Notice of Decision
Communication Facility

CU-05-19
February 7, 2020

Application Information

Proposal: Conditional Use Review to increase an existing 70-foot-tall monopole (with a tip height of 73 feet tall) to 90 feet tall (with a tip height of 93 feet tall) for collocation of new wireless communication equipment. The proposed antennas will be flush mounted to the pole and painted to match.

Review Body: Hearings Board (Type III Review)

Report Prepared By: Laura LaRoque, project planner

Property Owner: Timothy & Joyce Bartel
1410 Powell Street SE, Albany, OR 97322-6738

Applicant: New Cingular Wireless PCS, LLC
19801 SW 72nd Avenue, Suite 200, Tualatin, OR 97062

Tower Owner: American Tower Company
10 Presidential Way, Woburn, MA 01801

Representative: Debra Griffin
Smartlink; 11232 120th Avenue NE, No. 204, Kirkland, WA 98034

Address/Location: 1740 Geary Street SE, Albany, OR 97322

Map/Tax Lot: Linn County Assessor’s Map No. 11S-03W-08CC; Tax Lot 101

Zoning: CC – Community Commercial

On February 6, 2020, the City of Albany Hearings Board granted APPROVAL WITH CONDITIONS of the application referenced above. The Hearings Board based its decision on the project’s conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact Laura LaRoque, project planner, at 541-917-7640, or David Martineau, planning manager, at 541-917-7561.

The City’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the director’s Notice of Decision is mailed [ADC 1.330(5)(a)]. The applicants may proceed, at their own risk, prior to the end of the appeal period,
provided they sign a Release and Indemnity Agreement with the City. This approval expires in three years unless a building permit has been submitted to the Building Division for review and approval.

Appeal Deadline: February 28, 2020
Approval Expiration Date (if not appealed): February 7, 2023

Attachments: Location Map, Applicant’s Plan Set

**Condition of Approval**

**Condition 1**  Electrical interference with navigational signals or radio communication between the airport and aircraft, lighting and glare that would impair visibility and navigation of pilots, and any other type of interference that would otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport are prohibited.

The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant’s responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.
Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations, or administrative policies of the Planning, Engineering, Fire, or Building Departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Planning
1. Land use approval does not constitute Building or Public Works permit approvals.
2. Construction of the development must substantially conform to the approved Conditional Use Review.

Building
Permits
3. Obtain building permits prior to any construction.

Plan Review for Permits
4. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at ePlans@cityofalbany.net for details and instructions prior to submittal.

Public Works - Engineering
The City of Albany’s infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.
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## Project Scope

1. Proposed installation of a telecommunications facility on an existing parcel for AT&T.
2. Proposed installation of six (6) antennas, twelve (12) RRHs, two (2) surge protectors, and fiber/DC cables. Ground elevation to be extended 20.0’ to a new height of 90.0’.
3. Proposed installation of a 6.0” x 6.0” WC (equipment shelter) and 30kW generator on a 9.0” x 20.0” concrete pad within an existing fenced compound.
4. Proposed installation of new 200A electrical service and fiber service.

## Project Information

### Site Name:

CO16 Calapooya

### Address:

1710 Geary Street SE
Albany, OR 97322

### Jurisdiction:

City of Albany

### Parcel #:

344874

### Tax Map #:

11S03W08CC00101

### Parcel Size:

1.83 AC

### Zoning:

CC

### Ground Elevation:

224.6’ AGL

### Structure Type:

Monopole

### Structure Height:

90.0’

### Proposed AT&T Ground Lease Area:

200 SQ FT

### Proposed AT&T Lot Coverage:

180 SQ FT (.22%)

### Proposed AT&T Equipment Pad Coverage:

180 SQ FT (.22%)

### Occupancy:

U

### Group:

II-B

## Driving Directions

1. Turn right onto SW 72nd Ave (489 ft).
2. Turn right at the 1st cross street on to SW Sagert St (.4 mi).
3. Turn right on to SW Martinazzi Ave (.4 mi).
4. Turn right on to SW Tualatin-Sherwood Rd (.2 mi).
5. Continue on to SW Nyberg St (.1 mi).
6. Slight right to merge on to I-5 S toward Salem (.2 mi).
7. Merge on to I-5 S (54.9 mi).
8. Take exit 234B for OR-99E toward Albany (.2 mi).
9. Continue on OR-99 E S / Pacific Blvd SE (1.1 mi).
10. Slight left on OR-99E (.2 mi).
11. Turn left on to SE Geary St (.4 mi).
12. Site will be on your right behind the "Wheelie Dealer".

**TOTAL TIME:** 1 HR

**TOTAL MILES:** 58.5 MILES

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### VICINITY MAP

[Map Diagram]

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### LOCALIZED MAP

[Map Diagram]
NOTES:

1. The overall site plan is generated from multiple sources including, but not limited to, GIS maps, aerial maps, photos, images, and topographical survey (if provided).

2. Utility pole and transformer, preliminary power source.

3. Fiber vault at base of pole, preliminary fiber source.

4. Mechanical equipment chain link fenced enclosure.

5. AT&T fiber vault at base of pole, preliminary fiber source.

6. Street trees, typical.

7. Ingress & egress from Geary Street.

8. Oak Street SE.

9. Queen Ave SE.

10. Adjacent zoning:
   - NC
   - RM
   - OS
   - OP

11. Parcel & survey:
   - 344875
   - 11S03W08CC00101
   - CC

12. Scales:
   - 1" = 60'-0" (22 x 34"
   - 1" = 30'-0" (11 x 17"

13. Project area:
   - 11 x 17"
   - 22 x 34"
NOTES:
1. THE PROJECT TEAM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED TOWER, ANTENNAS, ANCELLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

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