



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Date: January 31, 2014
To: Interested Person
From: Andrew Gulizia, Land Use Services
503-823-7010 / Andrew.Gulizia@portlandoregon.gov

NOTICE OF A TYPE II DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 13-238056 CU

GENERAL INFORMATION

Representative: George Pierce / Ryka Consulting
918 South Horton St, Suite 1002 / Seattle, WA 98134

Applicant: Kevin Martin / General Dynamics Wireless Services (Sprint)
8880 SW Nimbus Ave, Suite B / Beaverton, OR 97008

Property Owner: All Saints Episcopal Church
4033 SE Woodstock Blvd / Portland, OR 97202

Site Address: 4033 SE Woodstock Blvd

Legal Description: BLOCK 48 LOT 1-4, WOODSTOCK
State ID No.: 1S1E13DA 09200
Tax Account No.: R928902640
Quarter Section: 3634
Neighborhood: Woodstock, contact Terry Griffiths at 503-771-0011.
Business District: Woodstock Community BA, Sean Daugherty at 503-754-2636.
District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.
Zoning: R5 (R2.5), CS – Single-Dwelling Residential 5,000 with a Residential 2,500 Comprehensive Plan Designation, Storefront Commercial
Case Type: CU – Conditional Use Review
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:

The applicant, Sprint, has an existing wireless facility with three antennas mounted on the steeple of the church and accessory equipment located inside the building. Sprint proposes to remove the existing antennas from the steeple and replace them with three new antennas in the same location.

Relevant Approval Criteria:

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

- 33.815.225 A. 1-3, Conditional Use Criteria
- 33.274.040 C and D, Mandatory Development Standards

ANALYSIS

Site and Vicinity: The 30,000 square-foot site is developed with a church, accessory surface parking, and landscaped areas. The existing structure is clad in red brick and white wood siding. The church steeple has telecommunications antennas attached, which the applicant now proposes to replace with slightly larger antennas.

The surrounding area is characterized by both residential and commercial development. In general, single-dwelling and multi-dwelling homes are located north and west of the site. Adjacent and nearby to the south and east along SE Woodstock Boulevard are commercial buildings and uses. The church sits at the western edge of a commercial district fronting SE Woodstock Boulevard, which transitions to exclusively residential uses west of the site.

Zoning: Three-quarters of this full-block site is designated with residential zoning, and the southeast quarter is commercially-zoned. Residentially-zoned portions are designated with the R5 (Residential 5,000) zone, and include an R2.5 (Residential 2,500) Comprehensive Plan Map designation. The R5 zone is a single-dwelling zone intended to preserve land for individual households, and to allow for limited other uses but not to such an extent as to sacrifice the overall image and character of the residential neighborhood. The site and identically-zoned surrounding properties could “up-zone” their property to R2.5 if approved through a Zoning Map Amendment procedure. Generally, the R5 zone allows homes on 5,000 square-foot lots, while the R2.5 zone allows attached housing on 2,500 square-foot lots. Radio Frequency Transmission Facilities such as this proposal are allowed in residential zones if approved through a Conditional Use review.

The commercially-zoned portion of the site is designated with the CS (Storefront Commercial) zone. Commercial zones generally seek to promote uses and developments that will enhance the economic viability of both the City and neighborhood, and a wide variety of uses are allowed, including Radio Frequency Transmission Facilities. The CS zone in particular is intended to preserve and enhance older commercial districts that have a storefront character, and to encourage pedestrian-oriented development.

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

VZ 155-65: In 1965, a variance request was made to reduce the east front yard along SE 41st Avenue from ten feet to zero in order to construct an addition to the church. The City issued a denial of the variance as requested, but approved a two-foot front yard setback for the project.

LU 03-178079 CU: In March 2004 a Conditional Use application was approved for telecommunications antennas on the church steeple. These are the same antennas which the applicant now proposes to replace.

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on December 27, 2013. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Conditional Use

33.815.010 Purpose

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow

the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

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. The approval criteria are:

- 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 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;

Findings: The applicant proposes to replace three existing antennas which are mounted to a church steeple and painted to match the steeple. With a condition of approval requiring the new antennas to be painted to match the steeple, and flush-mounted with the shortest mounting arms feasible, 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 will be located inside the existing building and will not be visible. This criterion is met.

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

Findings: The relevant development standards for this proposal from Chapter 33.274 - Radio Frequency Transmission Facilities are listed and discussed below. As discussed below, the applicable regulations are met; therefore, this criterion is met.

33.274.040 Development Standards Radio Frequency Transmission Facilities

Amended by Ord. No. 165376, effective 5/29/92.)

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 building. No new tower is proposed. Therefore, criteria C.1 through C.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.

Table 274-1				
Radio Frequency Emission Standards [1]				
Frequency Range	Mean Squared Electric (E ²) Field Strength (V ² /m ²) [2]	Mean Squared Magnetic (H ²) Field Strength (A ² /m ²) [3]	Equivalent Plane-Wave Power Density (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] V²/m² = Volts squared per meter squared.

[3] A²/m² = Amperes squared per meter squared.

[4] mW/cm² = Milliwatts per centimeter squared.

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

Findings: The proposed facility will operate within a frequency range of 800 MHz and 1900 MHz. The Effective Radiated Power for the facility is less than 1,000 watts per channel, and the maximum allowed power density level is 1.0 mW/cm² [Milliwatts per centimeter squared] for the 1900 MHz signal and 0.533 mW/cm² for the 800 MHz signal. Calculations submitted by the applicant indicate that the greatest levels of power density will be 0.03 mW/cm². This is significantly below the maximum allowed, therefore this criterion 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 radio frequency emission levels.

6. Antenna requirements.
 - a. Generally. 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. Exceptions. The antenna on any tower or support structure does not have to meet the minimum siting distance from Point A to the habitable areas of structures shown in Table 274-2 if the applicant submits a letter from a qualified licensed engineer showing that the placement of the antennas will not cause any habitable area of a structure to exceed the Federal Communication Commission's (FCC's) limits for human exposure to radio frequency electromagnetic fields.

Findings: The antennas will operate below 1000 watts ERP. Therefore, pursuant to Table 272-2, the highest point of the antennas must be at least 15 feet from the habitable area of any structure, and the closest point of the antennas must be at least 6 feet from the habitable area of any structure. As illustrated in the attached elevations, the antennas will be more than 30 feet from the habitable area of the church. This criterion 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 building. No new tower is proposed. Therefore, criteria C.7 and C.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.
- 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.
 - (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.
 - c. In all zones, equipment cabinets or shelters located on private property that are associated with Radio Transmission Facilities mounted in a right-of-way must be screened from the street and any adjacent properties by walls, fences or vegetation. Screening must comply with at least the L3 or F2 standards of Chapter 33.248, Landscaping and Screening, and be tall enough to screen the equipment.

Findings: the proposal does not include a tower, and the accessory equipment will be located inside the existing building, not at grade. Therefore, this criterion is not applicable and no landscaping is required for this proposal.

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 building. No new tower is proposed. Therefore, this criterion 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 proposed antenna will be mounted onto an existing church steeple in compliance with this standard. This criterion 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 building. No new tower is proposed. Therefore, this criterion 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 flush mount the antenna on an existing building. No new tower is proposed. Therefore, this criterion 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 discussed under criterion 33.815.225.A.1., the visual impact of the antennas has been minimized by flush-mounting the antennas to an existing church steeple. With a condition of approval requiring the new antennas to be painted to match the steeple, and flush-mounted with the shortest mounting arms feasible, this criterion is met.

- c. Lattice. Lattice towers are not allowed.

Findings: The proposal is to mount the facility on an existing building. No new tower is proposed. Therefore, this criterion 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 building. No new tower is proposed. Therefore, this criterion is not applicable.

DEVELOPMENT STANDARDS

Except as 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 or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS

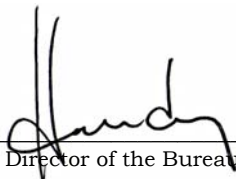
The applicant has proposed to install a wireless telecommunications facility on an existing church steeple, with all accessory equipment to be placed inside the existing building. With a condition of approval regarding a compatible exterior finish on visible portions of the facility, and with approval based on the submitted plans and elevations, the project has minimal visual impacts on the surrounding neighborhood and should be approved.

ADMINISTRATIVE DECISION

Approval of a Conditional Use Review for a wireless telecommunications facility consisting of three antennas flush-mounted to the exterior of an existing church steeple, and operating at no greater than 648 watts ERP. This approval is granted based on the approved site plan and elevations shown on Exhibits C-1 through C-3, signed and dated January 22, 2014, subject to the following conditions:

- A. As part of the building permit application submittal, each of the required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-3. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-238056 CU. No field changes are allowed to the number, size, location, or design of antennas."
- B. All visible portions of the antennas, exterior cabling, and mounting equipment must be painted with a green color matching the steeple. In the future, any replacement equipment in this installation must also be painted to match. Future changes to the exterior color of the steeple must be matched with a corresponding change of color to visible portions of the antennas, exterior cabling, and mounting equipment.
- C. The antennas must be flush-mounted to the steeple with the shortest mounting arms feasible.

Staff Planner: Andrew Gulizia

Decision rendered by:  **on January 22, 2014.**

By authority of the Director of the Bureau of Development Services

Decision mailed: January 31, 2014

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 December 13, 2013, and was determined to be complete on December 23, 2013.

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 December 13, 2013.

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 waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless extended by the applicant, **the 120 days will expire on: April 22, 2014.**

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 February 14, 2014** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. 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.

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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 **February 18, 2014**.
- 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.

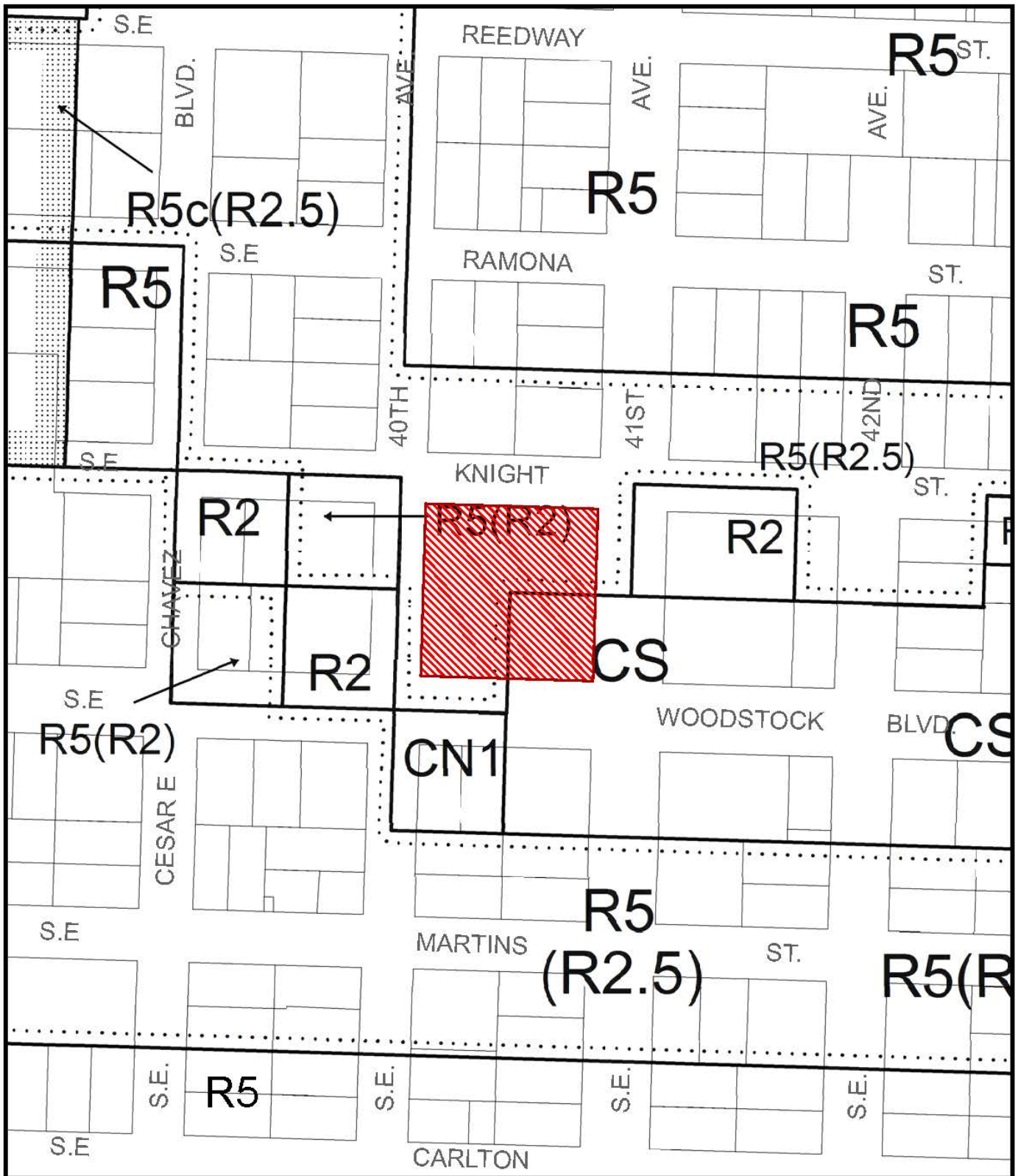
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Narrative and Engineer's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Overall Site Plan (attached)
 - 2. Enlarged Site Plan (attached)
 - 3. Building Elevations (attached)
 - 4. Antenna Plans and Schedules
 - 5. Equipment Details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses – none received
- F. Correspondence – none received
- 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



Site



NORTH

File No. LU 13-238056 CU
 1/4 Section 3634
 Scale 1 inch = 150 feet
 State_Id 1S1E13DA 9200
 Exhibit B (Dec 17, 2013)



GENERAL DYNAMICS
WIRELESS SERVICES



POWDER RIVER
Development Services, LLC
100 E. SHENANDO STREET
SHARPSVILLE, PA 16150
724.962.3999
www.powderriverdev.com

PROJECT INFORMATION

NETWORK: VISION MARS LAUNCH

ALL SAINTS EVANGELICAL

PO60XC024

4033 SE WOODSTOCK BLVD.
PORTLAND, OR 97202
MULTNOMAH COUNTY

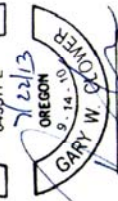
SHEET DATE: 10-03-2013

SUBMITTAL: CONSTRUCTION DWGS

REV	DATE	DESCRIPTION	BY
A	10/03/13	ISSUED FOR CON. PERM.	JRM
B	10/28/13	ISSUED FOR CON. 100% REVISED	JRM
C	10/21/13	ISSUED FOR CON. 100% REVISED	JRM
D	10/23/13	ISSUED FOR CON. 100% REVISED	JRM
E	10/29/13	ISSUED FOR CON. FINALS	JRM
F	10/29/13	ISSUED FOR CON. REVISED FINALS	JRM

NOT FOR CONSTRUCTION UNLESS
Labeled AS CONSTRUCTION SET

LEGEND:



SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

REVISION:

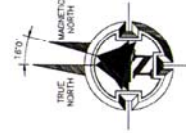
A-1

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GENERAL NOTES

THIS IS NOT A SITE SURVEY.
ALL PROPERTY BOUNDARIES, ORIENTATION OF THIS
OVERALL SITE PLAN, AND ALL DIMENSIONS ARE
OBTAINED FROM A TAX PARCEL MAP AND ARE
APPROXIMATE.

Approved
City of Portland - Bureau of Development Services
Planner AG Date 1/22/14
* This approval applies only to the reviews requested and is subject to all
conditions of approval. Additional zoning requirements may apply.



SE 41ST AVE

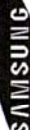
SE KNIGHT ST

WOODSTOCK BLVD

SE 40TH AVE

Exhibit C-1 LU13-238056 CU

1"=50' SCALE 1/8"=1'-0"
1"=100' SCALE 1/16"=1'-0"



GENERAL DYNAMICS
WIRELESS SERVICES



POWDER RIVER
Development Services, LLC
100 E. SHENANDO STREET
SHARPSBURG, MD 21750
724.962.5990
www.powderriverdev.com

PROJECT INFORMATION

NETWORK VISION WMBL LAUNCH

ALL SAINTS EVANGELICAL
PC60XC024
4033 SE WOODSTOCK BLVD.
PORTLAND, OR 97202
MULTNOMAH COUNTY

ISSUE DATE: 10-03-2013

INTENDED FOR CONSTRUCTION DWGS

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	08/03/13	ISSUED FOR CDH 90% JPM	
B	08/29/13	ISSUED FOR CDH 100% JPM	
C	10/01/13	ISSUED FOR CDH 100% REVISED JPM	
D	10/03/13	ISSUED FOR CDH 100% REVISED JED	
E	10/08/13	ISSUED FOR CDH FINALS JED	
F	10/03/13	ISSUED FOR CDH REVISED FINALS JED	

NOT FOR CONSTRUCTION UNLESS
LABELLED AS CONSTRUCTION SET

1.8. ENDS HERE



SHEET TITLE

ENLARGED SITE PLAN

REVISION

A-2 F

ENLARGED SITE PLAN 1

NOTE: STRUCTURAL ANALYSIS MUST BE
PERFORMED ON ALL ROOFTOPS, FLAGPOLES
AND TOWER SITES BEFORE INSTALLATION OF NEW ANTENNAS,
NEW IRIS, & NEW CABINETS/STAIRS. PLANNERS
STRUCTURAL ANALYSIS PROVIDED BY GENERAL DYNAMICS.

Approved
City of Portland - Bureau of Development Services
Planner AG Date 1/22/14
* This approval applies only to the reviews requested and is subject to
conditions of approval. Additional zoning requirements may apply.

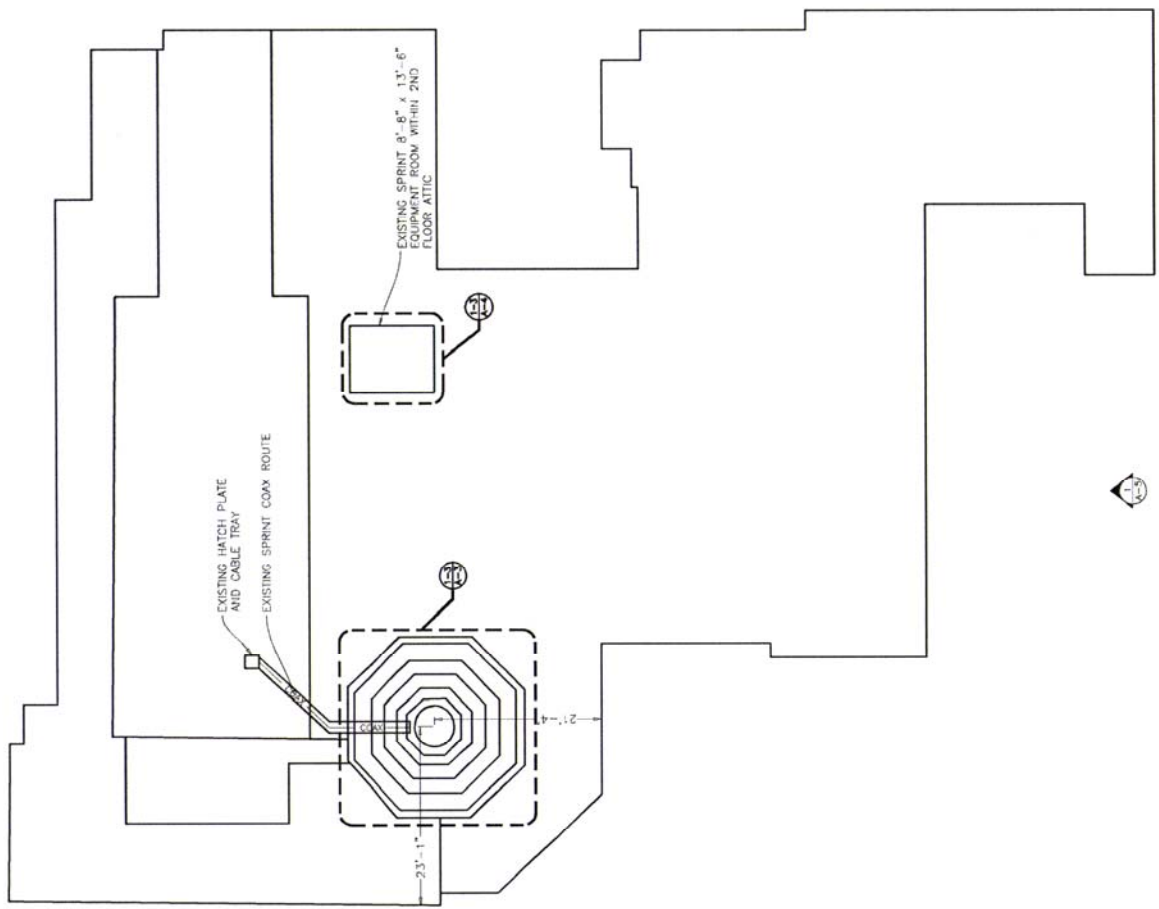
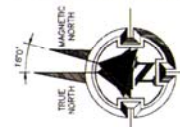


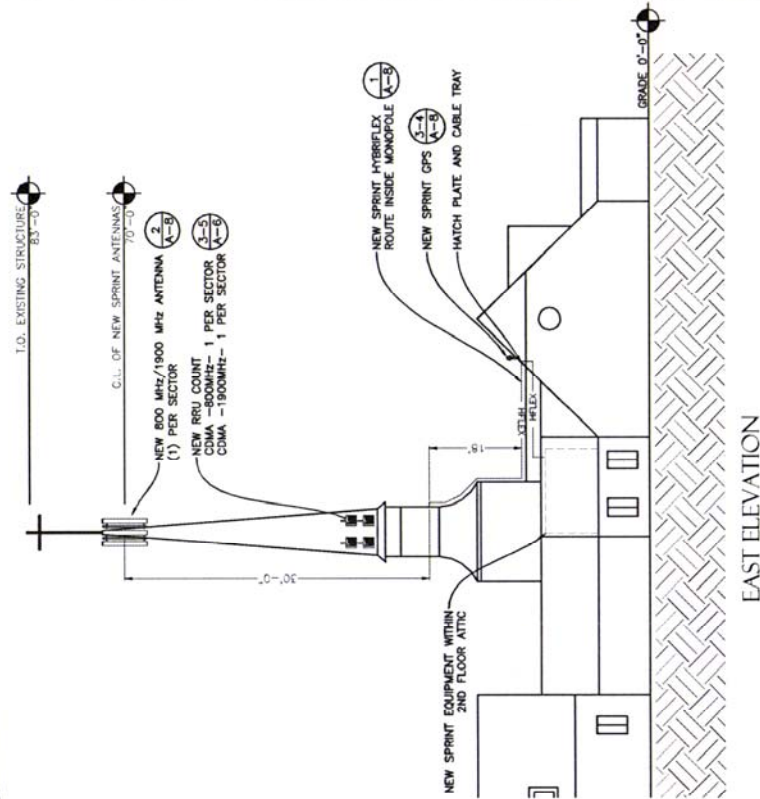
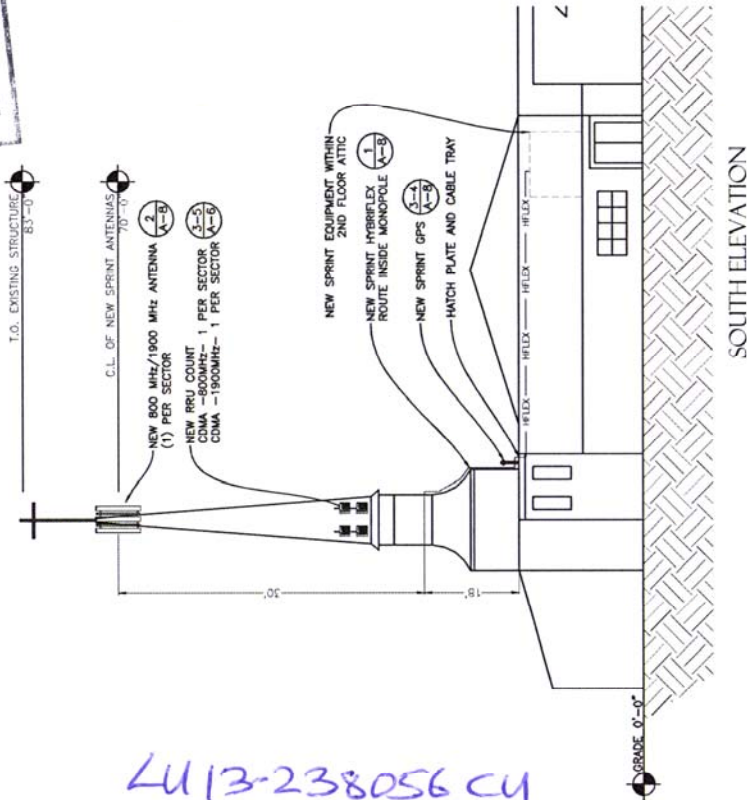
Exhibit C-2
LU13-238056 CU

25'x34" SCALE 1/8" = 1'-0"
11'x17" SCALE 1/16" = 1'-0"
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO GARNER SERVICES IS STRICTLY PROHIBITED.

NOTE: STRUCTURAL ANALYSIS MUST BE PERFORMED ON ALL ROOFTOPS, FLAGPOLES AND TOWER SITES BEFORE INSTALLATION OF NEW ANTENNAS, NEW RRUS, & NEW CABINETS/TEMPORARY PLATFORMS. STRUCTURAL ANALYSIS PROVIDED BY GENERAL DYNAMICS.

Approved
City of Portland - Bureau of Development Services

Planner AG Date 1/22/14
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22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
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.



GENERAL DYNAMICS
WIRELESS SERVICES



POWDER RIVER
Development Services, LLC
100 E SHENANDO STREET
SHAWNEE, OKLA 74701
(724) 962-5899
www.powderriverdev.com

PROJECT INFORMATION:

NETWORK: U.S. UNIMOBILIS LAUNCH

ALL SAINTS EVANGELICAL

PO60XC024

4033 SE WOODSTOCK BLVD.
PORTLAND, OR 97202
MULTNOMAH COUNTY

ISSUE DATE: 10-03-2013

ISSUE FOR: CONSTRUCTION DWGS

REV	DATE	REVISIONS
A	10/03/13	ISSUED FOR CEN 20% JPM
B	10/03/13	ISSUED FOR CEN 100% JPM
C	10/03/13	ISSUED FOR CEN 100% REVISED JPM
D	10/03/13	ISSUED FOR CEN 100% REVISED JED
E	10/03/13	ISSUED FOR CEN 100% JED
F	10/03/13	ISSUED FOR CEN 100% JED

NOT FOR CONSTRUCTION UNLESS LABELLED AS CONSTRUCTION SET

LICENSEE



SHEET TITLE

NEW SOUTH & EAST
ELEVATIONS

SHEET NUMBER

A-5 F

NEW SOUTH & EAST ELEVATION

LU13-238056 CY
Exhibit C-3



OVERALL VIEW OF STEEPLE



EXISTING ANTENNAS ON STEEPLE

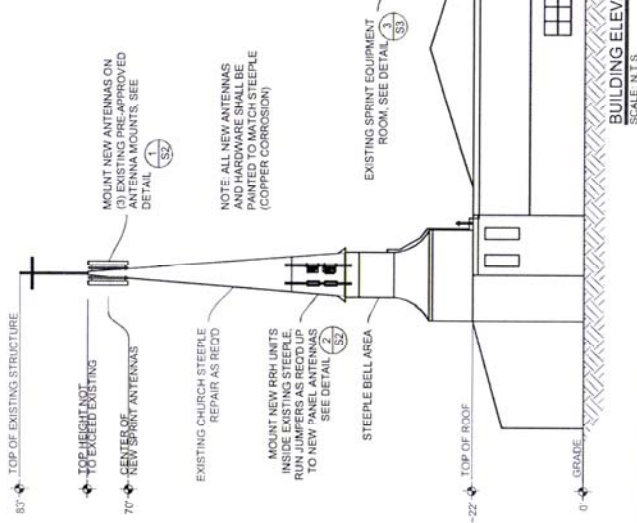
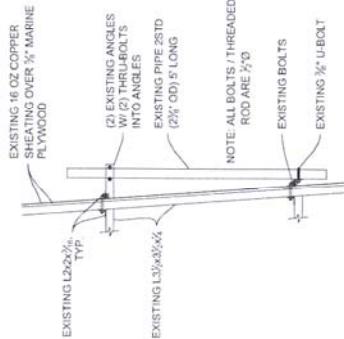
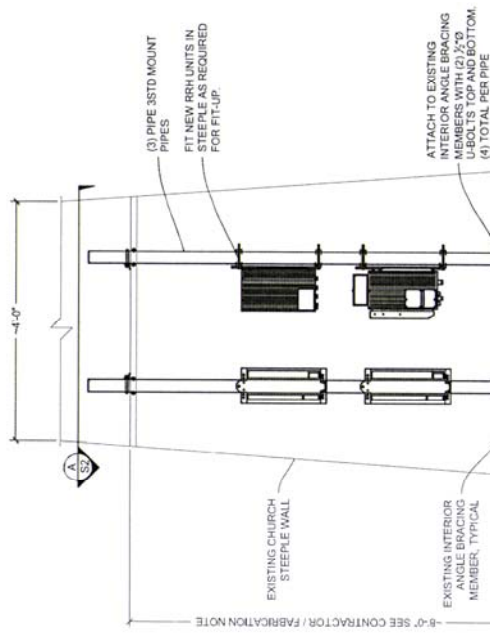


EXISTING INTERIOR STRUCTURE MEMBERS



EXISTING COAX RUN TO ANTENNAS

CONTRACTOR / FABRICATION NOTE
CONTRACTOR TO FIELD VERIFY DIMENSIONS PRIOR TO FABRICATION IN ORDER TO CONFIRM PROPER FIT BASED ON EXISTING CONDITIONS



REGISTERED PROFESSIONAL ENGINEER
JANUARY 1, 2007
DAVID W. GEORGE
OREGON
DATE: 08-27-13

SITE INFORMATION
ALL SAINTS
EVANGELICAL
PO60XC024
PORTLAND, OREGON
MULTNOMAH COUNTY

SHEET TITLE
ELEVATIONS, SECTIONS
DETAILS, NOTES,
PHOTOS

SHEET NUMBER
S2

Approved
City of Portland - Bureau of Development Services

Planner AG Date 1/22/14
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