

A G E N D A
CANBY PLANNING COMMISSION
REGULAR MEETING
City Council Chambers
Monday, January 22, 1996
7:30 p.m.

I. ROLL CALL

II. MINUTES

December 11, 1995
January 8, 1996

III. CITIZEN INPUT ON NON-AGENDA ITEMS

IV. COMMUNICATIONS

V. DISCUSSION OF PLANNING ISSUES

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. FINDINGS

DR 95-20 - Jim and JoAnn Free

IX. PUBLIC HEARINGS

DR 96-01 an application by Western PCS [applicant] and Warren Ltd. Partnership II [owner] for design review approval to construct a 130-foot cellular monopole with associated equipment cabinets. The 1,024 square foot site is located in the southeast corner of the Highway 99-E Mini-Storage facility, on the south side of Highway 99-E next to the Logging Road overpass [Tax Lot 300 of Tax Map 3-1E-34C].

X. DIRECTOR'S REPORT

XI. ADJOURNMENT

THE CITY OF CANBY PLANNING COMMISSION WELCOMES YOUR INTEREST IN THESE AGENDA ITEMS. PLEASE FEEL FREE TO COME AND GO AS YOU PLEASE.

KURT SCHRADER, CHAIR
BRAD GERBER
DAVID HARTWELL

DAN EWERT, VICE-CHAIR
KEITH STEWART

CARLIN JACKSON
JOHN DILLON



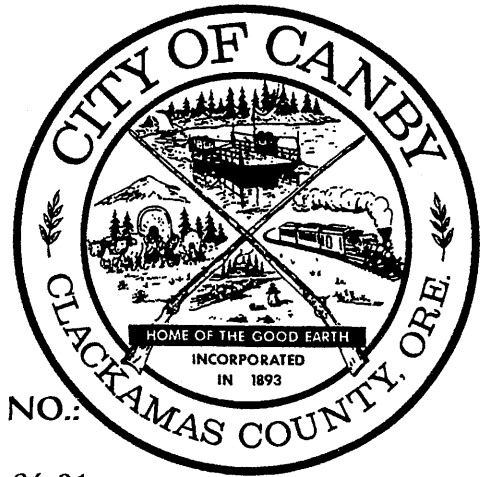
MEETING TIMELINES AND PROCEDURES

- In order not to restrict any person from testifying but, rather, to encourage everyone to do so, the Canby Planning Commission shall try to adhere as closely as possible to the following timelines:
 - Applicant (or representative[s]) - not more than 15 minutes
 - Proponents - not more than 5 minutes
 - Opponents - not more than 5 minutes
 - Rebuttal - not more than 10 minutes
- Everyone present is encouraged to testify, even if it is only to concur with previous testimony. For more complete presentations, Proponents and Opponents may "buy" time from one another. In so doing, those either in favor, or opposed, may allocate their time to a spokesperson who can represent the entire group.
- All questions must be directed through the Chair.
- Any evidence to be considered must be submitted to the hearing body for public access.
- All written testimony received, both for and against, shall be summarized by staff and presented briefly to the hearing body during presentation of the Staff Report.

The applicable substantive criteria for evaluating the application are displayed on the walls. Please direct your testimony to these criteria or other criteria in the Plan or land use regulations which you believe apply to the decision. Failure to raise an issue at this hearing with sufficient specificity to afford the Commission or Council and the parties an opportunity to respond to the issue precludes appeal to LUBA on that issue. A decision shall be made by the hearing body at the close of the hearing or the matter will be continued to a date certain in the future. This will be the only notice of that date that you will receive.



- STAFF REPORT -



APPLICANT:

Western PCS, Chad Meadows
7535B NE Ambassador Pl.
Portland, OR 97220

FILE NO.:

DR 96-01
(Western PCS)

OWNER:

Warren Ltd. Partnership II
P.O. Box 30929
Portland, OR 97294

STAFF:

James S. Wheeler
Assistant City Planner

LEGAL DESCRIPTION:

Tax Lot 300 of Tax Map 3-1E-34C

DATE OF REPORT:

January 11, 1996

LOCATION:

1233 S.E. 1st Avenue, south side of
Highway 99-E, just west of the Logging
Road overpass

DATE OF HEARING:

January 22, 1996

COMP. PLAN DESIGNATION:

Commercial Manufacturing

ZONING DESIGNATION:

C-M (Commercial Manufacturing)

I. APPLICANT'S REQUEST:

The applicant is requesting site and design approval to construct a 130-foot cellular monopole with associated equipment cabinets. The 1024 square foot site is located in the southeast corner of the Highway 99-E Mini-Storage facility, on the south side of Highway 99-E and the Logging Road overpass [Tax Lot 300 of Tax Map 3-1E-34C].

II. APPLICABLE REGULATIONS

- City of Canby General Ordinances:
 - 16.10 Off-Street Parking and Loading
 - 16.30 C-M - Commercial Manufacturing Zone
 - 16.49 Site and Design Review
 - 16.88 General Standards

III. MAJOR APPROVAL CRITERIA

Site and Design Review

The Planning Commission, sitting as the Design Review Board, shall, in exercising or performing its powers, duties or functions, determine whether there is compliance with the following:

- A. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height and appearance of the proposed development are involved; and
- B. The proposed design of the development is compatible with the design of other developments in the same general vicinity; and
- C. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

The Design Review Board shall, in making its determination of compliance with the requirements set forth, consider the effect of its action on the availability and cost of needed housing.

IV. FINDINGS:

A. Background and Relationships:

The applicant is requesting approval to construct a 130-foot monopole cellular tower with associate equipment cabinets. The development is proposed to be located on Tax Lot 300 of Tax Map 3-1E-34C. The property is located in the southeast corner of the Highway Mini-Storage facility at 1233 S.E. 1st Avenue, on the south side of Highway 99-E, immediately west of the Logging Road overpass.

B. Evaluation Regarding Site and Design Review Approval Criteria

- 1. Part IV - Section 2, No. 2
"Minimum area for landscaping is 15% of the total area to be developed."

The minimum amount of landscaping required for the 1,296 square foot developed portion of the parcel (including the landscaping) is 195 square feet

(15%). The total amount of landscaping proposed is approximately 480 square feet (37.0%).

2. Parking.

There is no requirement for parking spaces as the structure will have no actual occupancy.

3. Access

Access will be provided through the Mini-Storage facility. A paved access drive to the tower and equipment cabinets will be provided for the monthly maintenance of the facility. No additional access drives will be necessary.

4. Architecture

The color of the structures will be gray. The equipment cabinets will be approximately 6 feet in height, and the tower will be 130 feet in height. The pole will have an antenna housing structure at the top that will be approximately 4 feet wide, and triangular in shape.

There are no new signs proposed for the site. A six foot high fence with three strands of barbed wire will be encompass the facility. The Police Chief has requested that the operator of the facility coordinate with the Police Department for vandalism/trespassing control.

5. Other Aspects

a. Utilities

Canby Telephone Association has indicated that easements may be necessary for both electric and telephone utility extensions to the site. Verification of what is needed was not possible prior to the completion of this staff report.

b. Landscaping

The landscaping will consist of a photinia hedge planted around the perimeter of the fencing. The landscaping will be supplied with automatic underground irrigation.

No other landscaping is proposed by the applicant or suggested by staff.

c. Parking Lot Landscaping

There is no new parking area. The amount of new pave surfacing is less than 3500 square feet (approximately 1800 square feet). No parking lot landscaping is required.

d. Density and yards and height

The setbacks and the height requirements for the C-M zone have been met by this development proposal. The height restriction for the zone is 45 feet. However, Section 16.08.100 covers height allowances. In the section, utility poles and other similar projections are **not** subject to the building height limitations. Therefore, the 130-foot monopole for cellular communication is permitted in the C-M zone.

V. CONCLUSION

The staff hereby concludes that, with appropriate conditions, the proposed development as described in the application, site plan, and this report, is in conformance with the standards of this and other applicable ordinances; the design is compatible with the design of other developments in the vicinity; and, the location, design, size, and materials of the exterior of the structure will be compatible with the proposed development and appropriate to the design character of other structures in the same vicinity.

Further, staff concludes that, with approval conditions:

1. the proposed development of the site is consistent with the applicable standards and requirements of the Canby Municipal Code and other applicable City ordinances insofar as the location, height and appearance of the proposed development are involved; and
2. the proposed design for the development is compatible with the design of other developments in the same general vicinity; and
3. the location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity; and
4. the conditions listed are the minimum necessary to achieve the purposes of the Site and Design Review Ordinance, and do not unduly increase the cost of housing.

VI. RECOMMENDATION:

Based upon the application, elevations, the site plan received by the City, the facts, findings and conclusions of this report, and without the benefit of a public hearing, staff recommends that should the Planning Commission approve DR 96-01, the following conditions apply:

Prior to the Building Permit Issuance:

1. All necessary utility easements shall be recorded to the satisfaction of Canby Utility Board and Canby Telephone Association.

During Construction:

2. Erosion-control during construction shall be provided by following Clackamas County's Erosion Control measures.

Notes:

3. The Police Chief has requested that the operator of the facility coordinate with the Police Department for vandalism/trespassing control.

Exhibits:

1. Application for Design Review
2. Vicinity Map
3. Highway 99-E view (too large to reproduce)
4. Department Responses to "Request for Comments"

SITE AND DESIGN REVIEW APPLICATION

Fee: \$750

OWNER

APPLICANT

NAME Warren Ltd. Partnership II

NAME Western PCS; Chad Meadows

ADDRESS PO Box 30929

ADDRESS 7535 B NE Ambassador Pl.

CITY Portland STATE OR ZIP 97294

CITY Portland STATE OR ZIP 97220

SIGNATURE Letter of Authorization

PHONE: (503) 786-3832

attached

DESCRIPTION OF PROPERTY:

TAX MAP 3S1E34C TAX LOT(S) 0300 LOT SIZE 3.0 Ac. (Acres/Sq. Ft.)

or

LEGAL DESCRIPTION, METES AND BOUNDS (ATTACH COPY)

PLAT NAME 1994-42 PP LOT 1 BLOCK _____

PROPERTY OWNERSHIP LIST

ATTACH A LIST OF THE NAMES AND ADDRESSES OF THE OWNERS OF PROPERTIES LOCATED WITHIN 200 FEET OF THE SUBJECT PROPERTY (IF THE ADDRESS OF THE PROPERTY OWNER IS DIFFERENT FROM THE SITUS, A LABEL FOR THE SITUS MUST ALSO BE PREPARED AND ADDRESSED TO "OCCUPANT"). LISTS OF PROPERTY OWNERS MAY BE OBTAINED FROM ANY TITLE INSURANCE COMPANY OR FROM THE COUNTY ASSESSOR. IF THE PROPERTY OWNERSHIP LIST IS INCOMPLETE, THIS MAY BE CAUSE FOR POSTPONING THE HEARING. THE NAMES AND ADDRESSES ARE TO BE typed onto an 8-1/2 x 11 sheet of labels, JUST AS YOU WOULD ADDRESS AN ENVELOPE.

Please see attached

USE

EXISTING Highway 99 Mini-storage Center

PROPOSED 130' cellular monopole with associated equipment cabinets

EXISTING STRUCTURES Five storage unit buildings and an office

SURROUNDING USES Tire retail to west, SF dwelling to south, vacant to east

PROJECT DESCRIPTION

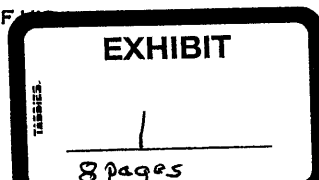
Please see attached narrative for project description

ZONING C-M COMPREHENSIVE PLAN DESIGNATION Commercial

PREVIOUS ACTION (IF ANY) N/A

FILE NO. DR96-01
RECEIPT NO. 9807
RECEIVED BY DS
DATE RECEIVED 12-27-95
COMPLETENESS DATE _____
PRE-AP MEETING _____
HEARING DATE 1-22-96

* IF THE APPLICANT IS NOT THE PROPERTY OWNER, HE MUST ATTACH DOCUMENTARY EVIDENCE OF HIS AUTHORITY TO ACT AS AGENT IN MAKING APPLICATION.



Mr. James Wheeler
Assistant Planner
City of Canby
182 N. Holly P.O. Box 930
Canby, OR 97013

December 27, 1995

Dear Jim,

In March of 1995, the Western Personal Communication Services Corporation purchased six licenses from the Federal Communications Commission, including one for the Portland Metropolitan area. These licenses allow Western to operate a new cellular telephone system called Personal Communication Services, or PCS. PCS is a unique combination of telecommunication services that will provide the public with the next generation of wireless devices, like: compact cellular telephones, wireless fax machines and fax modems, and an array of other customized mobile equipment. PCS uses new digital technology to produce a higher quality transfer of voices and data than the older analog/digital systems that are currently being used by local cellular companies.

The proposed PCS system in Portland is composed of multiple base station sites located across the metropolitan area. These base stations are designed to transmit and receive radio signals generated from wireless devices like cellular telephones. As a cellular user moves across the landscape, the call is passed from one base station to another. This type of system allows PCS to function with fewer towers that are shorter and use less power.

One of our proposed transmitter/antenna sites is located adjacent to Highway 99E in an CM Zoning District (*See attached site plan for exact facility location*). We are now requesting a design review and permit to operate this facility. The surrounding uses are: vacant land to the east of the site, an older single family dwelling to the south, and a tire retail/service center to the west.

The proposed transmitter/antenna site consists of a 130-foot galvanized steel monopole of steel-gray color. The monopole top will be outfitted with three steel-gray whip-style antennas approximately five feet long and three inches in diameter. Each antenna will be mounted vertically on one of three support beams. The support beams extend approximately two feet from the sides of the free-standing monopole. There may also be one or more gray microwave dishes attached to the monopole structure. In addition, four gray steel equipment cabinets will be mounted on a concrete slab beside the monopole structure. These cabinets are approximately 48 inches tall, and occupy a space 10 feet

long by 32 inches wide. The entire 1,024 square-foot facility will be surrounded by a 6-foot gray chain-link fence topped with 12 inches of three-strand barbed wire.

The fenced area will be surrounded by a landscaped buffer of evergreen and/or deciduous trees and shrubs (*see attached plans for more detailed information*).

The proposed facility is an unmanned installation in operation 24 hours a day 7 days a week. The only traffic to the site will consist of a monthly service visit by a service technician in a small van or pickup truck. Access to the site will be gained from the existing Mini-storage parking area along a new paved accessway in an existing gravel parking lot (*see attached plans for more detailed information*).

The radio frequency used by this proposed facility falls between the 1830 to 1940 Megahertz bandwidth, and is well-above the frequencies used by various local emergency and civil service departments. The operation of this facility will in no way effect the daily operations of essential services like police, fire, rescue, or utilities.

The effective radiated power generated from the entire facility is 100 watts. The cabinets that house the cellular equipment are entirely self-contained, and do not require HVAC systems. Very little noise will be generated from the proposed facility since no HVAC systems are required.

The property owner's representative, Mr. Kevin Howard, is in favor of this facility, and has agreed to grant Western PCS a lease for a 1,024 square-foot area to site the facility. The property is currently contains the Highway 99 Mini-storage Center and the associated structures.

The following paragraphs respond to the City of Canby Design Review Criteria mentioned in 16.49.040 (Criteria and Standards):

16.49.040 A. The proposed site development, including the site plan, architecture, landscaping and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height and appearance of the proposed development...

The proposed facility is located within a Heavy Commercial/Manufacturing zoning district adjacent to a railroad right-of-way. The Canby Land Development and Zoning Ordinance does not state if this type of proposed facility is a permitted or conditional use in this zone. The types of heavy commercial and manufacturing uses found around the proposed site do make it compatible with the local area.

This proposed facility is exempt from the building height limitations based on The Canby Land Development and Zoning Ordinance section 16.08.100.

The appearance of the proposed facility can be seen on the enclosed black and white rendering. This is a conceptual graphic showing how the facility would look from the northwest along Highway 99E. As you can see, the tower will have only a limited visual impact on surrounding land uses.

16.49.040 B. The proposed design of the development is compatible with the design of other developments in the same general vicinity...

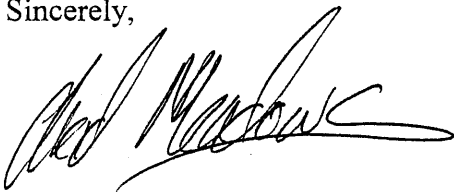
There are two other communications towers within a 1/2 mile radius of the proposed site. The proposed facility is adjacent to a railroad, and is located behind the existing storage buildings found on site. The monopole is made from galvanized steel, which helps it to blend in with the generally overcast skies found in the Northwest. The enclosed rendering shows the minimal visual intrusion that would be created by this proposed facility

16.49.040 C. The location, design, size, color and materials of the exterior of all structures and signs are compatible with the proposed development and appropriate to the design character of other structures in the same vicinity...

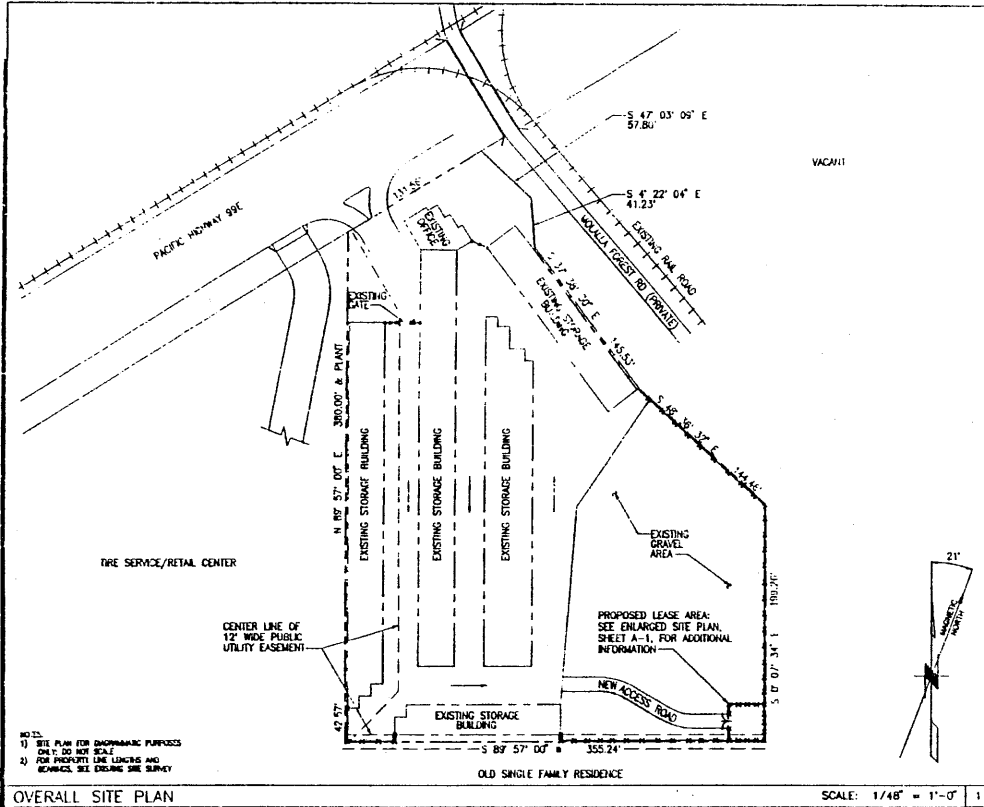
There are no signs included within the proposed facility, and all the materials used are designed to provide maximum structural integrity with minimal visual impact. Again, there are two other communications towers found within a half-mile of the proposed facility.

I look forward to working with your department on this proposed installation. Should you desire more information, please feel free to contact me at 284-8714. Thanks again for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Meadows". The signature is fluid and cursive, with a long horizontal stroke at the end.

Chad Meadows

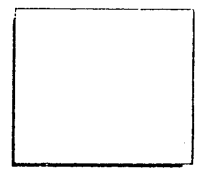


SITE NAME:
CANBY

SITE NUMBER:
PO-1408-B

66-29

western pcs corp
 155 NE AMBASSADOR PL. SUITE E
 PORTLAND, OREGON 97211
 PHONE (503) 284-2225
 FAX (503) 284-0422



DATE: 11-21-98

NO.	DATE	DESCRIPTION
1	11-21-98	REV. PLAN SUBMITTAL
2	11-23-98	REV. PLAN SUBMITTAL
3	11-23-98	REV. PLAN SUBMITTAL
4	11-23-98	REV. PLAN SUBMITTAL
5	11-23-98	REV. PLAN SUBMITTAL

URS CONSULTANTS
 500 NE MULTNOMAH ST.
 PORTLAND, OREGON 97232
 PHONE (503) 238-7625
 FAX (503) 238-0477



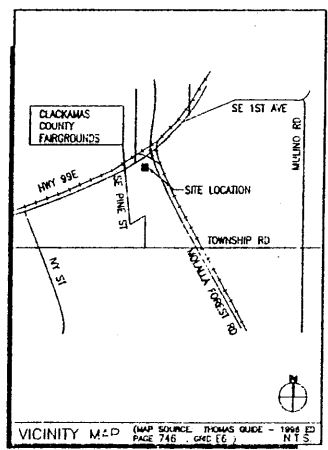
ABBREVIATIONS & SYMBOLS

	REVISION		ROOM NUMBER
	KEY HOLE		FIELD NOTE
	DETAIL REFERENCE		SECTION REFERENCE
	ELEVATION REFERENCE		

ARCHITECT/ENGINEER
 URS CONSULTANTS, INC.
 500 NE MULTNOMAH ST., SUITE 1000
 PORTLAND, OR 97232
 TEL: (503) 238-7000
 FAX: (503) 238-0477
 CONTACT: JAMES H. STOFF, P.E.

SURVEYOR
 SURVEYOR
 ADDRESS
 CITY, STATE, ZIP
 TEL: TELEPHONE
 FAX: FAX
 CONTACT: CONTACT

CONSULTANT TEAM



SITE NAME: CANBY
SITE NUMBER: PO-1408-B

SITE ADDRESS: 1233 SE 1ST AVE, CANBY, OREGON 97703
OWNER: WARMEN LTD MEMBERSHIP 11, 775 SE MONROE, PORTLAND, OR 97214

PROJECT DESCRIPTION:
 AN UNMANNED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF AN OMNI ANTENNA ARRAY (3 TOTAL) AT TOP OF A 130' MONOCOLE AND A 1024 SQ. FT. PROJECT AREA CONTAINING TRANSMITTER EQUIPMENT.

ZONING: C-M
AREA OF PARCEL: 3.0 ACRES
PARCEL NUMBER(S): 00794115

UTILITIES:
 ELECTRICAL UTILITY: CANBY UTILITY BOARD, TEL: (503) 774-8576
 TELEPHONE UTILITY: CANBY TELEPHONE ASSOCIATION, TEL: (503) 288-8111
 FIRE DEPARTMENT: CLACKAMAS FIRE DISTRICT NO. 1, TEL: (503) 800-8534

GENERAL INFORMATION:
 1. PARKING REQUIREMENTS ARE UNCHANGED
 2. TRAFFIC IS UNIMPAIRED
 3. NO SIGNAGE IS PROPOSED
 4. NO SITE GRADING IS PROPOSED

PROJECT SUMMARY:

SHEET INDEX

PAGE NUMBER	DESCRIPTION
T-1	TITLE SHEET, OVERALL SITE PLAN, GENERAL INFORMATION
A-1	ENLARGED SITE PLAN, SITE SECTION, ELEVATIONS
A-2	LANDSCAPE PLAN, RESTORATION PLAN

APPROVALS

LOGUMENT REVIEW	DATE
OWNER	_____
CONSTRUCTION	_____
OPERATING	_____
REAL ESTATE	_____
HW ENGINEER	_____
ZONING	_____
LANDING	_____

SITE NAME:

CANBY

SITE NUMBER:

PO-1408-B

SITE ADDRESS:

1233 SE 1ST AVE/LE
 CANBY, OR, 97703

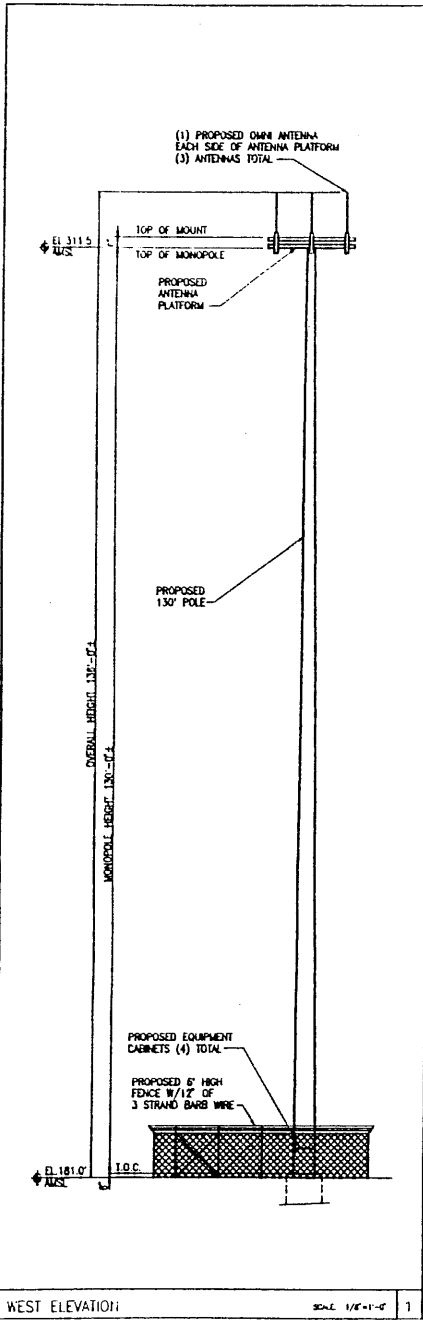
SHEET FILE:

TITLE SHEET
OVERALL SITE PLAN
GENERAL INFORMATION

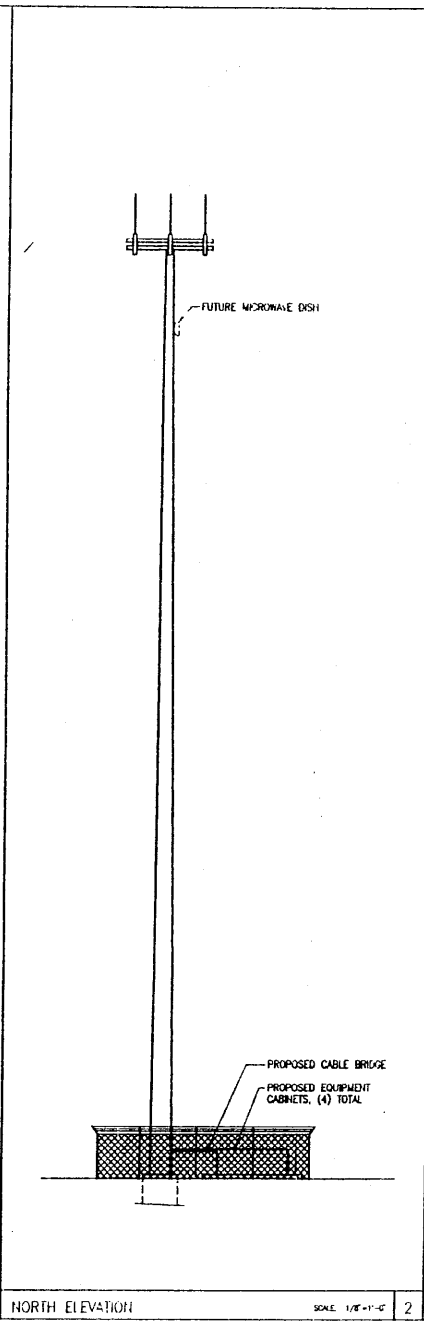
SHEET NAME:

T-1

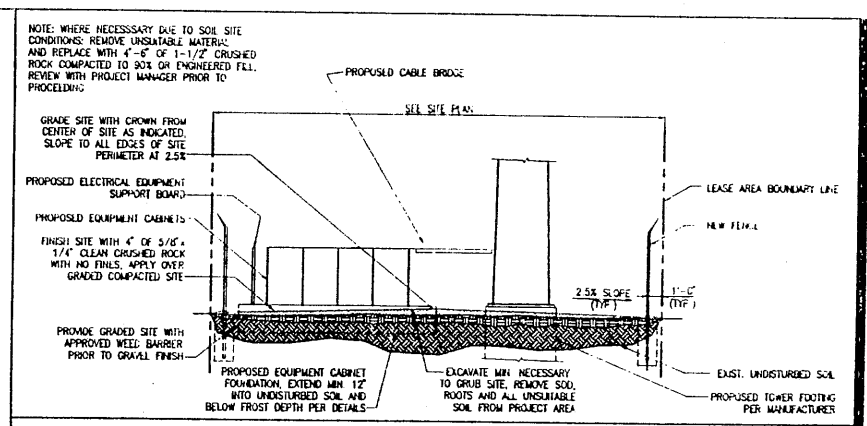
PLAN SCALE: 1" = 100'



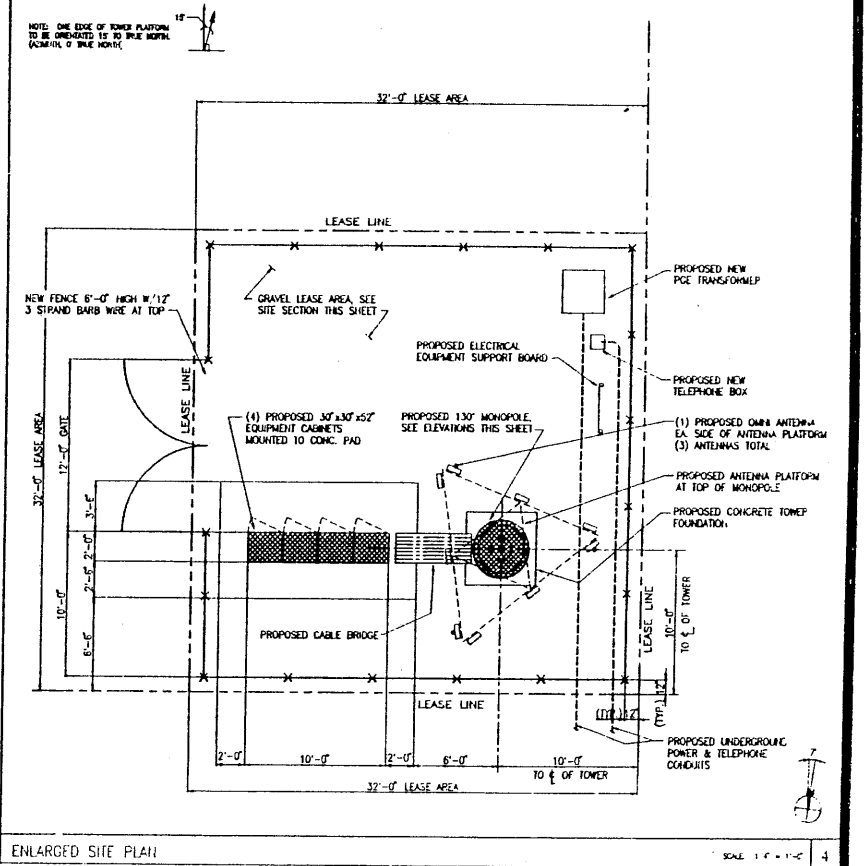
WEST ELEVATION SCALE 1/8"=1'-0" 1



NORTH ELEVATION SCALE 1/8"=1'-0" 2



TYPICAL SITE SECTION SCALE 1/4"=1'-0" 3



ENLARGED SITE PLAN SCALE 1/4"=1'-0" 4

western pcs corp
 7535 NE AMBASSADOR PL., SUITE 5
 PORTLAND, OREGON 97232
 PHONE (503) 284-2425
 FAX (503) 284-0427

NO.	DATE	ISSUE
1	12-4-86	PLAN SUBMITTAL
2	12-5-86	REV. PLAN SUBMITTAL
3	12-7-86	REV. PLAN SUBMITTAL
4	12-27-86	REV. PLAN SUBMITTAL
5		
6		
7		

DATE 12-4-86

REVISIONS

URS CONSULTANTS
 500 NE MULTNOMAH ST.
 PORTLAND, OREGON 97232
 PHONE (503) 230-7650
 FAX (503) 230-0477

SITE NAME

CANBY

SITE NUMBER

PO-1408-B

SITE ADDRESS

1235 SE 1ST AVE.
 CANBY, OR. 97013

SHEET TITLE

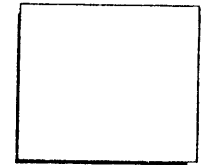
ENLARGED SITE PLAN
 SITE SECTION
 ELEVATIONS

SHEET NUMBER

A-1

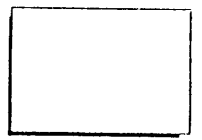
P.L.S. SCALE 1/8"=1'-0"

western pcs corp
 7535 NE AMBASSADOR PL., SUITE B
 PORTLAND, OREGON 97227
 PHONE (503) 284-2255
 FAX (503) 284-0432



DATE	12-21-85	
REVISION		
NO.	DATE	ISSUE
1	12/21/85	PLAN SUBMITTA
2	12/21/85	REV. PLAN SUBMITTA
3		
4		
5		
6		
7		

URS CONSULTANTS
 500 NE MULTNOMAH ST.
 PORTLAND, OREGON 97232
 PHONE (503) 238-7650
 FAX (503) 230-0477



SITE NAME

CANBY

SITE NUMBER

PO-1408-B

SITE ADDRESS

1235 SE 1ST AVE.
 CANBY, OR 97013

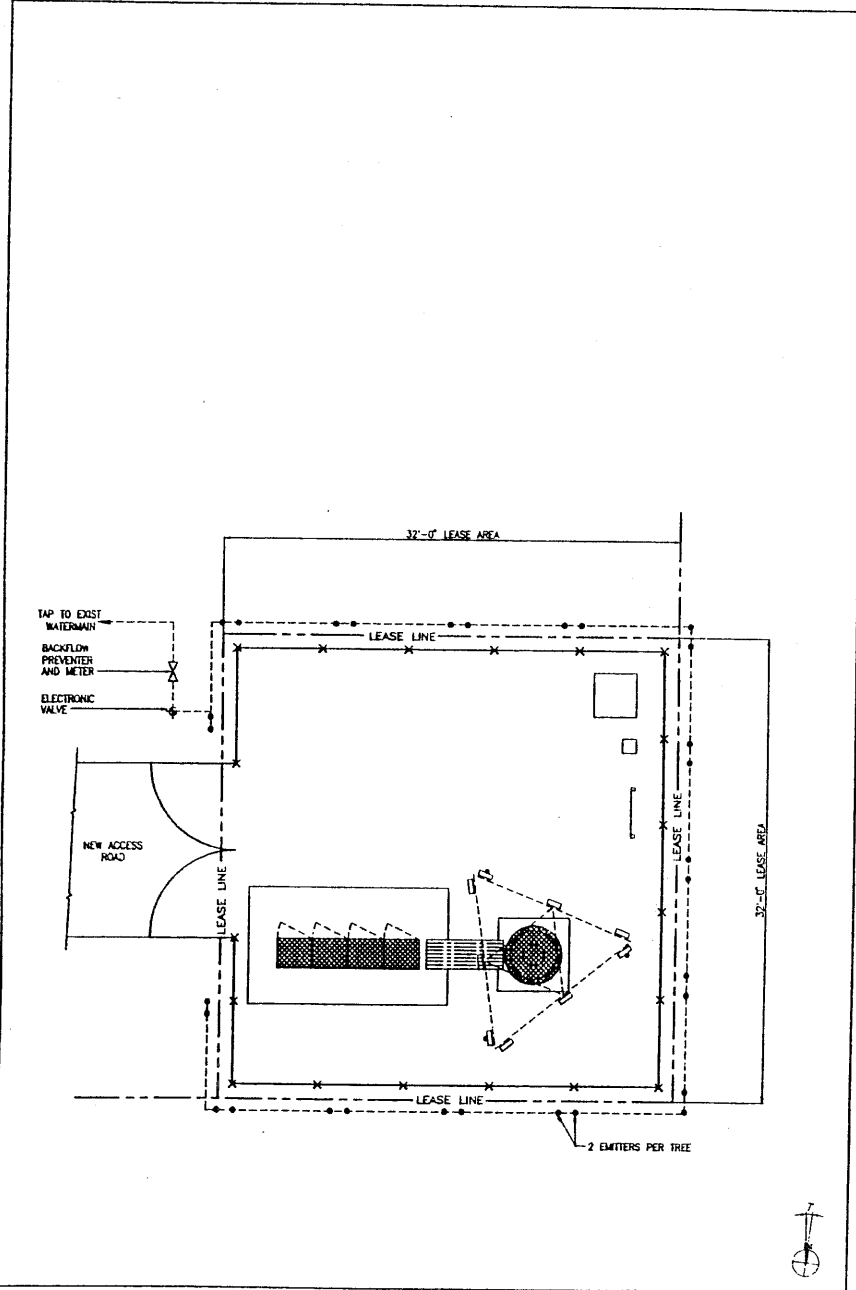
SHEET FILE

LANDSCAPE AND IRRIGATION PLAN

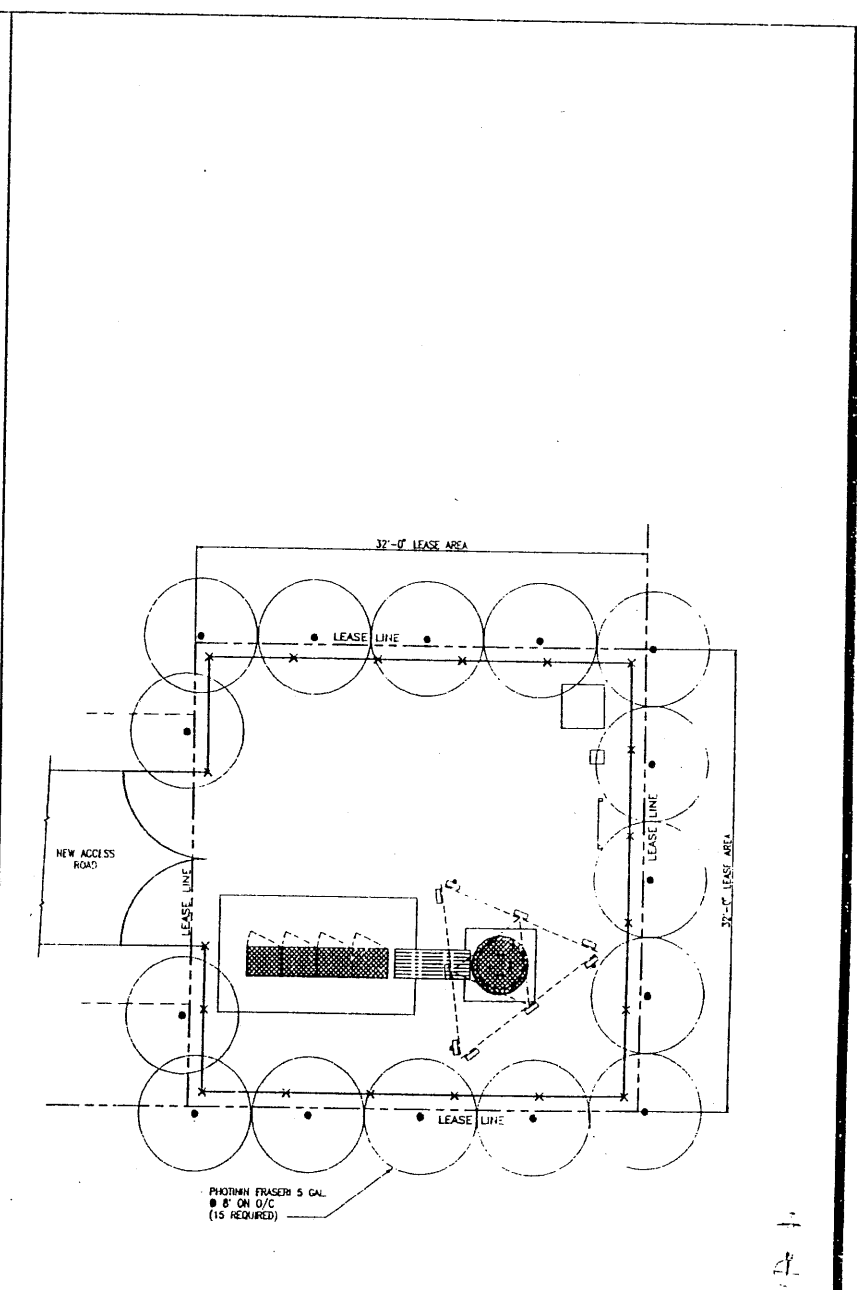
SHEET NUMBER

A-2

PROJECT SCALE 1" = 10'



IRRIGATION PLAN SCALE 1/4" = 1'-0" 1



LANDSCAPE PLAN SCALE 1/4" = 1'-0" 2

LETTER OF AUTHORIZATION

Koll Telecommunication Services
7535B N.E. Ambassador Place
Portland, OR. 97220

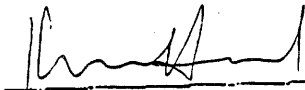
Attn: Planning & Government Relations

To Whom It May Concern:

I/we: Kevin Howard ¹²³⁹ the property owner(s) or authorized agent(s) of real property located at 1233 S.E. 1st Ave, Canby, Or. and more specifically described in the attached exhibit, hereby authorize Koll Telecommunication Services and/or Western PCS to represent me in the matters regarding the proposal to:

Install an unmanned Cellular Facility (monopole)
and equipment cabinet

Sincerely,



Property Owner(s)

11-29-95

Date

MOLALLA

RIVER

STATE

PARK

Oregon
You're more than
Welcome.

AIRY
ROEN

ARNDT
ROAD



VICINITY MAP

FRONTIER
GOLF COURSE

CANBY FERRY

PHOENIX & HOLLY
MINIATURE
RAILROAD

WILLAMETTE

VALLEY

COUNTRY

CLUB

NE

NW

CLACKAMAS COUNTY
FAIRGROUNDS

Canby Depot Museum

SW

SE

Legend

- CHAMBER OF COMMERCE
- POST OFFICE
- SCHOOL
- CITY HALL
- LIBRARY
- CITY LIMITS

EXHIBIT

2



PLEASE RETURN ATTACHMENTS!!!

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 2, 1996

TO: FIRE, POLICE, CUB, CTANWT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE, ODOT

The City has received **DR 96-01** an application by Western PCS [applicant] and Warren Ltd. Partnership II [owner] for design review approval to construct a 130-foot cellular monopole with associated equipment cabinets. The 1024 square foot site is located in the southeast corner of the Highway 99E Mini-Storage facility, on the south side of Highway 99E and the Logging Road overpass [Tax Lot 300 of Tax Map 3-1E-34C].

We would appreciate your reviewing the enclosed application and returning your comments by **January 8, 1996 PLEASE**. The Planning Commission plans to consider this application on January 22, 1996. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

Please check one box:

- 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

Signature: Don Sparbrough

Date: 1-3-96

Title: Fire Marshal

Agency: Canby Fire Dist. #10

EXHIBIT	
4	
7 pages	

PLEASE RETURN ATTACHMENTS!!!

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P. O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 2, 1996

TO: FIRE, POLICE, CUB, CTANWT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE, ODOT

The City has received DR 96-01 an application by Western PCS [applicant] and Warren Ltd. Partnership II [owner] for design review approval to construct a 130-foot cellular monopole with associated equipment cabinets. The 1024 square foot site is located in the southeast corner of the Highway 99E Mini-Storage facility, on the south side of Highway 99E and the Logging Road overpass [Tax Lot 300 of Tax Map 3-1E-34C].

We would appreciate your reviewing the enclosed application and returning your comments by **January 8, 1996 PLEASE**. The Planning Commission plans to consider this application on January 22, 1996. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

*No service's are required for this installation.
OKAY*

Please check one box:

- 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

Signature: Roy L. Hester Date: Jan. 7, 1996
Title: Public Works Supervisor Agency: City of Canby

PLEASE RETURN ATTACHMENTS!!!

CANBY PLANNING DEPARTMENT REQUEST FOR COMMENTS

P. O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 2, 1996

TO: FIRE, POLICE, CUB, CTA/NWT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE, ODOT

The City has received DR 96-01 an application by Western PCS [applicant] and Warren Ltd. Partnership II [owner] for design review approval to construct a 130-foot cellular monopole with associated equipment cabinets. The 1024 square foot site is located in the southeast corner of the Highway 99E Mini-Storage facility, on the south side of Highway 99E and the Logging Road overpass [Tax Lot 300 of Tax Map 3-1E-34C].

We would appreciate your reviewing the enclosed application and returning your comments by **January 8, 1996 PLEASE**. The Planning Commission plans to consider this application on January 22, 1996. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

OWNER AND OR APPLICANT WILL NEED TO PROVIDE APPROPRIATE
CONDUIT AS SHOWN, 36" DEED AND EASEMENT, FOR SAME,
TO BE RECORDABLE. ACCORDING TO ATTACHED DRAWING
THERE IS AN EXISTING RITTING IN EASEMENT
ORIGINALLY REQUESTED.

Please check one box:

- 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

Signature: Thomas Peterson Date: 1-4-96
Title: _____ Agency: Canby TEL ASSC

PLEASE RETURN ATTACHMENTS!!!

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 2, 1996

TO: FIRE, POLICE, CUB, CTANWT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE, ODOT

The City has received DR 96-01 an application by Western PCS [applicant] and Warren Ltd. Partnership II [owner] for design review approval to construct a 130-foot cellular monopole with associated equipment cabinets. The 1024 square foot site is located in the southeast corner of the Highway 99E Mini-Storage facility, on the south side of Highway 99E and the Logging Road overpass [Tax Lot 300 of Tax Map 3-1E-34C].

We would appreciate your reviewing the enclosed application and returning your comments by **January 8, 1996 PLEASE**. The Planning Commission plans to consider this application on January 22, 1996. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

The only concern by this dept is young persons climbing fence AND climbing the tower - OWNER AND OR APPLICANT SHOULD CONTACT ME FOR ADDITIONAL INFORMATION.

Please check one box:

- 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

Signature: Steven D. Stiger Date: 1/3/96
Title: Police Chief Agency: Canby Police Dept.

PLEASE RETURN ATTACHMENTS!!!

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 2, 1996

TO: FIRE, POLICE, CUB, CTANWT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE, ODOT

The City has received DR 96-01 an application by Western PCS [applicant] and Warren Ltd. Partnership II [owner] for design review approval to construct a 130-foot cellular monopole with associated equipment cabinets. The 1024 square foot site is located in the southeast corner of the Highway 99E Mini-Storage facility, on the south side of Highway 99E and the Logging Road overpass [Tax Lot 300 of Tax Map 3-1E-34C].

We would appreciate your reviewing the enclosed application and returning your comments by **January 8, 1996 PLEASE**. The Planning Commission plans to consider this application on January 22, 1996. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

Please check one box:

- 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

Signature: Harry F. Hyatt Date: 1-8-96
Title: Field Engineering Supervisor Agency: NW Natural Gas

(NEFF)

S.P.R.R.

U.S. HWY. 99E

CANBY CITY LIMITS

(117) (78)

(8)

100' 0"

S.E. 2ND. ST.

(104) (84)

(110) (78)

(1101) (1121) (1131)

(1105) (1100)

(1145) (78)

S.E. 3RD. ST.

250'

250'

200'

4" CASING

2" (P) '84

170'

4" CASING

ST.

S.P.R.R.

CANBY CITY LIMITS

66-29

PACIFIC

(103) (84)
(104) (84)
(105) (84)
(106) (84)
(107) (84)
(108) (84)
(109) (84)
(110) (84)
(111) (84)
(112) (84)
(113) (84)
(114) (84)
(115) (84)
(116) (84)
(117) (84)
(118) (84)
(119) (84)
(120) (84)

PLEASE RETURN ATTACHMENTS!!!

**CANBY PLANNING DEPARTMENT
REQUEST FOR COMMENTS**

P.O. Box 930, Canby, OR 97013

[503] 266-4021

DATE: January 2, 1996

TO: FIRE, POLICE, CUB, CTANWT, NW NATURAL GAS, MIKE JORDAN, JOHN KELLEY, ROY, STEVE, ODOT

The City has received DR 96-01 an application by Western PCS [applicant] and Warren Ltd. Partnership II [owner] for design review approval to construct a 130-foot cellular monopole with associated equipment cabinets. The 1024 square foot site is located in the southeast corner of the Highway 99E Mini-Storage facility, on the south side of Highway 99E and the Logging Road overpass [Tax Lot 300 of Tax Map 3-1E-34C].

We would appreciate your reviewing the enclosed application and returning your comments by **January 8, 1996 PLEASE**. The Planning Commission plans to consider this application on January 22, 1996. Please indicate any conditions of approval you may wish the Commission to consider if they approve the application. Thank you.

Comments or Proposed Conditions:

 nmi

Please check one box:

- 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

Signature: Stella Hansen Date: 1/8/96
Title: POW Supervisor Agency: City of Canby Wastewater