



P. O. Box 1083  
Corvallis, OR 97339  
(541) 766-6908

## A G E N D A

Corvallis Planning Commission  
7:00 pm, Wednesday, August 20, 2014  
Downtown Fire Station, 400 NW Harrison, 2<sup>nd</sup> Floor

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- I. Visitors' Propositions
- II. Public Hearing - ODOT Communications Tower, Conditional Development, (CDP14-00001)
- III. Informational Item - Status Report on OSU District Plan Update
- IV. Approval of Minutes  
July 16, 2014
- V. Old Business
- VI. New Business
- VII. Adjournment

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For the hearing impaired, an interpreter can be provided with 48 hours notice.

**For the visually impaired, an agenda in larger print is available.**

**Proposed Tentative Public Meeting Schedule for 2014**

CC = City Council (for agendas or questions about meetings, call **541.766.6901**)

For questions about listed cases or about the following Boards or Commissions, call **541-766-6908**

**PC Planning Commission** (usually meets first and third Wednesdays at 7 p.m.)

**LDHB Land Development Hearings Board** (meets as needed)

**DC Downtown Commission** (meets second Wednesday at 5:30 pm in the Madison Avenue Meeting Room)

**CCI Committee for Citizen Involvement** (meets quarterly in the Madison Avenue Meeting Room)

**HRC Historic Resources Commission** (meets second Tuesday at 6:30 p.m.) - *Meetings are now held at the Fire Station Meeting Room. On occasion, an additional meeting may be held on the 4<sup>th</sup> Tuesday of the month, usually in the Madison Avenue Meeting Room.*

THE OFFICIAL ORDER OF BUSINESS FOR EACH MEETING WILL BE DETERMINED BY THE AGENDA. CC AGENDAS ARE DISTRIBUTED THE THURSDAY BEFORE A CITY COUNCIL MEETING; AGENDAS FOR OTHER MEETINGS (PC, LDHB, CCI, HRC) ARE USUALLY DISTRIBUTED ONE WEEK BEFORE EACH MEETING.

Meeting	Date	Description	Location
CC, 6:30 pm	Aug. 18	Regular Meeting, to include adoption of formal findings related to Package #1 LDC Amendments	*Fire Station
LDHB, 5:30 pm	Aug. 20	Public Hearing to Consider Appeal of Minor Replat at 437 NW 14 <sup>th</sup> Street (MRP14-00004)	*Fire Station
PC, 7 pm	Aug. 20	Public Hearing - ODOT Communications Tower (CDP14-00001) Presentation - Status Report on OSU District Plan Update	*Fire Station
CC, 6:30 pm	Sept. 2	Regular Meeting (held on Tuesday, September 2 <sup>nd</sup> due to Labor Day Holiday on September 1st)	*Fire Station
PC, 7 pm	Sept. 3	Public Hearing - Arnold Way PD Nullification (PLD14-00001) Discussion of Options for Density Methodology for Package #2 LDC Amendments	*Fire Station
HRC, 6:30 pm	Sept. 9	Regular Meeting	*Fire Station
DC, 5:30 pm	Sept. 10	Regular Meeting	**MAMR
CC, 6:30 pm	Sept. 15	Regular Meeting	*Fire Station
PC, 7 pm	Sept. 17	TBD	*Fire Station

\*Fire Station, 400 NW Harrison Boulevard, second floor meeting room \*\*Madison Meeting Room, 500 SW Madison Avenue

\*\*\* Library Main Meeting Room, 645 NW Monroe Avenue, main level\*\*\*\*LaSells Stewart Ctr. 875 SW 26<sup>th</sup> Street, Corvallis

The City Website is located at [www.CorvallisOregon.gov](http://www.CorvallisOregon.gov)

tbd=to be decided



**Corvallis Planning Division  
Report to the Planning Commission**

Planning Commission	August 20, 2014
Hearing:	
Staff Report Prepared:	August 13, 2014
Staff Contact:	Sarah Johnson, (541) 766-6574 <a href="mailto:Sarah.Johnson@CorvallisOregon.gov">Sarah.Johnson@CorvallisOregon.gov</a>

<b>TOPIC</b>	<b>REVIEW OF A CONDITIONAL DEVELOPMENT PERMIT</b>
<b>CASE</b>	<b>ODOT Communication Tower Replacement (CDP14-00001)</b>
<b>REQUEST</b>	The applicant is seeking approval of a Conditional Development Permit to replace an existing 55 ft. tall telecommunication tower with a new 99 ft. tall telecommunication tower in the ODOT Maintenance yard.
<b>APPLICANT:</b>	Kevin Provance, Planning Manager Black & Veatch 5885 Meadows Road, Suite 700 Lake Oswego, OR 97035
<b>OWNER:</b>	Oregon Department of Transportation (ODOT) Attn: Gail Harbert, Site Acquisition Manager 2600 State Street, Building E Salem, OR 97310
<b>SITE LOCATION</b>	The subject property is located at 3700 SW Philomath Blvd. The property is identified on Benton County Assessor's Map # 12504D as Tax Lot 100.
<b>SITE AREA</b>	18.43 acres
<b>COMPREHENSIVE PLAN DESIGNATION</b>	Residential – Low Density (LD)
<b>ZONE DESIGNATION</b>	Low Density Residential (RS-3.5)
<b>PUBLIC COMMENT</b>	On July 30, 2014, 115 public notices were mailed or emailed, and the site was posted. As of the date of this staff report, no comments have been received.

## **ATTACHMENTS**

### A – City GIS Maps

A-1: Existing Conditions

A-2: Comprehensive Plan Map

A-3: Zone Map

### B – Application, Narrative, Drawings and other supporting documentation

## **SITE AND VICINITY**

The subject site consists of one parcel and is 18.43 acres in size. The site is currently developed as the Oregon Department of Transportation (ODOT) maintenance yard, and contains an office, various outbuildings, parking and circulation areas, and an existing 55 ft. tall telecommunication tower, located near the southern property boundary. **(See Attachment A-1)** The property abuts Philomath Blvd./Highway 34 along the northern boundary. Existing residential uses are located to the east and west of the site, and the southern boundary of the site abuts the rear property lines of properties that front Research Way, which contains a mix of office, research and technology uses, and Ashbrook Independent School.

The Comprehensive Plan designation on the subject property is Residential – Low Density (LD) **(see Attachment A-2)**. Properties to the north, east, and west of the subject site are also zoned for low density residential use. Properties to the south of the site are designated General Industrial on the City's Comprehensive Plan map, and are zoned Research Technology Center (RTC).

## **APPLICANT'S PROPOSAL**

The applicant proposes to decommission an existing 55 ft. tall ODOT communication tower, and replace it with a new 99 ft. tall tower; to migrate one microwave dish and add two additional microwave dishes, and to continue the use of existing equipment shelters. The replacement communication tower is proposed to be located next to the existing one, in the ODOT Maintenance facility, near the southern boundary of the fenced property. The applicant explains in the narrative **(Exhibit 2 pg. 4 of Attachment B)** that the project is part of the State Radio Project to develop adequate coverage for public service and emergency management. The ODOT site was chosen for an upgrade to the communication tower in order to create a seamless network throughout the state, and to connect with the I-5 corridor and the main section of the network's system. The applicant states that ODOT evaluated opportunities for collocation on existing telecommunication towers in the vicinity but was not able to

identify a facility that has the capacity or required height needed to accommodate the necessary upgrades.

## **REPORT FORMAT**

This report is separated into two parts. Part 1 will evaluate the proposal based on the development standards in the Low Density (RS-3.5) Zone, and the standards for Wireless Telecommunication Facilities in Chapter 4.9 – Additional Provisions. Because the RS 3.5 zone permits Wireless Telecommunication Facilities, subject to these provisions and the approval of a Conditional Development Permit, part 2 will contain an evaluation of the proposal for Conditional Development Permit approval, followed by an overall conclusion and staff recommendation.

### **PART 1 – DEVELOPMENT STANDARDS**

The subject site is located in the RS-3.5 (Low Density Residential) zone, which allows for freestanding Wireless Telecommunication Facilities to be located within the zone, subject to a Conditional Development Permit, and the standards in Chapter 4.9 – Additional Provisions, as shown below.

#### APPLICABLE REVIEW CRITERIA

##### **Chapter 3.1 – Low Density (RS-3.5) Zone**

###### **3.1.20.02 - Special Development**

**Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.**

- d. Freestanding Wireless Telecommunication Facilities, subject to the standards in Chapter 4.9 - Additional Provisions**

##### **Chapter 4.9 – Additional Provisions**

###### **4.9.60 – Wireless Telecommunication Facilities**

###### **4.9.60.02 - Standard Requirements -**

**All Wireless Telecommunication Facilities must demonstrate compliance with the following standard requirements prior to a City-required final inspection. Only alternative setbacks and spacing requirements are allowed, provided they are approved under the Conditional Development process in accordance with Chapter 2.3 - Conditional Development.**

- a. Height - No Wireless Telecommunication Facility shall exceed 150 ft. in height except where attached to an existing structure that exceeds 150 ft. in height and the attached antennas do not increase the total height of that structure. All Wireless Telecommunication Facilities are exempt from the provisions in Section**

**4.9.50. Additional height limitations are defined under allowed uses for individual development zones - Chapter 3.1 - RS-3.5 (Low Density) Zone through Chapter 3.38 - Conservation-Open Space (C-OS) Zone.**

## Findings

The proposed communication tower is 99 ft. tall (95 ft. pole with 5 ft. antenna not to exceed a total 99 ft. tall). The proposal complies with criterion a. above.

**b. Setbacks -**

- 1. Setbacks for Freestanding Wireless Telecommunication Facilities, including associated ground-level equipment, are as follows:**
  - a) A facility shall be set back by a distance greater than or equal to two times the height of the facility structure, including attached antennas, from the nearest property line of any property that either contains an existing Residential Use or is located in a residential development zone.**
  - b) A facility located on a site adjacent to the Corvallis Gateway Corridor, defined as the rights-of-way of highways 99W and 20/34 that are within the Corvallis City limits, shall be set back from the right-of-way by a distance greater than or equal to three times the height of the facility structure, including attached antennas.**
  - c) All said facilities shall comply with the setback requirements of the underlying development zone.**
- 2. Ground-level equipment associated with colocated/attached Wireless Telecommunication Facilities shall meet the setback requirements of the underlying development zone. When the ground-level equipment is on a site abutting a residential zone or an existing Residential Use, this equipment shall be set back from the nearby residential property line(s) by at least 25 ft.**

## Findings

- A. The proposed communication tower is required to be set back a minimum 198 ft. from the nearest property line of any property that contains a residential use or that is located in a residential zone. The subject site abuts residential uses on residentially zoned properties to the east and west (**See Attachment A-1**). Per the applicant's provided site plans (**Exhibit 4 of Attachment B**), the new communication tower will be located 512 ft. from the west property line, and 662 ft. from the east property line. The rear yard setback that applies to the proposal is the RS-3.5 setback, which is 25 ft., since the rear property line abuts the RTC zone. The proposed tower will be located 45 ft. from the rear property line. Therefore, the proposal complies with a. above.

- B. The ODOT maintenance facility property abuts Highway 20/34, so the communication tower must be located a minimum 297 ft. from the front property line. The proposed location of the tower is 395 ft. from the front property line. The proposal complies with b. above.
- C. The front, side, and rear setbacks for the RS-3.5 zone are 15 ft., 8 ft., and 25 ft., respectively. The proposal complies with c. above.
- D. The applicant's proposal does not include additional ground-level equipment association with the new communication tower. Existing ground-level equipment is proposed to remain, and all existing equipment is located more than 25 ft. from property lines. The proposal complies with 2. above.

c. Spacing -

- 1. **A facility greater than or equal to 100 ft. in height, including attached antennas, must be separated from other Freestanding Wireless Telecommunication Facilities by at least 3,000 ft.**
- 2. **A facility between 51 and 99 ft. in height, including attached antennas, must be separated from other Freestanding Wireless Telecommunication Facilities by at least 1,500 ft.**
- 3. **A facility under 51 ft. in height, including attached antennas, must be separated from other Freestanding Wireless Telecommunication Facilities by at least the height of the facility's structure.**

Findings

The applicant has provided information detailing the locations of all existing communication towers within 3,600 ft. of the proposed ODOT location (**Exhibit 6 of Attachment B**). The nearest Freestanding Telecommunication Facility is located at 4575 SW Research Way, and according to the applicant and verified by Staff using GIS, is greater than 1,700 ft. from the proposed communication tower location. The new tower is proposed to be 99 ft. in height, and is required to be separated from other Freestanding Wireless Telecommunication facilities by at least 1,500 ft. The proposal complies with c. above.

d. Colocation -

- 1. **A Freestanding Wireless Telecommunication Facility shall be approved only if the applicant demonstrates that it is not feasible to site the facility on an existing structure. The application shall document that alternative sites within a radius of least 2,000 ft. have been considered and are technologically unfeasible or unavailable. The application also must document why colocation is impractical on existing structures for one or**

more of the following reasons: structural support limitations, safety considerations, lack of available space, failure to meet service coverage area needs, or unreasonable economic constraints.

2. **Freestanding Wireless Telecommunication Facilities shall be designed to accommodate future colocation, as follows:**
  - a) **Facilities up to 120 ft. in height shall accommodate at least two facilities/providers.**
  - b) **Facilities between 120 ft. and 150 ft. in height shall be designed to accommodate at least three facilities/providers.**

### Findings

- A. The applicant has provided a Tower Analysis (**Exhibit 6 of Attachment B**) that provides location and suitability information for all telecommunication facilities located within a 3,600 ft. radius of the proposed communication tower location. The applicant identifies four existing telecommunication facilities within that radius, including the current ODOT tower to be replaced and decommissioned. That tower is being replaced due to structural inadequacies and the necessity that the tower be taller than the existing 55 ft. tower to allow for microwave line of sight, in accordance with the needs of the State Radio Project. Two other towers within the radius, one on Reser Stadium and the Dial-a-Bus facility, were determined to be inadequate in terms of height and structure. The facility located at 4575 SW Research Way was determined to be of appropriate height, but has no space available for colocation. The applicant has demonstrated compliance with d.1. above.
- B. The applicant states in **Exhibit 2 pg. 23 of Attachment B** that the ODOT communication tower will allow for additional colocation of public and emergency management services, and that ODOT also reviews all applications for colocation opportunities for public and private entities, and is willing to allow colocation based on availability. The applicant further states that the proposed tower will have the ability to accommodate at least two additional providers. Criterion d.2., above, is met.
  - e. **Compliance with Emission Standards - All facility applications shall contain documentation showing that the emissions of the proposed facility, and the cumulative emissions of the facility and any collocated or nearby facilities, will meet the occupational/controlled and general population/uncontrolled electromagnetic radiation emission standards established by the Federal Communications Commission, 47 CFR §1.1310. as amended.**

- f. **Painting** - All facilities shall be painted in a non-reflective color to match the existing or attached structure and/or to blend into the surrounding environment. Alternative neutral colors may be approved by the Director.
- g. **Landscaping/Screening** - All ground-level facilities shall be screened in accordance with the provisions in Section 4.2.50 of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.
- h. **Noise Reduction** - All applications shall contain documentation showing that the noise levels from the proposed facility will meet the following standards:
  - 1. A facility located on a site adjacent to a residential development zone or existing Residential Uses must limit noise levels to 35 DBA or less, as measured at the residential property line(s).
  - 2. A facility located on any other site must comply with the industrial and commercial quiet-area noise standards established by the Oregon State Department of Environmental Quality, OAR 340-35-035, Table 9, as amended.
- i. **Lighting** - No lighting of Wireless Telecommunication Facilities is allowed, except as required by the Federal Aviation Administration (FAA). Required lighting shall be shielded from the ground, to the extent practicable. The application for a facility subject to FAA requirements shall document compliance with FAA requirements.
- j. **Signage** - Warning and safety signs, up to three sq. ft. in area, are allowed. All other signs are prohibited.
- k. **Site Access** - Site access is subject to the provisions in Section 4.1.40 of Chapter 4.1 - Parking, Loading, and Access Requirements. The facility operator shall implement measures to prohibit unauthorized site access.

## Findings

- A. The applicant has provided a letter, dated March 17, 2014 (**Exhibit 9 of Attachment B**) that confirms that the proposed communication tower meets the occupational/controlled and general population/uncontrolled electromagnetic radiation emission standards established by the Federal Communications Commission. The proposal complies with criterion e. above.
- B. The applicant states that the new tower will be painted with a non-reflective paint to blend into the surrounding environment. The communication tower's location currently contains vegetative screening that complies with Chapter 4.2 to mitigate the visual impact of ground level equipment. The applicant proposes to retain all existing landscaping, and no additional ground level equipment is proposed. No additional noise-generating equipment is proposed with the new communication tower, so there will be no additional impacts from noise on surrounding

properties. The applicant does not propose additional lighting for the new tower, and has provided a letter (**Exhibit 10 of Attachment B**) from the Oregon Department of Aviation, that indicates that additional lighting is not required for FAA safety considerations. The applicant states that all signage will comply with LDC standards. **Condition of Approval 1** requires consistency with the applicant's plan and narrative, and as such, the proposal complies with signage criteria. The proposed communication tower is a replacement of an existing tower on a property that currently complies with applicable parking, loading, and access standards in Chapter 4.1. No additional impacts are expected as a result of the tower replacement. As proposed and conditioned, staff find that the proposal complies with criteria f. through k. above.

- I. **Decommissioning - A facility shall be removed by the facility owner or operator within six months from the date the facility ceases to be operational. The Director may grant a six-month extension to this requirement. Requests for extensions must be in writing and must be received by the Director within the initial six-month period. The property owner shall bear the ultimate responsibility for removal of decommissioned facilities.**

### Findings

The applicant states that ODOT will comply with the requirements for decommissioning of the existing tower, and will comply with those requirements for the future decommissioning of the replacement tower, when needed. Staff recommend **Condition of Approval 3**, which details the requirements for decommissioning. As proposed and conditioned, the proposal complies with I. above.

- m. **Landscaping, Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources - Landscaping, Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.**

### Findings

As discussed above, the proposal complies with applicable landscaping requirements. **Exhibit 5** of the applicant's materials shows mapped natural features on the ODOT property, and the proposed location of the communication tower. The proposed tower location is outside all of the mapped natural hazards and natural resources found on the site. Therefore, the proposal complies with m. above.

Staff Conclusion on Compliance with Chapter 3.1 – Low Density (RS 3.5) Zone and Chapter 4.9 – Additional Provisions

As discussed above, the proposed ODOT communication tower is a permitted use in the RS 3.5 zone, subject to the standards in Chapter 4.9 – Additional Provisions, and a Conditional Development Permit, evaluated below. Staff find that the proposed communication tower complies with the height and setback standards in the RS 3.5 zone. Staff also find that the proposed tower has met the criteria for height and setbacks in the Chapter 4.9, and is in compliance with the provisions for separation from other telecommunication facilities and evaluation of colocation opportunities. Staff conclude that all applicable provisions above have been met.

**PART 2 – CONDITIONAL DEVELOPMENT PERMIT**

APPLICABLE REVIEW CRITERIA

The proposed ODOT communication tower is subject to approval of a Conditional Development Permit and the review criteria below.

**2.3.30.04 - Review Criteria**

**Requests for Conditional Developments shall be reviewed to ensure consistency with the purposes of this Chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:**

- a. **Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);**
- b. **Visual elements (scale, structural design and form, materials, etc.);**
- c. **Noise attenuation;**
- d. **Odors and emissions;**
- e. **Lighting;**
- f. **Signage;**
- g. **Landscaping for buffering and screening;**
- h. **Transportation facilities;**
- i. **Traffic and off-site parking impacts;**
- j. **Utility infrastructure;**
- k. **Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**

- I. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and
- m. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Any Conditional Development request on residentially designated property shall also result in a clear and objective set of development standards, between the Conditional Development proposal, required adherence to this Code, and Conditions of Approval.

### FINDINGS OF FACT

- A. The proposed communication tower would be located on the ODOT Maintenance Facility site near the southern property boundary, as shown in **Exhibit 4 of Attachment B**. The applicant has also provided photo simulations view shed analyses in **Exhibits 7 and 8 of Attachment B**. As evaluated in Part 1 above, the proposed location complies with all applicable setback, landscape, and screening provisions. While the communication tower will be 99 ft. tall, staff find that the location of the tower is appropriate based on the organization of uses on the site, and the location of use types on surrounding adjacent properties. Additionally, the landscaping and screening, structural materials and proposed neutral, non-reflective paint are intended to mitigate the visual impacts of the proposed tower, causing it to be obstructed or mostly obstructed from view, or to blend in to the surrounding environment. Staff conclude that the proposal complies with a. and b., above.
- B. The proposed tower will not create additional noise, odors, or emissions. As discussed above, the applicant has provided a letter (**Exhibit 9**), submitted by ODOT to the City, that states that the proposed communication tower complies with radio frequency emissions standards. No additional lighting is proposed, and applicant states that all signage will comply with applicable LDC standards. **Condition of Approval 1** requires adherence to narrative and site plans, and therefore conditions compliance with signage standards for Wireless Telecommunication Facilities. As previously discussed, the proposal is in compliance with applicable landscaping, buffering, and screening requirements. As proposed and conditioned the proposal is consistent with Criteria c. through g., above.

- C. The applicant proposes to replace an existing 55 ft. tall communication tower with a new 99 ft. tall communication tower, and to decommission the 55 ft. tall tower. As such, the replacement of the tower does not create any additional impacts on transportation facilities, traffic or off-site parking, utility infrastructure, or effects on air and water quality. Criteria h. through k. are not applicable.
- D. Staff have evaluated applicable development standards in Part 1 of this staff report, and have concluded that the proposal conforms to all applicable development standards, including relevant natural hazard and natural resource provisions. The applicant does not propose to remove or affect any existing vegetation, landscaping, screening, or natural features. Pedestrian Oriented Design Standards are not applicable. The proposal is consistent with l. and m., above.

#### Staff Conclusion on Compliance with Chapter 2.3 – Conditional Development Permit

Staff conclude that the proposed ODOT communication tower is in compliance or is conditioned to comply, with all applicable review criteria in Chapter 2.3 above.

#### **OVERALL CONCLUSION AND RECOMMENDATION**

Based on the discussion, findings, and conclusions above, staff find that the application is consistent with the applicable LDC review criteria for a Conditional Development Permit. Based on this, staff recommend that the Planning Commission approve the request as described in **Attachment B**, and as conditioned in this staff report. Staff have provided the following recommended motion:

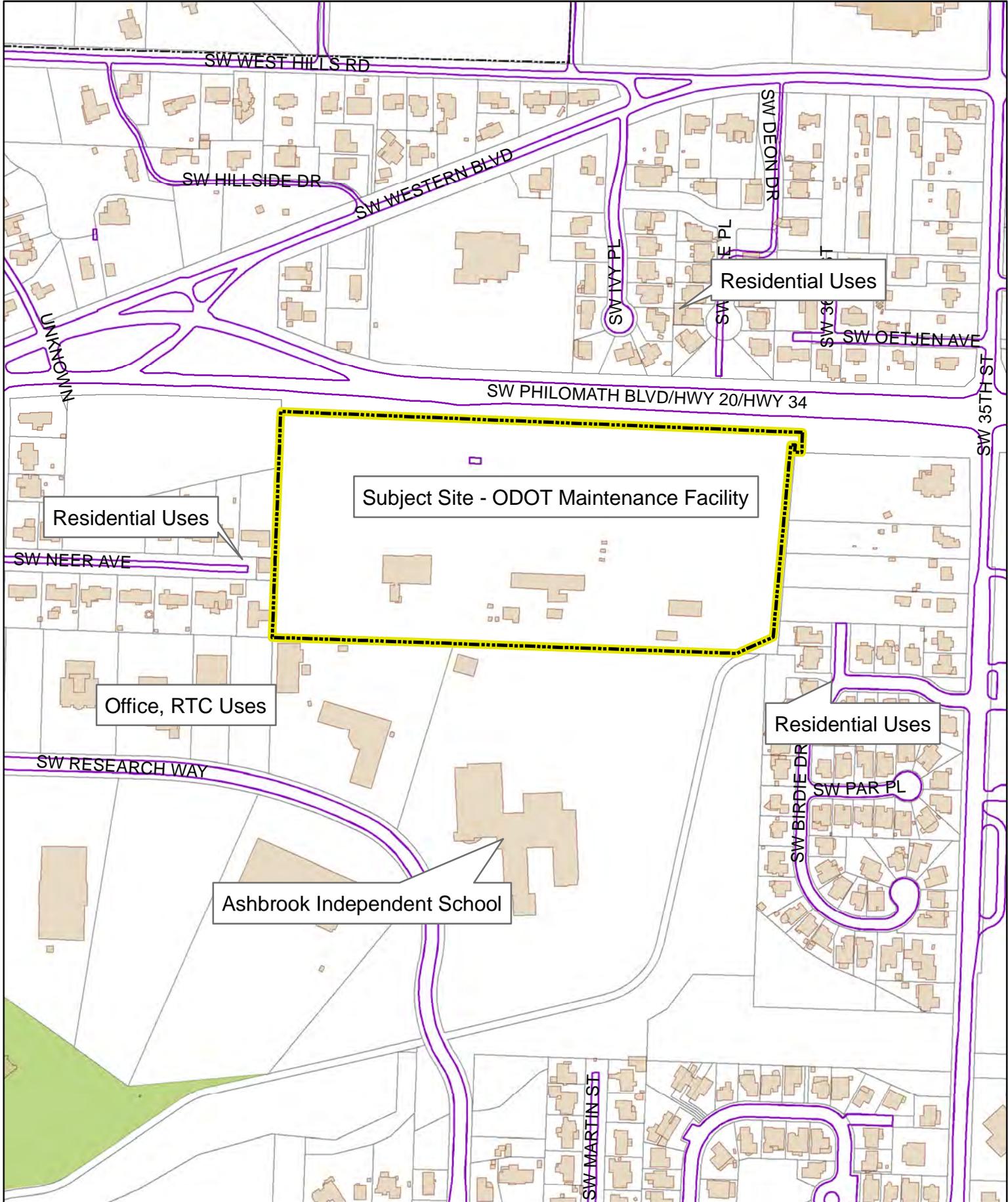
#### **RECOMMENDED MOTION**

**Motion: I move to approve the proposed Conditional Development Permit application for the ODOT Communication Tower (CDP14-00001), as described in Attachment B. My motion is based upon the analysis and findings in the August 13, 2014, Staff Report to the Planning Commission, and on the Planning Commission's discussion and findings in deliberation on this matter.**

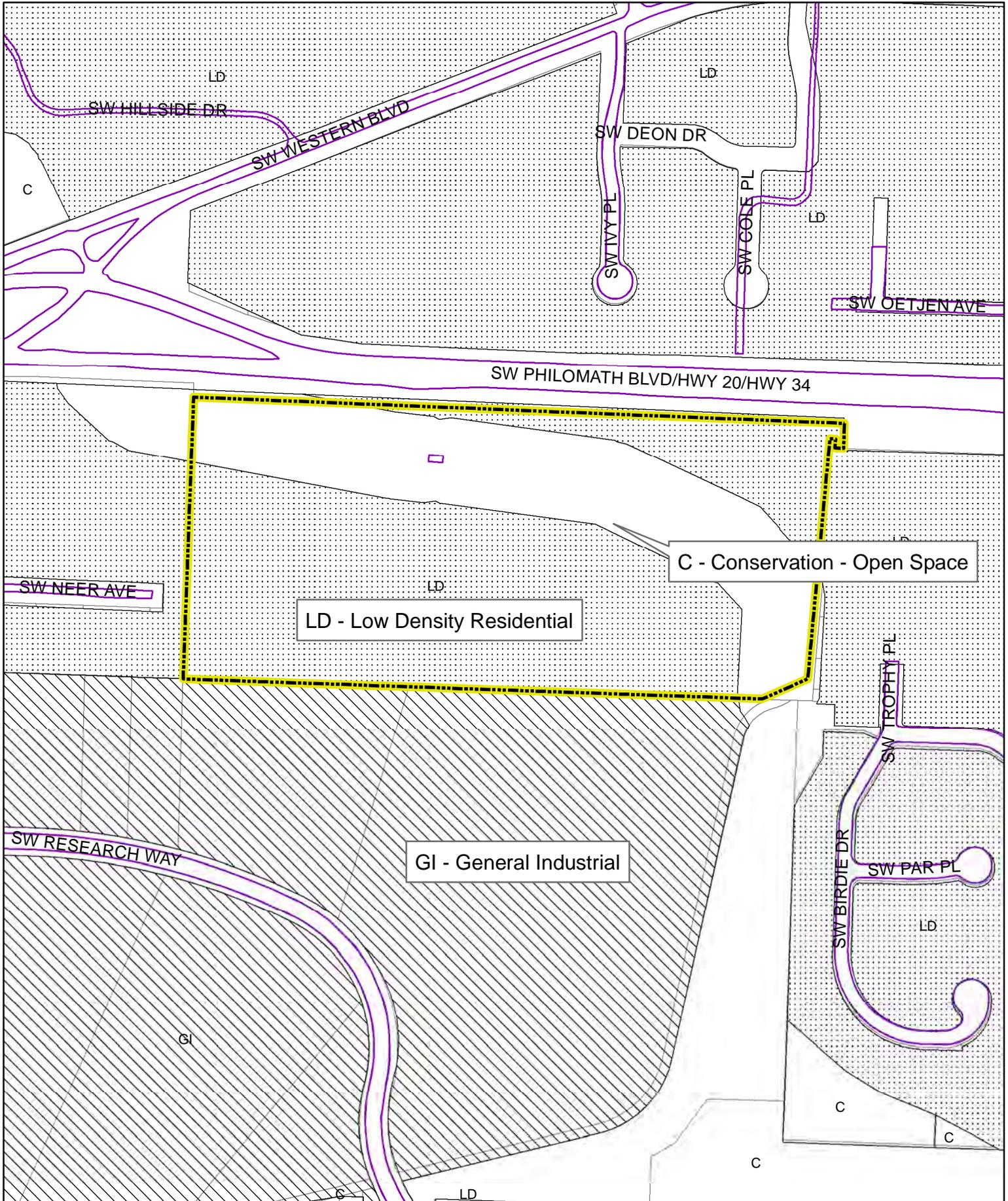
CONDITIONS OF APPROVAL FOR CDP14-00001

Page #	Condition #	Condition Language
All	1	<p><b><u>Consistency with Plans:</u></b> Construction shall occur consistent with the site plan applicant’s narrative, as described in Attachment B.</p> <p>Modifications to this proposal shall be reviewed for consistency with the approved Conditional Development Permit, per LDC 2.3.30.10, and shall be processed as a Conditional Development Permit Modification per LDC 2.3.40, if the development proposed is found to be non-compliant with the original approval, and below the thresholds requiring a new Conditional Development Permit approval.</p>
All	2	<p><b><u>Adherence to Land Development Code standards:</u></b> This Conditional Development Permit does not authorize variations to LDC standards. All development shall comply with applicable Land Development Code standards, unless variations are approved through a subsequent land use process.</p>
8	3	<p><b><u>Decommissioning</u></b> – As required by LDC Section 4.9.60.02.I., a facility shall be removed by the facility owner or operator within six months from the date the facility ceases to be operational. The Director may grant a six-month extension to this requirement. Requests for extensions must be in writing and must be received by the Director within the initial six-month period. The property owner shall bear the ultimate responsibility for removal of decommissioned facilities. Once the new tower is operational, the existing tower must be decommissioned within six months, (unless a further extension is granted by the Community Development Director.</p>

# Existing Conditions



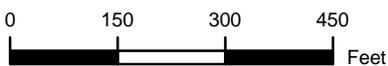
# Comprehensive Plan Designations



ODOT Communication Tower Replacement

CDP14-00001

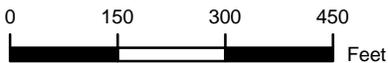
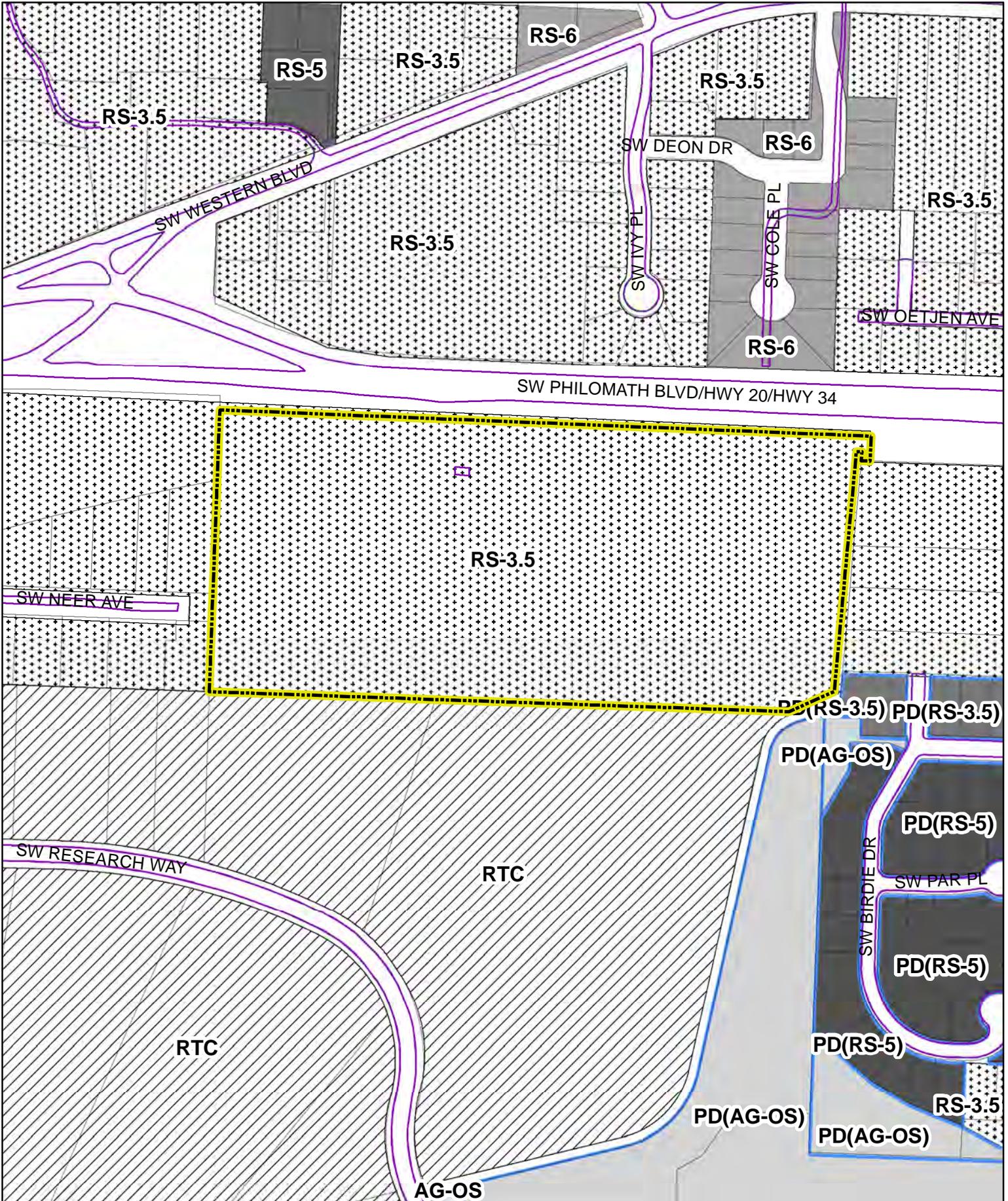
Attachment A-2



Corvallis Planning Division  
501 SW Madison Ave  
Corvallis, OR 97333  
541.766.6908  
Planning@CorvallisOregon.gov



# Zoning Map



**Exhibit 1 - Land Use Application**



City of Corvallis – Planning Division  
501 SW Madison Avenue  
Corvallis, OR 97333  
phone (541) 766-6908  
fax (541) 754-1792  
Planning@CorvallisOregon.gov  
[www.CorvallisOregon.gov/cd-planning](http://www.CorvallisOregon.gov/cd-planning)

# Application for General & Special Development Activities

**STAFF USE ONLY**

Case Number(s) :  Date Filed :

Amount  Receipt #  Received By:

Deposit  Paid in full

**Approval(s) Requested:**

<ul style="list-style-type: none"> <li><input type="radio"/> Annexation</li> <li><input type="radio"/> Comprehensive Plan Amendment</li> <li><input type="radio"/> Conditional Development Permit <ul style="list-style-type: none"> <li><input type="radio"/> New</li> <li><input type="radio"/> Master Site Plan (New or Modification)</li> <li><input type="radio"/> Modification</li> <li><input type="radio"/> Willamette River Greenway Permit</li> </ul> </li> <li><input type="radio"/> Director's Interpretation</li> <li><input type="radio"/> Extension of Service</li> <li><input type="radio"/> Floodplain Development Permit Variance</li> <li><input type="radio"/> LDC Text Amendment</li> <li><input type="radio"/> Other <input type="text"/></li> </ul>	<ul style="list-style-type: none"> <li><input type="radio"/> Planned Development <ul style="list-style-type: none"> <li><input type="radio"/> Conceptual Development Plan</li> <li><input type="radio"/> Detailed Development Plan</li> <li><input type="radio"/> Conceptual &amp; Detailed Development Plan</li> <li><input type="radio"/> Modification <ul style="list-style-type: none"> <li><input type="radio"/> Major</li> <li><input type="radio"/> Minor</li> </ul> </li> <li><input type="radio"/> Nullification</li> </ul> </li> <li><input type="radio"/> Solar Access Permit</li> <li><input type="radio"/> Subdivision <ul style="list-style-type: none"> <li><input type="radio"/> New</li> <li><input type="radio"/> Modification</li> <li><input type="radio"/> Major Replat</li> </ul> </li> <li><input type="radio"/> Vacation - Right-of-Way / Plat</li> <li><input type="radio"/> Zone Change</li> </ul>
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Please provide a brief summary of the requested approval:

Project Description

Please attach separate sheet if additional space is needed.

Project Name

**Primary Contact and Owner Information**

Applicant's Name

Phone  E-mail

Mailing Address

Applicant Signature  Date

Property Owner Name

Phone  E-mail

Mailing Address

Owner Signature  Date

 If more than one property owner is involved, provide a separate attachment listing each owner's or legal representative's signature(s).

**Project Staff**

Developer

Phone  E-mail

Planner

Phone  E-mail

Civil Engineer

Phone  E-mail

Architect

Phone  E-mail

Landscape Architect

Phone  E-mail

Geotechnical Engineer

Phone  E-mail

Other

Phone  E-mail

Property Description (or general vicinity, side of street, distance to intersection)

Street Address

General Location Description

Assessor's Map Number(s)  Related Tax Lot(s)

Map #  Tax Lot(s) #

Map #  Tax Lot(s) #

 The Assessor's Map Number (Township, Section/Range) and the Tax Lot Number (parcel) can be found on your tax statement, at the Benton County Assessor's Office, or on-line at: <http://gis.co.benton.or.us/AssessmentMap/index.htm>

Gross Lot Area  Net Lot Area

 Net Lot Area :Total area of a parcel or site, excluding existing public street rights-of-way and, if a developer desires, excluding public parks, Significant Natural Feature areas dedicated to the public, and/or other areas permanently precluded from development due to development constraints or conservation easements. Planned streets shall not be excluded from the net area.

Land Use and Natural Features Information

Existing Zone(s)

Existing Comprehensive Plan Designation(s)

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Natural Hazards Overlay | <input checked="" type="checkbox"/> Natural Resources Overlay    |
| <input type="checkbox"/> 0.2' Floodway                      | <input checked="" type="checkbox"/> Riparian Corridor            |
| <input type="checkbox"/> Landslide Hazards                  | <input type="checkbox"/> Significant Vegetation                  |
| <input checked="" type="checkbox"/> 100-Year Floodplain     | <input checked="" type="checkbox"/> Wetlands - Locally Protected |
| <input type="checkbox"/> Slopes > 10%                       | <input type="checkbox"/> Wetlands - Non-Locally Protected        |

 For more information about land use and natural features information that may apply to your property visit: <http://www.CorvallisOregon.gov/cd-zoning>

Please select any of the following zone overlays or areas that apply to the subject site :

- |  |   |
|--|---|
| <input type="checkbox"/> Historic Preservation Overlay | <input type="checkbox"/> Downtown Parking Assessment District |
| <input type="checkbox"/> Willamette River Greenway     | <input type="checkbox"/> Downtown Residential Neighborhood    |
| <input type="checkbox"/> Planned Development           | <input type="checkbox"/> Downtown Pedestrian Core             |
| <input type="checkbox"/> North Campus Area             |   |

 Please include a discussion in the project narrative indicating how these overlays affect your proposal.

Check the box next to included attachments :

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Assessor's Map and Subject Property Outlined in Red      | <input type="checkbox"/> Site Cross Sections   |
| <input checked="" type="checkbox"/> Narrative (address all applicable LDC review criteria)   | <input checked="" type="checkbox"/> Architectural Elevations   |
| <input checked="" type="checkbox"/> Grading Plan   | <input checked="" type="checkbox"/> Architectural Floor Plans  |
| <input checked="" type="checkbox"/> Vicinity Map   | <input checked="" type="checkbox"/> Natural Hazards Map(s)   |
| <input checked="" type="checkbox"/> Site Plan  | <input checked="" type="checkbox"/> Natural Resources Map(s)   |
| <input type="checkbox"/> Survey / ALTA   | <input type="checkbox"/> Utilities Plan  |
| <input type="checkbox"/> Existing Land Use(s) Map  | <input type="checkbox"/> Geotechnical Report / Site Assessment   |
| <input checked="" type="checkbox"/> Zoning Map(s)  | <input type="checkbox"/> Electronic Versions of Attachments  |
| <input type="checkbox"/> Comprehensive Plan Map(s)   | <input type="checkbox"/> Minimum Assured Development Area Study  |
| <input type="checkbox"/> Tentative Subdivision Plat / Re plat                                | <input checked="" type="checkbox"/> Application Fees / Deposit   |
| <input type="checkbox"/> Conceptual Landscape / Irrigation Plans                             | <input checked="" type="checkbox"/> Other <span style="border: 1px solid black; padding: 2px;">Photo Sims, RF 3,600 Radius Analysis;<br/>RF Emission Letter, ODA Letter</span> |
| <input type="checkbox"/> Significant Vegetation Preservation Plans / SVMP                    |  |
| <input type="checkbox"/> Floodplain Development Variance Materials (refer to LDC 2.11.60.02) |  |

 Typical drawings sizes are 24"x 36", 11"x17", or 8.5"x11". Sizes of required drawings will depend on the type and scope of applications involved. Contact staff to verify submittal requirements.

On your plans, include the following: property lines, points of access for vehicles, pedestrians, bicycles, topography (show existing and proposed), water courses, all natural features identified on the City's Wetlands, Riparian Corridors, Significant Vegetation, and Natural Hazards Maps, existing and proposed streets and driveways, parking areas, utilities, pedestrian and bicycle paths, existing easements. Please note there are additional specific graphic and narrative requirements for each type of application. Refer to the "Application Requirements" section(s) within the [Land Development Code](#).

Please tell us more about the proposed development and its site:

1. Are there existing structures on the site ?  Yes  No If Yes, please explain.

Existing 50 foot communication tower and associated equipment shelters. ODOT's Maintenance Facilities

2. For your project, please indicate the uses proposed and describe the intended activities:

Replacement of existing communication facility for upgraded tower, antenna modification and the use of existing equipment shelters for the purposed of emergency management and public safety and service.

3. Will the project be completed in phases ?  Yes  No If Yes, please explain.

Phase 1 - Construct the 95ft replacement tower with proposed microwaves.  
Phase 2 - Migrate the 5 foot antenna above the existing 50ft and existing microwave to the 95ft replacement tower.  
Phase 3 - Decommission the 50ft tower and upgrade the radio and battery equipment in the existing shelters.

4. How will open space, common areas and recreational facilities be maintained?

This proposal will have NO impact to open space, common areas or recreational facilities within the immediate area. This proposal will reside within the existing ODOT Maintenance Yard.

5. Are there previous land use approvals on the development site ?  Yes  No  
If Yes, please include a discussion in the project narrative indicating how the prior approvals impact your proposal.

 For more information, contact the Planning Division at 766-6908 or by [e-mail](#).

Please identify any citizen outreach efforts that you have undertaken prior to submitting this application:

(outreach efforts are encouraged, but not required)

- Mailed information regarding the proposed development to adjacent property owners / residents
- Held one or more neighborhood meetings or open houses
- Met individually and/or conferred over the phone with citizens
- Held a project design workshop
- Made site plans available for review.
- Posted the project site with information about the proposal, and where to go for more info
- Canvassed the neighborhood.
- Other (please describe)

Conducted a neighborhood meeting on April 16, 2014 at the Ashbrook Independent School for surrounding neighbors, parents and neighborhood associations. Sent notices with plans and had plans and photo simulations available at the school for information purposes prior to the scheduled meeting.

Were changes made to the proposal as a result of citizen input? If so, what were they?

- Yes
- No

Based on feedback from citizen participation, further review of existing towers within the immediate area where evaluated and additional View Impact Analysis was conducted.

#### Authorization for Staff and Decision Makers to Enter Land

City staff, Planning Commissioners, and City Councilors are encouraged to visit the sites of proposed developments as part of their review of specific land use applications. Decision maker site visits are disclosed through the public hearing process. Please indicate below whether you authorize City staff and decision makers to enter onto the property(-ies) associated with this application as part of their site visits.

- I authorize City staff and decision makers to enter onto the property(-ies) associated with this application
- I do not authorize City decision makers to enter onto the property(-ies) associated with this application

#### Public Notice Signs

The applicant is responsible for posting public notice signs in at least one conspicuous place along each street frontage of a site 20 days prior to the public hearing date\*. Staff will prepare the signs and will let you know when the signs are ready to be picked up from City Hall.

Please indicate who will be responsible for posting any required signs:

Name Kevin S. Provance, Planning Manager - Black & Veatch, Applicant

Phone 503-443-4463

E-mail provanceks@bv.com

(\* failure to post the development site at the appropriate time may make the land use decision vulnerable to appeal)



**OREGON DEPARTMENT OF TRANSPORTATION**  
**STATE RADIO PROJECT**

**CONDITIONAL USE PERMIT APPLICATION  
(PLANNING COMMISSION PROCEDURE)**

**WIRELESS COMMUNICATIONS FACILITY – PUBLIC  
SERVICE/EMERGENCY MANAGEMENT TOWER**

**(DECOMMISSIONING OF AN EXISTING TOWER AND  
REPLACEMENT WITH A NEW COMMUNICATION FACILITY  
AND ASSOCIATED EQUIPMENT IN A LOW DENSITY  
RESIDENTIAL (RS-3.5) ZONE)**

Prepared for:  
Oregon Department of Transportation – State Radio Project  
2600 State Street, Building E  
Salem, Oregon 97301

**CORVALLIS MAINTENANCE (F70201)**

**CITY OF CORVALLIS, OREGON  
T12S, R5W, SECTION 04, TAX LOT 100**

Prepared by:  
Kevin S. Provance, Land Use Planner/Planning Manager  
Black & Veatch Corporation  
5885 Meadows Road, Suite 700  
Lake Oswego, Oregon 97035  
(503) 443-4693



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**PROPOSAL SUMMARY INFORMATION**

Date: 3/14/14 (Revised 6/12/14)

Site Name: Corvallis Maintenance (F70201)

Applicant: Black & Veatch Corporation  
Oregon Department of Transportation – State Radio Project  
c/o Kevin S. Provance, Planning Manager  
5885 Meadows Road, Suite 700  
Lake Oswego, Oregon 97035

Phone: (503) 443-4463  
Fax: (503) 443-4499  
Email: [provanceks@bv.com](mailto:provanceks@bv.com)

Property Owner: ODOT – State Radio Project  
2600 State Street, Building E  
Salem, Oregon 97310  
Attn: Gail Harbert, Site Acquisition Manager

Proposed Use: Public Hearing of a Conditional Use Permit Application for the decommissioning of an existing 50ft ODOT communication tower (with a 5ft antenna above the tower an overall height of 55 feet) with the replacement with a 95ft tower (antenna migration of the 5ft antenna to be no higher than the overall height of 99 feet above the top of the tower); migration of (1) microwave dish, the addition of (2) microwave dishes and the use of the existing equipment shelters, all residing behind the existing fenced compound on ODOT – Corvallis Maintenance Facility for the purposes of emergency management and public safety and service.

Location: 3700 SW Philomath Blvd.  
Corvallis, Oregon 97333

Parcel Information: Tax Account#: 143259  
Map Tax Lot: 120504D000100  
Lot Size: 18.43 acres

Zoning/Land Use: RS-3.5 (Low Density Residential / Communication Facility & Transportation Maintenance Yard)

Comprehensive Plan: Residential – Low Density

## PROJECT DESCRIPTION

The Oregon Department of Transportation – State Radio Project (SRP) is proposing to decommissioning of an existing 50ft ODOT communication tower (with a 5ft antenna above the tower an overall height of 55 feet) with the replacement with a 95ft tower (antenna migration of the 5ft antenna to be no higher than the overall height of 99 feet above the top of the tower); migration of (1) microwave dish, the addition of (2) microwave dishes and the use of the existing equipment shelters, all residing behind the existing fenced compound on ODOT – Corvallis Maintenance Facility for the purposes of emergency management and public safety and service. The State has been mandated by the Federal Government to provide adequate coverage for emergency management and public service throughout the State of Oregon. SRP was created by three state agencies, Oregon State Police, the Department of Forestry and the Department of Transportation, and when in conjunction with other federal, state and county/local agencies, developing adequate coverage for public service and emergency management. The ODOT Corvallis Maintenance Facility is used by ODOT for the purposes of transportation public service within District 2.

ODOT’s Corvallis Maintenance Facility has been in operations since the late 1940’s and has been utilized for the purposes of public service and emergency management. In 1950, ODOT constructed an 80ft tower with a 5ft antenna above the tower of the tower for an overall height of 85ft with associated radio equipment. In 1965, ODOT replace the 85ft tower and replaced it with a 30ft tower and two equipment shelters based on the needs of the facility at that time. In 1994, ODOT replaced the 30ft tower with the current 50ft tower with a 5ft antenna above the top of the tower for an overall height of 55ft. The existing radio and battery equipment are currently using the two shelters that were constructed back in 1965. ODOT has had established radio communications facilities on this subject property since the end of World War II.

ODOT’s proposal to replace the existing tower with a new communication tower on ODOT Corvallis Maintenance Facility was deemed necessary to continue to connect public services and emergency management within the seamless network throughout the State of Oregon. Corvallis Maintenance was chosen for upgrading because of the network’s coverage gap to Mary’s Peak Site (Western Benton County) and Wren Site (Central Benton County) and in order to connect directly with the I-5 Backbone Corridor in the main section of network’s system. ODOT looked at other available sites within a 3,600 foot radius and was not able to find collocation opportunities to support the network gap. ODOT looked directly at a 115ft monopole that Sprint/AT&T owns and found there was no available allocated space at the required heights needed, nor available space to transmit in general. OSU’s Reser Stadium and Dial-A-Bus were other facilities located in the area, but did not provide the structural capacity, or the height opportunities on their buildings for ODOT to operate. ODOT’s only option was to upgrade the existing site by replacing the existing tower at a higher high, transmitting directly to the other sites while preserving and protecting the existing vegetative buffer on the southern end of the property, abutting Ashbrook Independent School. (See Alternative Tower Report/Analysis)

ODOT's design proposal has been scaled down in size and height in order to accommodate the needs for emergency management, public service and safety, while continuing to protect the privacy of the adjacent neighbors. ODOT's location allows for the least impact to the residential neighborhood, adjacent businesses and school while preserving and protecting the vegetative buffer, designated wetland and riparian corridor of Squaw Creek. ODOT's tower will allow for additional collocations of public service agencies and further accommodate critical emergency management services. ODOT also accepts and reviews all applications for collocation opportunities whether public service or commercial entities based on availability.

**COMPLIANCE WITH LAND USE REGULATIONS**

**CITY OF CORVALLIS LAND DEVELOPMENT CODE**

**ARTICE II  
ADMINISTRATIVE PROCEDURES**

**CHAPTER 2.3  
CONDITIONAL DEVELOPMENT**

**Section 2.3.30 - Conditional Development Procedures**

When an application is filed for a Conditional Development or a Conditional Development Modification, it shall be reviewed in accordance with the following procedures.

**2.3.30.01 - Application Requirements**

When the Director deems any requirement below unnecessary for proper evaluation of a proposed application, it may be waived.

Prior to formal submittal of an application, the applicant is encouraged to participate in an informal pre-application conference with Community Development Department staff to discuss the proposal, the applicant's requirements, and the applicant's materials developed in response to this Code's applicable requirements.

**Response:** On December 18, 2013, Kevin Provance, Planning Manager for Black & Veatch on behalf of ODOT – State Radio Project met with Sarah Johnson, Associate Planner and Lisa Franklin, Civil Engineer for the City of Corvallis, Oregon for a Pre-Application Conference. During the Pre-Application Conference, Sarah Johnson outlined the Conditional Development Process for ODOT's proposal and confirmed all applicable criteria necessary for a complete application. Lisa Franklin spoke specifically about the floodplain delineation and made recommendations to mitigate any potential impacts to ODOT's proposal.

Applications shall be made on forms provided by the Director and shall be accompanied by:

- a. Location and description of the subject property(ies), including all of the following, as relevant: address; tax assessor map and tax lot number; parcel number; written description of the boundaries of the proposal; and one set of assessor's maps of the subject site and surrounding area, with the subject site outlined in red;

**Response:** ODOT has included in the application packet, the property information, tax assessor map, tax lot, parcel number and outlined parcel in the drawings and associated maps. (See attached Site Plan/Drawings and Maps)

- b. Signed consent by the subject property's owner(s) and/or the owner's legal representative(s). If a legal representative is used as a signatory, written proof of ability to be a signatory shall be furnished to the City. The owner's name(s) and address(es), and the applicant's name, address, and signature shall also be provided;

**Response:** ODOT has included in the application packet, a signed application from the property owner. Please note ODOT owns this subject parcel.

- c. Fifteen copies of the narrative, on 8.5- by 11-in. sheets, and 15 copies of graphics at an 8.5- by 11-in. size. The Director may request additional copies of the narrative and/or graphics for routing purposes, if needed. Related names/numbers must be legible on the graphics. The Director may also require some or all graphics at an 11- by 17-in. size if, for legibility purposes, such a size would be helpful;

**Response:** As per the December 18. 2013 meeting and a followed-up conversation with Sarah Johnson, ODOT will supply 6 copies of all narrative/analysis reports and all supplemental attachments. There will be 6 copies of the entire application package submitted to Planning Staff.

- d. Six sets of full-scaled black line or blueprint drawings of the graphic(s), with sheet size not to exceed 24- by 36-in. Where necessary, an overall plan with additional detail sheets may be submitted;

**Response:** As per the December 18. 2013 meeting and followed-up conversation with Sarah Johnson, ODOT will supply 6 copies of all site plans and drawings in an 11"x17" format. There will be 6 copies of the entire application package submitted to Planning Staff.

- e. An electronic version of these documents (both text and graphics, as applicable) if an applicant has produced part or all of an application in an electronic format. The applicant shall coordinate with the City regarding compatible electronic formats, to the greatest extent practicable;

**Response:** ODOT has included an electronic version of the entire application package in a CD format for review and reproduction for Planning Staff.

f. Graphic Requirements

Graphics shall include the following information where applicable:

- 1. Public Notice Map - Typically a street map at one in. = 800 ft. as per the City's public notice format;

**Response:** ODOT has included the Public Notice Map for its Neighborhood Meeting from April 16, 2014 in the Neighborhood Meeting Packet as provided by the City.

2. Zoning Map - Typically one in. = 400 ft., but up to one in. = 800 ft, depending on the size of the site, with a key that identifies each zone on the site and within 1,000 ft. of the site as per City format;

**Response:** ODOT has included a Zoning Map from the City's website identifying the subject property.

3. Comprehensive Plan Map - Typically one in. = 800 ft. with a key that identifies each land use designation on the site and within 1,000 ft. of the site as per City format;

**Response:** ODOT has included a Comprehensive Plan Map from the City's website identifying the subject property.

4. Existing Land Use Map - Typically a topographic map that extends at least 1,000 ft. beyond the site. The map shall include building footprints and distinguish between single-family, multi-family, Commercial, and Industrial Uses, as well as other significant features such as roads, parks, schools, and Significant Natural Features identified by Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions;

**Response:** ODOT has included an Existing Land Use Map from the Google's website identifying the subject property and existing land uses in the area.

5. Significant Natural Features Map(s) - Maps shall identify Significant Natural Features of the site, including but not limited to:
  - a) All information and preservation plans required by Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, as applicable;
  - b) All Jurisdictional Wetlands not already shown as part of "a," above. While not all Jurisdictional Wetlands are locally regulated by Chapter 4.13 - Riparian Corridor and

Wetland Provisions, they need to be shown so that the City can route the application to the appropriate state and federal agencies for comment; and c) Archaeological sites recorded by the State Historic Preservation Office (SHPO).

**Response:** ODOT has included Floodway & 100 Year Floodplain Map, Wetlands Map and Protected Riparian Corridor of the subject property as provided by the City.

#### 6. Site Plan(s) and Other Graphics –

a) Site plan(s) and other graphics shall be drawn to scale and shall contain a sheet title, date, north arrow, and legend placed in the same location on each sheet and contain the information listed in this Section and “b,” below. Graphics shall include features within a minimum 150-ft. radius of the site, such as existing streets and parcel boundaries; existing structures; driveways; utilities; Significant Natural Features regulated by Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions; Minimum Assured Development Area information from Chapter 4.11 - Minimum Assured Development Area (MADA), if applicable; and any other information that, in the Director’s opinion, would assist in providing a context for the proposed development. The Director may require that an applicant’s graphics include information on lands in excess of 150 ft. from a development site, such as in cases where an adjacent property is large and a view of the whole parcel would be helpful, or when existing infrastructure is far away from the site.

**Response:** ODOT Final Construction Drawings illustrate the specific design proposal of a communication tower replacement on the subject property. The drawings in detail show all streets and parcel boundaries; existing and proposed structures; driveways and utilities within a 150 foot radius. As for nature features, the drawings illustrate Squaw Creek, but further details were not delineated due to the excessive distance of the existing/proposed site to the riparian corridor and wetlands. Those graphics are included as maps for review of development standard requirements.

b) The site plan and related graphics shall also include:

- 1) Boundary of the proposed development site and any interior boundaries related to proposed development phases or land divisions;
- 2) Number of lots and their dimensions, including frontage, depth, and area in sq. ft.

- 3) Location and floor area of existing and proposed structures and other improvements, including maximum heights, Building Types, and gross density per acre for residential developments; location of fire hydrants, overhead lines in the abutting right of way, easements, fences, walls, parking calculations, and walkways; and any proposed Use restrictions. Where required by the applicable zone, Lot Coverage and Green Area calculations shall be provided;
- 4) Location and dimensions of all areas to be conveyed, dedicated, or reserved as common open spaces, common Green Area, public parks, recreational areas, school sites, and similar public and semi-public uses;
- 5) Existing and proposed circulation system plan and dimensions including streets, driveways, bikeways, sidewalks, multi-use paths, off-street parking areas, service areas (including refuse), loading areas, direction of traffic flow, and major points of access to public rights-of-way. Illustrative cross-sections of streets shall be provided. Notations of proposed ownership (public or private) should be included where appropriate;
- 6) Existing and proposed general pedestrian circulation system, including its interrelationship and connectivity with the existing and proposed vehicular, bicycle, and pedestrian circulation systems, and indicating proposed treatments for points of conflict;
- 7) Detailed utilities plan indicating existing and proposed utility systems and their function, including sanitary sewer, storm sewer, and drainage and water systems;
- 8) Identification of Significant Natural Features that were included on the Significant Natural Features map(s) required in "5," above, to indicate the relationship of the proposal to the site's Significant Natural Features;
- 9) Existing and proposed topographic contours at two-ft. intervals. Where the grade of any part of the development site exceeds 10 percent and where the development site abuts existing developed lots, a conceptual grading plan shall be required. The grading plan shall contain adequate information to

evaluate impacts to the site and adjacent areas, consistent with Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. If a grading plan is required, it shall indicate how these objectives are met, how runoff or surface water from the development will be managed, and how the development's surface waters will be disposed;

- 10) Conceptual landscape plan drawn to scale and showing the location of existing trees and vegetation proposed to be removed from or to be retained on the site, the location and conceptual design for landscaped areas - types of plant materials as basic as trees, shrubs, and groundcover/lawn areas - and other conceptual landscape features including walls and fences;
- 11) Exterior lighting plan indicating the location, size, height, typical design, material, color, method, and direction of illumination; and
- 12) Typical elevations and floor plans of buildings and structures sufficient to indicate the architectural intent and character of the proposed development, indicate the entrance and exit points, and permit computations of parking, design, and yard requirements. The elevations shall specify building materials to be used, specifications as to type, color, and texture of proposed exterior surfaces, and information demonstrating compliance with Chapter 4.10 - Pedestrian Oriented Design Standards;

**Response:** ODOT Final Construction Drawings include boundary of proposed development site; dimensions of the subject parcel; dimensions and heights of proposed structures; illustration of the existing parking area, circulation and ingress and egress; and equipment layout of existing and proposed structures.

g. Narrative Requirements

A written statement shall include the following information:

1. Statement of the planning objectives to be achieved by the proposed development. This statement shall include a description of the proposed development, the rationale behind the assumptions and choices made, and a discussion of how the application meets the review criteria in Section 2.3.30.04 below, including the development standards required by this Code;
2. Quantitative data for the following, where appropriate:

- a) Total number and type of dwelling units;
- b) Square footages of all structures;
- c) Parcel size;
- d) Proposed Lot Coverage of buildings and structures, where known;
- e) Gross densities per acre;
- f) Total square footage of Green Area;
- g) Total number of parking spaces (compact, standard, handicapped, bicycle) and a breakdown of how parking is consistent with this Code's requirements; and
- h) Total square footage of nonresidential construction;

**Response:** ODOT's narrative includes the justification for a tower replacement and the rationale on the specific location and design of the proposal. The narrative further explains how ODOT looked for alternatives and mitigated any additional visual impacts as a result of the proposed design.

3. Detailed statement outlining timing, responsibilities, and financial assurances for all public and non-public improvements such as irrigation, private roads and drives, landscape, and maintenance;

**Response:** Since this is an existing site location, there are no additional impacts to irrigation, private roads and drives, landscape and maintenance. All existing vegetative buffers are preserved as a mitigation measure to protect the privacy of adjacent neighbors.

4. Statement describing phases of project, if proposed. Phases shall be:

- a) Substantially and functionally self-contained and self-sustaining with regard to access, parking, utilities, Green Areas, and similar physical features; and capable of substantial occupancy, operation, and maintenance upon completion of construction and development;
- b) Arranged to avoid conflicts between higher and lower density development
- c) Properly related to other services of the community as a whole and to those facilities and services yet to be provided; and
- d) Provided with such temporary or permanent transitional features, buffers, or protective areas as may be required to prevent damage or detriment to any completed phases and to adjoining properties not in the Conditional Development.

**Response:** ODOT is proposing a one stage process with three sub-phases to complete construction in a timely manner. ODOT's proposal is to erect the new 95ft tower and migrate the (1) microwave dish and (1) dipole antenna to the new tower from the existing 50ft tower and finally decommission the existing 50ft tower at the site. The existing 50ft tower site will be returned to its original state prior to development.

5. Traffic impact study, if required by the City Engineer. The City Engineer shall define the scope of the traffic impact study based on established procedures. See Section 4.0.60.a;

**Response:** ODOT's proposal is have no additional impact to existing traffic within the surrounding vicinity. This proposal is a replacement site and will continue to need (1) monthly trip to the site for maintenance purposes only.

6. Statement addressing compatibility of proposed development with adjacent land uses relating to such items as architectural character, Building Type, and height of proposed structures; and

**Response:** ODOT's proposal is in conjunction with the existing tower facility currently at the site and is compatible with other existing tower facilities within a 3,000ft radius. ODOT's proposed tower height is mitigated with the preservation of the existing vegetative buffer on the southern border of the property and scaled down design for compatibility with the surrounding neighborhood.

7. Proposals for setbacks or building envelopes, lot areas where land division is anticipated, and number of parking spaces to be provided per gross floor area or per number of units.

**Response:** ODOT meets and exceeds all required setback requirements. The location of the proposed tower is justified based on the proposal to continue to use the existing equipment facilities; away from any potential circulation or parking issues on site; preservation of the existing vegetative buffer on the southern border of the property and the located away from the riparian corridor and wetlands on the eastern portion of the property.

8. Information required by Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 – Minimum Assured Development Area (MADA), Chapter 4.12 – Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions, as applicable.

**Response:** ODOT has addressed the applicable provisions of Riparian Corridor and Wetlands standards and Floodplain Provision standards in this application. Maps of these areas are provided in this application packet. ODOT's proposal meets and exceeds the required buffer setbacks for development.

### **2.3.30.02- Acceptance of Application**

- a. The Director shall review the application in accordance with Chapter 2.0 - Public Hearings.

b. After accepting a complete application, the Director shall schedule a public hearing to be held by the Planning Commission. Notice of the hearing shall be provided in accordance with Chapter 2.0 - Public Hearings.

c. After an application is accepted as complete, any revisions to it that results in the need for an additional public notice to be mailed shall be regarded as a new application. Such new application shall require additional filing fees and rescheduling of the required public hearing.

**Response:** ODOT accepts and acknowledges the requirements of a complete application and the process for review by Planning Staff.

#### **2.3.30.03- Staff Evaluation**

The Director shall prepare a report that evaluates whether the proposal complies with the review criteria below. The report shall include a recommendation for approval or denial and, if needed, a list of conditions for the Planning Commission to consider if an approval is granted.

**Response:** ODOT accepts and acknowledges the process for review and recommendation by Planning Staff to the Planning Commission, including conditions of approval.

#### **2.3.30.04- Review Criteria**

Requests for Conditional Developments shall be reviewed to ensure consistency with the policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

a. Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);

**Response:** ODOT has provided a site plan that illustrates the existing and proposed facilities on ODOT Maintenance Facility site. ODOT's Land Use Map also shows existing land uses and structures in relations to this proposal.

b. Visual elements (scale, structural design and form, materials, etc.);

**Response:** ODOT has provided photo simulations illustrating before and after the replacement and construction of the proposed communication tower. ODOT shows the visual impacts and mitigation measures to demonstrate compatibility to the surrounding environment.

c. Noise attenuation;

**Response:** No additional noise will be generated as a result of this design proposal.

d. Odors and emissions;

**Response:** No odors or emissions will be generated as a result of this design proposal.

e. Lighting;

**Response:** No additional lighting will be generated as a result of this design proposal.

f. Signage;

**Response:** Additional signage shall meet FCC standards for posting and notification.

g. Landscaping for buffering and screening;

**Response:** ODOT proposes to utilize the existing landscaping along the southern border of the subject property. No vegetation shall be removed, except ground cover directly at the tower site. All existing trees will be preserved for continued landscaping, buffering and screening.

h. Transportation facilities;

**Response:** No impacts to transportation facilities will be generated as a result of this design proposal.

i. Traffic and off-site parking impacts;

**Response:** No additional impacts to traffic and off-street parking will be generated as a result of this design proposal.

j. Utility infrastructure;

**Response:** This existing site will utilize all existing utility infrastructure present at the tower site.

k. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);

**Response:** No effects on air and water quality will be generated as a result of this design proposal.

l. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and

**Response:** ODOT's proposal will be consistent with all applicable development standards. This design proposal will not impact Pedestrian Oriented Design Standards.

m. Preservation and/or protection of Significant Natural Features, consistent with Chapter Chapter 2.11 - Floodplain Development Permit, 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be

designed to fit the topography of the site to ensure compliance with these Code standards.

**Response:** ODOT's proposal shall preserve and protect the nature resources of the surrounding area. No impacts to the designated Riparian Corridor, Wetlands and vegetative buffer will occur as a result of this design proposal.

Any Conditional Development request on residentially designated property shall also result in a clear and objective set of development standards, between the Conditional Development proposal, required adherence to this Code, and Conditions of Approval.

**Response:** ODOT's proposal is located on residentially designated property that allows for existing land uses to operate. As a result of this design proposal, ODOT shall comply with all applicable development standards as required by this Code and Conditions of Approval that may be recommended by Planning Staff and administered by the Planning Commission.

#### **2.3.30.05- Action by the Hearing Authority**

The Planning Commission (or City Council for a Conditional Development Permit application involving a collocated wireless telecommunication facility) shall conduct a public hearing in accordance with Chapter 2.0 - Public Hearings. Following the close of the public hearing, the hearing authority shall approve, conditionally approve, or deny the Conditional Development. The hearing authority's decision shall include findings that specify how the application has or has not complied with the above review criteria.

**Response:** ODOT's proposal shall be reviewed by the Planning Commission for a Conditional Development Permit decision.

#### **2.3.30.06- Notice of Disposition**

The Director shall provide the applicant with a Notice of Disposition in accordance with Chapter 2.0 - Public Hearings that includes a written statement of the Hearing Authority's decision, a reference to findings leading to it, any Conditions of Approval, and the appeal period deadline. A Notice of Disposition shall also be mailed to persons who presented oral or written testimony at the public hearing. For development on property with a Willamette River Greenway Overlay Zone, a Notice of Disposition shall also be mailed to the Oregon Department of Parks and Recreation.

**Response:** ODOT acknowledges Notice of Disposition Process by the Director of Planning.

#### **2.3.30.07- Appeals**

The decision of the Planning Commission may be appealed in accordance with Chapter 2.19 - Appeals.

**Response:** ODOT acknowledges the appeal process in accordance to Chapter 2.19.

#### **2.3.30.08- Effective Date**

Unless an appeal has been filed, the decision of the hearing authority shall become effective 12 days after the Notice of Disposition is signed.

**Response:** ODOT acknowledges that the final decision is 12 days after the Notice of Disposition is signed.

### **2.3.30.09- Effective Period of Conditional Development Approval**

Conditional Development approval shall be effective for a four-year period from the date of approval. If the applicant has not begun the Conditional Development or its phases within the four-year period, all approvals shall expire.

**Response:** ODOT acknowledges the Conditional Development approval shall be effective for a four-year period from the date of approval.

### **2.3.30.10- Review Criteria for Determining Compliance with an Approved Conditional Development**

A Building Permit or other site development permit request shall be reviewed to determine whether the request is in substantial compliance with the approved Conditional Development. It shall be deemed to be in substantial compliance if it is consistent with the review criteria in Section 2.3.30.04, does not involve modifications to this Code's development standards, and does not involve changes to any specific requirements established at the time of Conditional Development approval. Specific requirements include Conditions of Approval, this Code's requirements, and all aspects of the applicant's proposal that were approved as part of the Conditional Development. Minor revisions shall be allowed if all of the following are met:

1. Falls below the thresholds identified in Section 2.3.40.02.a;
2. Does not affect any conditions of approval;
3. Adds, or reduces, less than 1,000 sq. ft. of floor area to the approved development plan, but does not result in the cumulative transfer of approved building square footage between approved buildings beyond 1,000 square feet;
4. Complies with all applicable Land Development Code provisions; and
5. When evaluated in relation to all prior approved minor revisions to the approved Conditional Development, does not result in changes that would cumulatively exceed the thresholds listed above.

**Response:** ODOT acknowledges that the Building Permit Application will be reviewed under compliance with all approved review criteria and conditions of approval without modifications to the development standards.

**ARTICE III  
DEVELOPMENT ZONES**

**CHAPTER 3.1  
LOW DENSITY (RS-3.5) ZONE**

**3.1.20.02 - Special Development**

Conditional Development - Subject to review in accordance with Chapter 2.3 - Conditional Development and all other applicable provisions of this Code.

- d. Freestanding Wireless Telecommunication Facilities, subject to the standards in Chapter 4.9 - Additional Provisions

**Section 3.1.30 - RS-3.5 Development Standards**

**Standards**

Minimum Setbacks

Front yard – 15 feet. Also, unenclosed porches may encroach into front yards up to a maximum of 6 ft.

Rear yard – 25 feet

Side yard – 8 feet

Exterior Side Yard – 20 feet minimum and vision clearance in accordance with Section 4.1.40.c of Chapter 4.1 - Parking, Loading and Access Requirements.

**Response:** ODOT’s proposed communication tower is subject to the setback standards in Chapter 4.9.60. However, the rear yard requirement is based on the RS-3.5 Zone standard because the abutting property to the south (rear) is located in a RTC Zone. The rear yard standard is 25 feet. ODOT’s proposed tower to the rear property line is 45 feet. ODOT does not propose any new additional equipment shelters as a result of this tower design. All existing shelters meet the setback requirements as specified in the RS-3.5 Zoning District.

Maximum Structure Height

30 feet not to exceed a solar envelope approved under Chapter 2.18 - Solar Access Permits or Chapter 4.6 - Solar Access.

**Response:** ODOT’s proposed communication tower is subject to the height standards in Chapter 4.9.60. ODOT does not propose any new additional equipment shelters as a result of this tower design. All existing shelters meet the height requirement as specified in the RS-3.5 Zoning District.

### Maximum Building

Site Coverage None

**Response:** Site Coverage not applicable

### Off-street Parking

See Chapter 4.1 - Parking Loading and Access Requirements.

**Response:** ODOT's has existing off-street parking to accommodate the once a month maintenance visit to the site by technical staff. No additional parking is required as a result of this proposal.

### Special Flood Hazard Areas

See Chapter 2.11 - Floodplain Development Permit and Chapter 4.5 - Floodplain Provisions.

**Response:** ODOT has worked with Lisa Franklin regarding the new proposed development within this 100 year floodplain. During the Pre-Application Meeting of December 18, 2013, Lisa suggested that all electrical wiring to be wrapped and raised 3 feet above the grade of the proposed tower. The proposed tower will meet floodplain standards for development and no additional requirements are necessary for construction.

### Riparian Corridors & Locally Protected Wetlands

See Chapter 4.13 - Riparian Corridor and Wetland Provisions.

**Response:** ODOT's design proposal will have no impact to the designated Riparian Corridor and Wetlands along the Squaw Creek area.

### Landscaping

See Section 3.1.40, and Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

**Response:** ODOT's proposed tower site will utilize all existing nature vegetation and no additional vegetation will be removed a result of this design proposal except ground cover for the siting of the tower. All trees shall be preserved on the property as currently existing.

## **ARTICE IV – DEVELOPMENT STANDARDS**

### **CHAPTER 4.1**

### **PARKING, LOADING, AND ACCESS REQUIREMENTS**

#### **Section 4.1.30 – Off-Street Parking Requirements**

Minimum parking requirements for Use Types in all areas of the City, with the exception of the Central Business (CB) Zone and the Riverfront (RF) Zone, are described in

Sections 4.1.30.a through 4.1.30.f. Minimum parking requirements for the Central Business (CB) Zone are described in Section 4.1.30.g.

**Response:** ODOT's has existing off-street parking to accommodate the once a month maintenance visit to the site by technical staff. No additional parking is required as a result of this proposal.

## **CHAPTER 4.2 LANDSCAPING, BUFFERING, SCREENING, AND LIGHTING**

### **Section 4.2.20 – General Provisions**

**Response:** ODOT's proposed tower site will utilize all existing nature vegetation and no additional vegetation will be removed a result of this design proposal except ground cover for the siting of the tower. All trees shall be preserved on the property as currently existing.

## **CHAPTER 4.5 FLOODPLAIN PROVISIONS**

### **4.5.50.01 - Floodplain Development Permit**

A Floodplain Development Permit shall be obtained consistent with Chapter 2.11 - Floodplain Development Permit, prior to initiating Development activities in any Special Flood Hazard Area established through Section 4.5.20.01.b. Floodplain Development Permit applications shall include the items listed in Sections 4.5.50.02, 4.5.50.03, 4.5.50.04, as applicable, and the items listed in Section 2.11.50.01.

**Response:** ODOT has worked with Lisa Franklin regarding the new proposed development within this 100 year floodplain. During the Pre-Application Meeting of December 18, 2013, Lisa suggested that all electrical wiring to be wrapped and raised 3 feet above the grade of the proposed tower. The proposed tower will meet floodplain standards for development and no additional requirements are necessary for construction.

## **CHAPTER 4.9 ADDITIONAL PROVISIONS**

### **Section 4.9.60 – Wireless Communication Facilities**

#### **4.9.60.01 - Siting Criteria and Review Procedures -**

Wireless Telecommunication Facilities, as defined in Chapter 3.0 – Use Classifications, may be permitted outright, may require Plan Compatibility Review in accordance with Chapter 2.13 - Plan Compatibility Review, or may require Conditional Development approval in accordance with Chapter 2.3 – Conditional Development, depending on the type of facility, such as Collocated/attached or Freestanding, and its proposed location. Uses that are permitted outright require Building Permits only.

All facilities that have a Willamette River Greenway Overlay are subject to the provisions of Chapter 3.30 - Willamette River Greenway (WRG) Overlay. All facilities located on Designated Historic Resources are subject to the provisions of Chapter 2.9 - Historic Preservation Provisions. All Wireless Telecommunication Facilities and their related appurtenances located in areas with a Planned Development Overlay, except those within residential zones, are exempt from the requirements to have an approved Conceptual Development Plan and/or Detailed Development Plan in accordance with sections 2.5.40 and 2.5.50 of Chapter 2.5 - Planned Development. Facilities proposed for location in residential zones with a Planned Development Overlay shall be treated as a Minor Modification to the approved Conceptual and/or Detailed Development Plan, and processed accordingly.

#### **4.9.60.02 - Standard Requirements –**

All Wireless Telecommunication Facilities must demonstrate compliance with the following standard requirements prior to a City-required final inspection. Only alternative setbacks and spacing requirements are allowed, provided they are approved under the Conditional Development process in accordance with Chapter 2.3 - Conditional Development.

**a. Height** - No Wireless Telecommunication Facility shall exceed 150 ft. in height except where attached to an existing structure that exceeds 150 ft. in height and the attached antennas do not increase the total height of that structure. All Wireless Telecommunication Facilities are exempt from the provisions in Section 4.9.50. Additional height limitations are defined under allowed uses for individual development zones - Chapter 3.1 - RS-3.5 (Low Density) Zone through Chapter 3.38 - Conservation-Open Space (C-OS) Zone.

**Response:** ODOT's proposed 95ft tower, with a 5ft antenna not exceed the overall height of 99 feet above the top of the tower, meets the height requirement as per Section 4.9.60.02(a).

#### **b. Setbacks –**

1. Setbacks for Freestanding Wireless Telecommunication Facilities, including associated ground-level equipment, are as follows:
  - a) A facility shall be set back by a distance greater than or equal to two times the height of the facility structure, including attached antennas, from the nearest property line of any property that either contains an existing Residential Use or is located in a residential development zone.

**Response:** ODOT's tower proposal meets and exceeds the required side and rear yard setbacks for the purposes of development. ODOT is required to have twice the setback amount equal to the overall height of the tower where the property line abuts a residential development zone of residential use. That is a requirement 198 feet for each side yard. ODOT has 512 feet from the tower to the west property line and 662 feet from the tower to the east property line, both abut a residential development zone.

As for the rear yard, because this abutting property is located in a Research Technology Center (RTC) Zone, the setback is 25 feet. ODOT has 45 feet from the proposed tower to the rear property line.

- b) A facility located on a site adjacent to the Corvallis Gateway Corridor, defined as the rights-of-way of highways 99W and 20/34 that are within the Corvallis City limits, shall be set back from the right-of-way by a distance greater than or equal to three times the height of the facility structure, including attached antennas.

**Response:** ODOT's tower proposal meets and exceeds the required front yard setbacks for the purposes of development. ODOT is required to have three times the setback amount equal to the overall height of the tower where the property line is adjacent to the right-of-way of Highways 20/34 in the City of Corvallis. That is a requirement of 297 feet for the front yard. ODOT has 395 feet from the tower to the front property line at the right-of-way of Highways 20/34.

- c) All said facilities shall comply with the setback requirements of the underlying development zone.

**Response:** All proposed and existing facilities comply with the setback requirements of the underlying development zone.

- 2. Ground-level equipment associated with collocated/attached Wireless Telecommunication Facilities shall meet the setback requirements of the underlying development zone. When the ground-level equipment is on a site abutting a residential zone or an existing Residential Use, this equipment shall be set back from the nearby residential property line(s) by at least 25 ft.

**Response:** ODOT does not propose any new additional equipment shelters as a result of this tower design. All existing shelters meet the setback requirements as specified in the RS-3.5 Zoning District. All existing structures related to this proposed tower site are more than 25 feet from all property lines.

#### c. Spacing –

- 2. A facility between 51 and 99 ft. in height, including attached antennas, must be separated from other Freestanding Wireless Telecommunication Facilities by at least 1,500 ft.

**Response:** ODOT's proposed 95ft tower, with a 5ft antenna not exceed the overall height of 99 feet above the top of the tower, meets the height requirement as per Section 4.9.60.02(c). The nearest existing tower is over 1,700 feet from ODOT's proposed tower facility.

**d. Colocation –**

1. A Freestanding Wireless Telecommunication Facility shall be approved only if the applicant demonstrates that it is not feasible to site the facility on an existing structure. The application shall document that alternative sites within a radius of least 2,000 ft. have been considered and are technologically unfeasible or unavailable. The application also must document why colocation is impractical on existing structures for one or more of the following reasons: structural support limitations, safety considerations, lack of available space, failure to meet service coverage area needs, or unreasonable economic constraints.

**Response:** ODOT looked at other available sites within a 3,600 foot radius and was not able to find collocation opportunities to support the network gap. ODOT looked directly at a 115ft monopole that Sprint/AT&T owns and found there was no available allocated space at the required heights needed, nor available space to transmit in general. OSU's Reser Stadium and Dial-A-Bus were other facilities located in the area, but did not provide the structural capacity, or the height opportunities on their buildings for ODOT to operate. ODOT's only option was to upgrade the existing site by replacing the existing tower at a higher high, transmitting directly to the other sites while preserving and protecting the existing vegetative buffer on the southern end of the property, abutting Ashbrook Independent School. (See Alternative Tower Report/Analysis)

2. Freestanding Wireless Telecommunication Facilities shall be designed to accommodate future colocation, as follows:
  - a) Facilities up to 120 ft. in height shall accommodate at least two facilities/providers.

**Response:** ODOT's tower will allow for additional collocations of public service agencies and further accommodate critical emergency management services. ODOT also accepts and reviews all applications for collocation opportunities whether public service or commercial entities based on availability. ODOT's tower has the ability accommodate at least two additional providers.

- e. Compliance with Emission Standards** - All facility applications shall contain documentation showing that the emissions of the proposed facility, and the cumulative emissions of the facility and any collocated or nearby facilities, will meet the occupational/controlled and general population/uncontrolled electromagnetic radiation emission standards established by the Federal Communications Commission, 47 CFR §1.1310 amended.

**Response:** As per FCC standards for emission standards for human exposure, the accumulative effect of ODOT's proposed antenna/microwave loading are in compliance with these standards and have been evaluated and confirmed as such. (Please see RF Emission Letter)

**f. Painting** - All facilities shall be painted in a non-reflective color to match the existing or attached structure and/or to blend into the surrounding environment. Alternative neutral colors may be approved by the Director.

**Response:** ODOT's tower will use a non-reflective color and will match the surrounding average outlook of the sky. The smaller scale tower design allows for a more greyish, non-reflective color help blend a tower in this maintenance yard. Others color beyond this may create more attention to the tower instead of buffering it among the surrounding environment.

**g. Landscaping/Screening** - All ground-level facilities shall be screened in accordance with the provisions in Section 4.2.50 of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting.

**Response:** ODOT's proposed tower site will utilize all existing nature vegetation and no additional vegetation will be removed a result of this design proposal except ground cover for the siting of the tower. All trees shall be preserved on the property as currently existing. The existing shelters are buffered among the existing vegetation on the property and no additional are being proposed as a result of the design.

**h. Noise Reduction** - All applications shall contain documentation showing that the noise levels from the proposed facility will meet the following standards:

1. A facility located on a site adjacent to a residential development zone or existing Residential Uses must limit noise levels to 35 DBA or less, as measured at the residential property line(s).
2. A facility located on any other site must comply with the industrial and commercial quiet-area noise standards established by the Oregon State Department of Environmental Quality, OAR 340-35-035, Table 9, as amended.

**Response:** No additional shelters or generators are being proposed as a result of this design. ODOT is proposing to swap-out radio and battery in the existing shelters only. As a result, no additional noise will be generated as a result.

**i. Lighting** - No lighting of Wireless Telecommunication Facilities is allowed, except as required by the Federal Aviation Administration (FAA). Required lighting shall be shielded from the ground, to the extent practicable. The application for a facility subject to FAA requirements shall document compliance with FAA requirements.

**Response:** No additional lighting is proposed as result of this tower design proposal.

**j. Signage** - Warning and safety signs, up to three sq. ft. in area, are allowed. All other signs are prohibited.

**Response:** All signage proposed meets the required FCC/FAA standards as well as this City's standards.

**k. Site Access** - Site access is subject to the provisions in Section 4.1.40 of Chapter 4.1 - Parking, Loading, and Access Requirements. The facility operator shall implement measures to prohibit unauthorized site access.

**Response:** ODOT's proposed facility meets all required parking, loading and access requirements as per Chapter 4.1 in the City's Ordinance. This is an existing facility site and further use and maintenance will not create additional impacts to these standards.

**l. Decommissioning** - A facility shall be removed by the facility owner or operator within six months from the date the facility ceases to be operational. The Director may grant a six-month extension to this requirement. Requests for extensions must be in writing and must be received by the Director within the initial six-month period. The property owner shall bear the ultimate responsibility for removal of decommissioned facilities.

**Response:** ODOT shall comply with all decommission requirements when removing the existing 50ft tower. This proposed tower shall follow the same requirements when the tower has deemed for decommissioning in the future.

**m. Landscaping, Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources** - Landscaping, Natural Hazards, Minimum Assured Development Area (MADA), and Natural Resources shall be addressed in accordance with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

**Response:** ODOT shall comply with these standards as applicable.

## **CHAPTER 4.13 RIPARIAN CORRIDOR AND WETLAND PROVISIONS**

### **Section 4.13.40 – Procedures**

Compliance with the provisions of this Chapter shall be determined through the development review processes identified in Section 1.2.110 of Chapter 1.2 – Legal Framework, through the Building Permit or construction permit review processes, or on a complaint basis through applicable sections of the Municipal Code. Applications for Building Permits or other permits for structures and other development activities on sites containing Significant Riparian Corridors or Wetland areas shall be submitted and reviewed to assure that Riparian Corridors and Wetland areas are appropriately protected before any permits are issued or before improvements, excavation, grading, construction, or development begin.

**Application** - When development is proposed on a property containing or abutting a Significant Riparian Corridor or Wetland area, an application shall be submitted that accurately indicates the locations of these Natural Resources and the location of any proposed development. The application shall contain a description of the extent to which

any Special Flood Hazard Area, Watercourse, or Wetland is proposed to be altered or affected as a result of proposed development and shall include the information in “a,” and “b,” below.

**Response:** ODOT has worked with Lisa Franklin regarding the new proposed development within this 100 year floodplain. During the Pre-Application Meeting of December 18, 2013, Lisa suggested that all electrical wiring to be wrapped and raised 3 feet above the grade of the proposed tower. The proposed tower will meet floodplain standards for development and no additional requirements are necessary for construction.

CALL BEFORE YOU DIG!!



UTILITIES UNDERGROUND LOCATION CENTER  
CALL TOLL FREE  
1-800-424-5555

JUN 03 2014



# CORVALLIS MAINT. MW #F70201

## OREGON STATE RADIO PROJECT

2600 STATE STREET, BUILDING E  
SALEM, OR 97310

Expires  
JUN 30 2014

LOCATION:  
3700 SW PHILOMATH BLVD.  
CORVALLIS, OR

Exhibit 3 - Site Plans/



### ATTENTION:

SIGNATURES BELOW ARE FOR THE PURPOSES OF REVIEW AND REDLINE PROCESS FOR DRAWINGS. THEY ARE NOT INTENDED TO BE CONSTRUED AS ANY FORM OF COMPLIANCE TO PROCEED WITH SITE CONSTRUCTION.

#### DRAWING REVIEW SIGNATURES

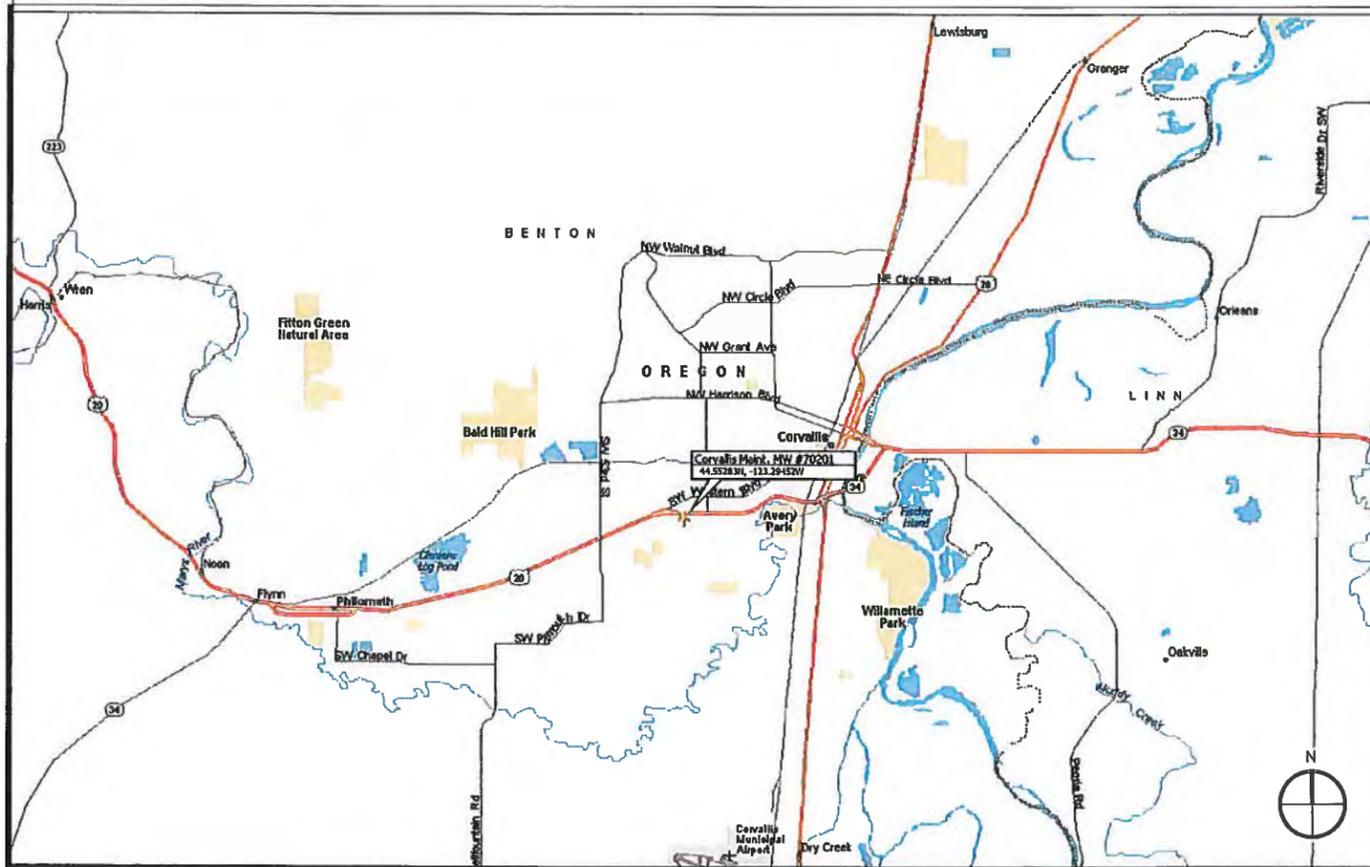
SITE ACQUISITION:	DATE:
ENVIRONMENTAL:	DATE:
STATE WIRELESS:	DATE:
IMPLEMENTATION TECHNICIAN:	DATE:
PPM:	DATE:
SPM:	DATE:
HARRIS RADIO DESIGN:	DATE:

#### SHEET INDEX

T-1	TITLE SHEET
C-1	ZONING PLAN
C-2	ENLARGED SITE PLAN
C-4	GRADING & EROSION DETAILS
C-6	SITE DETAILS
C-7	SITE DETAILS
C-8	SIGNAGE DETAILS
C-8A	SIGNAGE NOTES
S-1	TOWER ELEVATIONS
S-1A	ANTENNA CUT SHEETS
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D-1	ANTI-CLIMB DETAILS
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G-3	GROUNDING DETAILS
G-4	GROUNDING DETAILS
G-5	GROUNDING DETAILS
GN-1	GENERAL NOTES
D-138544	DRILLED PIER TOWER FOUNDATION LAYOUT

Site Name	Corvallis Maint M/W (New Tower)		
Site Address	3700 SW PHILOMATH BLVD. CORVALLIS, OR 97		
County	Benton	Jurisdiction	City of Corvallis
State	Oregon		
Latitude	44.55283	44° 33' 10.202"	
Longitude	-123.29452	-123° 17' 40.26	
Parcel ID	SEC 4	TWP 12S	RNG 5W
Tax Lot	100		
Site Elevation	228		
Tower Height	95		
Overall Height	99		
Zoning	RS-3.5 Low Density Residential		
Property Owner	Name	ODOT	
	Address	0	
	Phone	( ) - 0	
Power Provider	Name	PGE	
	Address	0	
	Name	0	
	Phone	( ) - 0	
Telco Provider	Name	0	
	Address	0	
	Name	0	
	Phone	( ) - 0	
Contact Title	Contact Title	Office	Cell
Primary Tech	Dominic Luebbers	(503) 986-2897	(503) 983-3324
Alternat Tech	NA		
SPM	Jim Crawford	(503) 934-2119	(360) 901-3194
Engineer	Bob Stolle	(503) 934-6903	(503) 689-2103

#### LOCATION MAP



#### DESIGN CRITERIA

- ANSI/EA/TIA-222-G
- OREGON STRUCTURAL SPECIALTY CODE (OSSC) LATEST EDITION U.N.O.
- OREGON FIRE CODE LATEST EDITION UNLESS NOTED OTHERWISE.
- NATIONAL ELECTRIC CODE LATEST EDITION UNLESS NOTED OTHERWISE

#### DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

#### PROJECT DESCRIPTION

THE STATE RADIO PROJECT (SRP) PROPOSES TO:  
Modify an (E) Unmanned TeleCommunication Site.

#### SITE ACCESS REQUIREMENTS

#### DIRECTIONS TO SITE

DIRECTIONS VERIFIED BY ROY SPAULDING 11/29/2012:  
Traveling southbound I-5 in the Albany Oregon area take exit #228 Hwy 34 and head west for 9.6 miles and turn left onto OR-34 Bypass W/Corvallis-(N)port Hwy. Drive 2.5 miles to left turn into maintenance yard. Enter first gate to left and site will be to the right.

Page 1 - Site Plans/

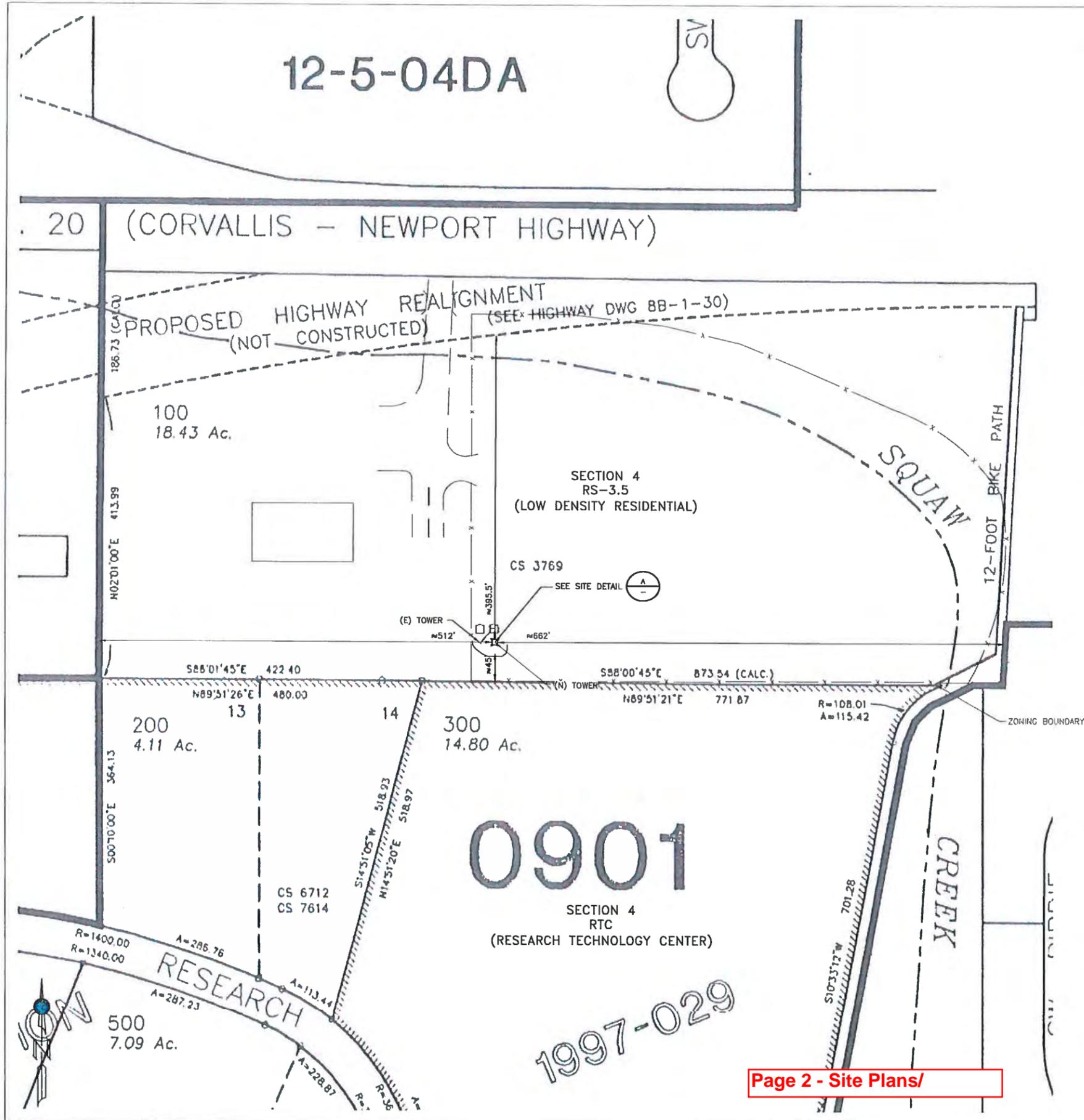
FINAL CONSTRUCTION DRAWING

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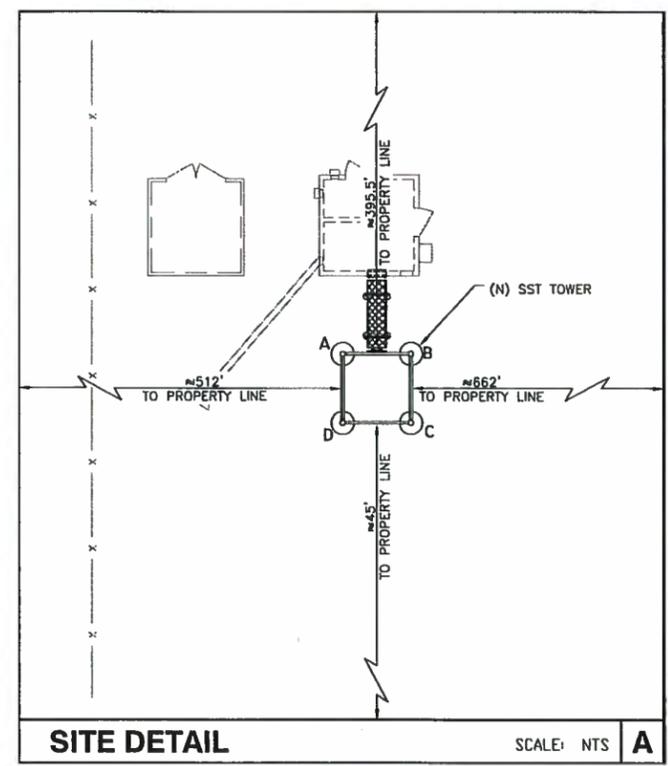
STATE RADIO PROJECT  
INTEROPERABILITY  
NETWORK  
2600 STATE STREET, BUILDING E  
SALEM, OREGON 97310  
CORVALLIS MAINT. MW  
BENTON COUNTY, OREGON

#### TITLE SHEET

SITE ID	F70201
DRAWN BY	RAS/JRS/EHE
REV-0	10/18/2012
SHEET NO.	T-1
SCALE	NTS
REV A	12/30/2013 NCF Update PCD with redlines.
REV A	03/06/2014 RAS Move to FCD and (N) template
REV A	03/10/2014 EME Minor corrections in sheets C-2 & C-7 per redlines.
REV A	05/22/2014 NCF Update to FCD w/Redlines.
REV A	05/30/2014 EME Revised per (N) TDS, updated to (N) template.



12-5-04DA



T12S, R5W, SEC 4, TL 100  
BENTON COUNTY, OREGON

JUN 03 2014



Expires  
JUN 30 2014



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STATE RADIO PROJECT  
INTEROPERABILITY  
NETWORK  
2800 STATE STREET, BUILDING E  
SALEM, OREGON 97310

CORVALLIS MAINT. MW  
BENTON COUNTY, OREGON

ZONING PLAN	
SITE ID	F70201
DRAWN BY	RAS/JRS/EME
REV-0	10/18/2012
SHEET NO.	C-1
SCALE	11x17 NTS 22x34 NTS
REV A	12/30/2013 NCF
Update PCD with redlines.	
REV A	03/06/2014 RAS
Move to FCD and (N) template	
REV A	03/10/2014 EME
Minor corrections to sheets C-2 & C-7 per redlines.	
REV A	05/22/2014 NCF
Update to FCD w/Redlines.	
REV A	05/30/2014 EME
Revised per (N) TDS, updated to (N) template.	

**SCOPE OF WORK:** Items listed will correspond to drawing label as shown numerically.

**Compound**

1. Clear and grub site area.
2. Install geo fabric and gravel compound, as per detail B on C-7.

**(E) Shelter/Communications Building**

3. Install (N) radios and racks. (Work done by others).
4. Install grounding to per details.
5. Install (N) battery and charger. (Work done by others).
6. Seal (E) coax port with coax boots.
7. Install (N) polyphaser rack.
8. Install (N) Valmont #B1338 or equivalent, 8 hole coax entry port.
9. Seal up vent holes in CMU walls.
10. Install signs on shelter door per sheet C-8.

**Tower**

11. Install (N) tower foundation, (N) 95' SST with ice bridge.
12. Decommission and salvage (E) tower, (E) tower foundation 18" below grade, and (E) ice bridge and (E) ice bridge supports.
13. Relocate (E) antennas to (N) tower.
14. Install (N) ice bridge from (E) shelter to (N) tower.

**Power**

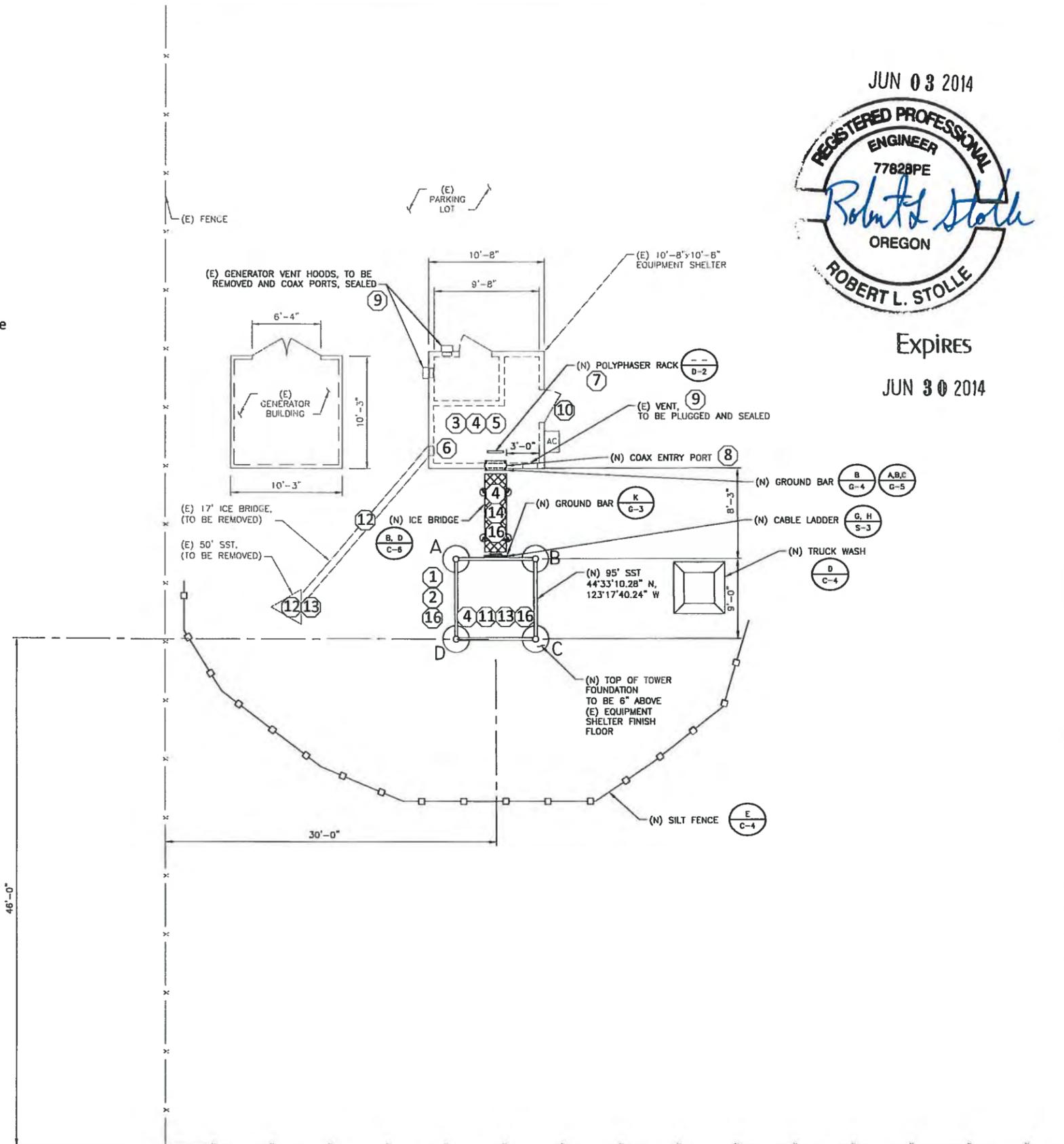
15. No work.

**Grounding**

16. As required, install (N) or upgrade (E) grounding to conform to plans (G sheets) and statement of work section 9.

**Contractor to Deliver all Salvaged Materials to:**

SRP Warehouse  
 3210 Del Webb Ave NE  
 Salem, Oregon 97301-0364  
 ATTN: Asset Manager  
 (503) 986-4445



Expires  
 JUN 30 2014



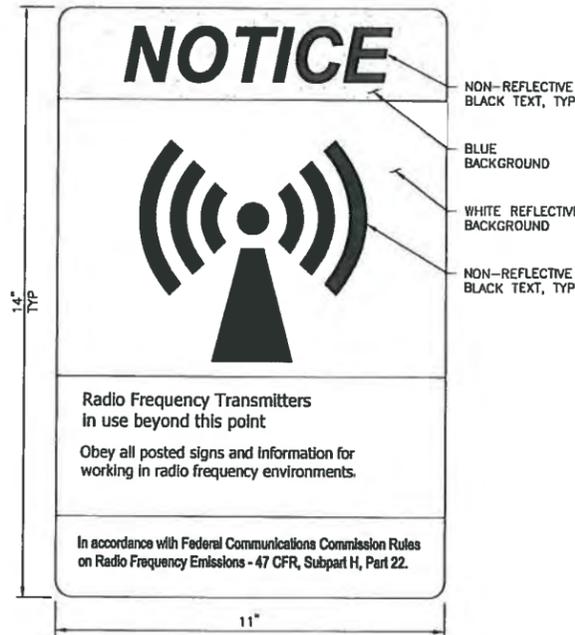
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**STATE RADIO PROJECT INTEROPERABILITY NETWORK**  
 2000 STATE STREET, BUILDING E  
 SALEM, OREGON 97310

**CORVALLIS MAINT. MW  
 BENTON COUNTY, OREGON**

ENLARGED SITE PLAN	
SITE ID	F70201
DRAWN BY	RAS/JRS/EHE
REV-0	10/18/2012
SHEET NO.	C-2
SCALE	11x17 22x34 3/32"=1' 3/16"=1'
REV A	12/30/2013 NCF Update PCD with redlines.
REV A	03/06/2014 RAS Move to FCD and (N) template
REV A	03/10/2014 EME Minor corrections to sheets C-2 & C-7 per redlines.
REV A	05/22/2014 NCF Update to FCD w/Redlines.
REV A	05/30/2014 EME Revised per (N) TUDS, updated to (N) template.



- NOTES:**
- SIGN MATERIAL: 18GA SHEET ALUMINUM, ALLOY 6061-T6, 5052-H38, 5154-H38 OR APPROVED EQUAL.
  - LETTERING COLOR: NON-REFLECTIVE BLACK SCREENED, CUT-OUT PERMANENT OR REMOVABLE LEGEND.
  - BACKGROUND COLORS:  
REFLECTIVE WHITE: SILVER-WHITE ASTM TYPE III OR TYPE IV SHEETING U.N.O.  
NON-REFLECTIVE YELLOW, RED, BLUE AND GREY TRANSPARENT PASTE APPLIED OVER THE SILVER-WHITE SHEETING.
  - REFERENCE ODOT SIGN SPECIFICATION #02910.00.
  - SIGN TO BE POSTED ON ACCESS GATE AND/OR SHELTER DOOR AS DETERMINED BY SRP.
  - SEE SIGNAGE NOTES.

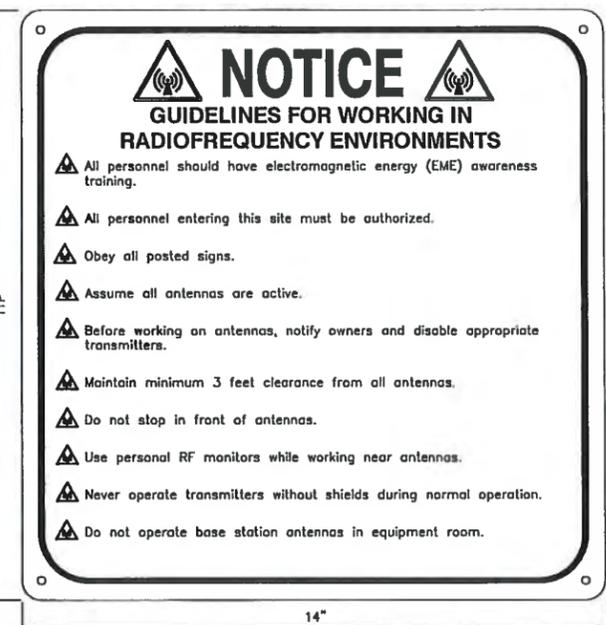
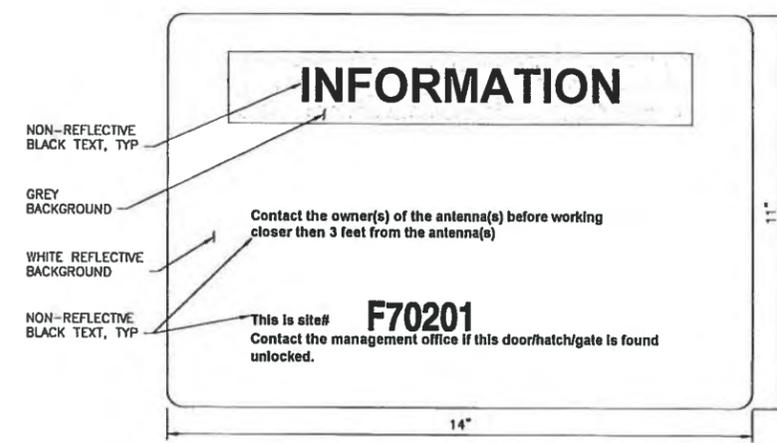


Expires  
JUN 30 2014



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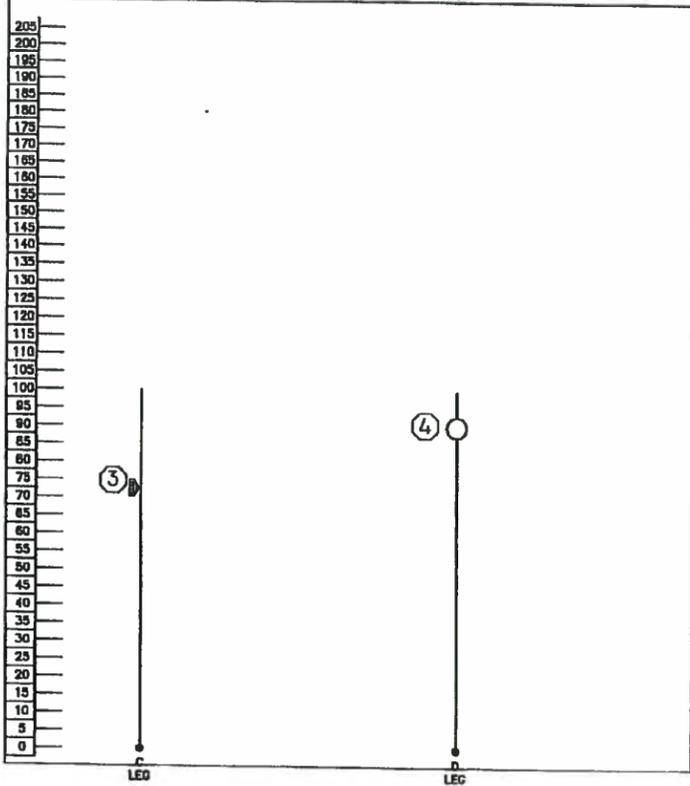
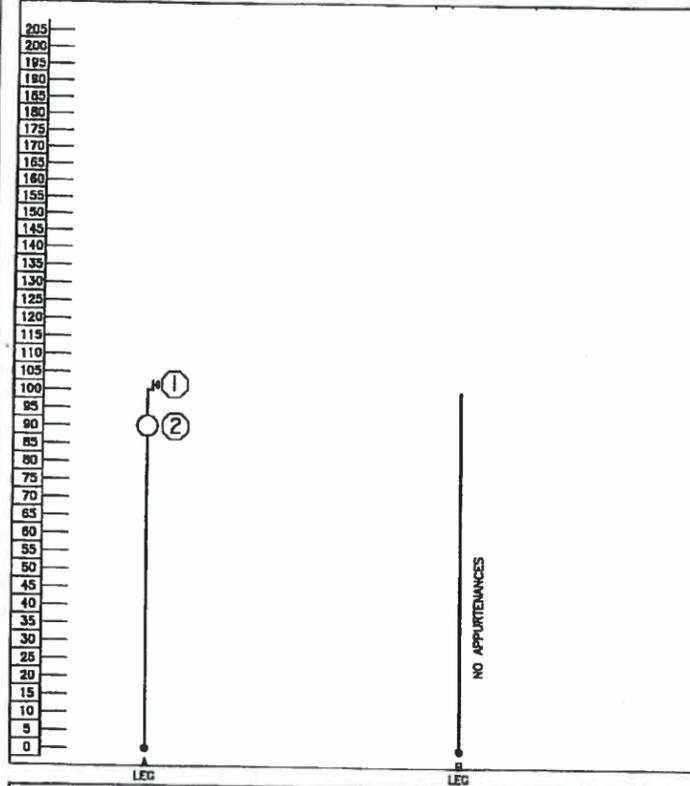
**STATE RADIO PROJECT INTEROPERABILITY NETWORK**

2800 STATE STREET, BUILDING E  
SALEM, OREGON 97310

**CORVALLIS MAINT. MW  
BENTON COUNTY, OREGON**

SIGNAGE DETAILS	
SITE ID	F70201
DRAWN BY	RAS/JRS/EME
REV-0	10/18/2012
SHEET NO.	C-8
SCALE	NTS
REV A	12/30/2013 NCF Update PCD with redlines.
REV B	03/06/2014 RAS Move to FCD and (N) template
REV C	03/10/2014 EME Minor corrections to sheets C-2 & C-7 per redlines.
REV D	05/22/2014 NCF Update to FCD w/Redlines.
REV E	05/30/2014 EME Revised per (N) TIDS, updated to (N) template.

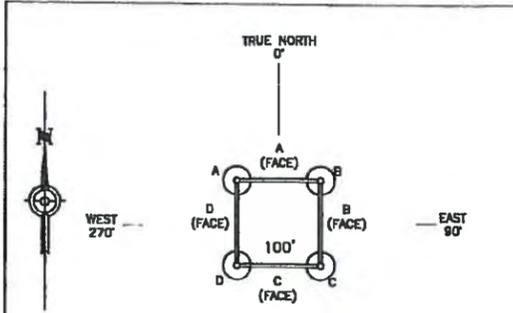




Load Status	OWNER Acronym	LOAD ID	System Description	Pat. no.	Path Length (m)	LOAD TYPE	MODEL	Dish Frequency (Mhz)	Size of M/W or Antenna (ft)	Waveguide or COAX	Line Size (in)	Antenna Base or MW RAD Center (ft)	Azimuth (deg)	Leg
PROPOSED	ODOT	1	DIPOLE	NA		DIPOLE	NA	NA	5	NA	NA	100	297.00	A LEG
PROPOSED	SRP	2	MW DESIGN PROPOSAL	Wren Peak	7	STD/RAD MW	Andrew VHLP4-6W	6000	4	EW-63	2.01	90	274.81	A LEG
PROPOSED	ODOT	3	STD MW	Washburn Butte	17	STD MW	NA	NA	4	NA	NA	72	117.70	C LEG
PROPOSED	SRP	4	MW DESIGN PROPOSAL	Marys Peak M/W (Odot)		STD/RAD MW	Andrew VHLP4-6W	6000	4	EW-63	2.01	90	255.36	D LEG

TLDS VERSION	DATE	RF ENGINEER
A	12-02-2013	BOB STOLLE

NOTES:  
1. TOWER LOADING INFORMATION TO BE VERIFIED BY RF ENGINEER.



NOTES:  
1. ORIENTATION IS CLOCKWISE FROM NORTH.  
2. MOUNT SHOWN FOR REFERENCE PURPOSE ONLY.  
3. AZIMUTH/CONFIGURATION LAYOUT FORM SHALL BE COMPLETED AND PROVIDED TO CONSTRUCTION MANAGER.  
4. PROPOSED APPURTENANCES (ANTENNA) SHOWN ONLY FOR CLARITY PURPOSES.  
5. ALL ANTENNA MEASUREMENTS TO BE FROM THE BASE OF THE TOWER



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STATE RADIO PROJECT  
INTEROPERABILITY NETWORK  
2000 GTATE STREET, BUILDING E  
SALISBURY, OREGON 97130  
CORVALLIS MAINTENANCE MW  
BENTON COUNTY, OREGON

TOWER LOADING & ORIENTATION	
SITE ID	F70201
DRAWN BY	RAS/RS/ENE
REV-0	10/18/2012
SHEET NO.	S-2
SCALE	NTS
REV A	10/18/2013 RAS Update to PCO
REV A	10/22/2013 RAS Update to PCO radlines
REV A	12/02/2013 RAS Update PCO radlines to 100' low
REV A	12/30/2013 NCF Update PCO with radlines.
REV A	03/06/2014 RAS Draw to PCO and new template

**Exhibit 4 - Property Information (Property)**

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**3700 SW PHILOMATH BLVD**

**Property Report**

Assessment Report: 143259  
 Map and Tax Lot Number: 12504D000100  
 Tax Map: 12504D



**Political & Districts**

**Wards:**

WARD	COUNCILOR
1	Penny York

Corvallis Police District: South

**Sweepers:**

AREA	DAY
6	Tuesday

High School: Corvallis  
 Middle School: Linus Pauling  
 Elementary School: Adams

**Land Use**

City Limits: Corvallis

**Annexations:**

NAME	ANNEXATION DATE	ORDINANCE
Sunset Park	05/30/80	80-17
Southwest Corvallis (health hazard)	06/03/81	80-90
State Highway Division	11/23/82	82-145
Neer Avenue	11/23/82	82-145
35th Street	11/23/82	82-145

<b>Urban Growth Boundary:</b>	YES
<b>Comprehensive Plan:</b>	Residential - Low Density
<b>Solar:</b>	NO
<b>Historic District:</b>	NO
<b>Willamette Greenway:</b>	NO
<b>Permit and Land Use Cases since 1991:</b>	12504D000100
<b>Archive Documents:</b>	12504D000100

### **Environment & Utilities**

<b>FEMA 100 year Floodplain:</b>	YES
<b>FEMA 500 year Floodplain:</b>	YES
<b>Water Level:</b>	1st Level
<b>Storm Basin:</b>	Dunawi Creek
<b>Sanitary Basin:</b>	Dunawi Creek

#### **DISCLAIMER:**

THE GIS APPLICATIONS ACCESSED THROUGH THIS WEB SITE PROVIDE A VISUAL DISPLAY OF DATA FOR YOUR CONVENIENCE. EVERY REASONABLE EFFORT HAS BEEN MADE TO ASSURE THE ACCURACY OF THE MAPS AND ASSOCIATED DATA. THE CITY OF CORVALLIS MAKES NO WARRANTY, REPRESENTATION OR GUARANTY AS TO THE CONTENT, SEQUENCE, ACCURACY, TIMELINESS OR COMPLETENESS OF ANY OF THE DATA PROVIDED HEREIN. THE USER OF THESE APPLICATIONS SHOULD NOT RELY ON THE DATA PROVIDED HEREIN FOR ANY REASON. THE CITY OF CORVALLIS EXPLICITLY DISCLAIMS ANY REPRESENTATIONS AND WARRANTIES, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE CITY OF CORVALLIS SHALL ASSUME NO LIABILITY FOR ANY ERRORS, OMISSIONS, OR INACCURACIES IN THE INFORMATION PROVIDED REGARDLESS OF HOW CAUSED. THE CITY OF CORVALLIS SHALL ASSUME NO LIABILITY FOR ANY DECISIONS MADE OR ACTIONS TAKEN OR NOT TAKEN BY THE USER OF THE APPLICATIONS IN RELIANCE UPON ANY INFORMATION OR DATA FURNISHED HEREUNDER

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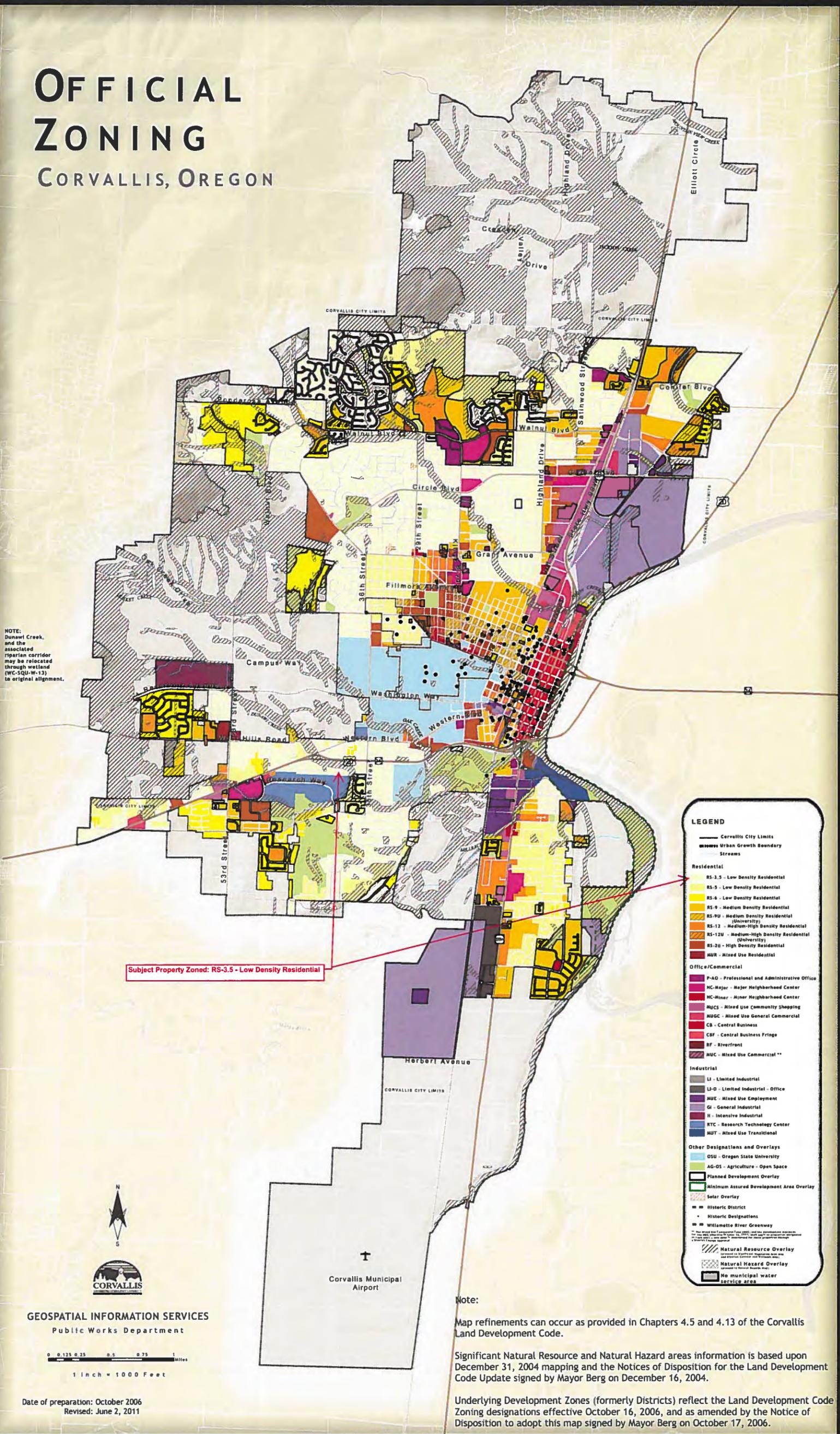
GIS: 1245 NE 3rd St, Corvallis, Oregon 97330 ph: 541-766-6916 ☎ Fax: 541-766-6920 ☎

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# OFFICIAL ZONING

## CORVALLIS, OREGON

NOTE:  
Dunawit Creek,  
and the  
associated  
riparian corridor  
may be relocated  
through wetland  
(WC-SQU-W-13)  
to original alignment.



Subject Property Zoned: RS-3.5 - Low Density Residential

**LEGEND**

- Corvallis City Limits
- Urban Growth Boundary
- Streams

**Residential**

- RS-3.5 - Low Density Residential
- RS-5 - Low Density Residential
- RS-6 - Low Density Residential
- RS-9 - Medium Density Residential
- RS-9U - Medium Density Residential (University)
- RS-12 - Medium-High Density Residential
- RS-12U - Medium-High Density Residential (University)
- RS-20 - High Density Residential
- MUR - Mixed Use Residential

**Office/Commercial**

- P-AD - Professional and Administrative Office
- HC-Major - Major Neighborhood Center
- HC-Minor - Minor Neighborhood Center
- MJCS - Mixed Use Community Shopping
- MJGS - Mixed Use General Commercial
- CB - Central Business
- CBF - Central Business Fringe
- BF - Riverfront
- MUC - Mixed Use Commercial \*\*

**Industrial**

- LI - Limited Industrial
- LI-O - Limited Industrial - Office
- MUE - Mixed Use Employment
- GI - General Industrial
- I - Intensive Industrial
- RTC - Research Technology Center
- MUT - Mixed Use Transitional

**Other Designations and Overlays**

- OSU - Oregon State University
- AG-OS - Agriculture - Open Space
- Planned Development Overlay
- Minimum Assured Development Area Overlay
- Solar Overlay
- Historic District
- Historic Designations
- Willamette River Greenway

**Natural Resource Overlay**  
(based on Portland Department of Planning and Economic Development and Willamette Valley Council of Governments)

**Natural Hazard Overlay**  
(based on FEMA Flood Maps)

**No municipal water service area**

Note:  
Map refinements can occur as provided in Chapters 4.5 and 4.13 of the Corvallis Land Development Code.

Significant Natural Resource and Natural Hazard areas information is based upon December 31, 2004 mapping and the Notices of Disposition for the Land Development Code Update signed by Mayor Berg on December 16, 2004.

Underlying Development Zones (formerly Districts) reflect the Land Development Code Zoning designations effective October 16, 2006, and as amended by the Notice of Disposition to adopt this map signed by Mayor Berg on October 17, 2006.

**GEOSPATIAL INFORMATION SERVICES**  
Public Works Department

0 0.125 0.25 0.5 0.75 1 Miles

1 inch = 1000 Feet

Date of preparation: October 2006  
Revised: June 2, 2011

# COMPREHENSIVE PLAN

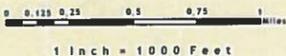
CORVALLIS, OREGON

NOTE: Dunawil Creek, and the associated riparian corridor may be relocated through wetland (WC-SQU-W-13) to original alignment.

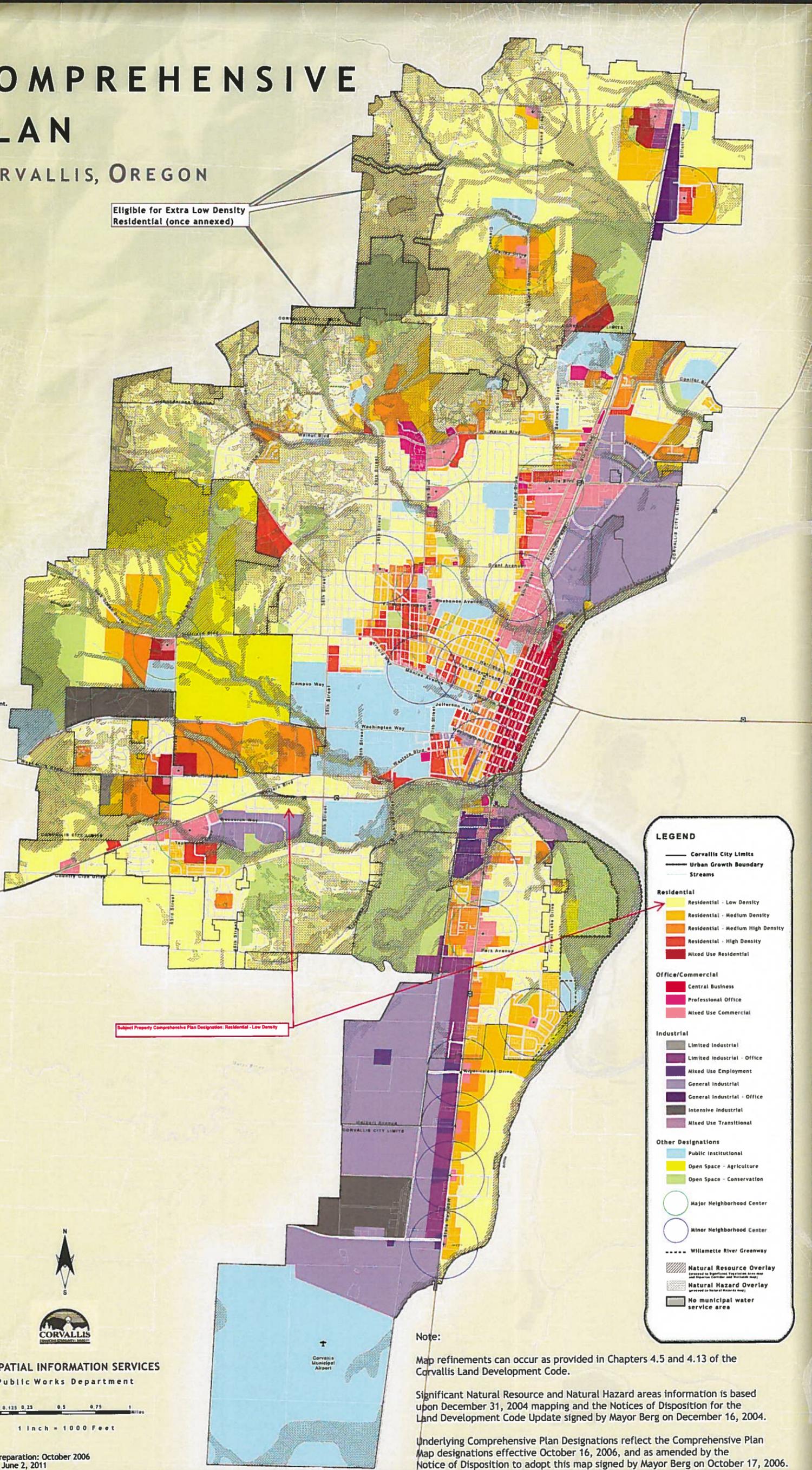
Eligible for Extra Low Density Residential (once annexed)

Subject Property Comprehensive Plan Designation: Residential - Low Density

GEOSPATIAL INFORMATION SERVICES  
Public Works Department



Date of preparation: October 2006  
Updated: June 2, 2011



**LEGEND**

- Corvallis City Limits
- Urban Growth Boundary
- Streams

**Residential**

- Residential - Low Density
- Residential - Medium Density
- Residential - Medium High Density
- Residential - High Density
- Mixed Use Residential

**Office/Commercial**

- Central Business
- Professional Office
- Mixed Use Commercial

**Industrial**

- Limited Industrial
- Limited Industrial - Office
- Mixed Use Employment
- General Industrial
- General Industrial - Office
- Intensive Industrial
- Mixed Use Transitional

**Other Designations**

- Public Institutional
- Open Space - Agriculture
- Open Space - Conservation
- Major Neighborhood Center
- Minor Neighborhood Center
- Willamette River Greenway
- Natural Resource Overlay
- Natural Hazard Overlay
- No municipal water service area

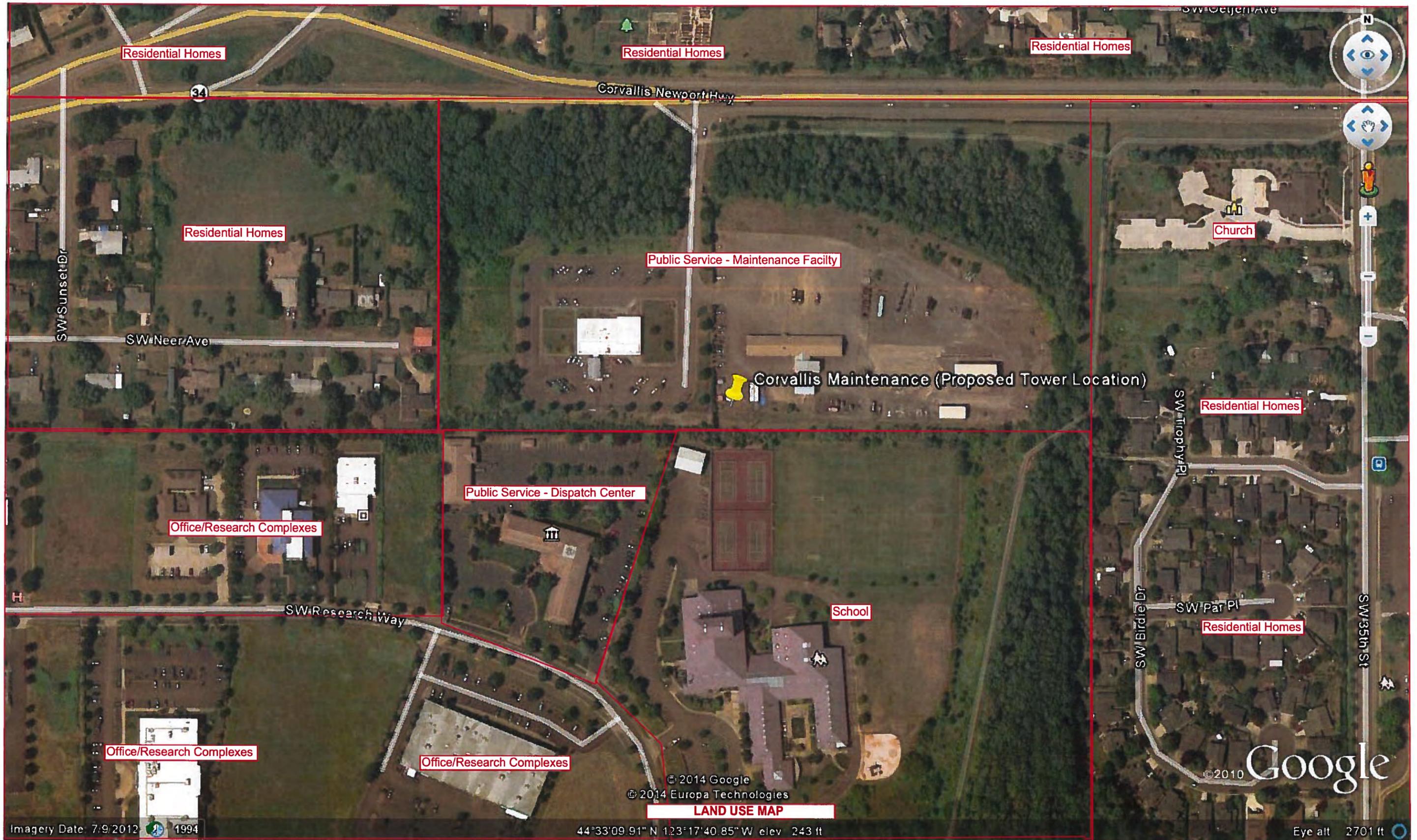
Note:

Map refinements can occur as provided in Chapters 4.5 and 4.13 of the Corvallis Land Development Code.

Significant Natural Resource and Natural Hazard areas information is based upon December 31, 2004 mapping and the Notices of Disposition for the Land Development Code Update signed by Mayor Berg on December 16, 2004.

Underlying Comprehensive Plan Designations reflect the Comprehensive Plan Map designations effective October 16, 2006, and as amended by the Notice of Disposition to adopt this map signed by Mayor Berg on October 17, 2006.

Exhibit 4 - Property Information (Land Use)

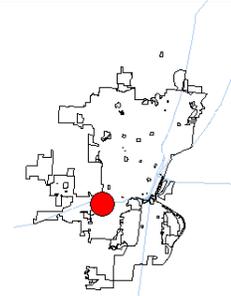


**Exhibit 5 - Overlay Maps (Floodplain**



floodway & 100 yr  
floodplain

Floodway: Solid Blue  
100yr floodplain: red  
hatched (to SE of

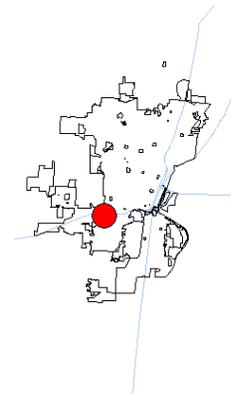


October 15, 2013 02:41 PM

**Exhibit 5 - Overlay Maps (Wetland)**

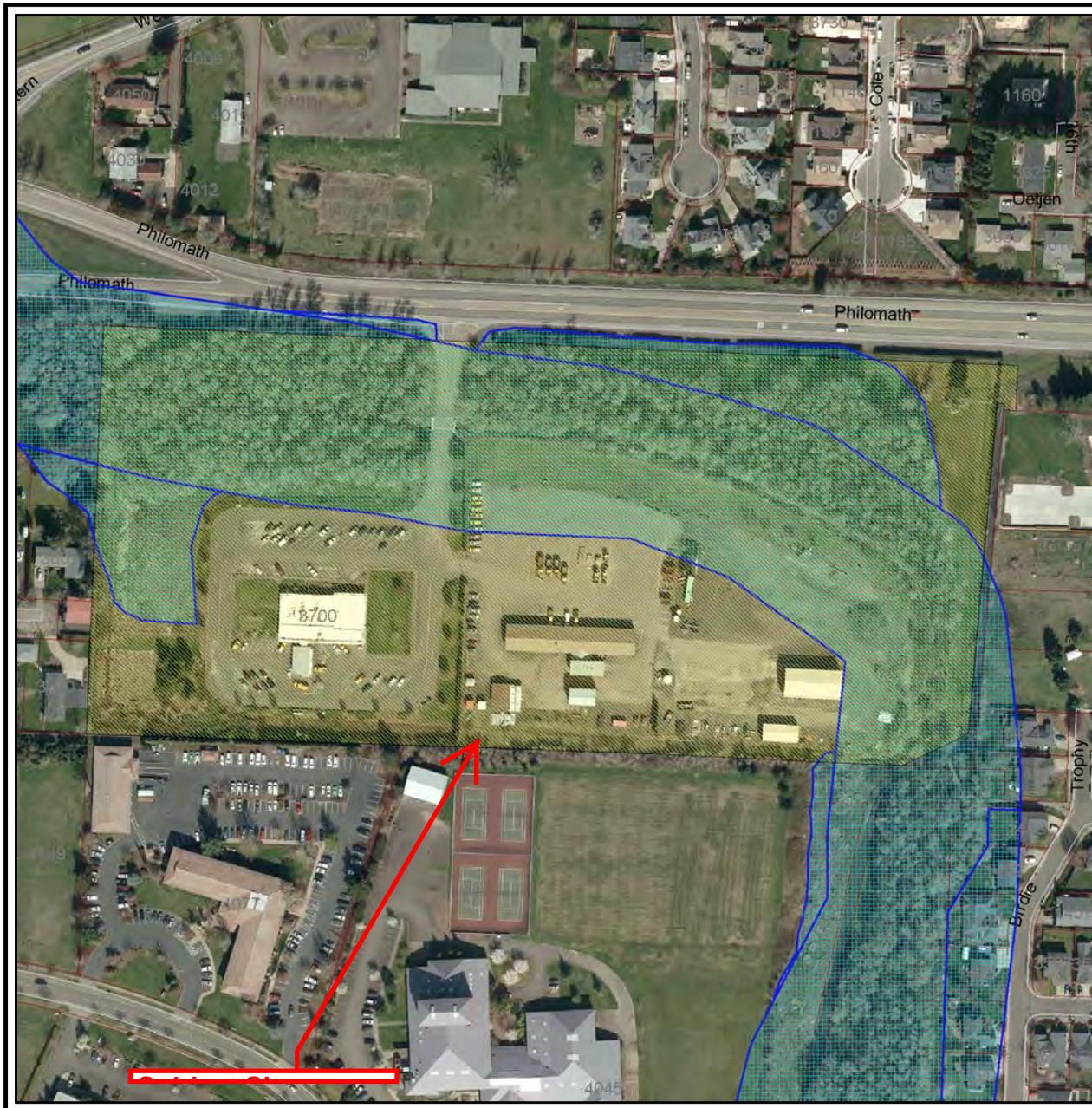


wetlands

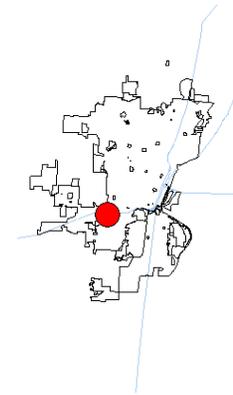


October 15, 2013 02:42 PM

**Exhibit 5 - Overlay Maps (Protected Riparian Corridor)**



**Protected Riparian Corridor**



October 15, 2013 02:50 PM

**Exhibit 6 - Tower Analysis (3,600ft Tower Radius)**

**TOWER ANALYSIS - 3,600FT RADIUS**

<b>Callsign:</b> <a href="#">WSH739</a>	<b>Licensee:</b> BENTON COUNTY DBA DIAL A BUS	<b>Radio Service:</b> Industrial/Business Pool, Conventional (IG)	<b>City:</b> CORVALLIS, OR	<b>Status:</b> Active	<b>Grant Date:</b> 08/27/2013	<b>Expiration:</b> 06/19/2023
<b>Site:</b> 1	<b>Address:</b> 4077 SW Research Way	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 7.8" N, 123° 17' 45.3" W	<b>Distance from Center:</b> 0.2 Kilometer <b>Azimuth from Center:</b> 220.8°	
<b>Site:</b> 2	<b>Area of Operation:</b> KMRA around a Fixed Location	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 7.8" N, 123° 17' 45.3" W	<b>Distance from Center:</b> 0.2 Kilometer <b>Azimuth from Center:</b> 220.8°	
<b>Callsign:</b> <a href="#">WQDE618</a>	<b>Licensee:</b> CORVALLIS COUNTRY CLUB	<b>Radio Service:</b> Industrial/Business Pool, Conventional (IG)	<b>City:</b> CORVALLIS, OR	<b>Status:</b> Active	<b>Grant Date:</b> 08/05/2005	<b>Expiration:</b> 08/05/2015
<b>Site:</b> 1	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 32' 46.8" N, 123° 17' 29.1" W		<b>Distance from Center:</b> 0.8 Kilometer <b>Azimuth from Center:</b> 164.9°	
<b>Callsign:</b> <a href="#">WQQN397</a>	<b>Licensee:</b> CORVALLIS COUNTRY CLUB	<b>Radio Service:</b> Industrial/Business Pool, Conventional (IG)	<b>City:</b> CORVALLIS, OR	<b>Status:</b> Active	<b>Grant Date:</b> 01/31/2013	<b>Expiration:</b> 01/31/2023
<b>Site:</b> 1	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 32' 48.0" N, 123° 17' 34.0" W		<b>Distance from Center:</b> 0.8 Kilometer <b>Azimuth from Center:</b> 171.9°	
<b>Callsign:</b> <a href="#">WQRI609</a>	<b>Licensee:</b> New Cingular Wireless PCS, LLC	<b>Radio Service:</b> Common Carrier Fixed Point to Point Microwave (CF)	<b>City:</b> RICHARDSON, TX	<b>Status:</b> Active	<b>Grant Date:</b> 05/21/2013	<b>Expiration:</b> 05/21/2023
<b>Site:</b> 1	<b>Name:</b> CRVLLS HWY20	<b>Address:</b> 4575 SW RESEARCH WY.	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 7.5" N, 123° 18' 4.5" W	<b>Distance from Center:</b> 0.6 Kilometer <b>Azimuth from Center:</b> 253.2°
<b>Callsign:</b> <a href="#">WQHK557</a>	<b>Licensee:</b> Oregon State University Athletic Department	<b>Radio Service:</b> Industrial/Business Pool, Conventional (IG)	<b>City:</b> Corvallis, OR	<b>Status:</b> Active	<b>Grant Date:</b> 08/22/2007	<b>Expiration:</b> 08/22/2017
<b>Site:</b> 1	<b>City:</b> Corvallis, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 40.8" N, 123° 16' 50.0" W		<b>Distance from Center:</b> 1.4 Kilometers* <b>Azimuth from Center:</b> 51.5°	
<b>Callsign:</b> <a href="#">KGS32</a>	<b>Licensee:</b> OREGON, STATE OF dba ODOT	<b>Radio Service:</b> Microwave Public Safety Pool (MW)	<b>City:</b> SALEM, OR	<b>Status:</b> Active	<b>Grant Date:</b> 11/07/2008	<b>Expiration:</b> 01/06/2019
<b>Site:</b> 1	<b>Name:</b> STATION	<b>Address:</b> 3700 PHILOMATH HWY	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 16.4" N, 123° 17' 52.3" W	<b>Distance from Center:</b> 0.3 Kilometer <b>Azimuth from Center:</b> 289.7°
<b>Callsign:</b> <a href="#">WNWP378</a>	<b>Licensee:</b> OSBHE-OSU	<b>Radio Service:</b> Public Safety Pool, Conventional (PW)	<b>City:</b> Corvallis, OR	<b>Status:</b> Active	<b>Grant Date:</b> 06/12/2013	<b>Expiration:</b> 07/21/2023
<b>Site:</b> 3	<b>Address:</b> RESERS STADIUM	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 32.4" N, 123° 16' 56.2" W		<b>Distance from Center:</b> 1.1 Kilometers <b>Azimuth from Center:</b> 57.5°
<b>Site:</b> 4	<b>Area of Operation:</b> KMRA around a Fixed Location	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 32.4" N, 123° 16' 56.2" W	<b>Distance from Center:</b> 1.1 Kilometers <b>Azimuth from Center:</b> 57.5°	
<b>Callsign:</b> <a href="#">WQLS390</a>	<b>Licensee:</b> OSBHE-OSU	<b>Radio Service:</b> Public Safety Pool, Trunked (YW)	<b>City:</b> CORVALLIS, OR	<b>Status:</b> Active	<b>Grant Date:</b> 04/14/2010	<b>Expiration:</b> 04/14/2020
<b>Site:</b> 1	<b>Address:</b> RESER STADIUM	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 32.4" N, 123° 16' 56.2" W		<b>Distance from Center:</b> 1.1 Kilometers <b>Azimuth from Center:</b> 57.5°
<b>Site:</b> 2	<b>Area of Operation:</b> KMRA around a Fixed Location	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 32.4" N, 123° 16' 56.2" W	<b>Distance from Center:</b> 1.1 Kilometers <b>Azimuth from Center:</b> 57.5°	
<b>Callsign:</b> <a href="#">WQQT322</a>	<b>Licensee:</b> Sprint Spectrum L.P.	<b>Radio Service:</b> Common Carrier Fixed Point to Point Microwave (CF)	<b>City:</b> Reston, VA	<b>Status:</b> Active	<b>Grant Date:</b> 02/26/2013	<b>Expiration:</b> 02/26/2023
<b>Site:</b> 1	<b>Name:</b> PO60XC004	<b>Address:</b> 4575 SW RESEARCH WY.	<b>City:</b> CORVALLIS, OR	<b>County:</b> BENTON	<b>Coordinates:</b> 44° 33' 7.5" N, 123° 18' 4.5" W	<b>Distance from Center:</b> 0.6 Kilometer <b>Azimuth from Center:</b> 253.2°

This is a list of licensed locations within 3600 feet of the center of the ODOT property in Corvallis. This distance will assure that the search radius is 3000 feet beyond the ODOT property. In all these locations some listings are for fixed stations and some are mobile areas of operation which will not include a tower. This list produced only four locations where a tower of any kind was located:

1. The tower for New Cingular Wireless and the one for Sprint Spectrum are the same tower. Two cellular companies occupy the same tower. It is a 115 feet tall tower with all the usable space above the trees taken by cellular antenna arrays.
2. Dial A Bus lists a tower of 20 feet high on top of a building. This is not a communications tower but a pipe mount with the antenna attached. There would be no room to co-locate.
3. Resers Stadium lists a building with an antenna on top. Again, this is not a communications tower that would offer space for co-location.
4. ODOT has an old, light duty 50 feet high tower that needs to be replaced to allow for microwave line-of-sight paths to be above the obstructions caused by nearby trees.

Note: Page two shows where each of the four towers are

**TOWER ANALYSIS**



Towers within a 3600 ft radius of ODOT tower.

Resers

Existing ODOT tower to be

Dial A Bus

Sprint/Cingular

**Sprint/New Cingular Wireless**

Transmit Location  
4575 SW RESEARCH WY.  
CORVALLIS, OR  
BENTON County  
  
Coordinates: 44-33-07.5 N, 123-18-04.5 W  
  
Site Elevation (AMSL): 79.6m  
  
Height w/o Appurtenances: 35.1m  
  
ASR #/File#: 1065980  
  
Height w/ Appurtenances: 35.7m  
  
Support Structure Type: MTOWER - Monopole  
  
Directions: [To here](#) - [From here](#)

A 115 feet high tower with all useable space taken by cellular antenna arrays

**Dial A Bus**

4077 SW Research Way  
CORVALLIS, OR  
BENTON County  
  
Coordinates: 44-33-07.8 N, 123-17-45.3 W  
  
Site Elevation (AMSL): 76.0m  
  
Height w/o Appurtenances: 6.0m  
  
ASR #/File #: N/A  
  
Height w/ Appurtenances: 7.6m  
  
Support Structure Type  
  
BANT - Building with Antenna on top  
  
Directions: [To here](#) - [From here](#)

This is a 20 feet high building top mount. Structurally inadequate.

**Resers**

RESERS STADIUM  
CORVALLIS, OR  
BENTON County  
  
Coordinates: 44-33-32.4 N, 123-16-56.2 W  
  
Site Elevation (AMSL): 72.0m  
  
Height w/o Appurtenances: 30.0m  
  
ASR #/File #: N/A  
  
Height w/ Appurtenances: 33.5m  
  
Support Structure Type  
  
BANT - Building with Antenna on top  
  
Directions: [To here](#) - [From here](#)

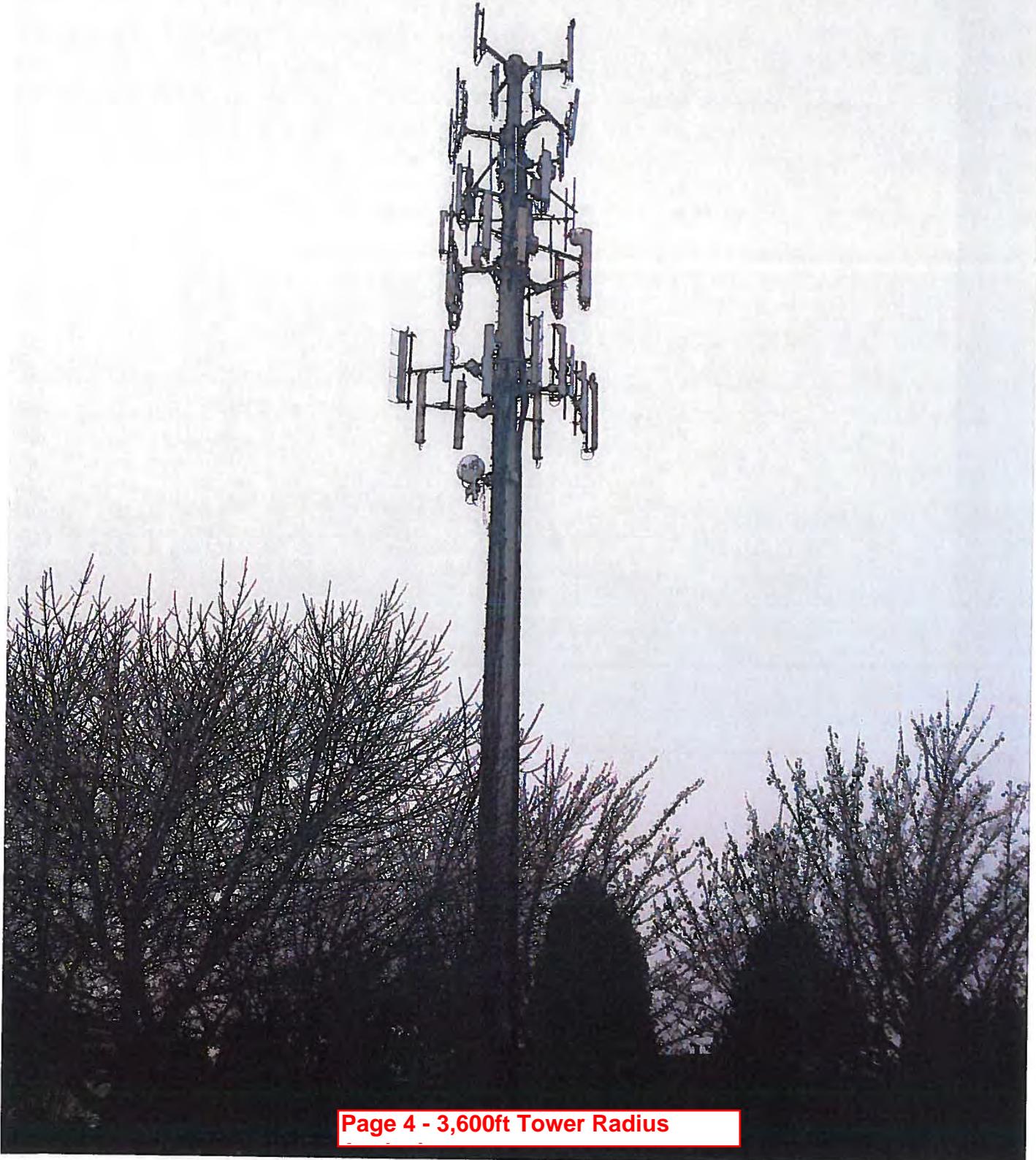
Though this lists a 98 feet high antenna structure, it appears the height of the building included in the figure. I could find evidence of no tower at this location.

**ODOT**

Transmit Location  
3700 PHILOMATH HWY  
CORVALLIS, OR  
BENTON County  
  
Coordinates: 44-33-10.5 N, 123-17-40.5 W  
  
Site Elevation (AMSL): 68.3m  
  
Height w/o Appurtenances: 15.2m  
  
ASR #/File #: N/A  
  
Height w/ Appurtenances: 21.3m  
  
Directions: [To here](#) - [From here](#)

This ODOT tower needs to be replaced. It is not structurally sound enough nor high enough to allow for the microwave line-of-sight paths.

# Sprint/AT&T Tower



Page 4 - 3,600ft Tower Radius

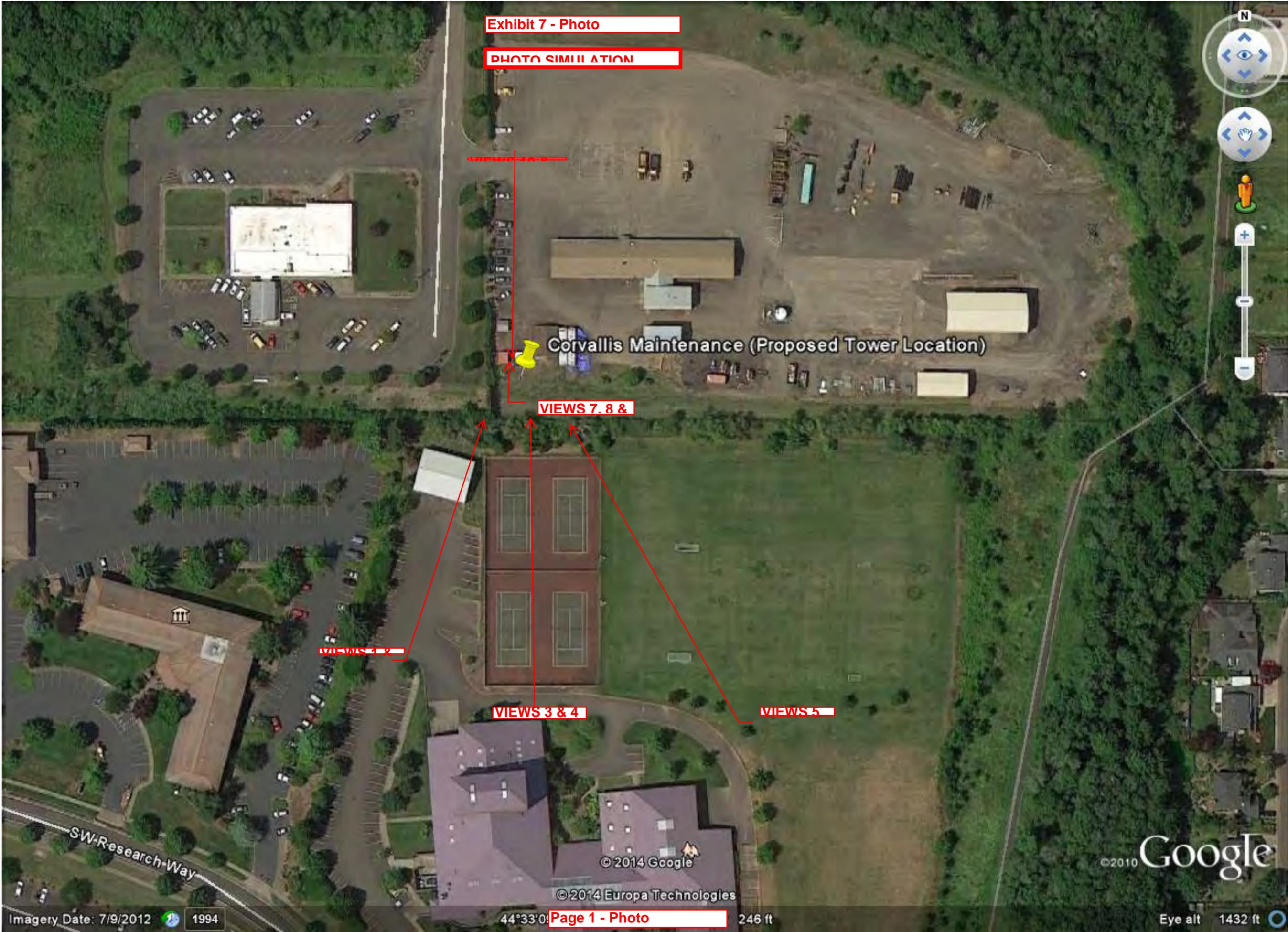


Exhibit 7 - Photo

PHOTO SIMULATION

Corvallis Maintenance (Proposed Tower Location)

VIEWS 7, 8 &

VIEWS 1 & 2

VIEWS 3 & 4

VIEWS 5

SW-Research-Way

© 2014 Google

© 2014 Europa Technologies

Page 1 - Photo

©2010 Google

Imagery Date: 7/9/2012 1994

44°33'0" 246 ft

Eye alt 1432 ft

Attachment B - 50

Before

Photo

Existing 50ft Tower with

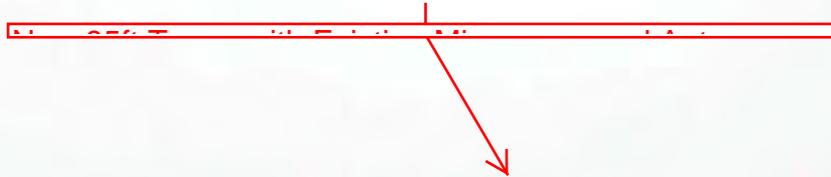


Looking North - From School Property(Maintenance Facility) Towards Tower

Page 2 - Photo

View 1

After



Looking North - From School Property(Maintenance Facility) Towards Tower

Before

Existing 50ft Tower with



Looking North - From School Property(Tennis Courts) Towards Tower Site

Page 4 - Photo

View 3

After

New 95ft Tower with Existing  
Microwave and Antenna



Looking North - From School Property(Tennis Courts) Towards Tower

Page 5 - Photo

View 4

**Before**

Existing 50ft Tower with



**Looking Northwest - From School Property(Soccer Field) Towards Tower**

**Page 6 - Photo**

**View 5**

After

New 95ft Tower with Existing  
Microwave and Antenna Relocated



Looking Northwest - From School Property(Soccer Field) Towards Tower

Page 7 - Photo

View

Before



Looking North - From Fence to the Tower Site Location on the

Page 8 - Photo

View 7

**(Antenna Migration)  
After**



Attachment B - 58

**Looking North - From Fence to the Tower Site Location on the Subject**

**(Tower Decommissioned)  
After**



**Looking North - From Fence to the Tower Site Location on the Subject**

(Antenna Migration)  
After



Antenna not to exceed 99 feet in overall



95ft Tower



Looking South - From ODOT Parking Lot to the Tower Site Location on the Subject

Page 11 - Photo

View

(Tower Decommissioned)  
After



Antenna not to exceed 99 feet in overall



95ft Tower



Looking South - From ODOT Parking Lot to the Tower Site Location on the

Page 12 - Photo

View

Exhibit 8 - View Shed

VIEW SHED ANALYSIS

VIEW 7&8: From the End of Neer Avenue (Center of the

VIEW 1: From Church

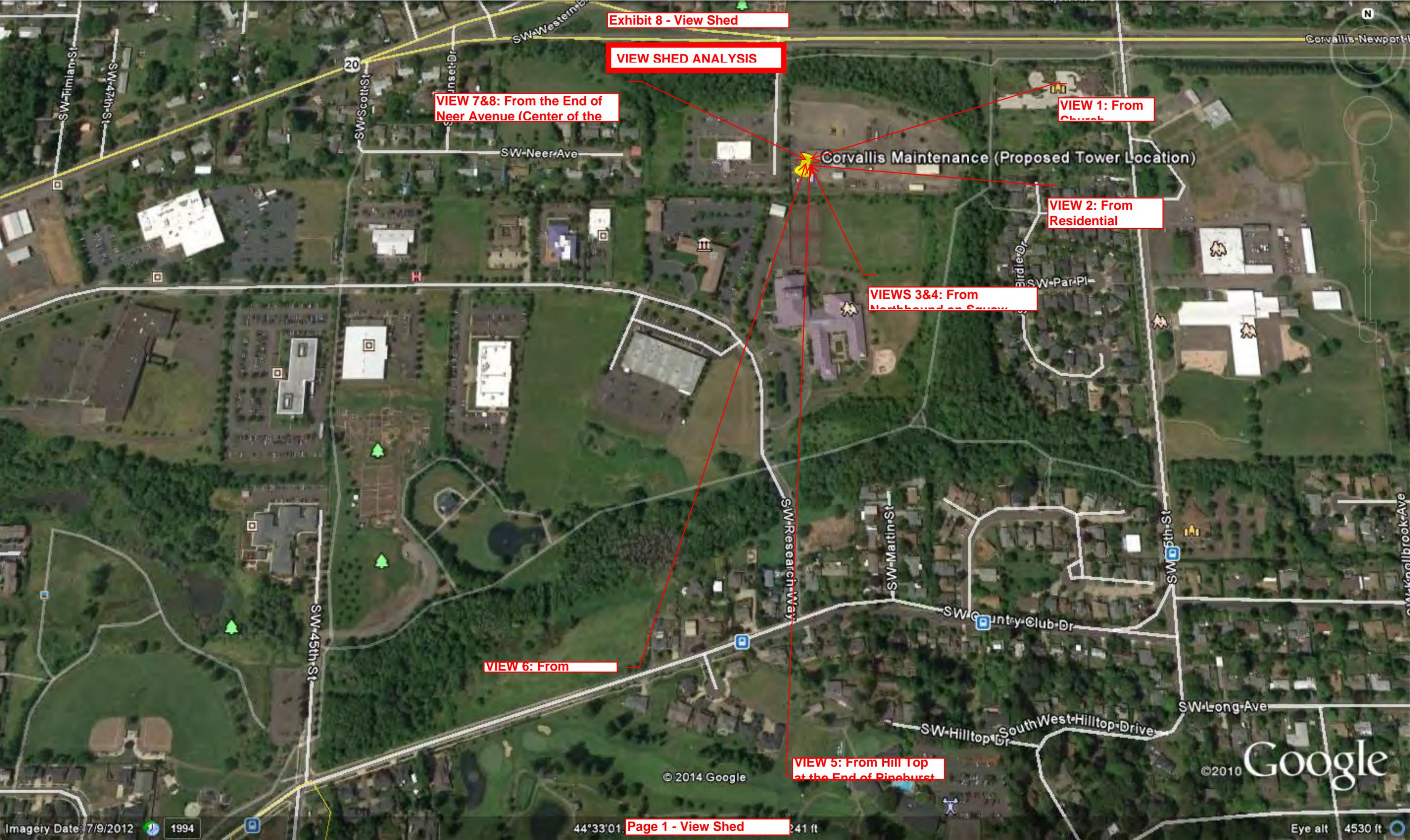
Corvallis Maintenance (Proposed Tower Location)

VIEW 2: From Residential

VIEW 3&4: From Northbound on Scenic

VIEW 6: From

VIEW 5: From Hill Top at the End of Pinehurst



Proposed Tower Site - Site



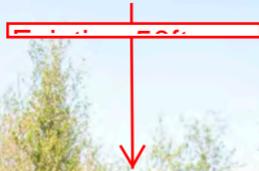


Proposed Tower Site - Site Not

Page 3 - View Shed

VIEW

Before



**Looking Northwest - From the Northbound Side of Squaw Creek Trail Towards Tower Site Location**

(Existing tower can not be seen from the Squaw Creek Trail or from the residential homes in the

**Page 4 - View Shed**

**View**

After



**Looking Northwest - From the Northbound Side of Squaw Creek Trail Towards Tower Site Location**

(Proposed tower can only be seen between trees and low portions of the berm when going northbound on Squaw Creek Trail. All other vantage points are buffered with existing vegetation and the berm. All residential homes in



Proposed Tower Site - Site Not Seen From the Residential Homes on the Top of Hill at the End of Pinehurst



Proposed Tower Site - Site Not

**Before**



**Looking East - From East End of Neer Avenue Towards Tower Site Location**  
(Existing tower can only be seen from the east end of Neer Avenue in the center of the street. All other vantage points from this residential

**Page 8 - View Shed**

**VIEW**

After

Proposed 95ft

**Looking East - From East End of Neer Avenue Towards Tower Site Location**

(Proposed tower can only be seen from the east end of Neer Avenue in the center of the street. All other vantage points from this residential

Page 9 - View Shed

VIEW



Oregon

John A. Kitzhaber, M.D., Governor

Department of Transportation  
Major Projects Branch – State Radio Project  
2600 State Street, Building E  
Salem, Oregon 97301

March 17, 2014

**To:** City of Corvallis, Oregon – Planning Division Manager

**Subject:** Corvallis Maintenance #F70201 Radio Site  
Statement of Compliance with Maximum Permissible Exposure Standards

A list of Transmitters, Facilities and Operations Subject to Routine Environmental Evaluation is given in Table\_1 of CFR 47 §1.1307 (b). Commission actions not covered by §1.1307(a) and (b) are deemed individually and cumulatively to have no significant effect on the quality of the human environment and are categorically excluded from environmental processing.

**Services Subject to Routine Environmental Evaluation in Table\_1 are listed below:**

Experimental Radio Services CFR 47 (Part 5)  
Paging and Radiotelephone Service (CFR 47 Subpart E of Part 22)  
Cellular Radiotelephone Service (CFR 47 Subpart H of Part 22)  
Personal Communications Services (CFR 47 Part 24)  
Satellite Communications (CFR 47 Part 25)  
Broadband Radio Service (CFR 47 Subpart M of Part 27)  
Radio Broadcast Services (CFR 47 Part 73)  
Special Broadcast and Other Program Distributional Services (CFR 47 Part 74)  
Stations in the Maritime Services (CFR 47 Part 80)  
Private Land Mobile Radio Services Paging Operations (CFR 47 Subpart P of Part 90)  
Private Land Mobile Radio Services Specialized Mobile Radio (CFR 47 Subpart S of Part 90)  
Amateur Radio Service (CFR 47 Part 97)  
Local Multipoint Distribution Service (CFR 47 Subpart L of Part 101)  
70/80/90 GHz Bands (CFR 47 Subpart Q of Part 101)

The Oregon Dept. of Transportation, State Radio Project have no construction permits, licenses to transmit or renewals thereof, equipment authorizations or modifications in existing facilities that fall into the categories listed in Table\_1. All transmitters, facilities, and operations for Corvallis Maintenance #F70201 radio site, Benton County, Latitude 44 33 10.5N Longitude 123 17 40.5W, are in compliance with Federal Communications Commission Rules and Regulations as stated in the Code of Federal Regulations Title 47, §1.1307 (b).

Oregon Dept. of Transportation  
Attn: John W. McCaslin, Frequency Coordinator  
Ph: (503) 934-6078  
Email: john.mccaslin@odot.state.or.us



Oregon

John A. Kitzhaber, MD, Governor



3040 25th Street, SE  
Salem, OR 97302-1125  
Phone: (503) 378-4880  
Toll Free: (800) 874-0102  
FAX: (503) 373-1688

December 26, 2013

ODOT  
2600 State St  
Building E  
Salem, OR 97310

Subject: **Oregon Department of Aviation comments regarding proposed construction of 105' antenna tower at Corvallis, Oregon.**

**Aviation Reference: 2013-ODA-349-OE**

The Oregon Department of Aviation (ODA) has conducted an aeronautical study of these proposed new structure(s) and has determined that notice to the FAA is not required. The structure does not exceed Obstruction Standards of OAR 738-70-0100.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes to the original application will void this determination. Any future construction or alteration to the original application will require a separate notice from ODA.

This determination will expire (12) months from the date of this letter if construction has not been started.

**Marking and/or Lighting Recommendation**

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking and/or lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory Circular AC70/7460-1K Change 2

Thank you for providing Oregon Department of Aviation the opportunity to comment on this structure.

Sincerely,

John P. Wilson Jr.  
Airport Operation & Tall Structure Specialist.

**ODOT – STATE RADIO PROJECT**

**CORVALLIS MAINTENANCE**

**(ODOT)**

**NEIGHBORHOOD MEETING**

**APRIL 16, 2014**

**6:00PM**

**ASHBROOK INDEPENDENT**

**SCHOOL - THEATER**

**Exhibit 11 - Neighborhood Meeting Packet (Affidavit of Mailings - Notice and**

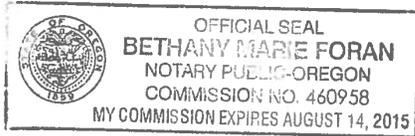
AFFIDAVIT OF MAILING – CITY OF CORVALLIS, OREGON

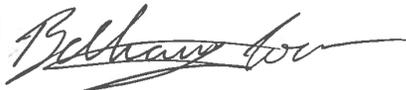
I, Kevin S. Provance, Planning Manager, Black & Veatch on Behalf of ODOT – State Radio Project, being first duly sworn, depose and say: That on the 3rd day of April, 2014, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood Meeting marked Exhibit "A," attached hereto by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "B" are their regular addresses as determined from the books and records of the City of Corvallis, Oregon Community Development Department – Planning Division, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

 Kevin S. Provance

Signature

SUBSCRIBED AND SWORN to before me on this 3<sup>rd</sup> day of April, 2014.





Notary Public for Oregon

My commission expires: 08/14/15

RE: Affidavit of Mailing

Exhibit A



5885 Meadow Road, Suite 700  
Lake Oswego, Oregon 97035  
Phone: (503) 443-4463  
Fax: (503)443-4499

April 2, 2014

RE: Oregon Department of Transportation – State Radio Project Neighborhood Meeting

Dear Neighbor,

Black & Veatch, on behalf of the Oregon Department of Transportation – State Radio Project (ODOT-SRP), would like to invite you to a special Neighborhood Meeting on Wednesday, April 16, 2014 at 6:00pm at the Ashbrook Independent School in the theater located at 4045 SW Research Way, Corvallis, OR 97333. The request for this meeting is to discuss the ODOT – State Radio Project’s proposal to replace the existing 50ft communication tower with a 100ft communication tower located at the ODOT Maintenance Yard, 3700 SW Philomath Blvd., Corvallis, OR 97333. The specific purpose for replacing the existing 50ft communication tower is to upgrade this radio site with current radio microwave technology that allows for the continued use and the seamless transmission of radio communications throughout the state of Oregon for the purposes of emergency management, public safety and service.

Attached to this letter are the drawings that illustrate our proposal of a 100ft communication tower for the purposes of emergency management, public safety and service. Please note that the drawings are not the easiest to read at letter size scale, however, we are willing to send you an electronic copy in a pdf format for your review, at your request. During the meeting, we will have larger scaled plans for your further review and discussion. Also at the meeting, we will provide photo simulations of what our proposal will look like at the ODOT Maintenance Yard in Corvallis. At your earliest convenience, please review our proposal and send me any questions or comments you may have. Please contact me directly at 503-443-4463 or via email at [provanceks@bv.com](mailto:provanceks@bv.com). I want to thank you for your time and attention regarding our proposal and look forward to meeting you on Wednesday, April 16, 2014 at 6:00pm.

Sincerely,

Kevin S. Provance, Planning Manager  
Black & Veatch Engineering on behalf of  
Oregon Department of Transportation – State Radio Project

CALL BEFORE YOU DIG!!



UTILITIES UNDERGROUND  
LOCATION CENTER  
CALL TOLL FREE  
1-800-424-8858

# CORVALLIS MAINT. MW #F70201

OREGON STATE RADIO PROJECT  
2600 STATE STREET, BUILDING E  
SALEM, OR 97310

LOCATION:  
3700 SW PHILOMATH BLVD.  
CORVALLIS, OR



FINAL CONSTRUCTION DRAWING

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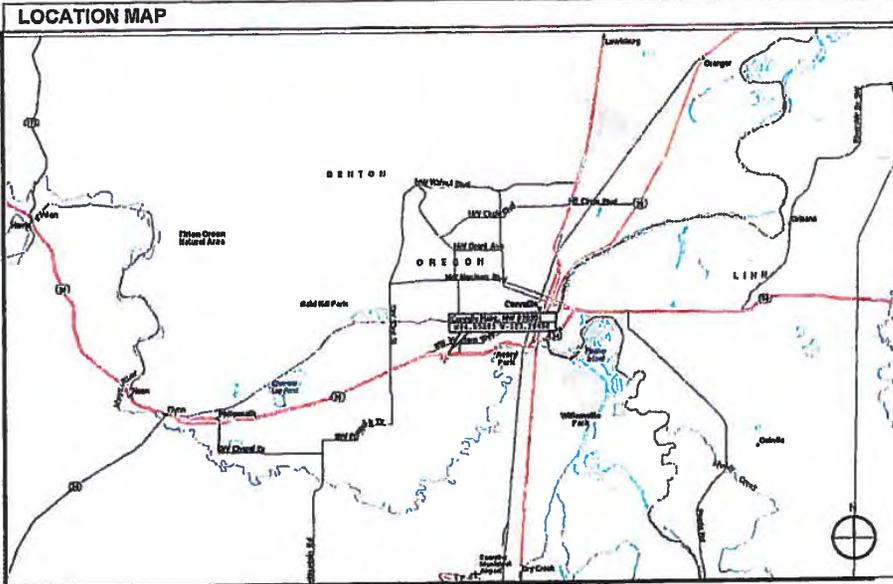
### ATTENTION:

SIGNATURES BELOW ARE FOR THE PURPOSES OF REVIEW AND REDLINE PROCESS FOR DRAWINGS. THEY ARE NOT INTENDED TO BE CONSTRUED AS ANY FORM OF COMPLIANCE TO PROCEED WITH SITE CONSTRUCTION.

#### DRAWING REVIEW SIGNATURES

BYE APPROVAL:	DATE:
ENVIRONMENTAL:	DATE:
STATE WARELESS:	DATE:
IMPLEMENTATION TECHNICIAN:	DATE:
PM:	DATE:
SUP:	DATE:
TARGET RADIO DESIGN:	DATE:

Site Name	Corvallis Maint MW (New Tower)		
Site Address	3700 SW PHILOMATH BLVD. CORVALLIS, OR 97		
County/Jurisdiction	Benton	Jurisdiction	City of Corvallis
State	Oregon		
Latitude	44.35283	44° 33' 10.202"	
Longitude	-123.29452	-123° 17' 40.25"	
Parcel ID	SEC 14	TWP 12S	RNG 5W
Tract Lot	100		
Site Elevation	328		
Tower Height	100		
Overall Height	105		
Zoning	RS-3.5 Low Density Residential		
Property Owner	ODOT		
Address			
Phone			
Power Provider	PGE		
Address			
Phone			
Telco Provider			
Address			
Phone			
Contact Title	Contact Title	Office	Cell
Primary Tech	Shawnie Lobbins	(503) 986-2857	(503) 983-3124
Alternate Tech	NA	NA	NA
SPM	Jim Crawford	(503) 834-2119	(503) 981-3194
Engineer	Rob Stoffe	(503) 834-4903	(503) 689-2103



#### DESIGN CRITERIA

1. AISC/AIA-322-C
2. OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2010
3. OREGON FIRE CODE 2010
4. NATIONAL ELECTRIC CODE 2008

#### DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

#### PROJECT DESCRIPTION

THE STATE RADIO PROJECT (SRP) PROPOSES TO: Modify an Existing Unlicensed Telecommunication Site.

#### SITE ACCESS REQUIREMENTS

DIRECTIONS TO SITE

DISCREPANCY VERIFIED BY BOB SCHMIDT 11/28/2012:  
Traveling southbound I-5 in the Albany Oregon area take exit #228 Hwy 34 and head west for 0.8 miles and turn left onto OR-34 (Benton Hwy/Corvallis-Hesperus Hwy). Drive 2.5 miles to left turn into maintenance yard. Enter first gate to left and site will be to the right.

#### SHEET INDEX

- T-1 TITLE SHEET
- C-1 ZONING PLAN
- C-2 ENLARGED SITE PLAN
- C-3 GRADING & EROSION PLAN
- C-4 GRADING & EROSION DETAILS
- C-5 FENCE DETAIL AND NOTES
- C-6 SITE DETAILS
- C-7 SITE DETAILS
- C-8 SIGNAGE DETAILS
- D-8A SIGNAGE NOTES
- S-1 TOWER CLEARANCES
- S-1A ANEMOMETER SHEETS
- S-2 TOWER LOADING & ORIENTATION DETAILS
- S-3 RADIO RACKS, CLIMB LADDERS, ICE SHIELDS, & ANTENNA DETAILS
- D-1 ANTI-CRIMP DETAILS
- D-2 WIND SHELTER DETAILS
- D-3 SHELTER LAYOUT
- D-4 COAK FERRULE DETAIL
- EN-1 ENVIRONMENTAL ACTION
- T-1 ONE LINE DIAGRAM
- D-1 GROUNDING PLAN
- D-2 GROUNDING DETAILS
- D-3 GROUNDING DETAILS
- D-4 GROUNDING DETAILS
- D-5 GROUNDING DETAILS
- GN-1 GENERAL NOTES
- GN-2 GENERAL NOTES
- GN-3 GENERAL NOTES
- GN-4 GENERAL NOTES
- D-132514 DRILLED PIER TOWER FOUNDATION LAYOUT

STATE RADIO PROJECT  
INTEROPERABILITY  
NETWORK  
2008 STATE STREET, BUILDING E  
CORVALLIS MAINTENANCE MW  
BENTON COUNTY, OREGON

#### TITLE SHEET

SITE ID	F70201
DRAWN BY	RAS/RS/ENK
REV-B	10/18/2012
SHEET NO.	T-1
SCALE	N/A
REV A	10/22/2012 RAS Updated to PCI revisions
REV A	12/02/2012 RAS Updated PCI revisions to 100% I
REV A	12/04/2012 RCF Updated PCI revisions
REV A	01/09/2014 RAS Update to PCI and new tower
REV A	12/15/2014 DK Final update to PCI and new tower

Attachment B - 76



**SCOPE OF WORK:** Items listed will correspond to drawing label as shown numerically.

**Compound**

1. Clear and grub site area.
2. Install geo fabric and gravel compound, as per detail B on C-7.

**(E) Shelter/Communications Building**

3. Install (N) radios and racks. (Work done by others).
4. Install grounding to per details.
5. Install (N) battery and charger. (Work done by others).
6. Seal (E) coax port with coax boots.
7. Install (N) polyphaser rack.
8. Install (N) Valmont #B1338 or equivalent, 8 hole coax entry port.
9. Seal up vent holes in CMU walls.
10. Install signs on shelter door per sheet C-8.

**Tower**

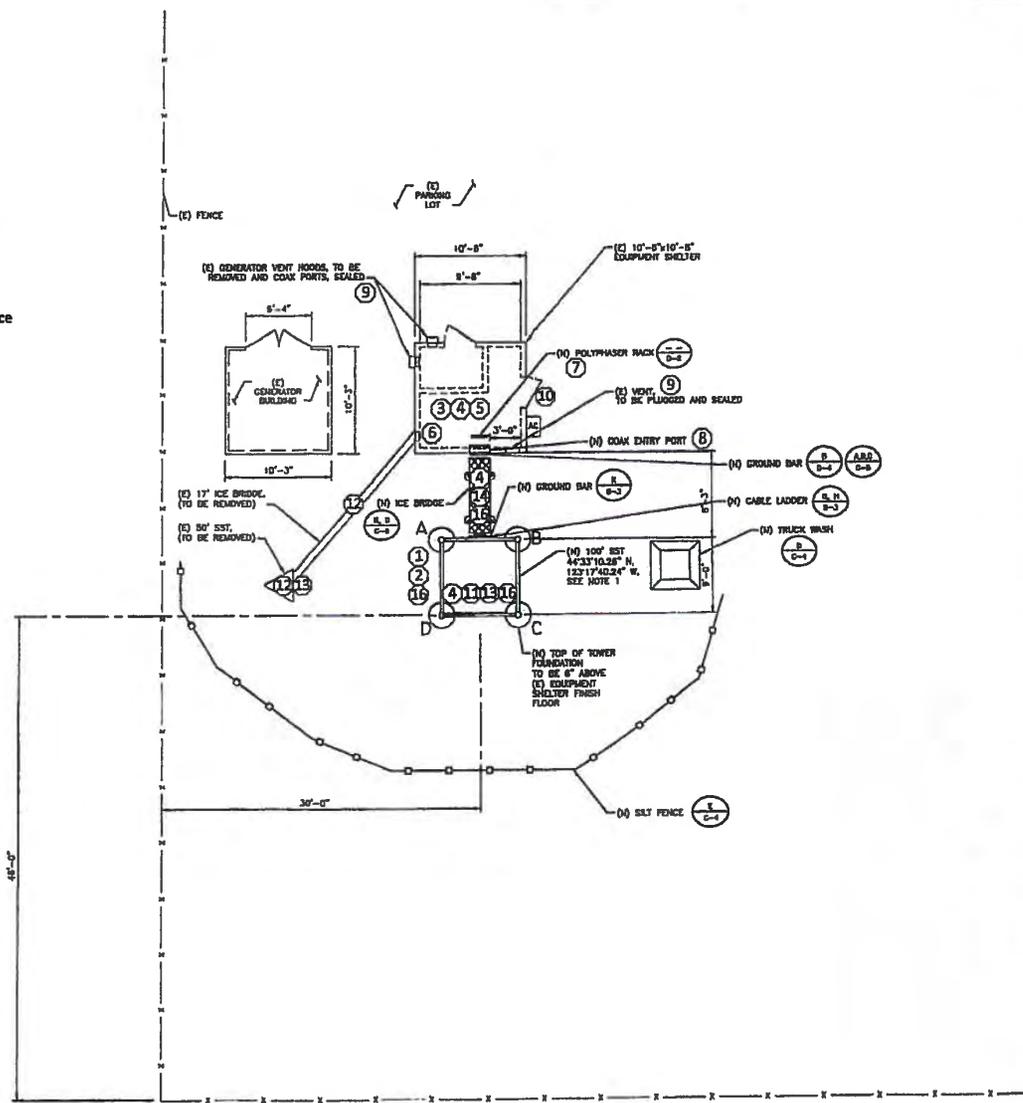
11. Install (N) tower foundation, (N) 100' SST with ice bridge.
12. Decommission and remove (E) tower, (E) tower foundation 18" below grade, and (E) ice bridge and (E) ice bridge supports.
13. Relocate (E) antennas to (N) tower.
14. Install (N) ice bridge from (E) shelter to (N) tower.

**Power**

15. No work.

**Grounding**

16. As required, install (N) or upgrade (E) grounding to conform to plans (G sheets) and statement of work section 9.



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**STATE RADIO PROJECT  
INTEROPERABILITY  
NETWORK**  
5800 STATE STREET, BUILDING 8  
GALDEN, OREGON 97030

**CORVALLIS MAINTENANCE MW  
BENTON COUNTY, OREGON**

**ENLARGED SITE PLAN**

DATE	12/15/2012
DRAWN BY	MS/MS/MS
REV 0	12/15/2012
REV 1	12/15/2012
REV 2	12/15/2012
REV 3	12/15/2012
REV 4	12/15/2012
REV 5	12/15/2012
REV 6	12/15/2012
REV 7	12/15/2012
REV 8	12/15/2012
REV 9	12/15/2012
REV 10	12/15/2012
REV 11	12/15/2012
REV 12	12/15/2012
REV 13	12/15/2012
REV 14	12/15/2012
REV 15	12/15/2012
REV 16	12/15/2012
REV 17	12/15/2012
REV 18	12/15/2012
REV 19	12/15/2012
REV 20	12/15/2012

ANTENNA INFO SHOWN IS CURRENT AS OF 08/26/2013  
PLEASE REFERENCE TOWER MAPPING CALL OUTS TO SHEET S-2

- NOTES:**
1. IF INFORMATION TO BE VIEWED BY AN ENGINEER PRIOR TO CONSTRUCTION.
  2. THE TOWER DESIGN FOR THIS SITE TO BE COMPLETED BY OTHERS.
  3. MOUNTS AND COAX TO BE PAINTED TO MATCH TOWERS THAT ARE PAINTED.

- COAXIAL ANTENNA CABLE NOTES:**
1. THE ANTENNA COAXIAL CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMANCE AND SUPPLYING 3PP PAID WITH ONE (1) HARD COPY & A SOFT COPY OF ALL SHEET TRACES BY LINE & LABELS. THIS TEST SHALL BE PERFORMED TO THE SPECIFICATIONS AND PARAMETERS OBTAINED BY 3PP FROM THIS TEST PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SITE.
  2. ALL COAXIAL CABLE WILL BE BOUND TO THE DESIGNER SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 4'-0" O.C.
  3. UPON COMPLETION PROVIDE A DESIGN VERIFICATION REPORTING HAZARD CENTER AND TOP OF ANTENNA AND ANTENNA SERIAL NUMBERS TO 3PP.
  4. COAX & WAVEGUIDE FEEDLINES TO BE SUPPORTED WITH RUBBER CUSHIONS.

- ANTENNA MOUNTING NOTES:**
1. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A153 72MG (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS, UNLESS NOTED OTHERWISE (RND).
  2. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 72MG (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL HARDWARE, UNLESS NOTED OTHERWISE (RND). DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A768.
  3. ALL ANTENNA MOUNTS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  4. DRILLING OF TOWER MEMBERS IS PROHIBITED WITHOUT WRITTEN APPROVAL OF TOWER MANUFACTURER'S ENGINEER.



FINAL CONSTRUCTION DRAWING

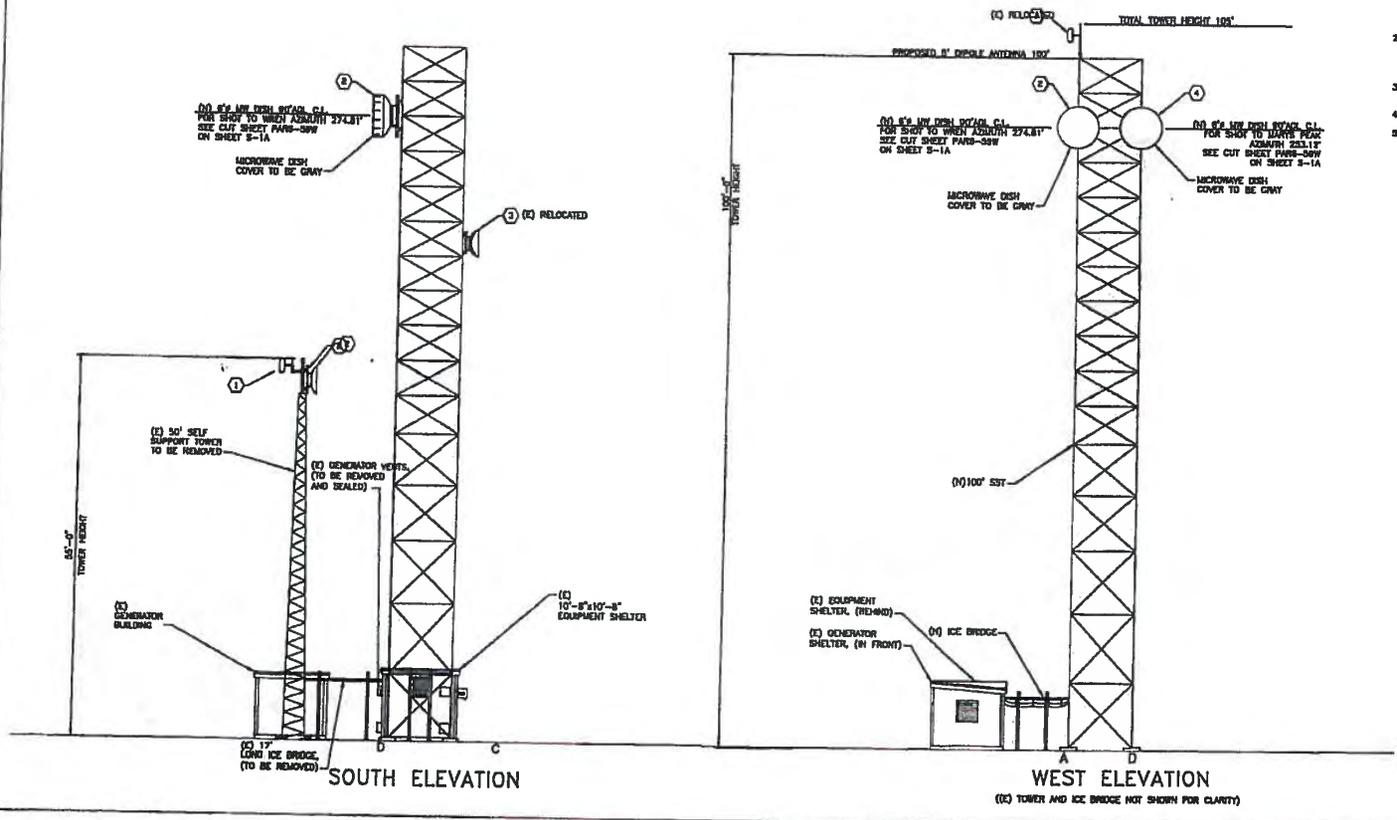
THIS DRAWING IS CONSIDERED AS BEING THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND/OR THE INFORMATION CONTAINED HEREON IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

STATE RADIO PROJECT INTEROPERABILITY NETWORK  
2000 STATE STREET, BALDWIN, OREGON 97008

CORVALLIS MAINTENANCE MW  
BENTON COUNTY, OREGON

**TOWER ELEVATIONS**

SITE ID	F78281
ISSUED BY	RAS/RAS/ENC
REVISED	10/18/2012
SHEET NO.	S-1
SCALE	1/16"=1' 1/8"=1'
REVISED	10/18/2013 RAS
Updated to	PC2
REVISED	10/22/2013 RAS
Updated to	PC2 rollouts
REVISED	10/22/2013 RAS
Updated to	PC2 rollouts to 100' HGT
REVISED	10/22/2013 HGT
Updated to	PC2 rollouts to 100' HGT
REVISED	10/22/2013 RAS
Updated to	PC2 rollouts to 100' HGT



Attachment B - 79

# Exhibit B

(FULL mailing labels list for)  
PUBLIC NOTICE MAILING  
REPORT PREPARED: 2/12/2014  
BY ADMIN

## interested party list

HELEN M ELLIS  
3344 SW WILLAMETTE AVE  
CORVALLIS OR 97330

## interested party list

NOREEN & GENE DICKERHOOF  
3480 SW WESTERN  
CORVALLIS OR 97333

## interested party list

ROSS PARKERSON  
1352 NW LINCOLN AVE  
CORVALLIS OR 97330

## neighborhood

TUNISON NEIGHBORHOOD ASSOCIATION  
GEORGE BROWN  
2539 SW LEONARD ST  
CORVALLIS OR 97333

## neighborhood

GREENBRIAR PLACE NEIGHBORHOOD ASSOCIATION  
JIM BOYLE  
3035 NW GREENBRIAR PL  
CORVALLIS OR 97330

## neighborhood

COLLEGE HILL NEIGHBORHOOD ASSOCIATION  
GARY ANGELO  
143 NW 28TH ST  
CORVALLIS OR 97330

## neighborhood

HARDING NEIGHBORHOOD ASSOCIATION  
RANDY CHAKERIAN  
1007 NW 31ST ST  
CORVALLIS OR 97330

## neighborhood

HARDING NEIGHBORHOOD ASSOCIATION  
SHERRI JOHNSON  
717 NW 33RD ST  
CORVALLIS OR 97330

## neighborhood

ORCHARD DOWNS NEIGHBORHOOD ASSOCIATION  
KURT POWELL  
PO BOX 10  
CORVALLIS OR 97339

## neighborhood

BROOKLANE AREA NEIGHBORHOOD ASSOCIATION  
MARILYN KOENITZER  
4240 SW FAIRHAVEN DRIVE  
CORVALLIS OR 97333

## neighborhood

BROOKLANE AREA NEIGHBORHOOD ASSOCIATION  
SUSAN MORRE  
2775 SW FAIRMONT DRIVE  
CORVALLIS OR 97333

## neighborhood

QUEENS VIEW NEIGHBORHOOD ASSOCIATION  
CHUCK ORMAN  
3030 NW PRINCESS ST  
CORVALLIS OR 97330

## neighborhood

ORCHARD DOWNS NEIGHBORHOOD ASSOCIATION  
DAVID ANDERSON  
PO BOX 10  
CORVALLIS OR 97339

## neighborhood

JOBS ADDITION NEIGHBORHOOD ASSOCIATION  
LYN LARSON  
716 NW 14TH ST  
CORVALLIS OR 97330

## neighborhood

SKYLINE VALLEY NEIGHBORHOOD ASSOCIATION  
RALPH WALDRON  
2610 NW GLENWOOD DRIVE  
CORVALLIS OR 97330

## neighborhood

WEST HILLS NEIGHBORHOOD ASSOCIATION  
VIDA KRANTZ  
4020 SW WEST HILLS ROAD  
CORVALLIS OR 97333

## neighborhood

PLEASANT STREET NEIGHBORHOOD ASSOCIATION  
MIKE SCHWEIZER  
976 NW MEADOW RIDGE PLACE  
CORVALLIS OR 97330

## neighborhood

AVERY ADDITION NEIGHBORHOOD ASSOCIATION  
JUDY GIBSON  
1002 SW 10TH ST  
CORVALLIS OR 97333

## neighborhood

THE UPLANDS AT TIMBERHILL NEIGHBORHOOD  
CAROLYN MILLER  
P. O. BOX 371  
CORVALLIS OR 97339

## neighborhood

TIMBERHILL TOWNHOUSE NEIGHBORHOOD  
TED LANGTON  
3355 NW WALNUT BLVD  
CORVALLIS OR 97330

## neighborhood

TIMBERHILL SE 1ST ADDITION ASSOCIATION  
JANICE BROOKS  
2349 NW GREEN CIRCLE  
CORVALLIS OR 97330

## neighborhood

SOUTH CORVALLIS NEIGHBORHOOD ASSOCIATION  
TOM POWELL  
2035 SE 3RD ST  
CORVALLIS OR 97333

## neighborhood

QUEENS VIEW NEIGHBORHOOD ASSOCIATION  
KEN KLEGG  
3085 NW PRINCESS DR  
CORVALLIS OR 97330

## neighborhood

NORTH COLLEGE HILL NEIGHBORHOOD  
INFORMATION NOT AVAILABLE

## neighborhood

NASH AVENUE NEIGHBORHOOD ASSOCIATION  
STEVE LAWTON  
4902 SW NASH AVENUE  
CORVALLIS OR 97333

## neighborhood

COLLEGE HILL NEIGHBORHOOD ASSOCIATION  
DAN BROWN  
3009 NW VAN BUREN  
CORVALLIS OR 97330

## neighborhood

CENTRAL PARK NEIGHBORHOOD ASSOCIATION  
MICHAEL POPE  
410 SW 6TH ST  
CORVALLIS OR 97333

## neighborhood

CEDARHURST NEIGHBORHOOD ASSOCIATION  
LAURA EVENSON  
3855 NW VAN BUREN  
CORVALLIS OR 97330

## neighborhood

BROOKLANE AREA NEIGHBORHOOD ASSOCIATION  
LAURIE CHILDERS  
2675 SW FAIRMONT DRIVE  
CORVALLIS OR 97333

neighborhood	council list	owner - GIS	12503CB02001
AVERY HOMESTEAD NEIGHBORHOOD ASSOCIATION KIRK BAILEY PO BOX 1702 CORVALLIS OR 97339	CITY COUNCIL WARD 1 PENNY YORK 3765 SW FAIRHAVEN DRIVE CORVALLIS OR 97333	WELTER KENT B 3610 SW OETJEN AVE CORVALLIS OR 97333	
neighborhood	owner - GIS	12503CB02200	owner - GIS 12503CB02100
TIMBER RIDGE NEIGHBORHOOD ASSOCIATION DON ARMSTRONG 2710 NW GARRYANNA DR CORVALLIS OR 97330	ABBOTT BILLY B & KE* 3625 SW OETJEN AVE CORVALLIS OR 97333-4053	DAVIS MICHELLE L & * 34109 NE SUNRISE ST CORVALLIS OR 97333	
neighborhood	owner - GIS	12503CB02000	owner - GIS 12503CB02301
NW CIRCLE BLVD NEIGHBORHOOD ASSOCIATION ELINOR GRIFFITHS 3535 NW CIRCLE CORVALLIS OR 97330	BOND LAURA 3550 SW OETJEN AVE CORVALLIS OR 97333	AHEARN KERRY DAVID 3545 SW OETJEN AVE CORVALLIS OR 97333-4054	
neighborhood	owner - GIS	12504DD14600	owner - GIS 12504DD14800
SATINWOOD NEIGHBORHOOD ASSOCIATION  INFORMATION NOT AVAILABLE	HOGREBE GLENN M & A* 1468 SW BIRDIE DR CORVALLIS OR 97333	JONES JAMES A & DIA* 6712 COUNTY ROAD 25 ORLAND CA 95963	
neighborhood	owner - GIS	12503CB03500	owner - GIS 12504DD10900
GARFIELD PARK NEIGHBORHOOD ASSOCIATION STEWART WERSHOW 1541 NW 12TH STREET CORVALLIS OR 97330	SESNA SHIRLEY RUTH 1370 SW 35TH ST CORVALLIS OR 97330	RONDEAU A GREGORY & * 1447 SW BIRDIE DR CORVALLIS OR 97333	
neighborhood	owner - GIS	12504DB05400	owner - GIS 12504DD11000
CENTRAL PARK NEIGHBORHOOD ASSOCIATION COURTNEY CLOYD 227 SW 8TH ST CORVALLIS OR 97333	ZWINGRAF JOSEPH R & * 10265 SW KATHERINE ST TIGARD OR 97223	PHATAK S V & K 1451 SW BIRDIE DR CORVALLIS OR 97333	
neighborhood	owner - GIS	12504DB05300	owner - GIS 12504DD14900
WILLAMETTE LANDING NEIGHBORHOOD KATRINA ANDERSON 3501 SE SHORELINE DR CORVALLIS OR 97333	BRECKENRIDGE GARRY * 3800 SW NEER AVE CORVALLIS OR 97333	MCEVOY ESTHER 3290 SW WILLAMETTE AVE CORVALLIS OR 97333-1509	
neighborhood	owner - GIS	12504DB04300	owner - GIS 12504DD15900
CHINTIMINI NEIGHBORHOOD ASSOCIATION CHARLYN ELLIS 519 NW 21ST ST CORVALLIS OR 97330	HOLMES JOHN G & ANN* 3848 SW NEER AVE CORVALLIS OR 97333	PLANK DALE L & BEVE* 1428 SW TROPHY PL CORVALLIS OR 97333-1195	
neighborhood	owner - GIS	12503CB01900	owner - GIS 12504DB04100
PORTER PARK NEIGHBORHOOD ASSOCIATION AMY ROY 1471 NW 17TH ST CORVALLIS OR 97330	GREVSTAD FRITZI S 3530 SW OETJEN AVE CORVALLIS OR 97333	DERRICKSON JAMES & * 3809 SW NEER AVE CORVALLIS OR 97333-1055	
council list	owner - GIS	12504DD16200	owner - GIS 12503CB03400
CITY COUNCIL WARD 4 DAN BROWN 3590 NW JACKSON AVENUE CORVALLIS OR 97330	RONDEAU THOMAS G & * 1444 SW BIRDIE DR CORVALLIS OR 97333	PEARSON DENNIS R 1350 SW 35TH ST CORVALLIS OR 97333	

owner - GIS	12503CB03300	owner - GIS	12504DA02800	owner - GIS	12504DD16100
NORTH CONGREGATION * 3757 25TH AVE NW ALBANY	OR 97321	NICKERSON JACK R & * 1175 SW IVY PL CORVALLIS	OR 97333-4045	WALTER BARRY J & HO* 2754 OLIVE AVE FREMONT	CA 94539
owner - GIS	12504DB07200	owner - GIS	12504DA02900	owner - GIS	12504DD16000
RENERIA CARLOS & A* 4135 SW NEER AVE CORVALLIS	OR 97333	LAXTON KEITH J & NA* 1163 SW IVY PL CORVALLIS	OR 97333	MENDOZA JOSEPH R & * 1424 SW TROPHY PL CORVALLIS	OR 97333
owner - GIS	12504DB05100	owner - GIS	12503CB06500	owner - GIS	12503CB03600
OWEN JOHN & BLANCHE* 6212 MONROE AVE SKYSVILLE	MD 21784	NOVAK RONDA J & MAT* 82095 LOST CREEK RD DEXTER	OR 97431	KOEBEL ARTHUR E JR * 1410 SW 35TH ST CORVALLIS	OR 97333
owner - GIS	12504DC01300	owner - GIS	12503CB06400	owner - GIS	12504DA02600
FOREST ENGINEERING * 620 SW 4TH ST CORVALLIS	OR 97333-4428	CONSER HOMES INC 1010 AIRPORT RD SE ALBANY	OR 97322-5125	TAFORO JOHN L & BAR* 3313 FERNSIDE BLVD UNIT C ALAMEDA	CA 94501
owner - GIS	12504DC01200	owner - GIS	12503CB06600	owner - GIS	12504DD15000
WILD ROSE HOLDINGS * 7055 NW GRANDVIEW DR CORVALLIS	OR 97330	MEALY JAMES I 1175 SW COLE PL CORVALLIS	OR 97333	CITY OF CORVALLIS P O BOX 1083 CORVALLIS	OR 97339
owner - GIS	12504DC02500	owner - GIS	12503CB06700	owner - GIS	12504D000100
NATIONAL INTRAMURAL * 4185 SW RESEARCH WAY CORVALLIS	OR 97333-1067	YAGER PAUL H & CHAR* 1165 SW COLE PL CORVALLIS	OR 97333	OREGON STATE DEPT T* 434 TRANSPORTATION BLDG SALEM	OR 97310
owner - GIS	12504DB05200	owner - GIS	12504D000300	owner - GIS	12503CB06200
POWERS WILLIAM J & * 3815 SW NEER AVE CORVALLIS	OR 97333	ASHBROOK INDEPENDEN* 4045 SW RESEARCH WAY CORVALLIS	OR 97333	HUYNH JAMES THIEN 1160 SW COLE PL CORVALLIS	OR 97333
owner - GIS	12504DB04000	owner - GIS	12504D000200	owner - GIS	12504DA02500
DERRICKSON JAMES & * 3809 SW NEER AVE CORVALLIS	OR 97333-1055	BENTON COUNTY 360 SW AVERY AVE CORVALLIS	OR 97333	GRIFFITH JAMES E, TR 1115 SW 53RD ST CORVALLIS	OR 97333
owner - GIS	12504DB03800	owner - GIS	12504DD11100	owner - GIS	12503CB06300
OREGON STATE DEPT T* 434 TRANSPORTATION BLDG SALEM	OR 97310	MCELLIGOTT BRIAN M 1457 SW BIRDIE DR CORVALLIS	OR 97333	LOUIE SHELTON & CHR* 2414 SE 125TH AVE VANCOUVER	WA 98683
owner - GIS	12504DA02700	owner - GIS	12504DD14700	owner - GIS	12504DA04400
ELLIS JIM & JILL 43 DESCANSO DR ORINDA	CA 94563-4208	KRAFT BEATRICE J 1460 SW BIRDIE DR CORVALLIS	OR 97333	ROSELINSKY MILTON & * 1433 MISSION CANYON RD SANTA BARBARA	CA 93105

owner - GIS	12504DA04500	occupants - GIS	12504DA02900	occupants - GIS	12503CB03300
SHERVEY FREDERICK G P O BOX 86320 PORTLAND	OR 97286	OCCUPANT OR RESIDENT 1163 SW IVY PL CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 1330 SW 35TH ST CORVALLIS	OR 97333
owner - GIS	12504DA03200	occupants - GIS	12504DA02500	occupants - GIS	12504DB04000
DENISON KERRY 2150 NW ELDER ST CORVALLIS	OR 97330	OCCUPANT OR RESIDENT 1160 SW IVY PL CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3809 SW NEER AVE CORVALLIS	OR 97333
owner - GIS	12504DA01900	occupants - GIS	12504DA02600	occupants - GIS	12504DB05200
WESTSIDE COMMUNITY * 4000 SW WESTERN BLVD CORVALLIS	OR 97333-3901	OCCUPANT OR RESIDENT 1178 SW IVY PL CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3815 SW NEER AVE CORVALLIS	OR 97333
owner - GIS	12503CB03301	occupants - GIS	12503CB02100	occupants - GIS	12504DB05100
BENTON COUNTY P O BOX 964 CORVALLIS	OR 97339	OCCUPANT OR RESIDENT 3630 SW OETJEN AVE CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3835 SW NEER AVE CORVALLIS	OR 97333
owner - GIS	12504DD07600	occupants - GIS	12504DA02800	occupants - GIS	12504DB07200
CITY OF CORVALLIS P O BOX 1083 CORVALLIS	OR 97339	OCCUPANT OR RESIDENT 1175 SW IVY PL CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 4135 SW NEER AVE CORVALLIS	OR 97333
occupants - GIS	12504DA01900	occupants - GIS	12504DA02700	occupants - GIS	12503CB03400
OCCUPANT OR RESIDENT 4000 SW WESTERN BLVD CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 1186 SW IVY PL CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 1350 SW 35TH ST CORVALLIS	OR 97333
occupants - GIS	12504DA04400	occupants - GIS	12503CB02001	occupants - GIS	12503CB03500
OCCUPANT OR RESIDENT 4010 SW WESTERN BLVD CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3610 SW OETJEN AVE CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 1370 SW 35TH ST CORVALLIS	OR 97333
occupants - GIS	12504DA03200	occupants - GIS	12503CB02000	occupants - GIS	12504DB04300
OCCUPANT OR RESIDENT 4030 SW WESTERN BLVD CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3550 SW OETJEN AVE CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3848 SW NEER AVE CORVALLIS	OR 97333
occupants - GIS	12503CB02200	occupants - GIS	12503CB01900	occupants - GIS	12504DB05300
OCCUPANT OR RESIDENT 3625 SW OETJEN AVE CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3530 SW OETJEN AVE CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3800 SW NEER AVE CORVALLIS	OR 97333
occupants - GIS	12503CB02301	occupants - GIS	12504D000100	occupants - GIS	12504DB05400
OCCUPANT OR RESIDENT 3545 SW OETJEN AVE CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3700 SW PHILOMATH BLVD CORVALLIS	OR 97333	OCCUPANT OR RESIDENT 3790 SW NEER AVE CORVALLIS	OR 97333

occupants - GIS 12503CB03600	occupants - GIS 12504DD14900	occupants - GIS 12503CB06400
OCCUPANT OR RESIDENT 1410 SW 35TH ST CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1448 SW BIRDIE DR CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1180 SW COLE PL CORVALLIS OR 97333
occupants - GIS 12504DD16000	occupants - GIS 12504DD11000	occupants - GIS 12503CB06500
OCCUPANT OR RESIDENT 1424 SW TROPHY PL CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1451 SW BIRDIE DR CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1185 SW COLE PL CORVALLIS OR 97333
occupants - GIS 12504DD16100	occupants - GIS 12504DD10900	occupants - GIS 12503CB06600
OCCUPANT OR RESIDENT 1446 SW BIRDIE DR CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1447 SW BIRDIE DR CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1175 SW COLE PL CORVALLIS OR 97333
occupants - GIS 12504DD16200	occupants - GIS 12504DD14800	occupants - GIS 12503CB06700
OCCUPANT OR RESIDENT 1444 SW BIRDIE DR CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1452 SW BIRDIE DR CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1165 SW COLE PL CORVALLIS OR 97333
occupants - GIS 12504DC02500	occupants - GIS 12504DD14700	occupants - GIS 12504DA04400
OCCUPANT OR RESIDENT 4185 SW RESEARCH WAY CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1460 SW BIRDIE DR CORVALLIS OR 97333	OCCUPANT OR RESIDENT 4012 SW WESTERN BLVD CORVALLIS OR 97333
occupants - GIS 12504DC01200	occupants - GIS 12504DD11100	
OCCUPANT OR RESIDENT 4175 SW RESEARCH WAY CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1457 SW BIRDIE DR CORVALLIS OR 97333	
occupants - GIS 12504DC01300	occupants - GIS 12504DD14600	
OCCUPANT OR RESIDENT 4149 SW RESEARCH WAY CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1468 SW BIRDIE DR CORVALLIS OR 97333	
occupants - GIS 12504D000200	occupants - GIS 12504DB05100	
OCCUPANT OR RESIDENT 4077 SW RESEARCH WAY CORVALLIS OR 97333	OCCUPANT OR RESIDENT 3839 SW NEER AVE CORVALLIS OR 97330	
occupants - GIS 12504D000300	occupants - GIS 12503CB06200	
OCCUPANT OR RESIDENT 4045 SW RESEARCH WAY CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1160 SW COLE PL CORVALLIS OR 97333	
occupants - GIS 12504DD15900	occupants - GIS 12503CB06300	
OCCUPANT OR RESIDENT 1428 SW TROPHY PL CORVALLIS OR 97333	OCCUPANT OR RESIDENT 1170 SW COLE PL CORVALLIS OR 97333	

Gail A. Harbent  
 ODOT - State Road Project  
 2600 State Street, Bldg E  
 Salem, OR 97310

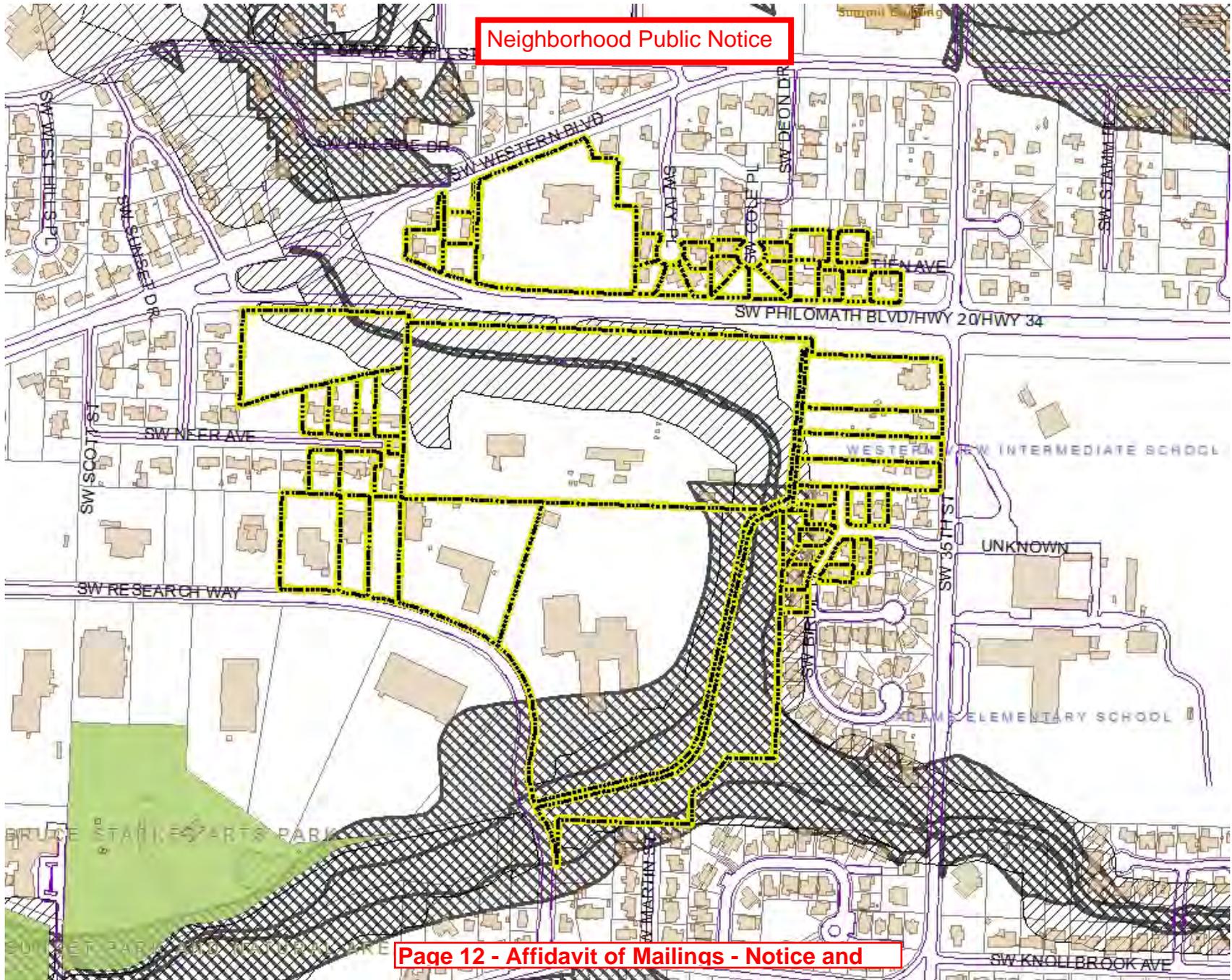
Sarah Johnson  
 City of Corvallis, OR  
 Planning Department  
 501 SW Madison Avenue  
 Corvallis, OR 97339

Kevin Young  
 City of Corvallis, OR  
 Planning Department  
 501 SW Madison Avenue  
 Corvallis, OR 97339

Melissa Elliott  
 Ashbrook Independent School  
 4045 SW Research Way  
 Corvallis, OR 97333

Greg Hammerstad  
 Ashbrook Independent School  
 4045 SW Research Way  
 Corvallis, OR 97333

Neighborhood Public Notice



Page 12 - Affidavit of Mailings - Notice and

**Exhibit 11 - Neighborhood Meeting Packet (Sign-in)**

**CORVALLIS MAINTENANCE (ODOT) NEIGHBORHOOD MEETING SIGN IN SHEET**

April 16, 2014 6:00 pm Corvallis Maintenance (ODOT) Neighborhood Meeting  
Ashbrook Independent School - Theater, 4045 SW Research Way, Corvallis, OR 97333 (541) 766-8313

	<u>Name (print) &amp; Email</u>	<u>Signature</u>	<u>Address</u>
1.	Gail Harbert provincetown.com	Gail Harbert	ODOT
2.	Kevin Province	[Signature]	ODOT - Blvd! Ventel
3.	Ben Baggett	Ben Baggett	1448 SW Bridge Dr. 97333
4.	Art + Mary Koebel	Mary Koebel	1410 SW 35th
5.	Martha Steen	Martha Steen	SRP
6.	Maryna Curzon	M. Curzon	SRP
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			

## **MEETING MINUTES**

**Type of Meeting:** Corvallis Maintenance Neighborhood Meeting – ODOT Communication Facility Proposal

**Date and Time of Meeting:** April 16, 2014 at 6:00PM

**Location of Meeting:** Ashbrook Independent School – Theater, 4045 SW Research Way, Corvallis, OR 97333

**Number in Attendance:** 8 (Including Applicant/Agent)

**Applicant/Agent:** Kevin S. Provance, Planning Manager, Black & Veatch on behalf of ODOT – State Radio Project

**Proposed Site Name:** Corvallis Maintenance (#F70201) - ODOT – State Radio Project

**Proposed Site Location:** 3700 SW Philomath Boulevard, Corvallis, OR 97333

**Proposal Description:** Construct a new 100ft communication tower facility with (antenna 5 feet above the height of the tower for an overall height of 105 feet) and associated equipment at ODOT – Corvallis Maintenance Facility located at 3700 SW Philomath Boulevard, Corvallis, OR 97333, for the purposes of public service and emergency management. **(Please note that the new tower proposal is to construct a 95ft tower with antennas not to exceed 99 feet overall height above the top of tower. – As of June 4, 2014)**

**Material Handouts/Presentation:** 75 Copies of the 11x17 Site Plans, 75 Copies of the Photo Simulations and 75 copies of the Tower Analysis.

**Public Notice Date:** April 3, 2014 – Sent 149 public notices out with attached Site Plans to properties within 300 feet of the subject parcel. **(Please note that 5 notices were sent back due to undeliverable addresses.)**

**NOTES:** ODOT – State Radio Project conducted a neighborhood meeting at the Ashbrook Independent School on April 16, 2014 for the purposes of community outreach and citizen participation and feedback. This meeting was not required as part of the application process but ODOT wanted to seek input from the community regarding this existing tower site and the proposal to modify the site.

Meeting Opening

The neighborhood meeting started at 6:05pm

There were 3 neighbors and 5 ODOT associates who participated in the neighborhood meeting, including the Applicant/Agent. All materials were handed out for review and discussion. The specific topics that were discussed at the meeting were:

- 1) Introduction
- 2) What is ODOT – State Radio Project?
- 3) Why are we replacing the existing 50ft tower?
- 4) Our Overall Proposal
- 5) Why the existing location?
- 6) What concerns are there regarding Radio Frequency Emissions?
- 7) What mitigation measures are we using at the site?

(See Attached Note Pad Photos)

ODOT staff presented the proposal and went over the Site Plan Drawings, Photo Simulations and Tower Analysis handouts to illustrate ODOT's scope of work and proposed schedule timelines. Everyone participated in meeting and asked specific questions related to the topics above. Specific questions that came out this meeting were; did ODOT look at other towers in the immediate area? Why does ODOT need to build at the proposed height? What are the RF Emission impacts to the immediate area based on proposed antennas/microwaves? What additional visual impacts are there as a result of this tower increasing in height? Will ODOT allow for commercial carriers on their tower or will this tower be strictly for public service use only. Will any trees be impacted as a result of the tower proposal and will the tower have to go higher in the future as result of future tree growth?

ODOT staff answered the questions and noted any additional follow-up discussions with neighbors could be done via email or by phone. Staff stated that they looked at all existing tower locations and structures within a 3,600ft radius of the site. All structures and towers were either not suitable structurally or did not have the available space for the required microwave antennas. As for the proposed height, staff indicated that the height is required to reach the Mary's Peak and Wren tower locations to the West and Washburn Butte location to the East. ODOT emphasized the critical need for direct radio transmission microwave shots to these locations for seamless radio transmission for the purposes of emergency management, public safety and service. RF Emission was addressed and stated that no more than 1-2 watts of power transmission output is resulted per microwave antenna. Staff also discussed the recommended FCC distance standards from antennas to human contact for the purposes of human health and safety. As a result of the tower height and the locations of each antenna/microwave on the proposed tower, the human rate exposure is little to no impact and therefore meets all FCC standards for human health and safety.

Concerns regarding visual impacts were discussed and staff went through the photo simulations in detail. The direct impact will be to the school itself. However, ODOT explained that because

of the vegetative buffer on the southern perimeter of ODOT's property and that it is located 45 feet back from the property line; the visual impacts will be mitigated as a result of the tower location and design. ODOT has also scaled down the tower by half the width of the average 4 legged lattice tower being built by industry standards. ODOT proposal is to mitigate the visual impacts of the tower by reducing the dimensional width and keeping it close to the vegetative buffer. The location itself is buffered from the majority of the neighborhood. As for collocation opportunities, ODOT always accepts all applications for collocation whether it is for public or private use, depending upon tower space availability. However, ODOT does prefer to allow for collocation with other public service agencies as a priority. The reason for this is to allow for first responders to strengthen their emergency networks and to eliminate the need for additional infrastructure, which cost additional tax dollars for construction and operations. ODOT does works with all carriers to collocate on their towers in order to be regulatory compliant and to find availability when necessary.

Lastly, ODOT proposal for a higher tower does take into consideration the rate of future tree growth. At this time, the locations of the proposed microwaves clear the height of the existing trees by 50 feet. Any additional tenants will have the same opportunity to collocate above the tree line. It is noted that the continued management of the existing trees is an agreement between ODOT and the Ashbrook Independent School.

#### Adjournment

No other questions were asked and the Neighborhood Meeting was adjourned at 7:15pm.

Welcome

Corvallis Maintenance

ODOT

Neighborhood Meeting

\* Introduction

\* What is ODOT - State Rn  
Project?

\* Why ARE we Replacing the  
existing 50ft tower?

\* Our Project Proposal!

\* Why the existing location?

\* What concerns ARE there Regarding  
Radio Frequency emissions?

\* What mitigation measures ARE we  
using at the site?

CALL BEFORE YOU DIG!!



UTILITIES UNDERGROUND  
LOCATION CENTER  
CALL TOLL FREE  
1-800-424-6555

# CORVALLIS MAINT. MW #F70201

## OREGON STATE RADIO PROJECT

2600 STATE STREET, BUILDING E  
SALEM, OR 97310

LOCATION:  
3700 SW PHILOMATH BLVD.  
CORVALLIS, OR



### ATTENTION:

SIGNATURES BELOW ARE FOR THE PURPOSES OF REVIEW AND REDLINE PROCESS FOR DRAWINGS. THEY ARE NOT INTENDED TO BE CONSTRUED AS ANY FORM OF COMPLIANCE TO PROCEED WITH SITE CONSTRUCTION.

#### DRAWING REVIEW SIGNATURES

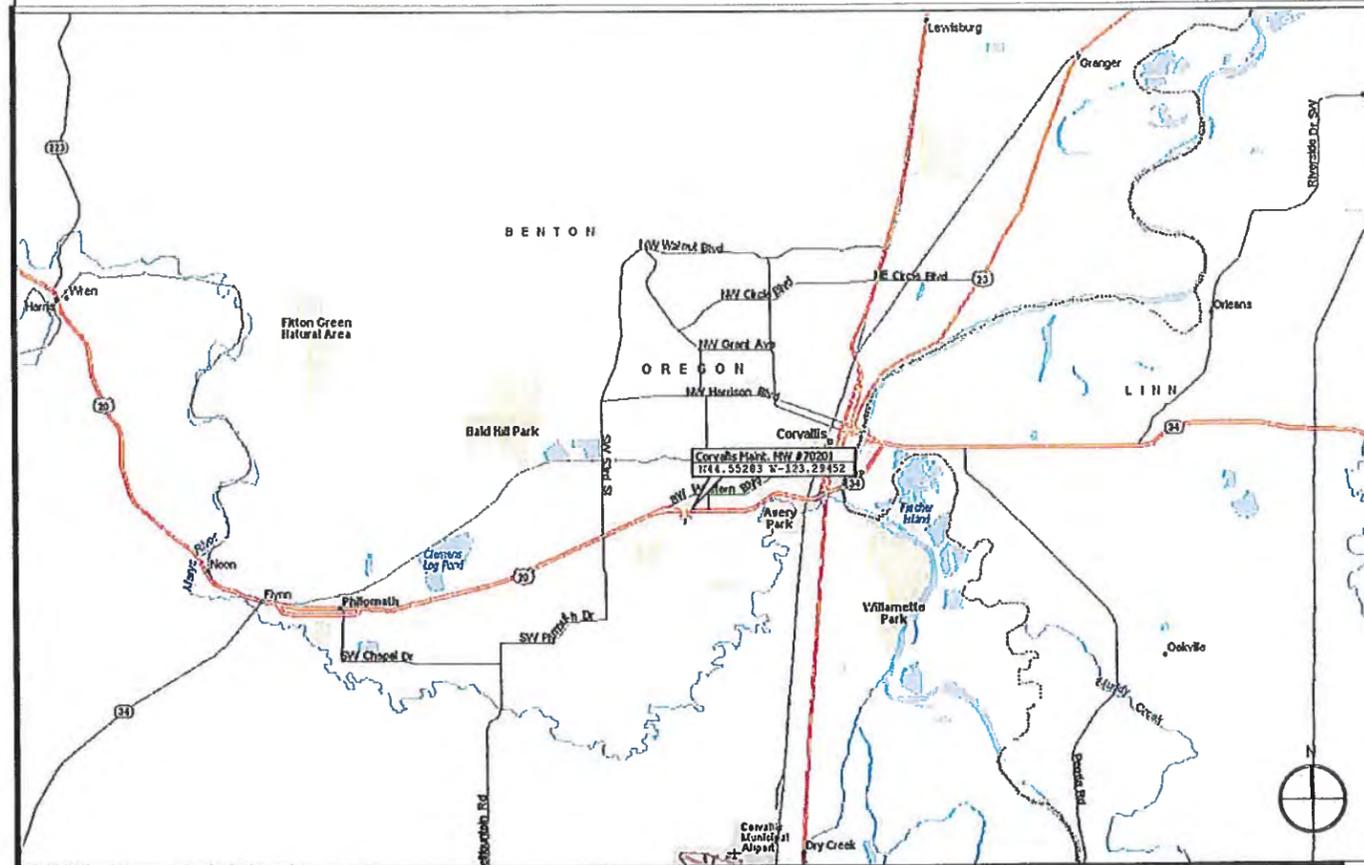
SITE ACQUISITION:	DATE:
ENVIRONMENTAL:	DATE:
STATE WIRELESS:	DATE:
IMPLEMENTATION TECHNICIAN:	DATE:
RFM:	DATE:
SPM:	DATE:
HARRIS RADIO DESIGN:	DATE:

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Site Name	Corvallis Maint M/W (New Tower)		
Site Address	3700 SW PHOLOMATH BLVD. CORVALIS, OR 97		
County/Jurisdiction	Benton	Jurisdiction	City of Corvallis
State	Oregon		
Latitude	44.55283	44° 33' 10.202"	
Longitude	-123.29452	-123° 17' 40.26	
Parcel ID	SEC 4	TWP 12S	RNG 5W
Tax Lot	100		
Site Elevation	228		
Tower Height	100		
Overall Height	105		
Zoning	RS-3.5 Low Density Residential		
Property Owner	Name	ODOT	
	Address	0	
	Phone	0	
Power Provider	Name	PGE	
	Address	0	
	Name	0	
	Phone	0	
Telco Provider	Name	0	
	Address	0	
	Name	0	
	Phone	0	
Contact Title	Contact Title	Office	Cell
Primary Tech	Dominic Luebbers	(503) 986-2897	(503) 983-3324
Alternat Tech	NA	NA	NA
SPM	Jim Crawford	(503) 934-2119	(360) 901-3194
Engineer	Bob Stolle	(503) 934-6903	(503) 689-2103

### LOCATION MAP



### DESIGN CRITERIA

- ANSI/EA/TIA-222-G
- OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2010
- OREGON FIRE CODE 2010
- NATIONAL ELECTRIC CODE 2008

### DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

### PROJECT DESCRIPTION

THE STATE RADIO PROJECT (SRP) PROPOSES TO:  
Modify an Existing Unmanned Telecommunication Site.

### SITE ACCESS REQUIREMENTS

### DIRECTIONS TO SITE

DIRECTIONS VERIFIED BY ROY SPAULDING 11/29/2012:  
Traveling southbound I-5 in the Albany Oregon area take exit #228 Hwy 34 and head west for 9.6 miles and turn left onto OR-34 Bypass W/Corvallis-Newport Hwy. Drive 2.5 miles to left turn into maintenance yard. Enter first gate to left and site will be to the right.

### SHEET INDEX

- T-1 TITLE SHEET
- C-1 ZONING PLAN
- C-2 ENLARGED SITE PLAN
- C-3 GRADING & EROSION PLAN
- C-4 GRADING & EROSION DETAILS
- C-5 FENCE DETAIL AND NOTES
- C-6 SITE DETAILS
- C-7 SITE DETAILS
- C-8 SIGNAGE DETAILS
- C-8A SIGNAGE NOTES
- S-1 TOWER ELEVATIONS
- S-1A ANTENNA CUT SHEETS
- S-2 TOWER LOADING & ORIENTATION DETAILS
- S-3 RADIO RACKS, CLIMB LADDER, ICE SHIELD, & ANTENNA DETAILS
- D-1 ANTI-CLIMB DETAILS
- D-2 MISC SHELTER DETAILS
- D-3 SHELTER LAYOUT
- D-4 COAX FEEDLINE DETAILS
- EN-1 ENVIRONMENTAL ACTION
- E-1 ONE LINE DIAGRAM
- G-1 GROUNDING PLAN
- G-2 GROUNDING DETAILS
- G-3 GROUNDING DETAILS
- G-4 GROUNDING DETAILS
- G-5 GROUNDING DETAILS
- GN-1 GENERAL NOTES
- GN-2 GENERAL NOTES
- GN-3 GENERAL NOTES
- GN-4 GENERAL NOTES
- D-138544 DRILLED PIER TOWER FOUNDATION LAYOUT

STATE RADIO PROJECT  
INTEROPERABILITY  
NETWORK  
2600 STATE STREET, BUILDING E  
SALEM, OREGON 97310



CORVALLIS MAINTENANCE MW  
BENTON COUNTY, OREGON

### TITLE SHEET

SITE ID	F70201
DRAWN BY	RAS/JRS/EHE
REV-0	10/18/2012
SHEET NO.	T-1
SCALE	NTS
REV A	10/22/2013 RAS Update to PCD redlines
REV A	12/02/2013 RAS Update PCD redlines to 100' tower
REV A	12/30/2013 NCF Update PCD with redlines.
REV A	03/06/2014 RAS Move to PCD and new template
REV A	03/10/2014 EHE For correctors to sheets C-2 & C-7 per redlines.

12-5-04DA



20 (CORVALLIS - NEWPORT HIGHWAY)

PROPOSED HIGHWAY REALIGNMENT  
(NOT CONSTRUCTED) (SEE HIGHWAY DWG 8B-1-30)

100  
18.43 Ac.

SECTION 4  
RS-3.5  
(LOW DENSITY RESIDENTIAL)

CS 3769

(E) TOWER

(N) TOWER

SQUAW  
12-FOOT BIKE PATH

588'01'45"E 422.40  
N89'51'26"E 400.00  
588'00'45"E 873.64 (CALC.)  
N69'51'21"E 771.87

200  
4.11 Ac.

300  
14.80 Ac.

0901

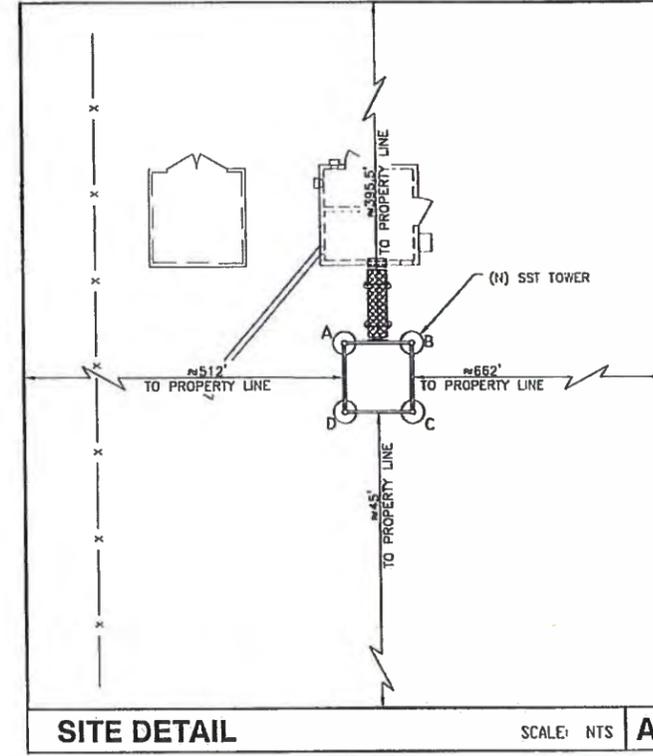
SECTION 4  
RTC  
(RESEARCH TECHNOLOGY CENTER)

1997-029

R=1400.00  
R=1340.00  
A=286.76  
A=113.44  
A=287.23

RESEARCH

500  
7.09 Ac.



SITE DETAIL

T12S, R5W, SEC 4, TL 100  
BENTON COUNTY, OREGON



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STATE RADIO PROJECT  
INTEROPERABILITY  
NETWORK  
2800 STATE STREET, BUILDING E  
SALEM, OREGON 97310

CORVALLIS MAINTENANCE MW  
BENTON COUNTY, OREGON

ZONING PLAN	
SITE ID	F70201
DRAWN BY	RAS/JRS/EHE
REV-0	10/18/2012
SHEET NO.	C-1
SCALE	11x17 22x34 SITE ID SITE ID
REV A	10/22/2013 RAS Update to PCD redlines
REV A	12/02/2013 RAS Update PCD redlines to 100' tower
REV A	12/30/2013 NCF Update PCD with redlines.
REV A	03/06/2014 RAS Move to FCD and new template
REV A	03/10/2014 ENE Minor corrections to sheets C-2 & C-3 per redlines.

Attachment B - 93

**SCOPE OF WORK:** Items listed will correspond to drawing label as shown numerically.

**Compound**

1. Clear and grub site area.
2. Install geo fabric and gravel compound, as per detail B on C-7.

**(E) Shelter/Communications Building**

3. Install (N) radios and racks. (Work done by others).
4. Install grounding to per details.
5. Install (N) battery and charger. (Work done by others).
6. Seal (E) coax port with coax boots.
7. Install (N) polyphaser rack.
8. Install (N) Valmont #B1338 or equivalent, 8 hole coax entry port.
9. Seal up vent holes in CMU walls.
10. Install signs on shelter door per sheet C-8.

**Tower**

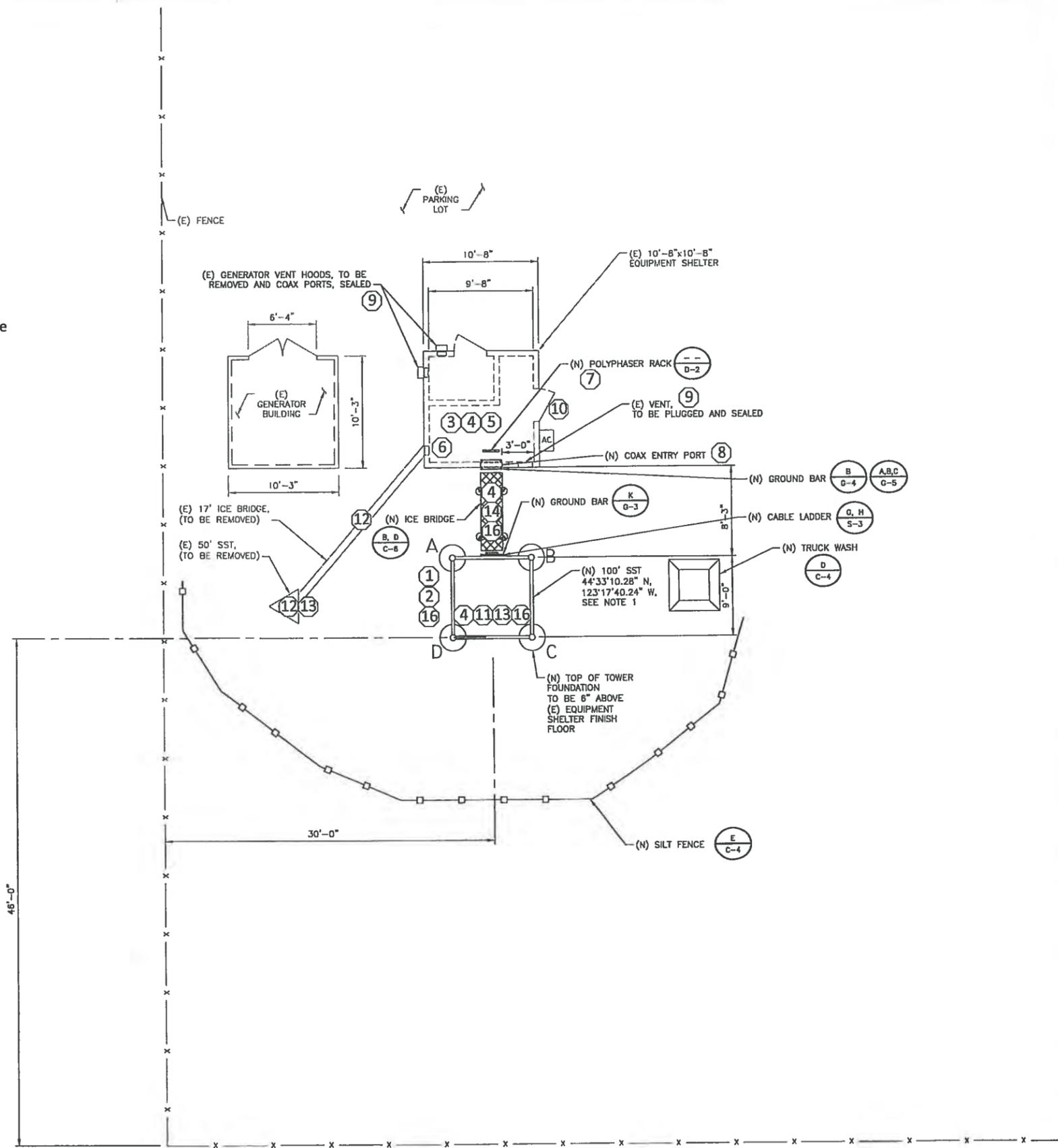
11. Install (N) tower foundation, (N) 100' SST with ice bridge.
12. Decommission and remove (E) tower, (E) tower foundation 18" below grade, and (E) ice bridge and (E) ice bridge supports.
13. Relocate (E) antennas to (N) tower.
14. Install (N) ice bridge from (E) shelter to (N) tower.

**Power**

15. No work.

**Grounding**

16. As required, install (N) or upgrade (E) grounding to conform to plans (G sheets) and statement of work section 9.



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STATE RADIO PROJECT  
INTEROPERABILITY NETWORK  
2600 STATE STREET, BUILDING E  
SALEM, OREGON 97330  
CORVALLIS MAINTENANCE MW  
BENTON COUNTY, OREGON

ENLARGED SITE PLAN	
SITE ID	F70201
DRAWN BY	RAS/JRS/EHE
REV-0	10/18/2012
SHEET NO.	C-2
SCALE	11x17 22x34 3/32"=1' 3/16"=1'
REV A	10/22/2013 RAS Update to PCD redlines
REV A	12/02/2013 RAS Update PCD redlines to 100' lower
REV A	12/30/2013 NCF Update PCD with redlines.
REV A	03/06/2014 RAS Move to PCD and new template
REV A	03/10/2014 EHE View corrections to sheets C-2 & C-7 per redlines.

ANTENNA INFO SHOWN IS CURRENT AS OF 08/26/2013  
 PLEASE REFERENCE TOWER MAPPING CALL OUTS (NUM) TO SHEET S-2



**NOTES:**

1. RF INFORMATION TO BE VERIFIED BY RF ENGINEER PRIOR TO CONSTRUCTION.
2. THE TOWER DESIGN FOR THIS SITE TO BE COMPLETED BY OTHERS.
3. MOUNTS AND COAX. TO BE PAINTED TO MATCH TOWERS THAT ARE PAINTED.

**COAXIAL ANTENNA CABLE NOTES:**

1. THE ANTENNA COAXIAL CABLE INSTALLER SHALL BE RESPONSIBLE FOR PERFORMING AND SUPPLYING SRP PMO WITH ONE (1) HARD COPY & A SOFT COPY OF ALL SWEEP TRACES, BY LINE & LABELED. THIS TEST SHALL BE PERFORMED TO THE SPECIFICATIONS AND PARAMETERS OUTLINED BY SRP PMO. THIS TEST PERFORMED PRIOR TO FINAL ACCEPTANCE OF THE SITE.
2. ALL COAXIAL CABLE WILL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE AT DISTANCES NOT TO EXCEED 4'-0" O.C.
3. UPON COMPLETION PROVIDE A HEIGHT VERIFICATION DEPICTING RAD CENTER AND TOP OF ANTENNA AND ANTENNA SERIAL NUMBERS TO SRP.
4. COAX & WAVEGUIDE FEEDLINES TO BE SUPPORTED WITH RUBBER CUSHIONS.

**ANTENNA MOUNTING NOTES:**

1. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE, (UNO).
2. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A15.3 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE, (UNO).
3. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
4. ALL ANTENNA MOUNTS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
5. DRILLING OF TOWER MEMBERS IS PROHIBITED WITHOUT WRITTEN APPROVAL OF TOWER MANUFACTURER'S ENGINEER.

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STATE RADIO PROJECT INTEROPERABILITY NETWORK

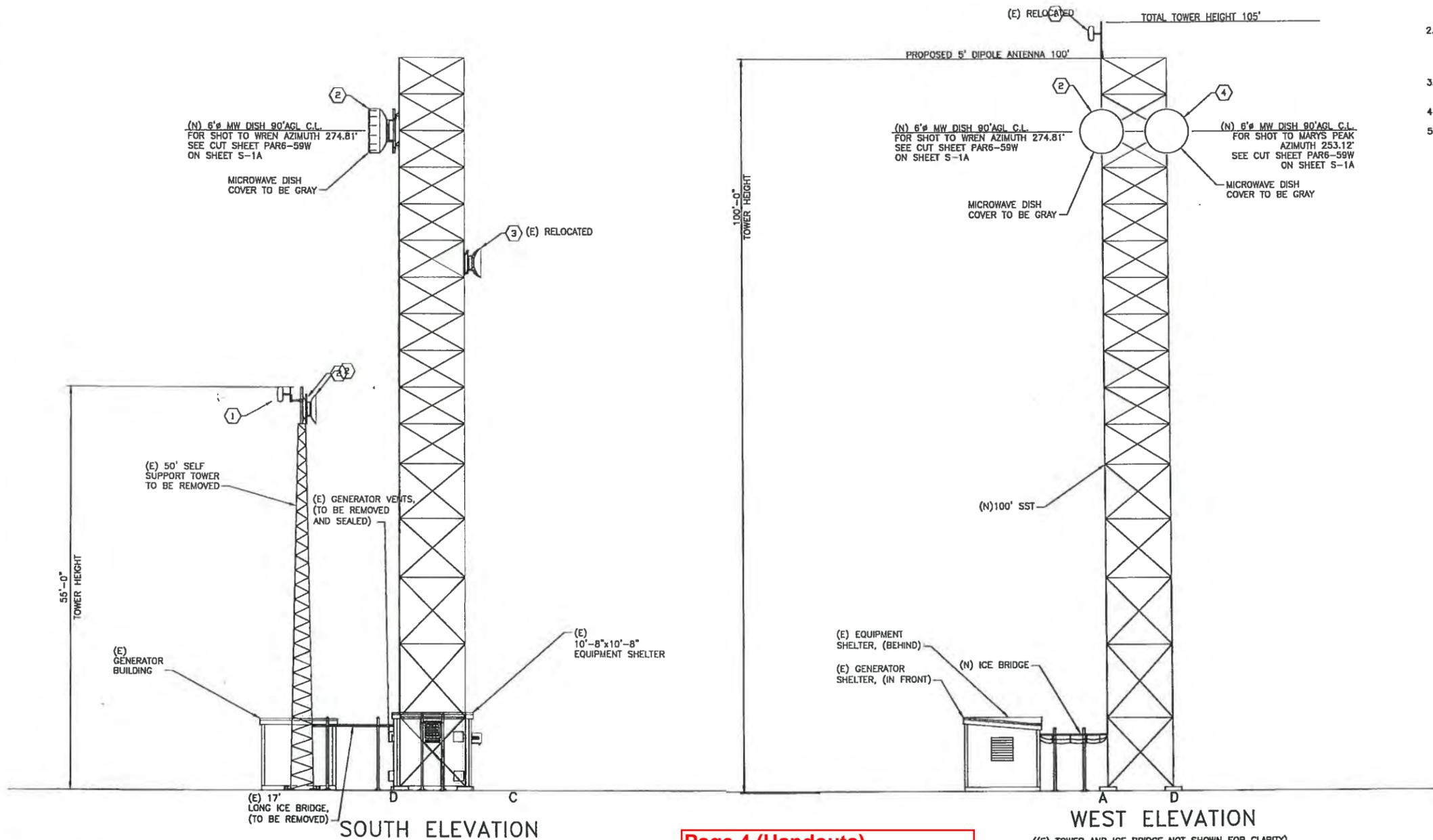
2600 STATE STREET, BUILDING E  
 SALEM, OREGON 97330



CORVALLIS MAINTENANCE MW BENTON COUNTY, OREGON

**TOWER ELEVATIONS**

SITE ID	F70201
DRAWN BY	RAS/JRS/EHE
REV-0	10/18/2012
SHEET NO.	S-1
SCALE	11x17 22x34 1/16"=1' 1/8"=1'
REV A	10/18/2013 RAS Update to PCD
REV A	10/22/2013 RAS Update to PCD redlines
REV A	12/02/2013 RAS Update PCD redlines to 100' tower
REV A	12/30/2013 NCF Update PCD with redlines.
REV A	03/06/2014 RAS Move to PCD and new template



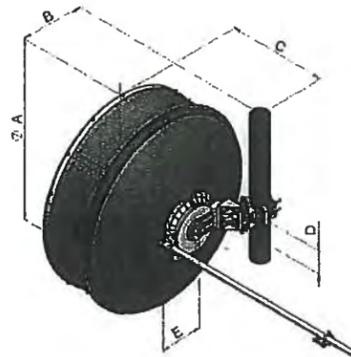
# Product Specifications

COMMSCOPE®

WIP46W4GR/B



## Antenna Dimensions And Mounting Information



Antenna Size - ft (m)	Dimensions in inches (mm)				
	A	B	C	D	E
4 (1.2)	45.3 (1261)	17.6 (443)	27.4 (697)	6.3 (160)	11.9 (303)

### \* Footnotes

- Wind Force (FA)** - Maximum forces exerted on a supporting structure as a result of wind from the most critical direction for this parameter. The individual maximums specified may not occur simultaneously. All forces are referenced to the mounting pipe.
- Cross Polarization Discrimination (XPD)** - The difference between the peak of the co-polarized main beam and the maximum cross-polarized signal over an angle twice the 3 dB beamwidth of the co-polarized main beam.
- Front-to-Back Ratio** - Denotes highest radiation relative to the main beam, at 180° ±40°, across the band. Production antennas do not exceed rated values by more than 2 dB unless stated otherwise.
- Gain, Mid Band** - For a given frequency band, gain is primarily a function of antenna size. The gain of Andrew antennas is determined by either gain by comparison or by computer integration of the measured antenna patterns.
- Operating Frequency Band** - Bands correspond with FCC recommendations or common allocations used throughout the world. Other ranges can be accommodated on special order.
- Packing** - Andrew standard packing is suitable for export. Antennas are shipped as standard in totally recyclable cardboard or wire-bound crates (dependent on product). For your convenience, Andrew offers heavy duty export packing.

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DISH @ 45' ON TOWER LEG D

DISH @ 65' ON TOWER LEG D



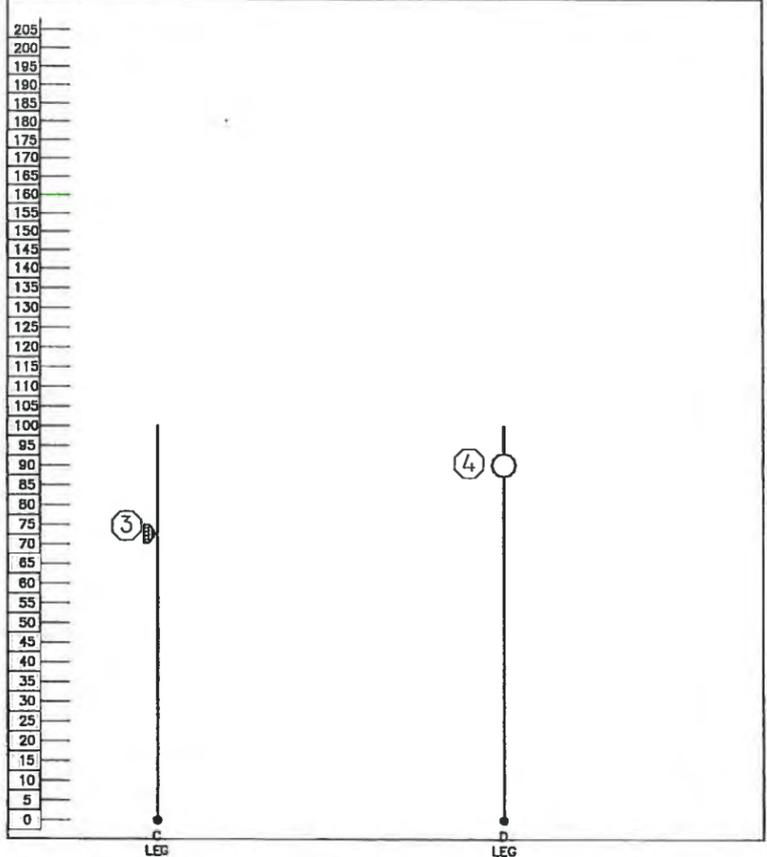
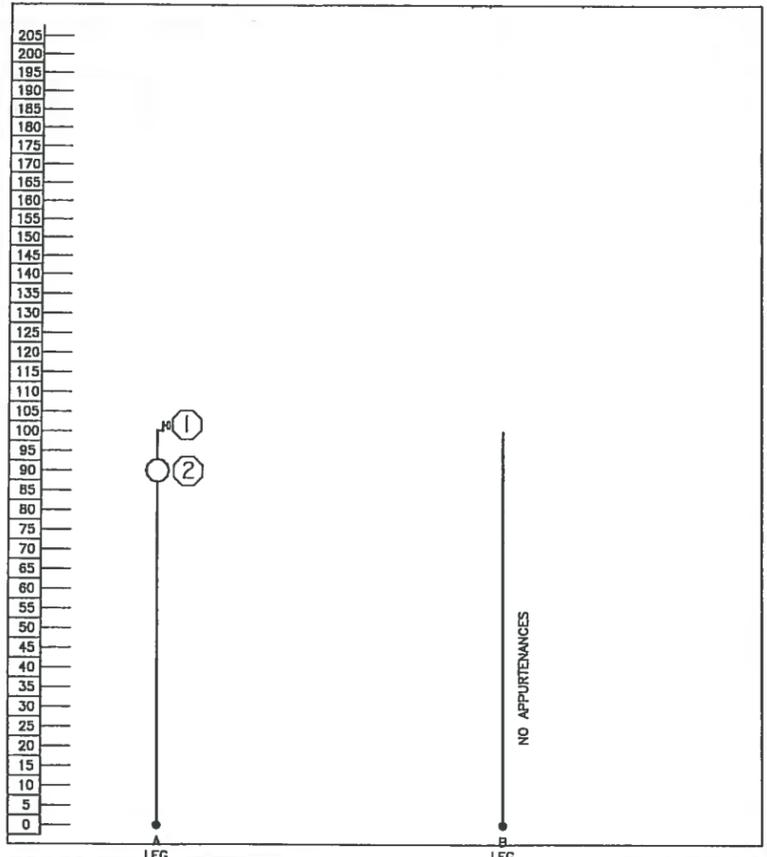
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STATE RADIO PROJECT  
INTEROPERABILITY  
NETWORK  
2600 STATE STREET, BUILDING E  
SALEM, OREGON 97310

CORVALLIS MAINTENANCE MW  
BENTON COUNTY, OREGON

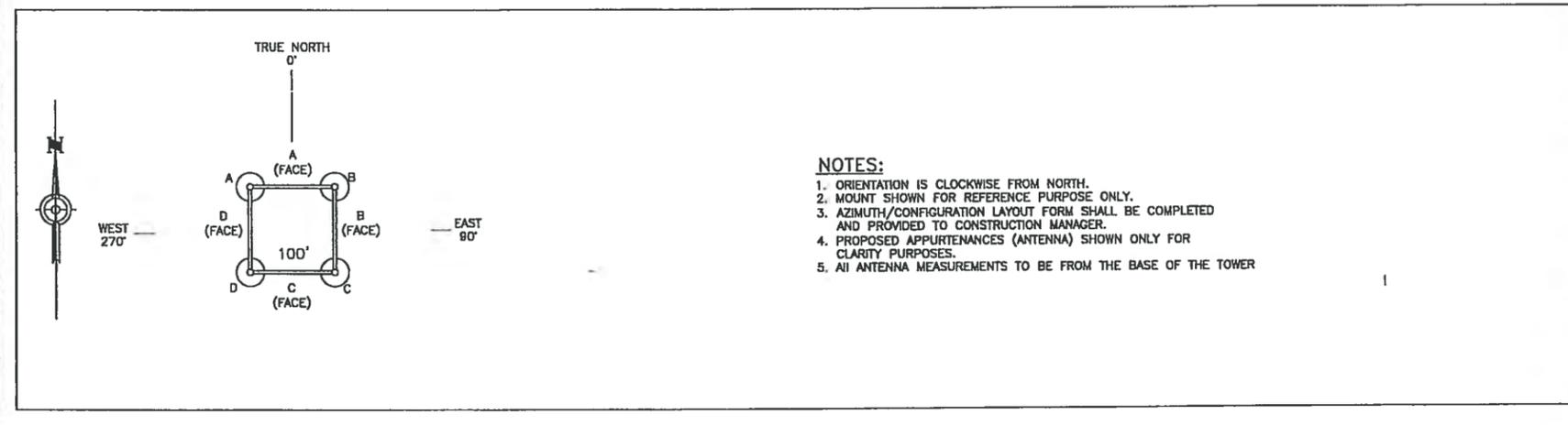
ANTENNA CUT SHEETS	
SITE ID	F70201
DRAWN BY	RAS/JRS/EHE
REV-0	10/18/2012
SHEET NO.	S-1A
SCALE	NTS
REV A	10/18/2013 RAS Update to PCD
REV A	10/22/2013 RAS Update to PCD redlines
REV A	12/02/2013 RAS Update PCD redlines to 100' tower
REV A	12/30/2013 NCF Update PCD with redlines.
REV A	03/06/2014 RAS Move to PCD and new template



Load Status	OWNER Acronym	LOAD ID	System Description		Path Length (mi)	LOAD TYPE	MODEL	Dish Frequency (Mhz)	Size of MW or Antenna (ft)	Waveguide or COAX	Line Size (in)	Antenna Base or MW RAD Center (ft)	Azimuth (deg)	Face of Leg
			TRS	Show All										
PROPOSED	ODOT	1		DIPOLE	NA	DIPOLE	NA	5	NA	NA	100	297.00	A LEG	
PROPOSED	SRP	2		MW DESIGN PROPOSAL	Wren Peak	STD/RAD MW	Andrew VHLPA-6W	6000	4	EW-63	2.01	90	274.81	A LEG
PROPOSED	ODOT	3		STD MW	Washburn Butte	STD MW	NA	NA	4	NA	NA	72	117.70	C LEG
PROPOSED	SRP	4		MW DESIGN PROPOSAL	Marys Peak M/W (Odot)	STD/RAD MW	Andrew VHLPA-6W	6000	4	EW-63	2.01	90	255.36	D LEG

TLDS VERSION	DATE	RF ENGINEER
A	12-02-2013	BOB STOLLE

**NOTES:**  
1. TOWER LOADING INFORMATION TO BE VERIFIED BY RF ENGINEER.



**NOTES:**  
1. ORIENTATION IS CLOCKWISE FROM NORTH.  
2. MOUNT SHOWN FOR REFERENCE PURPOSE ONLY.  
3. AZIMUTH/CONFIGURATION LAYOUT FORM SHALL BE COMPLETED AND PROVIDED TO CONSTRUCTION MANAGER.  
4. PROPOSED APPURTENANCES (ANTENNA) SHOWN ONLY FOR CLARITY PURPOSES.  
5. ALL ANTENNA MEASUREMENTS TO BE FROM THE BASE OF THE TOWER

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**STATE RADIO PROJECT INTEROPERABILITY NETWORK**  
2600 STATE STREET, BUILDING E  
SALEM, OREGON 97310

**CORVALLIS MAINTENANCE MW BENTON COUNTY, OREGON**

TOWER LOADING & ORIENTATION	
SITE ID	F70201
DRAWN BY	RAS/JRS/EME
REV-0	10/18/2012
SHEET NO.	S-2
SCALE	NTS
REV A	10/18/2013 RAS Update to PCD
REV B	10/22/2013 RAS Update to PCD redlines
REV C	12/02/2013 RAS Update PCD redlines to 100' tower
REV D	12/30/2013 NCF Update PCD with redlines.
REV E	03/06/2014 RAS Move to PCD and new template

Before

# Photo Simulations



Attachment B - 98

**(Antenna Migration)  
After**



Photo 2 start 9

Page 2 (Handouts) - Photo

**(Tower Decommissioned)  
After**



Attachment B - 100

Before



**(Antenna Migration)  
After**



**(Tower Decommissioned)  
After**



Before



Attachment B - 104

After



**Before**



Attachment B - 106

After



Page 10 (Handouts) - Photo

**Before**



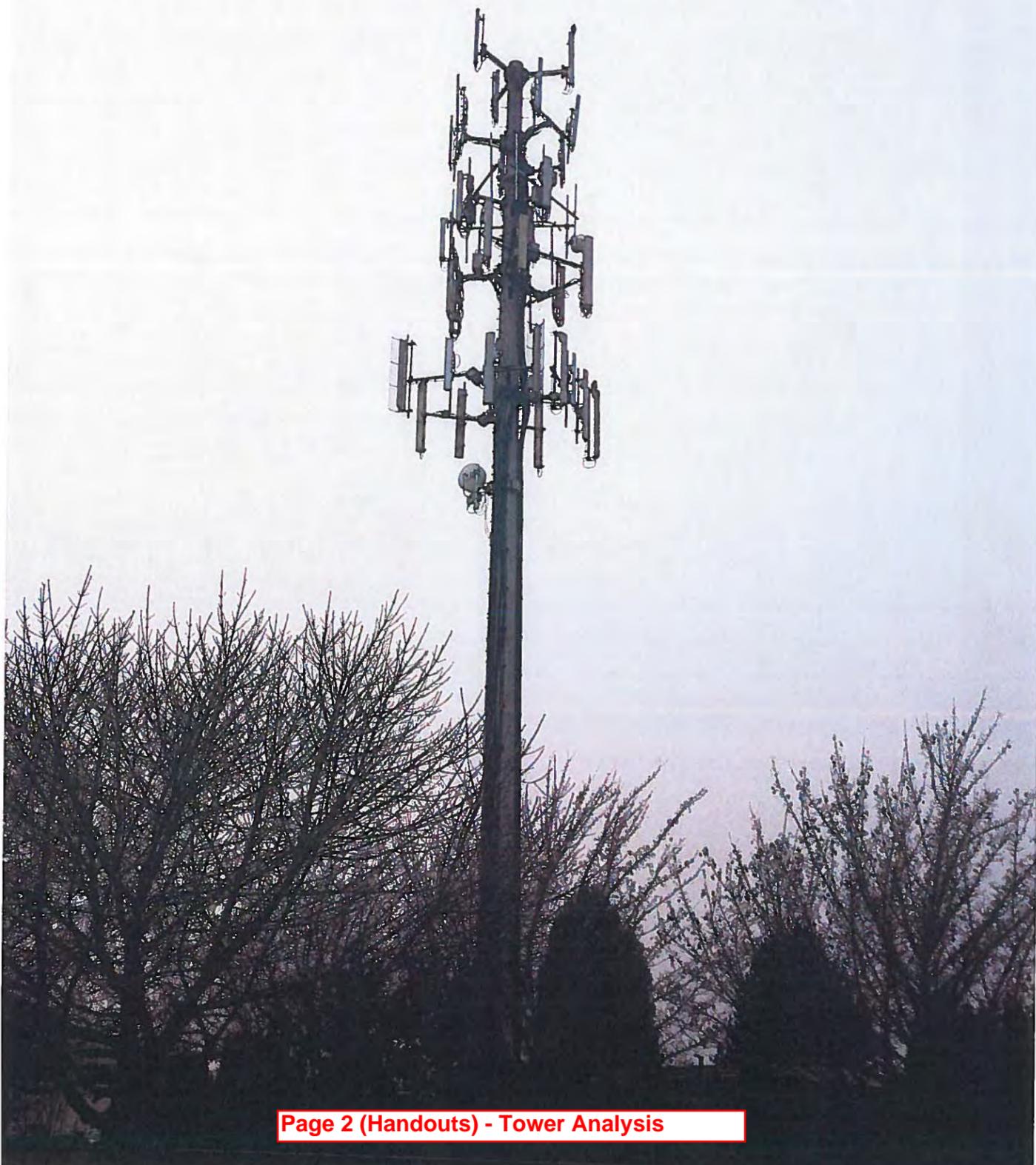
Attachment B - 108

After





# Sprint/AT&T Tower





Community Development  
 Planning Division  
 501 SW Madison Avenue  
 Corvallis, OR 97333

**DRAFT  
 CITY OF CORVALLIS  
 PLANNING COMMISSION MINUTES  
 JULY 16, 2014**

**Present**

James Feldmann  
 Roger Lizut  
 Jim Ridlington  
 G. Tucker Selko  
 Kent Daniels  
 Ronald Sessions  
 Paul Woods  
 Jasmin Woodside  
 Penny York, *Council Liaison*

**Staff**

Ken Gibb, Director  
 Kevin Young, Planning Division Manager  
 Mark Lindgren, Recorder

**Visitors**

**Excused Absence**

Jennifer Gervais, *Chair*

**SUMMARY OF DISCUSSION**

	Agenda Item	Information Only	Held for Further Review	Recommendations
I.	Visitors' Propositions			None.
II.	Planning Commission Training – Discussion of Upcoming Planning Projects and the Commission's role in Initiating LDC Amendments and Other Work Program Items.			Staff outlined the Planning Division work program. Commissioners submitted several work plan items.
III.	Approval of Minutes April 2, 2014 April 16, 2014			April 2, 2014 minutes approved as presented. April 16, 2014 minutes approved as corrected.
IV.	Old Business			Update on the Campus Crest application.
V.	New Business A. Determination of Roles and responsibilities (Chair, Vice-Chair, Liaison Positions, etc). B. Roundtable Discussion – Most Important Lessons Learned by Commission Members During Their First Term of Service.			A. Motion passed to reappoint Commissioner Jennifer Gervais as Chair. Motion passed to appoint Commissioner Woodside as Vice Chair. B. Staff will prepare training for the commission.
VI.	Adjournment			Meeting adjourned at 8:17 p.m.

Attachment to the July 16, 2014 minutes:

- A. Planning Work Program FY 11-12 Review.

## **CONTENT OF DISCUSSION**

The Corvallis Planning Commission was called to order by James Feldmann, acting as Chair, at 7:00 p.m. in the Downtown Fire Station Meeting Room, 400 NW Harrison Boulevard.

- I. **VISITOR'S PROPOSITIONS:** There were no propositions brought forward.
- II. **PLANNING COMMISSION TRAINING. Discussion of Upcoming Planning Projects and the Commission's Role in Initiating LDC Amendments and Other Work Program Items.**

Planning Division Manager Kevin Young gave background, noting that in recent years, the work program had been coordinated with two-year Council terms. Current Councilor's terms end in December 2014, so discussion of the new work program will begin in winter or spring 2015, once new Councilors are in place. The Planning Commission's work program review includes status of ongoing work program items from the previous two years, ongoing projects, and projects anticipated to begin in the near term.

He highlighted the Unresolved Planning Issues List maintained by staff. List items are identified by commissioners and staff; the items may warrant changes to the Land Development Code (LDC) and other areas. He explained the work program was not only confined to LDC changes. The City Council Goals are sometimes also incorporated into the work program.

He said staff resources and budgeted funds (for consultants and other costs) were considered in developing the work plan. The passage of the levy last November gave the capacity for one more full-time planner for at least the next five years, so the division is committed to providing at least 1.0 FTE position for long range planning work. The commission will make a recommendation to the Council for the Planning Division's two-year work program; the Council will then make a decision on it. He noted that in recent years, issues stemming from the growth of OSU and recommendations from the City/OSU Collaboration effort have overshadowed other items on the Unresolved Planning Issues List.

He highlighted the memo on the 2011-2012 work program in the packet, (**Attachment A**) and the status report on the current 2013-2014 work program. The City/OSU Collaboration Neighborhood Planning Work Group recommendations are completed. Some of those recommendations are included in the Package #1 Code Amendments, others will be included in the upcoming Package #2. Package #1 LDC amendments will be deliberated by the Council at its July 21, 2014 meeting.

Near-term priorities include authorizing the Corvallis Infill Task Force (CITF) to begin work on limited-scope code fixes and development of a design guidelines document. CITF members Lori Stephens and Bruce Osen have agreed to serve on a technical advisory team (TAT) reviewing design standards to be included in Package #2. The CITF completed a pamphlet on code-compliant deer fencing that is being distributed.

He anticipated Package #2 changes to go forward in fall 2014, including development of neighborhood design standards. A technical advisory team is working on that, with lead consultant Eric Adams, architects to assist in design concepts, interested citizens, and City staff. Planner Young

explained that Package #1 includes changes to Chapter 2.9, while Package #2 is a more focused set of code changes that came out of the Neighborhood Planning Work Group. The goal of the design standards is to enhance compatibility of infill development in a variety of ways.

He said work on scoping an update to the Buildable Lands Inventory (BLI) was underway; partial funding is included in the Division's FY14-15 budget, and the balance of required funds will likely be available as a carryover from the Council's Housing Goal budget; funding is necessary to hire a consultant. Staff will assist in the GIS aspect of the effort.

Other 2013-2014 work program items include a few LDC amendments from the 2013 Unresolved Planning Issues List that will go into the LDC Package #2. The earliest they could be considered is fall of 2014. The potential Update to the 2020 Vision Statement will require work program prioritization direction from the Council. There has been no progress on considering further revisions to the solar energy policies of the Comp Plan. Regarding establishing a Vegetation Management Plan Guidebook, he related that staff have developed an effective work-around, but have not finalized the anticipated guidebook.

Planner Young related that staff were involved in a couple other long-range planning efforts, including the Transportation System Plan Update, and the early stages of development of the OSU District Plan, which is expected to be submitted as a formal land use application in 2015, and will be reviewed by the commission and the Council.

He highlighted the December 16, 2013 memo to the Mayor and Council itemizing long-range planning opportunities. It summarizes the game plan and how to get there. It includes Package #1 and Package #2 LDC amendments; the Transportation System Plan Update (being spearheaded by Public Works staff); the housing study; the BLI update; the 2020 Vision Statement Update; updating the Comprehensive Plan; and a major LDC update to reflect Comp Plan changes around 2017-2018.

For the remainder of 2014, staff anticipate focusing on completing the LDC Package #1 and Package #2 updates; assisting on Transportation System Plan Update and with the update to the OSU District Plan; and getting started on the Buildable Lands Inventory.

Director Ken Gibb emphasized that the public can give input on work program items. The Technical Advisory Team (TAT), which is working on design standards to be included in Package #2, includes several former Commission members, including Frank Hann. He related that the BLI has been on the docket since 2008-2009 but it fell victim to big budget cuts. With levy funding, there is now the ability to start to restore long-range planning activities that had been previously hampered by staffing cuts.

Commissioner Daniels asked when items could be added to the list. Planner Young replied that a commissioner could submit an item and staff will collect the input and have a discussion during the formal work program conversation. Commissioner Daniels highlighted the requirement for landscaping for duplexes, noting that some recently built duplexes have no landscaping; that was not looked at in the Collaboration project.

Commissioner Daniels asked about the Transportation System Plan process; Planner Young replied a team of consultants will undertake it in conjunction with a Transit Master Plan Update. It will include citizen input and identifying opportunities and constraints. The Transportation System Plan and the Transit Master Plan Update will be supporting documents for the Comprehensive Plan, and would be considered for adoption via the Commission and then the City Council.

Commissioner Daniels asked the status of the “rounding up” issue. Planner Young noted the commission recommended that staff explore in further detail how density is calculated, and have the Council make changes to that. The Council will consider it as part of deliberations at their meeting on Monday, July 21st. One proposal from public testimony was to eliminate rounding, but staff were concerned about unintended consequences of that; staff prepared an alternative approach that would largely eliminate rounding, but would ensure that planned density ranges were not exceeded, but would allow for more efficient use of land.

He cautioned that completely eliminating rounding would effectively establish certain minimum lot sizes in residential zones that would be out of line with actual minimum lot sizes. He cited Grand Oaks as an example, where many lots have been created for single family detached development that would be smaller than would be allowed if rounding were to be eliminated. Director Gibb added that that changes to density calculation were not mentioned in the notices that were mailed for the Package #1 Code Amendments, under the state-required Measure 56 notice. Mr. Gibb noted that changes to density calculation, because they might impact development rights, would require a Measure 56 notice. The Council has been given several options on how to deal with that in terms of timing; it could get rolled into Package #2 in order to achieve proper notice, and the Council would be simply providing direction on Monday.

Commissioner Daniels asked for discussion with the City Attorney on Comp Plan language regarding parks, the CIP, and land use. Director Gibb agreed that could be added to the list.

Commissioner Woodside suggested adding to the list of LDC updates the aspects of testimony from Tony Howell regarding pedestrian oriented design standards and the General Industrial Zone. She asked whether the definition of “family” needed to be considered. Commissioner Feldmann noted that in one application, some terms were used that were not in the LDC, which was confusing. Planner Young said the application referred to “Multi-dwelling development” and “Multi-family” development. Planner Young said the definition of family was a different issue; he noted that “family” was currently defined as “an unlimited number of related persons or five or fewer unrelated persons”, which is how the maximum of five unrelated persons in a dwelling unit is arrived at.

### **III. APPROVAL OF MINUTES:**

#### **A. April 2, 2014:**

**MOTION:** Commissioner Woodside moved to approve the minutes as presented; Commissioner Lizut seconded the motion. Motion passed.

Commissioner Daniels said the commission’s approval on extending the plat approval on a hotel might have gone differently if what was going to be proposed for the development had been part of the discussion; it is a process issue. He noted the commission approved it on April 2 and then the hotel project was put forward in early June, substantially different than what the commission approved. Director Gibb replied that the Planning Commission’s extension was for a subdivision approval and not tied to the conditional development; the project design would not be directly tied to the subdivision. Commissioner Daniels agreed, but noted that questions might have come up. Planner Young said the request was for a lot consolidation and that may not have had a bearing on other matters.

#### **B. April 16, 2014:**

Commissioner Sessions noted that he was mistakenly listed as attending.

**MOTION:** Commissioner Woodside moved to approve the minutes as corrected; Commissioner Selko seconded the motion and it passed unanimously.

#### **IV. OLD BUSINESS.**

Planner Young related that staff assembled a 5,583-page record of the Campus Crest land use decision process and sent it off to the Land Use Board of Appeals. Appellants asked the City to make a number of changes to the record; staff made some changes and have just sent the revised set back to LUBA. Once there is agreement on the record, then appellants will submit arguments; the City will respond; briefs will be submitted, and at some point LUBA will hold a hearing with oral arguments. The process can take a few months or up to a year. Planner Young explained that staff practice is to support the Council decision at LUBA. The developer has intervened and has the opportunity to also submit arguments.

Commissioner Woodside cautioned all commissioners that generally the entirety of meetings are recorded, so microphones may still be recording even during breaks, and people can listen to commissioners' conversations. Recorder Mark Lindgren noted that it was an accepted practice to pause recordings during extended breaks, but that was not always followed. Commissioner Feldmann noted that staff had reminded commissioners there should not be commission discussion during meetings in support or opposition of the upcoming parking district measure.

Commissioner Ridlington highlighted the memo on expediting the process with OSU regarding the HRC, saying that he favored a more deliberate timetable. Planner Young replied that the language regarding streamlining certain types of historical reviews was included in the Package #1 reviewed by the Commission and was under consideration by the Council. He said the HRC agreed there were some types of items and reviews (both in regard to OSU and in general) that the HRC was seeing habitually in which they felt comfortable making them a Director-level or Exempt decision. Commissioner Ridlington objected to the word "streamlined" which implied bypassing the process.

Commissioner Daniels highlighted an informative Kirk Bailey email on the birth and work of the Infill Task Force (ITF) and asked staff to forward it to the commission; Planner Young agreed to do so.

#### **V. NEW BUSINESS**

##### **A. Determination of Roles and responsibilities (Chair, Vice-Chair, Liaison Positions, etc.):**

Planning Division Manager Kevin Young highlighted the distributed list of current officer and committee assignments. He highlighted the last page of the package on roles and responsibilities, and related that Jennifer Gervais agreed to either continue to serve as Chair or defer to someone else, and offered to serve on any committee.

Commissioner Feldmann asked commissioners for their preferences in roles. Commissioner Daniels said he'd prefer to move from liaison to the CIP Commission to the CCI; Commissioner Woodside agreed to switch. Commissioner Daniels explained that there was a recommendation for a new body, the Community Involvement and Diversity Advisory Board (CIDAB) to assume all duties of the current, dormant CCI, but with a larger, city-wide role. Director Gibb expected folding CCI's land use aspect into that group; it has still not been finalized. Council Liaison Penny York added that the Council had approved having the mayor appoint a task force to form the charge for the group. The formation and the basic concept of the group has support from the Council.

Commissioner Sessions asked about the Land Development Hearings Board, noting that there hadn't been a meeting for years. Planner Young said the LDHB is assigned to look at appeals of administrative decisions, zone change decisions, and Major Lot development options that vary from code standards. The meetings are only called as needed, but he expected there may be one or more meetings in the near future.

Commissioner Ridlington said he was happy to continue acting as Liaison to the HRC, but was open to giving someone else the chance; Commissioner Feldmann asked to serve on the HRC. Commissioner Ridlington said the HRC meets on the second Tuesdays of the month, unless there is a heavy schedule that requires holding a meeting on the fourth Tuesday. Commissioner Woods agreed to serve as the alternate for LDHB. Planner Young said LDHB typically holds meetings just prior to a Planning Commission meeting on the first or third Wednesday.

Commissioner Woodside volunteered to serve as Vice Chair. Planner Young noted that Jennifer Gervais' third and final term ends in 2015, so we'll need a new chair at some point. Commissioner Daniels proposed revisiting officer positions in January.

Motion passed to reappoint Commissioner Jennifer Gervais as Chair. Motion passed to appoint Commissioner Woodside as Vice Chair.

Commissioner Feldmann summarized that he will serve as liaison to the Historic Resources Commission (HRC); Commissioner Lizut will serve as liaison to the Corvallis Housing and Community Development Commission (HCDC); the alternate on the Land Development Hearings Board (LDHB) will change to Commissioner Woods; Commissioner Daniels will serve as liaison to the Committee for Citizen Involvement (CCI); and Commissioner Woodside will serve as liaison to the Capital Improvement Program (CIP) Commission. Commissioner Gervais will serve as Chair until at least January, when there will be a review.

Liaison York asked whether liaisons were able to vote; Planner Young answered that liaisons were typically non-voting members.

B. **Roundtable Discussion** – Most important lessons learned by Commissioners during their first term or service.

Planner Young related Commissioner Gervais highlighted the usefulness of Roberts Rules of Order, noting, for example, that you can move to approve an item even if you plan to vote against it.

Commissioner Daniels said the Campus Crest application experience taught him the importance of discussing Conditions of Approval before we vote. However, in this case, the Commission didn't do that, and then it went to the Council, and then came back to the Commission. He felt it was a good idea to discuss potential Conditions in order to get opinions of staff and the Attorney. He related that a past commissioner often kept track of citizen testimony, so the issues can be raised during deliberations, and is one way to let people know you heard what they said, even if you don't agree. He noted he sometimes changed his mind based on what other commissioners said in discussion.

Commissioner Ridlington suggested the commission get a short (about fifteen minutes) training on Roberts Rules of Order in the future. Director Gibb suggested that staff combine it with a refresher on elements that go into a quasi-judicial land use decision process, such as bias, conflict of interest, etc.

Commissioner Woodside suggested Commissioners speak slowly, given the complexity of discussions. Commissioner Sessions said staff's work on preparing detailed packets helps enormously, and suggested including an index referring to page numbers. The reports contain a certain amount of redundancy, and he suggested a different format or cross-referencing. Planner Young agreed that staff were still looking to improve staff reports and boiling them down to critical decision points. Director Gibb added that City attorneys ask for the format to provide a degree of legal cover; also, people ask for varying amounts of detail. Commissioner Sessions said an index to identify blocks of information would help.

Commissioner Sessions suggested somehow acknowledging public testimony to ensure the public feels that its input matters. The public also needs to also know to refer to code.

Commissioner Feldmann asked about the fundamental change to the format of staff reports. Planner Young replied that prior to new code in 2006, there was a transition period where there was a new Comp Plan used as (sometimes conflicting) criteria in land use decisions. The 2006 code emphasizes clear and objective criteria, and reduce the number of discretionary decisions, and thereby reduced the number of land use applications requiring a public review process. There was also recently a transition in staff reports from an essay, narrative format to more of a legalistic, formal findings format, which helps when an application is appealed to LUBA. However, this format was not saving staff time, and so staff are considering other options.

Council Liaison York said the City Council must make land use decisions, but without the same development that Planning Commissioners go through, and has learned a lot over her last year as Liaison. She related that she struggled with public testimony that cited the Code and the Comp Plan, and then would hear equally compelling testimony that cited other aspects of the Code; she found staff reports helped put testimony in context, and often, it may have been a matter of balancing competing values.

Commissioner Sessions agreed that opposing testimony can cite the same section of code, and so the staff report really helps. Director Gibb said staff will do what they can to help the commission make decisions. Commissioner Woodside said she comes prepared with a list of Code criteria for an application, but may not know how she will vote until she hears from other commissioners. Commissioner Feldmann emphasized the importance of tying decisions to decision criteria; he felt the commission had started doing a better job at that.

Commissioner Woods asked about rules on discussing matters with others. Planner Young said commissioners may discuss with other commissioners on a limited basis outside of meetings, but a meeting of five or more commissioners would be considered a quorum for a public meeting, and that must be avoided under any circumstances. This is why he asks commissioners to only reply to him via email in order to avoid an online conversation that turns into a public meeting for which public notice should have been provided.

Commissioner Wood asked how to respond to public emails to a Commissioner. Planner Young replied that commissioners may respond to members of the public but are under no obligation to do so; staff will seek to keep commissioners' contact information private. If it is testimony in a land use case in a matter he is considering, he must declare that. If a record is closed, that is not information a commissioner should consider. If a commissioner gets testimony prior to that, it should be shared with Planner Young, so that *all* commissioners are looking at the same information.

Commissioner Lizut said we're trying to avoid the perception of illegal or inappropriate forums, so he'd gotten into the habit of not engaging with other Planning Commissioners in any environment except in the Commission. Commissioner Daniels said there is a difference between a land use case and administrative matters; if he is hearing a land use case, he tells people he cannot discuss it. Commissioner Woodside said people not within 300' often don't know about a case; Planner Young said the City's email subscription service notifies everyone on the list on upcoming cases.

Director Gibb encouraged commissioners to ask staff ahead of time if they have questions or concerns regarding a land use case.

**VI. ADJOURNMENT:** The meeting was adjourned at 8:17 p.m.

**Planning Work Program FY 11-12 Review**

Activity	Completed	Significant Progress	Initiated	Comments
<b>City Council Goals</b>				
AIP Master Plan Update (2009-10 Council Goal)	✓			County AIP Zone in place. Final AIP document approved by CC.
ED Strategies	✓			Strategy approved with staffing/implementation program in place.
Create Collaboration Plan with OSU	✓			Multi-year work plan is underway. Major project management and technical role for CD staff.
Local Food Goal – LDC Related Actions	✓			Food related LDC changes approved by CC in December 2012
<b>Planning Work Program Highest Priorities</b>				
List A: Housekeeping Items	✓			Approved by CC in December 2012
List B: Incorporating Infill Task Force Recommendations into LDC	✓			Approved by CC in December 2012
List C: Substantive Issues Related to Streamlining LDC	✓			Approved by CC in December 2012
<b>Other Assignments</b>				
Complete FEMA required LDC Changes	✓			Completed in Mid-2011
Package of Downtown Related LDC Changes	✓			Completed in Fall-2011
Food Cart Ordinance	✓			Completed in Fall-2011 -- One year review underway.
Consider OSU Managing Historic District		✓		Report to HRC/CC completed with additional work in early 2013.
Consider On the Record Hearing	✓			Report back to CC
Technical Assistance on Downtown EID	✓			EID approved in July 2012

**2013 – 2014 Planning Work Program Review  
(status as of July, 2014)**

Activity	Completed	Significant Progress	Initiated	Comments
<b>City Council Goal –</b> City/OSU Collaboration – planning-related recommendations	✓			The Neighborhood Planning Work Group completed recommendations in October, 2013. Planning staff provided significant support to the Neighborhood Planning Work Group. Most of the recommendations have been included in the Package 1 and 2 LDC Amendments.
<b>Work Program – Near-term Priorities:</b>				
Package #1 - LDC Amendments from the Collaboration Work Groups.		✓		Package #1 of LDC Amendments has been reviewed by the Planning Commission, and is currently under consideration by the City Council. Deliberations are scheduled for July 21 <sup>st</sup> .
Package #1 - LDC Amendments to facilitate code-compliant alterations within approved Planned Developments (recommendation from the Economic Development Commission).		✓		Package #1 of LDC Amendments has been reviewed by the Planning Commission, and is currently under consideration by the City Council. Deliberations are scheduled for July 21 <sup>st</sup> .
Package #1 - LDC Amendments to facilitate certain types of historic reviews (recommendation from the Historic Resources Commission).		✓		Package #1 of LDC Amendments has been reviewed by the Planning Commission, and is currently under consideration by the City Council. Deliberations are scheduled for July 21 <sup>st</sup> .
Authorize the Corvallis Infill Task Force (CITF) to begin work on their proposed limited scope code fixes and development of a design guidelines document. Two CITF members have agreed to serve on the TAT to assist with development of Package #2.		✓		The CITF has completed work on a pamphlet illustrating code-compliant deer fencing and has made significant progress in developing a design guidelines document to encourage compatible infill development in Corvallis.
Package #2 – Development of Design Standards, based on the recommendations of the Collaboration’s Neighborhood Planning		✓		The Technical Advisory Team (TAT) is developing recommended code language based on the NP Work Group recommendations. Two members of the CITF

Activity	Completed	Significant Progress	Initiated	Comments
Work Group.				have been selected to serve on the TAT. The adoption process is anticipated to begin in the fall of 2014.
<b>Work Program – Later Priorities</b>				
Update the Buildable Lands Inventory (BLI) and develop a policy/ methodology for calculating the 5-Year Supply of Serviceable Land for use in Annexation applications			✓	Partial funding for project is included in the FY14-15 Planning Division budget. Balance of required funds is likely to be available as a carryover from the City Council's Housing Goal budget. Preliminary work on the project scope has been initiated. BLI Update information is needed to inform the development of the policy or methodology for calculation of the 5-Year Supply of Serviceable Land.
LDC Amendments to address items from the 2013 Unresolved Planning Issues List that were identified for possible inclusion in a package of "Code Tweaks," as well as: review the definition of "infill," eliminate MADA credits for areas of wetland mitigation, and consider whether to continue to allow surface stormwater detention facilities within protected natural resource areas if infiltration is not viable.				
Update 2020 Vision Statement to provide for a 2040 Vision Statement.				City Councilors have been in discussion of this item. Planning staff are awaiting direction and work program prioritization.
Consider further revisions to the solar energy policies of the Comprehensive Plan and/or the regulations in LDC Chapter 4.6.				
Establish a Vegetation Management Plan guidebook and mechanisms for reviews.			✓	Significant work was completed on this item a few years ago, and a process has been developed for the review and approval of these plans. However, the guidebook has not yet been completed due to other priorities.

Other On-Going Long Range Planning Efforts:

- Planning Staff support to the Transportation System Plan Update
- Advisory Role in the Development of the OSU District Plan Update

## Memorandum

**Date:** December 16, 2013

**To:** Mayor and City Council  
Planning Commission

**From:** Ken Gibb, Community Development Director



**Re:** Long Range Planning Opportunities

As the City Council reviews Vision 2020 progress and the need to update the City's planning documents is discussed, the following information is intended to help inform this conversation:

- The Planning Commission recommended and City Council approved 2013-14 Planning Work Program included several long range planning projects for 2014 such as updating the Buildable Lands Inventory, and updating the Vision 2020 to a 2040 Vision Statement. At the time of adoption, the work program acknowledged the limited capacity to do all of these projects.
- Community Development will be prepared to hire an additional staff position as soon as possible in order to provide the levy supported long range planning services that will be available in FY 14-15.
- In the meantime and as recently communicated to the City Council, we will be working on 2 LDC update packages related to Collaboration recommendations over the next 10 months or so.
- The City is in the process of securing ODOT funding to update the City's Transportation System Plan (TSP).

Here is a rough outline of a potential game plan for the next few years relative to long range planning activities:

Prepare LDC Package # 1 for Planning Commission consideration	December 2013 – March 2014	Work being done w/ in-house planning staff. Council review should occur in April/May 2014
Develop LDC Package #2 ((neighborhood design standards) for PC consideration	January – September 2014	Consultant assistance with staff and advisory committee engagement

Initiate/undertake TSP update	July 2014 – TBD (likely 2016)	PW will take the lead – ODOT funded
Complete housing study (CC goal)	July 2014	Consultant will be engaged – staff support from CD
Initiate/complete BLI update	Summer 2014 – early 2015	Consultant will be required, CD to manage project assuming funds are available through housing goal \$ and/or grant application approval
Develop a scope of work for Vision 2020 Update	Fall 2014	Process TBD
Develop Vision 2040	February – September 2015	Presumably, a citizen committee will be formed to assist
Update Comprehensive Plan	Fall 2015 through 2016	Staff managed with lots of citizen work group involvement
Major LDC update to reflect Comp Plan changes	2017-18	Staff managed with PC/citizen work group guidance – may require some outside expertise

While this may seem like a long time frame (2014-2018), it is aggressive in consideration of the amount of work and public involvement required – and this timeline generally matches up with the last round of vision/comp plan/LDC update work.

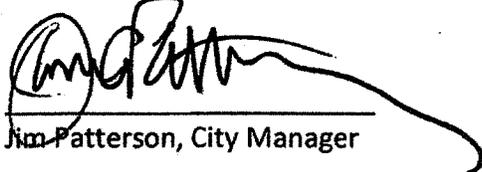
As we look to the long range planning projects ahead, it is useful to reflect on significant work done in the late 1990s /early 2000s. Here is a brief review:

- In 1997, a citizen based Vision Committee (led by Chair Julie Manning) and with the assistance of staff, completed the Vision 2020 update engaging 2000 citizens in the process. The project was essentially completed in about 6 months and garnered enough widespread support that it was officially adopted by the City Council, unlike the previous community vision project.
- Managed in-house by staff with the full involvement of multiple citizen-based work groups, the Comprehensive Plan was then updated, reviewed by the Planning Commission and approved by the City Council by the end of 1998 and acknowledged by the State of Oregon in 2000.

- The LDC Phase 1 update was then completed and approved locally by 2000 (although various appeals delayed implementation until 2006).
- During the same time period, the West Corvallis / North Philomath Plan was approved and the South Corvallis Area Plan was initiated, completed and approved between 1996-98.
- In the early 2000s, the North Corvallis Area Plan was initiated, completed and approved.
- The Natural Features Project, a landmark effort to identify natural features and develop tools for protecting highest priority resources while accommodating efficient urbanization within the Corvallis Urban Growth Boundary, was undertaken in the early 2000s. The resulting protection measures were incorporated into the current LDC.

In my opinion, these projects were conducted with the right mix of staff support, citizen, Planning Commission and City Council engagement along with a strategic amount of consultant assistance primarily the area plans and natural features project. While circumstances are different now (including less staff and contractual service resources) and we don't want to necessarily be locked in to how things were done in the past, I believe that is a good model to start with. I can assure you that Community Development staff are very excited about having the levy funded planning resources available soon and to be part of the upcoming round of long range planning projects in Corvallis.

Review and Concur:



Jim Patterson, City Manager