION Applicant C/O KEVIN MARTIN	
MARIAGE AND MANAGEMENTS CACHITY	181777 0000300
WIRELESS COMMUNICATION FACILITY Proposal or Project	/8/2220000300 Map No. Tax Lot
	D. 11
	Public Comprehensive Plan Designation
Purpose of Proposal or Project (attach additional sheets, as needed)	Public Zoning District
Z S Z S OAK, STREET Street Address	Overlay District
Based on submitted information, zoning and comprehensive Site Investigation Report, this proposal does / does not comprehensive Plan. The proposal will / will not achieve building design will / will not have adverse impacts and will will not have adverse impacts	omply with Title 10 of the City Code and eve the stated purpose. The site and/or
The completed Site Investigation Report is available at the	Planning Department.
retti di salah sal	
This investigation was done by:	
<i>K</i>	EVIN J. MARTIN
Signature	Ant -
A_{l}	PPLICANT'S REPRESENTATIVE
Title	
SITE INVESTIGATION INITIAL PROPOSED DEVELOPMENT A YES NO	-
X 1. LOCAL ZONING REGULATIONS	
Does the proposed development site pla	n conform to City, or County Zoning
Regulations regarding setback lines and	other code provisions? (Contact the City or
County Engineer for details.)	
2. COMPREHENSIVE PLAN SETBACI	K I INF OR DESIGNATION
2. <u>COMPREHENSIVE PLAN SETBAC</u> a Has a Coastal Construction Se	tback line (CCSBL) been adopted for this
County or city? (Inquire from	
	for this County or City is the proposed site
seaward of the CCSBL?	
	of the adopted CCSBL, has application for a
variance or exception been maging jurisdiction?	de to the Planning Commission having

SITE INVESTIGATION – PHASE 1 INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST

YES	NO	
		IDENTIFIED HAZARDOUS CONDITIONS
	<u>X</u>	a. Has any portion of the property been identified as being affected by any potential or existing geological hazard? (Contact County or City Planning Departments for information published by the State Department of Geology and Mineral Industries, US Department of Agriculture-Soil Conservation
	<u>X</u>	Service, US Geological Survey, US Army Corps of Engineers and other government agencies.) b. Are any of the following identified hazards present? 1. Active foredune 2. Water erosion 3. Flooding 4. Wind erosion 5. Landslide or sluff activity c. Are there records of these hazards ever being present of the site? Describe:
<u>X</u>	<u>X</u>	 4. EXISTING SITE VEGETATION a. Does the vegetation on the site, afford adequate protection against soil erosion from wind and surface water runoff? b. Does the condition of vegetation present constitute a possible fire hazard or contributing factor to slide potential? (If answer is Yes, full details and possible remedies will be required.)
	<u>X</u> _X	 5. FISH AND WILDLIFE HABITAT a. Does the site contain any identified rare or endangered species or unique habitat (feeding, nesting or resting)? b. Will any significant habitat be adversely affected by the development? (Contact State Fish and Wildlife, County and City Planning Staffs for inventory data.)
	X	6. <u>HISTORICAL AND ARCHEEOLOGICAL SITES</u> Are there any identified historical or archaeological sites within the area proposed for development? (Contact local planning office.)
	X	7. FLOOD PLAIN ELEVATION a. If the elevation of the 100 year flood plain or storm tide has been determined, does it exceed the existing ground elevation at the proposed building site? (Contact the Federal Insurance Administration, City or County Planning Departments for information on 100 year flood pla9in. Existing site elevations
	MA	can be identified by local registered surveyor.) b. If elevations of the proposed development is subject to flooding during the 100 year flood or storm tide, will the lowest habitable floor be raised above the top of the highest predicted storm-wave cresting on the 100 year flood or storm tide?
	X	8. CONDITION OF ADJOINING AND NEARBY AREAS Are any of the following natural hazards present on the adjoining or nearby properties that would pose a threat to this site? a. Open dunes

SITE INVESTIGATION – PHASE 1 INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST

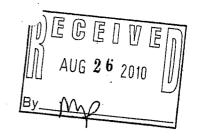
YES	NO	
	- X	b. Active foredune
	X	c. Storm runoff erosion
	X	d. Wave undercutting or wave overtopping
	X	e. Slide areas
	\	f. Combustible vegetative cover
		(Contact County and City Planning staffs for local hazard information.)
		9. <u>DEVELOPMENT IMPACTS</u>
	<u>-X</u>	a. Will there be adverse off-site impacts as a result of this development?
		b. Identify possible problem type
		1. Increased wind exposure
		2. Open sand movement
		3. Vegetative destruction
		4. Increased water erosion (storm runoff, driftwood removal, reduction of
		foredune, etc.)
		5. Increased slide potential
		6. Affect on aquifer
$\overline{\checkmark}$		c. Has landform capability (density, slope failure, groundwater, vegetation, etc)
-		been a consideration in preparing the development proposal?
V		d. Will there be social and economic benefits from the proposed development?
<u> </u>		e. Identified benefits
		1. New jobs
		2. Increased tax valuation
		3. Improved fish and wildlife habitat
		4. Public access
		5. Housing needs
		6. Recreation potential
		7. Dune stabilization (protection of other features)
	\	8. Other Improved Wireless communications
		10. PROPOSED DESIGN
X		a. Has a site map been submitted showing in detail exact location of proposed
		structures?
	X	b. Have detailed plans showing structure foundations been submitted?
	MA	c. Have detailed plans and specifications for the placement of protective
	٠,	structures been submitted if need is indicated?
	X	d. Has a plan for interim stabilization, permanent revegetation and continuing
		vegetative maintenance been submitted?
	_	e. Is the area currently being used by the following?
	X	1. Off-road vehicles
	X	2. motorcycles
	X	3. horses
		f. Has a plan been developed to control or prohibit the uses of off-road vehicles, motorcycles and horses?
		11. LCDC COASTAL GOAL REQUIREMENTS
X		a. Have you read the LCDC Goals affecting the site? (contact LCDC, City or
		County office for copies of Goals.)
	\overline{X}	b. Have you identified any possible conflicts between the proposed development

SITE INVESTIGATION – PHASE 1 INITIAL PROPOSED DEVELOPMENT APPLICATION CHECKLIST

		11/11/11/11/11/11/11
YES	NO	
		and the Goals or acknowledged comprehensive plans? (If so, list them and
		contact local planning staff for possible resolution.)
×	,	c. Have all federal and state agency consistency requirements been met? (Contact
		local planning office.)
X		d. Has applicant or investigator determined that the development proposal is
		compatible with the LCDD Beaches and Dunes Goal and other appropriate
		statewide land use planning laws?
		T 1/00

UPON APPROVAL OF the CUP, A geotechnical REPORT WILL be prepared by an engineer. This will include A TEST BORE THAT WILL DETERMINE THE QUALities OF the soil so that The Tower and SHELTER foundations can be Engineered. This Report WILL BE Submitted with the BP Application.





August 23, 2010

TO: The Lane County/City of Florence OR Planning Department

RE: Proposed radio facility EG47 located at 2975 Oak St.

Dear Sir,

The proposed facility noted above will operate at less than 100 watts ERP per channel at frequencies in the range of 850 to 900 MHz and 1900 to 2100 MHz as licensed by the Federal Communications Commission, FCC.

The maximum general population exposure limit per the FCC Public Standards OET Bulletin 65 in the 850 to 900 MHz frequency band is 0.567 mW/cm². Likewise in the 1900 to 2100 MHz frequency band, the maximum exposure limit is 1.0 mW/cm².

The power density calculations for each sector of the proposed facility (typically less than 1% of the FCC limit) will be well below the maximum FCC exposure levels. The proposed facility will not cause other co-located facilities to exceed FCC exposure standards and is categorically proven as safe, according to Federal Guidelines.

The proposed facility should not interfere with other communications facilities. Our sites are monitored 24/7 by a national operations center to insure all is operating normally. In addition, we have local technicians who make routine visits to cell sites to make repairs when needed.

I certify that this information is true to the best of my knowledge.

Regards,

Ken Seymour Engineering Manager AT&T Mobility



Affidavit of Ken Seymour

Ken Seymour being duly sworn deposes that he is a qualified and experienced Communications Engineer whose works are a matter of record with the Federal Communications Commission, the City of Portland Oregon, throughout the States of Oregon, Washington, and Idaho.

His professional FCC Radio Telephone License Number is: PG-13-16349.

This license is valid for life.

Ken is an RF Engineering Manager for AT&T Mobility and is responsible for the Oregon, Washington, and Idaho Districts. He is experienced with MPE studies, Interference mitigation, and evaluating radio facilities compliancy with FCC guidelines for human exposure from radio frequency radiation.

This site meets Federal safety guidelines for RF exposure.

ks8316@att.com

AT&T Mobility 503-724-6110





December 16, 2010

DCI 99604.084

City of Florence 250 Highway 101 Florence, OR 97439

Subject:

American Tower - Florence, OR - EG47

Preliminary Development Plan

Dear City of Florence:

The site is located at 2525 Oak Street in Florence, Oregon. The site is located on tax parcel 1812220000300, which is approximately ±87.3 acres in size, and is zoned Other. Approximately 18,745 SF of the site will be disturbed with this proposed development. The site is bordered to the north by 27th Street; to the east by the Suislaw Middle School outdoor track, bleachers and storage buildings; to the south by undeveloped areas of lawn and trees; and to the west by commercial parcels. The general work area, as noted on plan sheet C-1, slopes gradually to the southwest into existing grass and brush at approximately 1-4% slopes. Per the NRCS Soil Map: site soils consist of Yaquina Loamy Fine Sand (140).

A field reconnaissance was conducted on December 7, 2010; weather conditions were overcast with sprinkling rain and the ground was slightly soggy in wheel ruts. No flooding problems were observed, and no concentrated discharge points were found. Existing stormwater runoff sheetflows overland and is dispersed southwesterly through +100' of well vegetated sandy soil. There are no known or suspected wetlands, streams or obvious signs of a high groundwater table within the vicinity of the project area.

The project proposes to construct an unstaffed telecommunication facility by replacing an existing 60'-tall steel lightpole with a new 150'-tall steel lightpole, and to install a 10'x20' pre-fabricated shelter on a new concrete slab within new 30'x50' fenced lease area. Proposed new impervious surfaces within the lease area include roofs and concrete pads. A vegetated filter strip was chosen to manage the developed stormwater runoff from these proposed impervious surfaces. For conservative sizing, the amount of impervious surfaces within the lease area is assumed to be 500 SF. Via the Simplified Approach, this impervious surface area is multiplied by a 0.2 sizing factor, resulting in 100 SF of required facility surface area. A 5'Wx20'L filter strip is shown on the plans within the landscape area.

City of Florence 12/15/10 Page 2

Access to these new improvements will be via a 50'-long paved access from 27th Street, into a 12'-wide gravel access drive with turnaround. Proposed impervious surfaces include the new paved access and the replaced concrete sidewalk, curb and gutter. A vegetated filter strip was chosen to manage the developed stormwater runoff from these proposed impervious surfaces. For sizing, the 800 SF of impervious surface area is multiplied by a 0.2 sizing factor, resulting in 160 SF of required facility surface area. A 5'Wx40'L filter strip is shown on the plans; the length is oversized to compensate for the filter strip's 10' property line setback requirement which limits filter strip placement.

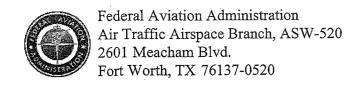
The two filter strips together, will manage 1,300 SF of proposed impervious surface. In the event the filter strips temporarily fail or rainfall exceeds the facility design capacity, developed stormwater runoff will continue to sheetflow, dispersed southwesterly through +100° of well vegetated sandy soil. It is Duncanson Company's opinion from the available information that the developed site will not create or aggravate any downstream conditions.

Sincerely,

Duncanson Company, Inc.

Harold M. Duncanson, P.E. President





Issued Date: 12/02/2010

Lottie Thompson American Tower-Schaumburg, IL 1101 Perimeter Drive Schaumburg, IL 60173

** DETERMINATION OF NO HAZARD TO AIR NAVIGATION **

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:

Monopole Florence, OR 273625

Location:

Florence, OR

Latitude:

43-59-20.98N NAD 83

Longitude:

124-06-28.21W

Heights:

154 feet above ground level (AGL)

211 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities. Therefore, pursuant to the authority delegated to me, it is hereby determined that the structure would not be a hazard to air navigation provided the following condition(s) is(are) met:

As a condition to this Determination, the structure is marked and/or lighted in accordance with FAA Advisory circular 70/7460-1 K Change 2, Obstruction Marking and Lighting, a med-dual system - Chapters 4,8(M-Dual),&12.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be completed and returned to this office any time the project is abandoned or:

At least 10 days prior to start of construction (7460-2, Part I)

X Within 5 days after the construction reaches its greatest height (7460-2, Part II)

See attachment for additional condition(s) or information.

This determination expires on 06/02/2012 unless:

- (a) extended, revised or terminated by the issuing office.
- (b) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is subject to review if an interested party files a petition that is received by the FAA on or before January 01, 2011. In the event a petition for review is filed, it must contain a full statement of the basis upon which it is made and be submitted in triplicate to the Manager, Airspace and Rules Division - Room 423, Federal Aviation Administration, 800 Independence Ave., Washington, D.C. 20591.

This determination becomes final on January 11, 2011 unless a petition is timely filed. In which case, this determination will not become final pending disposition of the petition. Interested parties will be notified of the grant of any review. For any questions regarding your petition, please contact Office of Airspace and Rules via telephone -- 202-267-8783 - or facsimile 202-267-9328.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

This aeronautical study considered and analyzed the impact on existing and proposed arrival, departure, and en route procedures for aircraft operating under both visual flight rules and instrument flight rules; the impact on all existing and planned public-use airports, military airports and aeronautical facilities; and the cumulative impact resulting from the studied structure when combined with the impact of other existing or proposed structures. The study disclosed that the described structure would have no substantial adverse effect on air navigation.

An account of the study findings, aeronautical objections received by the FAA during the study (if any), and the basis for the FAA's decision in this matter can be found on the following page(s).

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Kathie Curran, at (425) 203-4562. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2010-ANM-1719-OE.

(DNH)

Signature Control No: 128804944-133904178

Sheri Edgett-Baron
Manager, Obstruction Evaluation Service

Attachment(s) Additional Information Frequency Data Map(s)

cc: FCC

Additional information for ASN 2010-ANM-1719-OE

NARRATIVE AERONAUTICAL STUDY NO. 2010-ANM-1719-OE

Abbreviations

AGL - above ground level

MSL - mean sea level

RWY - runway

IFR - instrument flight rules

VFR - visual flight rules

nm - nautical mile

Part 77 - Title 14 Code of Federal Regulations (CFR) Part 77, Objects Affecting Navigable Airspace

1. LOCATION OF PROPOSED CONSTRUCTION

The proposed 154 AGL (211 MSL) structure would be located approximately 1,407 feet northeast of the RWY 15 threshold at the Florence Municipal (6S2) Airport, Florence, OR. 6S2 elevation is 51 MSL.

2. OBSTRUCTION STANDARDS EXCEEDED

The proposed structure is identified as an obstruction under Part 77 Section 77.25(a) -- the VFR maneuvering area around the airport for Category A and Category B aircraft established under 77.23, 77.25, or 77.29. This proposed structure would exceed 6S2 horizontal surface by 10 feet.

3. EFFECT ON AERONAUTICAL OPERATIONS

- a. The impact on arrival, departure, and en route procedures for aircraft operating under VFR follows: Impact: The structure would exceed 6S2 horizontal surface by 10 feet.
- b. The impact on arrival, departure, and en route procedures for aircraft operating under IFR follows: none.
- c. The impact on all-existing public-use airports and aeronautical facilities follows: none.
- d. The impact on all planned public-use airports and aeronautical facilities follow: none.
- e. The cumulative impact resulting from the proposed construction or alteration of a structure when combined with the impact of other existing or proposed structures follows: none.

4. CIRCULATION AND COMMENTS RECEIVED

The proposal was circulated for public comment on October 08, 2010, the comment period closed on November 14, 2010 and as of December 2, 2010 no comments were received.

5. DETERMINATION - NO HAZARD TO AIR NAVIGATION

It is determined that the proposed construction would not have a substantial adverse effect on the safe and efficient use of navigable airspace by aircraft.

6. BASIS FOR DECISION

The proposed 154 AGL/211 MSL structure would exceed the 6S2 approach surface by 10 feet, however, there are no IFR effects and no VFR issues were identified. The incorporation of marking and lighting will mitigate the Part 77 penetration and increase visibility of the structure to IFR and VFR aircraft operating in the vicinity of 6S2.

7. CONDITIONS

The structure shall be marked and lighted as outlined in chapters 4, 8, and 12, of Advisory Circular AC 70/7460-1K. The advisory circular is available online at https://oeaaa.faa.gov/oeaaa/external/content/AC70 7460 1K.pdf. It is also free of charge, from the

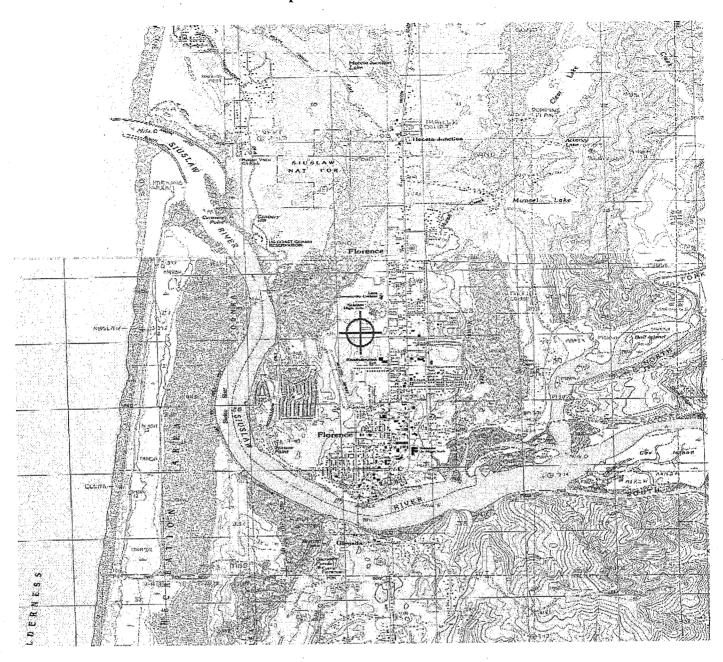
Department of Transportation, Subsequent Distribution Section, M-494.3, 400 7th Street, SW, Washington, DC . 20590.

Within five days after the structure reaches its greatest height, proponent is required to file a FAA form 7460-2, Actual Construction notification, at the OE/AAA website (http://oeaaa.faa.gov). This Actual Construction notification will be the source document detailing the site location, site elevation, structure height, and date structure was built for the National Aeronautical Navigation Services (AeroNav) to map the structure on aeronautical charts and update the national obstruction database.

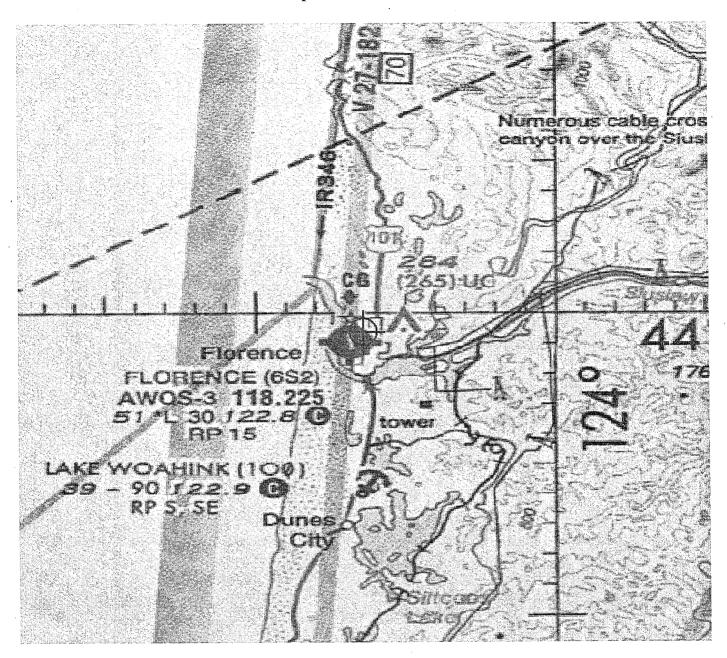
Frequency Data for ASN 2010-ANM-1719-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
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	\mathbf{W}
2345	2360	MHz	2000	W

TOPO Map for ASN 2010-ANM-1719-OE

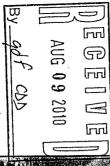


Sectional Map for ASN 2010-ANM-1719-OE

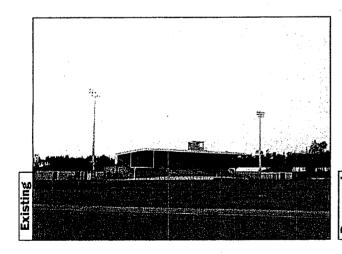


OR-EG47

FLORENCE DT 2525 OAK STREET



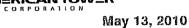


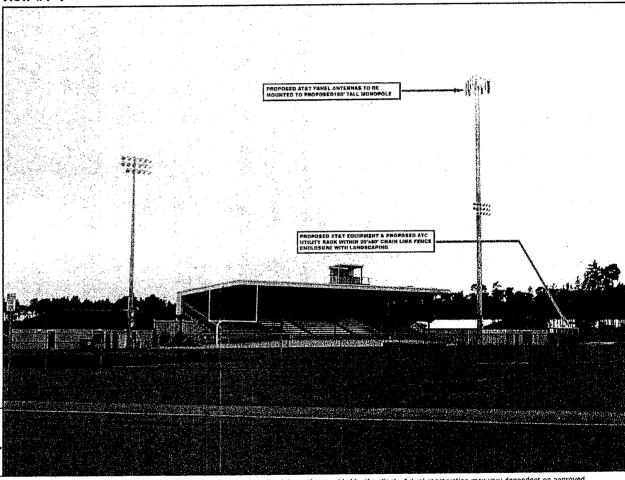


American Tower Corporation 4122 Factoria Blvd SE Suite 405 Bellevue, WA 98006



View #: 1





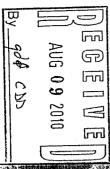
This Illustration is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore PTS (Pacific Telecom Services) is not responsible for any post simulation production design changes.

Prepared by: CJL
Approved by: ALT

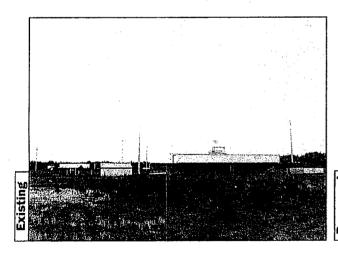
Proportion design enables growing g

OR-EG47

FLORENCE DT 2525 OAK STREET FLORENCE, OR 97439





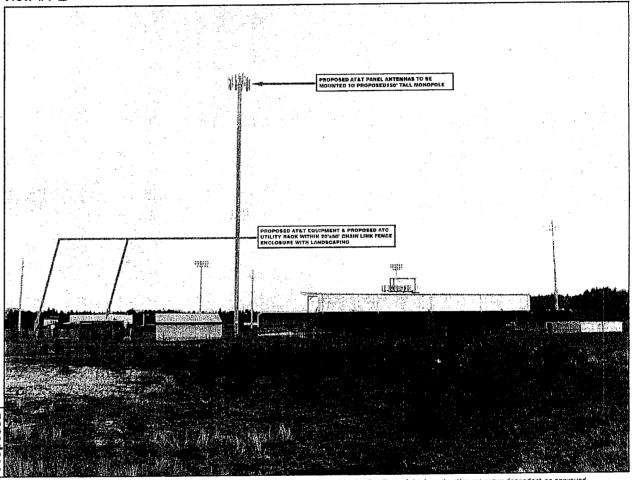


American Tower Corporation 4122 Factoria Blvd SE Suite 405 Bellevue, WA 98006



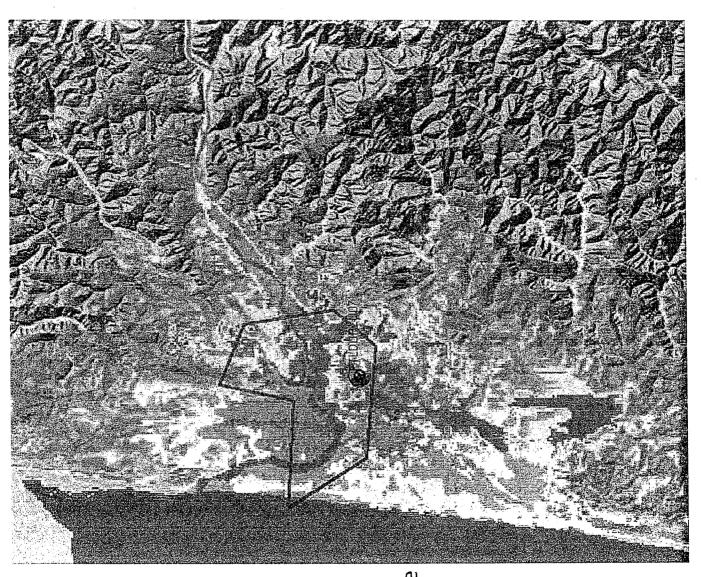
View #: 2

May 13, 2010

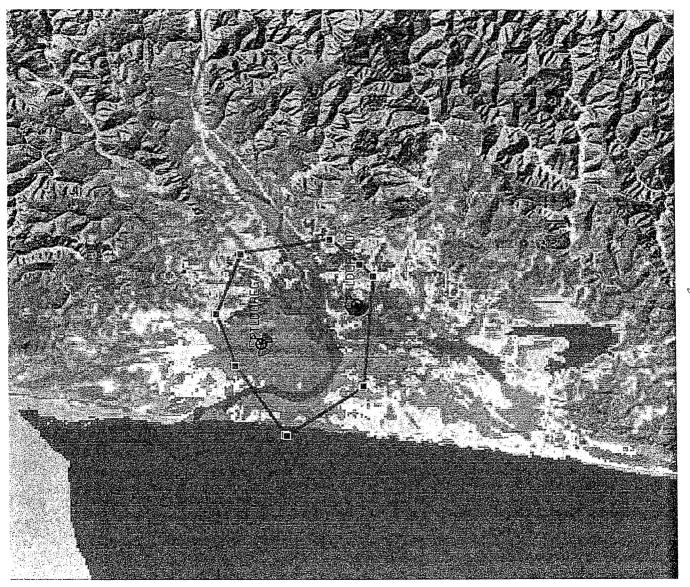


This illustration is a representation of the proposed project based on information provided by the client. Actual construction may vary dependent on approved construction plans and therefore PTS (Pacific Telecom Services) is not responsible for any post simulation production design changes.

Prepared by: C.J. Approved by: RLT S199 C American Services, LLC Approved by: RLT S199 C American Loop Drive. Coura Mesa, CA 92626-7444

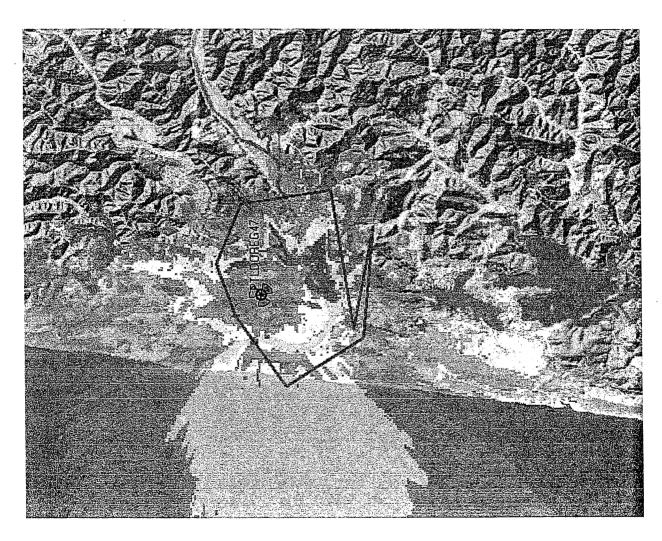


DEGEIVE AUG 09 2010 By 90f CAS Current site alone



DEGEIVE DAUG 09 2010 By gdf CSD

With new site and current site

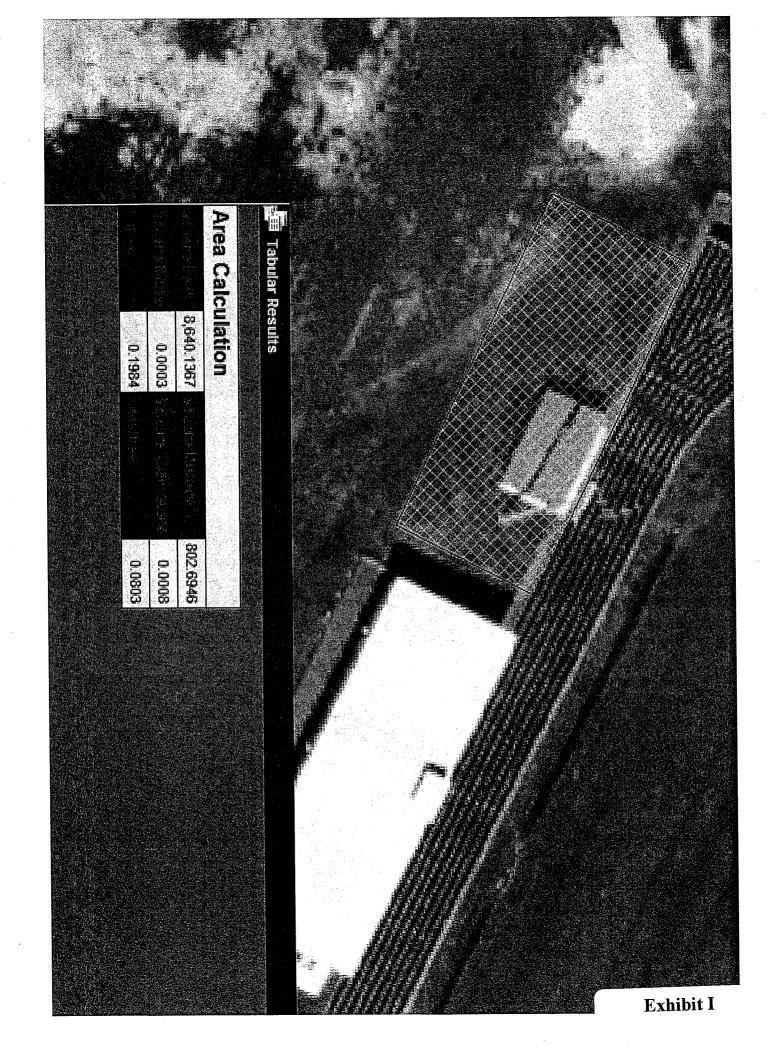


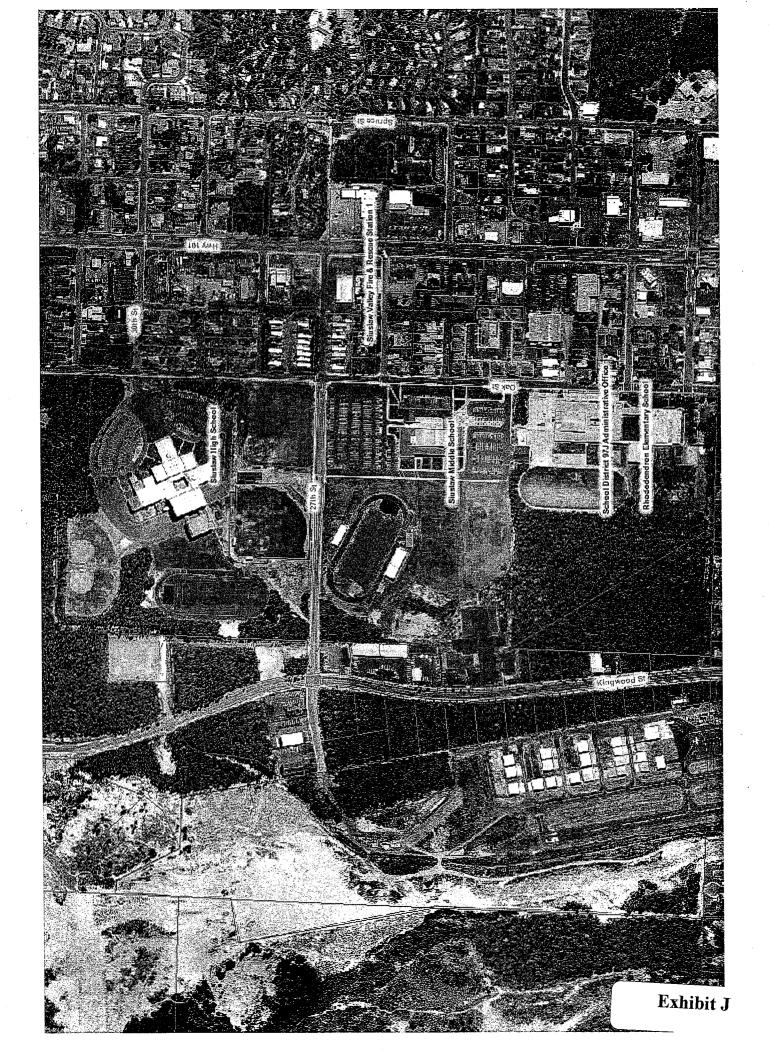
New site by itself

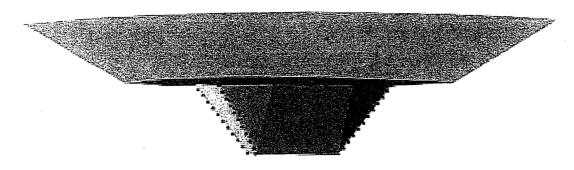
DEGETUED

AUG 09 2010

By 90f CAN







PROTECTED AIRSPACE

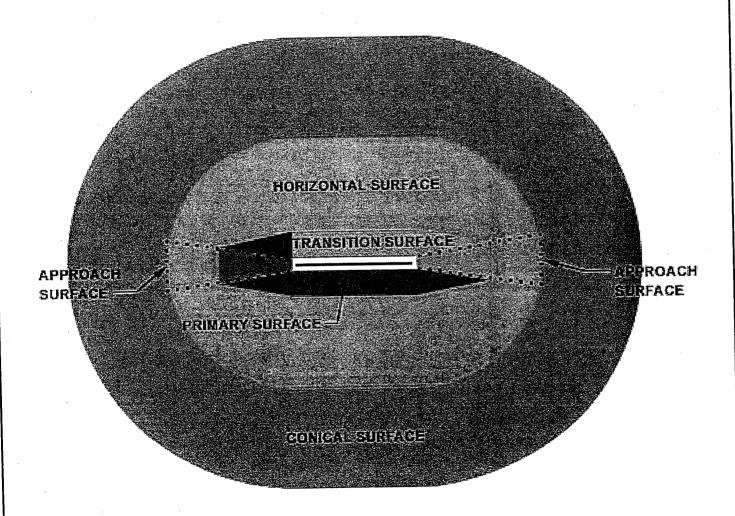


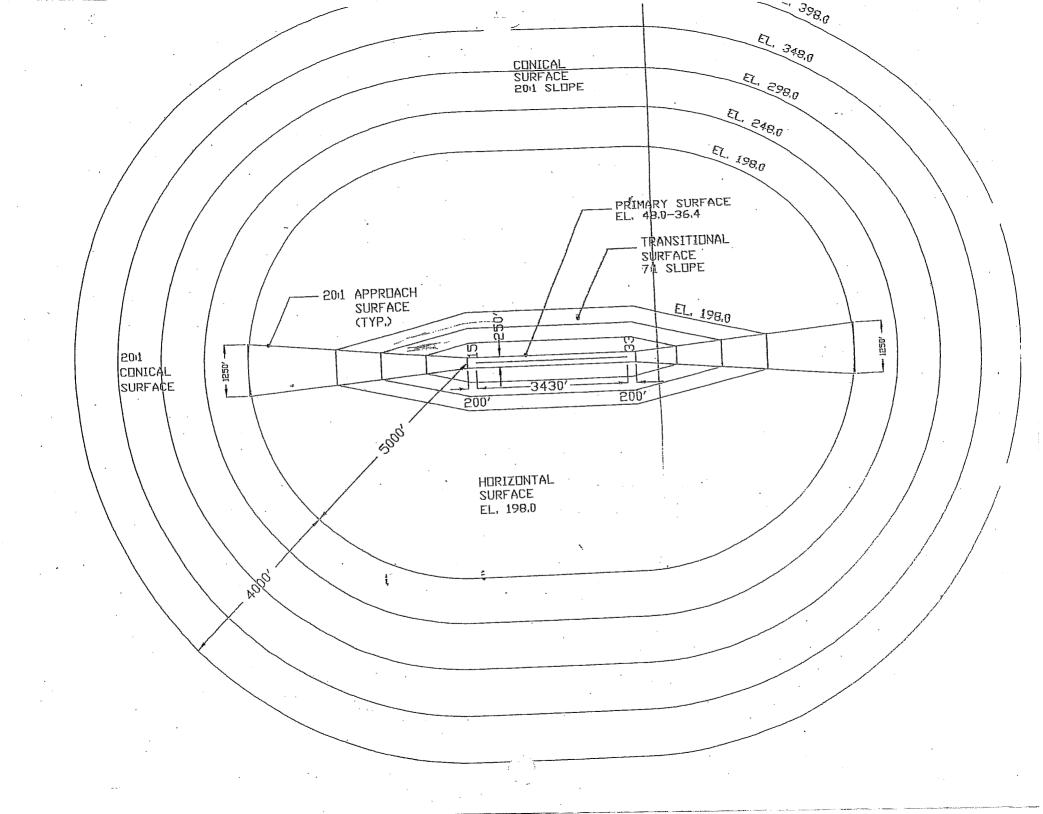
IMAGE SOURCE: WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (AVIATION DIVISION).



PLAN & PROFILE VIEWS (FAR PART 77 SURFACES)

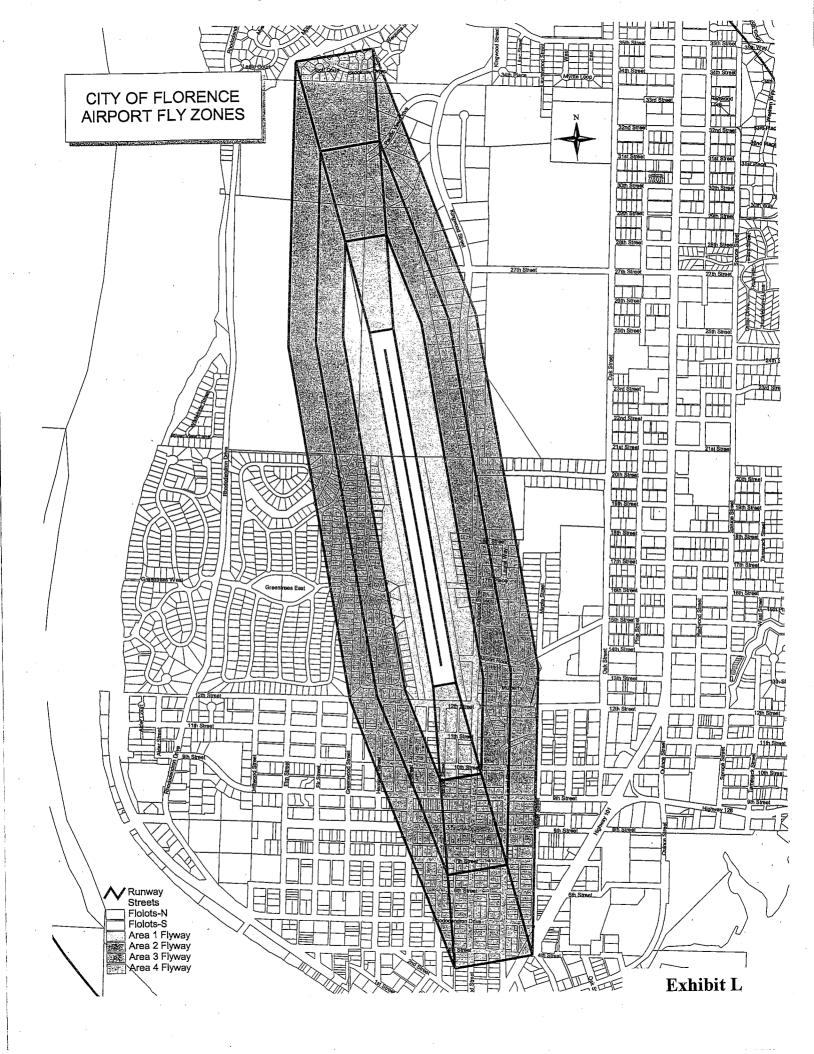
FIGURE

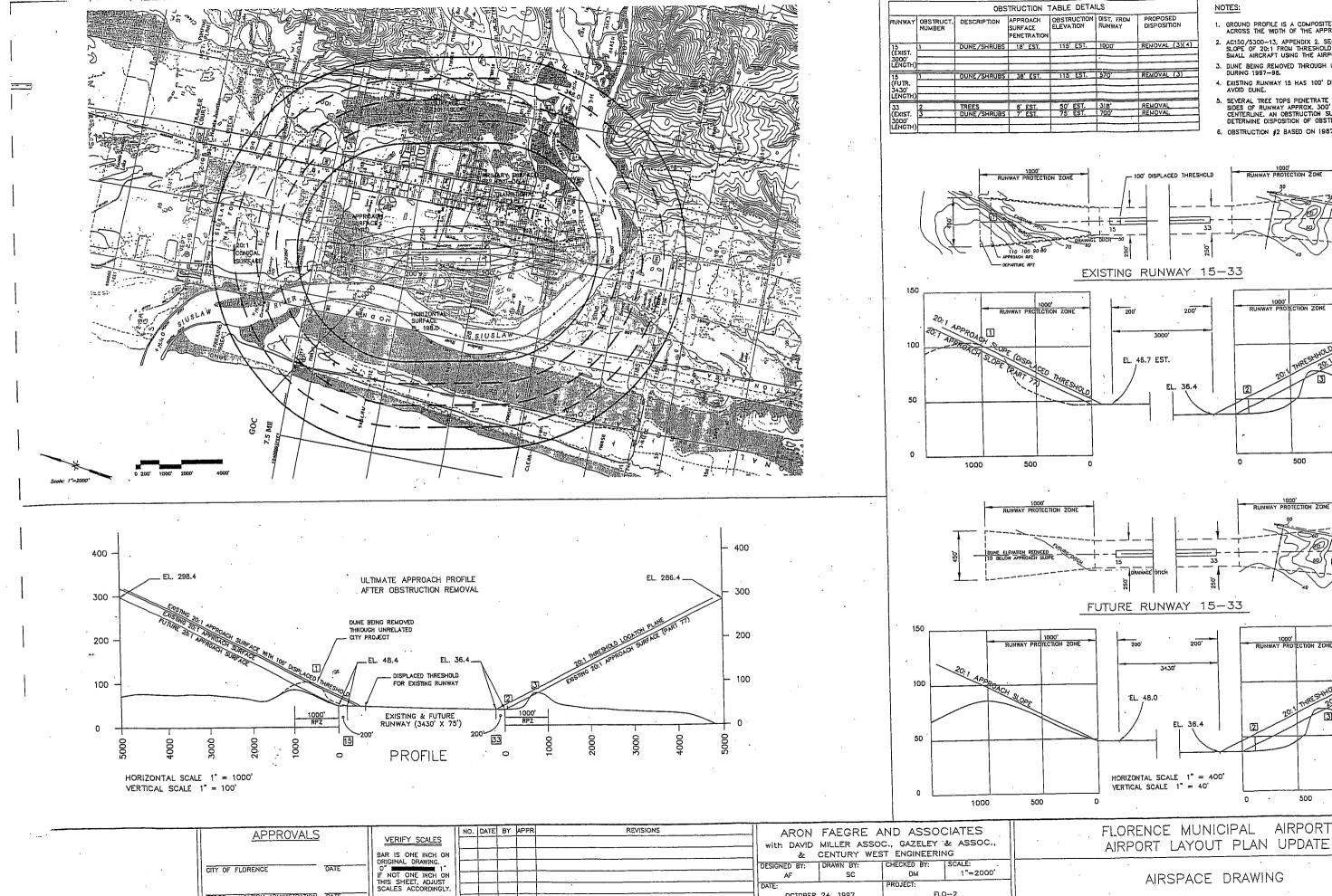
Exhibit K







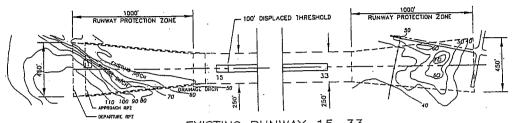


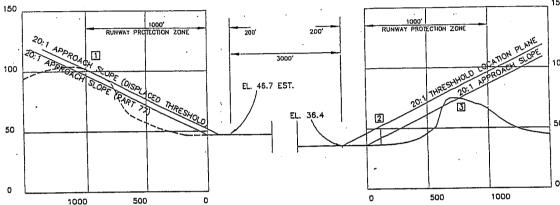


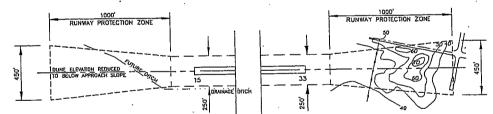
CITY OF FLORENCE

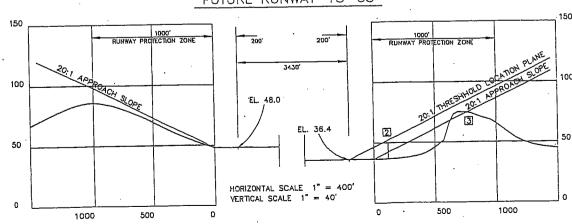
FEDERAL AVIATION ADMINISTRATION DATE

- GROUND PROFILE IS A COMPOSITE OF THE HIGHEST ELEVATIONS ACROSS THE WIDTH OF THE APPROACH.
- AC150/5300-13, APPENDIX 2, SECTION 5.b.1, INDICATES SLOPE OF 20:1 FROM THRESHOLD TYPICAL ACCEPTABLE FOR SMALL AIRCRAFT USING THE AIRPORT.
- DUNE BEING REMOVED THROUGH UNRELATED CITY PROJECT DURING 1997—98.
- 4. EXISTING RUNWAY 15 HAS 100' DISPLACED THRESHOLD TO AVOID DUNE.
- SEVERAL TREE TOPS PENETRATE TRANSITION SURFACE ALONG SIDES OF RUNWAY APPROX. 300' TO 400' FROM RUNWAY CENTERLINE. AN OBSTRUCTION SURVEY IS RECOMMENDED TO DETERMINE DISPOSITION OF OBSTRUCTIONS.
- 6. OBSTRUCTION #2 BASED ON 1987 PHOTO SLOPE SURVEY.









AIRPORT LAYOUT PLAN UPDATE AIRSPACE DRAWING

CHECKED BY:

DM

AF

OCTOBER 24, 1997

1"=2000

FLO-2

From:

Mike Miller

Sent:

Thursday, January 20, 2011 8:59 AM

To:

Michelle Pezley

Subject:

RE: PC10-12-CUP-02

Follow Up Flag: Follow up

Flag Status:

Red

Hi Michelle,

FAA has the jurisdiction over the airspace. We concur and have no objections to the maximum height limit of 154 feet as long as the applicant follows all the FAA requirements including having the structure marked and lighted as outlined in chapters 4, 8, and 12 of the FAA Advisory Circular AC 70/7460-1K. Additionally, they will need to file, within five days after erecting the tower to 154 feet above ground level, FAA Form 7460-2 at the OE/AAA website (http://oeaaa.faa.gov).

Mike

Mike Miller Public Works Director City of Florence 250 Hwy 101 N Florence, OR 97439

Phone: 541-997-4106 Fax: 541-902-1333

The City of Florence is an equal opportunity employer and service provider.

PUBLIC RECORDS LAW DISCLOSURE: This is a public document. This e-mail is subject to the State Retention Schedule and may be made available to the public unless it is privileged or contains confidential and/or proprietary information.

From: Michelle Pezley

Sent: Tuesday, January 18, 2011 3:14 PM

To: Mike Miller

Subject: FW: PC10-12-CUP-02

What do think?

Michelle

From: Steven W. Topp [mailto:steven.topp@powderriverdev.com]

Sent: Friday, January 07, 2011 11:34 AM

To: Michelle Pezley

Subject: Re: PC10-12-CUP-02

updated FAA for height (including antennas or lightning rod) for up to 154'

Steven W. Topp, AICP

Land Use and Development Consultant

tor

Powder River Development Services, LLC

503-708-7337

---- Original Message ----

From:

Mike Miller

Sent:

Thursday, January 20, 2011 9:01 AM

To:

Michelle Pezley; Dan Graber

Subject:

RE: PC10-12-CUP-02

Follow Up Flag: Follow up

Flag Status:

Red

Yes, both Dan and myself have reviewed their stormwater plan and it appears to meet our simplified approach for stormwater management.

Mike

Mike Miller Public Works Director City of Florence 250 Hwy 101 N Florence, OR 97439

Phone: 541-997-4106 Fax: 541-902-1333

The City of Florence is an equal opportunity employer and service provider.

PUBLIC RECORDS LAW DISCLOSURE: This is a public document. This e-mail is subject to the State Retention Schedule and may be made available to the public unless it is privileged or contains confidential and/or proprietary information.

From: Michelle Pezley

Sent: Tuesday, January 18, 2011 3:13 PM

To: Mike Miller; Dan Graber **Subject:** FW: PC10-12-CUP-02

are you ok with stormwater plan?

From: Steven W. Topp [mailto:steven.topp@powderriverdev.com]

Sent: Friday, January 07, 2011 11:32 AM

To: Michelle Pezley

Subject: Re: PC10-12-CUP-02

associated stormwater plan

Steven W. Topp, AICP

Land Use and Development Consultant

for

Powder River Development Services, LLC 503-708-7337

---- Original Message ----From: Michelle Pezley
To: Steven W. Topp

Sent: Friday, January 07, 2011 11:29 AM

Subject: RE: PC10-12-CUP-02

Steven,

I did not get your email yet.

From:

Dan Graber

Sent:

Wednesday, January 19, 2011 8:59 AM

To:

Michelle Pezley; Mike Miller

Subject:

RE: PC10-12-CUP-02

Follow Up Flag: Follow up

Flag Status:

Red

Michelle.

I reviewed the Preliminary Development Plan (Stormwater Plan) for the proposed cell tower sight near the ball fields south of 27th Street. The plan appears to meet all the requirements of the City of Florence Stormwater Design Manual - Simplified approach and I recommend approval of the plan.

Thanks

Dan

From: Michelle Pezlev

Sent: Tuesday, January 18, 2011 3:13 PM

To: Mike Miller; Dan Graber Subject: FW: PC10-12-CUP-02

are you ok with stormwater plan?

From: Steven W. Topp [mailto:steven.topp@powderriverdev.com]

Sent: Friday, January 07, 2011 11:32 AM

To: Michelle Pezley

Subject: Re: PC10-12-CUP-02

associated stormwater plan

Steven W. Topp, AICP

Land Use and Development Consultant

Powder River Development Services, LLC

503-708-7337

---- Original Message -----From: Michelle Pezley To: Steven W. Topp

Sent: Friday, January 07, 2011 11:29 AM

Subject: RE: PC10-12-CUP-02

Steven,

I did not get your email yet.

Michelle

Michelle K. Pezley

From: LARSEN Sandra * ODA [sandra.larsen@state.or.us]

Sent: Thursday, January 20, 2011 11:27 AM

To: Michelle Pezley

Subject: RE: PC 10 12 CUP 02- American Tower part 1

Per OAR 738-070-0060 the applicant is required to submit a Notice of Construction or Alteration (form

7460-1) with the Oregon Department of Aviation and the FAA.

Sandra Larsen Aviation Planning Analyst Oregon Department of Aviation 503-378-2894

From: Michelle Pezley [mailto:michelle.pezley@ci.florence.or.us]

Sent: Thursday, January 20, 2011 10:04 AM

To: Sandra.Larsen@state.or.us; norm.palmer@qwest.com; Manning, Steven D; Brandon Ott; Carl Dependahl; Eric Rines; tiffany@oregonfast.net; pete@coastcom.net; Maurice Sanders; Ray Guitierrez; chief@svfr.org; Sean Barrett; Mike Miller; Frank Dietz; Dan Graber; acastronuevo@ctclusi.org; john_carnahan@hotmail.com; kaitken@cencoast.com; ddawson@cencoast.com; Gary Rose; celticrose906@gmail.com; bruce.fisher@faa.gov; Kent.HOWE@co.lane.or.us; stephanie.schulz@co.lane.or.us

Subject: PC 10 12 CUP 02- American Tower part 1

Hello All,

The City is processing a Conditional Use Permit request to place a cell tower and storage building at the Siuslaw Football Field. The tower will be 150 feet tall. Attached is more information and criteria which will be used to evaluate the cell tower. The complete set of drawings for the project is too large to email you. In another email, I will send you a few of the drawings. Please let me know if you would like to see the rest of the drawings, the stormwater plan and/or erosion control plan.

For your comments to be incorporated into the staff report, please respond by January 28th. All comments are needed no later than February 8, 2011.

Thanks for your input. I greatly appreciate your time!

Michelle

Michelle K. Pezley
Assistant Planner
250 Highway 101
Florence, OR 97439
Phone (541) 997-8237
Fax (541) 997-4109
michelle.pezley@ci.florence.or.us

From:

Carl Dependahl

Sent:

Friday, January 21, 2011 11:11 AM

To:

Michelle Pezley

Subject:

RE: PC 10 12 CUP 02- American Tower part 1

Follow Up Flag: Follow up

Flag Status: Red

Michelle.

Please consider this as a response to your referral re: PC 10 12 CUP 02- American Tower (AT&T cell tower proposal at Siuslaw High School Football Field).

The Florence Building Department will require an application including stamped, engineered plans showing compliance with OSSC (Oregon Structural Specialty Code) Chapters 1, 16, 17, 18, and appropriate national standards (e.g. ASCE 7). A seismic design category with information derived from soils testing and the site's "seismic spectral response analysis" shall be used, per the standards noted, as a basis for the design submitted for approval and permit.

A "special inspection" program may be required for fabrication of the tower, foundation concrete, and other materials testing per OSSC Chapter 17. Such a program shall be at the owner's expense, performed by an approved agency, and submitted to this office for approval prior to construction.

Additionally, compliance with the OESC (NEC Electrical Code) OMSC (Mechanical Code) and OPSC (Plumbing) is required as necessary for this installation. Other local, state and federal regulations shall apply. The property owner's approval shall be submitted with the application.

Carl Dependahl

Certified Building Official

City of Florence, Oregon

541.997.2141

carl.dependahl@ci.florence.or.us

From: Michelle Pezley

Sent: Thursday, January 20, 2011 10:04 AM

To: Sandra.Larsen@state.or.us; norm.palmer@qwest.com; Manning, Steven D; Brandon Ott; Carl Dependahl; Eric Rines; tiffany@oregonfast.net; pete@coastcom.net; Maurice Sanders; Ray Guitierrez; chief@svfr.org; Sean Barrett; Mike Miller; Frank Dietz; Dan Graber; acastronuevo@ctclusi.org; john_carnahan@hotmail.com; kaitken@cencoast.com; ddawson@cencoast.com; Gary Rose; celticrose906@gmail.com; bruce.fisher@faa.gov; Kent.HOWE@co.lane.or.us; stephanie.schulz@co.lane.or.us

Subject: PC 10 12 CUP 02- American Tower part 1

Hello All,

The City is processing a Conditional Use Permit request to place a cell tower and storage building at the Siuslaw Football Field. The tower will be 150 feet tall. Attached is more information and criteria which will be used to evaluate the cell tower. The complete set of drawings for the project is too large to email you. In another email, I will send you a few of the drawings. Please let me know if you would like to see the rest of the drawings, the stormwater plan and/or erosion control plan.

For your comments to be incorporated into the staff report, please respond by January 28th. All comments are needed no later than February 8, 2011.

Thanks for your input. I greatly appreciate your time!

Michelle

Exhibit O

From:

Brandon Ott

Sent:

Thursday, January 27, 2011 10:11 AM

To:

Michelle Pezlev

Subject:

RE: PC 10 12 CUP 02- American Tower part 1

Follow Up Flag: Follow up Flag Status:

Red

Michelle please find the following as comments on this referral:

Although the PD has a robust two-way radio network, a large amount of non-emergency and tactical communication is ran over cellular. With the existing tower for AT&T being located on Glenada, inclement weather has often disrupted cell service for up to 5 days in recent years. This poses a real challenge for us at times.

It seems that having the tower central within the city may also provide better coverage for the north city limits and Rhododendron/Heceta corridors, which will be of great value to the officers that use it.

Also, the current AT&T tower uses EDGE 2g data technology, which does not allow for simultaneous voice and data transmission. I assume that this new tower will use 3G or better technology, which is much faster.

In reference to security of the facility, I think the proposed fence will be more than adequate to keep unauthorized persons out. I have worked security details at many events at the football stadium, and do not see any issues with the placement of the tower on the property from a security perspective.

From: Michelle Pezlev

Sent: Thursday, January 20, 2011 10:04 AM

To: Sandra.Larsen@state.or.us; norm.palmer@gwest.com; Manning, Steven D; Brandon Ott; Carl Dependahl; Eric Rines; tiffany@oregonfast.net; pete@coastcom.net; Maurice Sanders; Ray Guitierrez; chief@svfr.org; Sean Barrett; Mike Miller; Frank Dietz; Dan Graber; acastronuevo@ctclusi.org; john_carnahan@hotmail.com; kaitken@cencoast.com; ddawson@cencoast.com; Gary Rose; celticrose906@gmail.com; bruce.fisher@faa.gov; Kent.HOWE@co.lane.or.us; stephanie.schulz@co.lane.or.us

Subject: PC 10 12 CUP 02- American Tower part 1

Hello All.

The City is processing a Conditional Use Permit request to place a cell tower and storage building at the Siuslaw Football Field. The tower will be 150 feet tall. Attached is more information and criteria which will be used to evaluate the cell tower. The complete set of drawings for the project is too large to email you. In another email, I will send you a few of the drawings. Please let me know if you would like to see the rest of the drawings, the stormwater plan and/or erosion control plan.

For your comments to be incorporated into the staff report, please respond by January 28th. All comments are needed no later than February 8, 2011.

Thanks for your input. I greatly appreciate your time!

Michelle

Michelle K. Pezley Assistant Planner 250 Highway 101 Florence, OR 97439 Phone (541) 997-8237 Fax (541) 997-4109 michelle.pezlev@ci.florence.or.us

From:

milt pepitone [bigfatwally@oregonfast.net]

Sent:

Wednesday, January 26, 2011 12:07 PM

To:

Michelle Pezley

Cc:

bigfatwally

Subject:

PC 10 12 CUP 02

Follow Up Flag: Follow up

Flag Status:

Red

Absolutely against the 150' tower at the Football field, but not for any reason other than it is less than 1,000' from the local airport and if (and the possibilty is quite real and not the least bit of a stretch) during foggy or inclement weather or a craft in mechanical distress)attempting to land or take off, could clip the tower and then hit any of the schools causing catastrophic injury and damage to students and teachers or other neighboring homes.

Remember, the tower is "AT" the school and it is quite concievable that this will happen, remembering that the tower is much less than a 1,000' feet from the landing field and a couple hundred feet from schools.

Moving the tower away from the incoming/outgoing aircraft pattern is a must for our safety. Perhaps as far away as Driftwood , Willow Dunes or Dunes.

NOT AROUND THE SCHOOL AREA AT ALL. DISASTER WILL BE IMMINENT.

Milt Pepitone
Florence
Permanent-registered voter-city resident.
902-0156
PO-box 1879
Florence.
cc: bigfatwally@oregonfast.net

From: Sean Barrett [sean@svfr.org]

Sent: Wednesday, February 02, 2011 8:38 AM

To: Michelle Pezley

Subject: tower project conditions

Sorry Michelle,

here are the requirement locations for battery storage and fueling of the generator for the applicant to review and comply with. 2010 Oregon Fire Code section 608 and section 604. The use of LPG shall meet the 2010 OFC applicable parts of chapter 38, tanks over 2000 gallons require a State Fire marshal permit. The use of flammable or combustible liquids are required to meet the applicable criteria of chapter 34. Flammable or combustible tanks with a capacity of 1000 gallons or more require a Fire Marshal permit.

Sawen
Sean Barrett
Fire Marshal
Siuslaw Valley Fire and Rescue
Florence OR, 97439
(541) 997-3212
(541) 997-9116 Fax
sean@svfr.org

From: Sean Barrett [sean@svfr.org]

Sent: Thursday, February 03, 2011 11:31 AM

To: Michelle Pezley

Subject: American Tower driveway access

Her you go Michelle,

Originally I had approved the proposed width of the access road to the American Tower project of ten feet. The approved fire department driveway access width is 10 feet. The base shall be engineered and built to withstand up to 53,000 pounds.

Sean Barrett
Fire Marshal
Siuslaw Valley Fire and Rescue
Florence OR, 97439
(541) 997-3212
(541) 997-9116 Fax
sean@svfr.org