



City of Portland Bureau of Development Services

Staff Presentation to the
City Council

ON APPEAL

Land Use Review 11-125536 CU AD

Verizon @ Mt Scott Fuel SE 6904 SE Foster Road



Summary of the Proposal

- **Conditional Use**
for a wireless telecommunications facility with
antennas hosted on a new 45-foot monopole;
and
- **Adjustment**
to waive landscaping requirements to screen
the base of the facility.

Applicable Approval Criteria

33.815.225.C.1 through 6, Conditional Use approval criteria
33.805.040.A through F, Adjustment
33.274.040.C, Mandatory Development Standards



Zoning Map

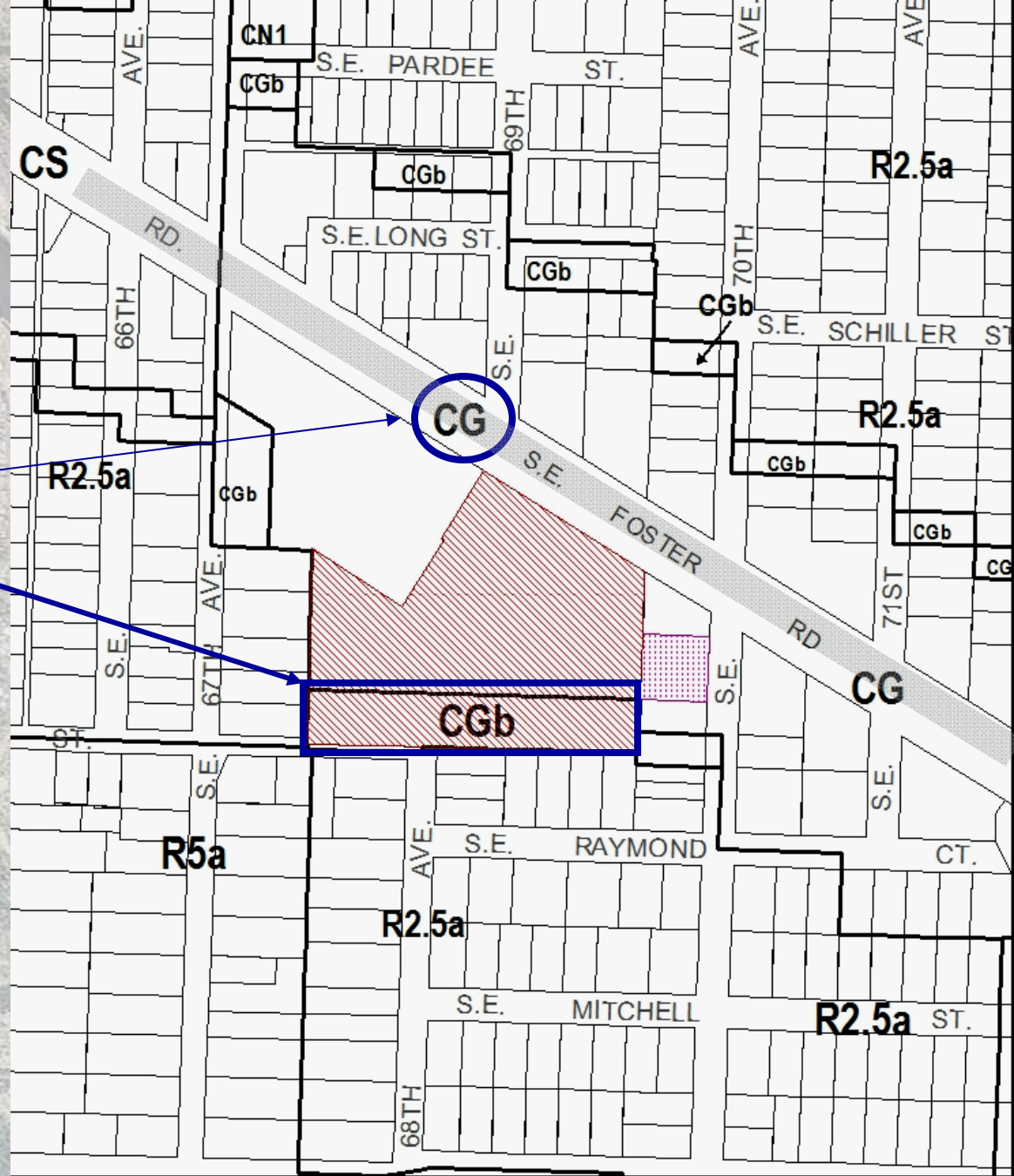
Mt. Scott Fuel

167,706 Square Feet

General Commercial

Buffer Overlay zone

Frontage on SE Foster Road



ZONING

 Site
 Also Owned

File No. LU 11-125536 CU,AD
1/4 Section 3537



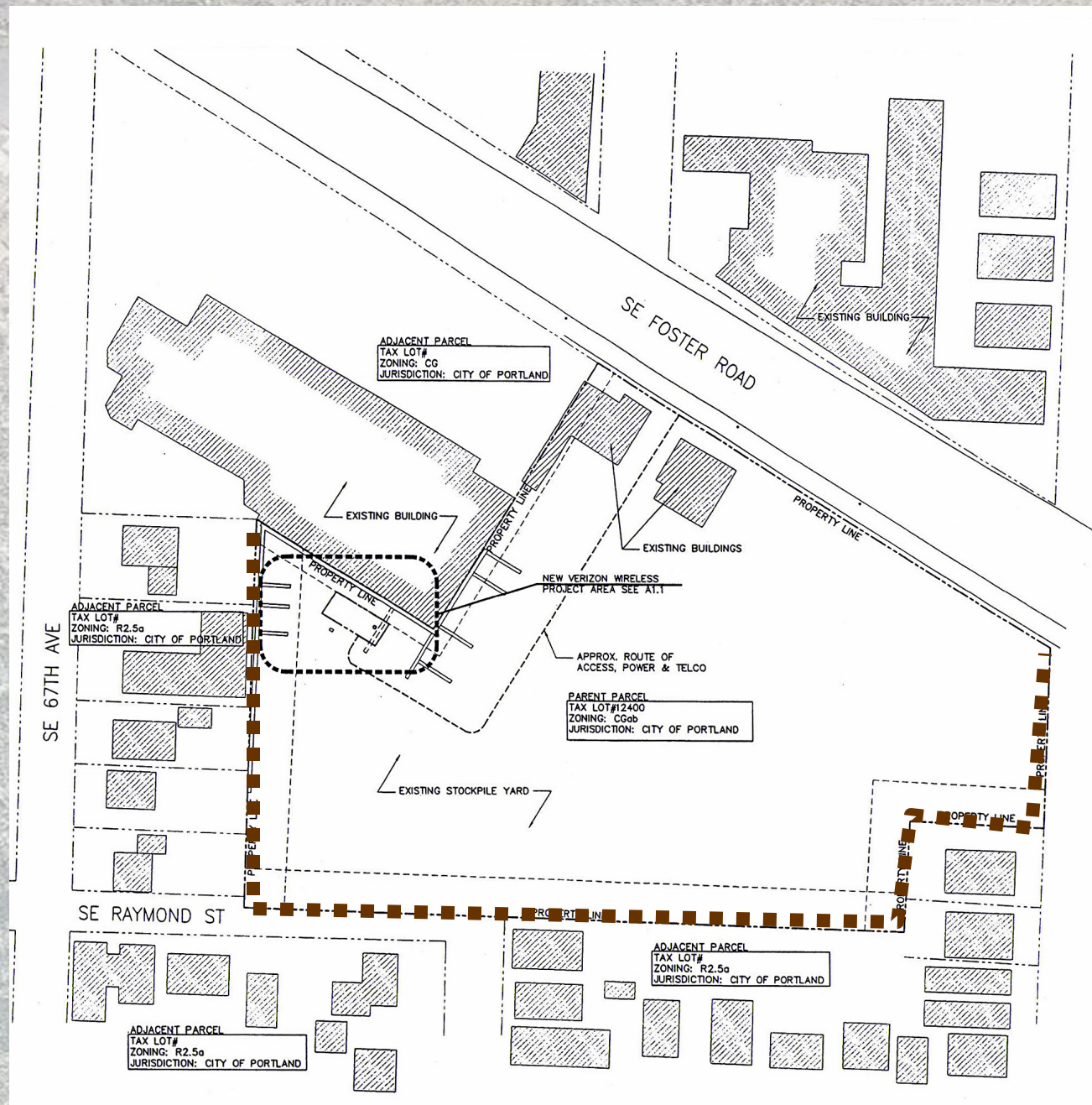
Site and Vicinity Aerial

**Proposed
location
for
wireless
facility**





Site Plan





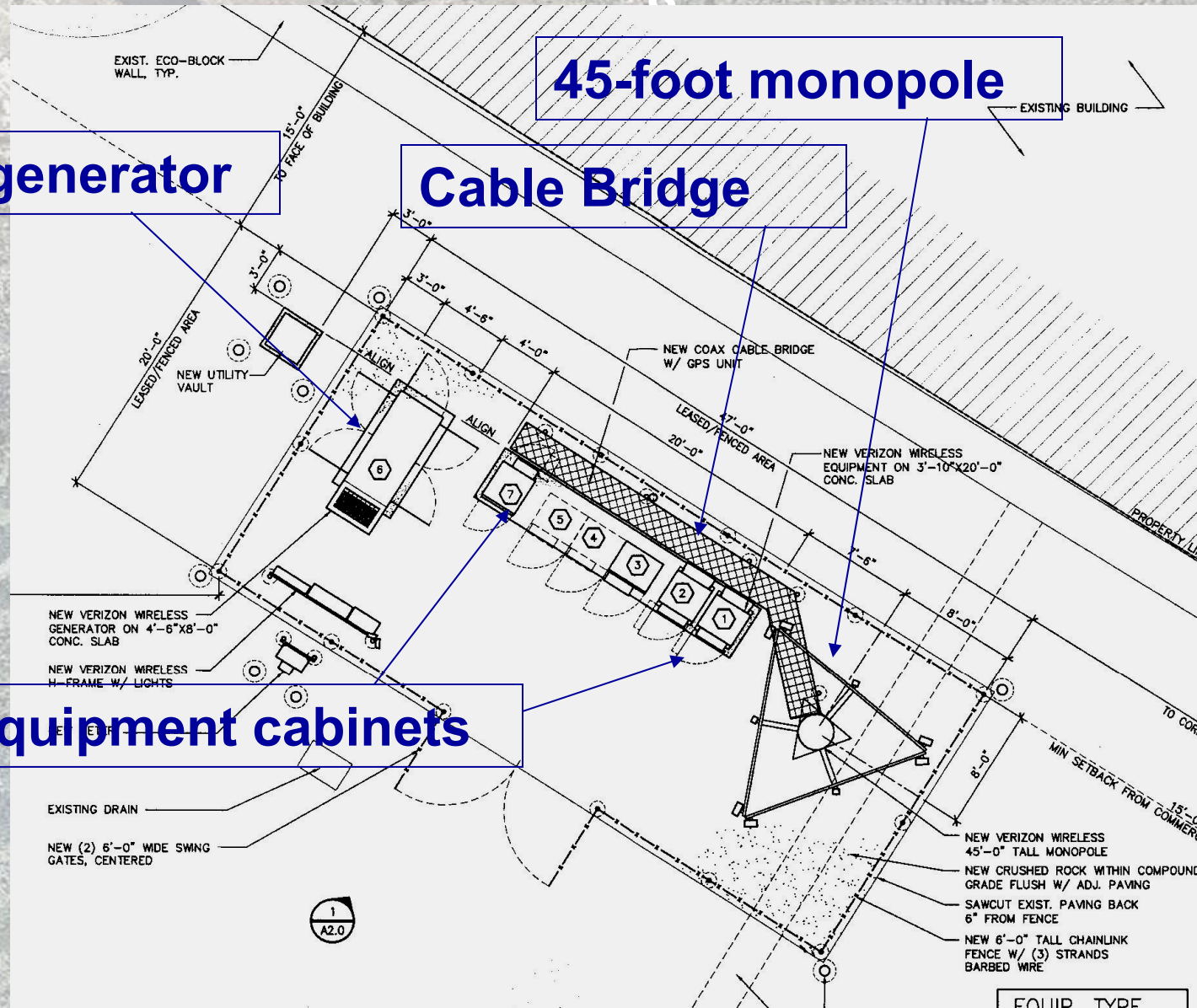
Enlarged Site Plan

Emergency generator

Cable Bridge

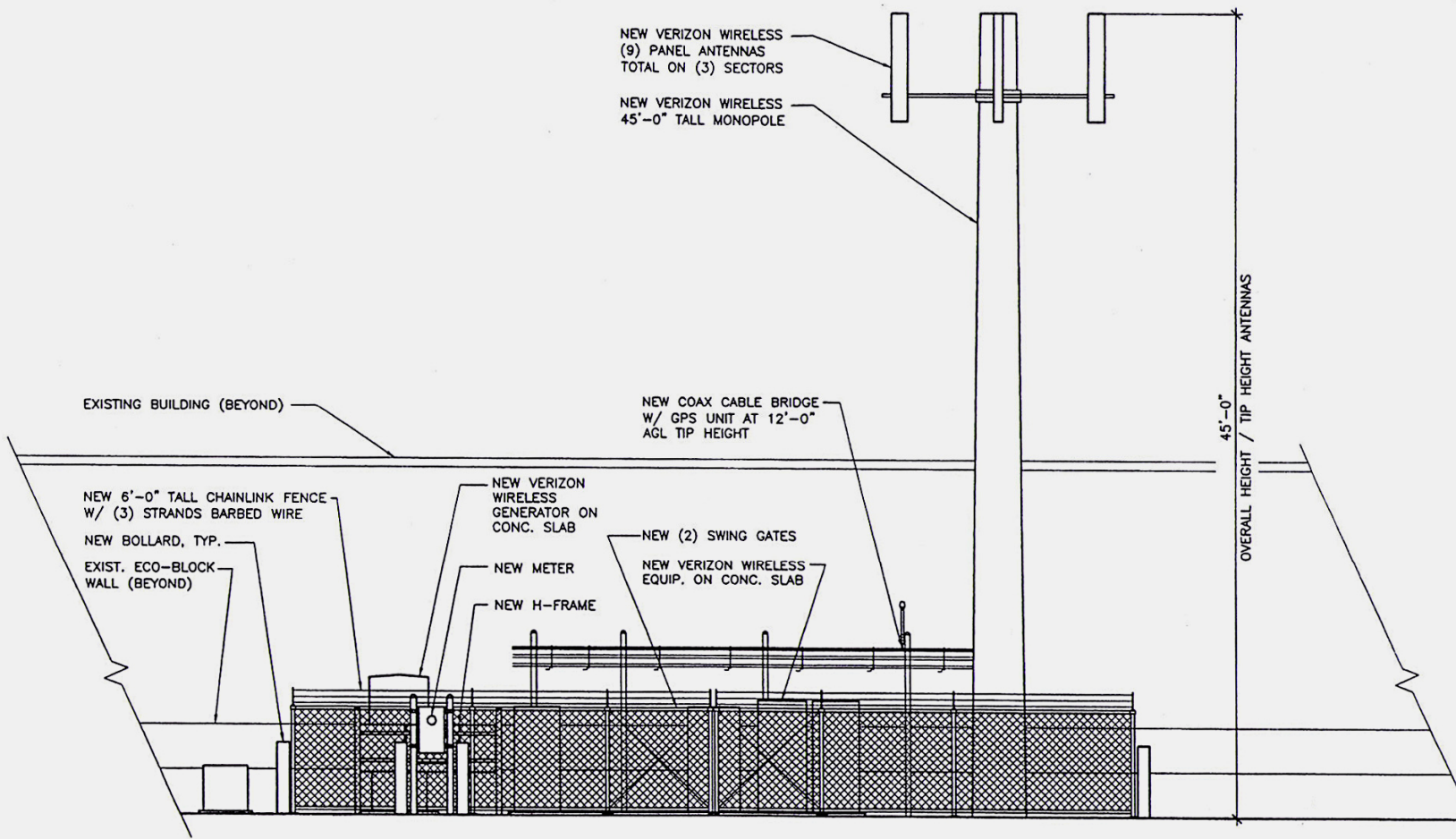
45-foot monopole

Accessory equipment cabinets





Elevation




Condition 1

33.815.225.C.1.

The applicant must prove that the height standard allows or is the only feasible way to provide the service, and why the proposed facility cannot be located elsewhere.

- Existing 45-foot tall mon
- have to be increased to
- another facility.





**Approximately 15
feet of clearance**



Conditional Use Criteria

33.815.225.C.1.

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Conditional Use Criteria

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Adjustment Criteria





Staff Report

Staff Recommendation

Approval of:

- **A Conditional Use; and**
- **An Adjustment to waive landscaping as required at 33.274.040.9.a.[1] & [2]**

for a wireless telecommunications facility consisting of a 45-foot tall monopole and accessory equipment located at grade near the base of the monopole, subject to conditions.



Hearings Officer's Decision

Denial of the Conditional Use and Adjustment

- **Inadequate evidence that the facility will comply with the 1,000 watts ERP threshold;**
- **Rejected a signed Engineering Report as not credible;**
- **Due to the above issues, he was unable to determine which approval criteria apply.**



Concerns raised by neighbors

Notification concerns

Site was posted on August 30th

The required date for the site to be posted was September 3

Notice of Hearing mailed on September 9

23 days in advance of the hearing; the code requires Notice at least 21 days in advance.

The neighborhood contact information was incorrect

Notices rely on information in the ONI data base which is updated when Neighborhood Associations provide updates. A courtesy Notice with updated contact information was mailed on September 14



Concerns raised by neighbors

Concerns regarding the proposal

- **Excessive radio frequency emission levels**
- **An additional tower within 2,000 feet of an existing tower will raise emission levels to unacceptable levels**
- **The applicant did not define their ‘search ring’ nor investigate all possible locations**
- **The documentation of why the facility can’t be placed in a public right of way is not adequate**



Concerns raised by neighbors

Concerns regarding the proposal

- **Verizon already has services in the area and does not need another tower; the additional tower is not a public benefit**
- **A cell tower can not be compatible with the desired character of the surrounding area**
- **Locating a tower on this site will inhibit future alternative uses of the site that would present greater benefits to the neighborhood and surrounding area**
- **The applicant has not listed all impacts from the installation of a wireless facility and therefore a comprehensive analysis is not possible.**





**Facility
proposed
behind this
building**

