



City of Portland, Oregon
Bureau of Development Services
Inspection Services - Land Use Services
 FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: September 14, 2015
To: Interested Person
From: Matt Wickstrom, Land Use Services
 503-823-6825 / Matt.Wickstrom@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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 15-194357 CU

GENERAL INFORMATION

Applicant: Laurel Reimer
 Core Development Services For Verizon Wireless
 4110 SE Hawthorne Blvd #131
 Portland, OR 97214

Property Owner: Lin Television Corporation
 1 W Exchange St #5a
 Providence, Ri 02903-1064

Site Address: 5516 SW BARNES RD

Legal Description: TL 500 21.81 ACRES SEE SUB R326926 (R991060851) DEFERRED
 ADDITIONAL TAX LIABILITY, SECTION 06 1S 1E

Tax Account No.: R991060850

State ID No.: 1S1E06 00500

Quarter Section: 3123

Neighborhood: Sylvan-Highlands, contact Dave Malcolm at 503-805-9587

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Plan District: Northwest Hills - Skyline

Zoning: R20, R20c and R20p (Single-dwelling zone – Residential 20,000 with portions of the site in the Environmental Conservation Zone and Environmental Protection Zone).

Other Designations: Unincorporated Multnomah County

Case Type: CU (Conditional Use Review)

Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:
 The applicant requests a Conditional Use Review to modify the existing wireless telecommunications facility on the roof of the existing building at this site. The project consists of adding two panel antennas, replacing two panel antennas, and installing six remote radio

units, four surge suppressors and four notch filters. The project also includes the removal of four coax lines and two hybrid lines. The applicant notes that new and replacement antennas will be mounted to the building at the same height as the current antennas and painted to match the building. The accessory equipment will be mounted to a new rooftop frame located behind the building parapet.

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**, Conditional Use Approval Criteria for personal wireless service facilities proposing to locate on an existing building in an R zone; and
- **33.274.040**, Radio Frequency Transmission Facility Development Standards.

ANALYSIS

Site and Vicinity: The site is a large parcel of hilltop land at the southwest corner of the intersection of SW Skyline Boulevard and Barnes Road, totaling approximately 22 acres in size. The property is developed with 5 large broadcast towers for telecommunications, television, and radio broadcasting, all of which are supported by guy wires. The site also includes three outbuildings, including a large, single-story equipment, office and storage building near frontage on SW Barnes Road. The remainder of the site is largely open and grassy in character, except for the southeast section of the property, which is undeveloped woodland.

The frontage along SW Barnes Road is planted with a continuous row of trees between a perimeter chain link fence surrounding the property and the street. A few fir trees and shrubs are also found near the gravel driveway entrance to the site, just inside the chain link fence. Directly north of the site is the Mt. Calvary Cemetery, whose southern boundary is provided with tall, dense vegetative screening of trees and shrubs. Single-dwelling residential neighborhoods are found to the east, south, and west of the site.

Zoning: The R20 zone is intended to foster the development of single-dwelling residences on lots having a minimum area of 12,000 square feet. Generally, Radio Frequency Transmission Facilities are a limited or conditional use in the R20 zone. The Environmental Conservation Zone overlay or “c” overlay is intended to conserve important environmental features and resources while still allowing compatible development. The Environmental Protection Zone overlay or “p” overlay provides the highest level of protection to the most important resources and functional values.

Land Use History: City records indicate several prior land use reviews at the site, including the following:

- *MUP 3-89 MC* - Temporary approval for two microwave antennas on 70’ utility poles;
- *MUP 8-96 PRE* - Approval to demolish and replace a maintenance building;
- *MUP 1-97 PRE* - Approval to replace main KOIN-TV antenna and relocate other antennas;
- *MUP 6-98 PRE* - Approval, with conditions, for modifications to the existing facility;
- *MUP 01-003 T2* - Approval, with conditions, for a new satellite signal repeater;
- *MUP 01-062 T2* - Approval for structural reinforcements for an existing tower;
- *LU 04-016563 CU* - Void/withdrawn request for replacement of one panel PCS antenna; and
- *LU 05-127302 CU* - Approval for two panel antennas atop an existing building, with all accessory equipment contained inside the building

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **July 31, 2015**. The following Bureaus have responded:

The Water Bureau responded with information on water service (Exhibit E-1).

The Fire Bureau responded that a separate building permit will be required for the proposal and all Fire Code requirements will apply at time of permit review (Exhibit E-2).

The Life Safety Section of the Bureau of Development Services (BDS) responded that a building permit will be required (Exhibit E-3).

The Police Bureau responded that the proposal doesn't require a response (Exhibit E-4).

The Site Development Section of BDS, Bureau of Environmental Services, Portland Bureau of Transportation and Urban Forest Section of the Bureau of Parks and Recreation responded with no concerns (Exhibit E-5).

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

ZONING CODE APPROVAL CRITERIA

Chapter 33.815, Conditional Uses

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 personal wireless service facilities 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 visual impact of the proposed wireless service facility will be minimized due to the location of the building on which it is located. The building is set back approximately 60-90 feet from the street. The street is also lined with trees that help screen views of the building as well as the wireless service facility. Existing antennas and accessory equipment are located on the roof without visual impact. Furthermore, some antennas are partially screened from view by the parapet of the building. In order to further minimize visual impacts of the facility, a condition of approval is added to this land use review requiring the new and replacement equipment be painted to match the building. With this condition of approval, 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 additional accessory equipment will be mounted to a new rooftop frame located behind the building parapet. The parapet will provide adequate

screening and minimize visual impacts. Other existing rooftop accessory equipment is mounted on rooftop frames and located behind the building parapet, providing adequate screening. No new structure will be built to store accessory equipment because the existing equipment cabinets are located inside the building. Based on this information, this criterion is met.

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

Findings: The relevant regulations and standards for this proposal are the development standards of Chapter 33.274 - Radio Frequency Transmission Facilities. As discussed in detail under 33.274.040 below, all applicable regulations are met; therefore, this criterion is met.

33.274.040 Development Standards

A. Purpose. The development standards:

- Ensure that Radio Frequency Transmission Facilities will be compatible with adjacent uses;
- Reduce the visual impact of towers and accessory equipment in residential and open space zones whenever possible; and
- Protect adjacent property from tower failure, falling ice, and other safety hazards.

B. When the standards apply.

1. Unless exempted by 33.274.030, above, the development standards of this section apply to all Radio Frequency Transmission Facilities.
2. Applications to modify existing facilities regulated by this chapter are required to meet the development standards and conditions of approval only for elements of the facility that are being modified. In addition, any elements of the original approval that have moved out of compliance with development standards that applied when the facility was approved, such as landscape materials, or applicable conditions of approval, must be brought back into compliance.

C. General requirements

1. Tower sharing. New facilities must co-locate on existing towers or other structures to avoid construction of new towers, unless precluded by structural limitations, inability to obtain authorization by the owner of an alternative location, or where an alternative location will not meet the service coverage objectives of the applicant. 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 radio or television broadcast facilities on a site is encouraged where technically feasible. Tower grouping may not result in radio frequency emission levels exceeding the standards stated in C.5, below.
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 proposed facility will be mounted on an existing building, not a tower. These four development standards are not applicable.

5. Radio frequency emission levels and exposure limits. All Radio Frequency Transmission Facilities must operate within the radio frequency emissions levels and comply with the exposure limits established by the Federal Communications Commission (FCC). Applicants must certify that the proposed facility will be in compliance with FCC emissions standards with the permit application.

Findings: The applicant has submitted an engineering report documenting that the facility will comply with all applicable FCC requirements (Non-Ionizing Electromagnetic Exposure Analysis and Engineering Certification, in Exhibit A). This development standard is met.

6. Antenna requirements. Antennas must be secured from public access, either by vertical or horizontal separation, fencing, locked access, or other measures as appropriate.

Findings: The facility will be located top of a building on a site that is fenced with an approximately 10-foot tall chain link fence. The site is already secured due to the nature of other television and radio equipment present. This development standard is met.

7. Setbacks.

- a. 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.
- b. Accessory equipment or structures must meet the base zone setback standards that apply to accessory structures.
- c. Tower guy anchors must meet the base zone setback standards that apply to buildings.

Findings: No towers are proposed in this installation, so both a and c do not apply. Accessory equipment is either located within the building or on the roof of the building which meets the base zone setback standards. The applicable portion of this development standard is met.

8. 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: *[truncated as this proposal is located in an R zone]*

Findings: The site is in a residential zone. This development standard 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.

- (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 proposal is to locate the wireless service facility on the roof and new accessory equipment on the roof of an existing building, not on a tower or at grade. This development standard is not applicable.

- 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 wireless service facility is located on private property; however, it is located on the roof of an existing building. This development standard is not applicable.

9. Tower design.

- a. For a tower accommodating a radio or television broadcast facility, the tower must be designed to support at least two additional radio or television broadcast transmitter/antenna systems 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: These standards do not apply as the facility will be mounted on an existing building, not a tower. This development standard is not applicable.

10. Mounting device. The mounting device or mounting structure used to mount facilities to an existing building or other non-broadcast structure may exceed the height limit of the base zone but may not project more than 10 feet above the roof or parapet of the building or other non-broadcast structure. This criterion is met.

Findings: Submitted elevation drawings show the new and replacement facilities will not project more than 10 feet above the roof of the building and project even less above the top of the partial parapet of the building. This development standard is met.

11. Abandoned facilities. A tower or mounting device on a non-broadcast structure 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 or mounting device has been in use for more than six months.

Findings: No mounting devices will be abandoned as a result of this proposal. This development standard is not applicable.

D. Additional requirements.

1. Personal wireless service facilities located in OS, R, C, or EX zones, and personal wireless service facilities located in 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.
 - b. Lattice. Lattice towers are not allowed.

Findings: These standards do not apply as the facility will be mounted on an existing building, and not a tower. This development standard is not applicable.

2. The minimum site area required for a tower in an R zone is 40,000 square feet.

Findings: These standards do not apply as the facility will be mounted on an existing building, and not a tower. This development standard is not applicable.

3. Applications to locate or replace accessory equipment in or within 50 feet of an R zone must be accompanied by a signed and stamped acoustical engineer’s report demonstrating that noise levels from the equipment is in full compliance with Title 18 (Noise) regulations, or demonstrating that with appropriate sound proofing mitigation, that the equipment will comply with Title 18.

Findings: The applicant submitted spec sheets for the antennas, remote radio units and surge suppressor (Exhibit A-1). None of these devices and therefore none produce sound. The spec sheet for the remote radio unit specifically mentions the device does not produce sound. *This development standard is met.*

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

CONCLUSIONS

The applicant proposes to modify the existing wireless telecommunications facility on the roof of the existing building by adding two panel antennas, replacing two panel antennas, and installing six remote radio units, four surge suppressors and four notch filters. The proposal meets the Conditional Use approval criteria and development standards for wireless telecommunications facilities and should be approved.

ADMINISTRATIVE DECISION

Approval of modifications to an existing wireless telecommunications facility including adding two panel antennas, replacing two panel antennas, installing six remote radio units, installing four surge suppressors and four notch filters, per the approved site plans, Exhibits C-1 through C-3, signed and dated September 10, 2015, subject to the following conditions (A-B):

- A. As part of the building permit application submittal, each of the 4 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-C.3. The sheets on which this information

appears must be labeled, "Proposal and design as approved in Case File # LU 15-194357 CU."

B. The wireless telecommunications antennas must be painted to match the building.

Staff Planner: Matt Wickstrom

Decision rendered by: _____ **on September 10, 2015**

By authority of the Director of the Bureau of Development Services

Decision mailed: September 14, 2015

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 June 30, 2015, and was determined to be complete on **July 29, 2015**.

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 June 30, 2015.

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 further extended by the applicant, **the 120 days will expire on: November 25, 2015**.

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 September 28, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 **September 29, 2015 – (the 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;

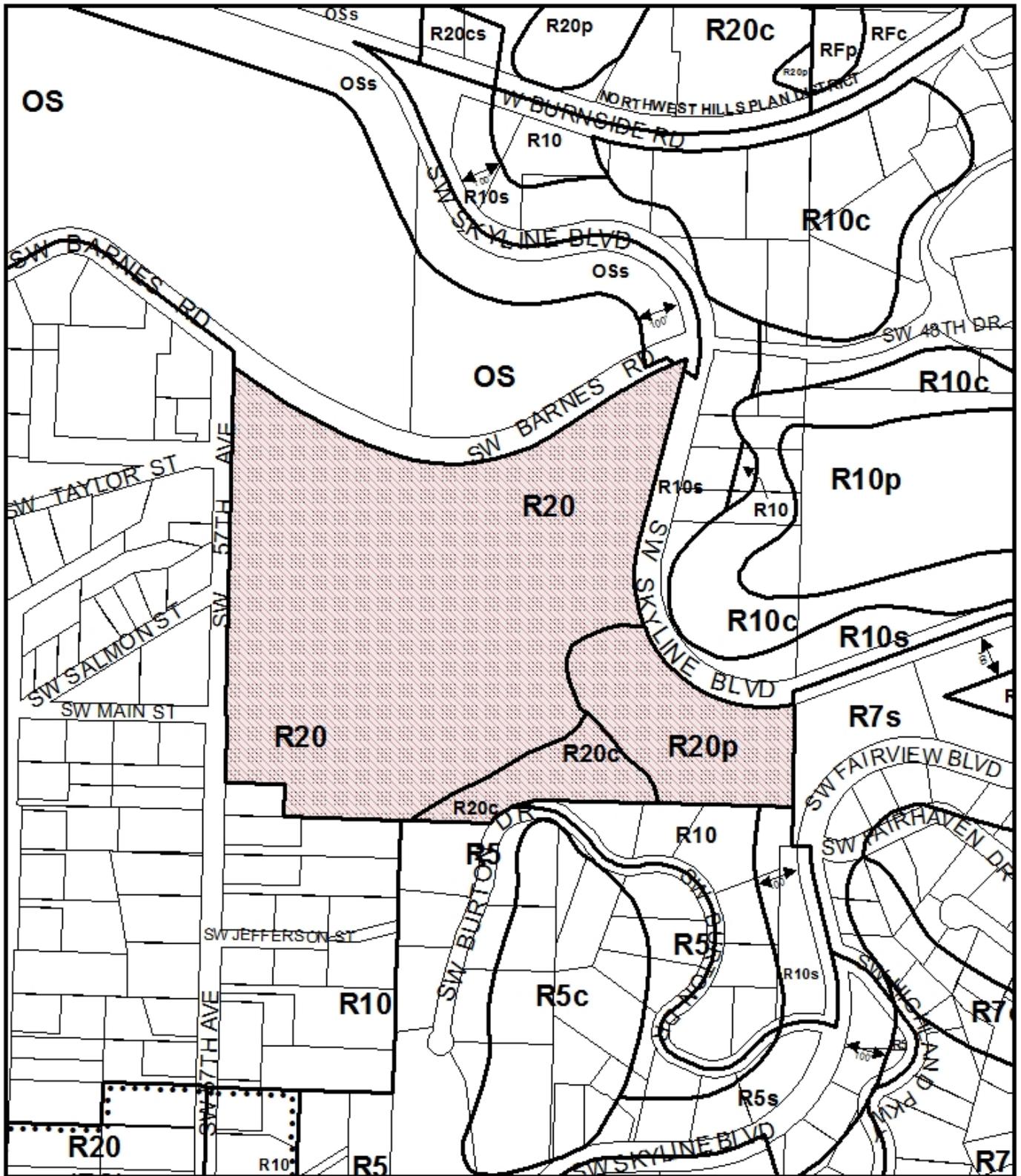
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement and Original LU Application
 - 1. Supplemental submitted received September 9, 2015
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. North Elevation Drawing (attached)
 - 3. East Elevation Drawing (attached)
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau
 - 2. Fire Bureau
- F. Correspondence: None received

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

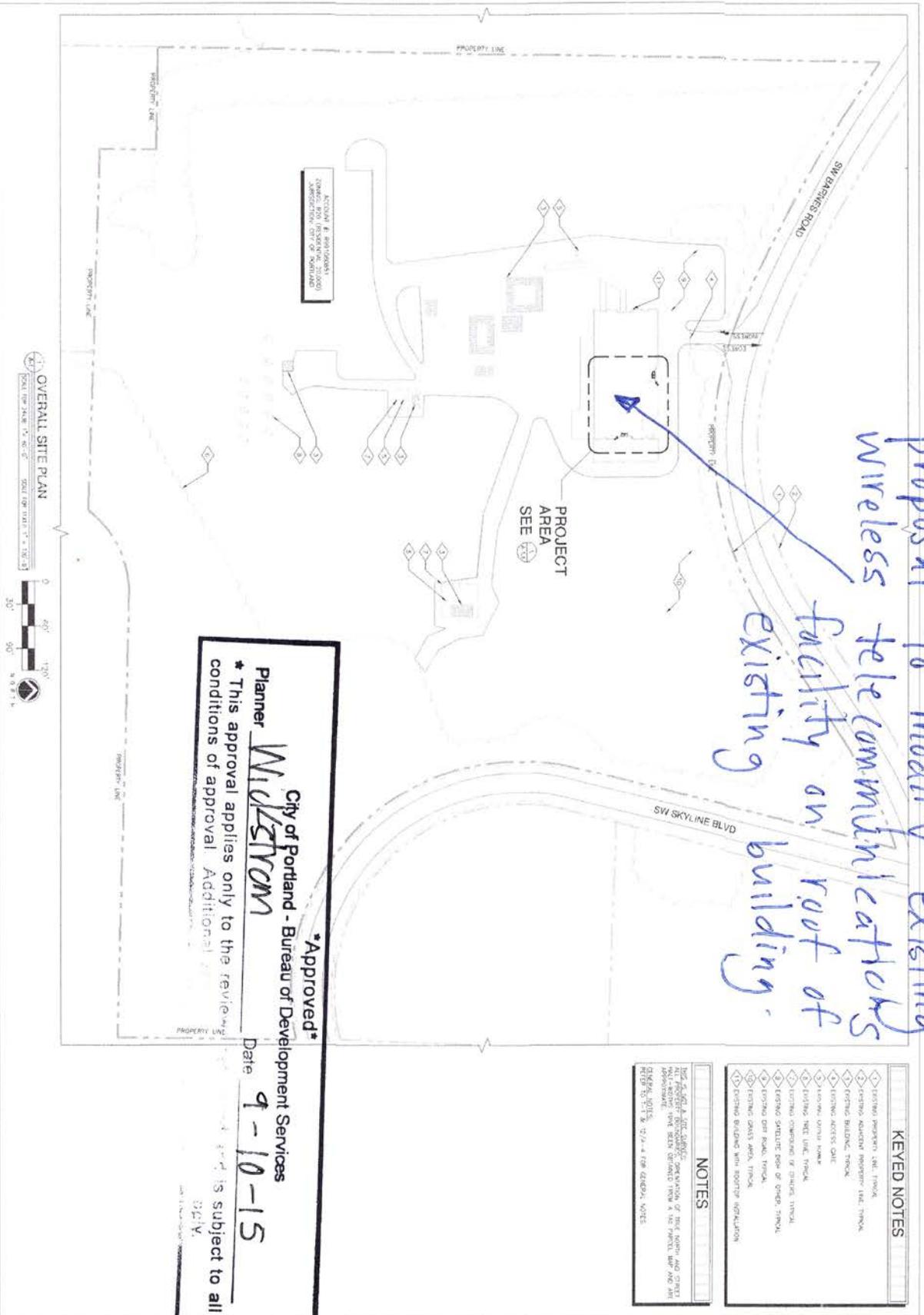
 Site



This site lies with the:
NORTHWEST HILLS PLAN DISTRICT
SKYLINE SUBDISTRICT

File No.	LU 15-194357 CU
1/4 Section	3123 3124
Scale	1 inch = 300 feet
State_Id	1S1E06 500
Exhibit	B (Jul 02, 2015)

Conditional Use Review
 Proposal to modify existing
 wireless telecommunication
 facility on roof of
 existing building.



*** Approved ***
 City of Portland - Bureau of Development Services
 Planner Wickstrom
 * This approval applies only to the reviewed conditions of approval. Additional conditions are subject to all other applicable codes and rules.

- KEYED NOTES**
- >>> EXISTING PROPERTY, SEE PLAN
 - >>> EXISTING BUILDING, TRUCK
 - >>> EXISTING ACCESS GATE
 - >>> EXISTING WALKWAY
 - >>> EXISTING WET LINE, TRUCK
 - >>> EXISTING CONCRETE DECK OF ROOF, TRUCK
 - >>> EXISTING PERMITS, TRUCK
 - >>> EXISTING BUILDING WITH ROOFTOP INSTALLATION
- NOTES**
- THIS IS A PRELIMINARY SITE PLAN. THE LOCATION OF THE ROOF AND OTHER FEATURES SHOWN HEREIN HAVE BEEN DERIVED FROM A THE PHOTO, MAP AND AIR PHOTO SURVEY. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL FEATURES SHOWN ON THIS PLAN.

PLANS PREPARED BY: [Signature]

KDC ARCHITECTS ENGINEERS, P.C.
 5518 SW BARNES RD
 PORTLAND, OR 97221
 TEL: 503.251.2888
 FAX: 503.251.2888

DATE: 06/02/2015
 DRAWN BY: PK
 CHECKED BY: TSP

REVISIONS

DATE	DESCRIPTION	BY

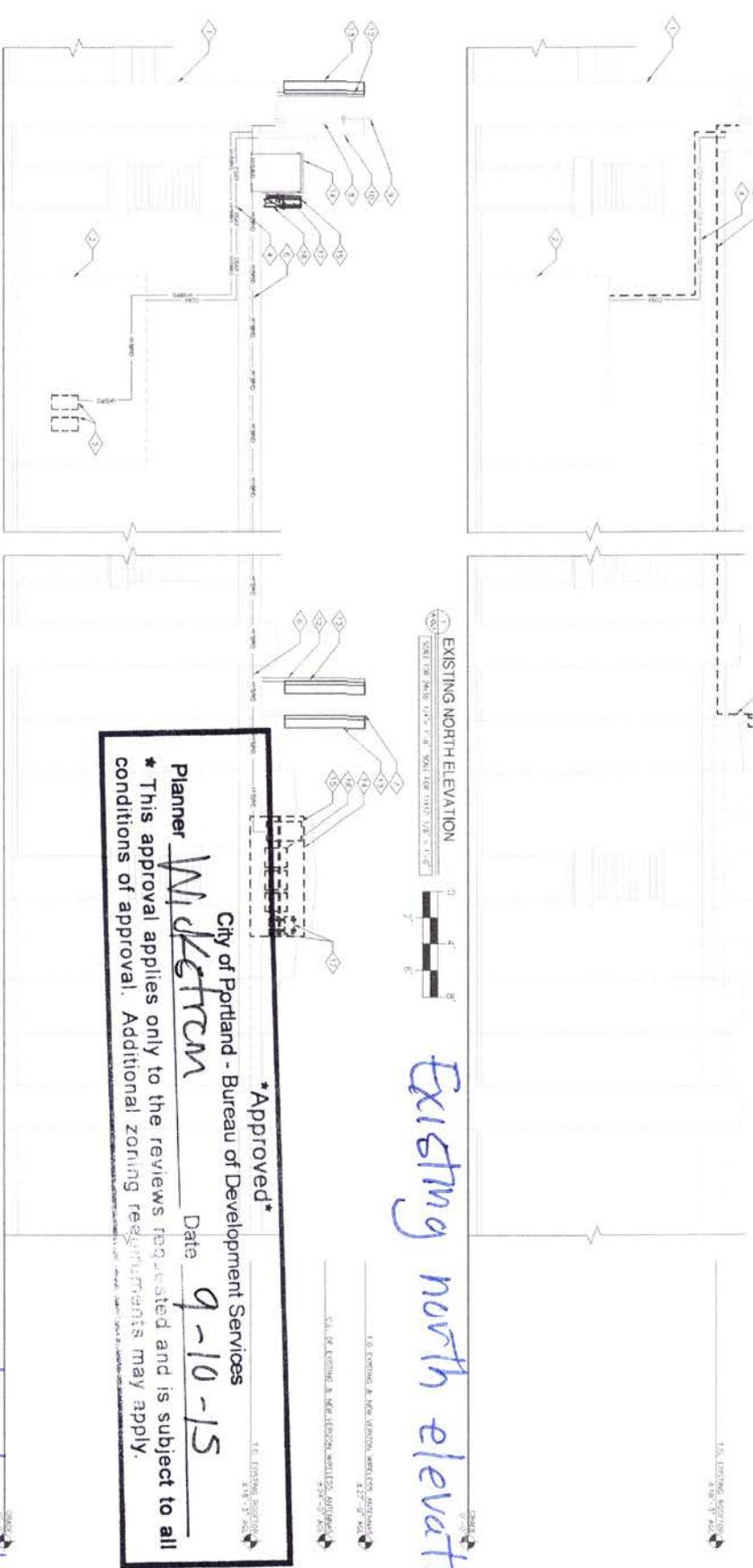
PROJECT: POR-BURNSIDE CANYON
 5518 SW BARNES RD
 PORTLAND, OR 97221

A-1

15-194357CU
 verizon wireless
 Exhibit (-1)

Proposal to add 2 panel antennas, replace 2 panel antennas, install 6 remote radio units, 4 surge protectors, 4 filters. Project will also remove four coax lines + 2 hybrid lines.

- KEYED NOTES**
- 1. EXISTING ANTENNA MOUNTING USE APPROVED TO REMAIN
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*** Approved ***

City of Portland - Bureau of Development Services

Planner *W. Ketchum*

Date *9-10-15*

*** This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.**

NEW NORTH ELEVATION

EXISTING NORTH ELEVATION

Proposed north elevation

PLANS PREPARED BY:

KDC ARCHITECTS ENGINEERS, P.C.

1500 COMMERCIAL AVENUE, SUITE 200
PORTLAND, OREGON 97201
PHONE: 503.271.2800
FAX: 503.271.2801

DATE: 06/08/2015
DRAWN BY: PK
CHECKED BY: TFP

REVISIONS:

DATE	DESCRIPTION	BY
06/08/2015	ISSUED FOR PERMIT	PK

PROJECT: POR-BURNSIDE CANYON
5519 SW BARNES RD
PORTLAND, OR 97221

A-3.1

15-19
verizon wireless
Exhibit C-2

