



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

FROM CONCEPT TO CONSTRUCTION

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**Date:** December 23, 2011  
**To:** Interested Person  
**From:** Douglas Hardy, Land Use Services  
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## **NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD**

The Bureau of Development Services has **approved with conditions** a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

### **CASE FILE NUMBER: LU 11-194196 CU**

#### **GENERAL INFORMATION**

**Applicant:** School District No. 1, property-owner  
c/o Bob Alexander  
P.O. Box 3107  
Portland, OR 97208

Zach Phillips, PTS on behalf of AT&T  
1001 SE Water Avenue, Suite 180  
Portland OR 97214

**Site Address:** 2245 NE 36<sup>th</sup> Avenue

**Legal Description:** TL 2200 10.20 Acres, Section 25 1N 1E  
**Tax Account No.:** R941250360  
**State ID No.:** 1N1E25DB 02200  
**Quarter Section:** 2834

**Neighborhood:** Grant Park, contact Geoff Hyde at 503-281-4097  
**Business District:** Hollywood Boosters, contact Greg Mistell at 503-459-4887  
**District Coalition:** Northeast Coalition of Neighborhoods, contact Shoshana Cohen at 503-823-4575

**Zoning:** R5 – Single-Dwelling Residential 5,000

**Case Type:** Conditional Use (CU)  
**Procedure:** Type II, Administrative decision with appeal to Hearings Officer

#### **PROPOSAL**

On behalf of AT&T, PTS (the applicant) is requesting to expand an existing unmanned wireless telecommunications facility on the campus of Grant High School. The existing facility consists of three panel antennas, each approximately 6.5 feet in height by 1 foot in width, mounted near the top of an existing 89 foot tall exhaust stack located within the interior of the campus (refer to Exhibits C.1-C.3). The antennas are painted to match the brick exhaust stack. Accessory

equipment associated with the antennas is located within the interior of an existing storage room at the base of the exhaust stack. One GPS antenna is mounted on top of the west-facing elevation of the storage room.

The applicant is currently proposing to add three additional panel antennas (approximately 1 foot in width by 4.5 feet in height) onto the exhaust stack. The panels will be painted to match the color of the brick exhaust stack, and will not extend beyond the top of the exhaust stack. One new GPS antenna will be mounted on top of the west-facing elevation of the existing storage room, with additional accessory equipment located within the interior of the storage room. The antennas will operate at an Effective Radiated Power (ERP) of less than 1,000 watts.

Wireless telecommunications facilities are regulated as Radio Frequency Transmission Facilities in the Zoning Code. In residential zones, proposals to locate a facility with an ERP of 1,000 watts or less on a nonbroadcast structure must be reviewed through a Type II Conditional Use Review procedure (33.274.050.B).

#### **RELEVANT APPROVAL CRITERIA**

In order to be approved, this proposal must comply with the approval criteria of Title 33. The relevant criteria are:

- 33.815.225.A.1-3, Conditional Use Approval Criteria for Radio Frequency Transmission Facilities Operating at 1,000 watts ERP or less, proposing to locate on a nonbroadcast structure in an R zone.
- 33.274.040 C, Mandatory Development Standards

#### **ANALYSIS**

**Site and Vicinity:** The wireless telecommunications facility is proposed on the campus of Grant High School. The subject site is approximately 190,507 square feet in area, and bounded on the south by NE U.S. Grant Place, and on the east by NE 36<sup>th</sup> Avenue. Grant Park borders the high school campus to the west and north. The high school campus consists of several multi-story detached and attached buildings, with the main high school building oriented to NE 36<sup>th</sup> Avenue. The exhaust stack on which the wireless telecommunications facility is proposed is located in the northwest corner of the campus, proximate to the pool and tennis courts located in the adjoining Grant Park. Large deciduous and evergreen trees exist just north and south of the area where the exhaust stack is located. Aside from the high school and Grant Park, the surrounding area is largely characterized by single-dwelling development.

**Zoning:** The site is located in an R5 zone (Single-Dwelling Residential 5,000). The Single-Dwelling zones are intended to preserve land for housing and to provide housing opportunities for individual households. The zones implement the comprehensive plan policies and designations for single-dwelling housing. The development standards of the Single-Dwelling zones work together to promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities.

With the exception of Grant Park, the surrounding area is also located in an R5 zone. Grant Park is located in an Open Space (OS) zone. The OS zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including providing opportunities for outdoor recreation, providing contrasts to the built environment, preserving scenic qualities, protecting sensitive or fragile environmental areas, preserving the capacity and water quality of the stormwater drainage system; and providing pedestrian and bicycle transportation connections.

**Land Use History:** City records indicate that prior land use reviews include the following:

- CU 016-62: Approved Conditional Use from 1962 to allow six portable classrooms for Grant High School.
- CU 063-65: Approved Conditional Use from 1965 for an expansion to the high school.
- CU 018-70: Approved Conditional Use from 1970 to allow a vocational (general auto mechanic) facility at the high school. Staff recommendation of approval; final decision not available.
- CU 027-74: Approved Conditional Use from 1974 to allow a scoreboard for the high school; and a variance to reduce the minimum required depth of the front yard from 30 feet to 20 feet for a 25 foot tall structure.
- LUR 01-00277 DZ: Approved Design Review from 2001 to add an elevator and ramp to the main classroom building, and add a lift to the loading dock area; review determined to be unnecessary.
- LU 05-175762 CU: Approved Conditional Use from 2005 to allow a wireless radio frequency transmission facility to be mounted on the existing exhaust stack near the center of the campus.
- LU 07-183524 CU: Approved Conditional Use from 2007 to mount a wireless radio frequency transmission facility on the rooftop of the Grant High School auditorium building.

**Agency Review:** A Notice of Proposal was mailed November 28, 2011. The following Bureaus have responded with no issues or concerns regarding the requested land use review:

- Bureau of Environmental Services;
- Bureau of Transportation Engineering;
- Water Bureau;
- Fire Bureau;
- Bureau of Development Services - Site Development Section;
- Bureau of Development Services – Life Safety Plans Examiner; and
- Portland Parks & Recreation – Urban Forestry Division.

**Neighborhood Review:** No written responses to the Notice of Proposal have been received from the Neighborhood Association or notified property owners.

## ZONING CODE APPROVAL CRITERIA

### 33.815.225 Radio Frequency Transmission Facilities

These approval criteria allow Radio Frequency Transmission Facilities in locations where there are few impacts on nearby properties.

- A.** Approval criteria for facilities operating at 1,000 watts ERP or less, proposing to locate on an existing building or other non-broadcast structure in an OS or R zone or in a C, E, or I zone within 50 feet of an R zone:
1. The visual impact of an antenna must be minimized. For instance, it can be hidden behind a compatible building feature such as a dormer, mounted flush to the façade of the building and painted to match, mounted on a structure designed with minimal bulk and painted to fade into the background, or mounted by other technique that

equally minimizes the visual impact of the antenna;

**Findings:** The three additional antennas will be mounted near the top of an existing brick exhaust stack, which is 89 feet in height, with a width ranging from five to 10 feet. The proposed antennas will be of the panel type and limited in size, having a height of approximately 4.5 feet and a width of approximately one foot. Through a condition of approval, each antenna (and antenna mount) will be painted to match the color of the brick exhaust stack, and be placed so that no part of the antennas exceeds the height of the exhaust stack. As these characteristics together minimize the appearance of the antennas, this criterion is met.

2. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area and be adequately screened; and

**Findings:** The accessory equipment associated with the facility will be located within an existing storage room/building at the base of the exhaust stack, and with a condition of approval the associated cables connecting the equipment to the antennas will be routed within a cable tray painted to match the brick color of the exhaust stack. As proposed and with the condition of approval, the accessory equipment will be fully screened, and this criterion is met.

3. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.

**Findings:** As identified below, all applicable regulations of 33.274 are met, and therefore this criterion is met.

### **33.274.040 Development Standards Radio Frequency Transmission Facilities**

#### **C. General requirements**

1. Tower sharing. Where technically feasible, new facilities must co-locate on existing towers or other structures to avoid construction of new towers. Requests for a new tower must be accompanied by evidence that application was made to locate on existing towers or other structures, with no success; or that location on an existing tower or other structure is infeasible.
2. Grouping of towers. The grouping of towers that support facilities operating at 1,000 watts ERP or more on a site is encouraged where technically feasible. However, tower grouping may not result in radio frequency emission levels exceeding the standards of this chapter.
3. Tower finish. For towers not regulated by the Oregon Aeronautics Division or Federal Aviation Administration, a finish (paint/surface) must be provided that reduces the visibility of the structure.
4. Tower illumination. Towers must not be illuminated except as required for the Oregon State Aeronautics Division or the Federal Aviation Administration.

**Findings:** The proposal is to mount the facility on an existing nonbroadcast structure. No new tower is proposed. Therefore, Standards 1 through 4 are not applicable.

5. Radio frequency emission levels. All existing and proposed Radio Frequency Transmission Facilities are prohibited from exceeding or causing other facilities to exceed the radio frequency emission standards specified in Table 274-1, except as

superseded by Part 1, Practice and Procedure, Title 47 of the Code of Federal Regulations, Section 1.1310, Radio Frequency Radiation Exposure Limits.

<b>Table 274-1</b>			
<b>Radio Frequency Emission Standards [1]</b>			
Frequency Range	Mean Squared Electric ( $E^2$ ) Field Strength ( $V^2/m^2$ ) [2]	Mean Squared Magnetic ( $H^2$ ) Field Strength	Equivalent Plane-Wave Power Density ( $A^2/m^2$ ) [3] ( $mW/cm^2$ ) [4]
100 KHz – 3 MHz	80,000	0.5	20
3 MHz – 30 MHz	4,000 ( $180/f^2$ ) [5]	0.025 ( $180/f^2$ )	$180/f^2$
30 MHz – 300 MHz	800	0.005	0.2
300 MHz – 1500 MHz	4,000 ( $f/1500$ )	0.025 ( $f/1500$ )	$f/1500$
1500 MHz – 300 GHz	4,000	0.025	1.0

Notes:

[1] All standards refer to root mean square (rms) measurements gathered by an approved method.

[2]  $V^2/m^2$  = Volts squared per meter squared.

[3]  $A^2/m^2$  = Amperes squared per meter squared.

[4]  $mW/cm^2$  = Milliwatts per centimeter squared.

[5]  $f$  = Frequency in megahertz (MHz).

**Findings:** Documentation provided by the applicant includes information that the power density for this the proposed facility will transmit at frequencies in the range of 734 to 892 MHz, and 1,930 to 2,145 MHz. The maximum allowed power density level (per Table 274-1) for a facility operating at the frequency range of 734 to 892 MHz is 0.4893, and 1.0 for a facility operating at the frequency range of 1,930 to 2,145 MHz. Calculations submitted by the applicant indicate the power density of the facility operating at the frequency range of 734 to 892 MHz will be approximately 0.016  $mW/cm^2$ , and the power density of the facility operating at the frequency range of 1,930 to 2,145 MHz will be approximately 0.020  $mW/cm^2$ , both significantly below the power densities allowed by Table 274-1.

Based on this information, this standard is met.

*[Staff note: The Federal Telecommunications Act of 1996 prohibits a local government from denying a request to construct such facilities based on “harmful radio frequency emissions” as long as the wireless telecommunications facility meets the standards set by the FCC. Furthermore, the Act required the FCC to adopt standards for radio frequency emissions from wireless telecommunications by August, 1996. In a rule making procedure, the FCC adopted standards effective August 1, 1996, which are virtually the same as those reflected in Table 274-1. Because this land use review was submitted after those standards took effect, this conditional use review cannot be denied solely on the issue of harmful radio frequency emission levels.]*

6. Antenna requirements. The antenna on any tower or support structure must meet the minimum siting distances to habitable areas of structures shown in Table 274-2. Measurements are made from points A and B on the antenna to the nearest habitable area of a structure normally occupied on a regular basis by someone other than the immediate family or employees of the owner/operator of the antenna. Point A is measured from the highest point of the antenna (not the tower) to the structure, and Point B is measured from the closest point of the antenna to the structure.

<b>Table 274-2</b> <b>Distance Between Antenna and Habitable Area of Structure</b> (Where f is frequency in megahertz.)			
Effective Radiated Power	Frequency (MHz)	Point A: Minimum Distance From Highest Point of Antenna To Habitable Area of Structure (feet)	Point B: Minimum Distance From Closest Portion Of Antenna To Habitable Area of Structure (feet)
< 100 watts		10	3
100 watts to 999 watts		15	6
1,000 watts to 9.999 Kw	< 7 7 - 30 30 - 300 300 - 1500 > 1500	11 f/0.67 45 780/vf 20	5 f/1.5 20 364/vf 10
10 Kw plus	< 7 7 - 30 30 - 300 300 - 1500 1500	17.5 f/0.4 75 1300/vf 34	8 f/0.91 33 572/vf 15

**Findings:** The panel antennas will operate at an ERP between 444 and 675 watts. Per Table 274-2, antennas operating at an ERP between 100 watts and 999 watts are required to have a minimum distance of 15 feet from the *highest* point of the antennas to the closest habitable area of a structure (Point A). At this ERP, a minimum distance of six feet from the *closest* portion of the antennas to the habitable area of the closest structure (Point B) is also required. Because the 6.5 foot tall antennas are proposed near the top of an 89 foot tall exhaust stack, the highest portion of the antennas will be substantially above the minimum 15 foot distance from the nearest habitable structure, with the closest portion of the antennas being substantially more than six feet from the nearest habitable structure.

As proposed, this standard is met.

7. Setbacks. All towers must be set back at least a distance equal to 20 percent of the height of the tower or 15 feet, whichever is greater, from all abutting R and OS zoned property and public streets. Accessory equipment or structures must meet the base zone setback standards.
8. Guy anchor setback. Tower guy anchors must meet the main building setback requirements of the base zone.

**Findings:** The proposal is to mount the facility on an existing nonbroadcast structure. No new tower is being proposed. Therefore, Standards 7 and 8 are not applicable.

9. Landscaping and screening. The base of a tower and all accessory equipment or structures located at grade must be fully screened from the street and any abutting sites as follows:

- a. In C, E or I zones more than 50 feet from an R zone. A tower and all accessory equipment or structures located in the C, E, or I zones more than 50 feet from an R zone must meet the following landscape standard:
- (1) Generally. Except as provided in (2), below, a landscaped area that is at least 5 feet deep and meets the L3 standard must be provided around the base of a tower and all accessory equipment or structures.
  - (2) Exception. If the base of the tower and any accessory equipment or structures are screened by an existing building or fence, then some or all of the required landscaping may be relocated subject to all of the following standards:
    - The building or fence must be on the site;
    - The fence must be at least six feet in height and be totally sight-obscuring;
    - The relocated landscaping must meet the L2 standard. The relocated landscaping cannot substitute for any other landscaping required by this Title; and
    - If any part of the base of the tower or accessory equipment is not screened by a building or fence, 5 feet of L3 landscaping must be provided.

**Findings:** The proposal is to mount the facility on an existing nonbroadcast structure in a residential zone. Therefore, Standard 9a is not applicable.

- b. In OS or R zones or within 50 feet of an R zone. A tower and all accessory equipment or structures located in an OS or R zone or within 50 feet of an R zoned site must meet the following landscape standards:
- (1) Tower landscaping. A landscaped area that is at least 15 feet deep and meets the L3 standard must be provided around the base of the tower.
 

**Findings:** The proposal is to mount the facility on an existing nonbroadcast structure; no new tower is proposed. Therefore, this standard is not applicable.
  - (2) Accessory equipment and structures. A landscaped area that is at least 10 feet deep and meets the L3 standard must be provided around the base of all accessory equipment or structures located at grade.
 

**Findings:** The accessory equipment will be located inside an existing storage room/building located at the base of the exhaust tower. Because the accessory equipment will be located within a building, this standard is not applicable.

#### 10. Tower design.

- a. For a tower accommodating a Radio Frequency Transmission Facility of 100,000 watts or more, the tower must be designed to support at least two additional transmitter/antenna systems of equal or greater power to that proposed by the applicant and one microwave facility, and at least three two-way antennas for every 40 feet of tower over 200 feet of height above ground.

- b. For any other tower, the design must accommodate at least three two-way antennas for every 40 feet of tower, or at least one two-way antenna for every 20 feet of tower and one microwave facility.
- c. The requirements of Subparagraphs a. and b. above may be modified by the City to provide the maximum number of compatible users within the radio frequency emission levels.

**Findings:** The proposal is to mount the facility on an existing nonbroadcast structure. No new tower is proposed. Therefore, this standard is not applicable.

11. Mounting device. The device or structure used to mount facilities operating at 1,000 watts ERP or less to an existing building or other non-broadcast structure may not project more than 10 feet above the roof of the building or other non-broadcast structure.

**Findings:** The entire facility (both the antennas and mounting devices) will be located approximately two feet beneath the top of the exhaust stack. This standard is met.

12. Abandoned facilities. A tower erected to support one or more Federal Communication Commission licensed Radio Frequency Transmission Facilities must be removed from a site if no facility on the tower has been in use for more than six months.

**Findings:** The proposal is to mount the facility on an existing nonbroadcast structure. As no new tower is proposed, this standard is not applicable.

**D. Additional requirements in OS, R, C, and EX zones and EG and I zones within 50 feet of an R zone.**

1. Purpose. These additional regulations are intended to ensure that facilities operating at 1,000 watts ERP or less have few visual impacts. The requirements encourage facilities that look clean and uncluttered.
2. Standards. In addition to the regulations in Subsection C., above, facilities operating at 1,000 watts ERP or less located in OS, R, C, or EX zones or EG or I zones within 50 feet of an R zone must meet all of the following standards:
  - a. Antennas mounted on towers. Triangular “top hat” style antenna mounts are prohibited. Antennas must be mounted to a tower either on davit arms that are no longer than 5 feet, flush with the tower, within a unicell style top cylinder, or other similar mounting technique that minimizes visual impact.

**Findings:** The proposal is to mount the facility on an existing nonbroadcast structure in an R5 zone. As no new tower is proposed, this standard is not applicable.

- b. Antennas mounted on existing buildings or other non-broadcast structures. This standard only applies to facilities located in OS or R zones or within 50 feet of an R zone. The visual impact of antennas that are mounted to existing buildings or other non-broadcast structures must be minimized. For instance, on a pitched roof, an antenna may be hidden behind a false dormer, mounted flush to the facade of the building and painted to match; mounted on a structure designed with minimal bulk and painted to fade into the background; or mounted by other technique that equally minimizes the

visual impact of the antenna. The specific technique will be determined by the conditional use review.

**Findings:** As described in response to Approval Criterion 33.815.225 A.1, above, the design and placement of the antennas are intended to mitigate for visual impacts. The three new antennas are limited in size (approximately 6.5 feet in height and approximately one foot in width), and with a condition of approval will be mounted so that no part of the facility exceeds the height of the existing brick exhaust stack on which they will be mounted. Also, a condition of approval will require that the antennas be painted a color to match the brick of the exhaust stack, with cables that connect the accessory equipment to the antennas located within a cable tray that is painted to match the brick color of the exhaust stack.

As proposed and with the conditions of approval, this standard is met.

- c. Lattice. Lattice towers are not allowed.

**Findings:** The proposal is to mount the facility on an existing nonbroadcast structure. As no new tower is proposed, this standard is not applicable.

- E. Additional requirements in R zones.** The minimum site area required for a tower in an R zone is 40,000 square feet. This regulation must be met in addition to the regulations in Subsections C. and D., above.

**Findings:** The proposal is to mount the facility on an existing nonbroadcast structure. As no new tower is proposed, this standard is not applicable.

## DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment via a land use review prior to the approval of a building or zoning permit.

## CONCLUSIONS

The applicant requests Conditional Use approval to install additional radio frequency transmission antennas near the top of an existing 89 foot tall exhaust stack on the Grant High School campus. The proposal, with conditions of approval, meets each of the relevant approval criteria. The size, location, and treatment of the antennas and accessory equipment will minimize their appearance. Additionally, the facility will not exceed the allowed emission standards, and will meet the minimum siting distance to habitable areas of structures.

## ADMINISTRATIVE DECISION

Approval of a Conditional Use to install a radio frequency transmission facility (Section 33.815.225.A) consisting of three additional panel antennas operating at less than 1,000 watts ERP, located on an existing exhaust tower at the Grant High School campus, with accessory equipment located within the interior of the storage room;

All approved per the plans, Exhibits C1, C2 and C3, signed and dated December 22, 2011; and per the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as

a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 11-194196 CU ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. Cables on the exterior of the stack must be concealed within a cable tray.
- C. The antennas, antenna mounts and cable trays must all be painted to match the color of the brick exhaust stack.
- D. The antennas must be placed so that no part of the antennas exceeds the height of the exhaust stack.

**Staff Planner: Douglas Hardy**

**Decision rendered by:**  **on December 22, 2011.**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: December 23, 2011**

**About this Decision.** This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

**Procedural Information.** The application for this land use review was submitted on November 16, 2011, and was determined to be complete on **November 28, 2011.**

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 16, 2011.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant. In this case, the applicant did not extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on March 27, 2012.**

**Some of the information contained in this report was provided by the applicant.**

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

**Conditions of Approval.** If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term "applicant" includes the applicant for this land use review,

any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

**Appealing this decision.** This decision may be appealed to the Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 pm on January 6, 2012**, at 1900 SW Fourth Avenue. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 pm. After 3 pm. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization's boundaries. The vote to appeal must be in accordance with the organization's bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at [www.portlandonline.com](http://www.portlandonline.com).

**Attending the hearing.** If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Hearings Officer is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Hearings Officer an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.**

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed*, the final decision may be recorded on or after **January 9, 2012 (the first business day following the last day to appeal)**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- **By Mail:** Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- **In Person:** Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

**Applying for your permits.** A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

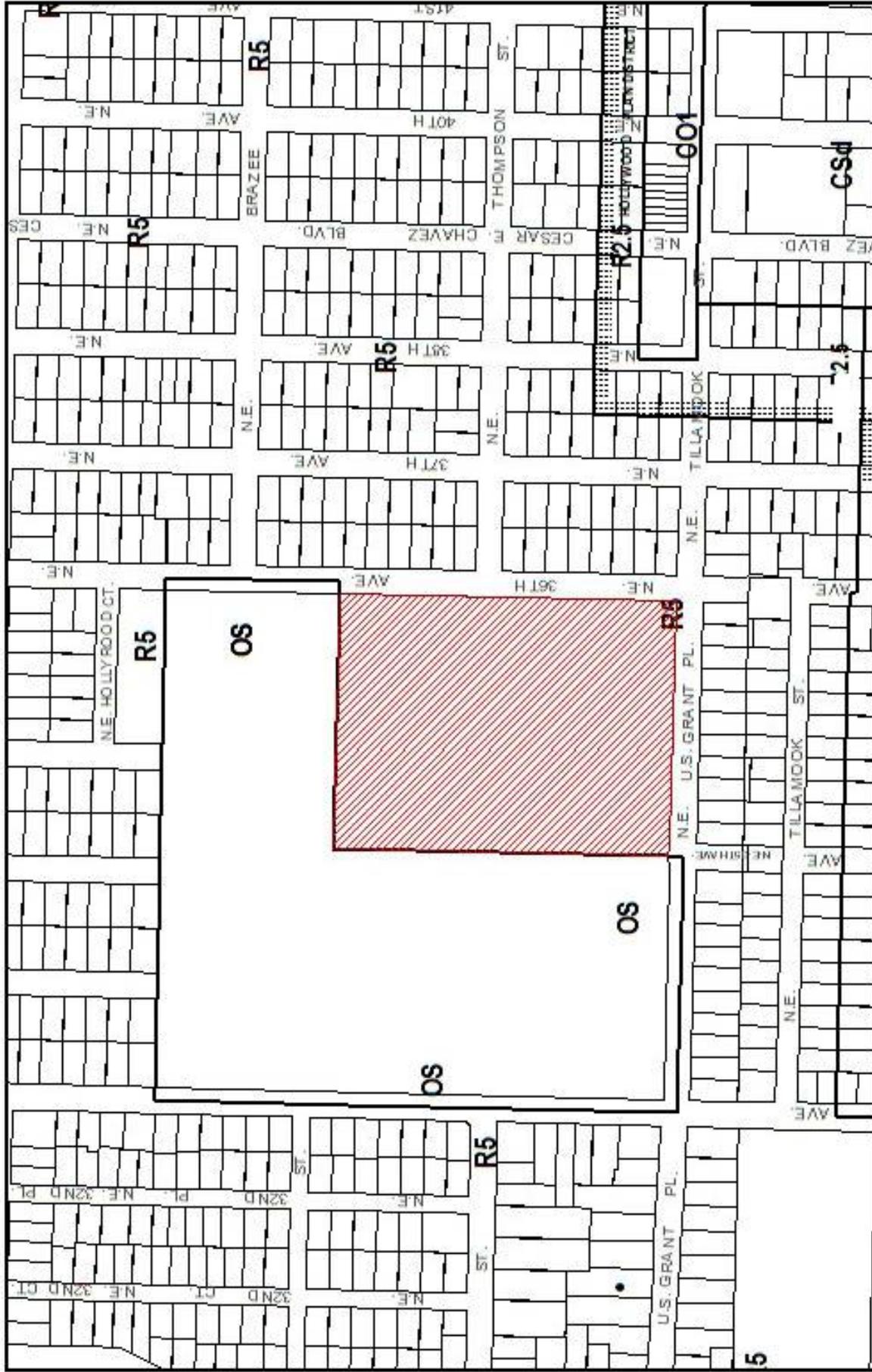
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
  - 1. Written Narrative
  - 2. RF Engineer Letter
  - 3. Letter to School District No. 1
  - 4. Site Photos
- B. Zoning Map (attached)
- C. Plans/Drawings:
  - 1. Site Plan (attached)
  - 2. Enlarged Site Plan (attached)
  - 3. Proposed Elevation (attached)
  - 4. Complete Set Technical Drawings
- D. Notification information:
  - 1. Mailing list
  - 2. Mailed notice
- E. Agency Responses:
  - 1. Bureau of Environmental Services
  - 2. Bureau of Transportation Engineering and Development Review
  - 3. Water Bureau
  - 4. Bureau of Development Services – Site Development Review Section
  - 5. Bureau of Development Services – Life Safety Plans Examiner
  - 6. Portland Parks & Recreation - Forestry Division
  - 7. Fire Bureau
- F. Correspondence (none)
- G. Other:
  - 1. Original LU Application

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**



# ZONING



NORTH

File No. **LU 11-194196 CU**  
 1/4 Section **2834**  
 Scale **1 inch = 300 feet**  
 State\_Id **1N1E25DB 2200**  
 Exhibit **B** (Nov 18, 2011)





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PACIFIC TELECOM SERVICES, LLC

REGISTERED ARCHITECT  
RICHARD B. HALL  
SEATTLE, WA  
5008  
STATE OF OREGON

EXPIRATION DATE OF THE LICENSE: 06/30/12

GRANT HIGH SCHOOL  
PL 38  
2245 NE 36TH AVE  
PORTLAND, OR 97212

NO.	DATE	DESCRIPTION
1	08/11/11	ISSUED FOR PERMIT
2	08/11/11	REVISED FOR PERMIT
3	08/11/11	REVISED FOR PERMIT

REVISIONS

NO. DATE DESCRIPTION

1 08/11/11 ISSUED FOR PERMIT

2 08/11/11 REVISED FOR PERMIT

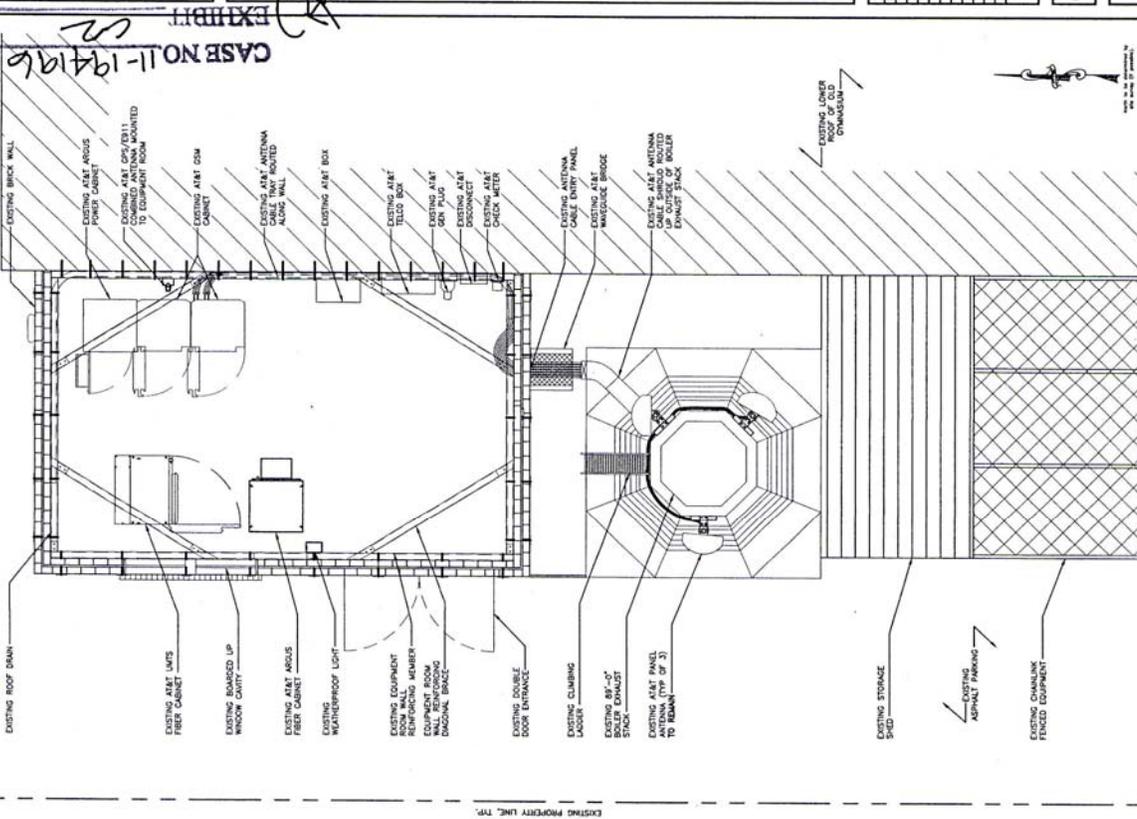
3 08/11/11 REVISED FOR PERMIT

SHEET TITLE

EXISTING & PROPOSED DAMAGED SIX FANS

SHEET NUMBER

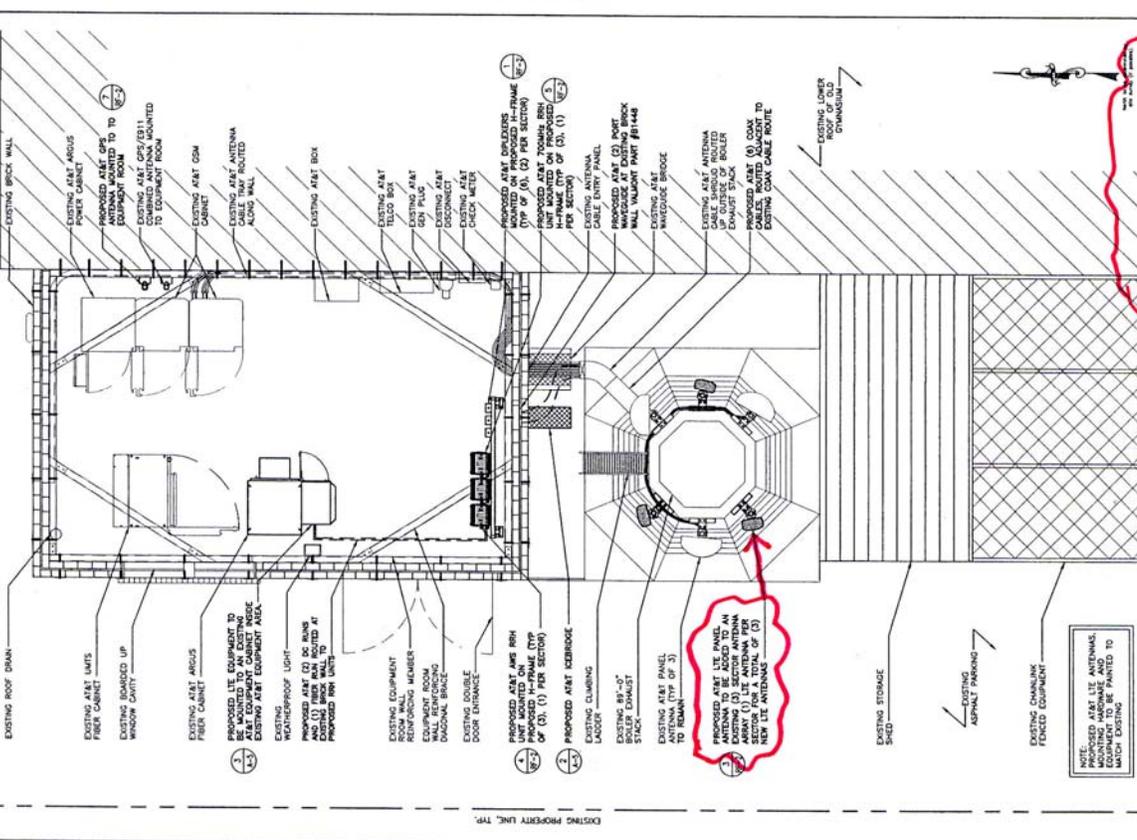
A-2



EXISTING ENLARGED SITE PLAN 1

24"x36" SCALE 3/8" = 1'-0"

11"x17" SCALE 3/16" = 1'-0"



PROPOSED ENLARGED SITE PLAN 2

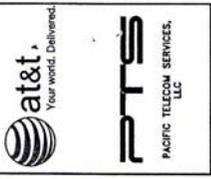
24"x36" SCALE 3/8" = 1'-0"

11"x17" SCALE 3/16" = 1'-0"

NOTE: PROPOSED ABET LITE ANTENNAS, MOUNTING HARDWARE AND MOUNTING BRACES ARE FINISHED TO MATCH EXISTING.

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

\*Approved\*  
City of Portland - Bureau of Development Services  
Planner  
Date 12.22.11  
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

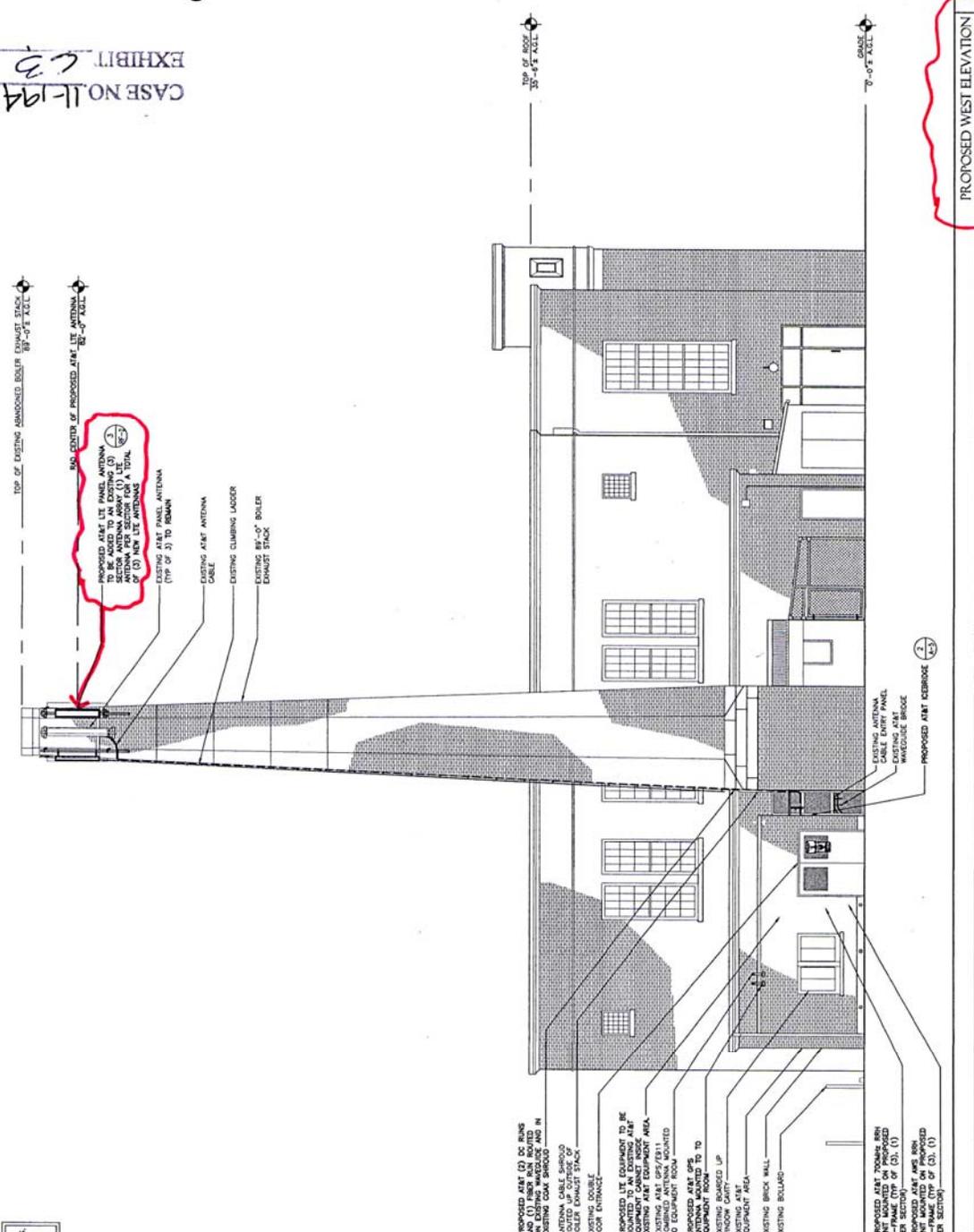


REGISTERED ARCHITECT  
 RICHARD B. HALL  
 SEATTLE, WA 98108  
 STATE OF OREGON  
 EXPIRATION DATE OF THE LICENSE 06/30/12  
 GRANT HIGH SCHOOL  
 PL 38  
 2245 NE 35TH AVE  
 PORTLAND, OR 97212

NO.	DATE	DESCRIPTION
1	12/11/11	ISSUED FOR PERMITS
2	12/11/11	ISSUED FOR PERMITS
3	12/11/11	ISSUED FOR PERMITS
4	12/11/11	ISSUED FOR PERMITS
5	12/11/11	ISSUED FOR PERMITS

SHEET TITLE  
 PROPOSED WEST ELEVATION  
 SHEET NUMBER  
 A-4

CASE NO. 11-194196  
 EXHIBIT C3



ALL PROPOSED AT&T LITE ANTENNAS, MOUNTING HARDWARE AND BRACKETS TO BE PAINTED TO MATCH EXISTING

PROPOSED WEST ELEVATION

\*Approved\*  
 City of Portland - Bureau of Development Services  
 Date 12-22-11  
 This approval applies only to the reviews requested and is subject to the provisions of approval. Additional zoning requirements may apply.

24"x36" SCALE: 3/16" = 1'-0"  
 11"x17" SCALE: 3/32" = 1'-0"

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