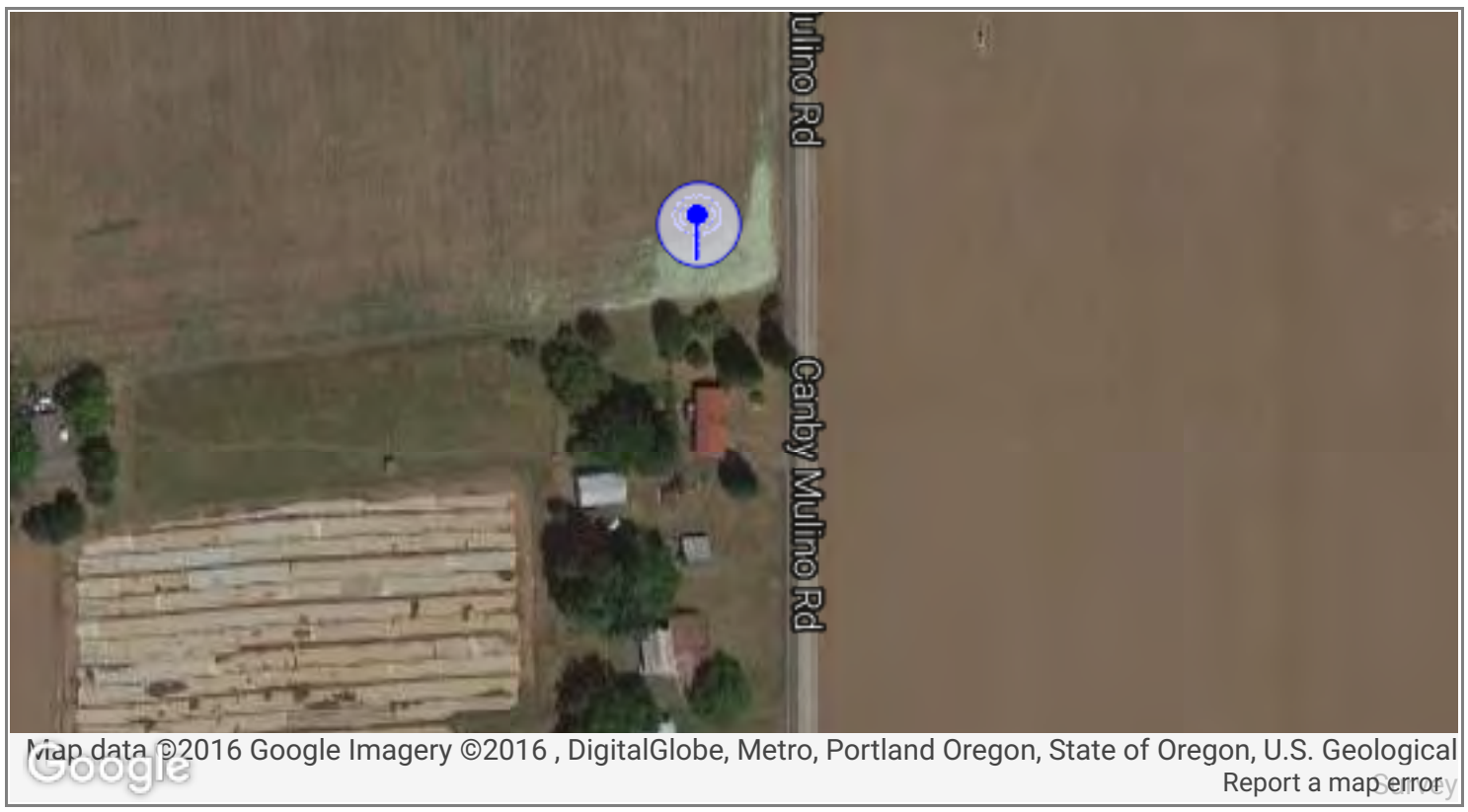
CANBY ID 16, NON-EXISTING WTS AT S MULINO RD - LOCATION OF PROPOSED C800 FACILITY

Tower Detail (Not Registered) - Tower (4)



- **Ownership Info**

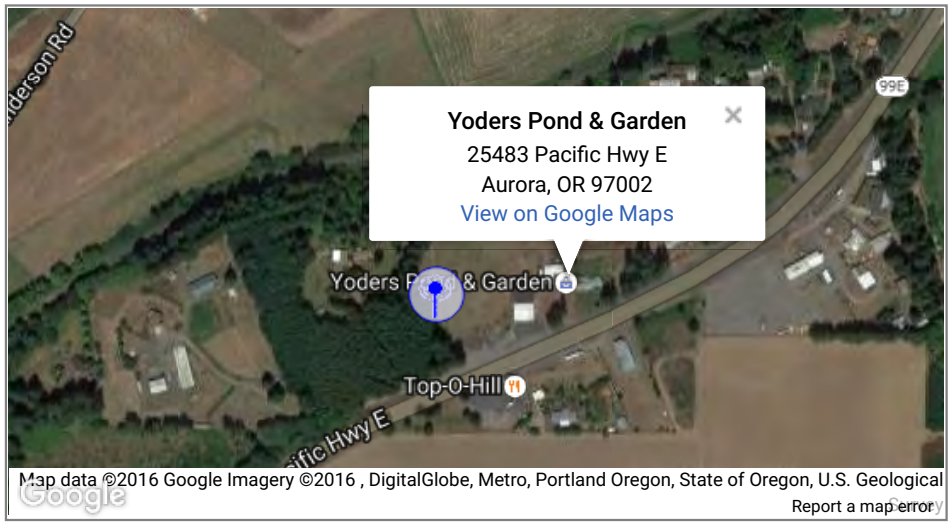
Owner	Company:	CLACKAMAS 800 RADIO GROUP - C800	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

- **Structure Characteristics**

Filing #:	2016-ANM-2843-OE	Ground Elev:	186.0 feet
Latitude:	45.268	Height Of Structure:	194.9 feet
Longitude:	-122.662	Overall Height:	380.9 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	10/11/2016		

CANBY ID 17, Non-Existing WTS west of 25483 Pacific Hwy E

Tower Detail (Not Registered) - Tower (7)



- **Ownership Info**

Owner	Company:	WESTERN PCS CORP	Address:	Not Recorded
	Contact:	Not Recorded		
	Phone:	Not Recorded		
	Email:	Not Recorded		

- **Structure Characteristics**

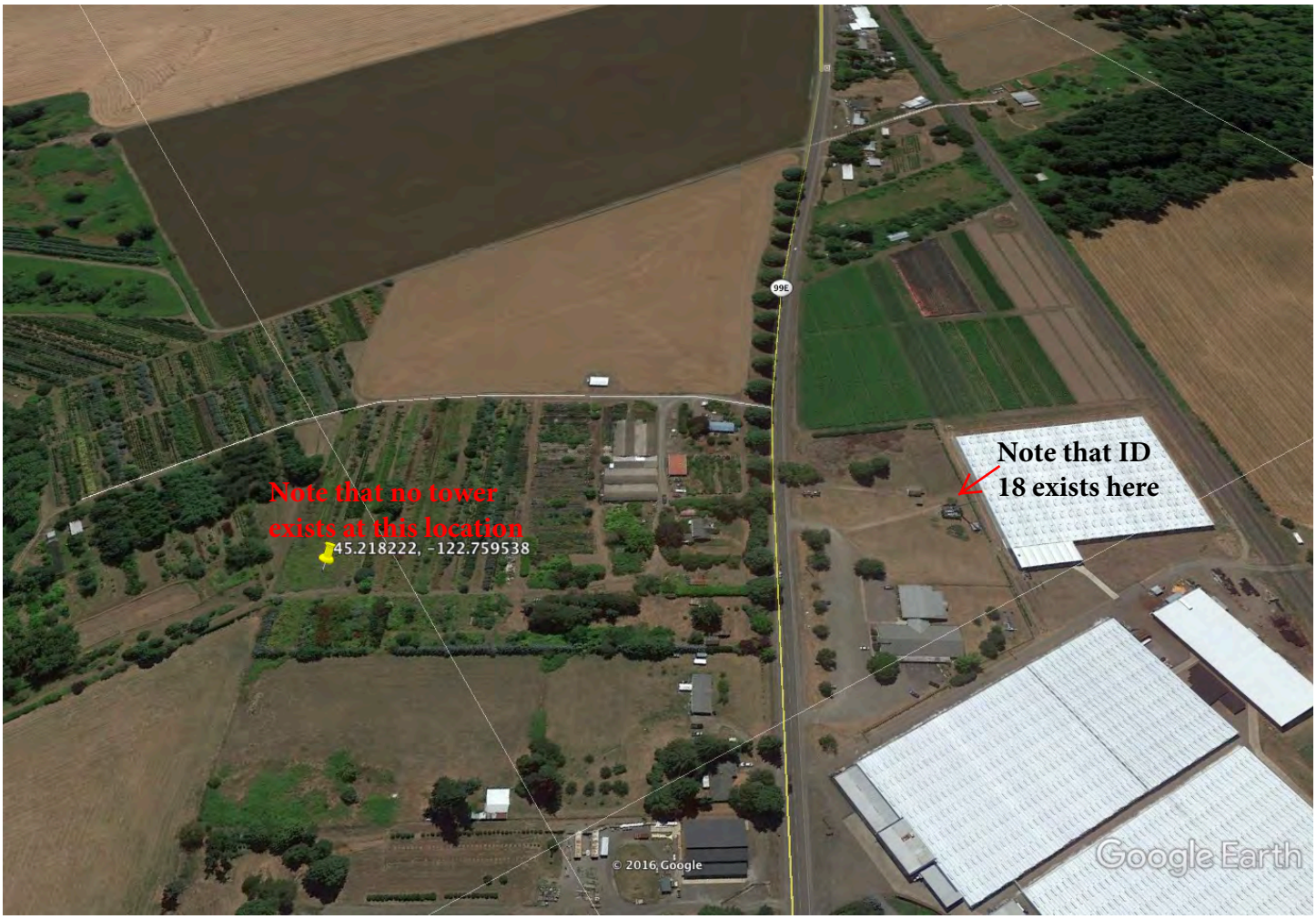
Filing #:	97-ANM-0088-OE	Ground Elev:	161.1 feet
Latitude:	45.238	Height Of Structure:	149.9 feet
Longitude:	-122.741	Overall Height:	311.0 feet
Structure Type:	Tall Structure	Structure Address:	Not Recorded
Status:	Unknown		
Date Filed:	01/30/1997		

CANBY ID 18, Existing WTS at 20687 OR-99E

Google earth

feet 10
meters 4

CANBY ID 19, No tower exists at this location across street from 20867 OR-99E



Google Earth

feet 900
meters 200

EXHIBIT N

NEIGHBORHOOD MEETING MAILING AND MINUTES

C-800 Canby Neighborhood Meeting Notes for Meeting held 11/1/16 7PM

- Gail questioned the purpose of the meeting considering that we've done our homework and there really isn't anything she can do to stop the proposal. Skip responded that she could write in comments to the City or attend any public meetings to address her concerns.

- Gail asked why we couldn't use the existing nearby tower. Skip explained that the tower is 6/10's a mile away, that we need about 95' of vertical tower space for equipment, the other tower is only 173', and that the structural capacity of the tower would not accommodate the equipment.

- Mark asked why we couldn't rebuild current nearby tower. Skip explained that First Net is likely be to coming to the area and a dedicated emergency communications tower is better suited than dealing with for profit wireless providers. Replacing the existing tower with a new tower would require a much taller and stronger tower and is not justified. Skip also explained that City code does not require us to discount the nearby tower.

- Gail wanted to know if First Net would pay for tower space on proposed tower. John Hartsock responded, NO.

- Gail wanted to know how long the process would be until construction. Skip responded with about six months.

- Gail wanted to know if she would hear the generator. Skip responded with likely not. Noise levels at another C800 site were provided indicating the distance at the nearest property lines exceed DEQ allowed levels.

- Mark says he's been on sites where generators make a lot of noise. Skip and John responded that the project sites he was referring to use much larger generators. During this discussion, Skip also addressed what the noise standards are for the City and explained that the noise from the proposed generator is below allowed standards. Skip handed out noise level documentation to address this issue.
-
- Gail wanted to know if proposed tower was to make coverage better, to update newer equipment technologies and wanted to know if the tower could be located elsewhere. Skip explained that the tower's main purpose is to upgrade, improve and expand communication capabilities for emergency service providers in the area. Skip also explained that we had looked at alternate locations but ran into roadblocks and thought

that this location was great from an underlying zone perspective (being zone industrial use).

- Melvin inquired about the safety of microwave dishes and was concerned about health issues. Skip explained that microwave shots are typically straight lines with little to no RF waves going downward to ground level. The RF level would be a percentage of the allowed levels per the engineer report.

- Gail was concerned about long-term health effects and that there really isn't any proof that there aren't effects. Skip recommended researching the World Health and American Cancer web sites to review their studies and information. John elaborated that RF emissions have been around a long, long time.

- Gail again asked if she has any power to fight. Skip again told her she could submit written comments or show up at any public meetings.

- The Canby fireman in attendance was asked to explain why the site was needed. The fireman referenced a recent fire at a large plant in Canby where he could not communicate out of the building and had to run outside to report back to dispatch. He elaborated on the need to be able to communicate from inside buildings in emergency situations and that every second counts.

- Mark commented that he doesn't understand how the proposed site is guaranteed to allow for in building coverage. John responded with the fact that there is still the possibility that some areas will not get perfect coverage and that it's virtually impossible to do so. The idea is to improve upon the existing coverage as best as possible.

- Gail closed her comments with the fact that she supports the proposal and understands the need, but just not in her back yard.
-
- Meeting closed about 8:30PM

Bjorn Morfin

SecuraSite LLC, Lease Agent for C800

503-781-9762

bmorfin@securasite.net

CANBY NEIGHBORHOOD MEETING

DATE: November 1, 2016 Location: Canby Fire Station 7:00PM to 8:00PM

Name	Address	Phone Number	Email
~~Gail Mark~~ Kraxberger	10076 S. Bremer Rd Canby	503-209-5878	gailkraxberger@gmail.com
MELVIN BORG	23397 S MULINORD, CANBY	503-266-8869	MELVINBORG42@GMAIL.COM.
Bob Bunnell	221 S. Pine St Canby	503-553-7131	bbunnell@canbyfire.org

October 3, 2016
Skip Greene, Agent for Clackamas 800 Radio Group
6233 SW Orchid Drive
Portland, OR 97219

RE: NEIGHBORHOOD REVIEW MEETING FOR A PROPOSED DEVELOPMENT

Dear Residents,

Clackamas 800 Radio Group, an ORS 190 organization (Government Joint Venture), owns and operates the public safety communications system serving Canby and the surrounding Clackamas County area. Its mission is to provide public safety radio and data communications for its member agencies including police, fire, and other emergency responders as well as hospitals and EMT services. The existing communication system is outdated and requires upgrading from an analog system to a digital system. Since the digital system will not transmit as far as the analog system new towers are required to ensure coverage of all areas and also microwave connection to adjacent towers.

As part of the upgrade a new facility consisting of a 180' lattice tower and supporting equipment within a 50' by 50' fenced compound is proposed and would be located on parcel 00797828 which is the parcel just north of 23397 S. Mulino Rd. The site would have an emergency generator and a 1,000-gallon propane tank.

Prior to applying to the City of Canby we would like to take the opportunity to discuss the proposal in more detail with you. The purpose of this meeting is to provide a forum for the applicant and surrounding property owners/residents to review the proposal and to identify issues so that they can be considered before the formal application is submitted to the City. We will attempt to answer questions that may be relevant to meeting development standards consistent with Canby Municipal Code and any other concerns you may have.

You are invited to attend a meeting at 7:00PM on November 1, 2016 held at the Canby Fire Station located at 221 SE Pine Street. We expect the meeting to last until 8:00:PM but can extend it if necessary.

Please note this meeting will be an informational meeting on preliminary development plans. These plans may be altered prior to submittal of the application to the City. Note that you may receive official notice from the City for you to either participate with written comments and/or to attend a public hearing.

Included with this invitation are three site plan sheets and one photo simulation of the facility as viewed from the north along SE 1st Ave.

We look forward to more specifically discussing the proposal with you. Please feel free to call me at 503-866-5111 or email at skip.greene@comcast.net if you have questions.

Sincerely,

Allen (Skip) Greene, Agent for Clackamas 800 Radio Group

SITE NAME:

CANBY

LOCATION:

NORTH OF 23397 S. MULINO RD, CANBY, OR 97013

SHEET INDEX

CONSTRUCTION SUBMITTAL:

T-1	COVER SHEET
1	SURVEY
2	SURVEY
G-1	GENERAL NOTES
C-1	OVERALL SITE PLAN
C-2	ENLARGED SITE PLAN
C-3	ELEVATIONS
C-4	LANDSCAPE PLAN

PROJECT INFORMATION

PROPERTY OWNER:
ZIMMER FAMILY LIMITED PARTNERSHIP
28485 S SUNDOWNER CT
CANBY, OR 97013
CONTACT:
DON ZIMMER
503-651-2036

JURISDICTION:
CITY OF CANBY

COUNTY:
CLACKAMAS

ZONING:
M-1 (LIGHT INDUSTRIAL)

PARCEL NUMBER(S) & AREA:
TAX LOT#: 31E34 00100, PARCEL #: 00797828
1,030,629.6 SQ FEET±
23.66 ACRES±

PROJECT AREA:
NEW IMPERVIOUS AREA:
EQUIPMENT AREA - 2,500 SQ FEET± (50'X50')
ACCESS DRIVE - 1,650 SQ FEET ±
TOTAL - 4,150 SQ FEET ±

PROJECT AREA:
LAT: N 45° 16' 4.14" (45.267817)
LONG: W 122° 39' 41.73" (-122.661592)
SOURCE: 1A SURVEY DATED 9/2/16
DATUM: NAD83

UTILITY PROVIDERS:
TELCO PROVIDER: MICROWAVE
POWER PROVIDER: PGE

GENERAL INFORMATION:
1. TRAFFIC IS UNAFFECTED
2. SITE IS UNMANNED AND HANDICAP ACCESS IS NOT REQUIRED
3. TECHNICIAN PARKING IS PROVIDED

CODE INFORMATION:
1. IBC-2015, INTERNATIONAL BUILDING CODE
2. NEC-2014 NATIONAL ELECTRIC CODE
3. 2014 OREGON STRUCTURAL SPECIALTY CODE
4. OCCUPANCY GROUP: U
5. CONSTRUCTION TYPE: II-B

PROJECT INFORMATION CONTINUED

APPLICANT:
CLACKAMAS 800 RADIO GROUP (C800)
11300 SE FULLER RD
MILWAUKIE, OR 97222
CONTACT:
JOHN HARTSOCK
503-780-4806

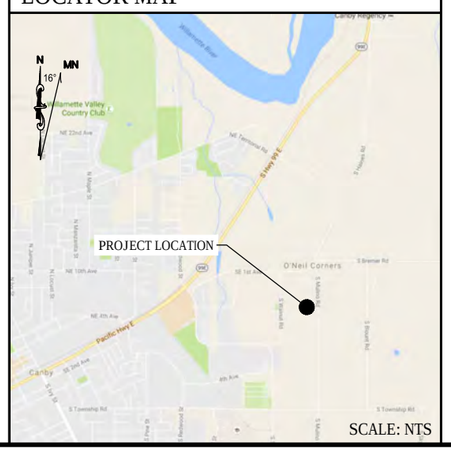
PROJECT MANAGER:
RON POLLUCONI
503-690-4911 X 266

ZONING CONTACT:
SKIP GREENE
SECURASITE LLC
6233 SW ORCHID DR
PORTLAND, OR 97219
503-866-5111
skip.greene@comcast.net

SITE ACQUISITION:
BJORN MORFIN
SECURASITE LLC
1631 NE BROADWAY, PMB 100
PORTLAND, OR 97232
503-781-9762
bmorfin@securasite.net

PROJECT DESCRIPTION:
CLACKAMAS COUNTY 800 RADIO GROUP PROPOSES TO CONSTRUCT AN NEW UNSTAFFED ESSENTIAL PUBLIC COMMUNICATIONS SERVICE FACILITY CONSISTING OF A NEW 180' TALL SELF SUPPORTING LATTICE TOWER, A PRE-FABRICATED EQUIPMENT SHELTER, A GENERATOR AND A PROPANE TANK BOTH ON CONCRETE PADS ALL WITHIN A NEW 50' X 50' PRIVACY SLATED FENCED LEASE AREA. LANDSCAPING IS PROPOSED AROUND THE FENCED COMPOUND. ALSO A NEW 12' WIDE BY 105' ± LONG ACCESS DRIVEWAY WITH PARKING SPACE IS PROPOSED.

LOCATOR MAP



SCALE: NTS

DRIVING DIRECTIONS

FROM THE C800 OFFICE:

1. HEAD SOUTHWEST ON SE FULLER RD TOWARD SE MICHAEL DR
   0.2 MI
2. TURN LEFT ONTO SE MONTEREY AVE
   0.2 MI
3. TURN RIGHT ONTO OR-213
   1.6 MI
4. MERGE ONTO I-205 S/STATE HWY 213 S/WAR VETERANS MEMORIAL FWY (SIGNS FOR STATE HWY 224)
   3.6 MI
5. TAKE EXIT 9 FOR OR-99E TOWARD DOWNTOWN/GLADSTONE/OREGON CITY
   0.3 MI
6. USE THE LEFT 2 LANES TO TURN LEFT ONTO OR-99E S/MCLOUGHLIN BLVD
   6.9 MI
7. TURN LEFT ONTO HAINES RD
   161 FT
8. TURN RIGHT ONTO S HAINES RD
   1.3 MI
9. TURN LEFT ONTO CANBY MULINO RD/S MULINO RD
   0.3 MI

DESTINATION WILL BE ON THE RIGHT

EST. TIME: 26 MINS.
EST. MILEAGE: 14.5 MI

DOCUMENT REVIEW

SIGNATURE DATE

SITE ACQ: BJORN MORFIN (503) 781-9762

ZONING: SKIP GREENE (503) 866-5111

APPLICANT: JOHN HARTSOCK (503) 780-4806

PROJECT MGR: RON POLLUCONI (503) 690-4911 X 266

CLACKAMAS 800 RADIO GROUP
11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 780-4800

PROJECT INFORMATION:

C-16
CANBY

NORTH OF 23397 S. MULINO RD
CANBY, OR 97013

	DATE	RELEASE
	8/16/16	PRELIMINARY ZONING REVIEW
	8/30/16	FINAL ZONING REVIEW
	9/13/16	FINAL ZONING REVIEW

PLANS PREPARED BY:

cushing Civil Engineers
Don Cushing Associates Civil Engineers
107 SE WASHINGTON STREET
SUITE 265
PORTLAND, OR 97214
(503) 387-5331
www.cushing-engr.com

LICENSURE:

REGISTERED PROFESSIONAL ENGINEER
14662
OREGON
DEC. 07, 1989
DON CUSHING

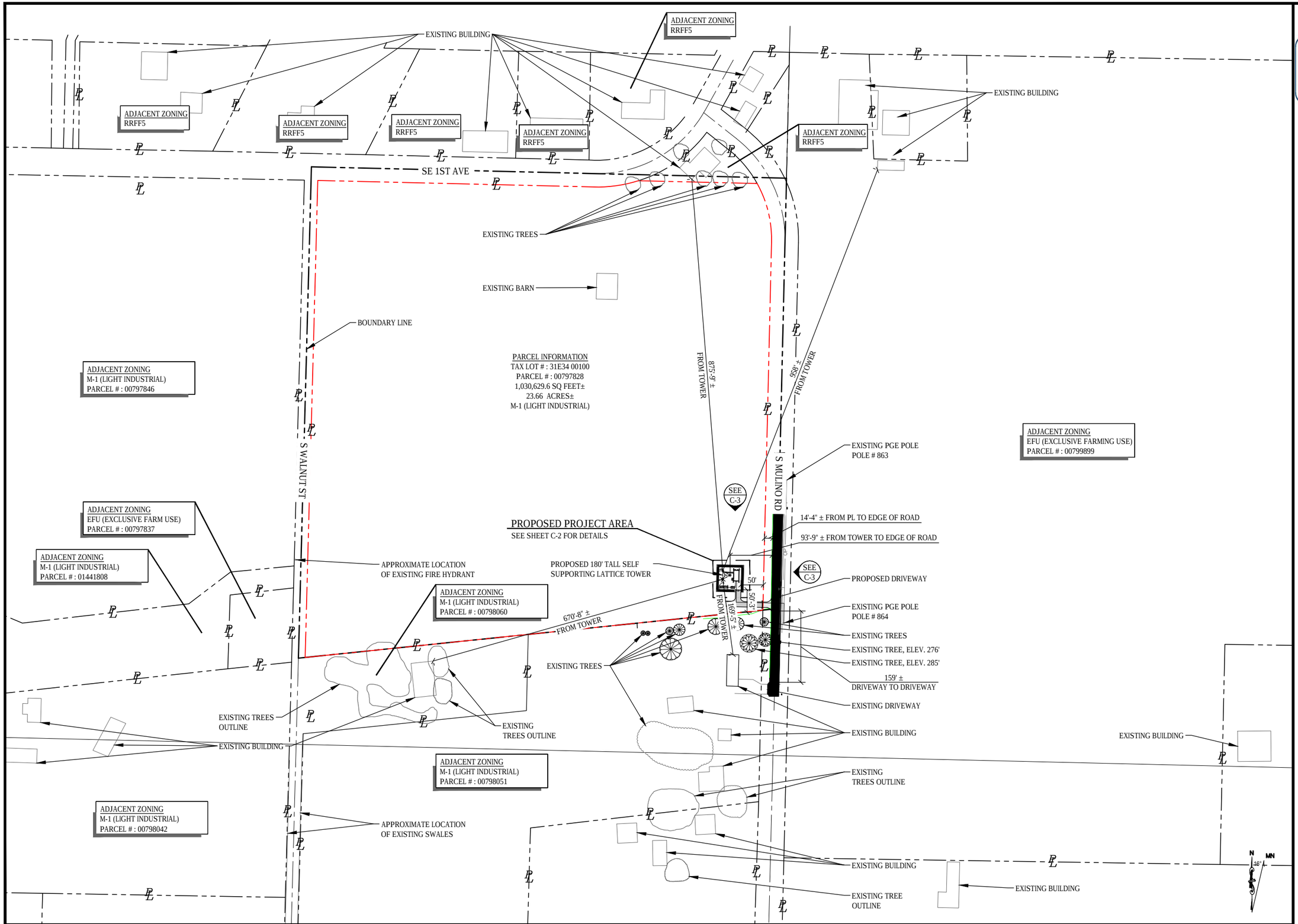
RENEWAL DATE 12/31/17

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

T-1



OVERALL SITE PLAN

11X17 SCALE: 1" = 200' | 22X34 SCALE: 1" = 100' | 1

CLACKAMAS SOUTH RADIO GROUP
11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 780-4500

PROJECT INFORMATION:

C-16
CANBY

NORTH OF 23397 S. MULINO RD
CANBY, OR 97013

	DATE	RELEASE
	8/16/16	PRELIMINARY ZONING REVIEW
	8/30/16	FINAL ZONING REVIEW
	9/13/16	FINAL ZONING REVIEW

PLANS PREPARED BY:

cushing Civil Engineers
Don Cushing Associates
Civil Engineers
107 SE WASHINGTON STREET
SUITE 265
PORTLAND, OR 97214
(503) 387-5331
www.cushing-engr.com

LICENSURE:

REGISTERED PROFESSIONAL ENGINEER
14602
OREGON
DEC. 07, 1989
DON CUSHING

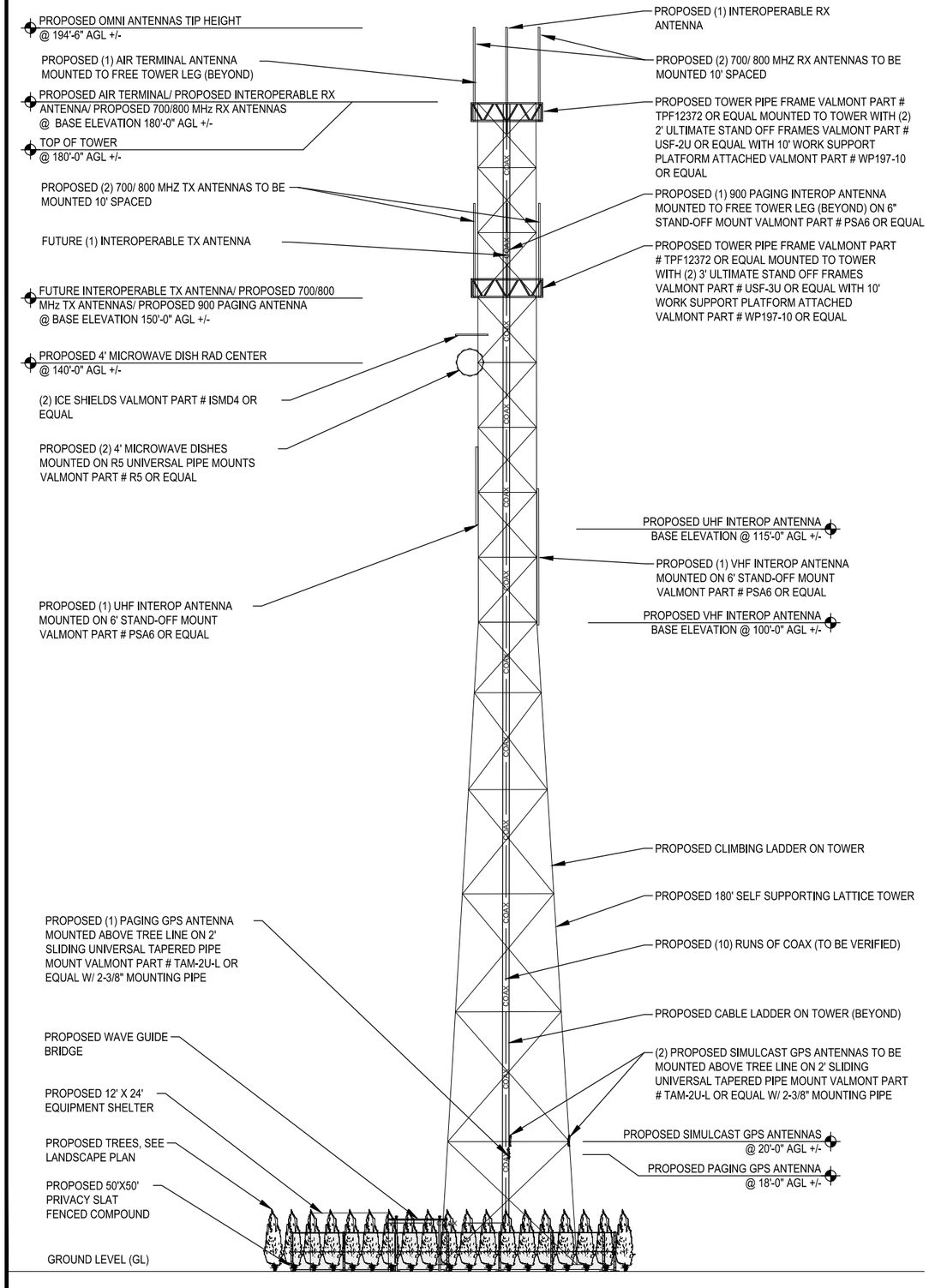
RENEWAL DATE 12/31/17

SHEET TITLE:

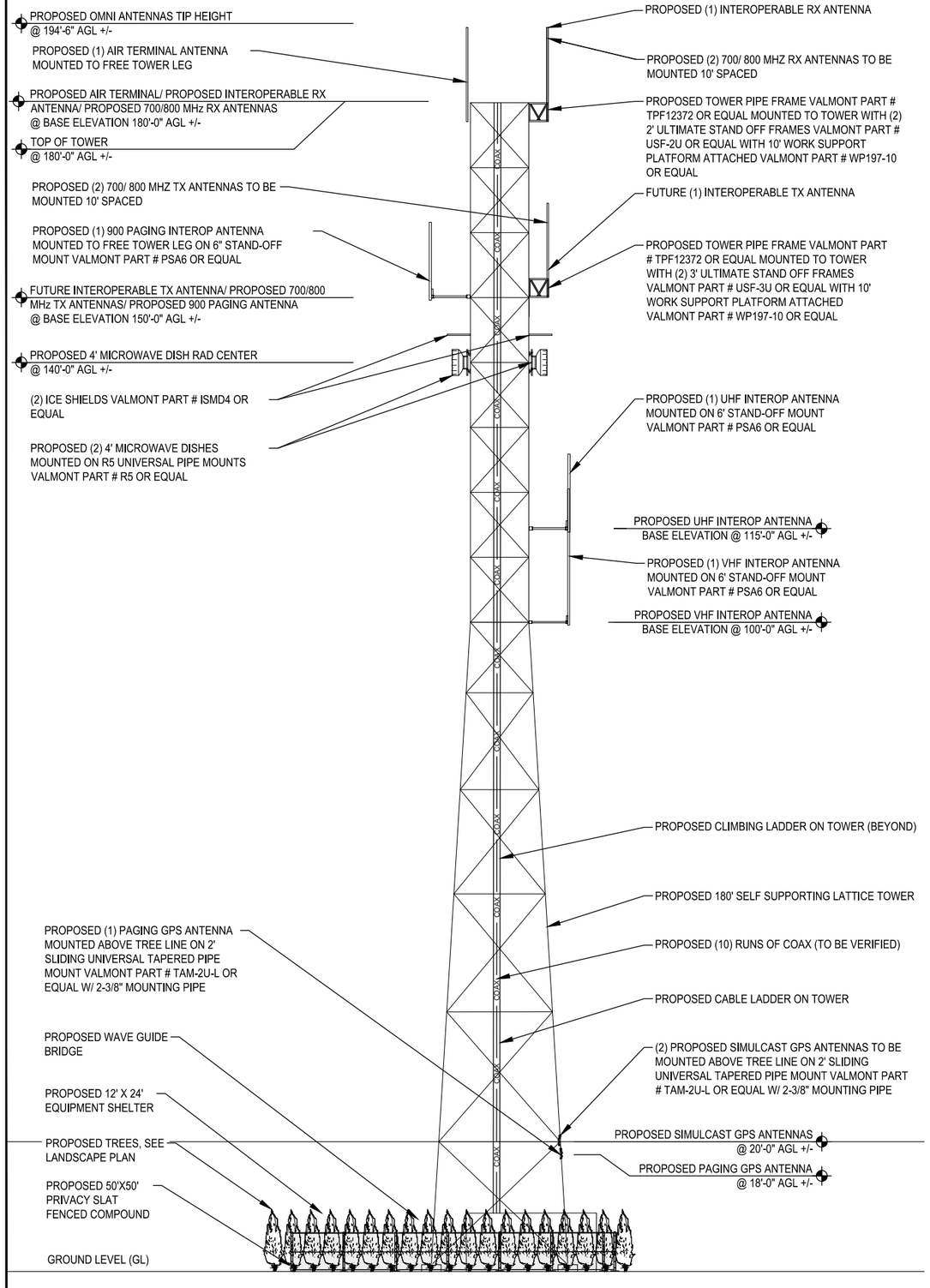
OVERALL SITE PLAN

SHEET NUMBER:

C-1



PROPOSED NORTH ELEVATION | 11X17 SCALE: 1" = 20' | 22X34 SCALE: 1" = 10' | 1



PROPOSED EAST ELEVATION | 11X17 SCALE: 1" = 20' | 22X34 SCALE: 1" = 10' | 2

CLACKAMAS SOO RADIO GROUP
11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 750-4500

PROJECT INFORMATION:

C-16
CANBY

NORTH OF 23397 S. MULINO RD
CANBY, OR 97013

	DATE	RELEASE
	8/16/16	PRELIMINARY ZONING REVIEW
	8/30/16	FINAL ZONING REVIEW
	9/13/16	FINAL ZONING REVIEW

PLANS PREPARED BY:

cushing Civil Engineers
Don Cushing Associates
Civil Engineers
107 SE WASHINGTON STREET
SUITE 265
PORTLAND, OR 97214
(503) 387-5331
www.cushing-engr.com

LICENSURE:

REGISTERED PROFESSIONAL ENGINEER 14662 OREGON DEC. 07, 1989 DON CUSHING

RENEWAL DATE 12/31/17

SHEET TITLE:

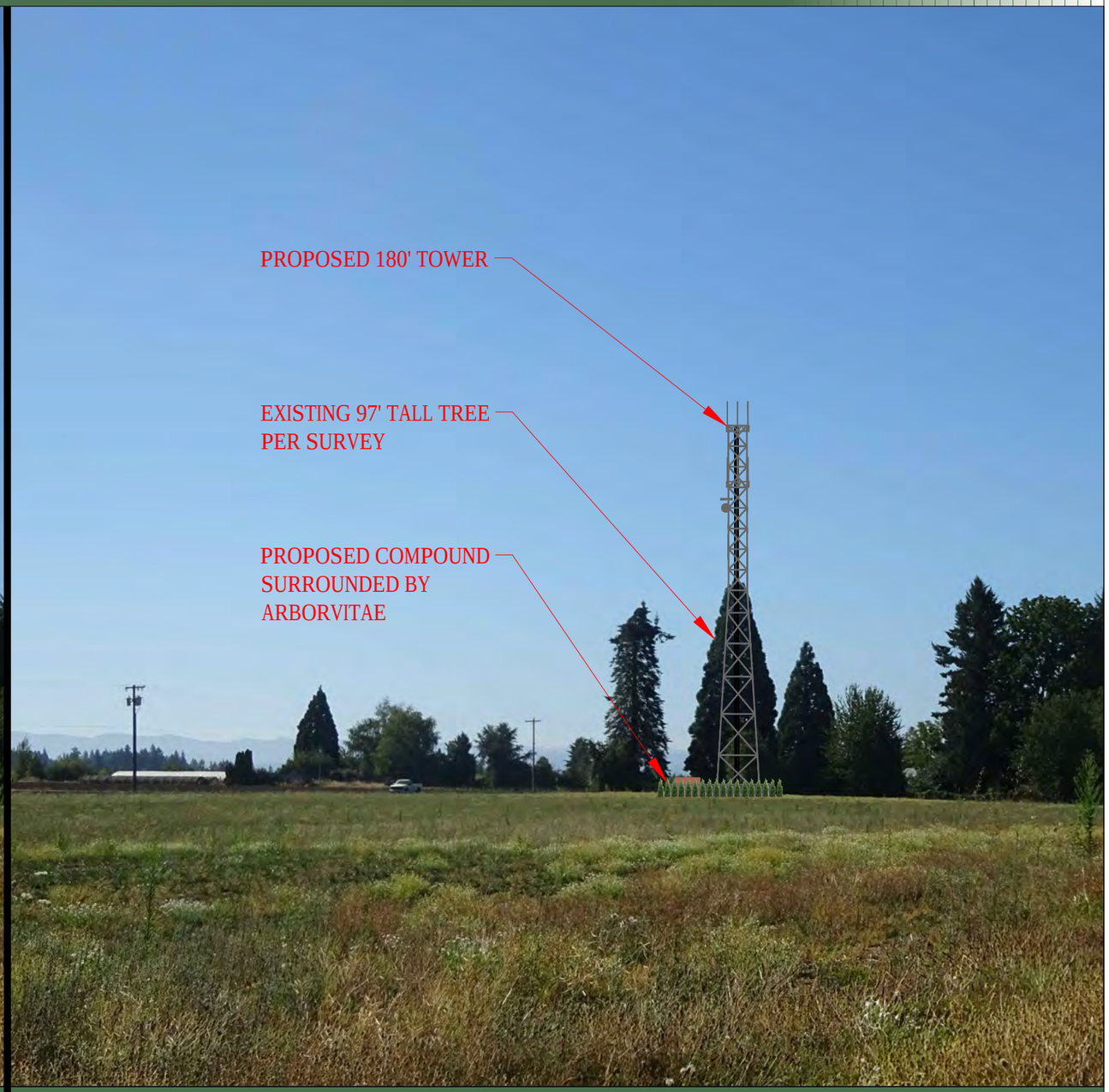
ELEVATIONS

SHEET NUMBER:

C-3

PHOTO LOCATION 1: LOOKING SOUTH

EXISTING



PROPOSED

cushing
Civil Engineers

DON CUSHING ASSOCIATES CIVIL ENGINEERS
107 SE WASHINGTON STREET, SUITE 265
PORTLAND, OR 97214
(503) 387-5331
www.cushing-engr.com

PHOTO SIMULATION:
CANBY
NORTH OF 23397 S MULINO RD
CANBY, OR 97013

EXHIBIT O

PRE-APPLICATION CONFERENCE MEETING MINUTES

City of Canby
Pre-Application Meeting Notice

PO Box 930, Canby, OR 97013 503-266-0798
City Shops, 1470 NE Territorial Road 503-266-7238

TO:	Canby Planning, Bryan Brown	503-266-0702	Canby Public Works, Jerry Nelzen	503-266-0759
	CUB Water Dist., Doug Quan	503-263-4309	Canby Telcom, Dinh Vu	503-266-8201
	CUB Electric Dept., Gary Stockwell	503-263-4307	NW Natural, Dan Kizer	503-585-6611 x8166
	Fire District #62, Todd Gary	503-266-5851	Curran-McLeod Eng., Curt McLeod	503-684-3478
	Clackamas Co. Roads-Residential, Ken Kent	503-742-4400	Wave Broadband, Tim Gettel	503-307-0029
	Clackamas Co. Roads-Commercial, Robert Hixson	503-742-4400	Econ Dev. Dir., Renate Mengelberg	503-266-0701

From: Ronda Rozzell, Shop Complex

Date: September 1, 2016

Subject: Pre-Application Meeting for Public Emergency Communication Facility

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Attached is a request for pre-application meeting.

A meeting with the applicant has been scheduled for **Tuesday, September 13, 2016 at 10:30 am at the City Shops Conference Room, 1470 NE Territorial Road, Canby.**

Please come prepared to discuss any issues the applicant will need to address when submitting a site and design review application.

If you are unable to attend the meeting, but have comments please submit them in writing or call Ronda at 503-266-0798. They will be forwarded to the applicant.

Comments: PLEASE SEE ATTACHMENT FOR COMMENTS

Signature

SEPT 13TH 2016
Date

ASSOCIATE ENG.
Title

CANBY TELCOM
Company

Canby Telcom

faster higher farther

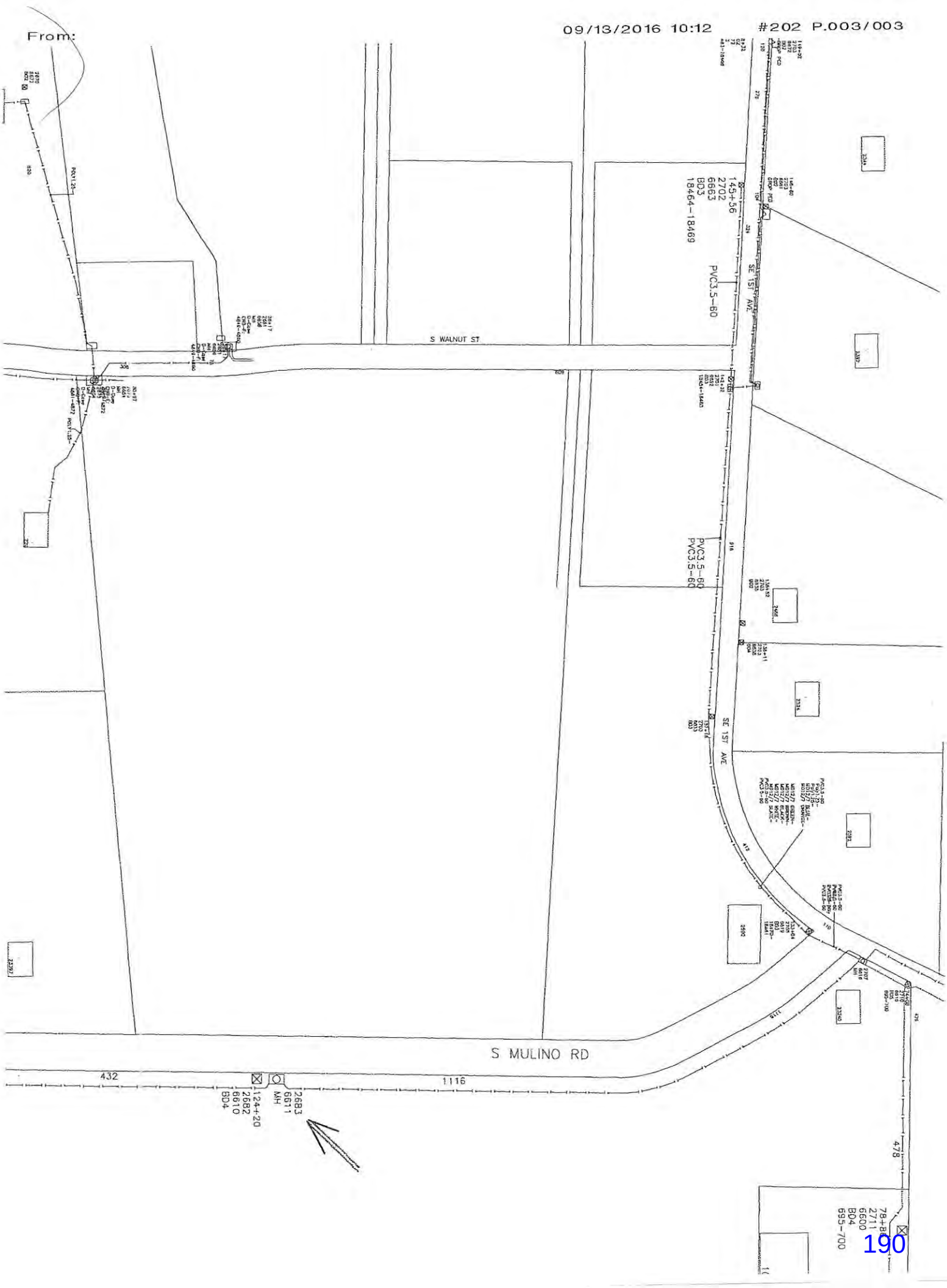
September 13, 2016 N/A not telcom

Comments from Canby Telcom for Public Emergency Communication Facility:

- Canby Telcom services will be available through the development.
- The Developer/Owner is required to provide all trenches for placing underground telephone facilities from an existing telephone connection point. Canby Telcom will place and provide all materials.
- Canby Telcom will follow the power design as much as possible to minimize trenching; however, additional trenches may be required for communication facilities.
- If temporary service is needed, please contact our Customer Care Center to place an order.
- There is no development fee.

Contact Information:

Engineering Manager	Eric Kehler	503-266-8255
Associate Engineer	Dinh Vu	503-266-8201
Construction Inspector	Matt Downs	503-341-4357
Customer care center		503-266-8111
Open trench hotline		503-266-8242


S WALNUT ST
SE 1ST AVE
S MULINO RD
145+56
2702
6663
BD3
18464-18469
PVC3.5-60
PVC3.5-60
PVC3.5-60
432
1116
124+20
2682
6610
BD4
2683
6611
MH
478
78+80
2711
6600
BD4
695-700

Pre-Application Meeting

Public Emergency Communication Tower
September 13, 2016
10:30 am

Attended by:

Skip Greene, Clackamas 800 Radio Group, 503-866-5111
Todd Gary, Canby Fire Dept, 503-969-7459
Gary Stockwell, Canby Utility, Electric Dept, 503-263-4307
Bryan Brown, Planning Dept, 503-266-0702
Ron Stenger, Canby Telcom, 503-266-8290
Hassan Ibrahim, Curran-McLeod Engineering, 503-684-3478
Doug Quan, Canby Utility, Water Dept, 971-563-6314
Jerry Nelzen, Public Works Dept, 971-253-9173
Shane Hester, Public Works Dept, 971-888-1187

This document is for preliminary use only and is not a contractual document.

DEVELOPER CONSULANT, Skip Greene

- We are proposing a 55 x 50 ft compound on the SE corner of this unaddressed parcel off of Mulino Road. We would like the location on the SE corner because it is approximately 20 ft higher than the opposite side of the property off of S Walnut Street. Basically, since the bond measure passed this year for Clackamas County, we along with Washington County are developing new sites for their systems because they are moving from analog to digital. This means they need more intermittent sites because they do not do not have the distance with the signals. They are also trying to improve the signals for indoor and hand-held radio communications for police, fire and life safety.
- This site will go in between our Sawtell site in Mulino and the Skyland site off of Burgess Road in Lake Oswego. Hopefully, this site might also see the Wilsonville Tank site, which will be north of Elligsen Road on the bluff. We want to have communications with one other installation so every site has redundant communication to it and that is what we are trying to accomplish here today.
- The main purpose of this tower is to serve the City of Canby and the Clackamas County area.
- We will landscape with 8 ft arborvitaes, a 6 ft fence and an emergency generator along with 1,000 gallon propane tank.
- The access would be from Mulino Road and I think you all have seen the correspondence from Robert Hixson, Clackamas County Transportation Department. Robert stated it is a collector street and poses a problem with the county because they do not like having access on collectors. Robert and I will discuss this issue and try to get it resolved. If we try to get access from the west off of S Walnut Street it would be a 900 ft driveway and you are basically impacting all the farming on the property and also the future use of the property as a zoned industrial area.

CURRAN – MCLEOD ENGINEERING, Hassan Ibrahim

- Are you requiring any sewer service to the site and Skip said no sewer, water or telcom, just electrical power.
- Will this section of the 23 acres be partitioned out of it and the answer was no, we will be leasing the land and typically it is a 30 year lease.
- Skip said they will be doing a concrete prefabrication shelter and it will be 12 x 26 sq ft. It will have rain gutters, with splash pads and it will drain onto the property as opposed to off property. Hassan said good, because all stormwater has to stay on site. Skip said it will be graveled.
- We are not requiring any street improvements as part of this project and Skip said for the City of Canby and Hassan said yes.

CANBY FIRE DEPARTMENT, Todd Gary

- We would like to say this tower will be vital to our communications and right now we do not have working radios inside buildings in Canby. We are happy to see it coming to Canby.

CITY OF CANBY, PUBLIC WORKS DEPARTMENT, Jerry Nelzen

- Jerry asked if the county is going to work with you on the access issue. Skip said right now the way I read their driveway access code, is access to a site is preferred from a local street, but there is a clause that states a commercial, industrial, multi-family and institutional may have exclusive driveway access to a collector with a minimum intersection spacing of a 150 ft. There is no intersection issue for this project and we have a good case for getting access.
- Jerry asked if this tower has to be in this location or could it be moved at all? Skip said we placed the tower at a high point because our engineer does not want to lose any elevation/height. Jerry said he did not know if it would work at the corner of our cemetery. Discussion ensued. Jerry said we would entertain the thought of having it located at the cemetery.
- You will need to acquire a City of Canby Erosion Control permit from the Planning Department and we will do the inspections and mostly likely Shane will be the inspector.

CANBY UTILITY, ELECTRIC DEPARTMENT, Gary Stockwell

- The property in question is annexed into city and Canby Utility has power to this property from S Walnut Street.
- We have the Service Territorial Agreement in place between Portland General Electric (PGE) and Canby Utility. We, as Canby Utility will serve your project and you will need to extend from the west side of this property, the approximate 1,000 ft in an easement you will provide me. Skip asked what would be the width of the easement and Gary said a 10 ft easement.
- You will provide the trench and we will put in more equipment than required to serve your project, but I will only charge you the equivalent of what would be the single phase to serve your project. We will place vaults in the center and one at the end with a transformer set at the vault with a secondary service into the project. Canby Utility provides and installs the conduit, you provide the trench. Gary handed Skip a scope of work form.

- Skip asked where the easement would be located. Gary said the easement will be abutting the property line.

CANBY UTILITY, WATER DEPARTMENT, Doug Quan

- Will you need any water and Skip said no.

CANBY TELCOM, Ron Stenger

- Skip said we run on microwave communications and there will be no telecommunications.

CITY OF CANBY, PLANNING DEPARTMENT, Bryan Brown

- Bryan handed Skip a memorandum, which tells you what applications you need to submit and the fees associated.
- There was a question as to which provisions for your situation are needed because of your distance from highway 99E and your distance from a plan or zone residential district. We need to look at it again and find the category in the code that fits.
- As we have discussed previously, we are okay with the proposed site, but by all means if there is a possibility of going to the city owned cemetery property, please consider it. Skip said the elevation is going to be the lead factor and our engineer did not want to move to the southwest corner of this property because we lose 20 ft of elevation and will have problems going around this bluff.

MEMORANDUM

TO: *Skip Greene, Representative for Clackamas 800 Radio Group*
RE: *PRA 16-14 Pre-Application Conference for Clackamas 800 Radio Group Lattice Tower*
FROM: *Bryan Brown, Planning Director*
DATE: *September 13, 2016*

APPLICANT: Clackamas 800 Radio Group – C800
Representative: Allen (Skip) Greene
***OWNER*:** Zimmer Family Limited Partnership
***TAX LOT*:** 31E3400100
***LOCATION*:** North of 23397 S Mulino Rd
ZONING: M-1 Light Industrial
***PROPOSAL*:** To install an emergency public communication facility with 180' lattice tower within fence leased compound
***EXISTING CONDITIONS*:** Hay Production

TO COMPLETE LAND USE APPROVAL OF THIS PROPOSAL PLEASE NOTE THE FOLLOWING:

- Submit a Site and Design Review Type III Application & a Conditional Use Permit Type III Application based on staff's evaluation that your proposed 180' lattice emergency communication tower and its proposed location fits 16.08.120(C)(3)(b) of the Code:
    - These applications are to be processed simultaneously through a Planning Commission Public Hearing process. Please refer to Section 16.49 & Section 16.50 for applicable standards and review criteria related to these types of applications.
    - The Land Development and Planning Ordinance provisions for the siting and review process for Wireless Telecommunications Systems Facilities is Section 16.08.120 of the Canby Municipal Code.
    - The fee for the Site & Design Review application is $1,500 based on a lease area of less than 1 acre, and the Conditional Use Permit application is $2,040. The lowest cost application is half price when they are submitted together. ($2,790 application fee)
    - After land use approval, a standard building permit application and approval can be secured through Clackamas County Building Codes Division. You will also apply for a building site plan review with the City concurrently so we can authorize the issuance of your building permit when the County is ready to issue.

ZONING STANDARDS APPLICABLE TO THIS APPLICATION

Applications are reviewed on the basis of criteria in *Title 16: Land Development and Planning Ordinance* of the *Canby Municipal Code*. *Title 16: Land Development and Planning Ordinance* is available on the City's website or may be emailed upon request. The application must include a narrative that addresses compliance with applicable approval criteria. Staff has determined that the following Chapters will apply to the proposed development. This is only a preliminary list; during a more extensive review, staff may encounter additional standards applicable to the proposal:

- **Chapter 16.08.120: Siting and Review Process for Wireless Telecommunications Systems Facilities**
    - Your proposed location is within a "Preferred Site (M-1) Zoning
    - The applicable review process determined by staff based on your proposal is indicated in Section 16.08.120(C)(3)(b) "a detached lattice tower on a preferred site, within 660 feet of land either planned or zoned for residential use, and equal to or over 100 feet in height, including antennas.
- **Chapter 16.32: M-1 Light Industrial Zone**
    - Lists permitted and conditional uses-V indicates that a wireless or cellular communications facility/tower is generally and outright permitted use when less than 100' in height but requiring a Conditional Use Permit when equal of over 100' tall and less than 660' from planned or zoned residential land.
    - Contains usual setback & height standards which are 0 setbacks from the street or 10' when abutting residentially zoned property, none for interior side yard.
    - Wirless/cellular towers require written certification of approval/compliance from the Federal Communications Commission, Federal Aviation Administration and the Oregon Department of Transportation (Department of Aeronautics).
- **Chapter 16.43: Outdoor Lighting Standards**
    - Applicant must submit a lighting plan that conforms to the standards in this chapter
- **Chapter 16.46: Access Limitations**
    - Mulino Road is a County collector street which will require an access exception since the Tax Lot has access to a lower classification street though the lease area as proposed does not. The City's Public Works Design Standards require 100' driveway separation on industrial zoned streets, 10' for local streets.
- **Chapter 16.49: Site and Design Review**
    - Procedural steps to process application
    - Site Design Review Menu: Table 16.49.040 applicability to be determined
    - Landscaping requirements
- **Chapter 16.89: Application and Review Procedures**
    - Procedural steps to process applications

ESTIMATED FEES

The following are an *estimate* of planning & building fees associated with the proposed project; additional fees may be charged and prices are subject to change at any time during the course of the project. The City's Master Fee Schedule is available on the City's website; please review for a list of all possible:

- **Traffic Impact Study (TIS)**:
    - Not Applicable with your request.
- **Review Fees**:
    - Site & Design Review - Type III:
        - First 0.5 Acres: $1,500 (base fee)

- Conditional Use Permit - Type III:

- **Building fees prior to construction:**
  - City land use plan check fee:
    - All new commercial & industrial building square footage up to 2,000 = $100
  - Sign permit, if not reviewed in conjunction with the Site and Design Review application: $50
  - Public Works Fees:
    - Erosion control permit Fee: $395 with ESPC Certification, $500 without
    - Sewer tap (on-site connection) Fee: $100
    - Street Opening Fee: $100 if pavement excavation required
    - See Master Fee Schedule for a full list of possible fees
  - SDCs: See Master Fee Schedule and SDC applicability to Be Determined
  - **Check with Clackamas County for building fees associated with structural, plumbing, electrical, mechanical, etc. reviews

EXHIBIT P

SABRE LATTICE TOWER AND MONOPOLE STUDIES

SABRE LATTICE TOWER AND MONOPOLE STUDY ANALYSIS

May 15, 2017

The Clackamas 800 Radio Group (C800) towers are considered essential communication facilities and as such are designed to very high wind and seismic standards to ensure they would remain standing under these severe conditions. This type of construction is designated a Class III structure. C800 intends to utilize lattice towers for all its proposed sites since the tower deflection is much less than that of monopoles. Please refer to the enclosed Telecom Tower Manufacturer study describing the value of lattice towers for heavy loaded towers and heavy wind conditions.

To ensure reliability of the microwave communication system the C800 design requires redundant microwave links to each site they construct. The proposed Canby site would connect to the proposed Highland Butte site off of South Butte Road (no address) southeast of Beavercreek and will also connect to the proposed Wilsonville Tank site located at the top of a small butte just north of 8275 SW Elligsen Road in Wilsonville. Please see the ComStudy 2 Path Profile studies on the following pages for the microwave connection to these two sites. This graph indicates the above-ground level mounting radial center of the microwave dishes at each location and the red line indicates the microwave path. Note that this is a line-of-sight path so the microwave antennas must "see" each other. The green colored "spikes" represent trees in the path between two sites and the microwave signal must clear these trees with sufficient height to account for future tree growth. It's also important to note, that the microwave signal is "point-to-point." Therefore, the dishes stability is critical. C800 plans to mount the microwave dishes as low as possible on the tower. The higher that the dishes are mounted on a tower; the more deflection will occur during high winds. This could result in network outages (especially on monopoles) since one or both of the microwave dishes would be out of alignment due to tower deflection. Monopoles have over 3 times the deflection as a lattice tower at similar antenna mounting elevations as demonstrated at the conclusion of this analysis.

Please refer to the enclosed Sabre 180' lattice tower and 180' monopole studies to better understand the deflection differences between the two tower types. The Canby site was originally designed for a 180' lattice tower and the enclosed Wilsonville Tank study is also for a 180' lattice tower. However the ODA recommended using a 150' lattice tower due to the tower proximity to a private airpark on Township Road east of the city. Even though both of these deflection studies are for 180' towers, correlations can be made to lower height towers such as Canby. Reviewing the data submitted from a certified tower manufacturer shows how the monopole deflects more than the lattice tower at given antenna heights.

The columns to consider are the Mast Elevation and the Horizontal Deflection, the first two columns on each study. The following list is the data pulled from each study at similar heights and demonstrates the much greater deflection of a monopole. As stated earlier, the greater the deflection the more often the microwave connections will be lost.

Please note that the provided studies assumed a basic windspeed of 95 mph with 0" of radial ice , and 30 mph with ½" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class III, Exposure Category D, Topographic Category 1. We believe this data supports the necessity of a lattice tower for our proposed essential public service communications facility.

MONOPOLE:

145.7' mounting height– 4.40' deflection
126.9' mounting height – 3.35' deflection
98.7' mounting height =-2.00' deflection
66.2' mounting height – 0.88' deflection

LATTICE TOWER:

145' mounting height – 1.368' deflection
125' mounting height – 0.955 deflection
100' mounting height – 0.574' deflection
66.7' mounting height – 0.246' deflection

Since microwave signals are the only communication link between sites it's clear that the greater monopole deflections would constitute more frequent loss of service between sites and hamper emergency operation communications between dispatch and field responders.

Allen R (Skip) Greene
Permitting Agent for Clackamas 800 Radio Group (C800)
6233 SW Orchid Dr
Portland, OR 97219
503-866-5111
skip.greene@comcast.net

Telecom Tower Manufacturer

News and updates on telecom infrastructure, cellular network optimization and tower installation.

03/17/2011

A brief study of lattice telecom towers

Lattice telecom towers are one of the types of towers used in a telecommunications network. They are generally 3 legged towers having tubular leg elements with tubular bracing members. They are specifically optimized for heavy loads, which makes them suitable for central communication hubs and MW backbone sites in hurricane zones.

The primary purpose of erecting a lattice telecom tower or any other structure in a telecom network is to support more than one antenna for communication purposes. These towers are also expected to support any load of supporting apparatus used in communication networks. Let's look at the design of lattice telecom towers which makes them unique from other types of telecom towers:

Design of a lattice telecom tower:

The lattice telecom tower is a free standing model tower. The lattice towers are specifically designed for heights ranging from 20m to 80m. The design of a lattice tower uses square section steel elements for their construction. The square design lattice tower brings down the material costs due to the load. Additionally, the tubular construction makes the construction work faster and more robust in nature.

The modular design of lattice towers allow engineers to make last minute modifications in the design of the tower to make it suitable for the location where it is erected. The modules in the lattice tower offer interchangeability, which allows for last minute modifications. The design can be modified for loads and height at the last minute while erecting the tower at the site. The lattice towers can be easily shipped in a standard 40' ISO container. The designs of lattice towers have undergone several refinements after studying the effect of seismic vibrations and winds on the framework and design of a tower.

Uses of a lattice telecom tower:

The lattice tower can act as an ideal platform to install different telecommunication accessories that include antenna mounts, platforms, lightning protection kits, safety devices, obstruction lights, and many more such accessories. All these accessories can be installed at any height on the tower and at any orientation to meet a client's specifications. Lattice telecom towers are generally used for:

- Radars
- Video surveillance equipment
- GSM/CDMA equipment
- Wind turbines

Lattice telecom towers have one advantage over pole type towers. The weight of the lattice tower is distributed over a greater area, which reduces the pressure on the foundation and on the ground. The modules of the lattice telecom tower can be assembled one piece at a time and so does not require heavy cranes. A lattice tower can be easily installed even on rough terrain.

Telecommunication is the backbone of any growing economy. Building a good telecom network involves a combination of different engineering disciplines such as construction and civil engineering, electronics engineering, and mechanical engineering. Telecom turnkey solution providers offer flawless management, where all engineering disciplines work together within guided timelines.

Telecom turnkey solutions providers offer complete telecom solutions that involve manufacturing customized self supporting

lattice telecom towers and guyed towers that are ideal for different geographical locations.

Posted at 05:14 PM | Permalink
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Comments

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Telecom Tower Manufacturer

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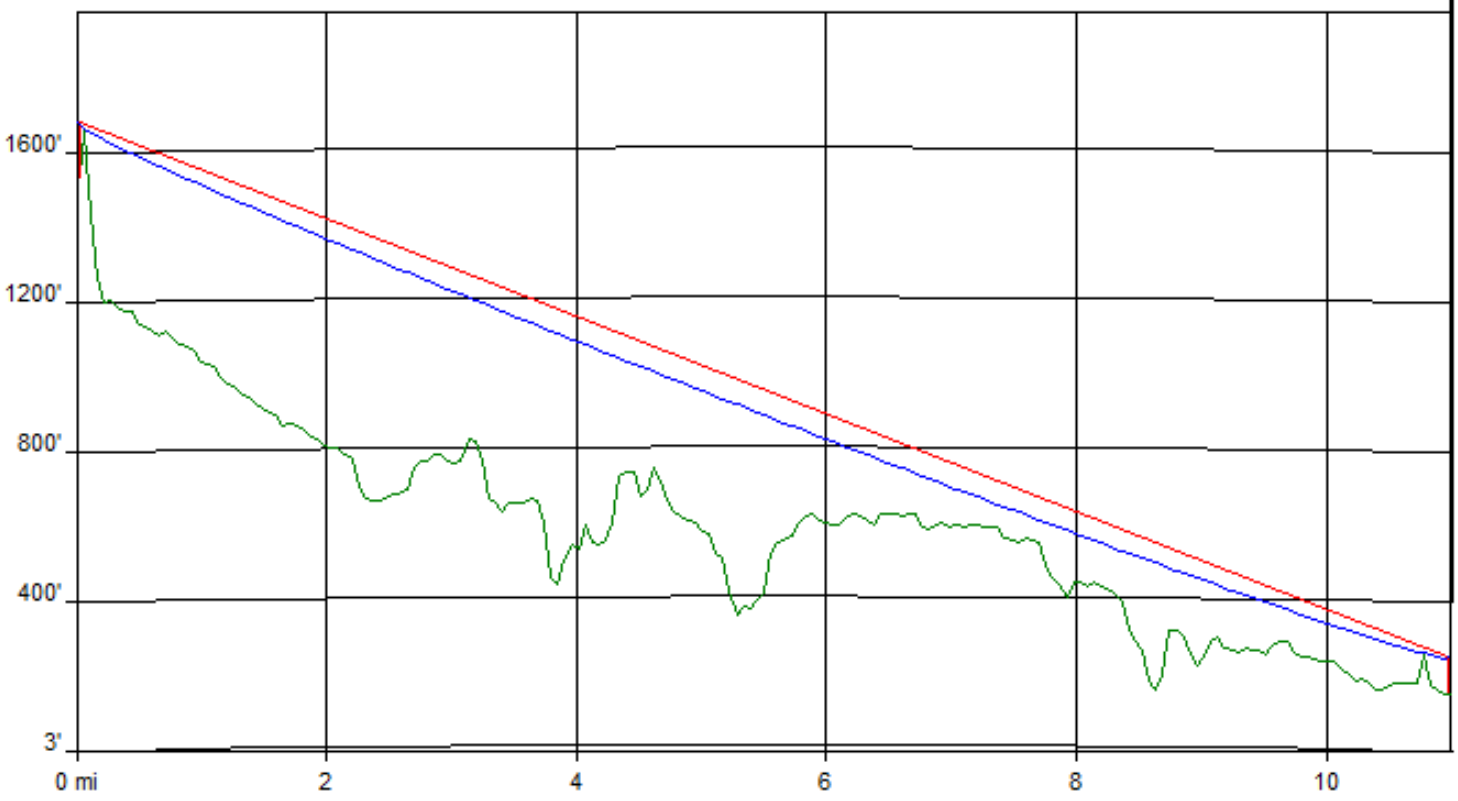
CANBY TO HIGHLAND BUTTE
MICROWAVE PATH STUDY

ComStudy 2 Path Profile



Highland Butte

Lat:	45-14-14.0 N
Lon:	122-26-33.9 W
AMSL:	1537 ft
Tower AGL:	150 ft

Canby

Lat:	45-16-03.0 N
Lon:	122-39-53.5 W
AMSL:	154 ft
Tower AGL:	100 ft

Profile Info

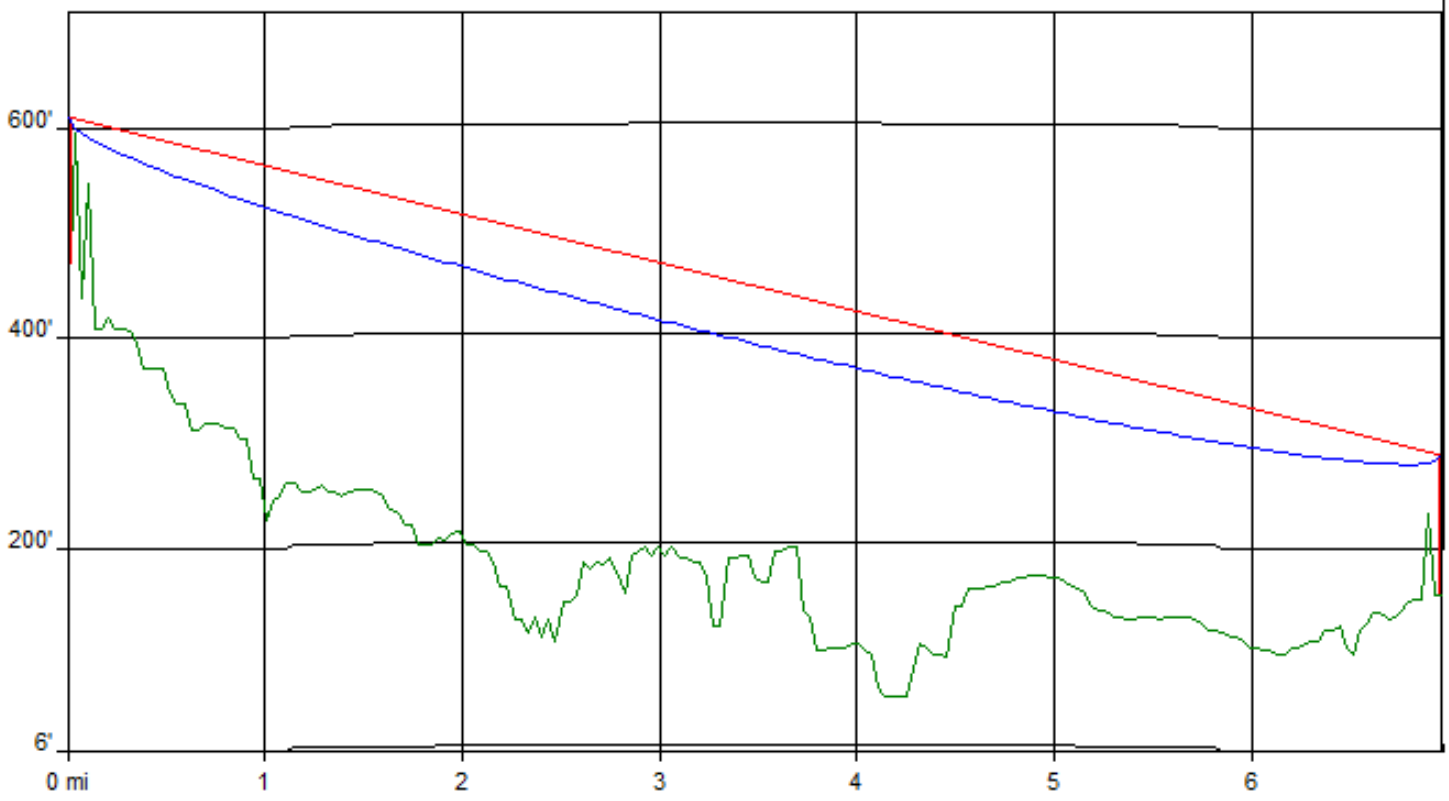
Distance:	11.00 mi
Bearing:	281.04 deg
# of points	200
K value:	1.333
Frequency:	1100
Clearance:	0.6

Losses

Base Loss:	118.3 dB
Fade Margin:	66.1 dB
Diffraction:	0.0 dB
Fresnel:	5.7 dB

CANBY TO WILSONVILE TANK
MICROWAVE PATH STUDY

ComStudy 2 Path Profile



Wilsonville Tank

Lat:	45-20-32.5 N
Lon:	122-45-39.6 W
AMSL:	474 ft
Tower AGL:	140 ft

Canby

Lat:	45-16-03.0 N
Lon:	122-39-53.5 W
AMSL:	154 ft
Tower AGL:	135 ft

Profile Info

Distance:	6.97 mi
Bearing:	137.88 deg
# of points	200
K value:	1.333
Frequency:	1100
Clearance:	0.6

Losses

Base Loss:	114.3 dB
Fade Margin:	75.4 dB
Diffraction:	0.0 dB
Fresnel:	0.6 dB

Sabre Industries™
Towers and Poles

Structural Design Report
180' Monopole
Site: 180 monopole, OR

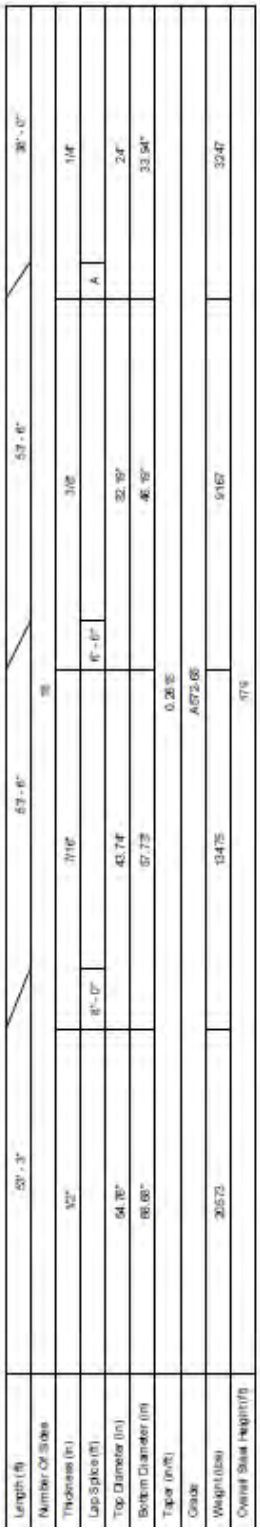
Prepared for: C800/WCCCA
by: Sabre Towers & Poles ™

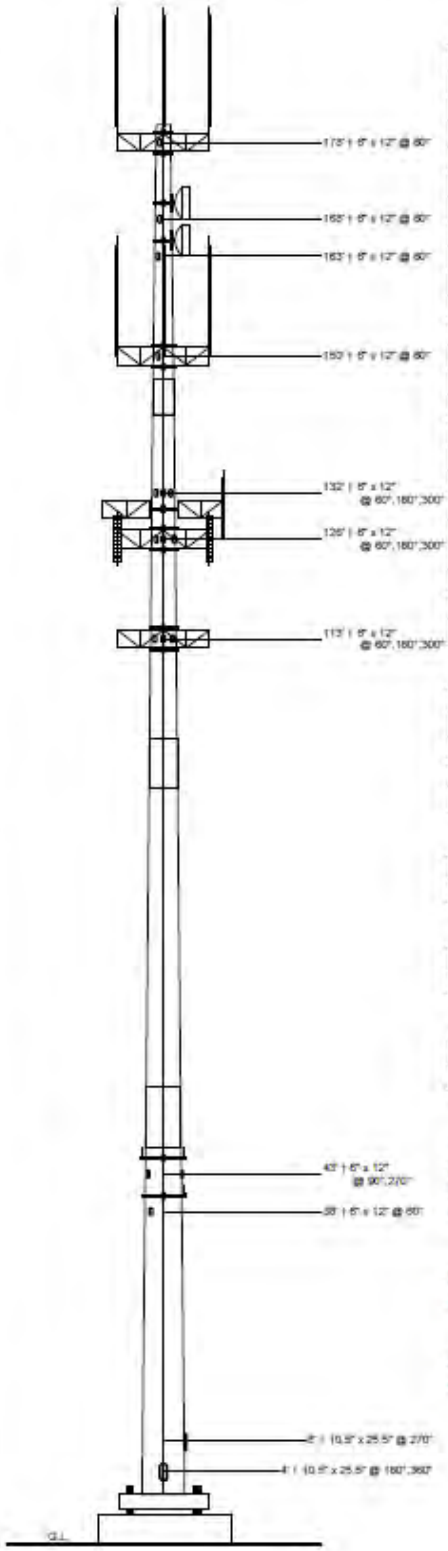
Job Number: 17-5583-AMV

April 26, 2017

Monopole Profile 1

Pole Calculations 2-11





Designed Appurtenance Loading

Elev	Description	Tx-Line
187.21	(3) DS7C10F36U-N	(3) AWAS-50
180	(1) 26" x 12" x 10" RRH	(1) 1/2"
178	1V-Boom - 12ft Face - 3ft Standoff w/ Work Platforms	
170	(1) Dish Mount (Monopole Only) - Pipe Mount (up to 6' Dish)	
170	(1) 4' H.P. Dish	(1) EW90
165	(1) Dish Mount (Monopole Only) - Pipe Mount (up to 6' Dish)	
165	(1) 4' H.P. Dish	(1) EW90
157.21	(3) DS7C10F36U-N	(3) AWAS-50
150	1V-Boom - 12ft Face - 3ft Standoff w/ Work Platforms	
130	6ft Sidearm	
130	6ft Sidearm	
130	6ft Sidearm	
130	(1) ANT150D6-9	(1) 1/2"
130	(1) ANT450D	(1) 1/2"
130	(1) DS8AD6F36U-D	(1) AWAS-50
126	3V-Boom - 12ft Face - 3ft Standoff	
126	(6) 6' x 1" x 7/8	(6) DC + Fiber Bundle
113	3V-Boom - 12ft Face - 3ft Standoff	
113	(6) RRU (18" x 18" x 7.5")	
45	Flush Mount (Monopole Only)	
45	(2) GPS Antenna	(2) Cat 5
40	Flush Mount (Monopole Only)	
40	(1) GPS Antenna	(1) Cat 5

Load Case Reactions

Description	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
3s Gusted Wind	54.27	45.08	4894.26	6.48	3.73
3s Gusted Wind 0.9 Dead	48.21	44.99	4854.26	6.42	3.69
3s Gusted Wind&Ice	84.69	4.61	499.92	0.66	0.38
Service Loads	53.56	8.75	946.91	1.26	0.72

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	81.75"	2"	76"	14	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	1695.4	A615-75	Galv

Material List

Display	Value
A	4' - 9"

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) The Monopole was designed for a basic wind speed of 95 mph with 0" of radial ice, and 30 mph with 1/2" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class III, Exposure Category D, Topographic Category 1.
5) Full Height Step Bolts
6) The tower design meets the requirements for an Ultimate Wind Speed of 130 mph (Risk Category IV), in accordance with the 2014 Oregon Structural Specialty Code.
7) Tower Rating: 89.2%
8) This structure has been designed with a 25% increase in antenna and line loading.

180' Monopole / 180 monopole, OR

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	.....DEFLECTIONS (ft)..... HORIZONTAL ALONG	ACROSS	DOWN	.....ROTATIONS (deg)..... TILT ALONG	ACROSS	TWIST
179.0	6.48D	0.36X	0.31D	3.73D	0.23F	0.00T
167.9	5.77D	0.32X	0.27J	3.68D	0.23F	0.00T
156.8	5.07D	0.27X	0.22J	3.56D	0.22X	0.00T
145.7	4.40D	0.23X	0.18J	3.37D	0.21X	0.00T
141.0	4.12D	0.22X	0.16J	3.30D	0.20X	0.00T
126.9	3.35D	0.17X	0.12J	3.05D	0.18X	0.00T
112.8	2.63D	0.13X	0.09J	2.75D	0.15X	0.00T
98.7	2.00D	0.10X	0.06J	2.39D	0.12X	0.00T
92.2	1.74D	0.08X	0.05J	2.24D	0.11X	0.00T
79.2	1.27D	0.06X	0.03J	1.90D	0.09X	0.00T
66.2	0.88D	0.04X	0.02J	1.56D	0.08X	0.00T
53.2	0.56D	0.03X	0.01J	1.22D	0.06X	0.00T
45.2	0.40D	0.02X	0.01J	1.04D	0.05X	0.00T
33.9	0.23D	0.01X	0.00J	0.77D	0.03X	0.00T
22.6	0.10D	0.00X	0.00J	0.51D	0.02X	0.00T
11.3	0.02D	0.00X	0.00AH	0.25D	0.01X	0.00T
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM ANTENNA AND REFLECTOR ROTATIONS

ELEV ft	ANT AZI deg	ANT TYPE	.... BEAM DEFLECTIONS (deg) ..... ROLL	YAW	PITCH	TOTAL
169.0	90.0	HP	3.463 G	0.003 T	3.685 D	3.685 D
164.0	270.0	HP	-3.417 G	0.002 T	-3.637 D	3.637 D

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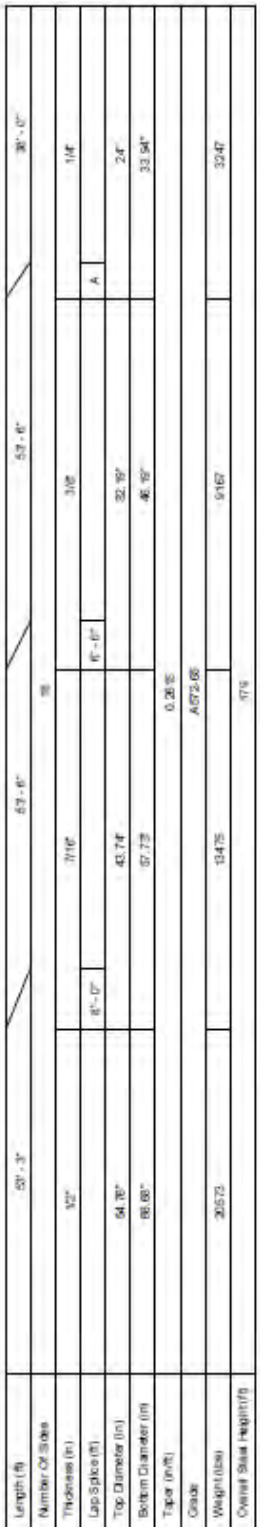

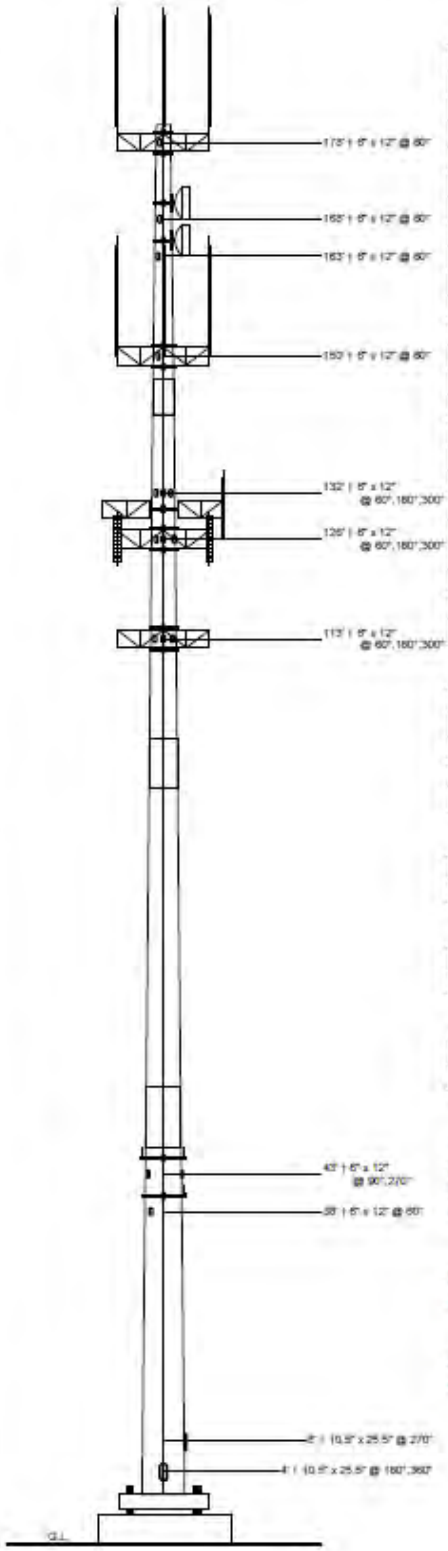

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66.2	0.88D	0.04X	0.02J	1.56D	0.08X	0.00T
53.2	0.56D	0.03X	0.01J	1.22D	0.06X	0.00T
45.2	0.40D	0.02X	0.01J	1.04D	0.05X	0.00T
33.9	0.23D	0.01X	0.00J	0.77D	0.03X	0.00T
22.6	0.10D	0.00X	0.00J	0.51D	0.02X	0.00T
11.3	0.02D	0.00X	0.00AH	0.25D	0.01X	0.00T
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM ANTENNA AND REFLECTOR ROTATIONS

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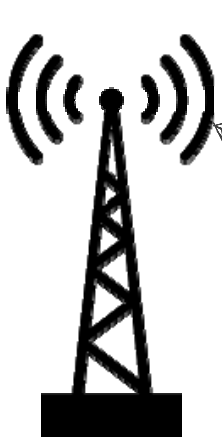
164.0	270.0	HP	-3.417 G	0.002 T	-3.637 D	3.637 D

EXHIBIT Q

RADIO SIGNAL COMMUNICATIONS SIMPLE DIAGRAM



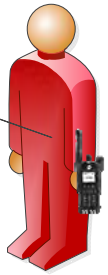
Public Safety Radio Site

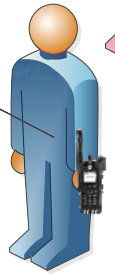
Police

Mobile Radio at Roof Level
Antenna Elevation 5.5 feet
Antenna Gain 3.0 dBd

Building walls and other structural elements attenuate (reduce) signal strength

A Signal minimum of -110 dBm required for quality communications for effective indoor use. WCCCA/C800 designs reflect a 15 db attenuation to account for structural penetration losses

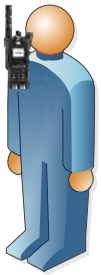




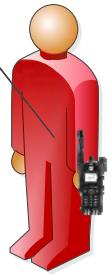
A minimum signal of -110 dBm required for quality communications applied to each of the outdoor use circumstances (person mounted and vehicle mounted radios)

EMS/Fire

Mobile Radio at Roof Level
Antenna Elevation 7.5 feet
Antenna Gain 3.0 dBd



Portable Radio at Head Level
Antenna Elevation 5 feet
Antenna Gain 1.0 dBd



Portable Radio at HipLevel
Antenna Elevation 2.5 feet Antenna Gain 1.0 dBd -12 dBm attenuation with antenna next to body

Portable Radio at HipLevel
Antenna Elevation 2.5 feet Antenna Gain 1.0 dBd -12 dBd attenuation with antenna next to body. Added Signal loss (attenuation) must be calculated/measured inside of a building to determine if signals should be boosted to support Public Safety Communications

EXHIBIT R

CANBY SITE PLANS AND ZONING PLANS

CLACKAMAS 800 RADIO GROUP

SITE NAME:

CANBY

LOCATION:

NORTH OF 220 S. WALNUT ST, CANBY, OR 97013

SHEET INDEX

CONSTRUCTION SUBMITTAL:

T-1 COVER SHEET
SURVEY I
SURVEY II
G-1 GENERAL NOTES
C-1 OVERALL SITE PLAN
C-2 ENLARGED SITE PLAN
C-3 ELEVATIONS
C-4 LANDSCAPE PLAN

PROJECT INFORMATION

PROPERTY OWNER:
ZIMMER FAMILY LIMITED PARTNERSHIP
28485 S SUNDOWNER CT
CANBY, OR 97013
CONTACT:
DON ZIMMER
503-651-2036

JURISDICTION:
CITY OF CANBY

COUNTY:
CLACKAMAS

ZONING:
M-1 (LIGHT INDUSTRIAL)

PARCEL NUMBER(S) & AREA:
TAX LOT#: 31E34 00100, PARCEL #: 00797828
1,030,629.6 SQ FEET±
23.66 ACRES±

PROJECT AREA:
NEW IMPERVIOUS AREA:
EQUIPMENT AREA - 2,500 SQ FEET± (50'X50')
ACCESS DRIVE - 600 SQ FEET ±
TOTAL - 3,100 SQ FEET ±

PROJECT COORDINATES:

LAT:	N 45° 16' 03.03" (45.267508)
LONG:	W 122° 39' 53.45" (-122.664847)
SOURCE:	1A SURVEY DATED 04/05/2017
DATUM:	NAD83

UTILITY PROVIDERS:
TELCO PROVIDER: MICROWAVE
POWER PROVIDER: CANBY UTILITY

GENERAL INFORMATION:
1. TRAFFIC IS UNAFFECTED
2. SITE IS UNMANNED AND HANDICAP ACCESS IS NOT REQUIRED
3. TECHNICIAN PARKING IS PROVIDED

CODE INFORMATION:
1. IBC-2015, INTERNATIONAL BUILDING CODE
2. NEC-2014 NATIONAL ELECTRIC CODE
3. 2014 OREGON STRUCTURAL SPECIALTY CODE
4. OCCUPANCY GROUP: U
5. CONSTRUCTION TYPE: II-B

PROJECT INFORMATION CONTINUED

APPLICANT:
CLACKAMAS 800 RADIO GROUP (C800)
11300 SE FULLER RD
MILWAUKIE, OR 97222
CONTACT:
JOHN HARTSOCK
503-780-4806

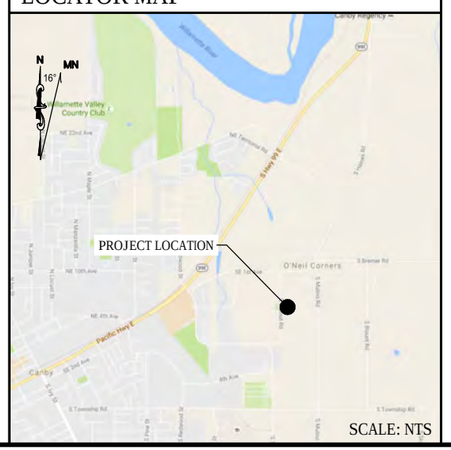
PROJECT MANAGER:
KEN SEYMOUR
(503) 720-2200

ZONING CONTACT:
SKIP GREENE
SECURASITE LLC
6233 SW ORCHID DR
PORTLAND, OR 97219
503-866-5111
skip.greene@comcast.net

SITE ACQUISITION:
BJORN MORFIN
SECURASITE LLC
1631 NE BROADWAY, PMB 100
PORTLAND, OR 97232
503-781-9762
bmorfin@securasite.net

PROJECT DESCRIPTION:
CLACKAMAS COUNTY 800 RADIO GROUP PROPOSES TO CONSTRUCT AN NEW UNSTAFFED ESSENTIAL PUBLIC COMMUNICATIONS SERVICE FACILITY CONSISTING OF A NEW 150' TALL SELF SUPPORTING LATTICE TOWER, A PRE-FABRICATED EQUIPMENT SHELTER, A GENERATOR AND A PROPANE TANK BOTH ON CONCRETE PADS ALL WITHIN A NEW 50' X 50' PRIVACY SLATED FENCED LEASE AREA. LANDSCAPING IS PROPOSED AROUND THE FENCED COMPOUND. ALSO A 12' WIDE BY 50' ± LONG GATED ACCESS DRIVEWAY WITH TECHNICIAN PARKING SPACE IS PROPOSED.

LOCATOR MAP



SCALE: NTS

DRIVING DIRECTIONS

FROM THE C800 OFFICE:

1. HEAD SOUTHWEST ON SE FULLER RD TOWARD SE MICHAEL DR
   0.2 MI
2. TURN LEFT ONTO SE MONTEREY AVE
   0.2 MI
3. TURN RIGHT ONTO OR-213
   1.6 MI
4. MERGE ONTO I-205 S/STATE HWY 213 S/WAR VETERANS MEMORIAL FWY (SIGNS FOR STATE HWY 224)
   3.6 MI
5. TAKE EXIT 9 FOR OR-99E TOWARD DOWNTOWN/GLADSTONE/OREGON CITY
   0.3 MI
6. USE THE LEFT 2 LANES TO TURN LEFT ONTO OR-99E S/MCLOUGHLIN BLVD
   6.9 MI
7. TURN LEFT ONTO HAINES RD
   161 FT
8. TURN RIGHT ONTO S HAINES RD
   1.3 MI
9. TURN LEFT ONTO SE 1ST AVE
   0.2 MI
10. TURN LEFT ONTO S WALNUT RD
    0.2 MI

DESTINATION WILL BE ON THE LEFT

EST. TIME: 25 MINS.
EST. MILEAGE: 14.5 MI

DOCUMENT REVIEW

SIGNATURE DATE

SITE ACQ: _____
BJORN MORFIN (503) 781-9762

ZONING: _____
SKIP GREENE (503) 866-5111

APPLICANT: _____
JOHN HARTSOCK (503) 780-4806

PROJECT MGR: _____
RON POLLUCONI (503) 690-4911 X 266

PROJECT MGR: _____
KEN SEYMOUR (503) 720-2200

CLACKAMAS 800 RADIO GROUP
11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 780-4800

PROJECT INFORMATION:

C-16
CANBY

NORTH OF 220 S. WALNUT ST
CANBY, OR 97013

	DATE	RELEASE
	4/5/17	PRELIMINARY ZONING REVIEW
	5/2/17	FINAL ZONING REVIEW
	5/15/17	FINAL ZONING REVIEW

PLANS PREPARED BY:

cushing Civil Engineers
Don Cushing Associates Civil Engineers
107 SE WASHINGTON STREET
SUITE 265
PORTLAND, OR 97214
(503) 387-5331
www.cushing-engr.com

LICENSURE:

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:

COVER
SHEET

SHEET NUMBER:

T-1

INITIAL SURVEY: CANBY TOWER SITE

IN THE NORTHEAST 1/4 OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN
IN CLACKAMAS COUNTY, OREGON

SURVEYED MARCH 7, 2017

NOTES

1. THE BOUNDARY SHOWN ON THIS SURVEY IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING OF GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. PROPERTY LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED EXCEPT AS SHOWN ON THIS PLAN. NO PROPERTY MONUMENTS WERE SET.
2. PROPERTY LINES SHOWN ON THIS SURVEY ARE BASED ON SURVEY PS-27,902 ON FILE IN THE CLACKAMAS COUNTY SURVEYOR'S OFFICE.

UTILITY CAUTION

UNDERGROUND UTILITIES SHOWN ON THIS SURVEY WERE LOCATED BASED ON UTILITY MARK OUTS PAINTED FOLLOWING A CALL FOR A FREE UTILITY LOCATE. NOT ALL UTILITIES MAY BE SHOWN. CALL FOR UTILITY LOCATES BEFORE DIGGING.

PROPERTY LEGAL DESCRIPTION–AS LISTED IN TITLE REPORT

A PARCEL OF LAND IN THE PHILANDER LEE AND WIFE DONATION LAND CLAIM, IN TOWNSHIP 3 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF CANBY, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SAID DONATION LAND CLAIM OF PHILANDER LEE AND WIFE; THENCE SOUTH 14.55 CHAINS TO A STAKE; THENCE SOUTH 82°45' WEST 16.18 CHAINS TO A STAKE; THENCE NORTH 16.59 CHAINS TO THE NORTH BOUNDARY OF SAID CLAIM; THENCE EAST ON CLAIM LINE 16.05 CHAINS TO THE POINT OF BEGINNING.

BENCH MARK

THE DATUM FOR THIS SURVEY IS NAVD88. AN ELEVATION WAS ESTABLISHED FOR CONTROL POINT #105 USING GPS METHODS AND GEOID12B.

CONTROL POINT #105, AN IRON SPIKE

ELEV = 159.05

BASIS OF BEARING/LOCAL DATUM PLANE COORDINATES

THE BASIS OF BEARING FOR THIS SURVEY IS THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE (3601) WITH COORDINATES ESTABLISHED USING GPS AND THE OREGON DEPARTMENT OF TRANSPORTATION'S ORGN SERVICE.

LOCAL DATUM PLANE COORDINATES: AN AVERAGE COMBINED SCALE FACTOR OF 1.000112782 WAS USED TO CONVERT GRID COORDINATES TO GROUND COORDINATES SO CALCULATED GRID DISTANCES AND GROUND DISTANCE WOULD MATCH (I.E. – GRID COORDINATE TIMES SCALE FACTOR EQUALS GROUND COORDINATE).

CONTROL POINT COORDINATES (LDP)

POINT 105 IRON SPIKE		POINT 106 IRON SPIKE	
NORTHING:	591,246.739	NORTHING:	590,976.977
EASTING:	7,645,568.113	EASTING:	7,645,561.552
ELEVATION:	159.05	ELEVATION:	159.57

TITLE REPORT EXCEPTIONS

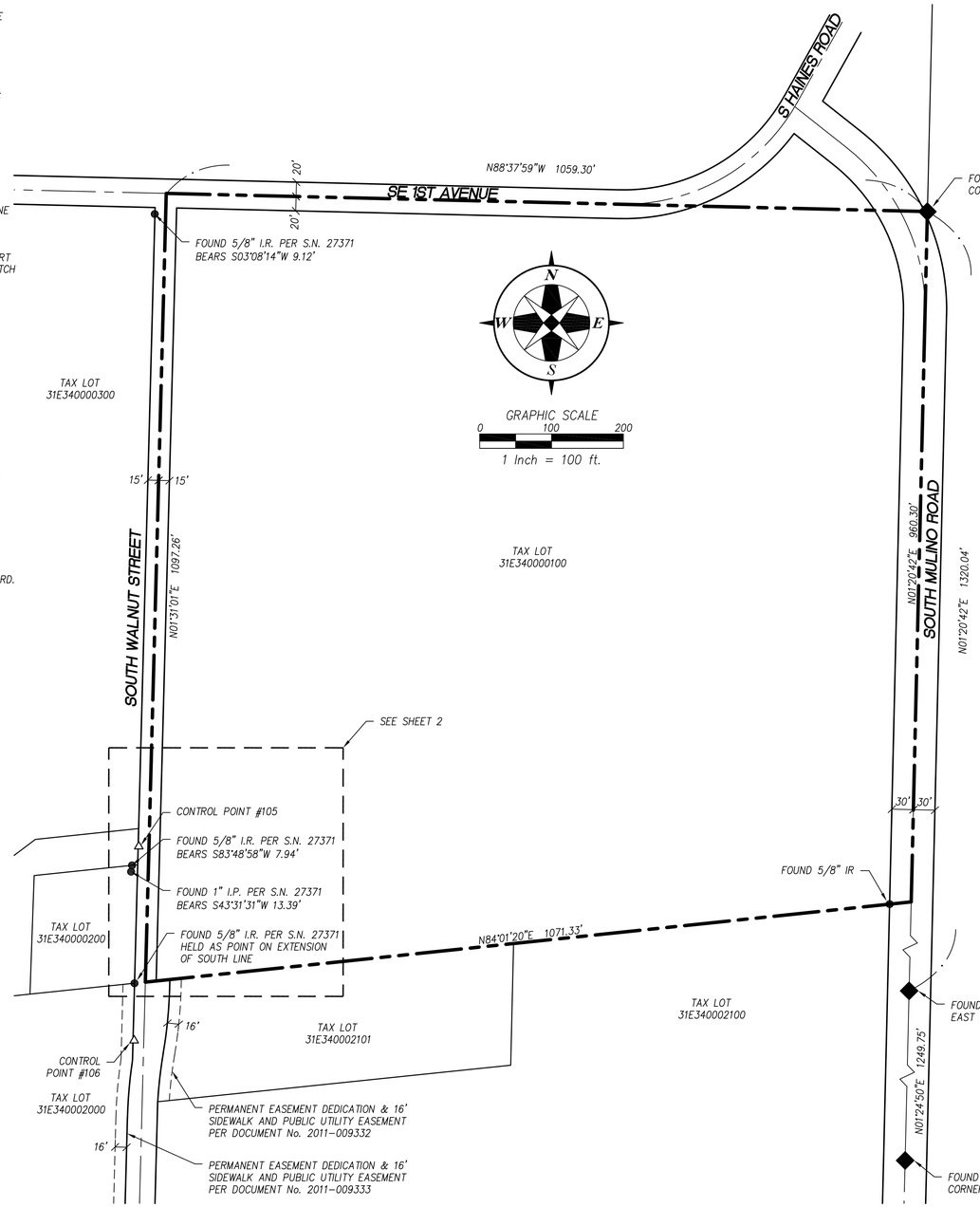
MCKAY CONSULTING LLC WAS PROVIDED A COPY OF THE TITLE REPORT FOR THE PROJECT PREPARED BY CHICAGO TITLE COMPANY OF OREGON, DATED JULY 8, 2016, TITLE NUMBER 472516004327. EXCEPTIONS LISTED INCLUDE:

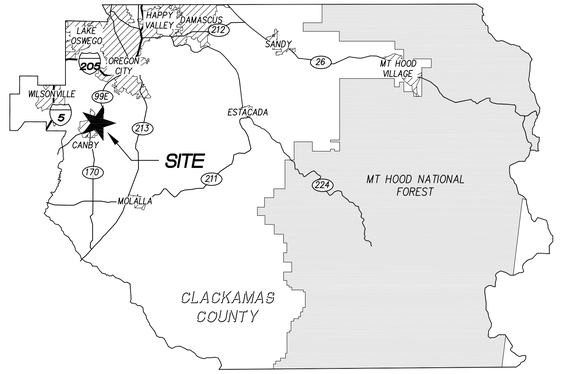
EXCEPTION #1 – PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2016–2017.

EXCEPTION #2 – THE LAND HAS BEEN CLASSIFIED AS FARMLAND, AS DISCLOSED BY THE TAX ROLL. IF THE LAND BECOMES DISQUALIFIED, SAID LAND MAY BE SUBJECT TO ADDITIONAL TAXES AND/OR PENALTIES.

EXCEPTION #3 – RIGHTS OF THE PUBLIC TO ANY PORTION OF THE LAND LYING WITHIN STREETS, ROADS AND HIGHWAYS.

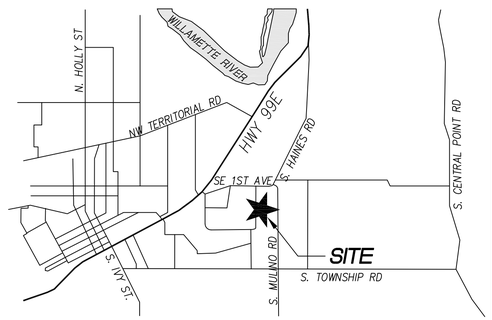
EXCEPTION #4 – PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW.





LOCATION MAP

SCALE : NOT TO SCALE



VICINITY MAP

SCALE : NOT TO SCALE

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- CENTER LINE
- LOT LINE
- EASEMENT
- SURVEY MONUMENT AS NOTED
- PLS MONUMENT AS NOTED

INITIAL SURVEY: CANBY TOWER SITE
for PROPOSED COMMUNICATIONS FACILITIES
S WALNUT ST, CANBY, OREGON 97013
TAX LOT 31E340000100

COMMUNICATIONS SYSTEM UPGRADE PROJECT
CLACKAMAS 800 RADIO GROUP
11300 SE FULLER RD, MILWAUKIE, OR 97222

REV.	DATE	DESCRIPTION	BY

McKay Consulting, LLC
Planning - Engineering - Surveying
205 SE 3rd Avenue, Suite 600
Hillsboro, Oregon 97123
contact@mckayconsultingllc.com
(503) 648-6475

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 10, 2009
KAID EDWARD McKAY
59859
EXPIRES: 12-31-2018

DESIGNED BY:	KAID E. MCKAY
DRAWN BY:	ERIC DUGGER
CHECKED BY:	KAID E. MCKAY
DATE:	MARCH 30, 2017
REVISED ON:	
JOB NAME:	C800 – CANBY
JOB #:	16046

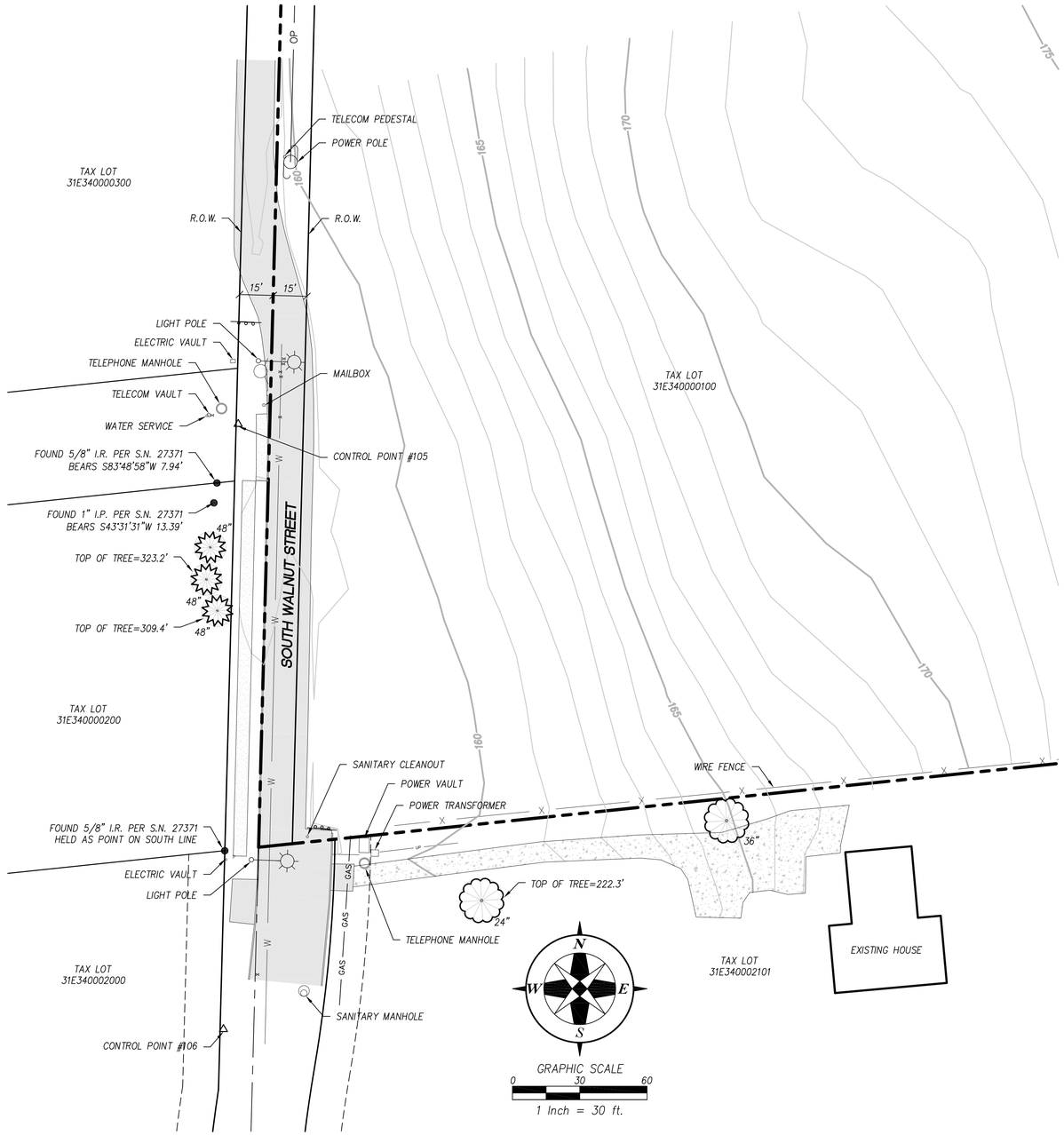
1 OF 2

W:\16046 C800 Canby\4 Site Survey\16046SurvSht1.dwg Mar. 30, 2017 - 10:24am

INITIAL SURVEY: CANBY TOWER SITE

IN THE NORTHEAST 1/4 OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN
IN CLACKAMAS COUNTY, OREGON

SURVEYED MARCH 7, 2017



LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- CENTER LINE
- LOT LINE
- 200 CONTOUR LINE
- X X X WIRE FENCE
- OP OVERHEAD POWER
- UP UNDERGROUND POWER
- W WATER LINE
- GAS GAS GAS GAS LINE
- AC PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- FOUND MONUMENT AS NOTED
- CONTROL POINT
- YPC YELLOW PLASTIC CAP
- IR IRON ROD
- IP IRON PIPE
- # DECIDUOUS TREE W/ DIAMETER AS NOTED
- # CONIFEROUS TREE W/ DIAMETER AS NOTED

INITIAL SURVEY: CANBY TOWER SITE
for PROPOSED COMMUNICATIONS FACILITIES
S WALNUT ST, CANBY, OREGON 97013
TAX LOT 31E340000100

COMMUNICATIONS SYSTEM UPGRADE PROJECT
CLACKAMAS 800 RADIO GROUP
11300 SE FULLER RD, MILWAUKIE, OR 97222

REV.	DATE	DESCRIPTION	BY

McKay Consulting, LLC
Planning - Engineering - Surveying
205 SE 3rd Avenue, Suite 600
Hillsboro, Oregon 97123
(503) 648-6475
contact@mckayconsultingllc.com

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
NOVEMBER 10, 2009
KAID EDWARD McKAY
59859
EXPIRES: 12-31-2018

DESIGNED BY: KAID E. MCKAY
DRAWN BY: ERIC DUGGER
CHECKED BY: KAID E. MCKAY
DATE: MARCH 30, 2017
REVISED ON:
JOB NAME: C800 – CANBY
JOB #: 16046

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GENERAL NOTES:

1. DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE, THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSED ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE INSTALLATION AS DESCRIBED IN THE DRAWINGS AND OWNER'S PROJECT MANUAL.

2. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND STANDARDIZED DETAILS THAT REQUIRE MODIFICATIONS DUE TO ACTUAL FIELD CONDITIONS AND REQUIREMENTS MUST BE SUBMITTED TO AND APPROVED BY OWNERS REPRESENTATIVE PRIOR TO START OF WORK.

3. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION/CONTRACT DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER VERBALLY AND IN WRITING.

4. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.

5. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, SAFETY, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

6. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

7. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.

8. THE CONTRACTOR SHALL PROVIDE, AT THE PROJECT SITE, A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS INVOLVED WITH THE PROJECT. THIS SET IS A VALID CONTRACT DOCUMENT ONLY IF THE TITLE SHEET IS STAMPED IN RED INK "FOR CONSTRUCTION" AND EACH SUCCESSIVE SHEET BEARS THE ARCHITECT'S/ENGINEER'S SIGNED WET STAMP.

9. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THE CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

10. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO EQUAL OR BETTER NEW CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE OWNERS REPRESENTATIVE SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.

12. WHERE NEW PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.

13. THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL NEW CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

14. IF CONTRACTOR OR SUBCONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUBCONTRACTOR'S RESPONSIBILITY TO PROVIDE THE PROJECT MANAGER WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.

15. CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.

16. THIS IS AN ESSENTIAL FACILITY THEREFORE SHALL STRICTLY MEET ALL APPLICABLE CODE AND JURISDICTIONAL REQUIREMENTS.

GENERAL NOTES CONTINUED:

17. THE CONTRACTOR SHALL PERFORM WORK DURING SITE/PROPERTY OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.

18. SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHAL APPROVED MATERIALS AS APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

19. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATES, SCHEDULING, COORDINATING SPECIAL AND BUILDING DEPARTMENT INSPECTIONS.

21. ROUTING OF ALL CONDUITS, CABLES, CABLE TRAYS ETC ARE INDICATED AS PROPOSED LOCATION ONLY. CONFIRM THE EXACT LOCATION AND ROUTING WITH THE ON SITE PROJECT MANAGER PRIOR TO STARTING WORK.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318 AND THE SPECIFICATION CAST-IN-PLACE CONCRETE.

2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2450 PSI AT 28 DAYS (UNO).

3. REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES CLASS "B" AND ALL HOOKS SHALL BE STANDARD (UNO).

4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS: CONCRETE CAST AGAINST EARTH - 3 IN.
CONCRETE EXPOSED TO EARTH OR WEATHER:
#6 AND LARGER .....2 IN.
#5 AND SMALLER & WWF .....1-1/2 IN.

5. A 1/2" TROWELED RADIUS SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE (UNO). HOLES TO RECEIVE EXPANSION/WEDGE ANCHORS SHALL BE 1/8" LARGER IN DIAMETER THAN THE ANCHOR BOLT, DOWEL OR ROD AND SHALL CONFORM TO MFR RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. AVOID CUTTING EXISTING REBAR WHEN DRILLING HOLES IN THE ELEVATED SLAB.

6. INSTALLATION OF CONCRETE EXPANSION AND WEDGE ANCHOR, SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURES.

7. FLOAT SURFACE SHALL BE A SMOOTH FINISH. SURFACE SHALL BE FREE OF ALL OBVIOUS DEPRESSIONS. SURFACE SHALL BE SLOPED AT 2% TO PROMOTE DRAINAGE AWAY FROM EQUIPMENT.

SITE WORK NOTES:

1. RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY UNLESS OTHERWISE REQUIRED TO BE LEFT AS DEFINED BY LAND/PROPERTY OWNER.

2. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE EQUIPMENT, EQUIPMENT SHELTER, GENERATOR, FUEL TANK, TOWER AREAS, AND ADJACENT BUILDINGS, ETC.

3. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

4. THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO THE CRUSHED STONE APPLICATION. FABRIC USE AS REQUIRED.

5. ALL APPLICABLE LOCATES SHALL BE PERFORMED PRIOR TO TO ANY EXCAVATION OR SITE GRADING. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY ENGINEERS. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW.

6. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND SHALL BE CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF ENGINEERING.

7. THE AREAS OF THE PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE BUILDING, DRIVEWAY OR CRUSHED STONE, SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND COVERED WITH MULCH AS SPECIFIED IN THE SPECIFICATION LANDSCAPE WORK..

8. BEDDING MATERIAL FOR UTILITY LINES, CULVERTS AND PIPING: CLEAN SAND, MEDIUM TP COARSE, SUB ROUNDED NATURAL RIVER OR BANK SAND, WASHED, FREE OF SILT OR CLAY, LOAM, FRIABLE OR SOLUBLE MATERIALS, AND ORGANIC MATTER; GRADED IN ACCORDANCE WITH THE FOLLOWING GRAIN SIZE DISTRIBUTION:

SIEVE SIZE	PERCENT PASSING
	100
NO. 4 MESH	60-90
NO. 8 MESH	0-45
NO. 16 MESH	0-25
NO. 100 MESH	0-2
NO. 200 MESH	0-2

9. BMP'S FOR TEMPORARY EROSION/SEDIMENTATION CONTROL SHALL BE IMPLEMENTED PER LOCAL, CITY OR COUNTY GUIDELINES AND PER PLAN IF APPLICABLE.

SITE WORK NOTES CONTINUED:

10. ALL SITE DESIGN AND CONSTRUCTION MUST COMPLY WITH THE MOST CURRENT VERSION OF R56 STANDARDS AND ALIGNED WITH R56 GUIDELINES AS TECHNICALLY APPLICABLE. EACH SITE MUST PASS AN R56 AUDIT OR PM APPROVED BEFORE IT SHALL BE CONSIDERED COMPLETE AND ACCEPTED.

TOWER/POLE NOTES:

1. ALL HARDWARE (NUTS AND BOLTS) BE TIGHTENED AND TORQUED IN ACCORDANCE WITH THE TOWER MANUFACTURER'S AND STRUCTURAL ENGINEER'S SPECIFICATIONS.

2. VERIFICATION THAT THE TOWER/POLE CAN SUPPORT THE PROPOSED ANTENNA LOADING IS TO BE DONE BY OTHERS.

2. PROVIDE SUPPORTS FOR THE ANTENNA COAX CABLES TO THE ELEVATION OF ALL INITIAL AND FUTURE ANTENNAS. ANTENNA COAX CABLES ARE TO BE SUPPORTED AND RESTRAINED AT THE CENTERS SUITABLE TO THE MANUFACTURER'S REQUIREMENTS.

R56 NOTES:

1. ALL SITE DESIGN AND CONSTRUCTION MUST COMPLY WITH THE MOST CURRENT VERSION OF R56 STANDARDS AND ALIGNED WITH R56 GUIDELINES AS TECHNICALLY APPLICABLE. SITE MUST PASS AN R56 AUDIT BEFORE IT SHALL BE CONSIDERED COMPLETE AND ACCEPTED.

ATTENTION (OREGON SITES ONLY):

CALL 1-800-332-2344 48 HOURS BEFORE YOU DIG. OREGON LAW REQUIRES YOU TO FOLLOW OAR 952-001-0010 THRU 952-001-0090. COPIES ARE AVAILABLE AT THE OREGON UTILITY NOTIFICATION CENTER 503-232-1987

DESIGN LOADS:

FLOOR LIVE LOAD:
ROOF LIVE LOAD:
ROOF DEAD LOAD:
ROOF SNOW LOAD DATA - GROUND SNOW LOAD:
FLAT-ROOF SNOW LOAD:
SNOW EXPOSURE FACTOR:
SNOW LOAD IMPORTANCE FACTOR:
THERMAL FACTOR:
WIND DESIGN DATA - ULTIMATE DESIGN WIND SPEED:
RISK CATEGORY:
WIND EXPOSURE:
INTERNAL PRESSURE COEFFICIENT:
DESIGN WIND PRESSURES;
WIND LOAD HORIZONTAL (MWFRS):
WIND LOAD (UPLIFT) (MWFRS):
WIND LOAD HORIZONTAL (COMPONENT AND CLADDING):
EARTHQUAKE DESIGN DATA - RISK CATEGORY:
SEISMIC IMPORTANCE FACTOR:
MAPPED SPECTRAL RESPONSE ACCEL-ERATION PARAMETERS;
S_S
S_1
SITE CLASS:
DESIGN SPECTRAL RESPONSE ACCEL-ERATION PARAMETERS;
S_{DS}
S_{D1}
SEISMIC DESIGN CATEGORY:
BASIC SEISMIC FORCE-RESISTING
DESIGN BASE SHEAR:
SEISMIC RESPONSE COEFFICIENT:
RESPONSE MODIFICATION COEFFICIENT:
ANALYSIS PROCEDURE USED:
GEOTECHNICAL INFORMATION - DESIGN LOAD-BEARING VALUES OF SOIL:

ABBREVIATIONS LEGEND

A/C	AIR CONDITIONING
ADJ	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGL	ABOVE GRADE LEVEL
APPROX	APPROXIMATELY
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
BLK	BLOCK
BMR	BASE MOBILE RADIO
B/S	BUILDING STANDARD
CLG	CEILING
CLR	CLEAR
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
DBL	DOUBLE
DIA, Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DN	DOWN
DTL, DETL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL, ELEV	ELEVATION
ELECT	ELECTRICAL
EQ	EQUAL
EQUIP	EQUIPMENT
E.W.	EACH WAY
EXIST	EXISTING
EXT	EXTERIOR
FIN	FINISH
FLUOR	FLUORESCENT
FLR	FLOOR
FT	FOOT
GA	GAUGE
GALV	GALVANIZE(D)
GC	GENERAL CONTRACTOR
GRND	GROUND
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
HARD'WD	HARDWOOD
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING, VENTING AND AIR CONDITIONING
I.D.	INSIDE DIA.
IN	INCH
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
LB(S)	POUND(S)
LNA	ANTENNA AMPLIFIER
MAX	MAXIMUM
MECH	MECHANICAL
MET, MTL	METAL
MFR	MANUFACTURER
MGR	MANAGER
MIN	MINIMUM
MISC N	MISCELLANEOUS NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC, o/c	ON CENTER
OD	OUTSIDE DIAMETER
OPG	OPENING
OPP	OPPOSITE
OHP	OVERHEAD POWER
UGP	UNDRGRND POWER
OHT	OVERHEAD TELCO
UGT	UNDRGRND TELCO
PLYWD	PLYWOOD
PR	PAIR
PROJ	PROJECT
PROP	PROPERTY
PT	PRESSURE TREATED
REQ'D	REQUIRED
RM	ROOM
R.O. S	ROUGH OPENING SOUTH
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
S.V.	SHEET VINYL
THRU	THROUGH
TNND	TINNED
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MASONRY
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
U.N.O.	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST
W/	WITH
WIN	WINDOW
W/O	WITHOUT
WP	WATERPROOF
∠	ANGLE
&	AND
℄	CENTER LINE
ℙ	PROPERTY LINE
@	AT
#	NUMBER

SYMBOLS LEGEND

1 REVISION
100 ROOM NUMBER
1 KEY NOTE DETAIL
A C-3 SECTION REFERENCE
3 C-4 REFERENCE ELEVATION
ELEVATION DATUM POINT
2 C-3 REFERENCE
CHAINLINK FENCE
CEDAR FENCE
POWER — P — P — P —
OVERHEAD POWER — OP —
TELCO — T — T — T —
POWER/TELCO — T/P — T/P — T/P —
GAS — G — G — G — G — G — G —
WATER — W — W —
COAX — COAX — COAX — COAX —
CENTERLINE
EASEMENT
PROPERTY LINE

CLACKAMAS SOUTH RADIO GROUP
11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 794-4800

PROJECT INFORMATION:

C-16
CANBY

NORTH OF 220 S. WALNUT ST
CANBY, OR 97013

	DATE	RELEASE
	4/5/17	PRELIMINARY ZONING REVIEW
	5/2/17	FINAL ZONING REVIEW
	5/15/17	FINAL ZONING REVIEW

DRAWING INFORMATION:

PLANS PREPARED BY:

cushing Civil Engineers
Don Cushing Associates
Civil Engineers
107 SE WASHINGTON STREET
SUITE 265
PORTLAND, OR 97214
(503) 387-5331
www.cushing-engr.com

LICENSURE:

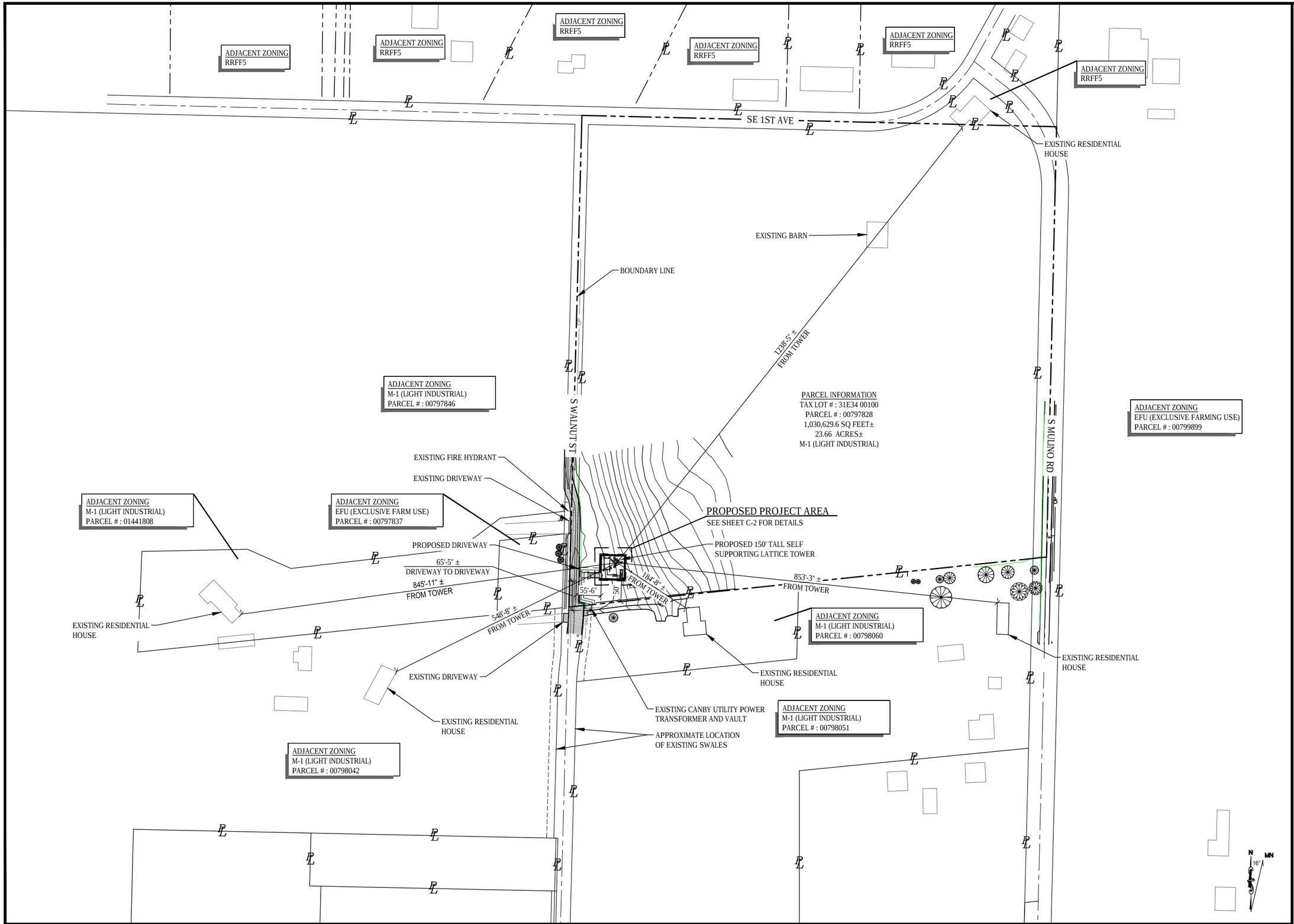
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:

GENERAL
NOTES

SHEET NUMBER:

G-1



OVERALL SITE PLAN

11X17 SCALE: 1" = 200'

22X34 SCALE: 1" = 100'

1

CLACKAMAS SOUBADIO GROUP
11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 786-4800

PROJECT INFORMATION:

C-16
CANBY

NORTH OF 220 S. WALNUT ST
CANBY, OR 97013

	DATE	RELEASE
	4/5/17	PRELIMINARY ZONING REVIEW
	5/2/17	FINAL ZONING REVIEW
	5/15/17	FINAL ZONING REVIEW

PLANS PREPARED BY:

cushing Civil Engineers
Don Cushing Associates
Civil Engineers
107 SE WASHINGTON STREET
SUITE 265
PORTLAND, OR 97214
(503) 387-5331
www.cushing-engr.com

LICENSURE:

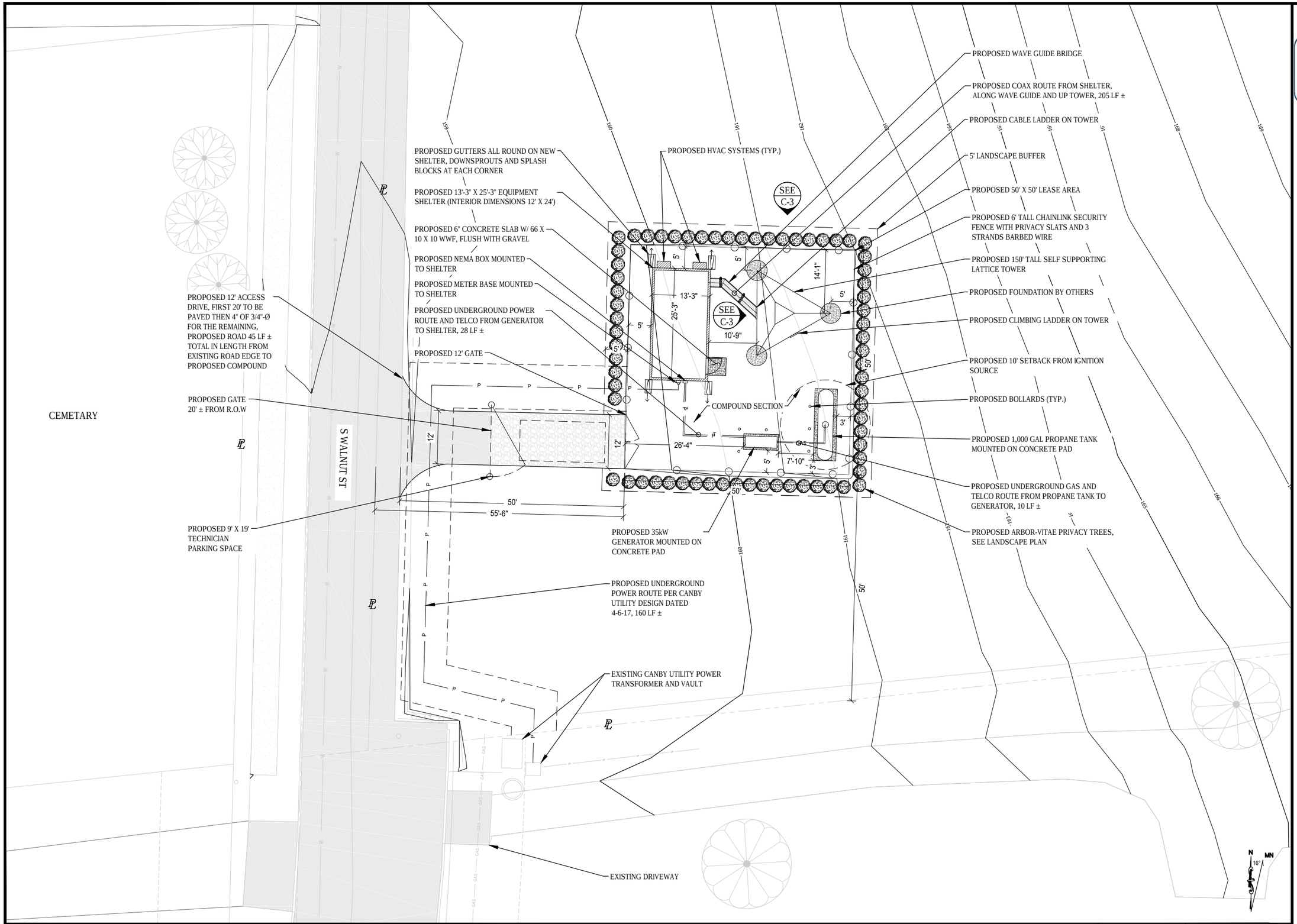
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

C-1



ENLARGED SITE PLAN | 11X17 SCALE: 1" = 20' | 22X34 SCALE: 1" = 10' | 1

CLACKAMAS SOUTH RADIO GROUP
11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 794-4500

PROJECT INFORMATION:

C-16
CANBY

NORTH OF 220 S. WALNUT ST
CANBY, OR 97013

	DATE	RELEASE
	4/5/17	PRELIMINARY ZONING REVIEW
	5/2/17	FINAL ZONING REVIEW
	5/15/17	FINAL ZONING REVIEW

PLANS PREPARED BY:

cushing Civil Engineers
Don Cushing Associates
Civil Engineers
107 SE WASHINGTON STREET
SUITE 265
PORTLAND, OR 97214
(503) 387-5331
www.cushing-engr.com

LICENSURE:

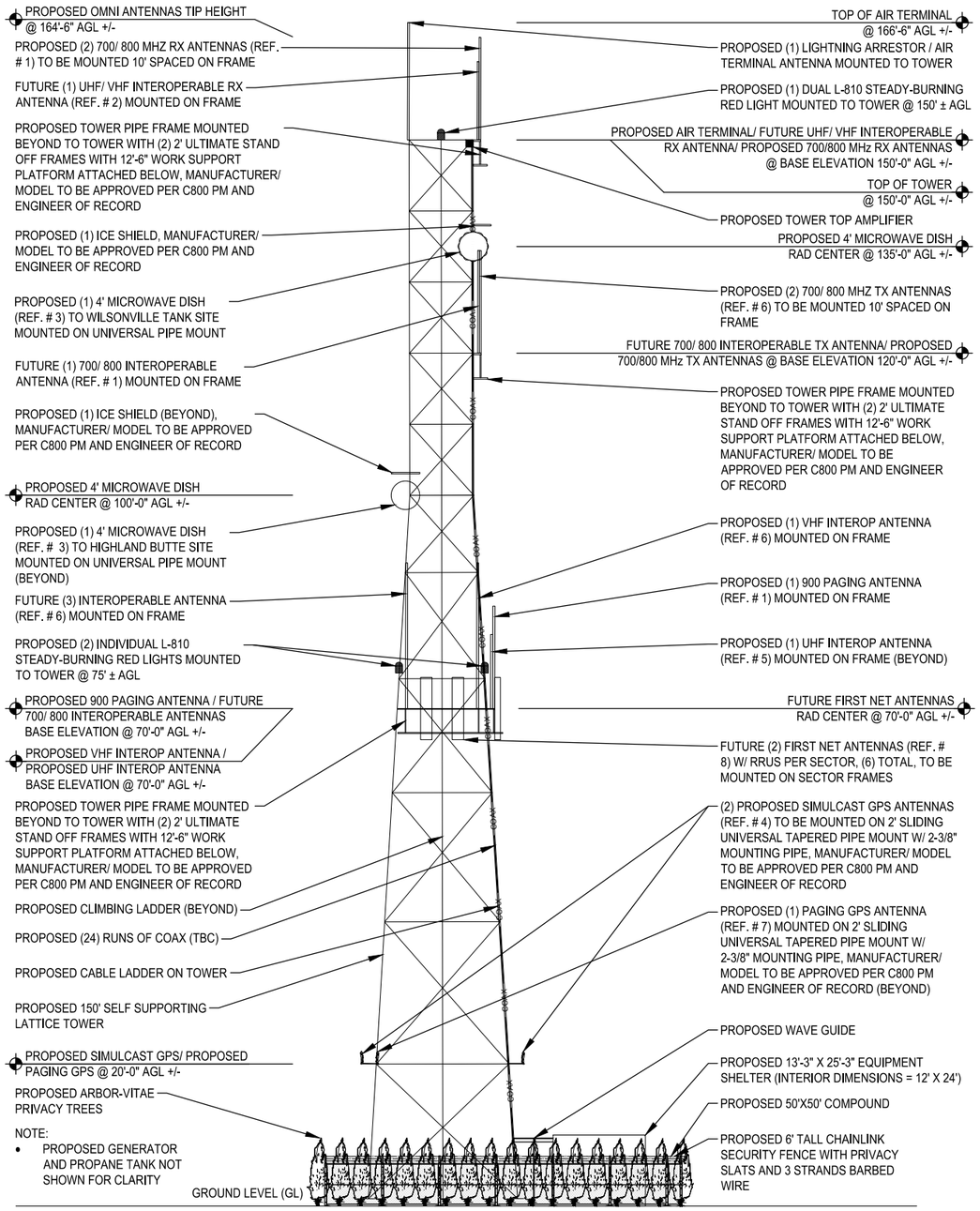
PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:

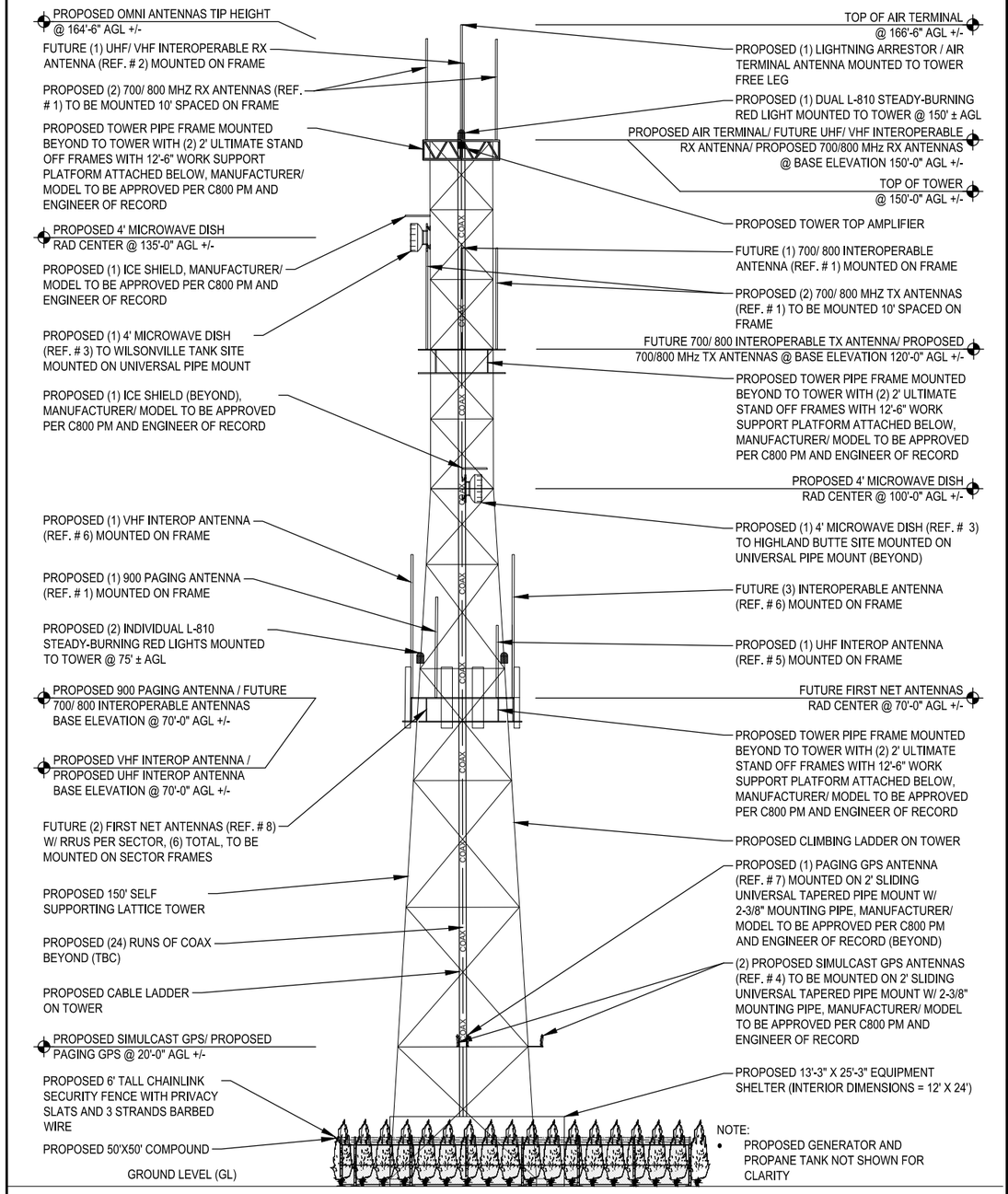
ENLARGED
SITE PLAN

SHEET NUMBER:

C-2



PROPOSED NORTH ELEVATION | 11X17 SCALE: 1" = 20' | 22X34 SCALE: 1" = 10' | 1



PROPOSED WEST ELEVATION | 11X17 SCALE: 1" = 20' | 22X34 SCALE: 1" = 10' | 2

CLACKAMAS SOUTH RADIO GROUP
11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 794-4500

PROJECT INFORMATION:

C-16
CANBY

NORTH OF 220 S. WALNUT ST
CANBY, OR 97013

	DATE	RELEASE
	4/5/17	PRELIMINARY ZONING REVIEW
	5/2/17	FINAL ZONING REVIEW
	5/15/17	FINAL ZONING REVIEW

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(503) 387-5331
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LICENSURE:

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

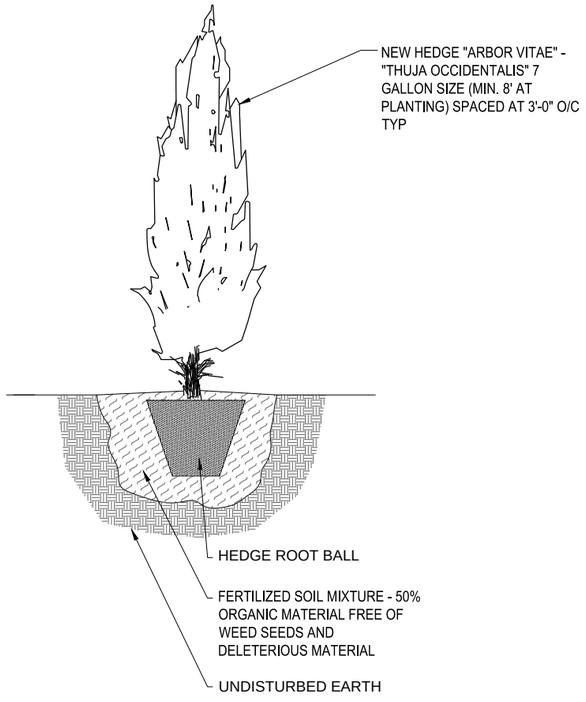
C-3

SYMBOL	DESCRIPTION	QTY	NOTES:
	NEW HEDGE "ARBOR VITAE" - "THUJA OCCIDENTALIS" 7 GALLON SIZE (MIN. 8' AT PLANTING) SPACED AT 3'-0" O/C TYP	67	1) ALL PLANTINGS ARE DROUGHT TOLERANT, NO IRRIGATION IS REQUIRED. 2) THE LANDSCAPER INSTALLER SHALL MAINTAIN THE PLANTINGS FOR THE FIRST TWO YEARS AND SHALL REPLACE ANY THAT DIE OR DAMAGED DURING THAT TIME PERIOD. 3) ALL DEBRIS REMOVAL IS TO BE DONE BY THE CONTRACTOR. 4) ALL REQUIRED GROUND COVER PLANTS AND SHRUBS MUST BE OF SUFFICIENT SIZE AND NUMBER TO MEET THE REQUIRED STANDARDS WITHIN (3) YEARS OF PLANTING. MULCH (AS A GROUND COVER) MUST BE CONFINED TO AREAS UNDERNEATH PLANTS AND IS NOT A SUBSTITUTE FOR GROUND COVER PLANTS. 5) ALL LANDSCAPING SHALL BE INSTALLED PRIOR TO RECEIVING FINAL BUILDING INSPECTION APPROVAL.
	NEW GROUND COVER "EMERALD CARPET" - "RUBUS CALYCINOIDES" 1-GALLON SIZE @ 24" O.C. EACH WAY COVERING THE 5'-0" LANDSCAPE BUFFER AREA	TBD	
NOTE: FOR GRAPHIC PURPOSES ONLY; LANDSCAPE CONTRACTOR TO VERIFY AMOUNT			

LANDSCAPE LEGEND

SCALE: NTS

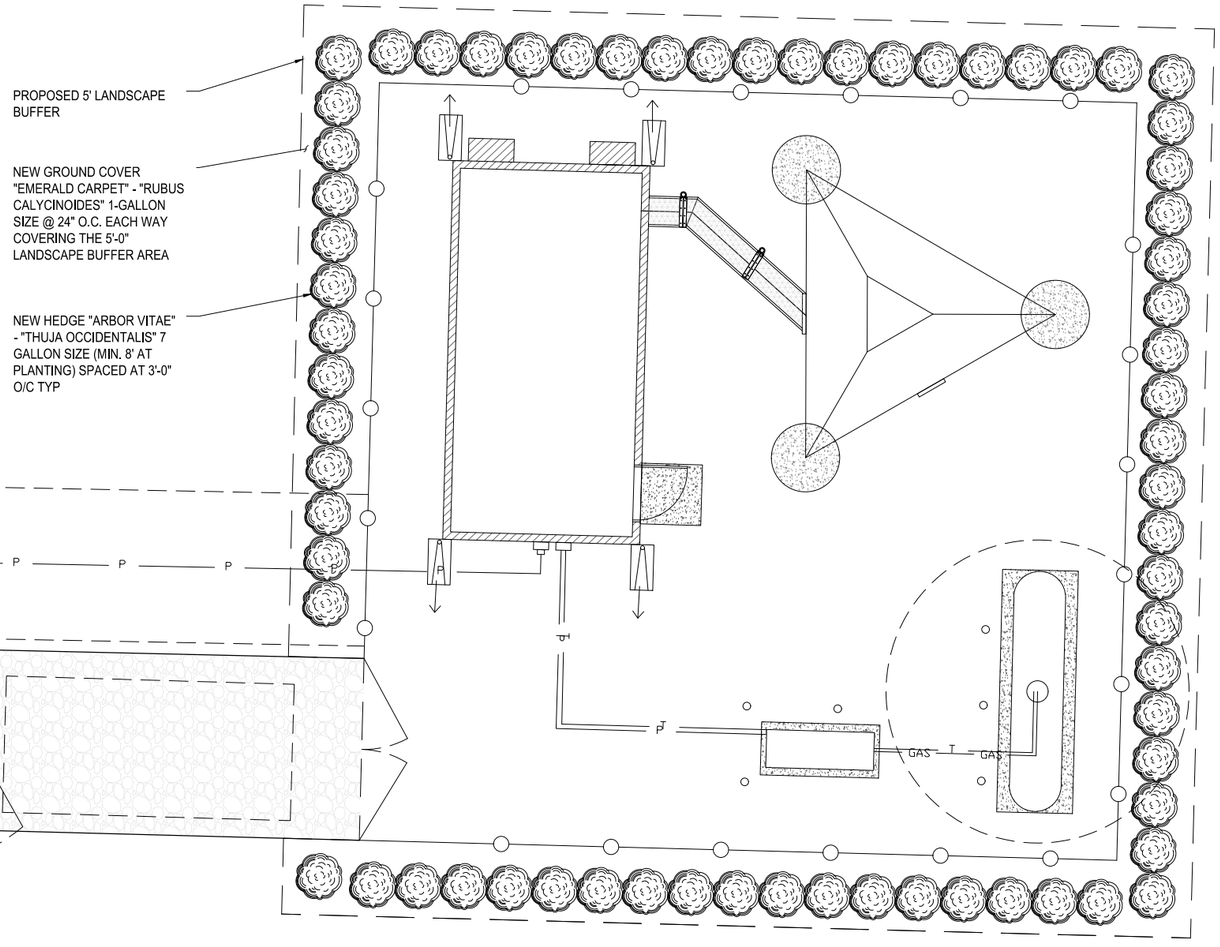
2



TREE PLANTING

SCALE: NTS

3



LANDSCAPE PLAN

11X17 SCALE: 1" = 10'-0" | 22X34 SCALE: 1" = 5'-0" | 1

CLACKAMAS SOUTH RADIO GROUP
11300 SE Fuller Rd
Milwaukie, Oregon 97222
(503) 750-4500

PROJECT INFORMATION:

C-16
CANBY

NORTH OF 220 S. WALNUT ST
CANBY, OR 97013

	DATE	RELEASE
	4/5/17	PRELIMINARY ZONING REVIEW
	5/2/17	FINAL ZONING REVIEW
	5/15/17	FINAL ZONING REVIEW

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LICENSURE:

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET TITLE:

LANDSCAPE
PLAN

SHEET NUMBER:

C-4

City of Canby

NOTICE OF PUBLIC HEARING & REQUEST FOR COMMENTS

The purpose of this Notice is to invite you to a Public Hearing at a Planning Commission meeting on Monday, June 26, 2017 at 7 pm in the City Council Chambers, 222 NE 2nd Avenue to review a Site & Design Review application and a Conditional Use Permit. The applicant proposes to construct an essential public communication service facility consisting of a 150 ft. self-supporting lattice tower with multi omnidirectional antennas and microwave dishes. A concrete pre-fabricated equipment shelter, 35 KW generator and propane tank would be installed within a new 50' by 50' 6-foot tall privacy slatted chain link fenced compound.

Comments due– If you would like your comments to be incorporated into the City's Staff Report, please return the Comment Form by Wednesday, June 14, 2017.

Location: 202 S Walnut St
Tax Lot: 31E34000100 (Property is shown bordered on map at the left.)
Lot Size and Zoning: 23.66 acres, M-1 Light Industrial Zone
Owner: Don Zimmer, Zimmer Family Limited Partnership
Applicant: Clackamas 800 Radio Group (C800)
Representative: Allen (Skip) Greene
Application Type: Site & Design Review Type III & Conditional Use Permit
City File Number: DR 17-04/CUP 17-01
Contact: Bryan Brown, Planning Director, 503-266-0701
What is the Decision Process? The Planning Commission will make a decision after the Public Hearing. The Planning Commission's decision may be appealed to the City Council.
Where can I send my comments? Written comments can be submitted up to the time of the Public Hearing and may also be delivered in person to the Planning Commission during the Public Hearing. (Please *see Comment Form).* Comments can be mailed to the Canby Planning Department, P O Box 930, Canby, OR 97013; dropped off at 222 NE Second Avenue; or emailed to brownb@canbyoregon.gov.

How can I review the documents and staff report? Weekdays from 8 AM to 5 PM at the Canby Planning Department. The staff report to the Planning Commission will be available for inspection starting Friday, June 16, 2017 and can be viewed on the City's website: http://www.canbyoregon.gov Copies are available at $0.25 per page or can be emailed to you upon request.

Applicable Criteria: Canby Municipal Code Chapters:

- Chapter 16.08 General Provisions
- Chapter 16.10 Off Street Parking & Loading
- Chapter 16.32 M-1 Light Industrial Zone
- Chapter 16.42 Signs
- Chapter 16.43 Outdoor Lighting Standards
- Chapter 16.46 Access Limitations on Project Density
- Chapter 16.49 Site & Design Review
- Chapter 16.50 Conditional Uses
- Chapter 16.89 Application & Review Procedures
- Chapter 16.120 Parks, Open Space, & Recreation Land

Note: Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the board based on that issue.

CITY OF CANBY –COMMENT FORM

If you are unable to attend the Public Hearing, you may submit written comments on this form or in a letter addressing the Planning Commission. Please send comments to the City of Canby Planning Department:

By mail: Planning Department, PO Box 930, Canby, OR 97013
In person: Planning Department at 222 NE 2nd Avenue
E-mail: brownb@canbyoregon.gov

Written comments to be included in the Planning Commission's meeting packet are due by Noon on Wednesday, June 14, 2017. Written comments can also be submitted up to the time of the Public Hearing on Monday, June 26, 2017 and may also be delivered in person to the Planning Commission during the Public Hearing at 7 pm in the City Council Chambers, 222 NE 2nd Avenue.

APPLICATION*:* SITE & DESIGN REVIEW & CONDITIONAL USE PERMIT – DR 17-04/CUP 17-01 CLACKAMAS 800 RADIO GROUP (C800)

COMMENTS:

DirectLink would like to place 1.25" conduit in utility trench for future services if ever needed.

NAME: _____

ADDRESS_____

EMAIL: _____ **DATE:** _____

AGENCIES: Please check one box and fill in your Name/Agency/Date below:

- ☐ Adequate Public Services (of your agency) are available
- ☑ Adequate Public Services will become available through the development
  Conditions are needed, as indicated
- ☐ Adequate public services are not available and will not become available
- ☐ No Comments

NAME: Dinh Vu
AGENCY: DirectLink
DATE: June 12, 2017

City of Canby

NOTICE OF PUBLIC HEARING & REQUEST FOR COMMENTS

The purpose of this Notice is to invite you to a Public Hearing at a Planning Commission meeting on Monday, June 26, 2017 at 7 pm in the City Council Chambers, 222 NE 2nd Avenue to review a Site & Design Review application and a Conditional Use Permit. The applicant proposes to construct an essential public communication service facility consisting of a 150 ft. self-supporting lattice tower with multi omnidirectional antennas and microwave dishes. A concrete pre-fabricated equipment shelter, 35 KW generator and propane tank would be installed within a new 50' by 50' 6-foot tall privacy slatted chain link fenced compound.

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Tax Lot: 31E34000100 (Property is shown bordered on map at the left.)
Lot Size and Zoning: 23.66 acres, M-1 Light Industrial Zone
Owner: Don Zimmer, Zimmer Family Limited Partnership
Applicant: Clackamas 800 Radio Group (C800)
Representative: Allen (Skip) Greene
Application Type: Site & Design Review Type III & Conditional Use Permit
City File Number: DR 17-04/CUP 17-01
Contact: Bryan Brown, Planning Director, 503-266-0701
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- Chapter 16.120 Parks, Open Space, & Recreation Land

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CITY OF CANBY –COMMENT FORM

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By mail: Planning Department, PO Box 930, Canby, OR 97013
In person: Planning Department at 222 NE 2nd Avenue
E-mail: brownb@canbyoregon.gov

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APPLICATION*:* SITE & DESIGN REVIEW & CONDITIONAL USE PERMIT – DR 17-04/CUP 17-01 CLACKAMAS 800 RADIO GROUP (C800)

COMMENTS:

DirectLink would like to place 1.25" conduit in utility trench for future services if ever needed.

NAME: _____

ADDRESS_____

EMAIL: _____ **DATE:** _____

AGENCIES: Please check one box and fill in your Name/Agency/Date below:

- ☐ Adequate Public Services (of your agency) are available
- ☑ Adequate Public Services will become available through the development
  Conditions are needed, as indicated
- ☐ Adequate public services are not available and will not become available
- ☐ No Comments

NAME: Dinh Vu
AGENCY: DirectLink
DATE: June 12, 2017

BEFORE THE PLANNING COMMISSION
OF THE CITY OF CANBY

A REQUEST FOR SITE AND DESIGN	**)**	**FINDINGS, CONCLUSION & FINAL ORDER**
REVIEW AND CONDITIONAL USE	**)**	**DR 17-04 & CUP 17-01**
PERMIT FOR ESSENTIAL PUBLIC	**)**	**CLACKAMAS 800 RADIO GROUP**
COMMUNICATION SERVICES FACILITY	**)**	
LATTICE CELL TOWER	**)**	

NATURE OF THE APPLICATION

The Applicant has sought an approval for a Site and Design Review #DR 17-04 and Conditional Use Permit #CUP 17-01 to construct an unstaffed Essential Public Communication Services (EPCS) facility consisting of a 150' self-supporting lattice tower with multiple omnidirectional antennas and microwave dishes on a 50 X 50' lease area on property addressed as 202 S Walnut Street otherwise described as Tax Lot #31E3400100, City of Canby, Clackamas County, Oregon. The property is zoned Light Industrial ("M-1") under the Canby Municipal Code ("CMC").

HEARINGS

The Planning Commission considered application DR 17-04 & CUP 17-01 after the duly noticed hearing on June 26, 2017 during which the Planning Commission by a / vote approved DR 17-04 & CUP 17-01. These findings are entered to document the specifics of the approval.

CRITERIA AND STANDARDS

In judging whether or not a Site and Design Review and Conditional Use Permit application shall be approved, the Planning Commission determines whether criteria from the Code are met, or can be met by observance of conditions, in accordance with Chapter 16.08.120 Siting and Review Process for Wireless Telecommunications Systems Facilities, 16.49.040 Site & Design Review, and 16.50 Conditional Uses. Other applicable code criteria and standards were reviewed in the Staff Report dated June 26, 2017 and presented at the June 26, 2017 meeting of the Canby Planning Commission.

FINDINGS AND REASONS

The Staff Report was presented by staff with a recommendation for approval of the Site and Design Review and Conditional Use Permit applications (without benefit of the public hearing) along with Conditions of Approval in order to ensure that the proposed development will meet all required City of Canby Land Development and Planning Ordinance approval criteria.

After holding the public hearing where written and oral testimony was received from the applicant, other proponents, those who were neutral, and opponents in attendance; the Planning Commission closed the public hearing and moved into deliberation where they utilized the findings and conditions listed in the staff report along with the overall presentation record at the public hearing to make the

following findings beyond those contained in the staff report to arrive at their decision and support their recommended conditions of approval and the exact wording thereof:

CONCLUSION

In summary, the Planning Commission adopted the findings contained in the Staff Report along with the modifications indicated above, concluded that the Site and Design Review and Conditional Use Permit application meets all applicable approval criteria, and recommended that File #DR 14-02 & #CUP 14-01 be approved with the Conditions of Approval stated below. The Planning Commission decision is reflected in the written Order below.

ORDER

The Planning Commission concludes that based on the record on file including testimony of the applicant and public at the public hearing, that the application will meet the requirements for Site and Design Review and Conditional Use Permit approval. Therefore, **IT IS ORDERED BY THE PLANNING COMMISSION** of the City of Canby that **DR 17-04 & CUP 17-01** is approved, subject to the following conditions of approval:

Conditions of Approval

Staff concludes that, with conditions, the application will meet the requirements for site and design review and conditional use permit approval. The city will not approve the building permit until all applicable conditions of approval are either met or shown to be met on the final construction plans. Staff has concluded the following conditions of approval are appropriate to assure conformance with applicable review criterion:

General

1. Approval of this application is based on submitted application materials. Approval is strictly limited to the submitted proposal and is not extended to any other development of the property. Any modification of development plans not in conformance with the approval of application file #DR 17-04/CUP 17-01, including all conditions of approval, shall first require an approved modification in conformance with the relevant sections of the Canby Land Development and Planning Ordinance.
2. The development shall comply with the standards of all applicable outside utility and regulatory agencies including:
    a. City of Canby Planning and Public Works
    b. Canby Fire District
    c. Canby Utility Electric
    d. Direct Link
3. The WTS facility shall receive FCC approval for its radio signal and as specified in FCC Rules 1.1301-1.1319 prior to construction or submittal of a statement indicating why this facility is not subject to this condition.

Landscaping

4. All landscaped areas are required to be irrigated per 16.35.050(M) and 16.49.120(H) or provided with an irrigation outlet within approximately 150 feet of all plant materials to be maintained

unless the Planning Commission accepts an alternative method to keep the plant material alive since water service is not otherwise planned to be extended to the site. This condition requires the applicant provide periodic hauling of water to the site until the plant material is adequately established. If the applicant fails to keep the plant material alive, the City reserves the right to require C800 Group to install water service to the site to irrigate and if necessary replant dead plant material to maintain the approved Site landscape materials.

5. All landscaping shall be installed and maintained per the standards of 16.49.080(F-P), 16.49.100(A-C), and 16.49.090.

Lighting_____

6. A cut sheet of the actual outdoor light fixture with documentation of lumen output and shielding meeting Table 16.43.070 and Figure 16.43.1 Light Trespass standards shall be provided with approval of construction plans.

Fence Screening Slats

6. The color of the screening slats within the fencing shall be identified and agreed to by the Planning Commission or staff.

Pave Parking and Drive

7. The development shall obtain a driveway installation permit/street opening permit and comply with applicable City Public Works Design Standards meeting an on-site paved driveway and approach meeting the minimum 12' wide paved commercial standard for a minimum 20 feet behind the street property line with at least a single on-site parking space.

Procedural: Prior to issuance of building permit the following must be completed:

8. The applicant shall apply for a City of Canby Site Plan Permit to initiate authorization of release of a building permit, pay any applicable development fees, and apply for a sediment and erosion control permit prior to construction.

9. Prior to the issuance of City Site Plan/Building Permit release letter, final construction plans must be approved by the city and applicable utility/service providers. The City of Canby may require a pre-construction conference to obtain final approval from applicable utility providers and city departments.

10. Clackamas County Building Codes Division will provide structural, electrical, plumbing and mechanical plan review and inspection for this project. Applicable building permits are required from Clackamas County prior to construction.

I CERTIFY THAT THIS ORDER approving **DR 17-04/CUP 17-01 Clackamas 800 Radio Group** was presented to and **APPROVED** by the Planning Commission of the City of Canby.

DATED this 26th day of June, 2017

_____
John Savory
Planning Commission Chair

_____
Bryan Brown
Planning Director

_____
Laney Fouse, Attest
Recording Secretary

ORAL DECISION: June 26, 2017

Name	*Aye*	*No*	*Abstain*	*Absent*
John Savory				
John Serlet				
Larry Boatright				
Derrick Mottern				
Tyler Hall				
Shawn Varwig				
Andrey Chernishov				

WRITTEN DECISION: June 26, 2017

Name	*Aye*	*No*	*Abstain*	*Absent*
John Savory				
John Serlet				
Larry Boatright				
Derrick Mottern				
Tyler Hall				
Shawn Varwig				
Andrey Chernishov				