



CITY OF HOOD RIVER

PLANNING DEPARTMENT

211 2nd Street, Hood River, OR 97031 Phone: 541-387-5210

STAFF REPORT QUASI-JUDICIAL SITE PLAN REVIEW

August 27, 2019

Application submitted: June 24, 2019
Application deemed complete: July 18, 2019
120-day deadline: November 15, 2019

To: Verizon Wireless, Attn: Anna Lee-Thompson c/o Patrick Evans
From: Kevin Liburdy, Senior Planner
RE: File No. 2019-22 – Major Adjustment to Site Plan Review Permit File No. 2007-53

I. BACKGROUND INFORMATION:

- A. **REQUEST:** Modification of an existing Site Plan Review Permit for Verizon Wireless affecting wireless communication facilities located on the penthouse of the Hood River County Administration Building. The proposal features replacement of three cylinders that are used to screen wireless antennas with a 10-foot-tall by 12-foot-wide by 12-foot-long screen wall, as well as to replace and relocate associated wireless communication facilities. A total of nine panel antennas are proposed to be located inside the screen wall. (*See Attachment "A.1", Preliminary Plan Set.*)
- B. **APPLICANT:** Verizon Wireless c/o Anna Lee-Thomson and Patrick Evans, Lynx Consulting, Inc.
- C. **PROPERTY OWNER:** Hood River County
- D. **PROPERTY LOCATION:** 601 State Street. Legal Description: 3N 10E 25CD Tax Lot 10900. (*See Attachment "B", Location Map.*)
- E. **ZONING AND LAND USE:** General Commercial (C-2). There is an existing office building, parking lot, and landscaping on the site.
- F. **PROPERTY SIZE:** Approximately 31,500-square feet (0.72 acre).
- F. **SURROUNDING ZONING & LAND USES:**
 - North: C-2 zone, preschool and climbing gym, and commercial building with offices
 - South: R-1 zone, single-family residential
 - East: C-2 zone, commercial building with offices and Hood River News
 - West: C-1 zone, single-family residential
- H. **APPLICABLE HOOD RIVER MUNICIPAL CODE (HRMC) CRITERIA:**
 - 1. 17.09.040 – Quasi-Judicial Actions
 - 2. 17.03.050 – General Commercial (C-2) Zone
 - 3. 17.04.040 – General Exceptions to Building Height Limitations
 - 4. 17.16.040 – Site Plan Review Criteria

I. AGENCY COMMENTS:

1. City of Hood River Engineering Dept.: Comments attached (Attachment "C")
2. City of Hood River Police Dept.: Comments attached (Attachment "D")

J. NEIGHBORING PROPERTY OWNER COMMENTS: Property owners within 250 feet of the subject parcel were notified of this request. No comments were submitted prior to issuance of the staff report.

K. HISTORY:

1. Conditional Use Permit issued for Hood River County to use building for County offices, approved January 6, 2003 (File No. 2002-45)
2. Site Plan Review for Verizon Wireless (File No. 2007-30) denied without prejudice by City Planning Commission on September 17, 2007.
3. Site Plan Review for Verizon Wireless (File No. 2007-53) approved by City Planning Commission on October 29, 2007.
4. Current application submitted June 24, 2019
5. Revised written narrative submitted July 17, 2019
6. Application deemed complete July 18, 2019
7. Agency referrals e-mailed August 2, 2019
8. Notice of application mailed August 2, 2019
9. Planning Commission hearing scheduled September 3, 2019

L. ATTACHMENTS:

- Attachment "A.1" – Preliminary Plan Set
- Attachment "A.2" – Applicant's Written Narrative
- Attachment "A.3" – Applicant's Photo Simulations
- Attachment "B" – Location Map
- Attachment "C" – City Engineering Dept. comments, August 6, 2019
- Attachment "D" – City Police Dept. comments, August 14, 2019

II. FINDINGS OF FACT

1. HRMC 17.03.050 – GENERAL COMMERCIAL (C-2) ZONE

B. Permitted Uses Subject to Site Plan Review.

1. Commercial uses
2. Industrial uses incidental and essential to an on-site commercial use (Refer to the section below, "K")
3. Change of use
4. Parking lots of four (4) or more spaces, new or expanded, and or the equivalent of paving equal to four (4) or more parking spaces
5. Multi-family dwellings for residential use, with a minimum density of 11 units/net acre.
6. Group residential, if fifteen (15) or more persons
7. Transportation facilities pursuant to 17.20.050(B)
8. Professional Office and Office Uses.
9. Hostels

FINDINGS: Verizon has an existing Site Plan Review permit to operate wireless communication facilities including six panel antennas located inside three screening cylinders on the penthouse of the County Administration Building, as well as associated wireless communications equipment (File No. 2007-53).

At this time the applicant proposes to replace the three cylinders that are used to screen the panel antennas with a 10-foot-tall by 12-foot-wide by 12-foot-long screening wall. In addition, the proposal includes replacement and relocation of wireless communication equipment resulting in a total of nine panel antennas (Attachments “A.1” – “A.3”). Site Plan Review criteria are addressed below in HRMC 17.16.040.

The 1996 Telecommunications Act gives the Federal Communications Commission (FCC), not local governments, the sole authority to determine what standards wireless facilities must meet to ensure that their radiofrequency emissions do not harm humans or the environment. While the City can require facilities to comply with FCC emission standards, the City cannot adopt or impose its own standards. If the facilities meet FCC emissions standards, concern about the effects of emissions from cellular towers on the health of nearby residents is not a permissible reason for making zoning decisions about the placement of wireless telecommunications facilities. No testimony expressing concern about RF emissions was submitted prior to preparation of the state report.

Certain towers and facilities also must comply with the requirements of the National Environmental Policy Act (NEPA) and the requirements of those regulations implementing NEPA affecting historical sites, high intensity lights in residential neighborhoods, and radiofrequency emissions in excess of the FCC’s guidelines. The subject site is adjacent to Hood River’s designated downtown historic district and a residential neighborhood.

Section 332(c)(7) of the Communications Act preserves state and local authority over zoning and land use decisions for personal wireless service facilities, but sets forth specific limitations on that authority. Specifically, a state or local government may not unreasonably discriminate among providers of functionally equivalent services, may not regulate in a manner that prohibits or has the effect of prohibiting the provision of personal wireless services, must act on applications within a reasonable period of time, and must make any denial of an application in writing supported by substantial evidence in a written record. The statute also preempts local decisions premised directly or indirectly on the environmental effects of radio frequency (RF) emissions, assuming that the provider is in compliance with the Commission's RF rules. The City’s Site Plan Review criteria do not have the effect of prohibiting personal wireless services, and this staff report does not suggest a decision should be made based upon environmental effects of RF emissions.

Section 1455(a) of the Communications Act, enacted as part of the Middle Class Tax Relief and Job Creation Act of 2012, establishes a further limitation on state and local land use authority over certain wireless facilities. Specifically, it provides that a state or local government may not deny and shall approve any eligible facility request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station, and defines eligible facility requests as including requests for the collocation, removal, or replacement of transmission equipment. The current proposal is a substantial change to the physical dimensions of equipment screening

because previously approved screening cylinders are eight-feet tall and the proposed screening wall is 10-feet tall (greater than 10 percent increase in height).

On January 9, 2015, the FCC issued new regulations in response to the interpretation of certain provisions of Section 6409(a) of the federal Middle Class Tax Relief and Job Creation Act of 2012 ("Section 6409") related to processing applications for wireless communications facilities. Section 6409 requires local jurisdictions to approve certain eligible collocations and modifications to existing wireless communications facilities. The current application does not include collocation but does include modifications to existing wireless communication facilities.

On September 26, 2018, the FCC released a Declaratory Ruling and Third Report and Order that significantly limits state and local management of small wireless facility deployment and associated fees for use of the rights-of-ways and public property in the rights-of-way. The Ruling and Order took effect on January 14, 2019.

The current application does not include small wireless facility deployment in a right-of-way or public property. Small wireless facilities are much different than other types of wireless infrastructure that typically require Site Plan Review and/or a Conditional Use Permit (CUP). Small wireless facilities are small in form and have a reduced service area and are typically installed on street lights, power poles, traffic signals, or other public infrastructure.

C. Conditional Uses.

1. Industrial Office uses greater than 25,000 square feet of gross floor area, subject to design standards in 17.16.055.
2. Light Industrial and Industrial Office uses with accessory and incidental employee services, such as but not limited to food and beverage sales. Such employee service uses are further limited by the following threshold criteria to ensure against public sales:
 - a. Location. Employee service areas shall be located within the building(s) of the permitted Light Industrial Use.
 - b. Visibility. An employee service area may be located on a street frontage with interior access and no direct exterior entrance. Secondary fire egress is allowed.
 - c. Signage. No exterior signs promoting employee service and sales are allowed.
3. Public facilities and uses, including change of use.
4. Light Industrial and Industrial Office Uses on parcels of more than 5 acres.

FINDING: Use of the site for Hood River County's administrative offices (public facilities and uses) are addressed in Conditional Use Permit File No. 2002-45.

D. Special Restrictions on development in the C-2 Zone within the Waterfront Area.

FINDING: The subject property is not located within the Waterfront Area. As such these restrictions are not applicable.

E. Site Development Requirements.

1. Minimum Lot Area: None
2. Minimum frontage: Twenty (20) feet on a dedicated public street

FINDINGS: The site is consistent with these requirements. No changes are proposed to lot area or street frontage.

F. Setback Requirements. Minimum setbacks: None.

FINDINGS: The proposed equipment is to be installed on the penthouse of the existing office building, which currently meets setback standards. No changes to the current building setbacks are proposed.

G. Maximum Building Height.

1. Forty-five (45) feet for commercial use.

FINDINGS: Sheet A-3 of the Preliminary Plan Set (Attachment "A.1") indicates the existing penthouse has a top elevation of 48 feet 5 inches, and Sheet A-4 indicates the proposed screening wall has a top elevation of 58 feet 5 inches tall. Both measurements were taken from finish grade on the north side of the building.

According to topographical data in the City's Geographic Information System (derived from LIDAR), the existing ground elevation at the southwestern corner of the County Administration Building is approximately 280' and the existing ground elevation at the northeastern corner of the building is approximately 248' resulting in greater than 10 feet of elevation change between the uphill and downhill sides of the building. In such circumstances the reference datum is an elevation 10 feet higher than the lowest grade according to the definition of Building Height specified in HRMC 17.01.060. As such building height should be measured from a point 10 feet above the sidewalk elevation near the northeastern corner of the building.

Based on the definition of Building Height specified in HRMC 17.01.060 and based on building elevations provided by the applicant, the existing penthouse has a top elevation of approximately 38 feet 5 inches, and the proposed screening wall has a top elevation of approximately 48 feet 5 inches. As such the proposed 10-foot-tall screening wall is approximately 3 feet 5 inches taller than the maximum building height specified in the C-2 Zone for a commercial use.

As addressed below in HRMC 17.04.040, vertical projections not used for human occupancy are not subject to the building height limitations of this title. The applicant asserts that, because the proposed screening wall will not be used for human occupancy, it is not subject to the maximum building height standard of the C-2 Zone.

H. Parking Regulations.

1. One (1) off-street parking space shall be provided on the building site, or adjacent to the site for each employee. In addition, adequate off-street parking shall be provided on or adjacent to the building site to meet the needs of anticipated clientele.
2. In no case shall there be less than two (2) off-street parking spaces.
3. The Central Business District, the Heights Business District and the Waterfront are exempt from this requirement but shall pay a fee in-lieu of parking in accordance with Chapter 17.24.
4. Parking in the Central Business District, Heights Business District and Waterfront may be satisfied by substituting all or some of the parking requirement at adjacent or

nearby off-site off-street locations and/or by adjacent or nearby shared parking if the substitute parking reasonably satisfies the parking requirements of this section. If no off-street or off-site parking reasonably satisfies the parking requirements of this section, the fee in-lieu of parking shall be paid in accordance with Chapter 17.24. If less than all required parking is provided, the fee in lieu of parking shall be paid in accordance with Chapter 17.24, except that a credit shall be given for the number of spaces provided.

5. Off-street loading facilities shall be encouraged.
 - a. Public alleys may be utilized for off-street loading facilities.
6. All parking areas and driveways shall be hard surfaced prior to occupancy, under the following circumstances:
 - a. New construction
 - b. Change of use
 - c. New parking area
7. Bicycle parking as required by 17.20.040.

FINDINGS: There is existing parking on the site to the west side of the building as well as north of State Street in a county-owned parking lot. No changes to the existing parking are proposed. No additional employees are anticipated with the installation of the new equipment and no additional clientele are anticipated. Occasional maintenance vehicles will park at or near the building as needed, just as they currently do to service the existing equipment. As such, no additional parking is required.

- I. **Lighting.** Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the viewshed and shall be dimmed as much as possible after closing without compromising safety and security. Flood lights on poles higher than fifteen (15) feet shall not be permitted.

FINDINGS: No new exterior lighting is proposed. There are existing lights near the entrance to the building on State Street and near the driveway that provides access to State Street that are shine, cause glare and appear to be unnecessarily bright on surrounding properties. As such it is recommended that these lights are shielded and focused at the ground.

- J. **Signs.** All signs shall be in conformance with the sign regulations in this title.

FINDINGS: No signs are proposed.

- K. **Landscaping.** All landscaping shall be in conformance with the landscaping standards in this title.

FINDINGS: No changes are proposed to existing landscaping on the site. Pursuant to HRMC 17.17.010(B), if existing landscaping does not meet current standards, no new landscaping is required because the proposal does not include expansion of a building or parking area.

- L. **Manufacturing.** Manufacture or assembly of goods is a permitted use, provided such manufacturing or assembly is within or contiguous to a permitted commercial use.

FINDINGS: No manufacturing activities are proposed on the subject property.

M. Commercial buildings between 25,000 square feet and 50,000 square feet.

FINDINGS: No new buildings are proposed.

2. CHAPTER 17.04 – SUPPLEMENTARY PROVISIONS

17.04.040 General Exceptions to Building Height Limitations. Vertical projections such as chimneys, spires, domes, towers, aerials, flagpoles, and similar objects not used for human occupancy are not subject to the building height limitations of this title.

FINDING: As addressed above in HRMC 17.03.050(G) the applicant proposes a 10-foot-tall screening wall around Verizon's wireless communication antennas, and the screening wall is approximately 3 feet 5 inches taller than the maximum height in the C-2 Zone. The applicant explains that the purpose for the screening wall is to shield the antennas from street view consistent with Site Plan Review criteria, and the applicant asserts that the screening wall is exempt from maximum height standards based upon the General Exceptions to Building Height Limitations specified in HRMC 17.04.040.

The Waterfront Overlay Zone (HRMC 17.03.130.J.3.c) is the City's only zoning district that specifically addresses rooftop screening and building height. It states: "Required rooftop screening of mechanical equipment (not including silos or other storage facilities) up to six (6) feet in height shall not be included in the calculation of building height provided it is the minimum size necessary to screen the equipment and does not exceed the height of the equipment by more than one (1) foot. Equipment over six (6) in height shall be screened; however, the additional height over six (6) feet shall be included in the calculation of building height." Because the subject property is not located in the Waterfront Overlay Zone, these provisions are not applicable.

The proposed screening wall is not expected be used for human occupancy but, as depicted in the Preliminary Plan Set (Attachment "A.1", Sheet A-1) it does include a door to facilitate human access. The planning commission is asked to determine whether the screening wall is a "vertical projection" subject to these provisions or if it is part of the County Administration Building structure and therefore subject to the building height limitations of the C-2 Zone.

3. CHAPTER 17.16 – SITE PLAN REVIEW

17.16.010 Applicability.

A. A site plan review permit shall be required for the following circumstances:

1. New construction.
2. Expansion, remodel, or exterior alteration of any building or other structure.
3. Change of use.
4. Multi-family and group residential.
5. Removal or fill of over 5,000 cubic yards of land.

B. Exemptions from site plan review are as follows;

1. Any activity that does not require a building permit and is not considered by the Director to be a change in use.

2. Any activity on the exterior of a building that does not exceed ten percent (10%) of the structure's total cost, fair market value, or \$75,000, whichever is less, as determined by the building official.
3. Interior work which does not alter the exterior of the structure or effect parking standards by increasing floor area.
4. Normal building maintenance including the repair or maintenance of structural members.
5. All residential development, except multi-family and group residential, as provided above.

FINDINGS: Pursuant to HRMC 17.16.060, adjustments to an approved Site Plan Review permit require an amended application. Wireless communication facilities for Verizon were approved by File No. 2007-53, and the proposed modifications are being reviewed for consistency with applicable zoning standards and criteria.

17.16.040 Site Plan Review Decision Criteria

1. **Natural Features:** Significant natural features shall be protected to the maximum extent feasible. Where existing natural or topographic features are present, they shall be used to enhance the development. The use of small streams in the landscaping design shall be encouraged, rather than culvert and fill. Existing trees and large woody plants shall be left standing except where necessary for building placement, sun exposure, safety or other valid purpose. Vegetative buffers should be left along major street or highways, or to separate adjacent uses. The use should have minimal adverse impacts on the land and water quality. Possible impacts to consider may include; pollution, soil contamination, siltation, and habitat degradation or loss.

FINDINGS: There are no existing natural features on the site. Because no grading will occur, no new impervious surfaces will be added to the site and no vegetation will be removed, the proposed project will have no effect on water quality or natural features. As such, the proposed equipment complies with this criterion.

2. **Air Quality:** The use shall have minimal or no adverse impact on air quality. Possible impacts to consider include smoke, heat, odors, dust, and pollution.

FINDINGS: The proposed telecommunication equipment will not generate smoke, dust, odors, or pollution while in operation. As such the proposal is not expected to have an adverse impact on air quality and, as such, it complies with this criterion.

3. **Grading:** Any grading, contouring on-site surface drainage, or construction of on-site surface water storage facilities shall take place so that there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. Graded areas shall be replanted as soon as possible after construction to prevent erosion. A construction erosion control plan shall be required.

FINDINGS: The proposal does not include grading or construction of on-site surface water storage facilities. As such, the proposal complies with this criterion.

4. **Public Facilities:** Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and off-site public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities shall be required. Connection to Oregon Department of Transportation (ODOT) stormwater facilities will require a permit from ODOT District 2C. On-site detention or treatment of stormwater may be required by ODOT.

FINDINGS: No new public facilities are proposed, and the proposed screening wall is not expected to impact existing public facilities such as the existing first responder communications equipment (Attachment "D"). As such, the proposal complies with this criterion.

5. **Traffic and Circulation:** The following traffic standards shall be applicable to all proposals.
 - a. **Traffic Impact Analysis:** The applicant will be required to provide a Traffic Impact Analysis prepared by an Oregon licensed traffic engineer or a Transportation Assessment Letter pursuant to Section 17.20.060.

FINDINGS: Pursuant to HRMC 17.20.060(C) a Traffic Impact Analysis (TIA) is required to be submitted to the City when (1) a change in zoning or plan amendment is proposed, (2) the proposed action is estimated to generate 250 average daily trips or 25 or more weekday AM or PM peak hour trips, (3) an increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weight by 10 vehicles or more per day, (4) the location of the access driveway does not meet minimum intersection sight distance requirements or spacing standards, or (5) a change in internal traffic patterns may cause safety problems. None of these traffic impacts will be generated by the proposal, as such a TIA is not required and the proposal complies with this criterion.

6. **Storage:** All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.

FINDINGS: No new outdoor storage areas or additional garbage collection areas are proposed.

7. **Equipment Storage:** Design attention shall be given to the placement or storage of mechanical equipment so as to be screened from view and that an adequate sound buffer will be provided to meet at a minimum the requirements of the noise ordinance.

FINDINGS: As depicted in the Preliminary Plan Set (Attachment "A.1") and Photo Simulations (Attachment "A.3"), the applicant proposes to replace three existing screening cylinders with a single 10-foot-tall by 12-foot-wide by 12-foot-deep wall as a means of screening proposed wireless telecommunication antennas and associated equipment on the roof of the building's penthouse. The proposed screening wall is to be constructed of FRP (fiberglass reinforced plastic) panels with similar texture to the existing penthouse, and painted to match the penthouse.

As addressed above in HRMC 17.04.040 the applicant asserts the proposed screening wall is exempt from building height limitations and the planning commission is asked to determine

whether the screening wall is a “vertical projection” subject to those provisions or if it is part of the structure and therefore subject to the building height limitations of the C-2 Zone.

The proposed equipment is not expected to generate noticeable noise, thus no sound buffer is required. However, it is not clear that that design attention has been given to effectively screen equipment from view. As depicted on Sheet A-4 of the Preliminary Plan Set (Attachment “A.1”), the proposed screening wall has a top elevation nearly 20 feet above the parapet that surrounds the building’s main roof. Further, its location near the northeastern corner of the roof of the penthouse appears to be the highest possible position on the building relative to street and sidewalk elevations thereby increasing its visibility. As such the proposal is not found to comply with this criterion.

8. **Compatibility:** The height, bulk, and scale of buildings shall be compatible with the site and buildings in the surrounding area. Use of materials should promote harmony with surrounding structures and sites.

FINDINGS: The applicant asserts the proposed screening wall will be designed and painted to match the existing penthouse structure and, as such, it will be compatible with the site and buildings in the surrounding area (Attachment “A.2”). However, the combined height, bulk and scale of the existing building appears to exceed the combined height, bulk and scale of buildings in the surrounding area.

Prior to submittal of the subject application, staff recommended that the applicant consider placing the proposed wireless facilities and screening on the roof of the main building rather than on the penthouse in order to improve compatibility with the height, bulk and scale of the site and buildings in the surrounding area. The applicant did not find this to be a suitable solution.

Although the proposed screening wall is intended to screen wireless equipment as is called for by the criterion for Equipment Storage above, the height and bulk of the screening wall appear to be greater than any screening used on other buildings in the surrounding area.

As depicted on Sheet A-4 of the Preliminary Plan Set (Attachment “A.1”), the top of the parapet wall surrounding the building’s main roof is at an elevation approximately 38’6” above sidewalk grade, and the top of the penthouse is approximately 48’5” above the same sidewalk elevation. The proposed screening wall has a top elevation of approximately 58’5” above this sidewalk elevation. No information was provided by the applicant to demonstrate buildings in the surrounding area have a similar height to the top elevation of the proposed screening wall.

The proposed 10-foot-tall by 12-foot-wide by 12-foot-deep screening wall has greater bulk than any other improvement located above the roofline of the penthouse on the building. No information was provided by the applicant to demonstrate buildings in the surrounding area have a similar bulk at a similar height as the proposed screening wall.

It is not clear that the height or bulk of the proposed screening wall are compatible with the site or buildings in the surrounding area. As such the proposal is not found to comply with this criterion.

9. **Design:** Variety of detail, form and siting should be used to provide visual interest. A single uninterrupted length of facade shall not exceed 100 feet. Buildings shall utilize at least three of the following architectural elements to provide architectural variety: massing, offsets, materials, windows, canopies, pitched or terraced roof forms, or other architectural elements.

FINDINGS: The proposed wireless telecommunications equipment and screening wall will not result in an uninterrupted facade exceeding 100 feet. The existing building incorporates elements that achieve these requirements. As such, the proposal complies with this criterion.

10. **Orientation:** Buildings shall have their orientation toward the street rather than the parking area, whenever physically possible.

FINDINGS: No change is proposed to the existing orientation of the building which has entrances on both State Street and 6th Street. As such, the proposal complies with this criterion.

11. **Parking:** Parking areas shall be located behind building or on one or both sides, whenever physically possible.

FINDINGS: An existing parking lot is located on the west side of the building, and additional parking is located north of State Street. No new parking is proposed or required. As such, the proposal complies with this criterion.

17.16.060 Effect of Approved Site Plan Review Permit. No building or development of any sort shall occur to the approved site plan review permit except as follows:

1. Minor adjustments to an approved site plan review permit may be made after review and approval by the Director. Minor adjustments are those that entail minor changes in dimensions or siting of structures and location of public amenities, but do not entail changes to the intensity or character of the use.
2. Major adjustments to an approved site plan review permit require a new or amended application, as determined by the Director. Major adjustments are those that change the basic design, intensity, density, use, and the like.

FINDINGS: In 2007 Verizon submitted a Site Plan Review application to install 12 panel antennas and associated wireless communication equipment on the penthouse of the County Administration Building (File No. 2007-30). The City Planning Commission distinguished existing wireless facilities on the roof of the main building from proposed wireless facilities on the roof of the penthouse, and the commission did not find that the application met the Site Plan Review criterion for Compatibility. Site Plan Review Permit File No. 2007-30 was denied without prejudice pursuant to HRMC 17.09.080.

Verizon submitted a revised Site Plan Review application in 2007 featuring six panel antennas hidden inside three cylinders designed to resemble rooftop vent stacks on the penthouse of the County Administration Building (File No. 2007-53). Verizon representatives explained the cylinders were an effort to resemble chimneys similar to approaches used by a wireless technology company called STEALTH. Raycap/STEALTH designs concealment screening systems for the wireless industry. Concealment is the

process of screening, hiding, or “camouflaging” antennas. The commission found the approach met the Site Plan Review criterion for Compatibility and the application was approved.

The current proposal is considered a major adjustment to the approved Site Plan Review permit (File No. 2007-53) because it changes the basic design of the method of screening of wireless communication equipment.

17.16.070 Expiration and Extension

- A. The site plan review permit is valid for a period of two (2) years from the written Notice of Decision, or the decision on an appeal, whichever is later.
- B. A single one (1) year extension may be granted by the Director prior to the expiration date if the applicant can demonstrate that circumstance or conditions not known, or foreseeable, at the time of original application warrant an extension of the permit. The extension request must be received by the department no later than thirty (30) days prior to the expiration of the permit.

FINDINGS: If the application is approved, **conditions of approval are recommended that this Site Plan Review adjustment is valid for two (2) years from the date of the written Notice of Decision, or the decision on an appeal, whichever is later. Any required building permit associated with the proposed wireless communication facilities and screening wall shall be obtained within that period. A single one (1) year extension may be granted by the Director prior to the expiration date if the applicant can demonstrate that circumstance or conditions not known, or foreseeable, at the time of original application warrant an extension of the permit. The extension request must be received by the department no later than thirty (30) days prior to the expiration of the permit.**

17.16.080 Appeal. Final decisions on site plan review may be appealed in accordance with the provisions of *Appeal Procedures* (Chapter 17.09).

FINDINGS: The notice of decision associated with this application will detail the appeal process in conformance with HRMC 17.09.030(J).

CONCLUSION: In 2007, after a Site Plan Review permit application was denied without prejudice for inconsistency with the Site Plan Review criterion for Compatibility (HRMC 17.16.040), Verizon received approval of a Site Plan Review permit to install wireless communication equipment featuring panel antennas hidden inside three cylinders designed to resemble rooftop vent stacks on the penthouse of the County Administration Building (File No. 2007-53). The cylinders were an effort to conceal the panel antennas. Concealment is the process of screening, hiding, or “camouflaging” antennas. The City Planning Commission approved the application including a total of 6 panel antennas in three screening cylinders on the roof of the penthouse as well as associated equipment.

The current application is for a major adjustment to Site Plan Review Permit File No. 2007-53 to modify, replace and relocate Verizon’s wireless communications equipment on the County Administration Building including:

- Six new and three relocated (total of nine) panel antennas and nine associated Remote Radio Units on the roof of the building’s penthouse;

- Replacement of three screening cylinders with a single 10-foot-tall by 12-foot-wide by 12-foot-deep screening wall on the roof of the building's penthouse;
- 6 new "dummy blocks" installed in an existing eNB cabinet on the building's main roof.

Verizon's existing wireless communication equipment is the only wireless communication equipment located on the roof of the penthouse of the County Administration Building. However, the building's main roof supports mechanical equipment and a mix of private- and public telecommunications equipment including microwave dishes, whip and panel antennas, equipment boxes, cables and associated infrastructure.

Previously approved equipment on the County Administration Building includes:

- File No. 2005-66 (Cingular, now AT&T): 12 antennas on three racks and six cabinets on an equipment platform near the center/west portion of the building's main roof.
- File No. 2006-34 (US Cellular): 16 antennas on four racks and three cabinets on an equipment platform located north of the AT&T platform on the building's main roof.
- File No. 2007-53 (Verizon): Six antennas in three screening cylinders on the roof of the penthouse, as well as a 10'x20' equipment platform with five cabinets located near the southwestern corner of the building's main roof.
- File No. 2008-09 (Hood River County 911): One four-foot diameter microwave dish located near the northwestern corner of the building's main roof.
- File No. 2016-17 (Hood River County 911): One 50-foot-tall lattice mast on the building's main roof, one two-foot diameter microwave dish with three VHF antennas attached, and one freestanding 4-foot diameter microwave dish.
- File No. 2018-32 (AT&T): One two-foot- and one three-foot-diameter microwave dish mounted on posts eight-feet tall, and associated equipment on the equipment platform located on the building's main roof.

The proposed 10-foot-tall screening wall is approximately 3 feet 5 inches taller than the maximum building height specified in the C-2 Zone for a commercial use. As addressed in HRMC 17.04.040, vertical projections not used for human occupancy are not subject to the building height limitations of this title. The planning commission is asked to determine whether the screening wall is a "vertical projection" subject to these provisions or if it is part of the structure and therefore subject to the building height limitations of the C-2 Zone.

If the the proposed screening wall is found to be a vertical projection that is not subject to building height limitations per HRMC 17.04.040, the project also must demonstrate conformance with the Site Plan Review criteria of HRMC 17.16.040. As addressed above, this staff report does not find that the proposed screening wall demonstrates conformance with the Site Plan Review criteria for Equipment Storage (HRMC 17.16.040.G) or Compatibility (HRMC 17.16.040.H). In order to approve the application, written findings must be made demonstrating compliance with these and other applicable criteria.

III. RECOMMENDATION: Staff recommends that the planning commission reviews the draft findings and determines whether that the proposed screening wall is a "vertical projection" subject to the building height exception provisions of HRMC 17.04.040.

If the commission determines that the proposed screening wall qualifies for an exception to building height pursuant to HRMC 17.04.040, staff recommends that commission reviews the draft findings

and determines if the proposal meets the Site Plan Review criteria for Equipment Storage (HRMC 17.16.040.G) and Compatibility (HRMC 17.16.040.H).

If the commission finds the proposal is consistent with applicable standards and criteria and approves the proposal, **a condition of approval is recommended that the applicant shall obtain all required building permits from the City of Hood River Building Department and Hood River County prior to installation of new wireless communication facilities and screening.** The following Draft Conditions of Approval are intended to be included in the final order only if the commission approves the proposal.

IV. DRAFT CONDITIONS OF APPROVAL: Based on the foregoing findings and except as conditioned below, this application is approved in general conformance with the applicant's proposal, the preliminary site plan and related plans and all representations and statements made by the applicant or any of its authorized representatives. This approval is granted subject to the requirements that the applicant, owner or subsequent developer (the "developer") shall comply with all applicable code provisions, laws and standards and the following conditions. These conditions shall be interpreted and implemented consistently with the foregoing findings:

1. The applicant shall obtain all required building permits from the City of Hood River Building Department and Hood River County prior to installation of new wireless communication facilities and screening.
2. This Site Plan Review adjustment is valid for two (2) years from the date of the written Notice of Decision, or the decision on an appeal, whichever is later. Any required building permit associated with the proposed wireless communication facilities and screening wall shall be obtained within that period. A single one (1) year extension may be granted by the Director prior to the expiration date if the applicant can demonstrate that circumstance or conditions not known, or foreseeable, at the time of original application warrant an extension of the permit. The extension request must be received by the department no later than thirty (30) days prior to the expiration of the permit.

CUSTOMER:

21. ALL ITEMS NOT LISTED AS "EXISTING" OR "APPROVED BY OTHERS" ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.
22. ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE NOTED.
23. WHERE DRAINAGE MATERIALS ARE RE-USED, THE CONTRACTOR SHALL ENSURE THAT ALL OF THE EXISTING MATERIALS ARE FREE FROM DEFECTS OR HAVE BEEN REPLACED TO LIKE NEW CONDITION.
24. IF THERE IS ANY DOUBT AS TO THE QUALITY OF A MATERIAL, THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF THE ENGINEER PRIOR TO USING SUCH MATERIALS.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REMEDY ALL DAMAGE TO THE EXISTING CONSTRUCTION AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE BUILDINGS SITE ON ANY ADJACENT STRUCTURES. THE PROPERTY OWNER SHALL BE SOLE AND FINAL JUDGE AS TO THE DEGREE OF THE CONSTRUCTION.
26. THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. LYNN CONSULTING INC. CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS AS SHOWN AND ASSURES NO REPRESENTATIVE THEREOF. THE CONTRACTOR AND SUB-CONTRACTORS SHALL CONTRIBUTE TO THE PROTECTION OF THE EXISTING CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
27. THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES, VERIFY LOCATES AND MARK ALL BURIED UTILITIES PRIOR TO PERFORMING ANY EXCAVATIONS OR DRIFTY LOCATES.
28. THE CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS AND OBTAIN THE FACE OF FINISHED ELEVATION ON TO THE CONTINUENCE OF ELEMENTS. UNLESS OTHERWISE STATED, ALL ELECTRICAL CONNECTIONS SHALL BE MADE TO THE CONTINUENCE OF ELEMENTS. UNLESS OTHERWISE SPECIFIED, ALL ELECTRICAL CONNECTIONS SHALL BE MADE BY THE CONTRACTOR SHALL BE NOTED IF ANY DISCREPANCIES IMMEDIATELY.
29. LYNN CONSULTING INC. HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND REMEDIATING ANY HAZARDOUS MATERIALS. ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS, IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE STOPPED IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE AGENCIES AND UNIT, INSTRUCTED BY THE PROPERTY OWNER IN WRITING.
30. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS, AND UTILITIES ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ALL DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND THE DESIGN OR AS-BUILT RECORDS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT. WILL BE ACCEPTED OR PAID.
31. THE CONTRACTOR SHALL VERIFY AND COMPARE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
32. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK AND THE LOCATION OF ANY AND ALL UTILITIES MAINTAINED BY THE CITY. IN THE CASE OF ANY CONFLICTS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESOLVING THE CONFLICT WITHOUT THE CONTRACTOR ENTERING ADJACENT CONSTRUCTION.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVED PLANS, PERMITS, AND ORDINANCES FROM THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CHANGES FOR THEIR APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVED PLANS, PERMITS, AND ORDINANCES FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING DURATION OF THE WORK.

STRUCTURAL STEEL NOTES

- [illegible]

CUSTOMER:

- [illegible]

GENERAL NOTES

PROJECT NUMBER:	DATE:
-	1/24/19
DRAWER:	PROFESSIONAL OF RECORD
CASE	BEV
REVISION NO:	SHEET NO:
4	N-1

421

LYNX

IMPLEMENTATION TEAM/CLIENT



CUSTOMER:

DO NOT SUE. DRAINAGE CONTRACTORS MUST VERIFY ALL DRAINAGE AND ADEQUATE RESULTS OF FIELD TESTS OR CONDITIONS. NO VARIATIONS OR MODIFICATIONS TO WORKS SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THE DRAINAGES ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAINAGES AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNE CONSULTING, INC. NEITHER LYNE CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

RENEWALS: JUNE 30, 2020

REV	DATE	DESCRIPTION
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1	1/30/19	ISSUED FOR REVIEW
2	2/27/19	REVISED PER NEW RTOS
3	5/28/19	ISSUED FOR SUBMITTAL
4	6/13/19	REVISED PER JURISDICTION COMMENTS
-	-	-
-	-	-
-	-	-

PROJECT

PTL

DAKINE

601 STATE ST
HOOD RIVER, OR 97031

SHEET 7

PROPOSED SITE PLAN

PROJECT NUMBER:	1/24/19
DATE:	
DESCRIPTION:	PROFESSIONAL OF RECORD
CAE	BEW
REVISION NO.:	SHEET NO.:

$$\frac{4}{C-1}$$

22°x34" SCALE: 1"= 20'-0"
11"x17" SCALE: 1"= 40'-0"
20' 10' 0' 20'

PROPOSED SITE PLAN 1



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ASKED CONSULTANTS OF ANY ERRORS OR OMISSIONS. ALL DIMENSIONS ON MODIFICATIONS TO WORK SHALL BE BASED ON DIMENSIONS OF THE ORIGINAL DESIGN APPROVAL. ALL PREVIOUS EDITIONS OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LITVA CONSULTING, INC. NEITHER LITVA CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



RENEWALS: JUNE 30, 2020

REV	DATE	DESCRIPTION
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
4	6/13/19	REATED PER JURISDICTION COMMENTS
3	5/28/19	ISSUED FOR SUBMITTAL
2	2/27/19	REVISED PER NEW RTDS
1	1/30/19	ISSUED FOR REVIEW

PTL

DAKINE

601 STATE ST
HOOD RIVER, OR 97031

SHEET NO.:

EXISTING AND PROPOSED EQUIPMENT PLANS

PROJECT NUMBER:	DATE:
-	1/26/19
DRAWN BY:	PROFESSIONAL OF RECORD
CAE	BEW
REVISION NO.:	SHEET NO.:

EXISTING EQUIPMENT PLAN



PROPOSED EQUIPMENT PLAN



CLIENT:



INSTALLATION TODAY/CLIENT:



TO: LYNX, 10000 N. CENTRAL AVENUE, SUITE 100, DENVER, CO 80231
FROM: BERRY RAND, 10000 N. CENTRAL AVENUE, SUITE 100, DENVER, CO 80231
SUBJECT: LYNX ANTENNA INSTALLATION AT 601 STATE ST, HOOD RIVER, OR 97031
DATE: JUNE 30, 2020
REVISIONS: JUNE 30, 2020



REVISIONS: JUNE 30, 2020

REV DATE DESCRIPTION

1	1/20/19	ISSUED FOR REVIEW
2	2/27/19	REVISED PER NEW RDS
3	5/28/19	ISSUED FOR SUBMITTAL
4	6/13/19	REVISED PER JURISDICTION COMMENTS
-	-	-
-	-	-
-	-	-

PROJECT:

PTL
DAKINE
601 STATE ST
HOOD RIVER, OR 97031

SHEET TITLE:

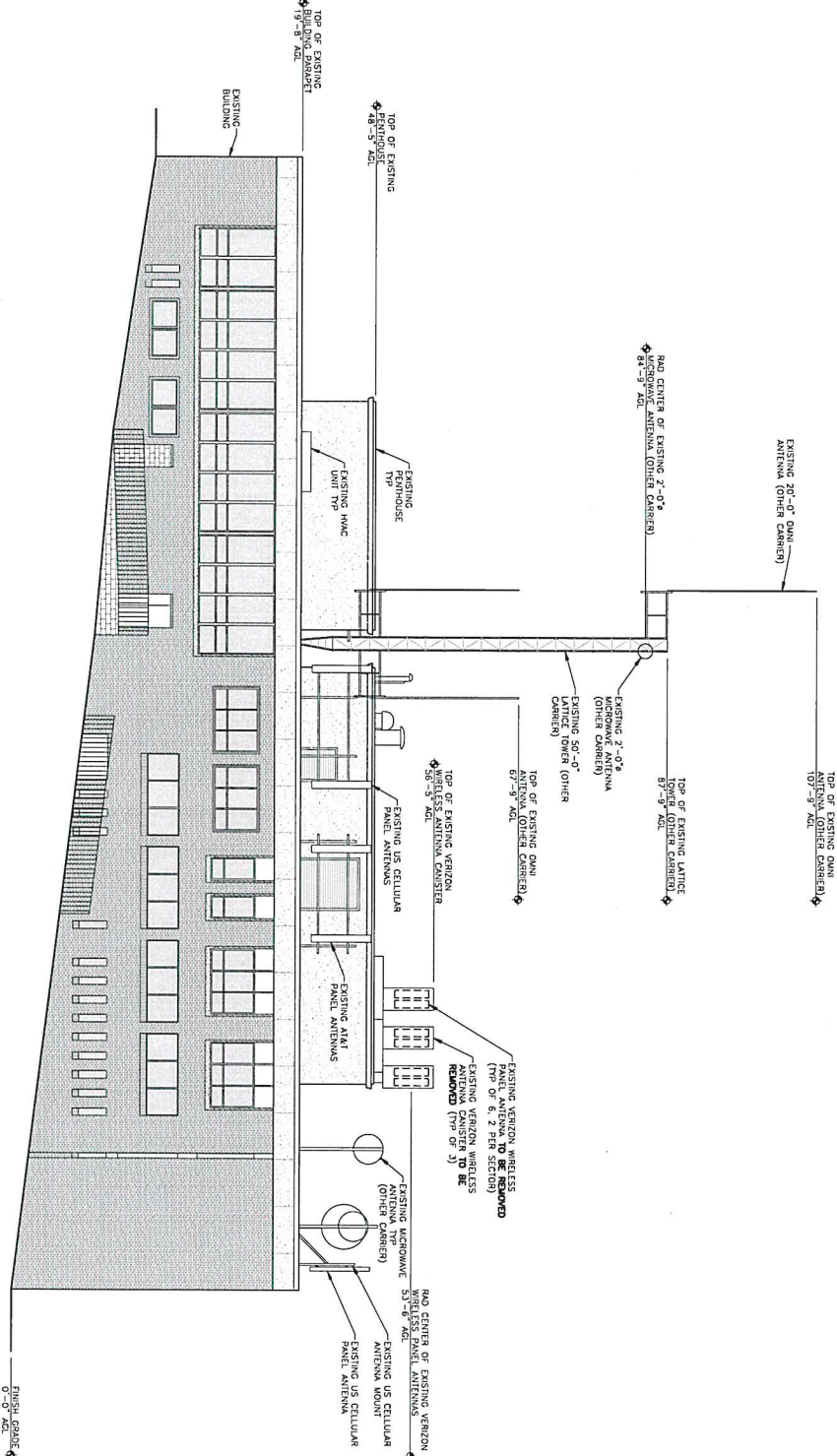
EXISTING
ELEVATION

PROJECT NUMBER	DATE
1/24/19	1/24/19
DATE	PROFESSIONAL & RECORD
CAC	BEW
REVISION NO.	SHEET NO.

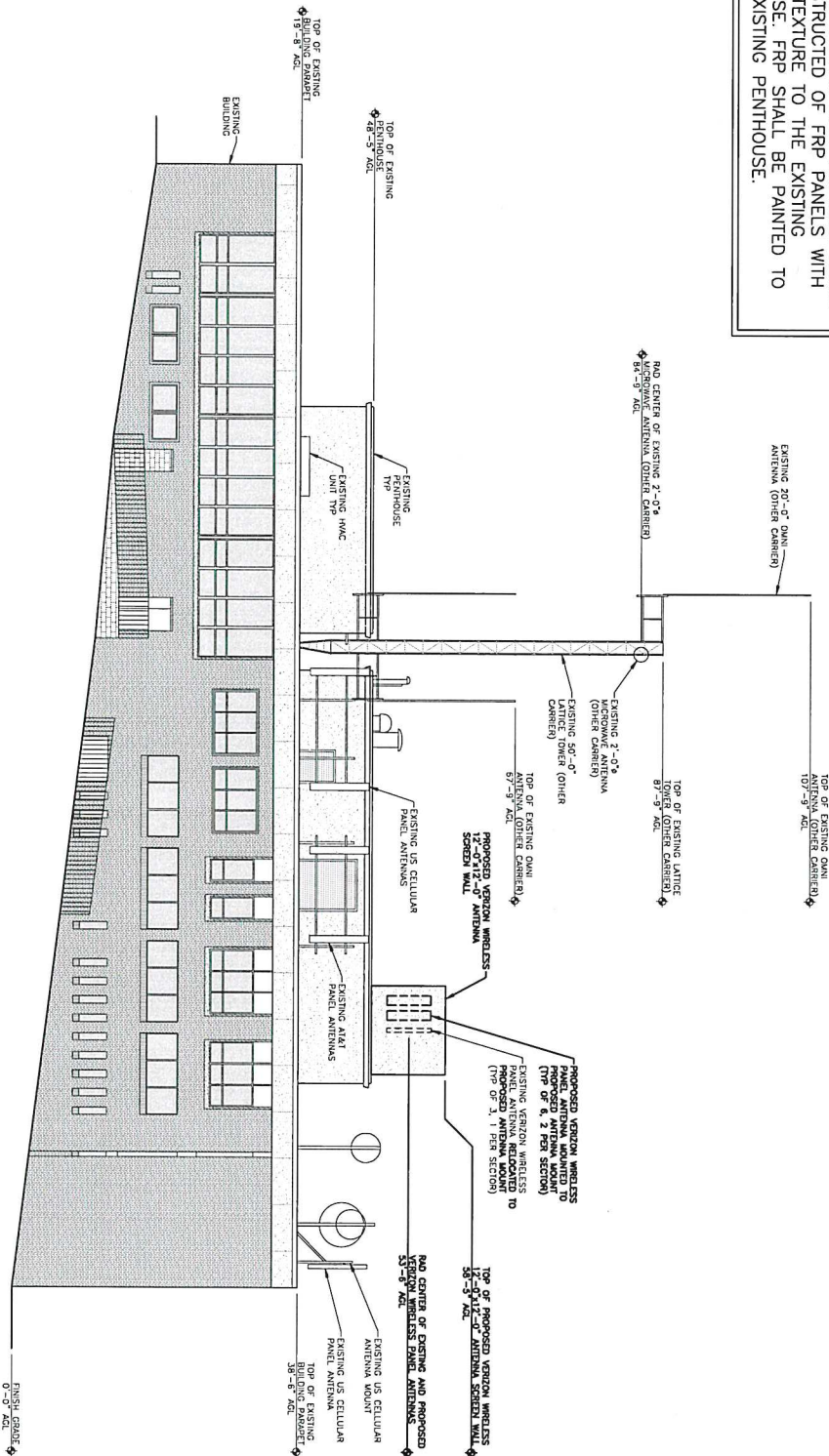
4 A-3

27'x34' SCALE 1/8" = 1'-0"
11'x17' SCALE 1/8" = 1'-0"

EXISTING ELEVATION 1



PROPOSED SCREEN WALL EXTERIOR SHALL BE CONSTRUCTED OF FRP PANELS WITH SIMILAR TEXTURE TO THE EXISTING PENTHOUSE. FRP SHALL BE PAINTED TO MATCH EXISTING PENTHOUSE.



22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"

PROPOSED ELEVATION	1
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DO NOT SCALE DRAWINGS, CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ABOVE CONSULTANTS FOR ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS RESULTS OF THE DIMENSIONS ARE SUPERSEDED BY THE LATEST REVISION. ALL DIMENSIONS AND SPECIFICATIONS REMAIN THE PROPERTY OF LINX CONSULTING, INC. NEITHER LINX CONSULTING, INC. NOR THE CONSULTANTS WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



RENEWALS: JUNE 30, 2020

REV	DATE	DESCRIPTION
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-	-	-
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6/13/19	6/13/19	RECEIVED PER JURISDICTION COMMENTS
5/28/19	5/28/19	ISSUED FOR SUBMITAL
2/27/19	2/27/19	RECEIVED PER NEW BIDS
1/20/19	1/20/19	ISSUED FOR REVIEW

PTL
DAKINE

601 STATE ST
HOOD RIVER, OR 97031

SHEET 1

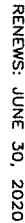
PROPOSED
ELEVATION

PROJECT NUMBER:	DATE:
-	1/24/19
DRAWN BY:	PROFESSIONAL OF RECORD
CAE	BEW
REVISION NO:	SHEET NO:

4	A-4
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DO NOT SCALE DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADOPT CONSISTENT UNITS OF ALL ORDERS OR ORDERSHOPS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DIMENSIONS ARE SUPERSEDED BY THE LATEST REVISION. ALL DIMENSIONS AND SPECIFICATIONS RELATE THE PROPERTY OF LINK CONSULTING, INC. NEITHER LINK CONSULTING, INC. NOR THE PROJECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



REV	DATE	DESCRIPTION
-	-	-

1	-	-	-
2	-	-	-
3	-	-	-
4	6/13/19	REVISED PER JURISDICTION COMMENTS	
5	5/28/19	ISSUED FOR SUBMITTAL	
6	2/27/19	REVISED PER NEW NOTES	
7	1/30/19	ISSUED FOR REVIEW	

PTL
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601 STATE ST
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601 STATE ST
HOOD RIVER, OR 97031

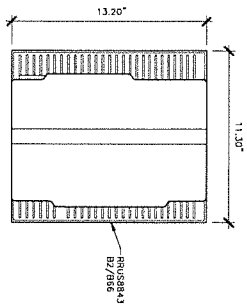
SHEET NO.:

CONSTRUCTION DETAILS

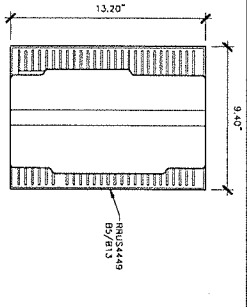
PROJECT NUMBER:	DATE:
-	1/24/19
DEVELOPER:	PROFESSIONAL OR RECORD
CAE	BEW
DESIGN NO.:	SHEET NO.:

4	A-5
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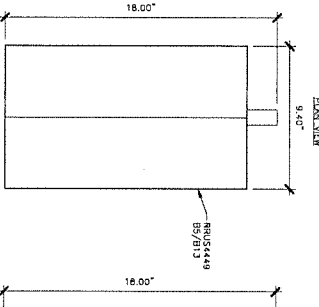
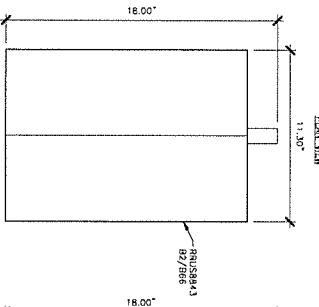
RROS8843 B2/B66 SPECIFICATIONS	
MANUFACTURER:	ERICSSON
HEIGHT:	18.00"
WIDTH:	13.20"
DEPTH:	11.00"
WEIGHT:	75 LBS



ARUS4449 B5/913 SPECIFICATIONS	
MANUFACTURER:	ERICSSON
HEIGHT:	18.00"
WIDTH:	13.20"
DEPTH:	9.40"
WEIGHT:	70.105

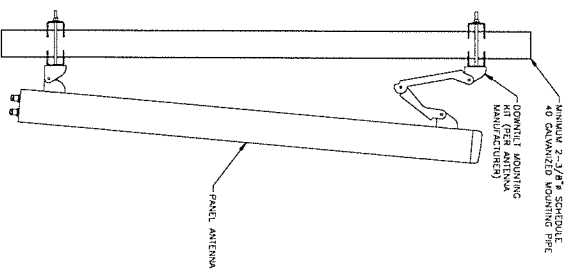
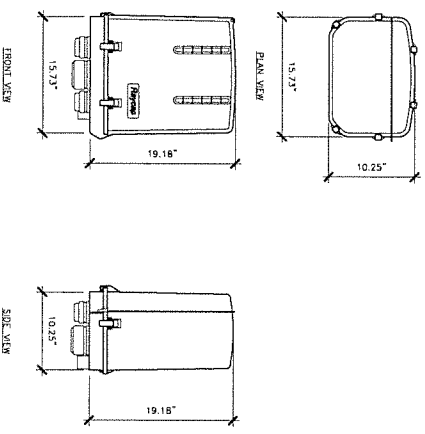


REDC-335-PF-48 SPECIFICATIONS	
MANUFACTURER:	RAYCAP
HEIGHT:	19.18"
WIDTH:	15.73"
DEPTH:	10.25"
WEIGHT:	26.9 LBS



NOTES:

1. ANTENNAS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
2. CONTRACTOR SHALL CONFIRM THAT EXISTING MOUNTING PIPE SIZES CONFORM TO THE PROPOSED ANTENNAS INSTALLATION REQUIREMENTS.
3. CONTRACTOR SHALL RE-TORQUE ALL EXISTING MOUNTING HARDWARE AND REPLACE ALL DAMAGED MOUNTS.



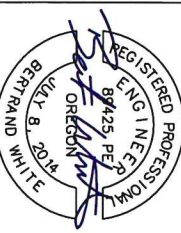
CADD:



INSTALLATION TOWER/LEADER:



FOR THE STATE OF OREGON, I, THE UNDERSIGNED, A PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF OREGON, AND THAT I HAVE REVIEWED THE ABOVE DRAWING AND AM AWARE OF THE CONTENTS THEREOF. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE DRAWING AND INFORMATION HEREON ARE THE PROPERTY OF LYNX, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LYNX, INC.



REVISIONS: JUNE 30, 2020

REV	DATE	DESCRIPTION
1	1/26/19	ISSUED FOR REVIEW
2	2/27/19	REVIEW PER NEW RDS
3	5/28/19	ISSUED FOR SUBMITTAL
4	6/13/19	REVIEW PER JURISDICTION COMMENTS
5	6/13/19	REVIEW PER JURISDICTION COMMENTS
6	6/13/19	REVIEW PER JURISDICTION COMMENTS
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100	6/13/19	REVIEW PER JURISDICTION COMMENTS

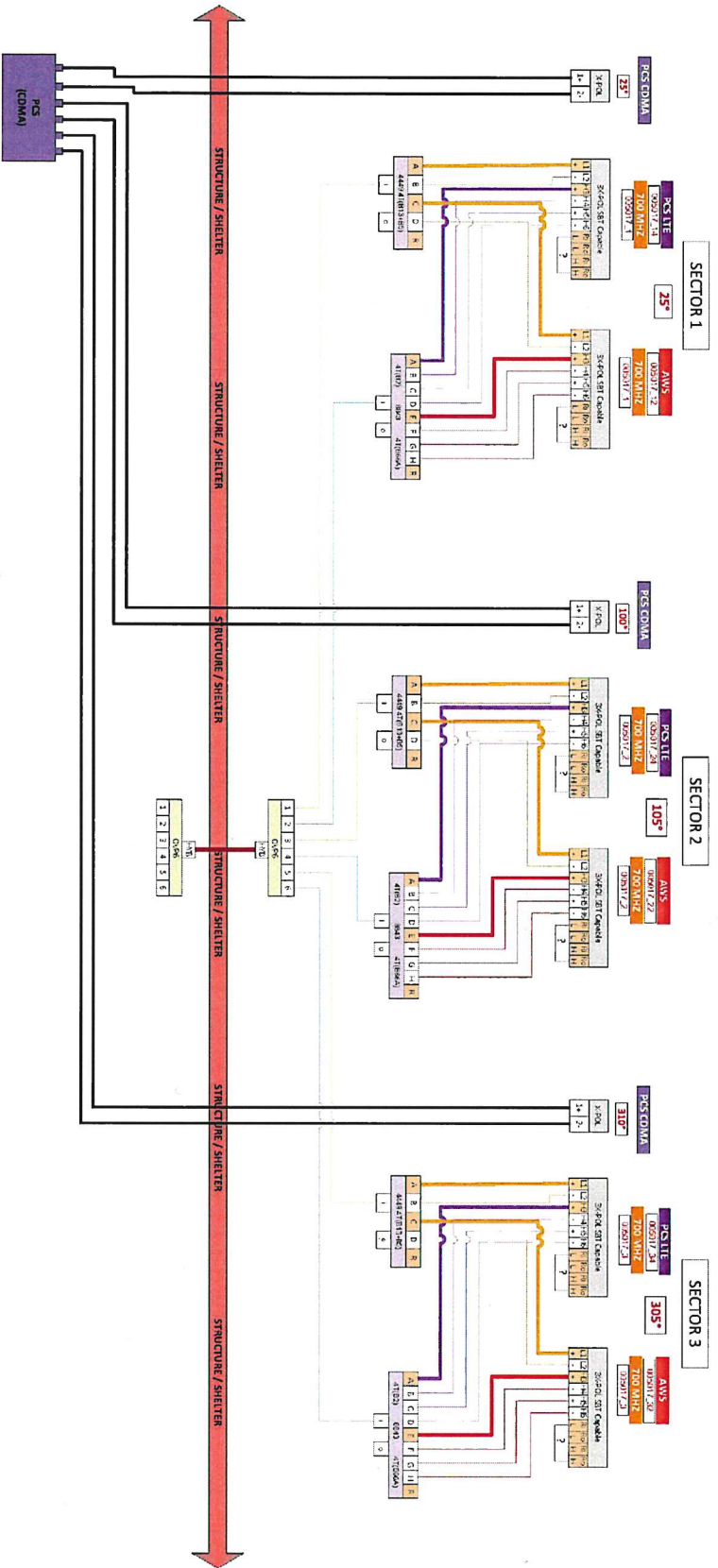
PTL
DAKINE
601 STATE ST
HOOD RIVER, OR 97031

SHEET TITLE:

PROPOSED
IT DIAGRAM

PROJECT NUMBER:	DATE:
1/24/19	1/24/19
PROFESSIONAL OF RECORD:	PROFESSIONAL OF RECORD:
DATE:	DATE:
1/24/19	1/24/19
REVISION NO.:	SHEET NO.:
4	RF-2

(005017) POR DAKINE [3 Sector - 4x4 RET RRR - 700 PCS AWS1 AWS3 + CDMA]
02/05/2019



PTL Dakine Hood River Site Plan Review Amendment Application

NARRATIVE

Recent technology changes and utilization patterns of the Verizon PTL Dakine cell site located at 601 State Street necessitate the changes being proposed in the application. These changes are: An increased in the number of antennas (3) per sector together with associated ancillary equipment up from the current count of two (2) antennas per sector.

At the time of original approval of CUP2007-53 two antennas per sector were installed behind three "chimney" like fiberglass enclosures. The number of antennas and technology in 2007 made it possible for two antennas to be effectively concealed within those "chimney" enclosures. However current technology and usage patterns for this cell site now require an increase in the number and type of antennas (and associated ancillary equipment) which render it technically impossible to contain those new antennas within the current "chimney" enclosures. And there is an increase in the required horizontal separation of antennas (i.e., distance between antennas) within the proposed installation. This separation requirement makes use of the current +/- 2 foot diameter "chimney" enclosures effectively impossible as any new "chimney" enclosure would need to have a diameter of between 6 – 7 feet plus a vertical height of 10 feet

In order to provide the highest quality service to Hood River residents, this new installation will require a change to the current antenna installation as shown on the attached Plans page A-4 and RF-1. The proposed rectangular fiberglass enclosure at the requested finished heights of between 48.5' and 58.5' AGL will effectively shield the new antennas from street view, particularly from the uphill side to the West (see enclosed photo simulations.) That height is required to shield the new antennas from the uphill side and is also consistent and compatible with allowable heights for antennas themselves contained in HRC 17.04.040.

All other minor changes proposed in this application will take place behind the proposed or within current, approved equipment cabinets located elsewhere on the building roof.

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JUL 17 2019

CITY PLANNING DEPT.

FILE NO. 2019-22

ATTACHMENT "A.2"

PTL Dakine Hood River Site Plan Review Amendment Application

17.16.040 Decision Criteria. These criteria apply to all site plan review except Multi-Family and Group Residential projects which are subject to HRMC 17.16.050, Townhouse projects with townhouse buildings of 4 or more townhouses in the R-3 and C-1 Zones or townhouse projects in C-2 Zone which are subject to HRMC 17.16.053, and Large Scale Light Industrial Uses which are subject to HRMC 17.16.055.

1. **Natural Features:** Significant natural features shall be protected to the maximum extent feasible. Where existing natural or topographic features are present, they shall be used to enhance the development. The use of small streams in the landscaping design shall be encouraged rather than culvert and fill. Existing trees and large woody plants shall be left standing except where necessary for building placement, sun exposure, safety, or other valid purpose. Vegetative buffers should be left along major street or highways, or to separate adjacent uses. The use should have minimal adverse impacts on the land and water quality. Possible impacts to consider may include pollution, soil contamination, siltation, and habitat degradation or loss.

Applicant Response: No physical change is proposed to the existing building that would impact any significant natural features.

2. **Air Quality:** The use shall have minimal or no adverse impact on air quality. Possible impacts to consider include smoke, heat, odors, dust, and pollution.

Applicant Response: No change is proposed to the existing building that would have a minimal or any adverse impact on air quality.

3. **Grading:** Any grading, contouring, on-site surface drainage, and/or construction of on-site surface water storage facilities shall take place so that there is no adverse effect on neighboring properties, public rights-of-way, or the public storm drainage system. Graded areas shall be replanted as soon as possible after construction to prevent erosion. A construction erosion control plan shall be required.

Applicant Response: No grading is proposed therefore no construction erosion control plan is required.

4. **Public Facilities:** Adequate capacity of public facilities for water, sanitary sewers, storm drainage, fire protection, streets, and sidewalks shall be provided to the subject parcel. Development of on-site and off-site public facilities necessary to serve the proposed use shall be consistent with the Comprehensive Plan and any adopted public facilities plan(s). Underground utilities shall be required. Connection to Oregon Department of Transportation (ODOT) storm water facilities will require a permit from ODOT District 2C. On-site detention or treatment of storm water may be required by ODOT.

Applicant Response: The proposed changes to the existing antenna installation will not impact any public facilities for water, sanitary sewers, storm drainage, fire protection, streets or sidewalks.

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JUL 17 2019

CITY PLANNING DEPT.

PTL Dakine Hood River Site Plan Review Amendment Application

5. **Traffic and Circulation:** The following traffic standards shall be applicable to all proposals:

1. **Traffic Impact Analysis:** The applicant will be required to provide a Traffic Impact Analysis prepared by an Oregon licensed traffic engineer or a Transportation Assessment Letter pursuant to Section 17.20.060.

Applicant Response: Following installation of the additional antennas and screen wall there will be no additional traffic impacts that would require a Traffic Impact Analysis.

5. **Storage:** All outdoor storage areas and garbage collection areas shall be screened through the use of vegetative materials or appropriate fencing.

Applicant Response: No outdoor storage areas or garbage collections areas are proposed therefore this requirement does not apply to this application.

6. **Equipment Storage:** Design attention shall be given to the placement or storage of mechanical equipment so as to be screened from view and that an adequate sound buffer will be provided to meet, at a minimum, the requirements of the noise ordinance.

Applicant Response: Applicant proposes replacement of the three cylindrical enclosures that house the existing antenna installations with a non-habitable, single rectangular fiberglass screening enclosure, painted and textured to match the existing penthouse, in order to screen all antennas from view. No equipment is sound generating and as such no additional sound buffer is required to meet the requirements of the noise ordinance.

7. **Compatibility:** The height, bulk, and scale of buildings shall be compatible with the site and buildings in the surrounding area. Use of materials should promote harmony with surrounding structures and sites.

Applicant Response: The proposed installation will be designed and painted to match the existing penthouse structure and will thus be compatible and promote harmony with the site and buildings in the surrounding area

9. **Design:** Variety of detail, form, and siting should be used to provide visual interest. A single uninterrupted length of facade shall not exceed 100 feet. Buildings shall utilize at least three (3) of the following architectural elements to provide architectural variety:

- a. Massing
- b. Offsets
- c. Materials
- d. Windows
- e. Canopies
- f. Pitched or terraced roof forms
- g. Other architectural elements

Applicant Response: Not Applicable to this application.

10. **Orientation:** Buildings shall have their orientation toward the street rather than the parking area, whenever physically possible.

Applicant Response: Not Applicable to this application.

PTL Dakine Hood River Site Plan Review Amendment Application

11. Parking: Parking areas shall be located behind buildings or on one or both sides, whenever physically possible.

Applicant Response: Not Applicable to this application.

17.04.040 General Exceptions to Building Height Limitations.

Vertical projections such as chimneys, spires, domes, towers, aerials, flagpoles, and similar objects not used for human occupancy are not subject to the building height limitations of this title.

Applicant Response: Applicant proposes removal of six (6) existing panel antennas and their cylindrical fiberglass screening enclosures and replacement of that equipment with six (6) new panel antennas which meet the general exception requirements of this Section and a new rectangular fiberglass screening enclosure to meet the requirements of HRC 17.16.040 (6) and (7). The fiberglass enclosure will shield the view of the antennas particularly from the west (uphill) side and will be significantly less visible than the currently installed lattice tower and whip antennas atop the penthouse.

17.06.030 Approval Criteria.

A conditional use shall be granted if the Planning Commission finds that the proposed use conforms, or can be made to conform through conditions, with the following approval criteria. For purposes of this chapter, the surrounding area includes all property within the applicable notice area for a use. In addition, any property beyond the notice area may be included in the surrounding area if the hearing authority finds that it may be adversely impacted by the proposed use.

1. Conditional Uses: Conditional uses are subject to Site Plan Review Decision Criteria (Chapter 17.16) in addition to the following:

2. Impact: The location, size, design, and operating characteristics of the proposed use shall be made reasonably compatible with, and have minimal adverse impact on, the lawful development of abutting properties and the surrounding area, with consideration given to:

- a. Any harmful effects on desirable neighborhood characteristics and livability.
- b. Bicycle and pedestrian circulation, access and safety.

Applicant Response: Applicant proposes removal of six (6) existing panel antennas and their cylindrical fiberglass screening enclosures and replacement of that equipment with six (6) new panel antennas which meet the general exception requirements of this Section and a new rectangular fiberglass screening enclosure in order to meet the requirements of HRC 17.16.040 (6) and (7). The proposed design is reasonably compatible with, and will have minimal adverse impact on, the lawful development of abutting properties and the surrounding area including desirable neighborhood characteristics and livability.

PTL Dakine Hood River Site Plan Review Amendment Application

3. Nuisance: The use shall not generate significant off-site nuisance conditions including, but not limited to, noise, glare, odor, or vibrations.

Applicant Response: The proposed installation will not generate significant off-site nuisance conditions as the proposed installation does not generate noise, glare, odor or vibrations.

4. Plan Consistency: The proposal shall be consistent with the Comprehensive Plan and the requirements of the Zoning Ordinance.

Applicant Response: Applicant believes that this application is consistent with the Comprehensive Plan, the requirements of the Zoning Ordinance and prior Conditional Use Permits 2002-45 and 2007-53 and as such, should be granted in the public interest.

17.03.050 General Commercial Zone (C-2)

A. Permitted Uses. Removed for clarity

B. Permitted Uses Subject to Site Plan Review. Except for C-2 Zoned land within the Waterfront Area, which is specifically addressed in Subsection D, the following uses are generally allowed in the C-2 Zone subject to Site Plan Review:

1. Commercial uses

Applicant Response: The proposed commercial use installation is part of an existing, approved conditional use CUP 2007-53 and proposes replacement of a portion of the current installation with new antennas and a fiberglass screen wall and thus meets the requirements of this section.

Subsections 2. – 9. Removed for clarity

C. Conditional Uses. Except for C-2 Zoned land within the Waterfront Area, which is specifically addressed in Subsection D, the following uses are generally allowed with a conditional use permit in the C-2 Zone:

1. – 8. Removed for clarity

9. Public facilities and uses

Applicant Response: The application is for a change to the existing installation approved under CUP 2007-53 which is installed on a Public facility structure previously approved under CUP 2002-45 and thus the requirement of this section is met.

D. Removed as not being applicable to this application

E. Site Development Requirements. Removed as not applicable to this application.

F. Setback Requirements. Removed as not applicable to this application.

G. Maximum Building Height.

1. Thirty-five (35) feet for residential development.

PTL Dakine Hood River Site Plan Review Amendment Application

2. Forty-five (45) feet for commercial use or for mixed commercial and residential development.
3. No commercial structure shall exceed a height of forty-five (45) feet.

Applicant Response: This request does not alter the overall building height since the proposed antennas are exempt from the height standards for the area and the enclosure is appurtenant to that exemption and is provided in response to a generalized policy to make the antennas themselves as unobtrusive as possible. This request will allow applicant to fully screen the proposed installation and this request is consistent with and derives from the height exception for the antennas themselves which is contained in HRC 17.04.040. This screening enclosure is not for human habitation.

H. Parking Regulations.

Applicant Response: The proposed replacement installation is part of an existing approved installation (CUP 2007-53) and the underlying approval for the building structure itself (CUP 2002-45) and will not generate any additional traffic that would trigger the need for additional parking.

I. Lighting. Artificial lighting shall be subdued and shall not shine, cause glare, or be unnecessarily bright on surrounding properties. Both interior and exterior lighting shall take into consideration the view shed and shall be dimmed as much as possible after closing without compromising safety and security. Flood lights on poles higher than fifteen (15) feet shall not be permitted.

Applicant Response: No artificial lighting is proposed as part of this application and thus this requirement is met.

J. Signs. All signs shall be in conformance with the sign regulations in this title.

Applicant Response: No signs are proposed as part of this application and thus this requirement is met.

K. Landscaping. All landscaping shall be in conformance with the landscaping standards in this title.

Applicant Response: No landscaping is proposed as part of this application and thus this requirement is met.

L. Manufacturing. Manufacture or assembly of goods is a permitted use, provided such manufacturing or assembly is within or contiguous to a permitted commercial use. The retail sales and the commercial character shall be the prominent use. The goods manufactured and/or assembled shall be sold on a retail basis out of the commercial use which is the storefront for such sale. All uses shall meet the following standards:

Applicant Response: Not applicable as the proposed application is not for the manufacture or assembly of goods.

M. Commercial buildings between 25,000 square feet and 50,000 square feet.

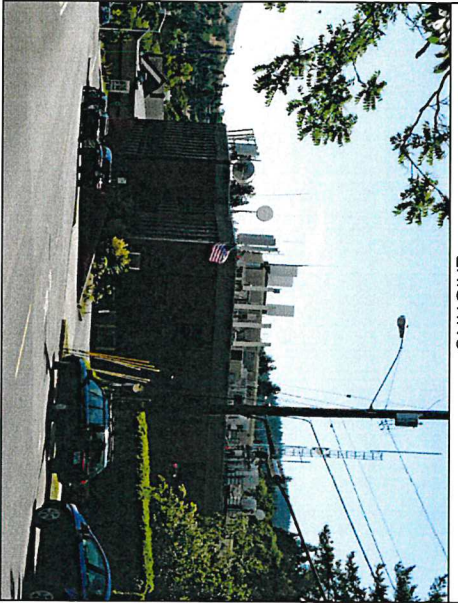
Applicant Response: Not applicable. The proposed application is not for the construction of a new commercial building.

VICINITY MAP



VIEW FROM THE WEST LOOKING EAST

EXISTING



PROJECT NAME: PTL DAKINE
PROJECT LOCATION: 601 STATE ST
HOOD RIVER, OR 97031
VIEW: 1

PROPOSED



APPLICANT: VERIZON WIRELESS
3245 138TH AVE SE
BELLEVUE, WA 98009
CONTACT: JULIE CAMPOS
LYNX CONSULTING, INC SUITE A-100
17071 JULIAN AVE SE
WOODINVILLE, WA 98072
PHONE: (206) 388-7611



PHOTO TAKEN 06/11/2019





VICINITY MAP



VIEW FROM THE NORTH LOOKING SOUTH

EXISTING



PROJECT NAME: PTL DAKINE
PROJECT LOCATION: 601 STATE ST
HOOD RIVER, OR 97031
VIEW: 2

PROPOSED



APPLICANT:
VERIZON WIRELESS
3245 138TH AVE SE
BELLEVUE, WA 98009

CONTACT:
JULIE CAMPOS
LYNX CONSULTING, INC. SUITE A-100
7171 13TH AVE SE
WOODINVILLE, WA 98072
PHONE: (206) 386-7611

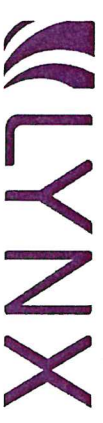


PHOTO TAKEN 06/11/2019



VICINITY MAP



VIEW FROM THE SOUTHWEST LOOKING NORTHEAST

EXISTING



PROPOSED



PROJECT NAME: PTL DAKINE
PROJECT LOCATION: 601 STATE ST
HOOD RIVER, OR 97031
VIEW: 3

APPLICANT:
VERIZON WIRELESS
3245 158TH AVE SE
BELLEVUE, WA 98009

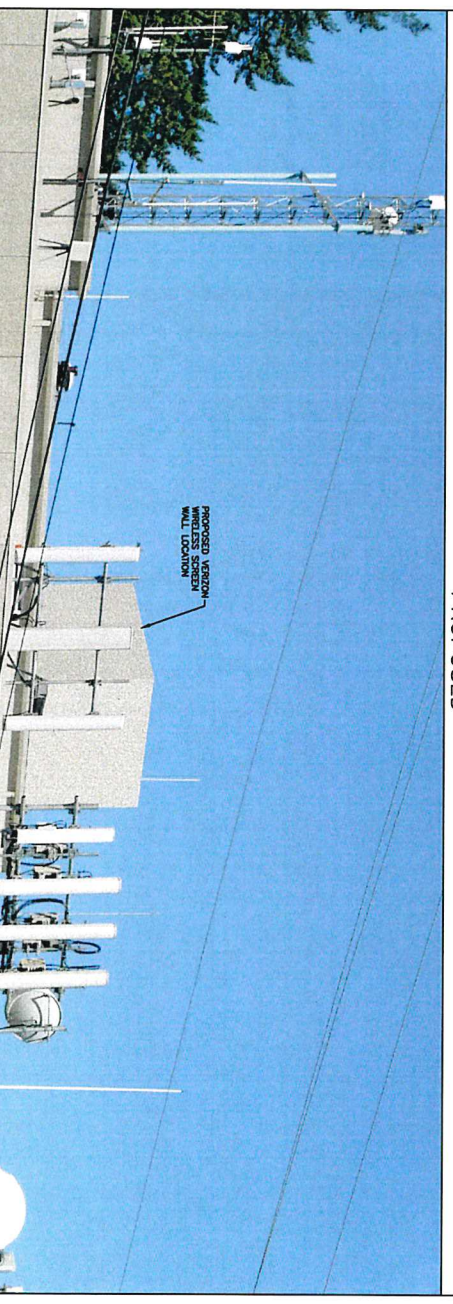
CONTACT:
JULIE CAMPOS
LYNX CONSULTING, INC.
17311 135TH AVE NE, SUITE A-100
WEDDINGTON, WA 98092
PHONE: (206) 388-7611

PHOTO TAKEN 06/11/2018

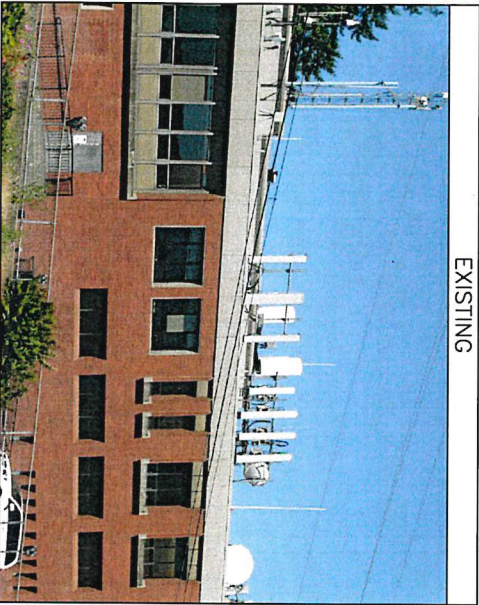




VICINITY MAP



PROPOSED



EXISTING



PROPOSED VERIZON
WIRELESS SCREEN
WALL LOCATION

PTL DAKINE

601 STATE ST
HOOD RIVER, OR 97031

VIEW:

APPLICANT:
VERIZON WIRELESS
3245 158TH AVE SE
BELLEVUE, WA 98009

CONTACT:
JULEI CAMPOS
LYNX CONSULTING, INC
17311 135TH AVE NE, SUITE A-100
WOODINVILLE, WA 98072
PHONE: (206) 388-7611



PHOTO TAKEN 06/11/2019

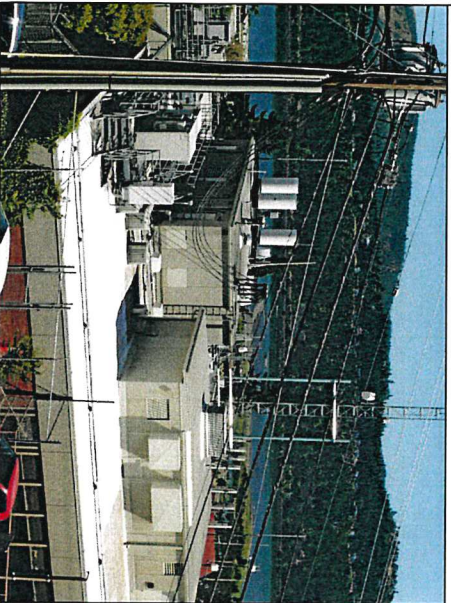


VICINITY MAP



VIEW FROM THE SOUTHWEST LOOKING NORTHEAST

EXISTING



PROPOSED



PROJECT NAME:

PTL DAKINE

PROJECT LOCATION:

601 STATE ST
HOOD RIVER, OR 97031

VIEW:

5

APPLICANT:
VERIZON WIRELESS
3245 156TH AVE SE
BELLEVUE, WA 98009

CONTACT:
JULIE CAMPOS
LYNX CONSULTING, INC
17371 132ND AVE NE, SUITE A-100
REDMOND, WA 98052
PHONE: (206) 388-7611

PHOTO TAKEN 06/11/2019



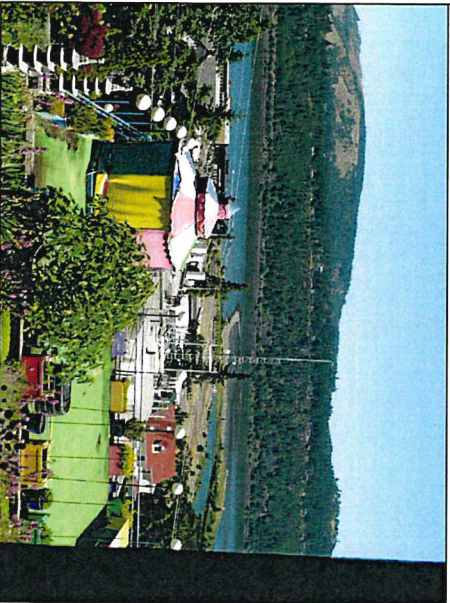


VICINITY MAP



VIEW FROM THE SOUTHWEST LOOKING NORTHEAST

EXISTING



PROPOSED



PROJECT NAME:

PTL DAKINE

PROJECT LOCATION:

601 STATE ST
HOOD RIVER, OR 97031

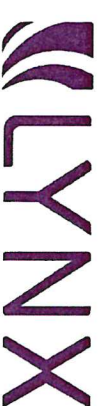
VIEW:

6

APPLICANT:
VERIZON WIRELESS
3245 156TH AVE SE
BELLEVUE, WA 98009

CONTACT:
JULIE CAMPOS
LYNX CONSULTING, INC
17311 135TH AVE NE, SUITE A-100
REDMOND, WA 98072
PHONE: (206) 386-7611

PHOTO TAKEN 06/11/2019



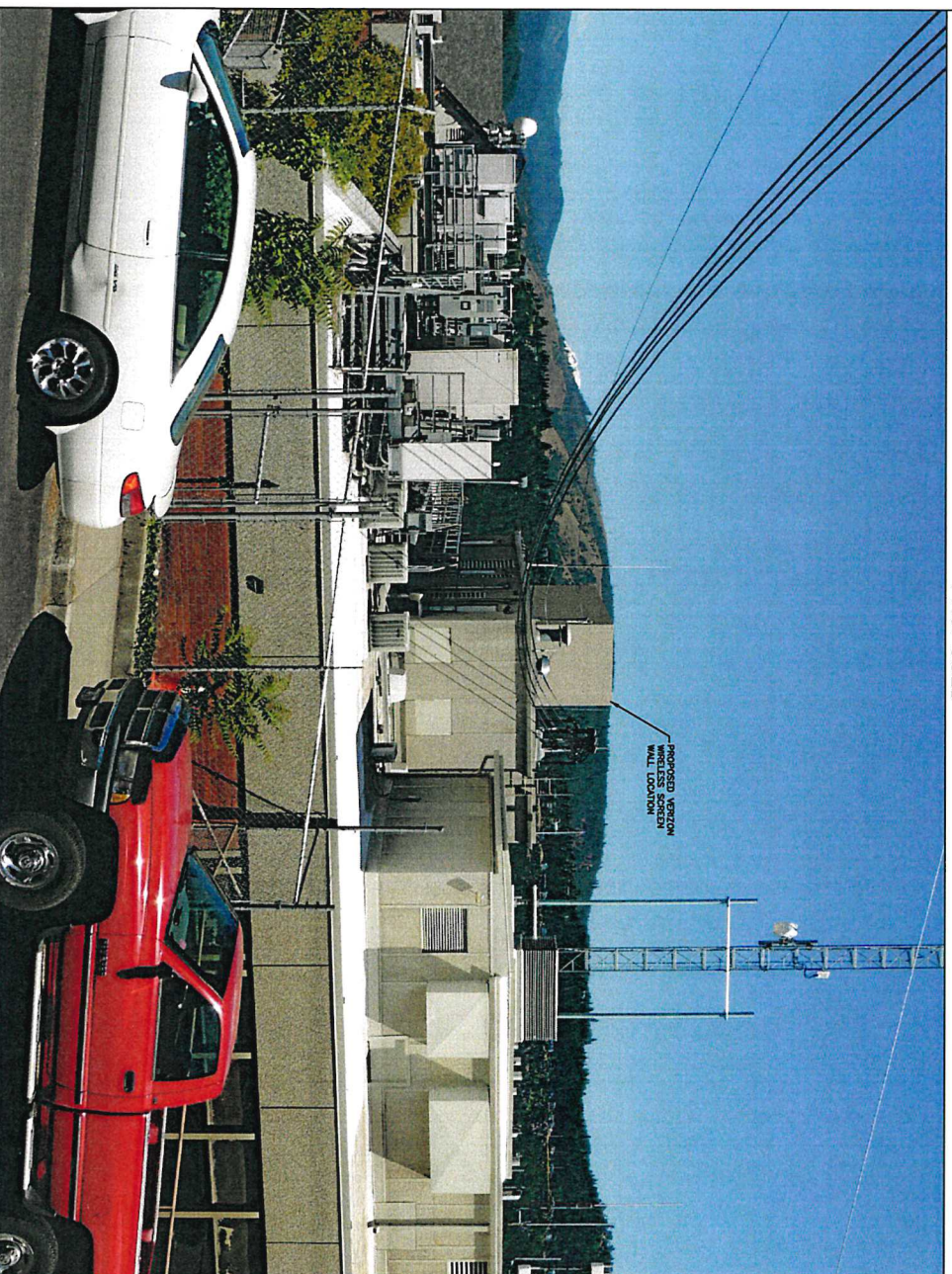


VICINITY MAP

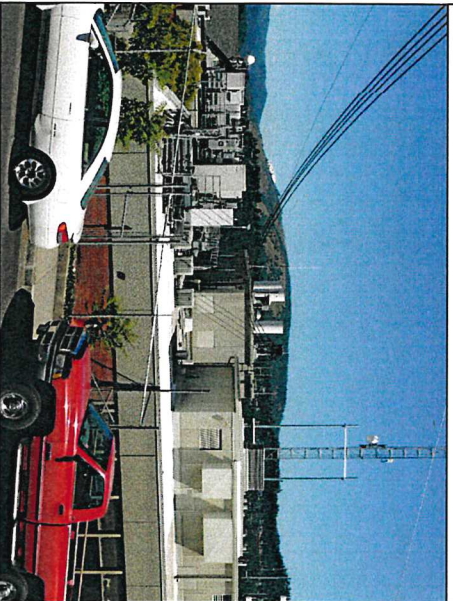


VIEW FROM THE SOUTH LOOKING NORTH

PROPOSED



EXISTING



PROJECT NAME: PTL DAKINE
PROJECT LOCATION: 601 STATE ST
HOOD RIVER, OR 97031
VIEW: 7

APPLICANT:
VERIZON WIRELESS
3245 158TH AVE SE
BELLEVUE, WA 98009

CONTACT:
JULIE CAMPOS
LYNX CONSULTING, INC.
17311 135TH AVE NE, SUITE A-100
REDMOND, WA 98052
PHONE: (206) 388-7611

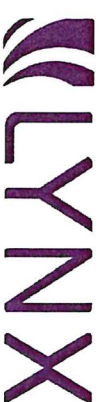
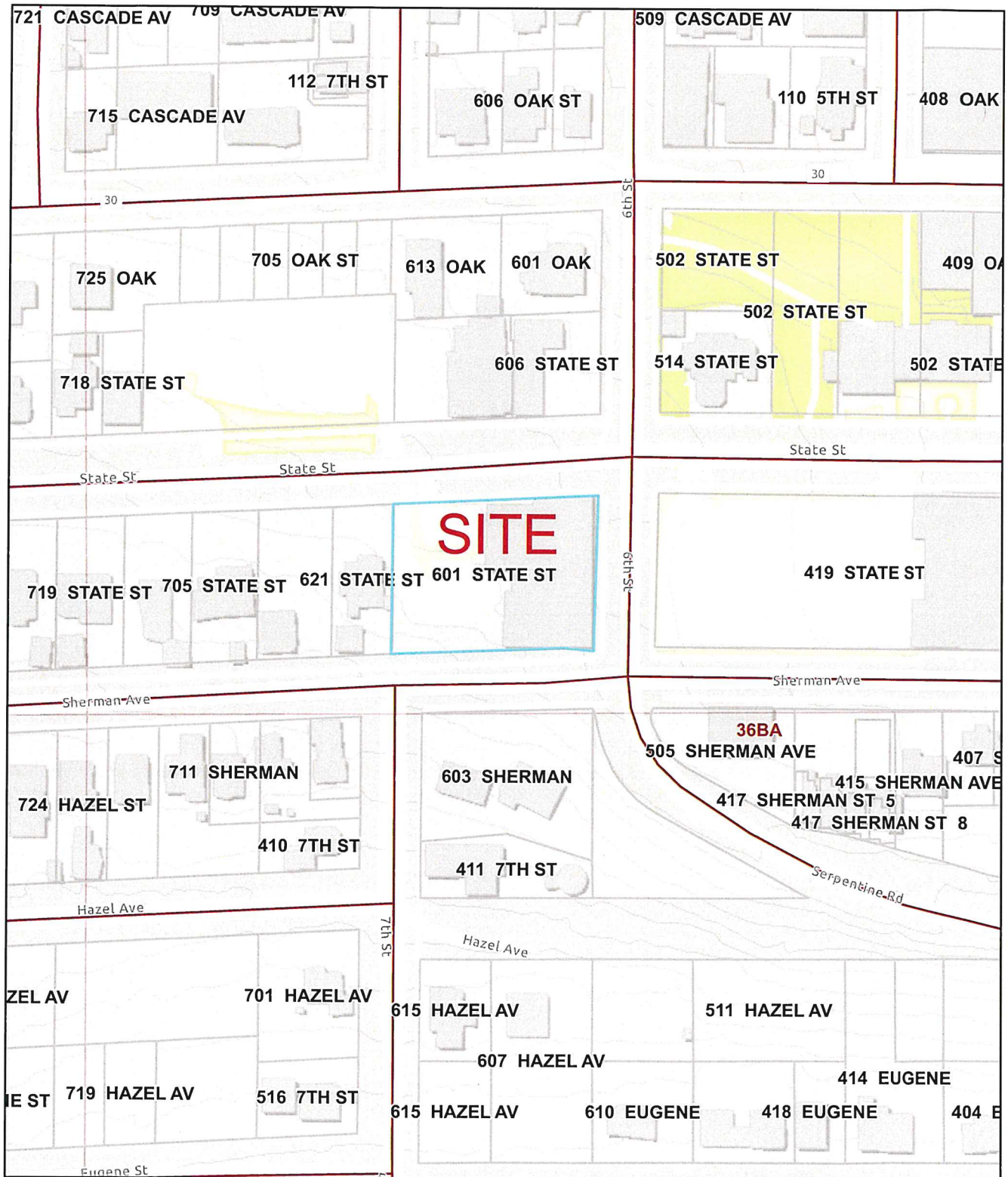


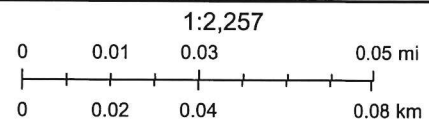
PHOTO TAKEN 06/11/2018

LOCATION MAP - 601 STATE ST. - FILE NO. 2019-22



8/2/2019, 1:45:36 PM

- City Limits
- Urban Growth Boundary
- Hood River SITUS Addresses
- QuarterQuarterGRID



City of Hood River
© OpenStreetMap

FILE NO. 2019-22

Kevin Liburdy

From: Rick Peargin
Sent: Tuesday, August 6, 2019 4:32 PM
To: Kevin Liburdy
Subject: RE: Request for Comments - Verizon Wireless - City Planning Dept. File No. 2019-22

Kevin,

If the project requires equipment, construction materials, or a crane to be set up in the right of way then a right of way permit would be required. HRMC title 18 doesn't allow signage on the material to be placed on the roof.

Thank you,

Rick Peargin
Construction Inspector
City of Hood River
211 2nd Street
Hood River, OR 97031
Phone: 541-387-5220

From: Kevin Liburdy
Sent: Friday, August 02, 2019 3:08 PM
To: Danielle Meyers <D.Meyers@cityofhoodriver.com>; Rick Peargin <R.Peargin@cityofhoodriver.com>; Leonard Damian <l.damian@hoodriverfire.com>; Neal Holste <N.Holste@cityofhoodriver.com>; Kim Paulk <kim.paulk@co.hoodriver.or.us>
Cc: Annika Cardwell <a.cardwell@cityofhoodriver.com>
Subject: Request for Comments - Verizon Wireless - City Planning Dept. File No. 2019-22

Please find attached a notice and request for comments associated with modifications to wireless communication facilities on the Hood River County Administration Building at 601 State St. Additional plans and application materials are available if you would like more information.

Thanks!

Kevin Liburdy
Senior Planner
City of Hood River
541-387-5224
211 2nd Street
Hood River, OR 97031



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FILE NO. 2019-22

ATTACHMENT "C"

Kevin Liburdy

From: Neal Holste
Sent: Wednesday, August 14, 2019 9:21 AM
To: Kevin Liburdy
Cc: Leonard Damian
Subject: RE: Request for Comments - Verizon Wireless - City Planning Dept. File No. 2019-22

Good morning Senior Planner Kevin Liburdy,

Regarding the Verizon modifications. I spoke with Hood River County 911 Center regarding the modifications and potential affects to first responder radio communications. The 911 Commander, Erica Stolhand reached out to their communication vendor, ADCOMM. ADCOMM stated this modification to the Verizon site would not impact first responder radio communications.

This being said...I have no objections to the future work proposed by Verizon.

Thank you,

Neal Holste
Chief of Police
Hood River City Police Department
207 2nd Street
Hood River, OR 97031
(541) 387-5256

From: Kevin Liburdy
Sent: Friday, August 02, 2019 3:08 PM
To: Danielle Meyers; Rick Peargin; Leonard Damian; Neal Holste; Kim Paulk
Cc: Annika Cardwell
Subject: Request for Comments - Verizon Wireless - City Planning Dept. File No. 2019-22

Please find attached a notice and request for comments associated with modifications to wireless communication facilities on the Hood River County Administration Building at 601 State St. Additional plans and application materials are available if you would like more information.

Thanks!

Kevin Liburdy
Senior Planner
City of Hood River
541-387-5224
211 2nd Street
Hood River, OR 97031



FILE NO. 2019-22

ATTACHMENT "D"