AGENDA

WARRENTON PLANNING COMMISSION
Regular Meeting | July 10, 2025 | 6:00 p.m.
Warrenton City Hall Commission Chambers | 225 S Main Avenue, Warrenton, OR 97146

*****The meeting will be broadcast via Zoom at the following link*****
https://us02web.zoom.us/j/89424483614?pwd=aQEMoaWvvbiH6xmWNVHpQtix5LWv8a.1
Meeting ID: 894 2448 3614 | **Passcode:** 123456 | **Dial-in number:** 253-215-8782

---

1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**

2. **ATTENDANCE**

3. **APPROVAL OF MINUTES**
   A. Planning Commission Regular Minutes – 06.12.2025

4. **PUBLIC COMMENT**
   At this time, anyone wishing to address the Planning Commission concerning items of interest may do so. The person addressing the Planning Commission must complete a Public Comment Card and submit it to the Secretary prior to the meeting. All comments will be addressed to the whole Planning Commission and limited to 3 minutes per person. Public Comments may also be submitted by email to planning@warrentonoregon.us, no later than 4:00 p.m. the day of the meeting. The Planning Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

5. **PUBLIC HEARING**

   A. **CUP-25-2** Development of Taxlot 81009D005700 for a monopole tower inside a fenced compound.
   B. **CUP-25-3** Establishment of a short-term rental at 868 5th Avenue, Hammond (Taxlot 81005DC02200).

6. **BUSINESS ITEMS**

7. **DISCUSSION ITEMS**

8. **GOOD OF THE ORDER**

9. **ADJOURNMENT**

Next Regular Meeting: August 14, 2025

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

City of Warrenton Planning Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, June 12, 2025

1. City Commission meeting called to order at 6:00 pm and Pledge of Allegiance

2. Attendance

Commission Members	Present	Excused
Tony Faletti	X	
Dan Heath	X	
Mike Moha	X	
Karin Hopper	X	
Chris Hayward	X	
Colin Atkinson	X	

Staff Members Present	
Planning Director Jeffrey Adams	Planning Commission Secretary Judith Stich
City Manager Esther Moberg	

3. Approval of Minutes

A. Planning Commission Regular Minutes – 05.08.2024

Motion:	To approve the Planning Commission regular minutes dated May 8, 2025				
Moved:	Hopper				
Seconded:	Faletti	**Aye**	**Nays**	**Absent**	**Recused**
Vote:	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward	X			
	Atkinson	X			
Passed:	6/0				

4. Public Comment – None

5. Presentation

A. Clatsop County Housing and Buildable Land Project

The presentation was started by Elissa Gertler, Clatsop County Housing Manager. She mentioned that the project was funded by a grant which was used to hire a consultant to create a buildable lands inventory, an infrastructure assessment and a supply demand analysis for each city around housing. Ms.

Gertler stated that the project was to give each city more information so that they may make more informed decisions on housing needs.

Ms. Gertler then passed the presentation off to Journie Gering, a Planner with 3J Consulting. Ms. Gering stated that the project was based off the 2019 Clatsop County Housing Strategy Report and consisted of three parts: repairing the buildable land inventory, assessing infrastructure needs, and a demand analysis. Ms. Gering went over the parameters of the report; what was taken into consideration and what was left out.

After revealing the findings, Ms. Gering pointed out what impacts the buildable land inventory, and what happens when you remove those constraints. Ms. Gering mentioned that there were some constraints that are not able to be removed due to the regulations surrounding them. She also mentioned that the City's plans were referenced during the process.

In addition, Ms. Gering went over housing demand and what the percentages of cost burdened families in Clatsop County are. Ms. Gering also touched on what these percentages looked like for different ethnic groups. It was mentioned that Warrenton, although it did not meet the population threshold, was actively working towards meeting housing needs.

There were some clarifying questions asked by Commissioner Heath. Both Ms. Gering and Ms. Gertler spoke to the questions asked by Mr. Heath. Chair Moha thanked the presenters and moved on to the Public Hearing.

6. Public Hearings

A. PUD-25-1

Zach Pelz, Certified Planner with AKS Engineering and Forestry, gave the staff report. The findings were presented as well as the recommendations from staff. The report also included a history of the project with the City. Mr. Pelz also went over the documents supplied by the applicant in detail, and the conditions of approval that were provided to the applicant.

After finishing with the presentation of the staff report, there were a few questions to Mr. Pelz from the commissioners. Mr. Pelz then asked Paul Sellke, Engineer with AKS Engineering and Forestry, to answer the questions regarding engineering. There were some more questions regarding the site plan, both Mr. Pelz and Mr. Sellke answered.

The applicant, Sam Huck a Planner with 3J Consulting representing Fort Point, was called to present. Mr. Huck gave an overview and a background of the site and the application. Mr. Huck mentioned that the intent is to provide housing by offering different housing types to the area. Mr. Huck went through the site plan in detail, showing the Commission where items of interest would be located. He then asked if there were any questions from the Commission.

There were a few questions of the applicant regarding the site plan and the layout of the project. Mr. Huck answered these questions with the help of Mark Tolley, Managing Partner for Fort Point, Seth Hague, Managing Partner for Fort Point and Chase Wellborn of 3J Consulting, Project Engineer for Fort Point. There was some discussion between the applicant and the Commissioners regarding the move-in date to which Mr. Tolley responded. There were many questions from the Commission and the responses came from the appropriate party out of the representatives from the Fort Point team.

Chair Moha then asked if there was anyone there to give public comments. There was none. He then recognized the comments that were sent in prior to the meeting from Oregon Coast Alliance (ORCA) in response to the hardship application and a note from Chief Mathew Workman from the City of Warrenton. The Applicant was given the chance to speak to the comments. It was then noticed that the comment from ORCA asked that the record remain open and that the Commission is obligated to accept that request.

Motion:	To leave the public hearing open for written testimony to be continued to the special meeting on July the third				
Moved:	Hayward				
Seconded:	Hopper	**Aye**	**Nays**	**Absent**	**Recused**
Vote:	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward	X			
	Atkinson	X			
Passed:	6/0				

7. Business Items - None

8. Discussion Items

Mr. Hayward asked Ms. Moberg what the process was to change the speed limit on a county road. Ms. Moberg mentioned that since the question was in general, she could speak about it. There was a brief discussion regarding the history of the requests and the process in which those requests are made.

9. Good of the Order - None

10. Adjournment

There being no further business, Chair Moha adjourned the meeting at 7:47 pm.

Approved:

Attest:

Mike Moha, Chair

Judith Stich, Secretary

City of Warrenton

Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton. OR 97146

Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission

FROM: Jeffrey Adams, Planning Director

DATE: July 3, 2025

SUBJ: Conditional Use Permit CUP-25-2

BACKGROUND

Craig Brunkenhoefer, Project Manager for Smartlink LLC, on behalf of Vertical Bridge, has applied for a conditional use permit to construct a 150' Monopole at taxlot 81009D005700 in Warrenton which is zoned I-2 Water Dependent Industrial Shorelands. The subject property is undeveloped and the current primary use is an overflow laydown yard used by Nygaard Lumber.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

The application was submitted May 02, 2025 and was deemed complete May 7, 2025. We sent notice of the public hearing to adjacent property owners June 17, 2025 and published notice in The Astorian on June 26, 2025.

CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS

Applicable Warrenton Municipal Code (WMC) chapters for this application include:

16.64.030 Water-Dependent Industrial Shorelands District Conditional Uses

16.148 Wireless Communiaction Facilities

16.208.050 Type III Procedure (Quasi-Judicial)

16.220 Conditional Use Permits

Chapter 16.64 Water-Dependent Industrial Shorelands (I-2) District

16.64.030(K) Conditional Uses

APPLICANT RESPONSE: Vertical Bridge: The Applicant's proposed project is compatible with the Purpose of this Code. VB is in compliance with all applicable

provisions of this section. VB has submitted a Conditional Use application, with supporting documents including this Statement of Code Compliance, to satisfy the standards above in WMC 16.148.010 and this Section. The Applicant has designed its proposed tower in a manner consistent with Warrenton's Municipal Code requirements.

STAFF FINDING: This criterion is met. The proposed use would be allowed if CUP-25-2 is approved.

Chapter 16.64 Water-Dependent Industrial Shorelands (I-2) District

APPLICANT RESPONSE: (See attached *Statement of Code Compliance Vertical Bridge's CUP Application-US-OR-5156 TANSY,* pp. 3-7)

STAFF FINDING: This criterion is met. The proposed use shall be constructed as per submitted plans and narratives.

Chapter 16.148 Wireless Communiaction Facilities

APPLICANT RESPONSE: (See attached *Statement of Code Compliance Vertical Bridge's CUP Application-US-OR-5156 TANSY,* pp. 7-13)

STAFF FINDING: This criterion is met. The proposed use shall be constructed as per submitted plans and narratives.

Chapter 16.208 Administration of Land Use and Development Permits

16.208.050 Type III Procedure (Quasi-Judicial)

APPLICANT RESPONSE: (See attached *Statement of Code Compliance Vertical Bridge's CUP Application-US-OR-5156 TANSY,* pp. 13-30)

STAFF FINDING: This criterion is met.

Chapter 16.220 Conditional Use Permits

16.220.030 Review Criteria

APPLICANT RESPONSE: (See attached *Statement of Code Compliance Vertical Bridge's CUP Application-US-OR-5156 TANSY,* pp. 30-36)

STAFF FINDING: The criteria in this section are met.

CONCLUSIONS AND RECOMMENDATION

The applicant has demonstrated that the proposed monopole satisfies the conditional use permit criteria to be in the C-MU Commercial Mixed Use zoning district. Accordingly, staff recommends approval of the request with the following conditions:

1. The proposed facility shall be constructed and operated in substantial conformity with the submitted plans and narratives.

2. The Special Permit shall be void if an approved building permit is not obtained within 2 years of approval of this Conditional Use Permit.
3. Upon cessation of the wireless facility use Applicant or assigns shall remove the facility and all related appurtenances, and shall restore the site to a state equal to or better than its original condition.

RECOMMENDED MOTION

"Based on the findings and conclusions of the June 12, 2025, staff report, I move to approve CUP-25-2 subject to the conditions of approval included in the staff report."

ATTACHMENTS

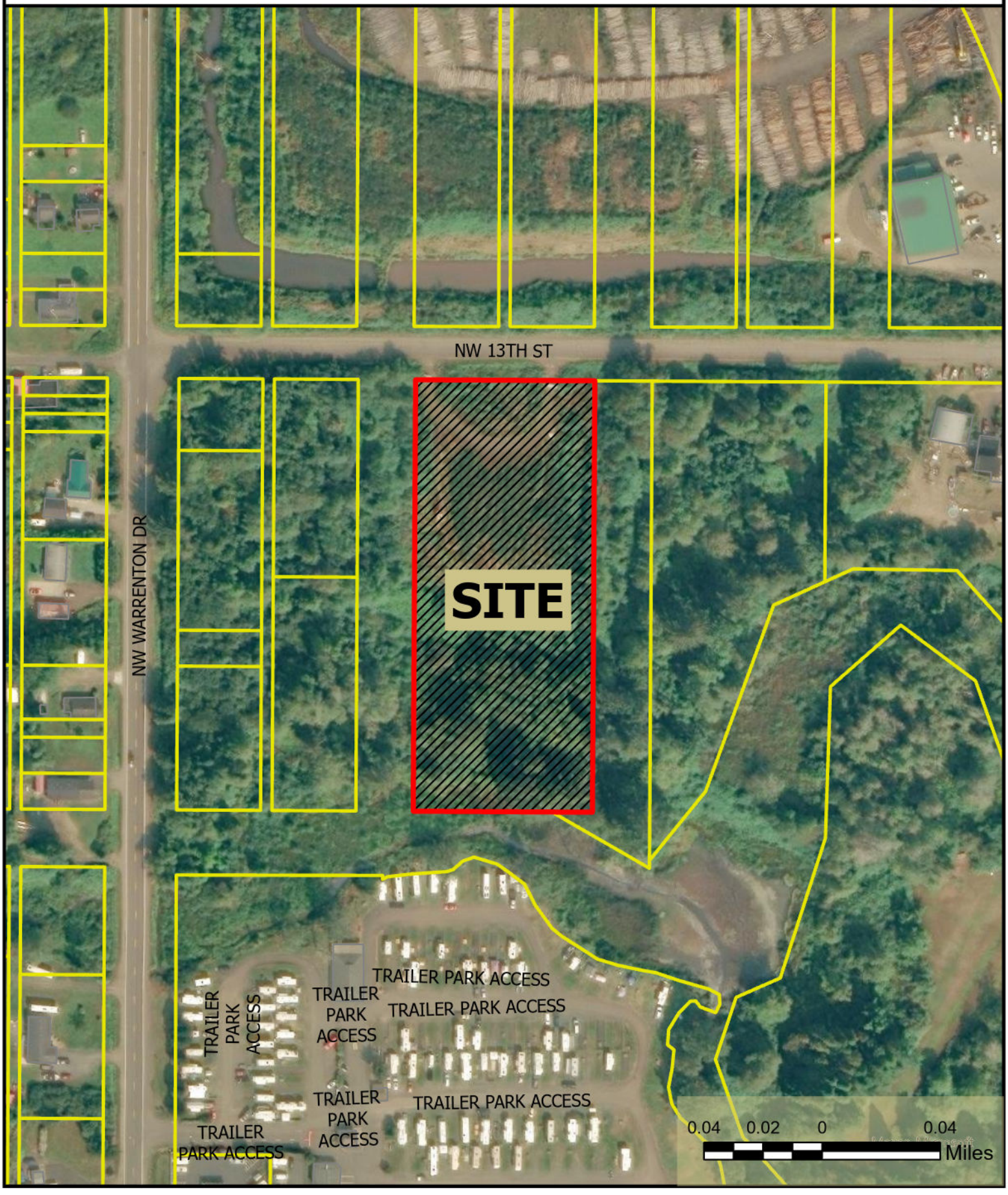
1. Project Narrative
2. Statement of Code Compliance
3. Signed CUP Application
4. RF Justification
5. Tower Design
6. Zoning Drawings
7. NIER Report
8. FAA Determination
9. ODAV Determination
10. Photo Sims

Overview Map

Item: Placement of 150' Cell Tower Facility
Applicant: Vertical Bridge c/o Smartlink LLC
File # CUP-25-2

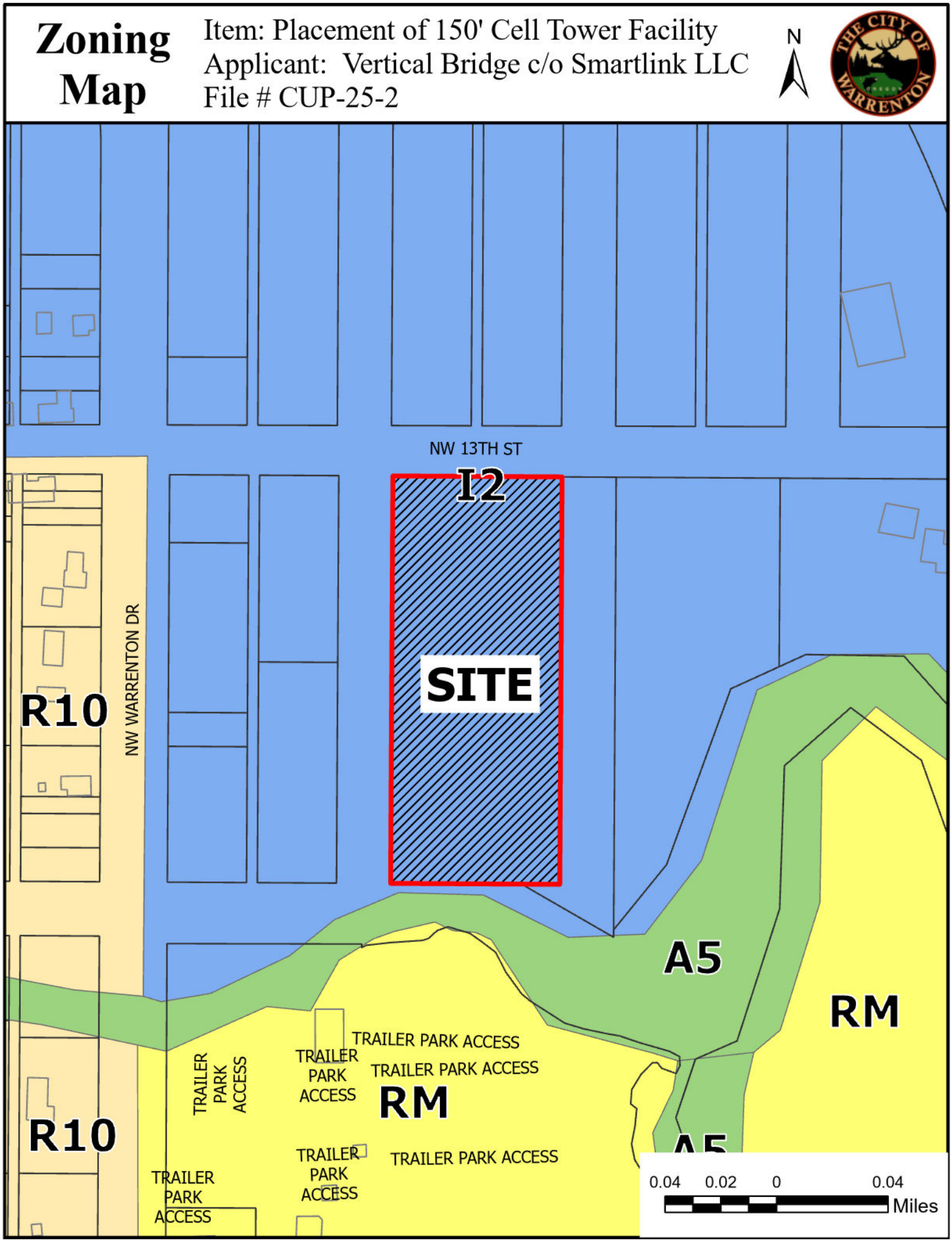
Vicinity Map

Item: Placement of 150' Cell Tower Facility
Applicant: Vertical Bridge c/o Smartlink LLC
File # CUP-25-2



Zoning Map

Item: Placement of 150' Cell Tower Facility
Applicant: Vertical Bridge c/o Smartlink LLC
File # CUP-25-2



Comp Plan Map

Item: Placement of 150' Cell Tower Facility
Applicant: Vertical Bridge c/o Smartlink LLC
File # CUP-25-2

smartlink

April 30, 2025

City of Warrenton Planning Department
PO BOX 250
Warrenton, OR 97146

RE: Parcel ID 81009D005700, Warrenton, OR 97146 – New Wireless Communication Facility

To Whom It May Concern,

Please find the enclosed Type II CUP application packet and check in the amount of $1,000.00 for the application fees for the above-referenced project. Please email me the receipt at the address below. I truly appreciate your assistance with this application.

If you have any questions or concerns, please contact me directly at craig.brunkenhoefer@smartlinkgroup.com or 503.505.0272.

Kindest regards,

Craig Brunkenhoefer
Project Manager
Smartlink, LLC

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 1, Project Narrative

PROJECT NARRATIVE
WIRELESS TELECOMMUNICATIONS FACILITY
CONDITIONAL USE APPLICATION
VERTICAL BRIDGE (US-OR-5156 TANSY)

Submitted to City of Warrenton
City of Warrenton Planning Department

Applicant:
Vertical Bridge
Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Contact: Paul Danneberg
(206) 375-3798
Paul.Danneberg@verticalbridge.com

Representative:
Smartlink, LLC
11044 SW Davos Ln.
Wilsonville, OR 97070
Contact: Craig Brunkenhoefer
503-505-0272
craig.brunkenhoefer@smartlinkgroup.com

Property-Owner:
Warrenton Fiber Inc.
P.O. Box 100
Warrenton OR 97146-0100
Contact: John Nygaard
(503) 861-3305
john@oregonlawyerpdx.com

Project Address:
Non-situs address
Parcel ID 81009D005700
Warrenton, OR 97146

Description & Tax Lot:
GPS Coordinates: [46.187189 / -123.927715]
Parcel No. 81009D005700

Comp. Plan Designation: Urban Development (ESWD Dev. Shorelands)

Zoning Classification: I-2 Water Dependent Industrial Shorelands

Smartlink, LLC is submitting this application on behalf of Vertical Bridge ("VB") and the underlying property owner, John Nygaard.

1. PROJECT OVERVIEW

Vertical Bridge is proposing to build a new wireless telecommunications facility ("WCF" or "Facility"), US-OR-5156 TANSY, at the above-noted project address. This Facility is intended to fill a significant gap and/or improve the capacity of coverage experienced by its wireless customers in a targeted coverage area in the city of Warrenton.

Vertical Bridge intends for its application for the proposed WCF to include the following documents (collectively, "VB's Application"):

- Attachment 1—Project Narrative (this document)
- Attachment 2—Statement of Code Compliance
- Attachment 3—Signed Conditional Use Application
- Attachment 4—RF Justification
- Attachment 5—FAA TOWAIR Determination
- Attachment 6—Final Zoning Drawings

As shown in Vertical Bridge's Application, this proposed project meets all applicable City of Warrenton's code criteria for siting new wireless communications facilities and complies with all other applicable state and federal regulations. Vertical Bridge's proposal is also the least intrusive means of meeting its coverage objectives for this site. Accordingly, Vertical Bridge respectfully requests that the City of Warrenton approve this project as proposed, subject only to the city's standard conditions of approval.

Please Note: The responses and information included in **Attachment 2—Statement of Code Compliance** are intended to support and supplement this Project Narrative. All references to "Attachments" in this Project Narrative and the Statement of Code Compliance are in reference to the attachments included as part of Vertical Bridge's Application.

2. PROPOSED PROJECT DETAILS

2.1. Location

Attachment 6, Final Zoning Drawings, to Vertical Bridge's application includes detailed information regarding the subject property and proposed lease area.

2.1.1. Subject property. The subject property of this proposal is located at parcel 81009D005700 in the City of Warrenton (the "Property"). Warrenton Fiber Company owns the Property.

The Property is zoned as I-2 Water Dependent Industrial Shorelands and is currently used primarily as an overflow laydown yard for Nygaard Lumber.

2.1.2. Lease area.

- The proposed 50 x 50ft lease area for the WCF is located in the south-central portion of the parcel (the "Lease Area").
- The Lease Area will be covered in 6in of 3/4in crushed rock with a weed barrier on 95% compacted fill.
- The lease area will be surrounded by a 6ft chain link fence with privacy slats, topped with barbed wire. A locked gate will secure access to the lease area.

2.1.3. Access and parking.

- Access to the lease area is available from an existing gravel access road originating from 13th St. to the north.
- Approximately 200ft of 12ft wide new gravel driveway will be installed from 13th St. to the lease area.
- A new 12-ft hammerhead access driveway and parking area will be constructed to connect the lease area with the existing access road. This extension will be covered in 6in of 3/4in crushed rock with a weed barrier on 95% compacted fill.

2.2. Wireless Facilities and Equipment

Specifications of the facilities outlined below, including a site plan, are included in **Attachment 6, Final Zoning Drawings**, to Vertical Bridge's Application.

2.2.1. Support structure design. Vertical Bridge proposes building a new 150ft tall monopole (the "Pole") on the Property. This will be an unmanned telecommunications facility.

2.2.2. Antennas and accessory equipment.

- The Pole will contain Verizon 5G LTE equipment:
  - Up to 12-panel antennas
  - Up to 12 remote radio units ("RRUs")
  - 2 new surge protectors
  - All associated and accessory equipment
- Sufficient space will be made available on the Pole as required for future collocations.

2.2.3. Ground equipment.

- All ground equipment associated with the tower will be constructed within the Lease Area.
- The ground equipment will be enclosed within cabinets placed on a concrete slab

- A diesel-fueled generator will also be located in the Lease Area for emergency backup power.

2.3. Additional Details

2.3.1. Lighting. The Pole will not be artificially illuminated, and no artificial lighting is required pursuant to state or federal authorities. (*See* **Attachment 5—FAA TOWAIR Determination**)

3. VERIZON NETWORK COVERAGE AND VERTICAL BRIDGE'S SERVICES

3.1. Overview—Vertical Bridge Build-to-Suit

Vertical Bridge is a build-to-suit vendor for all major telecommunication carriers. Verizon Wireless ("Verizon") will be the anchor tenant in this installation. Vertical Bridge intends to market this site to all major telecommunication companies.

3.2. Verizon's Coverage Objectives for Proposed Facility

This proposed new facility meets Verizon's coverage objectives by providing outdoor, in-vehicle, and in-building wireless coverage within this targeted coverage area that is not presently served by Verizon's network. Specifically, this facility is intended to fill a gap in Verizon's network coverage experienced by its customers in the city of Warrenton. This coverage objective was determined through a combined analysis of market demand, service requests, and radio frequency engineering design.

Additionally, Verizon has established a need for service in this geographic area, as determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region. This proposed Facility will allow for uninterrupted wireless service in the targeted coverage area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area. For more on the coverage gap and objectives, please see **ATTCH 4, RF Justification**.

4. SEARCH RING

Verizon's radio frequency ("RF") engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, Verizon's RF engineers identified a specific geographic area, or "search ring", where a WCF may be located to provide effective service in the target coverage area.

5. SITING ANALYSIS

Verizon considers all siting possibilities within, and adjacent to, a search ring to determine the best location for a new facility to meet the targeted service objectives. Verizon will first attempt to utilize an existing tower or structure for collocation at the desired antenna height. If an existing tower or structure is not available or determined to be infeasible, Verizon will then propose a new tower.

For this proposed WCF, Verizon's construction and real estate group, with the assistance of outside consultants, thoroughly analyzed all siting options. Unfortunately, they were unable to identify any colocation options within and directly adjacent to the targeted search ring as possible locations for the proposed new WCF. Therefore, Verizon contacted Vertical Bridge and requested their build-to-suit services for this proposed site.

6. APPLICABLE LAW

6.1. Local Codes

Pursuant to Warrenton Municipal Code (WMC) and the Preapplication Conference that took place with the city on December 19, 2024, new WCF support towers in the I-2 Water Dependent Industrial Shorelands are subject to a Conditional Use Permit and must comply with the criteria in the WMC Sections 16.64, 16.148, 16.208 and 16.220. *See* **Attachment 2—Statement of Code Compliance** for Vertical Bridge's demonstration of compliance with the applicable code.

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 2, Statement of Code Compliance

STATEMENT OF CODE COMPLIANCE
WCF CONDITIONAL USE APPLICATION
VERTICAL BRIDGE (US-OR-5156 TANSY)

Submitted to The City of Warrenton
The City of Warrenton Planning Department

Vertical Bridge's proposal for a new wireless communications facility ("WCF" or "Facility") in the Rural Community Residential zone is subject to and complies with the following applicable provisions of the Warrenton Municipal Code ("WMC").

I. Zoning Ordinance

- **Chapter 16.64 Water-Dependent Industrial Shorelands (I-2) District**
- **Chapter 16.148 Wireless Communications Facilities**

II. Procedural Requirements

- **Chapter 16.208 Types of Applications and Review Procedures**
- **Chapter 16.220 Conditional Use Permits**

PLEASE NOTE: Vertical Bridge's responses to applicable WMC criteria are indicated below in ***bold italicized blue text***. Any reference to an "Attachment" is in reference to an attachment included in Vertical Bridge's CUP application for the proposed Facility.

I. Zoning Ordinance

CHAPTER 16.64 - WATER-DEPENDENT INDUSTRIAL SHORELANDS (I-2) DISTRICT

§ 16.64.010. Purpose.

Water-dependent industrial shorelands areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

A. Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities.

B. Potential for aquaculture.

C. Protected areas subject to scour which would require little dredging for use as marinas.

D. Potential for recreational utilization of coastal waters or riparian resources.

Uses of water-dependent industrial shorelands areas shall maintain the integrity of the estuary and coastal waters. Water-dependent uses receive highest priority, followed by water-related uses. Uses which are not water-dependent or water-related are provided for, but only when they do not foreclose options for future higher priority uses and do not limit the potential for more intensive uses of the area.

§ 16.64.020. Permitted Uses.

The following uses and activities and their accessory uses and activities are permitted in the I-2 zone if the Community Development Director determines that the uses conform to the standards in Section 16.64.040, applicable Development Code standards, and other City laws:

A. The following water-dependent industrial or port uses:

   1. Industrial docks, piers, moorage facilities.

   2. Marine cargo transfer facilities.

   3. Seafood receiving and processing.

B. Navigation aids.

C. Repair and maintenance of existing structures or facilities.

D. Land falls and access corridors for submerged cable, sewer line, water line, or other pipeline crossing.

E. New dikes limited to those in conjunction with uses permitted in the I-2 zone.

F. Land transportation facilities and improvements.

G. Stormwater or wastewater outfall.

H. Shoreline stabilization.

I. Water-dependent portions of an aquaculture facility.

J. Public utility structures, on-shore pipelines, cables and utility crossings.

K. Marine research and education facility.

L. Community garden(s) (see definitions).

M. Similar uses as those listed in this section. (Ord. 1186-A § 6, 2014)

Vertical Bridge: Not applicable as the proposed Unmanned Wireless Communications Facility is not a permitted use under the WMC.

§ 16.64.030. Conditional Uses.

The following uses and activities and their accessory uses and activities may be permitted in the I-2 zone when approved under Chapter 16.220, Conditional Use Permits. These uses are also subject to the provisions of Section 16.64.040, Development Standards.

A. Temporary uses, subject to the standards in Section 16.64.040, involving an existing structure; a removable structure (such as a trailer); or involving minimal capital investment.

B. Beach nourishment at sites designated in this plan.

C. Mitigation, restoration, creation and enhancement.

D. Dredged material disposal.

E. Water-related uses subject to the standards in Section 16.64.040.

F. Water-dependent commercial uses.

G. Passive restoration measures.

H. Excavation to create new water surface area.

I. Public access improvement projects, as specified in public access plans.

J. The following water-dependent industrial or port uses:

1. Marine fuel storage and dispensing.

2. Forest products processing, storage and loading.

K. Communication facilities subject to the standards of Chapter 16.148.

L. Dormitory. A dormitory only for employees of one or more industrial water-dependent uses in the I-2 zoning district. The dormitory shall be on a lot which includes one or more benefitting industrial water-dependent uses. The dormitory shall be discontinued if either the ownership changes so that the lot on which the dormitory is located is no longer controlled by the owner of one or more of the benefitting industrial water-dependent uses, or the benefiting industrial water dependent use on the same lot as the dormitory ceases to operate. The dormitory may house workers of other industrial water-dependent uses if in the same ownership as the lot on which dormitory is located.

M. Similar uses as those listed in this section. (Ord. 1223 § 3, 2019)

Vertical Bridge: The Applicant's proposed project is compatible with the Purpose of this Code. VB is in compliance with all applicable provisions of this section. VB has submitted a Conditional Use application, with supporting documents including this Statement of Code Compliance, to satisfy the standards above in WMC 16.148.010 and this Section. The Applicant has designed its proposed tower in a manner consistent with Warrenton's Municipal Code requirements

§ 16.64.040. Development Standards.

The following standards are applicable in the I-2 zone:

A. All uses shall satisfy applicable Columbia River Estuary Shoreland and Aquatic Area Development Standards in Chapter 16.160.

Vertical Bridge: Understands and intends to comply and shall satisfy all applicable Columbia River Estuary Shoreland and Aquatic Area Development Standards in Chapter 16.160.

B. When a proposal includes several uses, they shall be reviewed in aggregate under the more stringent procedure.

Vertical Bridge: Understands and intends to comply.

C. Uses and activities that are not water-dependent shall not preclude or conflict with existing or probable future water-dependent use on the site or in the vicinity.

Vertical Bridge: Understands and intends to comply. Furthermore, VB's installation of an unmanned wireless communications facility at this location shall not conflict with existing or preclude future water-dependent uses on the site or in the vicinity.

D. Water-dependent recreation shall be located so as not to interfere with water-dependent marine industrial uses of the area.

Vertical Bridge: Not applicable.

E. All uses must meet applicable State and Federal air quality and noise laws or regulations.

Vertical Bridge: Understands and intends to comply.

F. Storage. All materials, including wastes, shall be stored and maintained in a manner that will not attract or aid the propagation of insects or rodents or other animals or birds, or otherwise create a health hazard or nuisance.

Vertical Bridge: Not applicable. This involves the installation of an unmanned wireless communications facility that will not store waste or materials that will create a hazard or nuisance.

G. Fencing. Will be allowed inside a boundary planting screen and where it is necessary to protect property of the use concerned, or to protect the public from a dangerous condition, with the following provisions:

1. No fence shall be constructed in the required setback from the public road right-of-way, unless otherwise specifically approved by the Planning Commission.

2. Fences shall be aesthetically compatible with the surrounding property.

Vertical Bridge: Vertical Bridge is installing a 50ft x 50ft fenced and slatted compound, which will house various telecommunications providers' ground equipment. The carrier's ground equipment will be housed in enclosed cabinets on concrete pads and obscured by surrounding trees, and the slatted fence. There will be no storage at this site. Please see Attachment 6, Final Zoning Drawings

H. Buffer. No requirement except where adjoining a residential zone in which case there shall be a visual buffer strip at least 10 feet wide to provide a dense evergreen landscape buffer which attains a mature height of at least eight feet.

Vertical Bridge: Not applicable.

I. Lighting. Exterior lighting shall be directed away from zones other than I-1 or I-2, unless otherwise approved.

Vertical Bridge: Understands and intends to comply.

J. Density. The minimum lot area shall be one acre.

Vertical Bridge: Not applicable.

K. Setback Requirements. No minimum setback required except where adjoining a residential zone. The following minimum setbacks are required when abutting a residential zone:

1. 50 feet for buildings and other structures more than 10 feet in height;
2. 30 feet for buildings and structures more than six feet high but not more than 10 feet high; and
3. 10 feet for structures no more than six feet high.

Vertical Bridge: The tower complies with all setback requirements for I-2 zones. Additionally, the tower is setback at least 50ft. from all property lines, and the minimum distance necessary to comply with WMC§ 16.64.040 . (See Page A1 of Attachment 6, Final Zoning Drawings)

L. Height. There is no height limitation except:

1. Within 100 feet of a zone other than I-1 or I-2, in which case the maximum height shall be the same height as the abutting district; or
2. Within the Airport Hazard Overlay Zone, in which case the maximum height shall be governed by the Airport Hazard Overlay Zone height restrictions.

Vertical Bridge: Not applicable.

M. Vibration. No vibration other than that caused by highway vehicles, trains, and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.

Vertical Bridge: Understands and intends to comply.

N. Heat and Glare. Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed building.

Vertical Bridge: Understands and intends to comply. No operations at this site will produce heat or glare as the tower will be painted off-white per WMC code.

O. Industrial activities may be carried on either outside or inside enclosed structures, but the impact of such activities on surrounding properties shall be minimized by taking into consideration screening and other possibilities for buffering.

Vertical Bridge: Understands and intends to comply. This is an unmanned wireless communications facility, and as such there will be no industrial activities taking place at this location.

P. Other Standards. All other standards, including those pertaining to signs, off-street parking and loading requirements, shall apply as set forth in Chapters 16.128 and 16.144.

Vertical Bridge: Understands and intends to comply.

Q. Proposals for development in the area covered by the 1981 Mediation Panel Agreement must meet the requirements of the Agreement.

Vertical Bridge: Understands and intends to comply.

R. Uses that are water-dependent must meet the criteria in Section 16.160.080. Uses that are water-related must meet the criteria in Section 16.160.080.

Vertical Bridge: Not applicable. The proposed unmanned wireless communications facility is neither water-dependent nor water-related.

S. Uses and activities permitted under Section 16.64.020 of this chapter are subject to the public notice provisions of Section 16.208.040 if an impact assessment is required pursuant to Chapter 16.160, or if the Planning Director determines that the permit decision will require interpretation or the exercise of factual, policy or legal judgment.

Vertical Bridge: Understands and intends to comply.

T. All developments shall comply with the wetland and riparian area protection standards of Chapter 16.156.

Vertical Bridge: Understands and intends to comply.

U. Standards for Approval of a Temporary Use. Temporary non-water-dependent uses that involve minimal capital investment and no permanent structures may be allowed. The intent of allowing such uses is to avoid posing a significant economic obstacle to attracting water-dependent uses. Tools for implementing this approach include "vacate" clauses in leases on public lands, as well as requiring "vacate" clauses for land use approvals involving leasing of private lands.

Vertical Bridge: Not applicable.

V. Standards for Approval of Non-Water-Dependent Uses.

1. Non-water-dependent uses shall be constructed at the same time as or after the water-dependent use of the site is established, and must be carried out together with the water-dependent use.

2. The ratio of the square footage of ground-level indoor floor space plus outdoor acreage distributed between the non-water-dependent uses and the water-dependent uses at thesite shall not exceed one to three (non-water-dependent to water-dependent).

3. Such non-water-dependent uses shall not interfere with the conduct of the water-dependent use.

Vertical Bridge: Not applicable.

W. All new sewer and water connections for a proposed development shall comply with all City regulations.

Vertical Bridge: Not applicable. This unmanned wireless communications facility will not require water or sewer connections.

§ 16.64.050. Conditional Use Standards for Dormitory Use.

Subject to the provisions of Chapter 16.220, except Section 16.220.030, findings shall be made that the use will comply with the following standards:

A. The use meets the I-2 Development Standards in Section 16.64.040.

B. The use provides for bus transportation to the work place for residents.

C. The use provides for a Dormitory Management and Operations Plan, including a plan for removing terminated employees no longer allowed to reside in the dormitory.

D. The applicant for the proposed use has entered into a Good Neighbor Agreement with the City and shall use its best efforts to enter into the same agreement with the adjacent residential neighbors.

E. The use has appropriate on-site physical improvements, including fencing on the perimeter of the lot adjacent to a residential neighborhood.

Vertical Bridge: Not applicable.

§ 16.64.060. Review of Conditional Use Permit Conditions Granted Under Section 16.64.050.

Two years after final approval of the conditional use permit granted under this section, the City Commission may, in its discretion, request a report from the Community Development Director in a public meeting analyzing the permittee's adherence to the conditions of approval in the conditional use permit. If the report demonstrates substantial issues with compliance with the conditions of approval, the City Commission may hold a public hearing subject to the notice provisions in Section 16.208.050 where it may consider the report and determine remedies including, but not limited to, additional conditions of approval.

Vertical Bridge: Understands and intends to comply.

CHAPTER 16.148 - WIRELESS COMMUNICATION FACILITIES

§ 16.148.010. Purpose.

To accommodate the increasing communication needs of Warrenton residents, businesses, and visitors while protecting the public health, safety, and general welfare, and visual and aesthetic environment of the City, these regulations are established to:

A. Provide a process and uniform comprehensive standards for the development of wireless communication facilities (WCFs);

B. Enhance the ability to provide communications services to City residents, businesses, and visitors;

C. Protect the City's natural resources, historical resources, and visual environment from potential adverse effects of wireless communication facilities, through careful design and siting standards.

Vertical Bridge: The Applicant's proposed project is compatible with the Purpose of this Code. VB is in compliance with all applicable provisions of this section. VB has submitted a Conditional Use application, with supporting documents including this Statement of Code Compliance, to satisfy the standards above in WMC 16.64.030 (K) and this Section. The Applicant has designed its proposed tower in a manner consistent with Warrenton's Municipal Code requirements

§ 16.148.020. Permitted Uses.

A. Satellite dishes having diameters of three feet or less are exempt from this section and shall be permitted in all zones without need for review or permit by the City of Warrenton.

B. Satellite dishes with diameters greater than three feet shall be permitted in all zones and shall be located on the ground in the rear yard no closer than five feet to a rear or side property line.

Vertical Bridge: Not applicable.

§ 16.148.030. Conditionally Permitted Uses.

Wireless communication facilities shall be allowed conditionally in the A-1, A-2, A-3, C-2, I-2, R- C, and OSI zoning districts, upon approval of a conditional use permit pursuant to Chapter 16.220.

Vertical Bridge: Understands and intends to comply with all applicable provisions of this section. VB has submitted a Conditional Use application, with supporting documents including this Statement of Code Compliance, to satisfy the standards of this Section. The Applicant has designed its proposed tower in a manner consistent with Warrenton's Municipal Code requirements

§ 16.148.040. Prohibited Uses.

Wireless communication facilities are prohibited on all lands designated as residential, general commercial, mixed-use commercial, or general industrial by this Code and the City's Comprehensive Plan.

Vertical Bridge: Not applicable. The proposed unmanned wireless communications facility is located in the I-2 zoning district.

§ 16.148.050. Application Requirements.

In addition to all standard required conditional use permit application materials, an applicant for a new WCF or modifications to an existing WCF shall submit the following information:

A. A visual study containing, at a minimum, a vicinity map depicting where, within a one-half-mile radius, any portion of the proposed tower could be visible, and a graphic simulation showing the appearance of the proposed tower and accessory structures from two separate points within the impacted vicinity, accompanied by an assessment of potential mitigation measures. Such points are to be mutually agreed upon by the Community Development Director and the applicant.

Vertical Bridge: Understands and intends to comply. Please see ATTCH 10, Photo Sims.

B. Documentation of the steps that will be taken to minimize the visual impact of the proposed facility.

Vertical Bridge: Understands and intends to comply. Please see ATTCH 6 Zoning Drawings and ATTCH 8, Tower Design, which demonstrates the mitigation of visual impacts. The location we chose to site the facility along with the color of the tower - which will be painted off-white per WMC requirements.

C. A landscape plan drawn to scale that is consistent with the need for screening at the site. Existing vegetation that is to be removed must be clearly indicated and provisions for mitigation included where appropriate.

Vertical Bridge: Vertical Bridge is installing a 50ft x 50ft fenced and slatted compound, which will house various telecommunications providers' ground equipment. The carrier's ground equipment will be housed in enclosed cabinets on concrete pads and obscured by surrounding trees, and the slatted fence. No existing vegetation shall be removed for the installation of this site. Please see ATTCH 6, Zoning Drawings.

D. A feasibility study for the collocation of telecommunication facilities as an alternative to new structures, in conformance with Section 16.148.060. The feasibility study shall include:

1. An inventory, including the location, ownership, height, and design of existing WCFs within one-half mile of the proposed location of a new WCF. The Community Development Director may share such information with other applicants seeking permits for WCFs, but shall not, by sharing such information, in any represent or warrant that such sites are available or suitable.

2. If collocation is not feasible, documentation of the efforts that have been made to collocate on existing or previously approved towers. Each applicant shall make a good faith effort to contact the owner(s) of all existing or approved towers and shall provide a list of all owners contacted in the area, including the date, form and content of such contact.

3. Documentation as to why collocation on existing or proposed towers or location on an existing tall structure within one-half mile of the proposed site is not practical or feasible. Collocation shall not be precluded simply because a reasonable fee for shared use is charged or because of reasonable costs necessary to adapt the existing and proposed uses to a shared tower. The Community Development Director and/or Planning Commission may consider expert testimony to determine whether the fee and costs are reasonable. Collocation costs exceeding new tower development are presumed to be unreasonable.

Vertical Bridge: Not applicable. There are no existing or proposed WCF's within ½ miles of this location.

E. A report containing the following information:

1. A report from a licensed professional engineer documenting the following:

   a. A description of the proposed tower height and design, including technical, engineering, and other pertinent factors governing selection of the proposed design. A cross-section of the proposed tower structure shall be included. If proposed tower is intended to accommodate future collocation, the engineer shall document that the design is sufficient for that purpose. If the proposed tower is not intended to allow for future collocation, the engineer shall provide an explanation why it is not so intended.

   b. The total anticipated capacity of the tower in terms of the number and types of antennae which can be accommodated. The engineer shall also describe any limitations on the ability of the tower to accommodate collocation. The engineer shall describe the technical options available to overcome those limitations and reasons why the technical options considered were not used.

   c. Documentation that the proposed tower will have sufficient structural integrity for the proposed uses at the proposed location, in conformance with the minimum safety requirements of the State Structural Specialty Code, latest adopted edition at the time of the application.

Vertical Bridge: Understands and intends to comply. Please see ATTCH 5, Tower Design

2. A description of mitigation methods, which will be employed to avoid ice hazards, including increased setbacks, and/or de-icing equipment.

Vertical Bridge: Understands and intends to comply. VB has designed this site to mitigate and avoid ice hazards by deploying ice-bridges over the cabinets in the compound to protect people and the equipment. Additionally, the site was selected due to its remote nature and is set back significantly from other residences and structures.

3. Documentation demonstrating compliance with non-ionizing electromagnetic emissions standards as set forth by the Federal Communications Commission.

Vertical Bridge: Understands and intends to comply. Please see ATTCH 7, NIER Report which demonstrates compliance with the pertinent standards.

4. Evidence that the proposed tower will comply with all applicable requirements of the Federal Aviation Administration, the Aeronautics Section of the Oregon Department of Transportation, and the Federal Communications Commission.

Vertical Bridge: Understands and intends to comply. Please see ATTCH 8, FAA Determination, ATTCH 9, ODAV Determination, and ATTCH 7, NIER Report.

F. A description of anticipated maintenance needs, including frequency of service, personnel needs, equipment needs and potential safety impacts of such maintenance.

Vertical Bridge: Understands and intends to comply. Vertical Bridge is proposing an unmanned wireless communications facility at this location. After construction is complete, the anticipated maintenance needs of this type of site will be a monthly visit from a service truck with a technician to maintain the facility. In the event of an upgrade of the existing antenna at the site, which may happen over the life of this site, the crew will take the site off air and perform the necessary maintenance and safety equipment needed to perform said work.

G. If a new tower is approved, the owner shall be required, as a condition of approval, to:

1. Record the conditions of approval specified by the City with the Deeds Records Office in the Office of the County Recorder of the county in which the tower site is located;
2. Respond in a timely, comprehensive manner to a request for information from a potential shared use applicant;
3. Negotiate in good faith for shared use by third parties; and
4. Such conditions shall run with the land and be binding on subsequent purchasers of the tower site.

Vertical Bridge: Understands and intends to comply.

H. The planning official may request any other information deemed necessary to fully evaluate and review the application and the potential impact of a proposed tower and/or antenna.

Vertical Bridge: Understands and intends to comply.

I. A WCF conditional use permit application fee as established by resolution of the Warrenton City Commission.

Vertical Bridge: Understands and intends to comply. The check in the amount $1,000.00 is included with the hard copies of this application.

§ 16.148.060. Collocation.

In order to encourage shared use of towers, all new WCFs shall comply with the following collocation standards.

A. To encourage shared use of towers, a conditional use permit shall not be required for the addition of antennae to an existing tower that has been already been designed and permitted to receive additional antennae arrays. A Type I Administrative Review by the Community Development Director and compliance with the Uniform Building Code and/or the State of Oregon Structural Specialty Code is required.

B. The height of an existing support structure may be increased by 10 feet or less for the purpose of accommodating collocation without a discretionary review process by the City, provided that there is no change to the type of tower and tower height is increased by the minimum

amount necessary to accommodate the collocated facilities. Increases in height exceeding 10 feet, but not more than 20 feet, beyond the original design shall require the approval of a Type I administrative review permit as provided in Chapters 16.204 and 16.208. Height increases of 20 or more feet for the purpose of accommodating collocation shall require the approval of a conditional use permit.

C. All collocated facilities, and additions to existing towers, shall meet all requirements of the State of Oregon Structural Specialty Code, latest adopted edition. A building permit shall be required for such alterations or additions. Documentation shall be provided by a licensed professional engineer, verifying that changes or additions to the tower structure will not adversely affect the structural integrity of the tower.

D. All collocated facilities shall be designed in such a way as to be visually compatible with the tower structures on which they are placed.

Vertical Bridge: Understands and intends to comply.

§ 16.148.070. Development Standards.

All new WCFs shall comply with the following standards:

A. Tower Height. Freestanding WCFs shall be exempted from height limitations. This exemption notwithstanding, the height and mass of the transmission tower shall be the minimum, which is necessary for its intended use, as demonstrated in a report prepared by a licensed professional engineer.

Vertical Bridge: Understands and intends to comply. Please see ATTCH 5, Tower Design.

B. A WCF that is attached to an alternative tower structure may not exceed the height of the alternative tower structure, unless findings are made by the Planning Commission that such an increase will have a minimal impact on the appearance of the structure.

Vertical Bridge: Not applicable.

C. All applications for development of new WCFs, or proposals to modify existing WCFs shall contain written consents from the following agencies: the FAA, FCC, ODOT Aeronautics Division, and Port of Astoria. This list is not meant to be an exhaustive list; the applicant is responsible for assuring that all new development complies with all applicable local, state, and federal laws.

Vertical Bridge: Understands and intends to comply.

The City of Warrenton supports use of the newest technology available to help camouflage WCFs and their support towers. At the writing of this Development Code (September 2002), the City of Warrenton considers the following design standard to be of the highest preference to the City: Collocate monopole with matching short-davit arm antennae array configurations, painted off-white.

Vertical Bridge: Understands and intends to comply. The Applicant has designed its proposed tower in a manner consistent with Warrenton's Municipal Code requirements. Please see ATTCH 6, Zoning Drawings and ATTCH 5, Tower Design.

II. Procedural Requirements

CHAPTER 16.208 TYPES OF APPLICATIONS AND REVIEW PROCEDURES

§ 16.208.010. Purpose.

The purpose of this chapter is to establish standard decision-making procedures that will enable the City, the applicant, and the public to reasonably review applications and participate in the local decision-making process in a timely and effective way.

§ 16.208.020. Description of Permit/Decision-Making Procedures.

All land use and development permit applications shall be decided by using the procedures contained in this chapter. General procedures for all permits are contained in Section 16.208.070. Specific procedures for certain types of permits are contained in Sections 16.208.020 through 16.208.060. The procedure "type" assigned to each permit governs the decision-making process for that permit. There are four types of permit/decision-making procedures: Type I, II, III, and

IV. These procedures are described in subsections A through D of this section. In addition, Table

16.208.020 lists all of the City's land use and development applications and their required permit procedure(s).

A. Type I Procedure (Ministerial). Type I decisions are made by Community Development Director or someone he or she officially designates, without public notice and without a public hearing. The Type I procedure is used when there are clear and objective approval criteria, and applying City standards and criteria requires no use of discretion. The appeal of a Type I decision is heard by the Planning Commission.

B. Type II Procedure (Administrative). Type II decisions are made by the Community Development Director after the mailing of a public notice and publication of notice in accordance with Section 16.208.040. The appeal of a Type II decision is heard by the Planning Commission.

C. Type III Procedure (Quasi-Judicial). Type III decisions are made by:

1. The Planning Commission after the mailing of a public notice and publication of notice of the hearing. Appeals of the Planning Commission decision shall be directly to the City Commission; or

2. Hearings Officer.

   a. City Commission may appoint, upon recommendation by the Community Development Director, a hearings officer by general resolution.

   b. Review and Decision-Making Responsibilities. The hearings officer shall conduct hearings and may render decisions for such classes of land use applications (Type III) which shall be carried out in accordance with the terms of this Code.

c. Decisions Are Final. The hearings officer shall have the authority to render a final decision on quasi-judicial land use applications, unless appealed under subsection (C)(3) of this section.

3. An appeal of a land use action where the City Commission is the hearings body:

a. The City Commission may, on a case-by-case basis or by standing order for a class of cases, decide at a public meeting that the decision of the lower hearings body of an individual land use action or a class of land use action decisions shall be the final decision of the City.

b. If the City Commission decides that the lower hearings body decision shall be the final decision of the City, then the Commission shall not hear the appeal and the party appealing may continue the appeal to the Land Use Board of Appeals (LUBA). In such a case, the City shall provide written notice of its decision to all parties. The decision on the land use application(s) becomes final upon mailing of the Commission's decision to decline review.

c. The decision of the City Commission not to hear a land use action appeal is entirely discretionary.

d. In determining whether to hear an appeal, the City Commission may consider only:

i. The record developed before the lower hearings body;

ii. The notice of appeal; and

iii. Recommendations of staff.

Type III decisions generally use discretionary approval criteria.

D. Type IV Procedure (Legislative and Map Amendments). Type IV procedures apply to legislative matters and map amendments. Legislative matters involve the creation, revision, or large-scale implementation of public policy (e.g., adoption of land use regulations and Comprehensive Plan amendments which apply to entire districts). The Type IV procedure is also used for land use district map amendments and Comprehensive Plan map amendments. Type IV matters are considered initially by the Planning Commission with final decisions made by the City Commission.

Table 16.208.020
Summary of Development Decisions and Permit by Type of Decision-Making Procedure

Permit Type or Development Decision	Decision-Making Procedure	Code, Statute, or Ordinance Reference
Annexation	Type IV	Chapter 16.260
Appeal	Type III	Chapter 16.208
Code Interpretation	Type II	Chapter 16.236

Code Amendment	Type IV	Chapter 16.232
Comprehensive Plan Amendment	Type IV	Comprehensive Plan Article 20

Table 16.208.020
Summary of Development Decisions and Permit by Type of Decision-Making Procedure

Permit Type or Development Decision	Decision-Making Procedure	Code, Statute, or Ordinance Reference
Conditional Use Permit	Type III	Chapter 16.220
Impact Assessment and Resource Capability	Type II	Chapter 16.164
Floodplain Development Permit	Type I	Chapter 16.88
Flood Zone Determination	N/A	Flood Insurance Rate Maps (FIRM) for Warrenton/ Hammond
Hardship (Wetland) Variance	Type III	Section 16.156.080
Home Occupation Permit	Type II	Section 16.240.020
Home Office Permit	Type I	Chapter 16.240
Land Partition (Preliminary Plat)	Type II	Chapter 16.216
Land Partition (Final Plat)	N/A	Chapter 16.216
Land Use Compatibility Statement (LUCS)	N/A	WDC and Comprehensive Plan
Land Use District Map Amendment (Quasi-Judicial)	Type IV	Chapter 16.232
Land Use District Map Amendment (Legislative)	Type IV	Chapter 16.232
Large-Scale Development	Type II/III	Chapter 16.192
Legal Lot/Lot of Record Determination	Type I	WDC, Clatsop County Deed Records, and ORS Chapter 92
Lot Line Adjustment	Type I	Chapter 16.216
Manufactured Dwelling Park	Type III	Chapter 16.172, ORS Chapter 446, and OAR Division 918
Transfer of Development Rights (TDR)	Type III	Chapter 16.264
Modification to Approval	Type II/III	Chapters 16.208 and 16.228

Nonconforming Use or Development Confirmation	Type II	Chapter 16.276
Planned Unit Development	Type III	Chapter 16.224

Table 16.208.020
Summary of Development Decisions and Permit by Type of Decision-Making Procedure

Permit Type or Development Decision	Decision-Making Procedure	Code, Statute, or Ordinance Reference
Urban Growth Boundary Adjustment/Amendment	Type III/IV	Comprehensive Plan Article 2.320
Street Development (Classification and Design Standards)	Type II/III	Division 3 (applicable sections)
Sign Permit	Type I	Chapter 16.140
Site Design Review	Type II/III	Chapters 16.116, 16.192 (as applicable), 16.208 and 16.212
Subdivision (Preliminary Plat)	Type III	Chapters 16.116, 16.208 and 16.216
Subdivision (Final Plat)	N/A	Chapter 16.216
Plat Vacation	Type III	Chapter 16.208 and Section 16.216.020
Temporary Use Permit	Type II/III	Chapter 16.240
Vacation (Street)	Type I or III and City Commission Public Hearing per ORS 271	Section 16.216.020(F) and ORS Chapter 271
Variance	Type II/III	Chapter 16.272
Wetland Area Boundary Adjustment	Type I	Section 16.156.090
Wetland Significance Determination Amendment	Type III	Section 16.156.100
Wireless Communication Facility (WCF) Permit	Type III	Chapters 16.148 and 16.220
Zoning Map Amendment (see Land Use District Map)	Type IV	Chapter 16.232

Notes:

1. The Code, statute, or ordinance references in Table 16.208.020 are not intended to be inclusive of all applicable review criteria. Please refer to the referenced document for all applicable criteria.
2. In addition to any project that abuts, or requires direct access from, a State highway, the City shall send notice to ODOT for the following applications: annexation, code amendment, Comprehensive Plan amendment, conditional use permit, home occupation permit, land use district map amendment (quasijudicial and legislative), large-scale development, manufactured dwelling park, subdivision (preliminary plat), vacation (street), wireless communication facility permit, and zoning map amendment.

(Ord. 1175-A § 18, 2013)

§ 16.208.030. Type I Procedure (Ministerial).

...

Vertical Bridge: Not applicable.

§ 16.208.040. Type II Procedure (Administrative).

...

Vertical Bridge: Not applicable.

§ 16.208.050. Type III Procedure (Quasi-Judicial).

A. Pre-application Conference. A pre-application conference is required for all Type III applications. The requirements and procedures for a pre-application conference are described in Section 16.208.070.

B. Application Requirements.

1. Application Forms. Type III applications shall be made on forms provided by the City of Warrenton.

2. Content. Type III applications shall:

a. Include the information requested on the application form.

b. Be filed with three copies of a narrative statement that explains how the application satisfies each and all of the relevant criteria in sufficient detail for review and action.

c. Be accompanied by the required fee.

d. Include one set of pre-stamped and pre-addressed envelopes for all property owners of record as specified in subsection C of this section. The records of the Clatsop County Department of Assessment and Taxation are the official records for determining ownership. The applicant shall demonstrate that the most current assessment records have been used to produce the notice list. Alternatively, the applicant

may pay a fee for the City to prepare the public notice mailing.

e. Include an impact study for all Type III applications. The impact study shall quantify/assess the effect of the development on public facilities and services. The study shall address, at a minimum, the transportation system, including pedestrian ways and bikeways, the drainage system, the parks system, the water system, the sewer system, and the noise impacts of the development. For each public facility system and type of impact, the study shall propose improvements necessary to meet City standards and to minimize the impact of the development on the public at large, public facilities systems, and affected private property users. In situations where this Code requires the dedication of real property to the City, the applicant shall either specifically agree to the dedication requirement, or provide evidence that shows that the real property dedication requirement is not roughly proportional to the projected impacts of the development.

C. Notice of Hearing.

1. Mailed Notice. Notice of a Type III application hearing (or appeal) or Type I or II appeal hearing shall be given by the Community Development Director in the following manner:

a. At least 20 days before the hearing date, notice shall be mailed to:

i. The applicant and all owners or contract purchasers of record of the property which is the subject of the application;

ii. All property owners of record within 200 feet of the site (N/A for Type I appeal);

iii. Any governmental agency which has entered into an intergovernmental agreement with the City, which includes provision for such notice, or who is otherwise entitled to such notice. ODOT shall be notified when there is a land division abutting a state facility for review of, comment on, and suggestion of conditions of approval for, the application. Transit and other transportation facility and service providers, including the Astoria Warrenton Regional Airport, shall be notified of Type III application hearings. [Owners of airports shall be notified of a proposed zone change in accordance with ORS 227.175.];

iv. Any neighborhood or community organization recognized by the City Commission and whose boundaries include the property proposed for development;

v. Any person who submits a written request to receive notice;

vi. For appeals, the appellant and all persons who provided testimony; and

vii. For a land use district change affecting a manufactured home or mobile home park, all mailing addresses within the park, in accordance with ORS 227.175.

b. The Community Development Director shall have an affidavit of notice be prepared and made a part of the file. The affidavit shall state the date that the notice was posted on the property and mailed to the persons who must receive notice.

c. At least 10 days before the hearing, notice of the hearing shall be printed in a newspaper of general circulation in the City. The newspaper's affidavit of publication of the notice shall be made part of the administrative record.

2. Content of Notice. Notice of appeal of a Type I or II decision or a Type Ill hearing (or appeal) to be mailed and published per paragraph 1 of this subsection shall contain the following information:

a. The nature of the application and the proposed land use or uses which could be authorized for the property.

b. The applicable criteria and standards from the development code(s) that apply to the application.

c. The street address or other easily understood geographical reference to the subject property.

d. The date, time, and location of the public hearing.

e. A statement that the failure to raise an issue in person, or by letter at the hearing, or failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

f. The name of a City representative to contact and the telephone number where additional information on the application may be obtained.

g. A statement that a copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at Warrenton City Hall at no cost and that copies shall be provided at a reasonable cost.

h. A statement that a copy of the City's staff report and recommendation to the hearings body shall be available for review at no cost at least seven days before the hearing, and that a copy shall be provided on request at a reasonable cost.

i. A general explanation of the requirements to submit testimony, and the procedure for conducting public hearings.

j. The following notice: "Notice to mortgagee, lienholder, vendor, or seller: The Warrenton Development Code requires that if you receive this notice it shall be

promptly forwarded to the purchaser."

D. Conduct of the Public Hearing.

1. At the commencement of the hearing, the hearings body shall state to those in attendance that:

   a. The applicable approval criteria and standards that apply to the application or appeal.

   b. A statement that testimony and evidence shall concern the approval criteria described in the staff report, or other criteria in the Comprehensive Plan or land use regulations which the person testifying believes to apply to the decision.

   c. A statement that failure to raise an issue with sufficient detail to give the hearings body and the parties an opportunity to respond to the issue, means that no appeal may be made to the State Land Use Board of Appeals on that issue.

   d. Before the conclusion of the initial evidentiary hearing, any participant may ask the hearings body for an opportunity to present additional relevant evidence or testimony that is within the scope of the hearing. The hearings body shall grant the request by scheduling a date to finish the hearing (a "continuance") per paragraph 2 of this subsection, or by leaving the record open for additional written evidence or testimony per paragraph 3 of this subsection.

   e. Record of the public hearing is subject to the same procedures as stated in Section 16.208.060.

2. If the hearings body grants a continuance, the completion of the hearing shall be continued to a date, time, and place at least seven days after the date of the first evidentiary hearing. An opportunity shall be provided at the second hearing for persons to present and respond to new written evidence and oral testimony. If new written evidence is submitted at the second hearing, any person may request, before the conclusion of the second hearing, that the record be left open for at least seven days, so that they can submit additional written evidence or testimony in response to the new written evidence.

3. If the hearings body leaves the record open for additional written evidence or testimony, the record shall be left open for at least seven days after the hearing. Any participant may ask the City in writing for an opportunity to respond to new evidence submitted during the period the record was left open. If such a request is filed, the Planning Commission shall reopen the record per subsection E of this section.

   a. When the Planning Commission re-opens the record to admit new evidence or testimony, any person may raise new issues which relates to that new evidence or testimony.

   b. An extension of the hearing or record granted pursuant to this subsection is subject to the limitations of ORS 227.178 ("120-day rule"), unless the continuance or extension is requested or agreed to by the applicant.

c. If requested by the applicant, the City shall allow the applicant at least seven days after the record is closed to all other persons to submit final written arguments in support of the application, unless the applicant expressly waives this right. The applicant's final submittal shall be part of the record but shall not include any new evidence.

4. The Record.

a. The record shall contain all testimony and evidence that is submitted to the City and the hearings body and not rejected.

b. The hearings body may take official notice of judicially cognizable facts under the applicable law. If the review authority takes official notice, it must announce its intention and allow persons participating in the hearing to present evidence concerning the noticed facts.

c. The review authority shall retain custody of the record until the City issues a final decision.

5. Participants in the appeal of a Type I or II decision or a Type III hearing are entitled to an impartial review authority as free from potential conflicts of interest and pre-hearing ex parte contacts (see paragraph 6 of this subsection) as reasonably possible. However, the public has a countervailing right of free access to public officials. Therefore:

a. At the beginning of the public hearing, hearings body members shall disclose the substance of any pre-hearing ex parte contacts (as defined in paragraph 6 of this subsection) concerning the application or appeal. He or she shall state whether the contact has impaired their impartiality or their ability to vote on the matter and shall participate or abstain accordingly.

b. A member of the hearings body shall not participate in any proceeding in which they, or any of the following, has a direct or substantial financial interest: Their spouse, brother, sister, child, parent, father-in-law, mother-in-law, partner, any business in which they are then serving or have served within the previous two years, or any business with which they are negotiating for or have an arrangement or understanding concerning prospective partnership or employment. Any actual or potential interest shall be disclosed at the hearing where the action is being taken.

c. Disqualification of a member of the hearings body due to contacts or conflict may be ordered by a majority of the members present and voting. The person who is the subject of the motion may not vote on the motion to disqualify.

d. If all members abstain or are disqualified, those members present who declare their reasons for abstention or disqualification shall be re-qualified to make a decision.

e. Any member of the public may raise conflict of interest issues prior to or during

the hearing, to which the member of the hearings body shall reply in accordance with this section.

6. Ex Parte Communications.

   a. Members of the hearings body shall not:

      i. Communicate, directly or indirectly, with any applicant, appellant, other party to the proceedings, or representative of a party about any issue involved in a hearing, except upon giving notice, per paragraph 5 of this subsection.

      ii. Take official notice of any communication, report, or other materials outside the record prepared by the proponents or opponents in connection with the particular case, unless all participants are given the opportunity to respond to the noticed materials.

   b. No decision or action of the hearings body shall be invalid due to ex parte contacts or bias resulting from ex parte contacts, if the person receiving contact:

      i. Places in the record the substance of any written or oral ex parte communications concerning the decision or action; and

      ii. Makes a public announcement of the content of the communication and of all participants' right to dispute the substance of the communication made. This announcement shall be made at the first hearing following the communication during which action shall be considered or taken on the subject of the communication.

   c. A communication between City staff and the hearings body is not considered an ex parte contact.

7. Presenting and Receiving Evidence.

   a. The hearings body may set reasonable time limits for oral presentations and may limit or exclude cumulative, repetitious, irrelevant or personally derogatory testimony or evidence.

   b. No oral testimony shall be accepted after the close of the public hearing. Written testimony may be received after the close of the public hearing, only as provided in subsection D of this section.

   c. Members of the hearings body may visit the property and the surrounding area, and may use information obtained during the site visit to support their decision, if the information relied upon is disclosed at the hearing and an opportunity is provided to dispute the evidence. In the alternative, a member of the hearings body may visit the property to familiarize him or herself with the site and surrounding area, but not to independently gather evidence. In the second situation, at the beginning of the hearing, he or she shall disclose the circumstances of the site visit and shall allow all participants to ask about the site

visit.

E. The Decision Process.

1. Basis for Decision. Approval or denial of an appeal of a Type I or II decision or a Type III application shall be based on standards and criteria in this Code. The standards and criteria shall relate approval or denial of a discretionary development permit application to the development regulations and, when appropriate, to the Comprehensive Plan for the area in which the development would occur and to the development regulations and Comprehensive Plan for the City as a whole.

2. Findings and Conclusions. Approval or denial shall be based upon the criteria and standards considered relevant to the decision. The written decision shall explain the relevant criteria and standards, state the facts relied upon in rendering the decision, and justify the decision according to the criteria, standards, and facts.

3. Form of Decision. The hearings body shall issue a final written order containing the findings and conclusions stated in paragraph 2 of this subsection, which either approves, denies, or approves with specific conditions. The hearings body may also issue appropriate intermediate rulings when more than one permit or decision is required.

4. Decision-Making Time Limits. A final order for any Type I or II appeal or Type III action shall be filed with the Community Development Director within 10 business days after the hearings body decision.

F. Notice of Decision. Written notice of a Type I or II appeal decision or a Type III decision shall be mailed to the applicant and to all participants of record within 10 business days after the hearings body decision. Failure of any person to receive mailed notice shall not invalidate the decision, provided that a good faith attempt was made to mail the notice.

G. Final Decision and Effective Date. The decision of the hearings body on any Type I or II appeal or any Type III application is final for purposes of appeal on the date it is mailed by the City. The decision is effective on the day after the appeal period expires. If an appeal is filed, the decision becomes effective on the day after the appeal is decided by the City Commission.

H. Appeal. A Type III quasi-judicial decision may be appealed to the City Commission as follows:

1. Who May Appeal. The following people have legal standing to appeal a Type III quasi-judicial decision:

   a. The applicant.

   b. Any person who submitted written or oral testimony to the decision making body.

   c. The Planning Director or City Manager.

2. Appeal Procedure.

a. Notice of Appeal. Any person with standing to appeal, as provided in subsection (H)(1) of this section, may appeal a Type III quasi-judicial decision by filing a notice of appeal according to the following procedures:

i. Time for Filing. A notice of appeal shall be filed with the Community Development Director within 14 days of the date the notice of decision was mailed.

ii. Content of Notice of Appeal. The notice of appeal shall contain:

(A) An identification of the decision being appealed, including the date ofthe decision.

(B) A statement demonstrating the person filing the notice of appeal has standing to appeal.

(C) A statement identifying the specific issues raised on appeal.

(D) A statement demonstrating that the appeal issues were raised by oral or written testimony during the comment period or prior to the close of the record established at the Planning Commission's public hearing.

(E) Filing fee.

b. Scope of Appeal. The appeal of a Type III quasi-judicial decision shall be limited to the specific issues raised during the written comment period or at the public hearing, as provided under Subsection ii.D above, unless the City Commission allows additional evidence or testimony concerning any other relevant issue. The City Commission may allow such additional evidence if it determines that such evidence is necessary to resolve the case. Written or oral comments received during the comment period or public hearing will usually limit the scope of issues on appeal. Only in extraordinary circumstances should new issues be considered by the City Commission on appeal of a Type III Quasi-Judicial Decision.

c. Appeal Procedures. Type III notice as provided in this section and hearing procedures as provided by Section 16.208.060 shall be used for all Type III quasi-judicial decision appeals.

I. Appeal to Land Use Board of Appeals (LUBA). The decision of an appeal to the City Commission is final unless appealed to LUBA. An appeal to LUBA shall be filed pursuant to ORS 197.830.

(Ord. 1175-A § 19, 2013; Ord. 1225 § 9, 2019; Ord. 1247 § 1, 2021)

Vertical Bridge: Vertical Bridge understands the process and procedures outlined above. The Applicant's Conditional Use Submission is compatible with the Purpose of this Code. VB is in compliance with all applicable provisions of this section. VB has submitted a Conditional Use application, with supporting documents including this Statement of Code Compliance, to satisfy the standards above in WMC 16.208.050 and this Section. The Applicant has prepared this application in a manner consistent with Warrenton's Municipal Code requirements. Vertical Bridge has elected to have the City prepare the notice mailings and will pay the fees associated when the amount is determined.

§ 16.208.060. Type IV Procedure (Legislative and Map Amendments).

...

Vertical Bridge: Not applicable.

§ 16.208.070. General Provisions.

A. 120-Day Rule. The City shall take final action on permit applications which are subject to this chapter, including resolution of all appeals, within 120 days from the date the application is deemed as complete. Any exceptions to this rule shall conform to the provisions of ORS
227.178. (The 120-day rule does not apply to Type IV legislative decisions—plan and code amendments—under ORS 227.178.)

B. Time Computation. In computing any period of time prescribed or allowed by this chapter, the day of the act or event from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday or legal holiday, including Sunday, in which event, the period runs until the end of the next day which is not a Saturday or legal holiday.

C. Pre-Application Conferences.

1. Participants. When a pre-application conference is required, the applicant shall meet with the Community Development Director or designee(s). The Community Development Director shall invite City staff from other departments to provide technical expertise applicable to the proposal, as necessary, as well as other public agency staff such as transportation, transit, and airport agency staff.

2. Information Provided. At such conference, the Community Development Director shall:

   a. Cite the Comprehensive Plan policies and map designations applicable to the proposal;

   b. Cite the ordinance provisions, including substantive and procedural requirements applicable to the proposal;

   c. Provide available technical data and assistance, which will aid the applicant;

   d. Identify other governmental policies and regulations that relate to the application; and

   e. Reasonably identify other opportunities or constraints concerning the application.

3. Disclaimer. Failure of the Community Development Director or his/her designee to provide any of the information required by this subsection C shall not constitute a waiver of any of the standards, criteria or requirements for the application.

4. Changes in the Law. Due to possible changes in federal, state, regional, and local law, the applicant is responsible for ensuring that the application complies with all applicable laws on the day the application is deemed complete.

D. Applications.

1. Initiation of Applications.

   a. Applications for approval under this chapter may be initiated by:

      i. Order of City Commission.

      ii. Resolution of the Planning Commission.

      iii. The Community Development Director.

      iv. A record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner.

   b. Any person authorized to submit an application for approval may be represented by an agent authorized in writing to make the application on their behalf.

2. Consolidation of Proceedings. When an applicant applies for more than one type of land use or development permit (e.g., Type II and III) for the same one or more parcels of land, the proceedings shall be consolidated for review and decision.

   a. If more than one approval authority would be required to decide on the applications if submitted separately, then the decision shall be made by the approval authority having original jurisdiction over one of the applications in the following order of preference: the City Commission, the Planning Commission, or the Community Development Director.

   b. When proceedings are consolidated:

      i. The notice shall identify each application to be decided;

      ii. The decision on a plan map amendment shall precede the decision on a proposed land use district change and other decisions on a proposed development. Similarly, the decision on a zone map amendment shall precede the decision on a proposed development and other actions; and

      iii. Separate findings and decisions shall be made on each application.

3. Check for Acceptance and Completeness. In reviewing an application for completeness, the following procedure shall be used:

   a. Acceptance. When an application is received by the City, the Community Development Director or its designee shall immediately determine whether the following essential items are present. If the following items are not present, the application shall not be accepted and shall be immediately returned to the applicant:

      i. The required form.

      ii. The required fee.

      iii. The signature of the applicant on the required form, and signed written

authorization of the property owner of record if the applicant is not the owner.

b. Completeness.

i. Review and Notification. After the application is accepted, the Community Development Director shall review the application for completeness. If the application is incomplete, the Community Development Director shall notify the applicant in writing of exactly what information is missing within 30 days of receipt of the application and allow the applicant 180 days to submit the missing information;

ii. When Application Deemed Complete for Review. In accordance with the application submittal requirements of this chapter, the application shall be deemed complete upon the receipt by the Community Development Director of all required information. The applicant shall have the option of withdrawing the application, or refusing to submit information requested by the Community Development Director in subsection (D)(3)(b)(i) of this section. For the refusal to be valid, the refusal shall be made in writing and received by the Community Development Director no later than 14 days after the date on the Community Development Director's letter of incompleteness. If the applicant refuses in writing to submit the missing information, the application shall be deemed complete on the 31st day after the Community Development Director or designee first accepted the application.

iii. Standards and Criteria That Apply to the Application. Approval or denial of the application shall be based upon the standards and criteria that were applicable at the time the application was first accepted.

iv. Coordinated Review. When required by this Code, or at the direction of the Community Development Director, the City shall submit the application for review and comment to ODOT and other applicable City, county, state, and federal review agencies. Potential applicable agencies include, but are not limited to, City Building, Public Works, Fire, Police, and Parks departments; Clatsop County Building, Planning, Parks, Public Health, Public Safety, and Public Works departments; Warrenton-Hammond School District; utility companies; Port of Astoria, and Sunset Empire Transportation District and other transportation facility and service providers.

4. Changes or additions to the application during the review period. Once an application is deemed complete:

a. All documents and other evidence relied upon by the applicant shall be submitted to the Community Development Director at least seven days before the notice of action or hearing is mailed, if possible. Documents or other evidence submitted after that date shall be received by Community Development Director, and transmitted to the hearings body, but may be too late

to include with the staff report and evaluation.

b. When documents or other evidence are submitted by the applicant during the review period, but after the application is deemed complete, the assigned review person or body shall determine whether or not the new documents or other evidence submitted by the applicant significantly change the application.

c. If the assigned reviewer determines that the new documents or other evidence significantly change the application, the reviewer shall include a written determination that a significant change in the application has occurred as part of the decision. In the alternate, the reviewer may inform the applicant either in writing, or orally at a public hearing, that such changes may constitute a significant change, and allow the applicant to withdraw the new materials submitted, in order to avoid a determination of significant change.

d. If the applicant's new materials are determined to constitute a significant change in an application that was previously deemed complete, the City shall take one of the following actions, at the choice of the applicant:

i. Continue to process the existing application and allow the applicant to submit a new second application with the proposed significant changes. Both the old and the new applications will proceed, but each will be deemed complete on different dates and may therefore be subject to different criteria and standards and different decision dates.

ii. Suspend the existing application and allow the applicant to submit a new application with the proposed significant changes. Before the existing application can be suspended, the applicant must consent in writing to waive the 120-day rule on the existing application. If the applicant does not consent, the City shall not select this option.

iii. Reject the new documents or other evidence that has been determined to constitute a significant change, and continue to process the existing application without considering the materials that would constitute a significant change. The City will complete its decision-making process without considering the new evidence.

e. If a new application is submitted by the applicant, that application shall be subject to a separate check for acceptance and completeness and will be subject to the standards and criteria in effect at the time the new application is accepted.

E. Community Development Director's Duties. The Community Development Directorshall:

1. Prepare application forms based on the criteria and standards in applicable state law, the City's Comprehensive Plan, and implementing ordinance provisions;

2. Accept all development applications which comply with Section 16.208.070;

3. Prepare a staff report that summarizes the application(s) and applicable decision criteria, and provides findings of conformance and/or nonconformance with the

criteria. The staff report should also provide a recommended decision of: approval; denial; or approval with specific conditions that ensure conformance with the approval criteria;

4. Prepare a notice of the proposal decision:

   a. In the case of an application subject to a Type I or II review process, the Community Development Director shall make the staff report and all case-file materials available at the time that the notice of the decision is issued,

   b. In the case of an application subject to a hearing (Type III or IV process), the Community Development Director shall make the staff report available to the public at least seven days prior to the scheduled hearing date, and make the case- file materials available when notice of the hearing is mailed, as provided by Sections 16.208.040 (Type II), 16.208.050 (Type III), or 16.208.060 (Type IV);

5. Administer the hearings process;

6. File notice of the final decision in the City's records and mail a copy of the notice of the final decision to the applicant; all persons who provided comments or testimony; persons who requested copies of the notice; and any other persons entitled to notice by law;

7. Maintain and preserve the file for each application for the time period required by law. The file shall include, as applicable, a list of persons required to be given notice and a copy of the notice given; the affidavits of notice; the application and all supporting information; the staff report; the final decision including the findings, conclusions and conditions, if any; all correspondence; minutes of any meeting at which the application was considered; and any other exhibit, information or documentation which was considered by the decision-maker(s) on the application; and Administer the appeals and review process.

F. Amended Decision Process.

1. The purpose of an amended decision process is to allow the Community Development Director to correct typographical errors, rectify inadvertent omissions and/or make other minor changes, which do not materially alter the decision.

2. The Community Development Director may issue an amended decision after the notice of final decision has been issued but before the appeal period has expired. If such a decision is amended, the decision shall be issued within 10 business days after the original decision would have become final, but in no event beyond the 120-day period required by state law. A new 10-day appeal period shall begin on the day the amended decision is issued.

3. Notice of an amended decision shall be given using the same mailing and distribution list as for the original decision notice.

4. Modifications to approved plans or conditions of approval requested by the applicant shall follow the procedures contained in Chapter 16.228. All other requested changes

to decisions that do not qualify as minor or major modifications shall follow the appeal process.

G. Re-submittal of Application Following Denial. An application which has been denied, or an appeal decision which has not been reversed by a higher authority (including the Land Use Board of Appeals, or the courts), may not resubmit the same application proposal or a substantially similar proposal for the same land for a period of 12 months from the date the final City decision is made denying the application, unless there is substantial change in the facts or a change in City policy which would change the outcome, as determined by the Community Development Director.

(Ord. 1225 § 9, 2019)

Vertical Bridge: Vertical Bridge understands the process and procedures outlined above. The Applicant's Conditional Use Submission is compatible with the Purpose of this Code. VB is in compliance with all applicable provisions of this section. VB has submitted a Conditional Use application, with supporting documents including this Statement of Code Compliance, to satisfy the standards above in WMC 16.208.050 and this Section. The Applicant has prepared this application in a manner consistent with Warrenton's Municipal Code requirements

§ 16.208.080. Special Procedures.

A. Expedited Land Divisions. An expedited land division ("ELD") shall be defined and may be used as in ORS 197.360 which is expressly adopted and incorporated by reference here.

B. Selection. An applicant who wishes to use an ELD procedure for a partition, subdivision or planned development instead of the regular procedure type assigned to it, must request the use of the ELD in writing at the time the application is filed, or forfeit his/her right to use it.

C. Review Procedure. An ELD shall be reviewed in accordance with the procedures in ORS 197.365.

D. Appeal Procedure. An appeal of an ELD shall be in accordance with the procedures in ORS 197.375.

Vertical Bridge: Not applicable.

CHAPTER 16.220 - CONDITIONAL USE PERMITS

§ 16.220.010. Purpose.

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate throughout a zoning district or without restrictions in that district, but would be beneficial to the City if their number, area, location, design, and relation to the surrounding property are controlled.

§ 16.220.020. Authorization to Grant or Deny Conditional Uses.

A. A new, enlarged or otherwise altered development listed in this Code as a conditional use shall be approved or denied by the Planning Commission under the procedure in this chapter. The Planning Commission shall base its decision on whether the use complies with:

1. Applicable policies of the Comprehensive Plan.

2. Applicable Columbia River Estuary Aquatic and Shoreland Development Standards, Chapter 16.160.

3. For certain uses in Columbia River Estuary aquatic areas, whether the use or activity meets the resource capability and purpose of the zone in which it is proposed when such a determination is required in accordance with Chapter 16.164.

4. For certain activities in Columbia River Estuary aquatic areas, the findings of an impact assessment where required by Chapter 16.164.

5. Development standards of the applicable zone.

6. Basic conditional use standards of this section.

7. Appropriate conditional use standards of this section.

B. In permitting a conditional use or the modification of an existing conditional use that involves a housing type (e.g. multifamily structure, manufactured dwelling park), the Planning Commission may impose in addition to those standards and requirements expressly specified in the ordinance, conditions which it considers necessary to protect the best interest of the surrounding property or the City as a whole. These additional conditions may include, but are not limited to:

1. Controlling the location and number of vehicle access points.

2. Increasing the required street width.

3. Limiting the number, size, location and lighting of signs.

4. Requiring diking, fencing, screening, landscaping, berms, or other items to protect adjacent areas.

5. Designating sites for open space.

6. Specifying the types of materials to be used.

C. In permitting a conditional use or the modification of a conditional use for a use other than a housing type, the Planning Commission may impose in addition to those standards and requirements expressly specified for that use other conditions which are necessary to protect the adjacent property, an identified resource, or the City as a whole. These conditions may include the provisions of paragraphs (B)(1) through (6) of this section. For conditional uses other than a housing type, additional conditions may include, but are not limited to:

1. Increasing the required lot size or yard dimensions.

2. Reducing the required height and size of buildings.

3. Specifying the time of year the activity may occur.

4. Completion of a monitoring program.

D. In the case of a use existing prior to its present classification as a conditional use, any change in use or in lot area or any alteration of a structure will conform with the requirements dealing with conditional uses.

E. The Planning Commission may require that the applicant for a conditional use furnish to the City a performance bond up to, and not to exceed, the value of the cost of the required improvements in order to assure that the conditions imposed are completed in accordance with the plans and specifications as approved by the Planning Commission and that the standards established in granting the conditional use are observed.

Vertical Bridge: Vertical Bridge understands the process, procedures, and criteria outlined above and intends to comply. The Applicant's Conditional Use Submission is compatible with the Purpose of this Code.

§ 16.220.030. Review Criteria.

A. Before a conditional use is approved findings will be made that the use will comply with the following standards:

1. The proposed use is in conformance with the Comprehensive Plan.

2. The location, size, design and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on, surrounding properties.

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

4. Public facilities and services are adequate to accommodate the proposed use.

5. The site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for appropriate access points, on-site drives, public areas, loading areas, storage facilities, setbacks and buffers, utilities or other facilities which are required by City ordinances or desired by the applicant.The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.

B. Transportation System Facilities and Improvements.

1. Construction, reconstruction, or widening of highways, roads, bridges or other transportation facilities that are (a) not designated in the City's adopted Transportation System Plan ("TSP"), or (b) not designed and constructed as part of an approved subdivision or partition, are allowed in most districts (see Section 16.20.040 for a list of districts that allow transportation facilities and improvements) subject to a conditional use permit and satisfaction of all of the following criteria:

   a. The project and its design are consistent with the City's adopted TSP, or, if the City has not adopted a TSP, consistent with the State Transportation Planning Rule, OAR 660-012 ("the TPR").

   b. The project design is compatible with abutting land uses in regard to noise generation and public safety and is consistent with the applicable zoning and development standards and criteria for the abutting properties.

   c. The project design minimizes environmental impacts to identified wetlands, wildlife habitat, air and water quality, cultural resources, and scenic qualities, and a site with fewer environmental impacts is not reasonably available. The applicant shall document all efforts to obtain a site with fewer environmental impacts, and the reasons alternative sites were not chosen.

   d. The project preserves or improves the safety and function of the facility through access management, traffic calming, or other design features.

   e. The project includes provisions for bicycle and pedestrian access and circulation consistent with the Comprehensive Plan, the requirements of this Development Code, and the TSP or TPR.

2. State Transportation System Facility or Improvement Projects. The State Department of Transportation ("ODOT") shall provide a narrative statement with the application demonstrating compliance with all of the criteria and standards in this section. Where applicable, an environmental impact statement or environmental assessment may be used to address one or more of these criteria.

3. Proposal Inconsistent with TSP/TPR. If the City determines that the proposed use or activity or its design is inconsistent with the TSP or TPR, then the applicant shall apply for and obtain a plan and/or zoning amendment prior to or in conjunction with conditional use permit approval. The applicant shall choose one of the following options:

   a. If the City's determination of inconsistency is made prior to a final decision on the conditional use permit application, the applicant shall withdraw the conditional usepermit application; or

   b. If the City's determination of inconsistency is made prior to a final decision on the conditional use permit application, the applicant shall withdraw the conditional

permit application, apply for a plan/zone amendment, and re-apply for a conditional use permit if and when the amendment is approved; or

c. If the City's determination of inconsistency is made prior to a final decision on the conditional use permit application, the applicant shall submit a plan/zoning amendment application for joint review and decision with the conditional use permit application, along with a written waiver of the ORS 227.178 120-day period within which to complete all local reviews and appeals once the application is deemed complete; or

d. If the City's determination of inconsistency is part of a final decision on the conditional use permit application, the applicant shall submit a new conditional use permit application, along with a plan/zoning amendment application for joint review and decision.

4. Expiration. A conditional use permit for transportation system facilities and improvements shall be void after two years.

C. Drive-Up/Drive-Through Facility.

1. Purpose. Where drive-up or drive-through uses and facilities are allowed, they shall conform to all of the following standards, which are intended to calm traffic, provide for adequate vehicle queuing space, prevent automobile turning movement conflicts, and provide for pedestrian comfort and safety.

2. Standards. Drive-up and drive-through facilities (i.e., driveway queuing areas, customer service windows, teller machines, kiosks, drop-boxes, or similar facilities) shall meet all of the following standards:

a. The drive-up or drive-through facility shall orient to and receive access from a driveway that is internal to the development and not a street, as generally illustrated.

b. The drive-up or drive-through facility shall not be oriented to street corner.

c. The drive-up or drive-through facility shall not be located within 20 feet of a street right-of-way.

d. Drive-up and drive-through queuing areas shall be designed so that vehicles will not obstruct any street, fire lane, walkway, bike lane, or sidewalk.

e. Along Highway 101, between SE Marlin and SE Dolphin Avenues, no new drive- up or drive-through facility is allowed within 400 linear feet of another drive-up or drive-through facility, where the existing drive-up or drive-through facility lawfully existed as of the date of an application for a new drive-up or drive-through facility.

Vertical Bridge: Vertical Bridge understands the process, procedures, and criteria outlined above and intends to comply. The Applicant's Conditional Use Submission is compatible with the Purpose of this Code.

§ 16.220.040. Application.

A property owner or designated representative may initiate a request for a conditional use by filing an application with the Community Development Director according to the requirements of Section 16.208.050. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

Vertical Bridge: Vertical Bridge understands the process, procedures, and criteria outlined above and intends to comply. The Applicant's Conditional Use Submission is compatible with the Purpose of this Code. Please see ATTCH 3, Signed CUP Application.

§ 16.220.050. Procedures.

A. The Planning Commission will consider a conditional use request after holding a public hearing in accordance with the provisions of Section 16.208.050. Where proposed development involves uses or activities in aquatic areas, public notice as required in Section

16.208.050 shall be sent to state and federal agencies with statutory planning and permit authority in aquatic areas, including Oregon Division of State Lands, Oregon Department of Fish and Wildlife, U.S. Fish and Wildlife Service, U.S. Environmental Protection Agency,

U.S. Army Corps of Engineers and the National Marine Fisheries Service.

B. The Planning Commission will determine whether the evidence supports a finding that requirements of the Comprehensive Plan, Development Code, and other City ordinances have been met. It will approve, approve with conditions, or deny the application according to requirements of Section 16.208.050. Conditional use decisions by the Planning Commission will become final after an elapsed period of 14 days from the date of the decision unless appealed to the City Commission within that 14-day period.

C. Notice of the Planning Commission decision will be provided in accordance with Section 16.208.050.

D. A decision of the Planning Commission on a conditional use request may be appealed to the City Commission in accordance with Sections 16.208.040 and 16.208.050.

E. A request for a conditional use which is not acted upon by the Planning Commission within 75 days from the receipt of the application may be deemed denied and may be appealed to the City Commission.

F. The Community Development Director shall forward a copy of the final decision, including findings and required conditions, within seven days, to the appropriate state and/or federal

agencies where a use or activity involves a state or federal permit which requires a determination of consistency with the local Comprehensive Plan. The response shall contain a statement of whether or not approval of the permit would be consistent with the Comprehensive Plan, the reasons the development is or is not so considered, and standards and conditions, which should apply if a state or federal permit is granted.

Vertical Bridge: Vertical Bridge understands the process, procedures, and criteria outlined above and intends to comply. The Applicant's Conditional Use Submission is compatible with the Purpose of this Code.

§ 16.220.060. Compliance with Conditions of Approval.

Compliance with conditions established for a conditional use and adherence to the submitted plans as approved is required. Any departure from these conditions of approval and approved plans constitutes a violation of this chapter.

Vertical Bridge: Vertical Bridge understands and intends to comply.

§ 16.220.070. Time Limit on a Permit for a Conditional Use.

Except as otherwise noted in this chapter, authorization of a conditional use shall be void after either one year or such other time period specified in the conditional use permit unless substantial construction has taken place. However, the Community Development Director may extend authorization for an additional period upon written request. The Community Development Director may grant additional extensions upon written request if the applicant demonstrates good cause for the delay.

Vertical Bridge: Vertical Bridge understands and intends to comply.

§ 16.220.080. Limitations for Refiling an Application.

Applications for which a substantially similar application has been denied will be heard by the Planning Commission only after a period of one year has elapsed from the date of the earlier decision.

Vertical Bridge: Vertical Bridge and intends to comply.

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 3, Signed CUP Application

City Of Warrenton

Planning Department
Conditional Use Permit
WMC 16.220

OFFICE USE	FEE $1,000 File# CUP -_____ - _____ Date Received _____ Receipt#_____

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate throughout a zoning district or without restrictions in that district, but would be beneficial to the City if their number, area, location, design, and relation to the surrounding property are controlled. A property owner or designated representative may initiate a request for a conditional use by filing an application with the Planning Department according to the requirements of Section 16.208.050. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

Property

Address: Non-situs address

Tax Lot (s): 5700

Zone: I-2 Water Dependent Industrial Flood Zone: No Wetlands: Unimpacted on parcel

Applicant

Name (s): Craig Brunkenhoefer

Phone: 503-505-0272 E-Mail Address: craig.brunkenhoefer@smartlinkgroup.com

Mailing Address: 11044 SW Davos Ln., Wilsonville, OR 97070

Applicant Signature(s): _____ Date: 2/27/2025

Property Owner (if different from applicant)

Name (s): John Nygaard obo. Warrenton Fiber Company

Phone: 503-861-3305 E-mail Address: john@oregonlawyerpdx.com

Mailing Address: PO Box 100, Warrenton, OR 97146-0100

Owner's Signature: John Nygaard Date: 3/11/2025

John Nygaard as Secretary of Warrenton Fiber Company

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Description of Proposed Land Use

Vertical Bridge to install a 150' monopole tower inside a 50' x 50' fenced compound with associated tower mounted equipment. All outdoor ground equipment associated with this install will be mounted on concrete pads inside the fenced and slatted compound.

Conditional Use Permit Review Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

WMC 16.220.030

1. The proposed use is in conformance with the Comprehensive Plan.

The proposed use maintains the integrity of the estuary and coastal waters and increses the potential for intensive uses of the area by providing high quality cellular and data services to the entire area.

2. The location, size and design, and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on surrounding properties.

We have located and designed this facility to have the least visual impact on surrounding properties by utilitzing the existing landscape and foliage to minimize the visual impacts from the surrounding properties.

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

This is an umanned wireless facility and as such it will not have a lot of traffic visitng the site. We anticipate after construction is complete, a site tech will likely visit the site approximately once a month.

4. Public facilities and services are adequate to accommodate the proposed use.

The only services required for this unmanned wireless communication facility are power and fiber. There are sufficient services to supply this facility with the services it requires.

5. The site's physical characteristics, in term of topography, soils and other pertinent considerations are, are appropriate for the use.

There are very few locations in the City of Warrenton where this site could potentially be located. We have selected the least impactful and most appropriate for this proposed use. We have located this tower on the parcel to have no impact on the minimal Locally Significant Wetlands on the parcel and +/- ~392 feet from Tansy Creek.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for the building, parking, landscaping, driveway, on-site circulation, public areas, loading areas, storage facilities, setbacks, buffers, and utilities which are required by City ordinances.

This lot is used primarily used as an overflow laydown yard by Nygaard Lumber. The site has been located to use as as little of the of the lot as possible so that the owner of the parcel can still develop this lot as he sees fit. The driveway and turnaround are design to make the most efficient use of the space provided and the compound is the smallest size required for multiple carriers to occupy.

7. The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.

There are few suitably zoned sites in the City of Warrenton that would be able to house this unmanned wireless communications facilites. This is the best site available as it is the least intrusive and is close to similar existing uses.

Submittal Checklist

Applicants shall submit all of the following items on a site plan along with the application form. The site plan shall contain the following information:

■ The proposed development site, including boundaries, dimensions, and gross area drawn to scale.

■ Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.

■ The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any

■ The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.

■ The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.

■ The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.

■ Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.

■ Loading and service areas for waste disposal, loading and delivery, if any

■ Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.

☐ Location, type, and height of outdoor lighting.

☐ Locations, sizes, and types of signs (shall comply with Chapter 16.144).

☐ The Planning Department may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).

☐ The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.

☐ Identification of slopes greater than 10%.

☐ Any areas identified as located in a designated floodplain and/or floodway, if any

☐ Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.

☐ Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.

☐ Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.

☐ North arrow, scale, names and addresses of all property owners.

☐ Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.

☐ Letter or narrative report documenting compliance with the applicable approval criteria including the conditional use criteria, zoning development standards, and applicable design standards. Please see the Planning Staff for applicable design standards.

This application will not be officially accepted until department staff have determined that the application is completely filled out, signed, the application fee has been paid, and the submittal requirements have been met.

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 4, RF Justification

April 8th, 2025

Warrenton, Oregon

Site Analysis - Verizon Wireless – Warrenton, Oregon

Overview and Service Area:

Verizon Wireless strives to provide excellent wireless service with a network of cell sites that allows our customers to reliably place calls and use it for data services. In this particular case, we are trying to remedy the coverage and capacity challenges between Warrenton and Hammond.

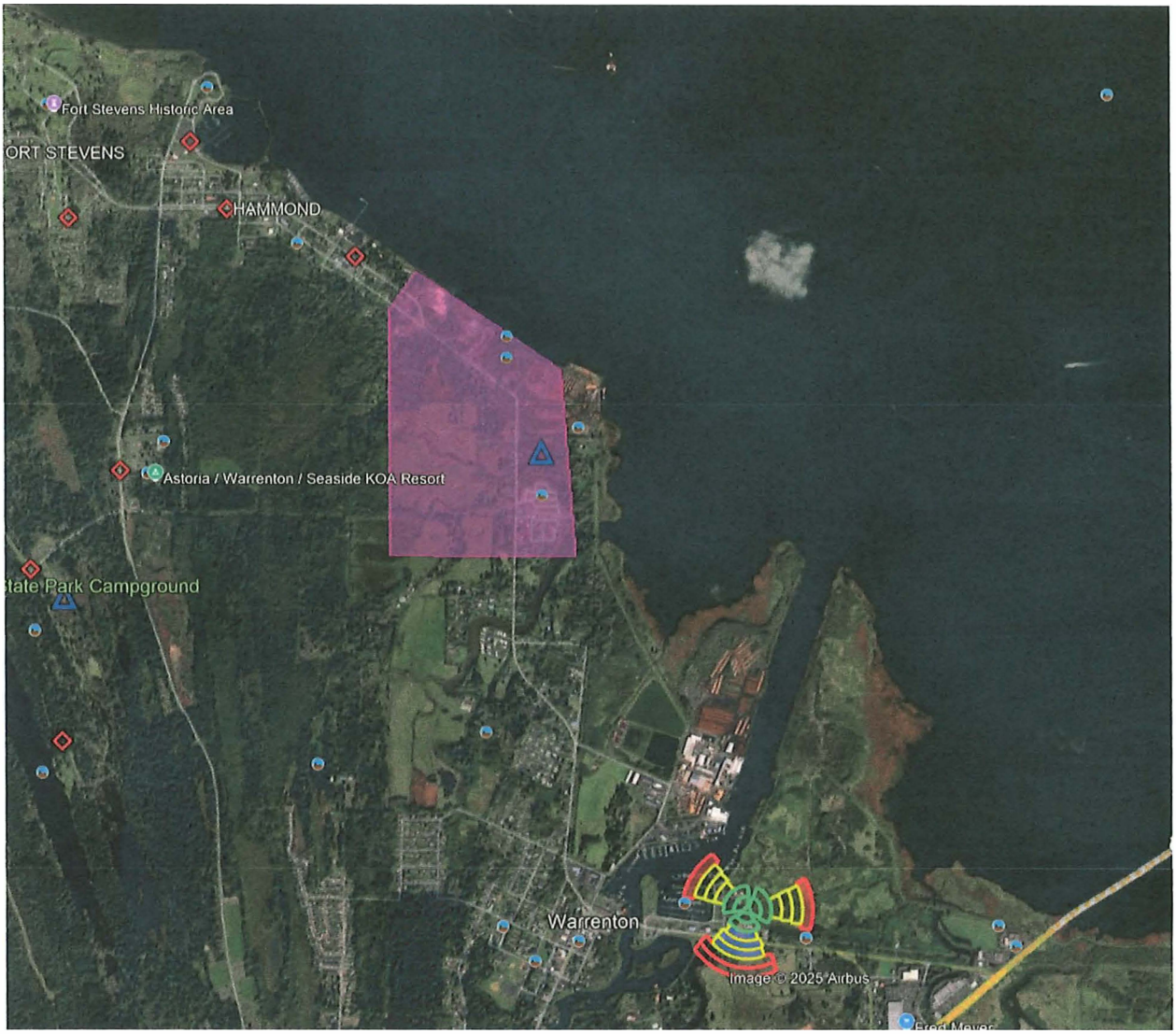
Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

Capacity is the need for more wireless resources. Cell sites have limited amount of resources (In terms of spectrum, number of antennas, radios and basebands) to handle voice calls, data connections and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits

Location, Location, Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors. The main serving cell site has it's west facing sector taking most of the traffic and hence, the cell site is load imbalanced. When a tall cell site serves a large area, it serves more customers. If the customers are far away at cell edge (low SINR), the communication between the cell site and mobile devices takes place in a low-speed mode transmission (transmit diversity), which ensures redundant copies of the same data stream is sent by each antenna port to ensure that the mobile is able to decode at least one of them. Also, the customer experiences low battery life because the phone now has to transmit above higher noise floor to reach the cell site. The customer experiences difficulty reaching the cell site that culminates to an ineffective attempt. Assuming that the customers are near with full signal bars in the mobile, the spectrum is still fixed/limited. When more customers share a fixed resource, they are allotted less resource/grants at a given transmission time interval. These issues bring about a need to have a dominant server in the west residential area that is at the **right height** (with respect to the altitude) and at the **right location** to provide a solid QOS rather than a cell edge service.

Search Ring: The below figure (Fig.1) shows the search ring issued to look for suitable candidate to provide service to our Verizon customers.

FIG 1. SEARCH RING



Propagation Maps:

There are several methods for determining where coverage gaps exist within a given network of wireless sites. One of these is through the use of propagation maps. The propagation map is a computer simulation of the strength of Verizon Wireless signals at a given height and location in the context of the network. Propagation maps are one tool for determining whether a proposed site will meet the coverage objective and what antenna height is needed to provide robust service for Verizon Wireless customers. The radio propagation tool is designed to take factors such as terrain, tree coverage, and existing buildings into account, so that it depicts a reliable estimate of coverage that would be provided by a proposed site. Our propagation model uses Above Mean Sea Level to compute the plots. The Above Ground Level (AGL) is only used to show the location of our antennas in terms of centerline and/or tip height with respect to ground level.

The coverage plots we have provided for this site analyze the signal strengths for the mid-band frequency (capacity handling band). Verizon analyzes mid-band frequency because this frequency serves most of our customers since they have low PIM issues, higher SINR (signal to interference and noise ratio) levels and lower noise floor. Mid-band frequency is also bigger (broader) frequency bands to ensure good DL speeds. Lower bands travel further and hence, are called coverage bands but are narrower. They are meant to serve cell edge users/deep in-building users and are not typically used for site selection purposes.

We will be deploying 6 bands as follows:

700 block: C BLOCK, B13, 5230-10MHz (coverage)
AWS1:B1, B2, C, 2125-15MHz (capacity)
AWS3: DLJ1, DLJ2, 67086-10MHz (capacity)
PCS: BLOCK E, 1025-5 MHz (capacity)
850 block: B1, B2, 2559- 10MHz (coverage)-5G nationwide and 4G LTE
C-Band: Block A1-A3, B1-B5-160MHz (capacity)- 5G

We will be using 3 multi-frequency antennas and 3 dual band radios per sector (total of 3 sectors).

The propagation maps that follow show three levels of service, designated as the following colors:

a) Green: until -85 dBm. This signal threshold represents a level of service adequate for providing reliable coverage inside a building. It provides good indoor and outdoor service.

b) Yellow: until -95 dBm. This signal threshold represents a level of service adequate for providing reliable coverage outdoors or inside a car, but indoor or in-building coverage is unreliable. It provides good outdoor and in-car service but inadequate indoor service as QOS will be (or start getting) hampered.

c) Light Pink: until -120 dBm. This signal threshold represents a signal quality that is unreliable to make and/or hold a call. Very slow latency and data speeds. Both outdoor and indoor QOS will be unreliable.

FIG 2: Before Bakers Creek

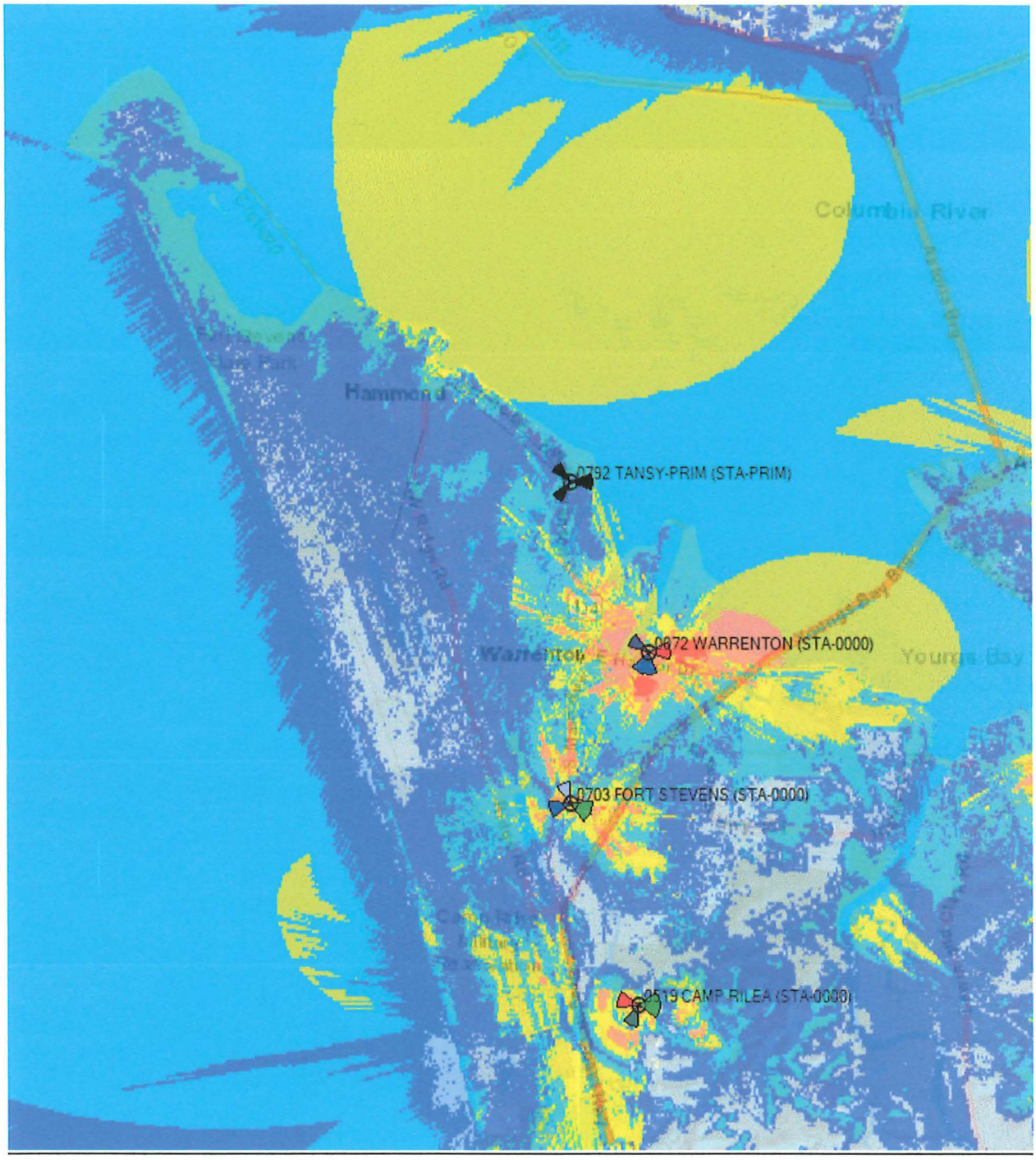
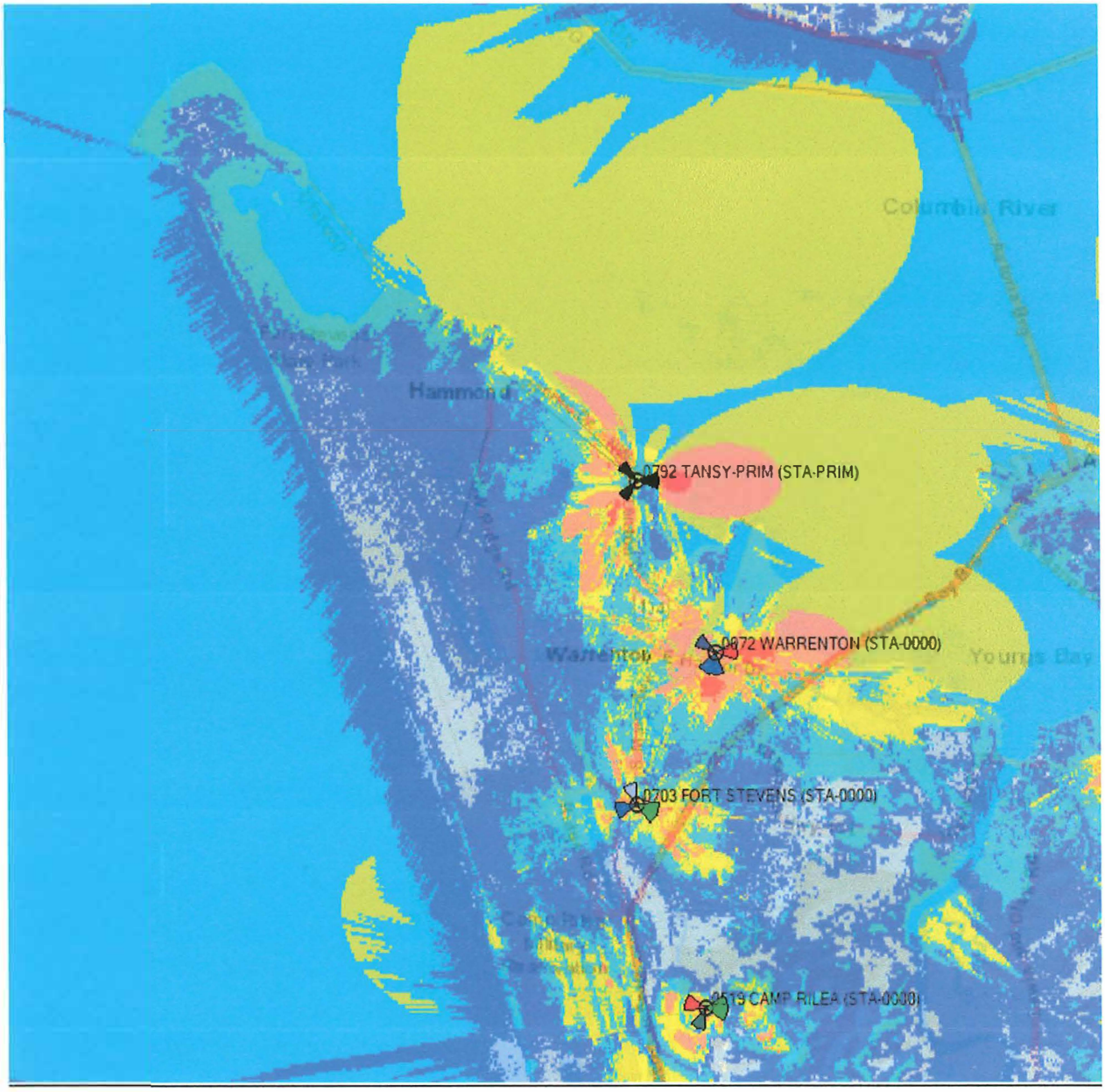


FIG 3: After Bakers Creek



The proposed site will offload the existing sites to provide additional capacity in the Verizon Wireless network as well as add needed coverage between existing sites in our target service area.

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 5, TOWER DESIGN

ALL REACTIONS ARE FACTORED

AXIAL 59 K

SHEAR 6 K

MOMENT 600 kip-ft

TORQUE 3 kip-ft

42 mph WIND - 0.7500 in ICE

AXIAL 44 K

SHEAR 33 K

MOMENT 3649 kip-ft

TORQUE 18 kip-ft

REACTIONS - 120 mph WIND

DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Lightning Rod	155	Platform w/handrails (10.000 sqin)	134
Platform w/handrails (14,000 sqin)	145	Platform w/handrails (10.000 sqin)	124
Platform w/handrails (14,000 sqin)	145	Platform w/handrails (10.000 sqin)	124
Platform w/handrails (14,000 sqin)	145	Platform w/handrails (10.000 sqin)	124
Platform w/handrails (10.000 sqin)	134	6 FT DISH	110
Platform w/handrails (10.000 sqin)	134		

MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-65	65 ksi	80 ksi			

TOWER DESIGN NOTES

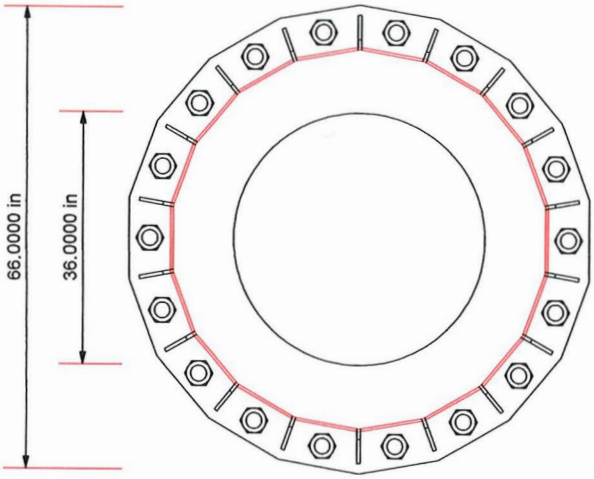
1. Tower is located in Clatsop County, Oregon.
2. Tower designed for Exposure D to the TIA-222-H Standard.
3. Tower designed for a 120 mph basic wind in accordance with the TIA-222-H Standard.
4. Tower is also designed for a 42 mph basic wind with 0.75 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0.000 ft
8. TOWER RATING: 91.5%

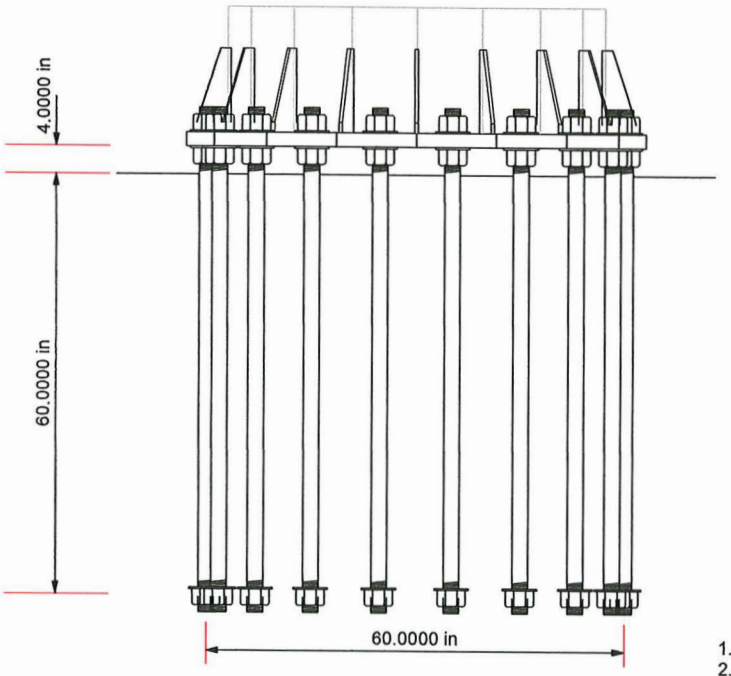
Mansour Shirvani

Digitally signed by Mansour Shirvani
Date: 2025.04.30 11:21:48 -05'00'

Aria Services, Inc.
10006 Lynbrook Dr.
Houston, TX 77042
Phone: (281) 797-4387
FAX:
www.aria-corp.com

Job: 150' MP Extendable to 175' - Tans
Project: US-OR-5156
Client: ALMVOY | Drawn by: MS | App'd:
Code: TIA-222-H | Date: 04/30/25 | Scale: NTS
Path: | Dwg No. E-1





FOUNDATION NOTES

1. Plate thickness is 2.0000 in.
2. Plate grade is A572-50.
3. Anchor bolt grade is A615-75.
4. f'c is 4 ksi.

Aria Services, Inc.
10006 Lynbrook Dr.
Houston, TX 77042
www.aria-corp.com Phone: (281) 797-4387
FAX:

Job: *150' MP Extendable to 175' - Tansy*			
Project: *US-OR-5156*			
Client: ALMVOY	Drawn by: MS	App'd:	
Code: TIA-222-H	Date: 04/30/25	Scale: NTS	
Path:		Dwg No. F-1	

tnxTower	Job	Page
	150' MP Extendable to 175' - Tansy	1 of 13
Aria Services, Inc. 10006 Lynbrook Dr. Houston, TX 77042 Phone: (281) 797-4387 FAX:	**Project** US-OR-5156	**Date** 11:08:58 04/30/25
	Client ALMVOY	**Designed by** MS

Tower Input Data

The tower is a monopole.
This tower is designed using the TIA-222-H standard.
The following design criteria apply:

Tower is located in Clatsop County, Oregon.
Tower base elevation above sea level: 17.000 ft.
Basic wind speed of 120 mph.
Risk Category II.
Exposure Category D.
Simplified Topographic Factor Procedure for wind speed-up calculations is used.
Topographic Category: 1.
Crest Height: 0.000 ft.
Nominal ice thickness of 0.7500 in.
Ice thickness is considered to increase with height.
Ice density of 56 pcf.
A wind speed of 42 mph is used in combination with ice.
Deflections calculated using a wind speed of 60 mph.
Non-linear (P-delta) analysis was used.
Pressures are calculated at each section.
Stress ratio used in pole design is 1.
Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

Options

Consider Moments - Legs	Assume Legs Pinned	Calculate Redundant Bracing Forces
Consider Moments - Horizontals	√ Assume Rigid Index Plate	√ Ignore Redundant Members in FEA
Consider Moments - Diagonals	√ Use Clear Spans For Wind Area	√ SR Leg Bolts Resist Compression
Use Moment Magnification	√ Use Clear Spans For KL/r	√ All Leg Panels Have Same Allowable
√ Use Code Stress Ratios	√ Retension Guys To Initial Tension	Offset Girt At Foundation
√ Use Code Safety Factors - Guys	Bypass Mast Stability Checks	√ Consider Feed Line Torque
Escalate Ice	√ Use Azimuth Dish Coefficients	Include Angle Block Shear Check
Always Use Max Kz	√ Project Wind Area of Appurtenances	Use TIA-222-H Bracing Resist. Exemption
Kz In Exposure D Hurricane Region	Alternative Appurt. EPA Calculation	Use TIA-222-H Tension Splice Exemption
√ Include Bolts In Member Capacity	√ Autocalc Torque Arm Areas	Poles
Leg Bolts Are At Top Of Section	Add IBC .6D+W Combination	Include Shear-Torsion Interaction
√ Secondary Horizontal Braces Leg	√ Sort Capacity Reports By Component	Always Use Sub-Critical Flow
Use Diamond Inner Bracing (4 Sided)	√ Triangulate Diamond Inner Bracing	Use Top Mounted Sockets
√ SR Members Have Cut Ends	Treat Feed Line Bundles As Cylinder	Pole Without Linear Attachments
SR Members Are Concentric	Ignore KL/ry For 60 Deg. Angle Legs	Pole With Shroud Or No Appurtenances
Distribute Leg Loads As Uniform	Use ASCE 10 X-Brace Ly Rules	Outside and Inside Corner Radii Are Known
Use Special Wind Profile		

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	150.000-108.000	42.000	5.000	18	23.0990	32.2000	0.1875	0.7500	A572-65 (65 ksi)
L2	108.000-71.000	42.000	6.000	18	30.7415	39.8425	0.2500	1.0000	A572-65

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L3	71.000-35.000	42.000	7.000	18	38.0424	47.1434	0.3125	1.2500	(65 ksi) A572-65
L4	35.000-0.000	42.000		18	45.0016	54.1026	0.3750	1.5000	(65 ksi) A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in^2	I in^4	r in	C in	I/C in^3	J in^4	It/Q in^2	w in	w/t
L1	23.4264	13.6352	904.2868	8.1336	11.7343	77.0636	1809.7636	6.8189	3.7354	19.922
	32.6678	19.0514	2466.6323	11.3644	16.3576	150.7943	4936.5103	9.5275	5.3372	28.465
L2	32.2774	24.1950	2841.9916	10.8245	15.6167	181.9841	5687.7227	12.0998	4.9705	19.882
	40.4186	31.4167	6221.9243	14.0554	20.2400	307.4071	12452.0356	15.7113	6.5723	26.289
L3	39.9013	37.4233	6730.5650	13.3941	19.3255	348.2730	13469.9862	18.7152	6.1455	19.665
	47.8225	46.4504	12870.3998	16.6250	23.9488	537.4120	25757.7349	23.2296	7.7472	24.791
L4	47.1782	53.1168	13364.6074	15.8424	22.8608	584.6081	26746.8004	26.5634	7.2603	19.361
	54.8793	63.9492	23322.0795	19.0733	27.4841	848.5660	46674.8467	31.9807	8.8621	23.632

Tower Elevation ft	Gusset Area (per face) ft^2	Gusset Thickness in	Gusset Grade	Adjust. Factor A_f	Adjust. Factor A_r	Weight Mult.	Double Angle Stitch Bolt Spacing Diagonals in	Double Angle Stitch Bolt Spacing Horizontals in	Double Angle Stitch Bolt Spacing Redundants in
L1 150.000-108.000				1	1	1			
L2 108.000-71.000				1	1	1			
L3 71.000-35.000				1	1	1			
L4 35.000-0.000				1	1	1			

Monopole Base Plate Data

Base Plate Data

Base plate is square	
Base plate is grouted	
Anchor bolt grade	A615-75
Anchor bolt size	2.2500 in
Number of bolts	18
Embedment length	60.0000 in
f'_c	4.000 ksi
Grout space	4.0000 in
Base plate grade	A572-50
Base plate thickness	2.0000 in
Bolt circle diameter	60.0000 in
Outer diameter	66.0000 in
Inner diameter	36.0000 in
Base plate type	Stiffened Plate

Base Plate Data	
Bolts per stiffener	1
Stiffener thickness	0.5000 in
Stiffener height	12.0000 in

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Total Number		C_AA_A ft^2/ft	Weight klf
* Verizon Cable *									
1-5/8	A	No	No	Inside Pole	145.000 - 6.000	18	No Ice	0.000	0.001
							1/2" Ice	0.000	0.001
							1" Ice	0.000	0.001
1-5/8	B	No	No	Inside Pole	134.000 - 6.000	12	No Ice	0.000	0.001
							1/2" Ice	0.000	0.001
							1" Ice	0.000	0.001
1-5/8	C	No	No	Inside Pole	124.000 - 6.000	12	No Ice	0.000	0.001
							1/2" Ice	0.000	0.001
							1" Ice	0.000	0.001
1-5/8	C	No	No	Inside Pole	110.000 - 6.000	4	No Ice	0.000	0.001
							1/2" Ice	0.000	0.001
							1" Ice	0.000	0.001
Safety Wire	A	No	No	CaAa (Out Of Face)	150.000 - 0.000	1	No Ice	0.035	0.000
							1/2" Ice	0.135	0.001
							1" Ice	0.235	0.002
Climbing Rung	A	No	No	CaAa (Out Of Face)	150.000 - 6.000	1	No Ice	0.035	0.000
							1/2" Ice	0.135	0.001
							1" Ice	0.235	0.002

Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight K
L1	150.000-108.000	A	0.000	0.000	0.000	2.940	0.551
		B	0.000	0.000	0.000	0.000	0.256
		C	0.000	0.000	0.000	0.000	0.164
L2	108.000-71.000	A	0.000	0.000	0.000	2.590	0.551
		B	0.000	0.000	0.000	0.000	0.364
		C	0.000	0.000	0.000	0.000	0.485
L3	71.000-35.000	A	0.000	0.000	0.000	2.520	0.536
		B	0.000	0.000	0.000	0.000	0.354
		C	0.000	0.000	0.000	0.000	0.472
L4	35.000-0.000	A	0.000	0.000	0.000	2.240	0.432
		B	0.000	0.000	0.000	0.000	0.285
		C	0.000	0.000	0.000	0.000	0.380

Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A_R ft^2	A_F ft^2	C_AA_A In Face ft^2	C_AA_A Out Face ft^2	Weight K
L1	150.000-108.000	A	0.859	0.000	0.000	0.000	17.369	0.663
		B		0.000	0.000	0.000	0.000	0.256
		C		0.000	0.000	0.000	0.000	0.164
L2	108.000-71.000	A	0.828	0.000	0.000	0.000	15.301	0.649
		B		0.000	0.000	0.000	0.000	0.364
		C		0.000	0.000	0.000	0.000	0.485
L3	71.000-35.000	A	0.786	0.000	0.000	0.000	14.446	0.626
		B		0.000	0.000	0.000	0.000	0.354
		C		0.000	0.000	0.000	0.000	0.472
L4	35.000-0.000	A	0.704	0.000	0.000	0.000	12.301	0.506
		B		0.000	0.000	0.000	0.000	0.285
		C		0.000	0.000	0.000	0.000	0.380

Feed Line Center of Pressure

Section	Elevation ft	CP_X in	CP_Z in	CP_X Ice in	CP_Z Ice in
L1	150.000-108.000	0.0000	-0.5448	0.0000	-1.6865
L2	108.000-71.000	0.0000	-0.5498	0.0000	-1.7583
L3	71.000-35.000	0.0000	-0.5527	0.0000	-1.7547
L4	35.000-0.000	0.0000	-0.5052	0.0000	-1.5708

Note: For pole sections, center of pressure calculations do not consider feed line shielding.

Antenna Pole Forces

Length of Pole ft	Ix in^4	Iy in^4	Modulus E ksi		Antenna Pole C_AA_A ft^2/ft	Antenna Pole Weight klf	Length of Beacon ft	Beacon C_AA_A ft^2	Beacon Weight K
0.000	1000.0000	1000.0000	1000.000	No Ice	0.000	0.000	0.000	0.000	0.000
				With Ice	0.000	0.000		0.000	0.000

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft	Vert ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
Lightning Rod	C	From Face	0.000	0.000	0.000	155.000	No Ice	1.600	1.600	0.100
			0.000				1/2" Ice	2.500	2.500	0.120
			0.000				1" Ice	3.330	3.330	0.200
Platform w/handrails (14,000	A	From Face	3.000	0.000	0.000	145.000	No Ice	97.220	32.407	1.300

Description	Face or Leg	Offset Type	Offsets: Horz Lateral ft / Vert ft / ft	Azimuth Adjustment °	Placement ft		C_AA_A Front ft^2	C_AA_A Side ft^2	Weight K
sqin)			0.000			1/2" Ice	99.000	33.000	1.900
			0.000			1" Ice	106.000	35.333	2.300
Platform w/handrails (14,000 sqin)	B	From Face	3.000	0.000	145.000	No Ice	97.220	32.407	1.300
			0.000			1/2" Ice	99.000	33.000	1.900
			0.000			1" Ice	106.000	35.333	2.300
Platform w/handrails (14,000 sqin)	C	From Face	3.000	0.000	145.000	No Ice	97.220	32.407	1.300
			0.000			1/2" Ice	99.000	33.000	1.900
			0.000			1" Ice	106.000	35.333	2.300
Platform w/handrails (10.000 sqin)	A	From Face	3.000	0.000	134.000	No Ice	69.330	23.110	1.200
			0.000			1/2" Ice	74.000	24.667	1.800
			0.000			1" Ice	78.000	26.000	2.000
Platform w/handrails (10.000 sqin)	B	From Face	3.000	0.000	134.000	No Ice	69.330	23.110	1.200
			0.000			1/2" Ice	74.000	24.667	1.800
			0.000			1" Ice	78.000	26.000	2.000
Platform w/handrails (10.000 sqin)	C	From Face	3.000	0.000	134.000	No Ice	69.330	23.110	1.200
			0.000			1/2" Ice	74.000	24.667	1.800
			0.000			1" Ice	78.000	26.000	2.000
Platform w/handrails (10.000 sqin)	A	From Face	3.000	0.000	124.000	No Ice	69.330	23.110	1.200
			0.000			1/2" Ice	74.000	24.667	1.800
			0.000			1" Ice	78.000	26.000	2.000
Platform w/handrails (10.000 sqin)	B	From Face	3.000	0.000	124.000	No Ice	69.330	23.110	1.200
			0.000			1/2" Ice	74.000	24.667	1.800
			0.000			1" Ice	78.000	26.000	2.000
Platform w/handrails (10.000 sqin)	C	From Face	3.000	0.000	124.000	No Ice	69.330	23.110	1.200
			0.000			1/2" Ice	74.000	24.667	1.800
			0.000			1" Ice	78.000	26.000	2.000

Dishes

Description	Face or Leg	Dish Type	Offset Type	Offsets: Horz Lateral ft / Vert ft	Azimuth Adjustment °	3 dB Beam Width °	Elevation ft	Outside Diameter ft		Aperture Area ft^2	Weight K
6 FT DISH	C	Paraboloid w/Radome	From Face	1.000	0.000		110.000	6.000	No Ice	28.270	0.143
				0.000					1/2" Ice	29.050	0.292
				0.000					1" Ice	29.831	0.441

Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 60 deg - No Ice

Comb. No.	Description
7	0.9 Dead+1.0 Wind 60 deg - No Ice
8	1.2 Dead+1.0 Wind 90 deg - No Ice
9	0.9 Dead+1.0 Wind 90 deg - No Ice
10	1.2 Dead+1.0 Wind 120 deg - No Ice
11	0.9 Dead+1.0 Wind 120 deg - No Ice
12	1.2 Dead+1.0 Wind 150 deg - No Ice
13	0.9 Dead+1.0 Wind 150 deg - No Ice
14	1.2 Dead+1.0 Wind 180 deg - No Ice
15	0.9 Dead+1.0 Wind 180 deg - No Ice
16	1.2 Dead+1.0 Wind 210 deg - No Ice
17	0.9 Dead+1.0 Wind 210 deg - No Ice
18	1.2 Dead+1.0 Wind 240 deg - No Ice
19	0.9 Dead+1.0 Wind 240 deg - No Ice
20	1.2 Dead+1.0 Wind 270 deg - No Ice
21	0.9 Dead+1.0 Wind 270 deg - No Ice
22	1.2 Dead+1.0 Wind 300 deg - No Ice
23	0.9 Dead+1.0 Wind 300 deg - No Ice
24	1.2 Dead+1.0 Wind 330 deg - No Ice
25	0.9 Dead+1.0 Wind 330 deg - No Ice
26	1.2 Dead+1.0 Ice
27	1.2 Dead+1.0 Wind 0 deg+1.0 Ice
28	1.2 Dead+1.0 Wind 30 deg+1.0 Ice
29	1.2 Dead+1.0 Wind 60 deg+1.0 Ice
30	1.2 Dead+1.0 Wind 90 deg+1.0 Ice
31	1.2 Dead+1.0 Wind 120 deg+1.0 Ice
32	1.2 Dead+1.0 Wind 150 deg+1.0 Ice
33	1.2 Dead+1.0 Wind 180 deg+1.0 Ice
34	1.2 Dead+1.0 Wind 210 deg+1.0 Ice
35	1.2 Dead+1.0 Wind 240 deg+1.0 Ice
36	1.2 Dead+1.0 Wind 270 deg+1.0 Ice
37	1.2 Dead+1.0 Wind 300 deg+1.0 Ice
38	1.2 Dead+1.0 Wind 330 deg+1.0 Ice
39	Dead+Wind 0 deg - Service
40	Dead+Wind 30 deg - Service
41	Dead+Wind 60 deg - Service
42	Dead+Wind 90 deg - Service
43	Dead+Wind 120 deg - Service
44	Dead+Wind 150 deg - Service
45	Dead+Wind 180 deg - Service
46	Dead+Wind 210 deg - Service
47	Dead+Wind 240 deg - Service
48	Dead+Wind 270 deg - Service
49	Dead+Wind 300 deg - Service
50	Dead+Wind 330 deg - Service

Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	150 - 108	Pole	Max Tension	2	0.000	0.000	-0.000
			Max. Compression	26	-25.334	0.000	-0.073
			Max. Mx	8	-14.748	-484.511	-1.176
			Max. My	14	-14.728	0.000	-484.895
			Max. Vy	8	21.930	-484.511	-1.176
			Max. Vx	2	-21.951	0.000	484.818
			Max. Torque	9			17.689
L2	108 - 71	Pole	Max Tension	1	0.000	0.000	0.000
			Max. Compression	26	-33.294	0.000	-0.912

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
			Max. Mx	8	-21.392	-1348.510	4.843
			Max. My	2	-21.328	0.000	1367.676
			Max. Vy	8	25.613	-1348.510	4.843
			Max. Vx	2	-26.197	0.000	1367.676
			Max. Torque	13			-18.738
L3	71 - 35	Pole	Max Tension	1	0.000	0.000	0.000
			Max. Compression	26	-43.335	0.000	-0.747
			Max. Mx	8	-30.323	-2301.787	10.953
			Max. My	2	-30.289	0.000	2341.276
			Max. Vy	8	28.773	-2301.787	10.953
			Max. Vx	2	-29.351	0.000	2341.276
			Max. Torque	13			-18.569
L4	35 - 0	Pole	Max Tension	1	0.000	0.000	0.000
			Max. Compression	26	-58.568	0.000	-0.549
			Max. Mx	8	-44.188	-3584.952	17.905
			Max. My	2	-44.188	0.000	3648.396
			Max. Vy	8	32.136	-3584.952	17.905
			Max. Vx	2	-32.697	0.000	3648.396
			Max. Torque	13			-18.431

Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical K	Horizontal, X K	Horizontal, Z K
Pole	Max. Vert	27	58.568	0.000	5.654
	Max. H_x	21	33.158	32.105	0.163
	Max. H_z	2	44.211	0.000	32.665
	Max. M_x	2	3648.396	0.000	32.665
	Max. M_z	8	3584.952	-32.105	0.163
	Max. Torsion	17	18.340	16.139	-28.009
	Min. Vert	11	33.158	-27.798	-16.005
	Min. H_x	9	33.158	-32.105	0.163
	Min. H_z	14	44.211	0.000	-32.454
	Min. M_x	14	-3625.369	0.000	-32.454
	Min. M_z	20	-3584.952	32.105	0.163
	Min. Torsion	13	-18.340	-16.139	-28.009

Tower Mast Reaction Summary

Load Combination	Vertical K	$Shear_x$ K	$Shear_z$ K	Overturning Moment, M_x kip-ft	Overturning Moment, M_z kip-ft	Torque kip-ft
Dead Only	36.843	0.000	0.000	0.400	0.000	0.000
1.2 Dead+1.0 Wind 0 deg - No Ice	44.211	0.000	-32.665	-3648.396	0.000	0.000
0.9 Dead+1.0 Wind 0 deg - No Ice	33.158	0.000	-32.665	-3603.758	0.000	0.000
1.2 Dead+1.0 Wind 30 deg - No Ice	44.211	16.306	-28.306	-3161.674	-1821.222	17.548
0.9 Dead+1.0 Wind 30 deg - No Ice	33.158	16.306	-28.306	-3122.957	-1798.920	17.560
1.2 Dead+1.0 Wind 60 deg - No	44.211	27.985	-16.316	-1822.098	-3125.375	0.907

Load Combination	Vertical K	$Shear_x$ K	$Shear_z$ K	Overturning Moment, M_x kip-ft	Overturning Moment, M_z kip-ft	Torque kip-ft
0.9 Dead+1.0 Wind 60 deg - No Ice	33.158	27.985	-16.316	-1799.853	-3086.958	0.908
1.2 Dead+1.0 Wind 90 deg - No Ice	44.211	32.105	-0.163	-17.902	-3584.952	-15.794
0.9 Dead+1.0 Wind 90 deg - No Ice	33.158	32.105	-0.163	-17.902	-3540.848	-15.803
1.2 Dead+1.0 Wind 120 deg - No Ice	44.211	27.798	16.005	1787.494	-3104.094	1.630
0.9 Dead+1.0 Wind 120 deg - No Ice	33.158	27.798	16.005	1765.369	-3065.902	1.632
1.2 Dead+1.0 Wind 150 deg - No Ice	44.211	16.139	28.009	3128.530	-1802.550	18.328
0.9 Dead+1.0 Wind 150 deg - No Ice	33.158	16.139	28.009	3089.979	-1780.325	18.340
1.2 Dead+1.0 Wind 180 deg - No Ice	44.211	0.000	32.454	3625.369	0.000	0.000
0.9 Dead+1.0 Wind 180 deg - No Ice	33.158	0.000	32.454	3580.715	0.000	0.000
1.2 Dead+1.0 Wind 210 deg - No Ice	44.211	-16.139	28.009	3128.530	1802.550	-18.328
0.9 Dead+1.0 Wind 210 deg - No Ice	33.158	-16.139	28.009	3089.979	1780.325	-18.340
1.2 Dead+1.0 Wind 240 deg - No Ice	44.211	-27.798	16.005	1787.494	3104.094	-1.630
0.9 Dead+1.0 Wind 240 deg - No Ice	33.158	-27.798	16.005	1765.369	3065.902	-1.632
1.2 Dead+1.0 Wind 270 deg - No Ice	44.211	-32.105	-0.163	-17.902	3584.952	15.794
0.9 Dead+1.0 Wind 270 deg - No Ice	33.158	-32.105	-0.163	-17.902	3540.848	15.803
1.2 Dead+1.0 Wind 300 deg - No Ice	44.211	-27.985	-16.316	-1822.098	3125.375	-0.907
0.9 Dead+1.0 Wind 300 deg - No Ice	33.158	-27.985	-16.316	-1799.853	3086.958	-0.908
1.2 Dead+1.0 Wind 330 deg - No Ice	44.211	-16.306	-28.306	-3161.674	1821.222	-17.548
0.9 Dead+1.0 Wind 330 deg - No Ice	33.158	-16.306	-28.306	-3122.957	1798.920	-17.560
1.2 Dead+1.0 Ice	58.568	0.000	0.000	0.549	0.000	0.000
1.2 Dead+1.0 Wind 0 deg+1.0 Ice	58.568	0.000	-5.654	-600.050	0.000	0.000
1.2 Dead+1.0 Wind 30 deg+1.0 Ice	58.568	2.824	-4.899	-519.860	-299.968	2.211
1.2 Dead+1.0 Wind 60 deg+1.0 Ice	58.568	4.858	-2.825	-299.442	-515.670	-0.194
1.2 Dead+1.0 Wind 90 deg+1.0 Ice	58.568	5.582	-0.021	-1.776	-592.292	-2.523
1.2 Dead+1.0 Wind 120 deg+1.0 Ice	58.568	4.834	2.785	296.088	-512.863	-0.100
1.2 Dead+1.0 Wind 150 deg+1.0 Ice	58.568	2.802	4.861	516.687	-297.449	2.312
1.2 Dead+1.0 Wind 180 deg+1.0 Ice	58.568	0.000	5.627	598.207	0.000	0.000
1.2 Dead+1.0 Wind 210 deg+1.0 Ice	58.568	-2.802	4.861	516.687	297.449	-2.312
1.2 Dead+1.0 Wind 240 deg+1.0 Ice	58.568	-4.834	2.785	296.088	512.863	-0.100
1.2 Dead+1.0 Wind 270 deg+1.0 Ice	58.568	-5.582	-0.021	-1.776	592.292	2.523
1.2 Dead+1.0 Wind 300	58.568	-4.858	-2.825	-299.442	515.670	0.194

Load Combination	Vertical K	$Shear_x$ K	$Shear_z$ K	Overturning Moment, M_x kip-ft	Overturning Moment, M_z kip-ft	Torque kip-ft
deg+1.0 Ice						
1.2 Dead+1.0 Wind 330 deg+1.0 Ice	58.568	-2.824	-4.899	-519.860	299.968	-2.211
Dead+Wind 0 deg - Service	36.843	0.000	-7.307	-810.681	0.000	0.000
Dead+Wind 30 deg - Service	36.843	3.647	-6.332	-702.463	-404.878	3.993
Dead+Wind 60 deg - Service	36.843	6.260	-3.650	-404.699	-694.708	0.207
Dead+Wind 90 deg - Service	36.843	7.181	-0.036	-3.708	-796.839	-3.592
Dead+Wind 120 deg - Service	36.843	6.218	3.580	397.628	-689.949	0.371
Dead+Wind 150 deg - Service	36.843	3.610	6.265	695.749	-400.626	4.169
Dead+Wind 180 deg - Service	36.843	0.000	7.259	806.175	0.000	0.000
Dead+Wind 210 deg - Service	36.843	-3.610	6.265	695.749	400.626	-4.169
Dead+Wind 240 deg - Service	36.843	-6.218	3.580	397.628	689.949	-0.371
Dead+Wind 270 deg - Service	36.843	-7.181	-0.036	-3.708	796.839	3.592
Dead+Wind 300 deg - Service	36.843	-6.260	-3.650	-404.699	694.708	-0.207
Dead+Wind 330 deg - Service	36.843	-3.647	-6.332	-702.463	404.878	-3.993

Solution Summary

	Sum of Applied Forces			Sum of Reactions			
Load Comb.	PX K	PY K	PZ K	PX K	PY K	PZ K	% Error
1	0.000	-36.843	0.000	0.000	36.843	0.000	0.000%
2	0.000	-44.211	-32.665	0.000	44.211	32.665	0.000%
3	0.000	-33.158	-32.665	0.000	33.158	32.665	0.000%
4	16.306	-44.211	-28.306	-16.306	44.211	28.306	0.000%
5	16.306	-33.158	-28.306	-16.306	33.158	28.306	0.000%
6	27.985	-44.211	-16.316	-27.985	44.211	16.316	0.000%
7	27.985	-33.158	-16.316	-27.985	33.158	16.316	0.000%
8	32.105	-44.211	-0.163	-32.105	44.211	0.163	0.000%
9	32.105	-33.158	-0.163	-32.105	33.158	0.163	0.000%
10	27.798	-44.211	16.005	-27.798	44.211	-16.005	0.000%
11	27.798	-33.158	16.005	-27.798	33.158	-16.005	0.000%
12	16.139	-44.211	28.009	-16.139	44.211	-28.009	0.000%
13	16.139	-33.158	28.009	-16.139	33.158	-28.009	0.000%
14	0.000	-44.211	32.454	0.000	44.211	-32.454	0.000%
15	0.000	-33.158	32.454	0.000	33.158	-32.454	0.000%
16	-16.139	-44.211	28.009	16.139	44.211	-28.009	0.000%
17	-16.139	-33.158	28.009	16.139	33.158	-28.009	0.000%
18	-27.798	-44.211	16.005	27.798	44.211	-16.005	0.000%
19	-27.798	-33.158	16.005	27.798	33.158	-16.005	0.000%
20	-32.105	-44.211	-0.163	32.105	44.211	0.163	0.000%
21	-32.105	-33.158	-0.163	32.105	33.158	0.163	0.000%
22	-27.985	-44.211	-16.316	27.985	44.211	16.316	0.000%
23	-27.985	-33.158	-16.316	27.985	33.158	16.316	0.000%
24	-16.306	-44.211	-28.306	16.306	44.211	28.306	0.000%
25	-16.306	-33.158	-28.306	16.306	33.158	28.306	0.000%
26	0.000	-58.568	0.000	0.000	58.568	0.000	0.000%
27	0.000	-58.568	-5.654	0.000	58.568	5.654	0.000%
28	2.824	-58.568	-4.899	-2.824	58.568	4.899	0.000%
29	4.857	-58.568	-2.825	-4.858	58.568	2.825	0.000%
30	5.582	-58.568	-0.021	-5.582	58.568	0.021	0.000%
31	4.834	-58.568	2.785	-4.834	58.568	-2.785	0.0
32	2.802	-58.568	4.861	-2.802	58.568	-4.861	0.0
33	0.000	-58.568	5.627	0.000	58.568	-5.627	0.0
34	-2.802	-58.568	4.861	2.802	58.568	-4.861	0.0
35	-4.834	-58.568	2.785	4.834	58.568	-2.785	0.0
36	-5.582	-58.568	-0.021	5.582	58.568	0.021	0.0
37	-4.857	-58.568	-2.825	4.858	58.568	2.825	0.0

Load Comb.	Sum of Applied Forces PX K	PY K	PZ K	Sum of Reactions PX K	PY K	PZ K	% Error
38	-2.824	-58.568	-4.899	2.824	58.568	4.899	0.000%
39	0.000	-36.843	-7.307	0.000	36.843	7.307	0.000%
40	3.647	-36.843	-6.332	-3.647	36.843	6.332	0.000%
41	6.260	-36.843	-3.650	-6.260	36.843	3.650	0.000%
42	7.181	-36.843	-0.036	-7.181	36.843	0.036	0.000%
43	6.218	-36.843	3.580	-6.218	36.843	-3.580	0.000%
44	3.610	-36.843	6.265	-3.610	36.843	-6.265	0.000%
45	0.000	-36.843	7.259	0.000	36.843	-7.259	0.000%
46	-3.610	-36.843	6.265	3.610	36.843	-6.265	0.000%
47	-6.218	-36.843	3.580	6.218	36.843	-3.580	0.000%
48	-7.181	-36.843	-0.036	7.181	36.843	0.036	0.000%
49	-6.260	-36.843	-3.650	6.260	36.843	3.650	0.000%
50	-3.647	-36.843	-6.332	3.647	36.843	6.332	0.000%

Non-Linear Convergence Results

Load Combination	Converged?	Number of Cycles	Displacement Tolerance	Force Tolerance
1	Yes	4	0.00000001	0.00000001
2	Yes	4	0.00000001	0.00075632
3	Yes	4	0.00000001	0.00025740
4	Yes	6	0.00000001	0.00019269
5	Yes	6	0.00000001	0.00006020
6	Yes	6	0.00000001	0.00014044
7	Yes	6	0.00000001	0.00004213
8	Yes	6	0.00000001	0.00005953
9	Yes	5	0.00000001	0.00046916
10	Yes	6	0.00000001	0.00014374
11	Yes	6	0.00000001	0.00004361
12	Yes	6	0.00000001	0.00012240
13	Yes	5	0.00000001	0.00094444
14	Yes	4	0.00000001	0.00075362
15	Yes	4	0.00000001	0.00025718
16	Yes	6	0.00000001	0.00012240
17	Yes	5	0.00000001	0.00094444
18	Yes	6	0.00000001	0.00014374
19	Yes	6	0.00000001	0.00004361
20	Yes	6	0.00000001	0.00005953
21	Yes	5	0.00000001	0.00046916
22	Yes	6	0.00000001	0.00014044
23	Yes	6	0.00000001	0.00004213
24	Yes	6	0.00000001	0.00019269
25	Yes	6	0.00000001	0.00006020
26	Yes	4	0.00000001	0.00000001
27	Yes	4	0.00000001	0.00022988
28	Yes	5	0.00000001	0.00012209
29	Yes	4	0.00000001	0.00061207
30	Yes	4	0.00000001	0.00094095
31	Yes	4	0.00000001	0.00060984
32	Yes	4	0.00000001	0.00091594
33	Yes	4	0.00000001	0.00023042
34	Yes	4	0.00000001	0.00091594
35	Yes	4	0.00000001	0.00060984
36	Yes	4	0.00000001	0.00094095
37	Yes	4	0.00000001	0.00061207
38	Yes	5	0.00000001	0.00012209

39	Yes	4	0.00000001	0.00009971
40	Yes	5	0.00000001	0.00009210
41	Yes	4	0.00000001	0.00070981
42	Yes	5	0.00000001	0.00005900
43	Yes	4	0.00000001	0.00077647
44	Yes	5	0.00000001	0.00006178
45	Yes	4	0.00000001	0.00009938
46	Yes	5	0.00000001	0.00006178
47	Yes	4	0.00000001	0.00077647
48	Yes	5	0.00000001	0.00005900
49	Yes	4	0.00000001	0.00070981
50	Yes	5	0.00000001	0.00009210

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	150 - 108	25.8318	40	1.513	0.042
L2	113 - 71	14.6121	40	1.290	0.022
L3	77 - 35	6.4754	40	0.821	0.009
L4	42 - 0	1.8783	40	0.405	0.003

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
155.000	Lightning Rod	40	25.8318	1.513	0.042	35254
145.000	Platform w/handrails (14,000 sqin)	40	24.2396	1.492	0.039	35254
134.000	Platform w/handrails (10.000 sqin)	40	20.7785	1.442	0.033	11016
124.000	Platform w/handrails (10.000 sqin)	40	17.7438	1.382	0.027	6779
110.000	6 FT DISH	40	13.8066	1.259	0.020	4745

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	150 - 108	116.3177	2	6.824	0.186
L2	113 - 71	65.8124	2	5.818	0.096
L3	77 - 35	29.1649	2	3.700	0.039
L4	42 - 0	8.4573	4	1.826	0.015

Critical Deflections and Radius of Curvature - Design Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
155.000	Lightning Rod	2	116.3177	6.824	0.186	8034
145.000	Platform w/handrails (14,000 sqin)	2	109.1511	6.731	0.173	8034
134.000	Platform w/handrails (10.000 sqin)	2	93.5726	6.503	0.145	2508
124.000	Platform w/handrails (10.000 sqin)	2	79.9118	6.233	0.120	1541
110.000	6 FT DISH	2	62.1856	5.677	0.090	1074

Base Plate Design Data

Plate Thickness in	Number of Anchor Bolts	Anchor Bolt Size in	Actual / Allowable Ratio Bolt Tension K	Actual / Allowable Ratio Bolt Compression K	Actual / Allowable Ratio Plate Stress ksi	Actual / Allowable Ratio Stiffener Stress ksi	Controlling Condition	Ratio
2.0000	18	2.2500	157.246 243.576 0.65	162.156 404.336 0.40	24.777 45.000 0.55	17.946 45.000 0.40	Bolt T	0.65 ✔

Compression Checks

Pole Design Data

Section No.	Elevation ft	Size	L ft	L_u ft	Kl/r	A in^2	P_u K	ϕP_n K	Ratio $\frac{P_u}{\phi P_n}$
L1	150 - 108 (1)	TP32.2x23.099x0.1875	42.000	0.000	0.0	18.4066	-14.717	1076.790	0.014
L2	108 - 71 (2)	TP39.8425x30.7415x0.25	42.000	0.000	0.0	30.3850	-21.327	1777.520	0.012
L3	71 - 35 (3)	TP47.1434x38.0424x0.3125	42.000	0.000	0.0	44.9459	-30.289	2629.330	0.012
L4	35 - 0 (4)	TP54.1026x45.0016x0.375	42.000	0.000	0.0	63.9492	-44.188	3741.030	0.012

Pole Bending Design Data

Section No.	Elevation ft	Size	M_{ux} kip-ft	ϕM_{nx} kip-ft	Ratio $\frac{M_{ux}}{\phi M_{nx}}$	M_{uy} kip-ft	ϕM_{ny} kip-ft	Ratio $\frac{M_{uy}}{\phi M_{ny}}$
L1	150 - 108 (1)	TP32.2x23.099x0.1875	484.841	718.594	0.675	0.000	718.594	0.000
L2	108 - 71 (2)	TP39.8425x30.7415x0.25	1367.825	1520.558	0.900	0.000	1520.558	0.000
L3	71 - 35 (3)	TP47.1434x38.0424x0.3125	2341.500	2724.467	0.859	0.000	2724.467	0.000
L4	35 - 0 (4)	TP54.1026x45.0016x0.375	3648.700	4618.542	0.790	0.000	4618.542	0.000

Pole Shear Design Data

Section No.	Elevation ft	Size	Actual V_u K	ϕV_n K	Ratio $\frac{V_u}{\phi V_n}$	Actual T_u kip-ft	ϕT_n kip-ft	Ratio $\frac{T_u}{\phi T_n}$
L1	150 - 108 (1)	TP32.2x23.099x0.1875	21.951	323.037	0.068	17.611	874.983	0.020
L2	108 - 71 (2)	TP39.8425x30.7415x0.25	26.198	533.257	0.049	17.807	1788.258	0.010
L3	71 - 35 (3)	TP47.1434x38.0424x0.3125	29.352	788.800	0.037	17.667	3130.258	0.006
L4	35 - 0 (4)	TP54.1026x45.0016x0.375	32.698	1122.310	0.029	17.552	5280.675	0.003

Pole Interaction Design Data

Section No.	Elevation ft	Ratio $\frac{P_u}{\phi P_n}$	Ratio $\frac{M_{ux}}{\phi M_{ux}}$	Ratio $\frac{M_{uy}}{\phi M_{ny}}$	Ratio $\frac{V_u}{\phi V_n}$	Ratio $\frac{T_u}{\phi T_n}$	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
L1	150 - 108 (1)	0.014	0.675	0.000	0.068	0.020	0.696 ✔	1.000	✔
L2	108 - 71 (2)	0.012	0.900	0.000	0.049	0.010	0.915 ✔	1.000	✔
L3	71 - 35 (3)	0.012	0.859	0.000	0.037	0.006	0.873 ✔	1.000	✔
L4	35 - 0 (4)	0.012	0.790	0.000	0.029	0.003	0.803 ✔	1.000	✔

Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	150 - 108	Pole	TP32.2x23.099x0.1875	1	-14.717	1076.790	69.6	Pass
L2	108 - 71	Pole	TP39.8425x30.7415x0.25	2	-21.327	1777.520	91.5	Pass
L3	71 - 35	Pole	TP47.1434x38.0424x0.3125	3	-30.289	2629.330	87.3	Pass
L4	35 - 0	Pole	TP54.1026x45.0016x0.375	4	-44.188	3741.030	80.3	Pass
							Summary	
						Pole (L2)	91.5	Pass
						Base Plate	64.6	Pass
						RATING =	**91.5**	**Pass**

2022 Oregon Structural Specialty Code (OSSC) Amendments

Design wind speeds in special wind regions

Effective: Oct. 1, 2023

Building Codes Division
Department of Consumer and Business Services

Amendment summary:

The following amendments are adopted to update the design wind speeds in special wind regions based on the information from an independent study conducted by CPP Wind Engineering Consultants.

These amendments became effective Oct. 1, 2023.

The changes are denoted as follows:

Blue/underline: Added code language
~~Red/strikethrough:~~ Deleted code language

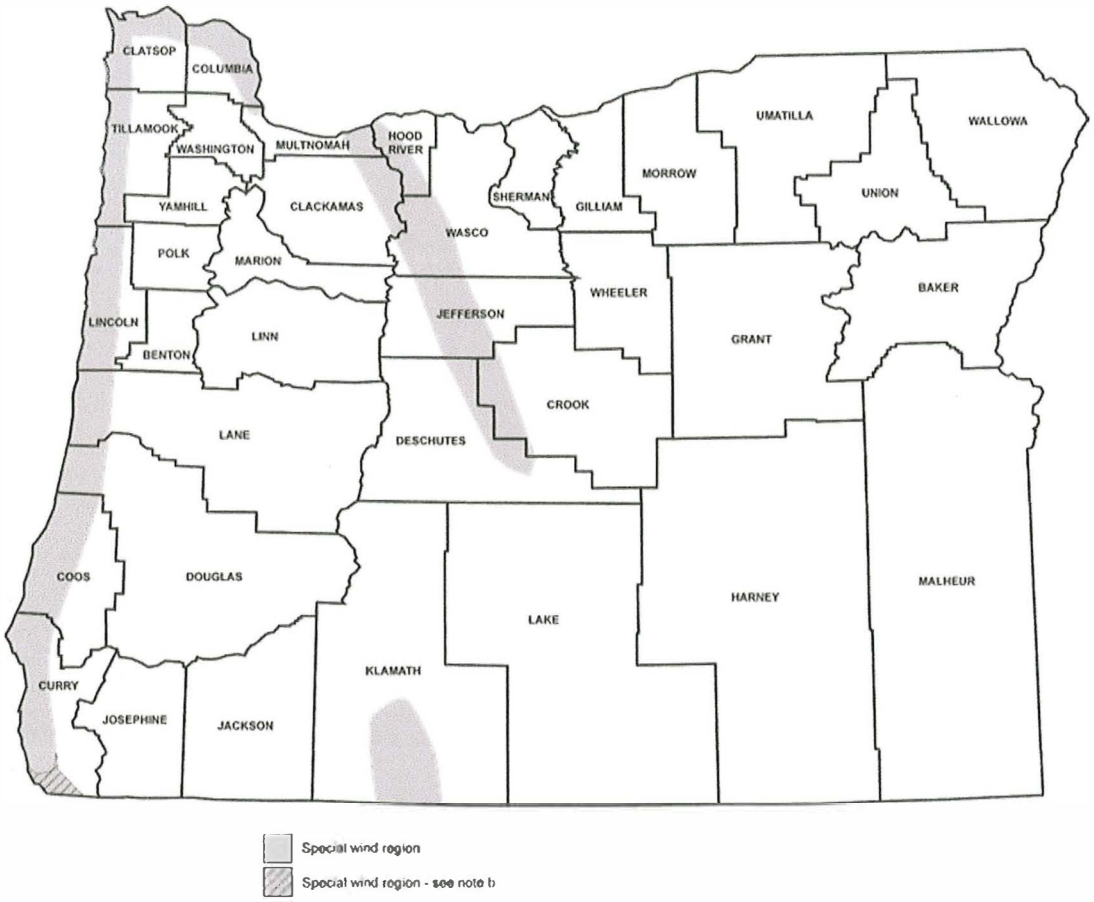


FIGURE 1609.3
SPECIAL WIND REGIONS – OREGON [a, b]

a. Sites on the perimeter ~~periphery~~ of the identified special wind regions shall be verified using ~~https://hazards.atcouncil.org~~ the ASCE 7 Hazard Tool: https://asce7hazardtool.online.

~~b. Basic design wind speeds shall be obtained from Table 1609.3; see Notes b, c and d for buildings and structures with full exposure (wind exposure category D) to Ocean or Columbia River Gorge winds.~~

b. This portion of the special wind region in Curry County extends 15 miles inland from the Pacific Coast and is not identified on the ASCE 7 Hazard Tool.

TABLE 1609.3
BASIC DESIGN WIND SPEED, *V*, FOR RISK CATEGORY I, II, III AND IV BUILDINGS AND OTHER STRUCTURES

COUNTY	RISK CATEGORY I BASIC DESIGN WIND SPEED, *V* (MPH)	RISK CATEGORY II BASIC DESIGN WIND SPEED, *V* (MPH)	RISK CATEGORY III BASIC DESIGN WIND SPEED, *V* (MPH)	RISK CATEGORY IV BASIC DESIGN WIND SPEED, *V* (MPH)
Baker	97	103	110	114
Benton	90	96	102	107
Clackamas Clackamas special wind region[a]	92<br~~115~~ 92	98<br~~120~~ 98	105<br~~130~~ 105	109<br~~130~~ 109
Clatsop Clatsop special wind region[a]	91<br~~125~~ 115	96<br~~135~~ 120	102<br~~145~~ 130	107<br~~145~~ 135
Columbia Columbia special wind region[a]	91<br~~115~~ 91	97<br~~120~~ 97	103<br~~130~~ 103	107<br~~130~~ 107
Coos Coos special wind region[a,b]	89 115[b]	95 120[b]	101 130[b]	106<br~~130[b]~~ 135
Crook Crook special wind region[a]	93<br~~100~~ 93	100<br~~110~~ 100	106<br~~115~~ 106	111<br~~115~~ 111
Curry Curry special wind region[a]	88<br~~125~~ 115	94<br~~135~~ 120	101<br~~145~~ 130	105<br~~145~~ 135
Deschutes Deschutes special wind region[a]	93<br~~100~~ 93	99<br~~110~~ 99	106<br~~115~~ 106	110<br~~115~~ 110
Douglas Douglas special wind region[a,b]	91 115[b]	97 120[b]	103 130[b]	108<br~~130[b]~~ 135
Gilliam[d]	94[d]	100[d]	107[d]	111[d]
Grant	95	101	108	113
Harney	94	101	108	112
Hood River[e] Hood River special wind region[a] ~~Hood River N.45.5° special wind region[a,e]~~ ~~Hood River S.45.5° special wind region[a]~~	92[e] 92 ~~115[e]~~ ~~100~~	98[e] 98 ~~120[e]~~ ~~110~~	105[e] 105 ~~130[e]~~ ~~115~~	109[e] 109 ~~130[e]~~ ~~115~~
Jackson	90	96	103	107
Jefferson Jefferson special wind region[a]	93<br~~100~~ 93	99<br~~110~~ 99	106<br~~115~~ 106	110<br~~115~~ 110
Josephine	89	95	102	106
Klamath Klamath special wind region[a]	91<br~~115~~ 91	98<br~~120~~ 98	104<br~~130~~ 104	108<br~~130~~ 108
Lake	93	99	106	111
Lane Lane special wind region[a,b]	91 115[b]	98 120[b]	105 130[b]	110<br~~130[b]~~ 135
Lincoln Lincoln special wind region[a]	90<br~~125~~ 115	96<br~~135~~ 120	102<br~~145~~ 130	106<br~~145~~ 135
Linn	92	98	104	108
Malheur	96	102	109	113
Marion	92	98	104	108
Morrow[d]	94[d]	101[d]	108[d]	112[d]
Multnomah[e] Multnomah special wind region[a,e]	92[e]<br~~115[e]~~ 92	98[e]<br~~120[e]~~ 98	105[e]<br~~130[e]~~ 105	110[e]<br~~130[e]~~ 110
Polk	90	97	103	107
Sherman[d]	93[d]	99[d]	106[d]	111[d]
Tillamook Tillamook special wind region[a]	91<br~~125~~ 115	96<br~~135~~ 120	102<br~~145~~ 130	107<br~~145~~ 135
Umatilla[e]	95[e]	102[e]	109[e]	113[e]
Union	96	102	109	113
Wallow[a]	97	103	110	115
Wasco[d] Wasco special wind region[a]	93[d]<br~~100~~ 93	99[d]<br~~110~~ 99	106[d]<br~~115~~ 106	110[d]<br~~115~~ 110

TABLE 1609.3—continued
BASIC DESIGN WIND SPEED, *V*, FOR RISK CATEGORY I, II, III AND IV BUILDINGS AND OTHER STRUCTURES

COUNTY	RISK CATEGORY I BASIC DESIGN WIND SPEED, *V* (MPH)	RISK CATEGORY II BASIC DESIGN WIND SPEED, *V* (MPH)	RISK CATEGORY III BASIC DESIGN WIND SPEED, *V* (MPH)	RISK CATEGORY IV BASIC DESIGN WIND SPEED, *V* (MPH)
Washington	91	97	103	107
Wheeler	94	100	107	111
Yamhill	91	97	103	107

For SI: 1 mile per hour = 0.45 m/s.

a. Refer to Figure 1609.3 for mapped special wind regions.

~~b. The basic design wind speed for buildings and structures in this region with full exposure (wind exposure category D) to Ocean winds shall be 125 mph for Risk Category I, 135 mph for Risk Category II, and 145 mph for Risk Categories III and IV.~~

~~c. The basic design wind speed for buildings and structures in this region with full exposure (wind exposure category D) to Columbia River Gorge winds shall be 125 mph for Risk Category I, 135 mph for Risk Category II, and 145 mph for Risk Categories III and IV~~

~~d. The basic design wind speed for buildings and structures in this region with full exposure (wind exposure category D) to Columbia River Gorge winds shall be 115 mph for Risk Category I, 120 mph for Risk Category II, and 130 mph for Risk Categories III and IV.~~

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 6, Zoning Drawings (3 sets)

vertical bridge

SITE NAME: TANSY
VERTICAL BRIDGE SITE NO. US-OR-5156
VERIZON SITE NUMBER: 617353995
NON-SITUS
WARRENTON, OR 97146

LOCATION MAP

DRIVING DIRECTIONS

FROM HWY US-101 IN WARRENTON, OR, TURN WEST ONTO OR-104 (E HARBOR DR). CONTINUE NORTH AND TURN RIGHT ONTO NW 13TH ST. SITE IS ON RIGHT AHEAD APPROX. 400 FT.

CALL OREGON ONE CALL
(800) 332-2344
CALL 3 WORKING DAYS
BEFORE YOU DIG!

811

PROJECT DESCRIPTION

APPLICANT PROPOSES THE FOLLOWING: A PROPOSED UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW ANTENNA ARRAY ON A NEW 150' MONOPOLE TOWER, WITH A NEW EQUIPMENT PAD, INSIDE A NEW 50'x50' FENCED COMPOUND, A NEW ACCESS AND UTILITY EASEMENT CONTAINING A NEW 12' WIDE DRIVEWAY, AND POWER AND FIBER RUNS, ARE ALSO PROPOSED.

APPROVALS

PROPERTY OWNER SIGNATURE _____ DATE _____

SHEET INDEX

INC	DWG #	DESCRIPTION
X	T-1	TITLE SHEET
X	LS-1	SITE SURVEY
X	LS-2	SURVEY DETAL
X	LS-3	SURVEY NOTES
X	A-1	OVERALL SITE PLAN
X	A-2	SITE PLAN
X	A-3	ELEVATIONS

CODE REFERENCES

CODE INFORMATION:
ZONING CLASSIFICATION: I-2 (MARINE INDUSTRIAL)
BUILDING CODE: OSSC 2022
CONSTRUCTION TYPE: IIB
OCCUPANCY: U
JURISDICTION: CITY OF WARRENTON

SITE INFORMATION

SITE LOCATION:
MAP / TAX LOT: 81009D005700
LATITUDE*: N 46° 11' 13.88" (46.187189)
LONGITUDE*: W 123° 55' 39.77" (-123.927715)
TOP OF STRUCTURE AGL: 150'-0" (160'-0" OVERALL HEIGHT W/ LIGHTNING ROD)
BASE OF STRUCTURE AMSL*: 18.0'± (NAD88)
*BASED ON 1A CERTIFICATION BY SURVEYOR (AMBIT, TBD)

PROJECT AREA:
APPROXIMATE LEASE AREA (VERTICAL BRIDGE): 2,500.00 SQ. FT.
APPROXIMATE LEASE AREA (VERIZON): 500.00 SQ. FT.

PROJECT TEAM

PROPERTY OWNER:
WARRENTON FIBER INC.
PO BOX 100
WARRENTON, OR 97146
JOHN NYGAARD
(503) 681-3305

APPLICANT:
SMARTLINK GROUP
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401
CRAIG BRUNKENHOEFER
CRAIG.BRUNKENHOEFER@SMARTLINKGROUP.COM
(253) 347-7234

SURVEYOR:
AMBIT CONSULTING
1229 CORNWALL AVE., STE. 301
BELLINGHAM, WA 98225
(480) 659-4072

TOWER OWNER:
VERTICAL BRIDGE
750 PARK OF COMMERCE DR., STE 200
BOCA RATON, FL 33487
PAUL DANNEBERG
PAUL.DANNEBERG@VERTICALBRIDGE.COM
(206) 375-3798

PROJECT ENGINEER:
TIBBOT ENGINEERING, LLC
12725 SW MILLIKAN WAY, STE. 300
BEAVERTON, OR 97005
PAUL TIBBOT P.E.
PAUL@TIBBOTENG.COM
(503) 345-2921

vertical bridge

verizon

PROJECT INFO:
VERTICAL BRIDGE SITE NUMBER:
US-OR-5156
SITE NAME:
TANSY
NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

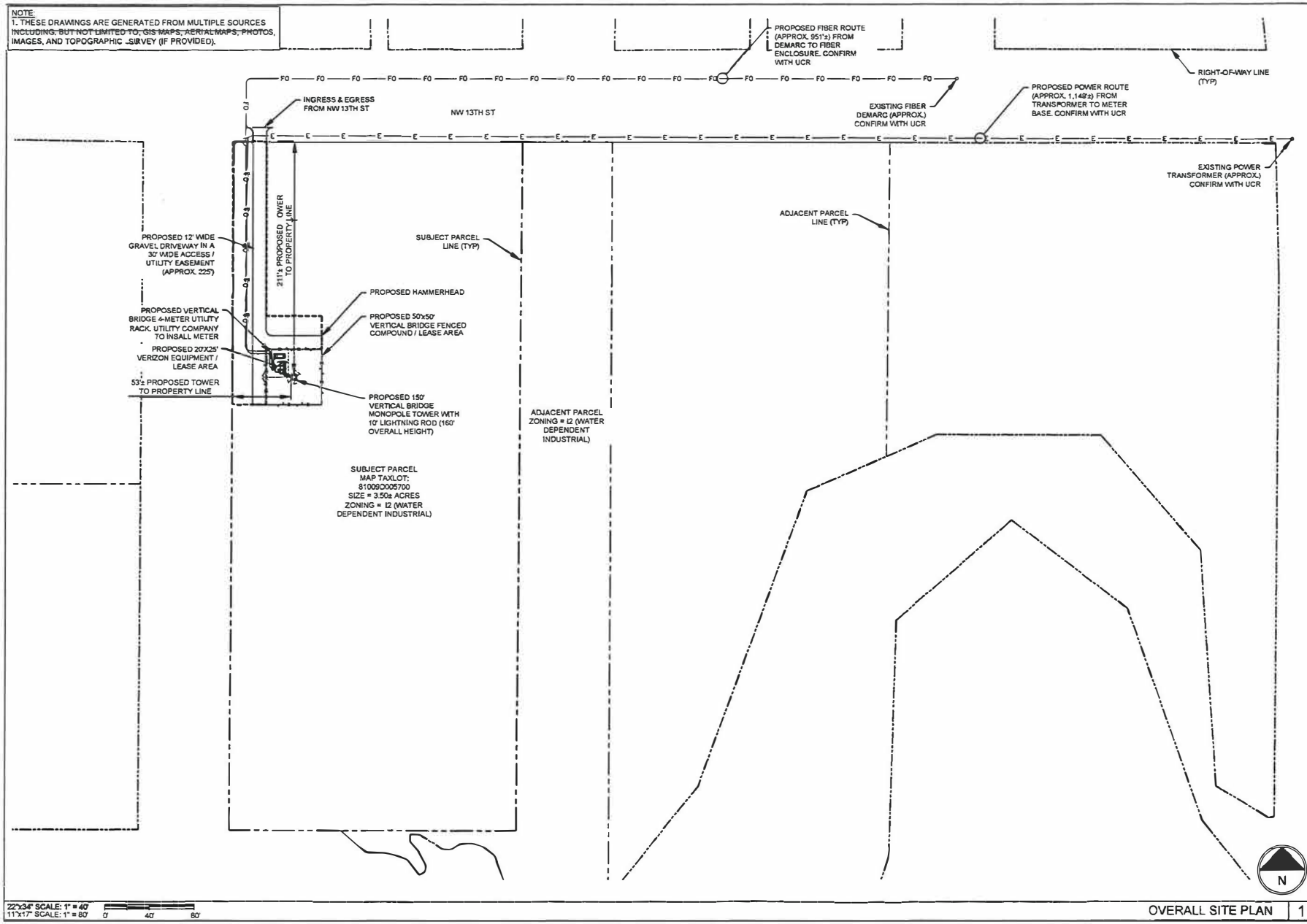
DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
11/7/24

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1 REV. A

NOTE:
1. THESE DRAWINGS ARE GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



22"x34" SCALE: 1" = 40'
11"x17" SCALE: 1" = 80'
0' 40' 80'

OVERALL SITE PLAN | 1

vertical bridge

verizon

PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:
US-OR-5156
SITE NAME:
TANSY
NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

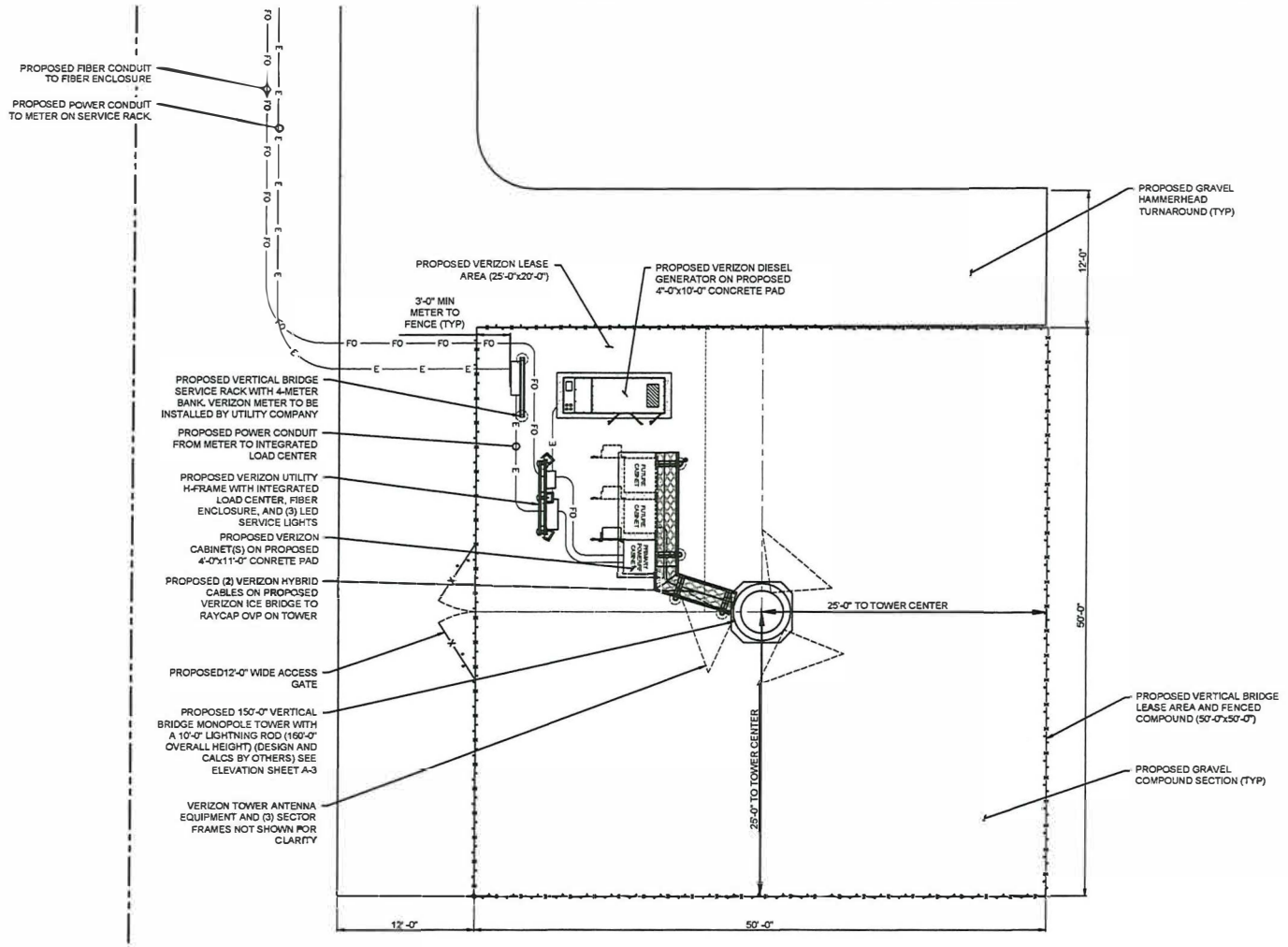
REV	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
11/7/24

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: A-1
REV.: A



22"x34" SCALE: 1"=5'
11"x17" SCALE: 1"=10' 0' 5' 10'

PROPOSED SITE PLAN | 1

N

vertical bridge

verizon

PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:
US-OR-5156

SITE NAME:
TANSY

NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:

TIBBOT ENGINEERING LLC

12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

DRAWN BY: -
CHECKED BY: -

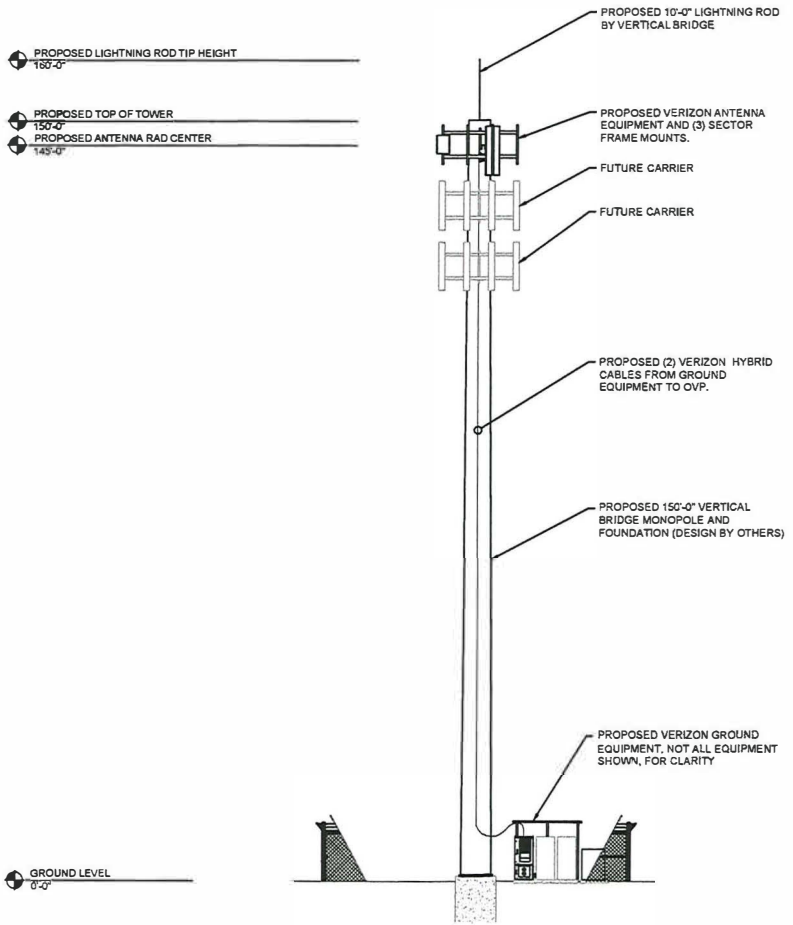
CURRENT ISSUE DATE:
11/7/24

SHEET TITLE:
SITE PLAN

SHEET NUMBER: A-2 REV. A

NOTES:
1. STRUCTURAL AND MOUNT ANALYSIS PER TIA-222-H TO BE COMPLETED AND PASSING PRIOR TO CONSTRUCTION.

2. ANTENNA SECTOR IS SHOWN FRONT FACING FOR CLARITY, AND MAY BE SKEWED IN REAL LIFE. CONFIRM DESIGN WITH RFDS AND RF-1.



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

PROPOSED TOWER ELEVATION | 1

verticalbridge

verizon

PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:
US-OR-5156

SITENAME:
TANSY

NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC.
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
11/7/24

SHEET TITLE:
ELEVATIONS

SHEET NUMBER: A-3 REV. A

vertical bridge

SITE NAME: TANSY
VERTICAL BRIDGE SITE NO. US-OR-5156
VERIZON SITE NUMBER: 617353995
NON-SITUS
WARRENTON, OR 97146

LOCATION MAP

SHEET INDEX

INC	DWG #	DESCRIPTION
X	T-1	TITLE SHEET
X	LS-1	SITE SURVEY
X	LS-2	SURVEY DETAL
X	LS-3	SURVEY NOTES
X	A-1	OVERALL SITE PLAN
X	A-2	SITE PLAN
X	A-3	ELEVATIONS

SITE INFORMATION

SITE LOCATION:
MAP / TAX LOT: 81009D005700
LATITUDE*: N 46° 11' 13.88" (46.187189)
LONGITUDE*: W 123° 55' 39.77" (-123.927715)
TOP OF STRUCTURE AGL: 150'-0" (160'-0" OVERALL HEIGHT W/ LIGHTNING ROD)
BASE OF STRUCTURE AMSL*: 18.0'± (NAD88)
*BASED ON 1A CERTIFICATION BY SURVEYOR (AMBIT, TBD)

PROJECT AREA:
APPROXIMATE LEASE AREA (VERTICAL BRIDGE): 2,500.00 SQ. FT.
APPROXIMATE LEASE AREA (VERIZON): 500.00 SQ. FT.

PROJECT TEAM

PROPERTY OWNER:
WARRENTON FIBER INC.
PO BOX 100
WARRENTON, OR 97146
JOHN NYGAARD
(503) 861-3305

TOWER OWNER:
VERTICAL BRIDGE
750 PARK OF COMMERCE DR., STE 200
BOCA RATON, FL 33487
PAUL DANNEBERG
PAUL.DANNEBERG@VERTICALBRIDGE.COM
(206) 375-3798

APPLICANT:
SMARTLINK GROUP
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401
CRAIG BRUNKENHOEFER
CRAIG.BRUNKENHOEFER@SMARTLINKGROUP.COM
(253) 347-7234

PROJECT ENGINEER:
TIBBOT ENGINEERING, LLC
12725 SW MILLIKAN WAY, STE. 300
BEAVERTON, OR 97005
PAUL TIBBOT P.E.
PAUL@TIBBOTENG.COM
(503) 345-2921

SURVEYOR:
AMBIT CONSULTING
1229 CORNWALL AVE., STE. 301
BELLINGHAM, WA 98225
(480) 659-4072

DRIVING DIRECTIONS

FROM HWY US-101 IN WARRENTON, OR, TURN WEST ONTO OR-104 (E HARBOR DR), CONTINUE NORTH AND TURN RIGHT ONTO NW 13TH ST. SITE IS ON RIGHT AHEAD APPROX. 400 FT.

PROJECT DESCRIPTION

APPLICANT PROPOSES THE FOLLOWING: A PROPOSED UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW ANTENNA ARRAY ON A NEW 150' MONOPOLE TOWER, WITH A NEW EQUIPMENT PAD, INSIDE A NEW 50'x50' FENCED COMPOUND. A NEW ACCESS AND UTILITY EASEMENT CONTAINING A NEW 12' WIDE DRIVEWAY, AND POWER AND FIBER RUNS, ARE ALSO PROPOSED.

APPROVALS

PROPERTY OWNER SIGNATURE DATE

CODE REFERENCES

CODE INFORMATION:
ZONING CLASSIFICATION: I-2 (MARINE INDUSTRIAL)
BUILDING CODE: OSSC 2022
CONSTRUCTION TYPE: IIB
OCCUPANCY: U
JURISDICTION: CITY OF WARRENTON

CALL OREGON ONE CALL
(800) 332-2344
CALL 3 WORKING DAYS
BEFORE YOU DIG!
811

verticalbridge

verizon

PROJECT INFO:
VERTICAL BRIDGE SITE NUMBER:
US-OR-5156
SITE NAME:
TANSY
NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 23-0041

ISSUED FOR: REVIEW

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

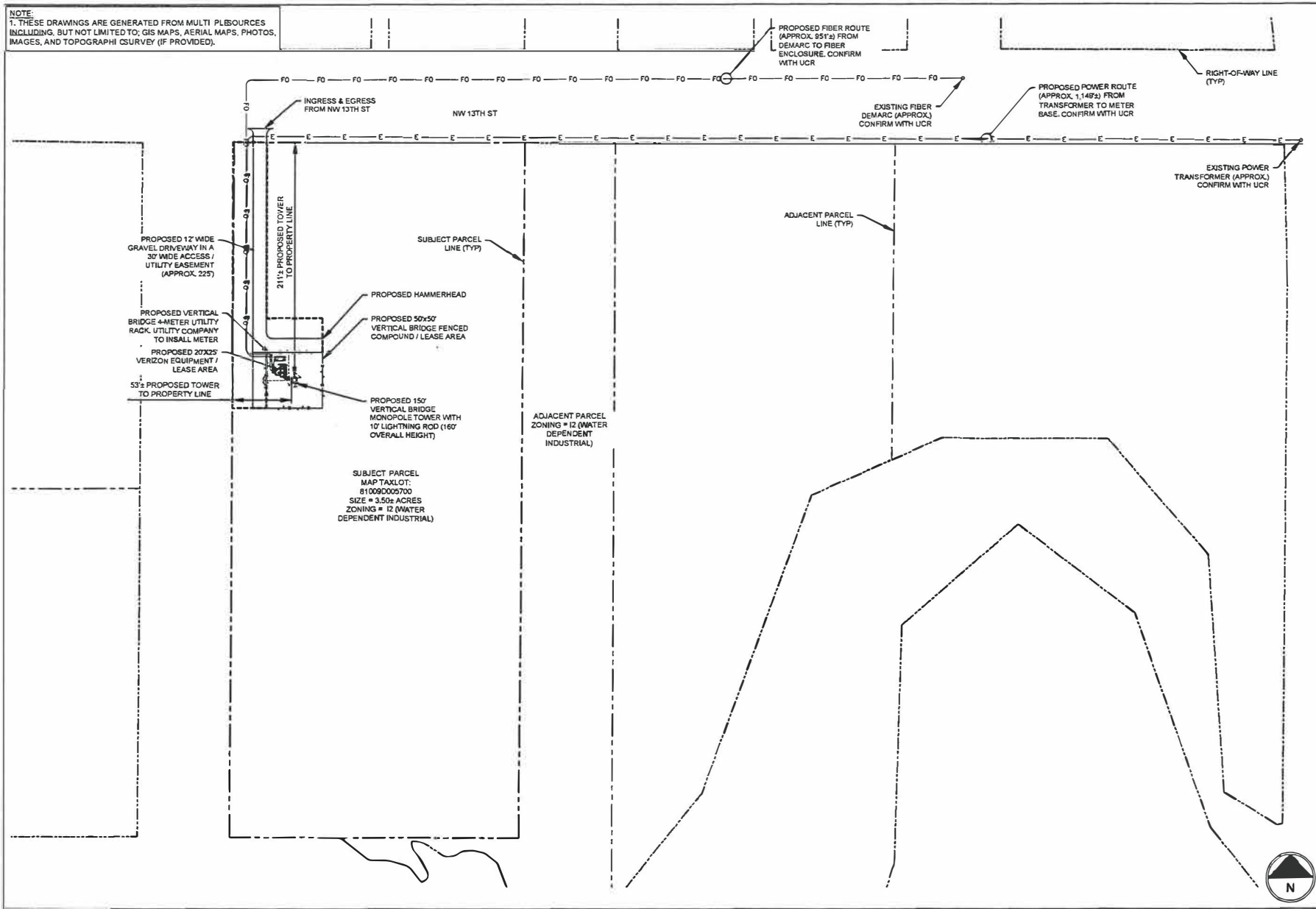
DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE: 11/7/24

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1 REV. A

NOTE:
1. THESE DRAWINGS ARE GENERATED FROM MULTI PLESOURCES INCLUDING, BUT NOT LIMITED TO; GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHI CSURVEY (IF PROVIDED).



22"x34" SCALE: 1" = 40'
11"x17" SCALE: 1" = 80'
0' 40' 80'

OVERALL SITE PLAN | 1

vertical bridge

verizon

PROJECT INFO:
VERTICAL BRIDGE SITE NUMBER:
US-OR-5156
SITE NAME:
TANSY
NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

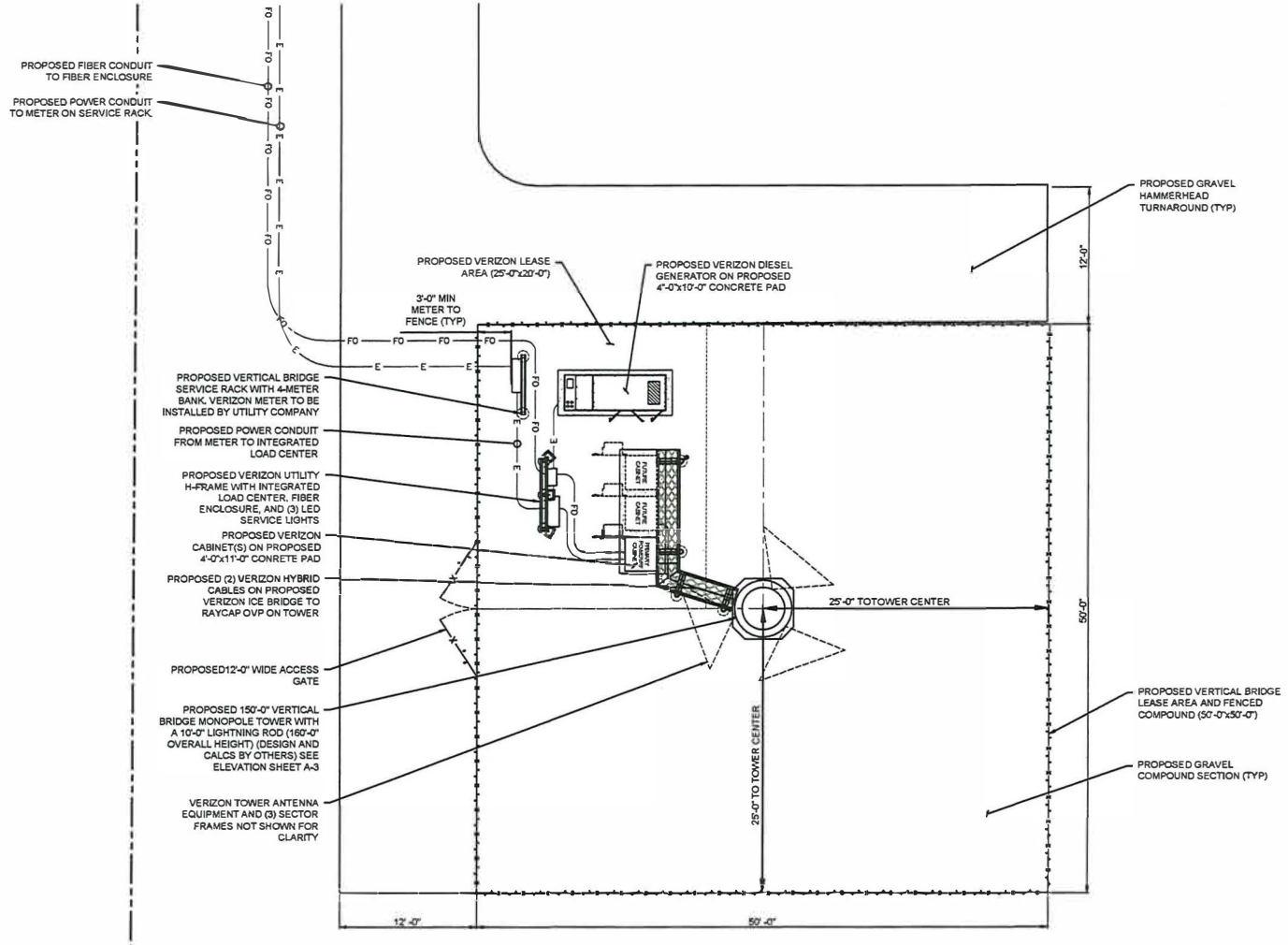
REV	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
11/7/24

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: A-1 REV: A



22"x34" SCALE: 1"=5'
11"x17" SCALE: 1"=10' 0' 5' 10'

PROPOSED SITE PLAN | 1

vertical bridge

verizon

PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:
US-OR-5156

SITE NAME:
TANSY

NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

DRAWN BY: -
CHECKED BY: -

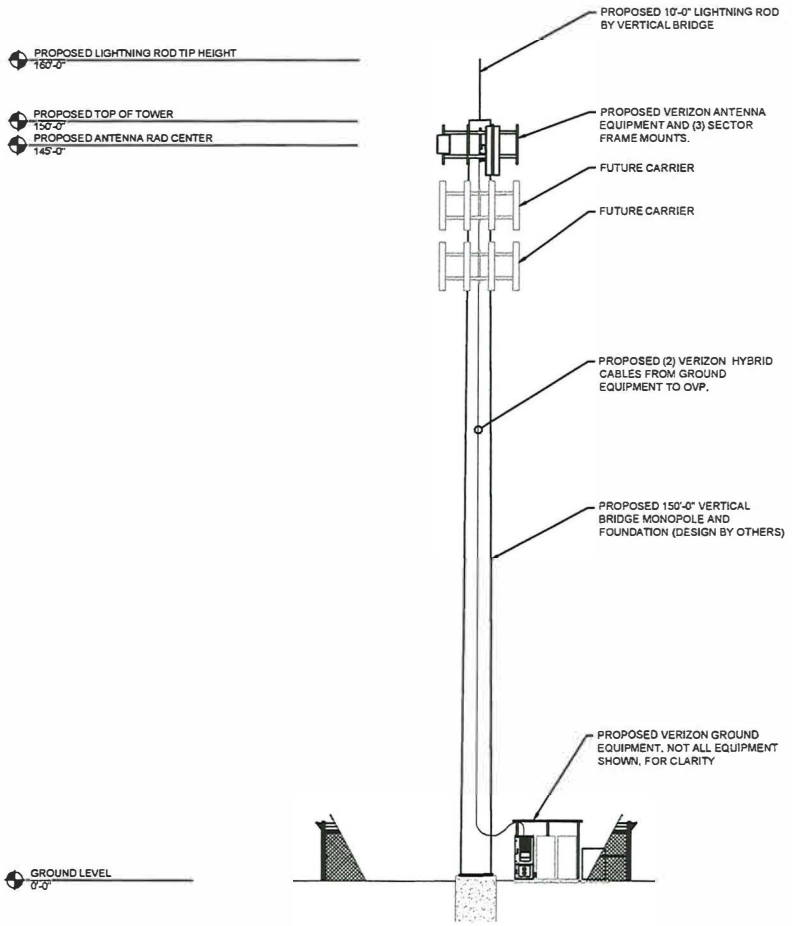
CURRENT ISSUE DATE
11/7/24

SHEET TITLE:
SITE PLAN

SHEET NUMBER: A-2
REV. A

NOTES:
1. STRUCTURAL AND MOUNT ANALYSIS PER TIA-222-H TO BE COMPLETED AND PASSING PRIOR TO CONSTRUCTION.

2. ANTENNA SECTOR IS SHOWN FRONT FACING FOR CLARITY, AND MAY BE SKEWED IN REAL LIFE. CONFIRM DESIGN WITH RFDS AND RF-1.



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

PROPOSED TOWER ELEVATION | 1

vertical bridge

verizon

PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:
US-OR-5156

SITE NAME:
TANSY

NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
11/7/24

SHEET TITLE:
ELEVATIONS

SHEET NUMBER: A-3 REV. A

vertical bridge

SITE NAME: TANSY
VERTICAL BRIDGE SITE NO. US-OR-5156
VERIZON SITE NUMBER: 617353995
NON-SITUS
WARRENTON, OR 97146

LOCATION MAP

DRIVING DIRECTIONS

FROM HWY US-101 IN WARRENTON, OR, TURN WESTONTO OR-104 (E HARBOR DR), CONTINUE NORTH AND TURN RIGHT ONTO NW 13TH ST. SITE IS ON RIGHT AHEAD APPROX. 400 FT.

CALL OREGON ONE CALL
(800) 332-2344
CALL 3 WORKING DAYS
BEFORE YOU DIG!

811

PROJECT DESCRIPTION

APPLICANT PROPOSES THE FOLLOWING: A PROPOSED UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF A NEW ANTENNA ARRAY ON A NEW 150' MONOPOLE TOWER, WITH A NEW EQUIPMENT PAD, INSIDE A NEW 50'x50' FENCED COMPOUND. A NEW ACCESS AND UTILITY EASEMENT CONTAINING A NEW 12' WIDE DRIVEWAY, AND POWER AND FIBER RUNS, ARE ALSO PROPOSED.

APPROVALS

PROPERTY OWNER SIGNATURE _____ DATE _____

SHEET INDEX

INC	DWG #	DESCRIPTION
X	T-1	TITLE SHEET
X	LS-1	SITE SURVEY
X	LS-2	SURVEY DETAL
X	LS-3	SURVEY NOTES
X	A-1	OVERALL SITE PLAN
X	A-2	SITE PLAN
X	A-3	ELEVATIONS

CODE REFERENCES

CODE INFORMATION:

ZONING CLASSIFICATION: I-2 (MARINE INDUSTRIAL)
BUILDING CODE: OSSC 2022
CONSTRUCTION TYPE: IIB
OCCUPANCY: U
JURISDICTION: CITY OF WARRENTON

SITE INFORMATION

SITE LOCATION:

MAP / TAX LOT: 81009D005700
LATITUDE*: N 46° 11' 13.88" (46.187189)
LONGITUDE*: W 123° 55' 39.77" (-123.927715)
TOP OF STRUCTURE AGL: 150'-0" (160'-0" OVERALL HEIGHT W/ LIGHTNING ROD)
BASE OF STRUCTURE AMSL*: 18.0'± (NAD88)
*BASED ON 1A CERTIFICATION BY SURVEYOR (AMBIT, TBD)

PROJECT AREA:

APPROXIMATE LEASE AREA (VERTICAL BRIDGE): 2,500.00 SQ. FT.
APPROXIMATE LEASE AREA (VERIZON): 500.00 SQ. FT.

PROJECT TEAM

PROPERTY OWNER:
WARRENTON FIBER INC.
PO BOX 100
WARRENTON, OR 97146
JOHN NYGAARD
(503) 861-3305

TOWER OWNER:
VERTICAL BRIDGE
750 PARK OF COMMERCE DR., STE 200
BOCA RATON, FL 33487
PAUL DANNEBERG
PAUL.DANNEBERG@VERTICALBRIDGE.COM
(206) 375-3798

APPLICANT:
SMARTLINK GROUP
10 CHURCH CIRCLE
ANNAPOLIS, MD 21401
CRAIG BRUNKENHOEFER
CRAIG.BRUNKENHOEFER@SMARTLINKGROUP.COM
(253) 347-7234

PROJECT ENGINEER:
TIBBOT ENGINEERING, LLC
12725 SW MILLIKAN WAY, STE. 300
BEAVERTON, OR 97005
PAUL TIBBOT P.E.
PAUL@TIBBOTENG.COM
(503) 345-2921

SURVEYOR:
AMBIT CONSULTING
1229 CORNWALL AVE., STE. 301
BELLINGHAM, WA 98225
(480) 659-4072

vertical bridge

verizon

PROJECT INFO:
VERTICAL BRIDGE SITE NUMBER:
US-OR-5156
SITENAME:
TANSY
NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC.
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

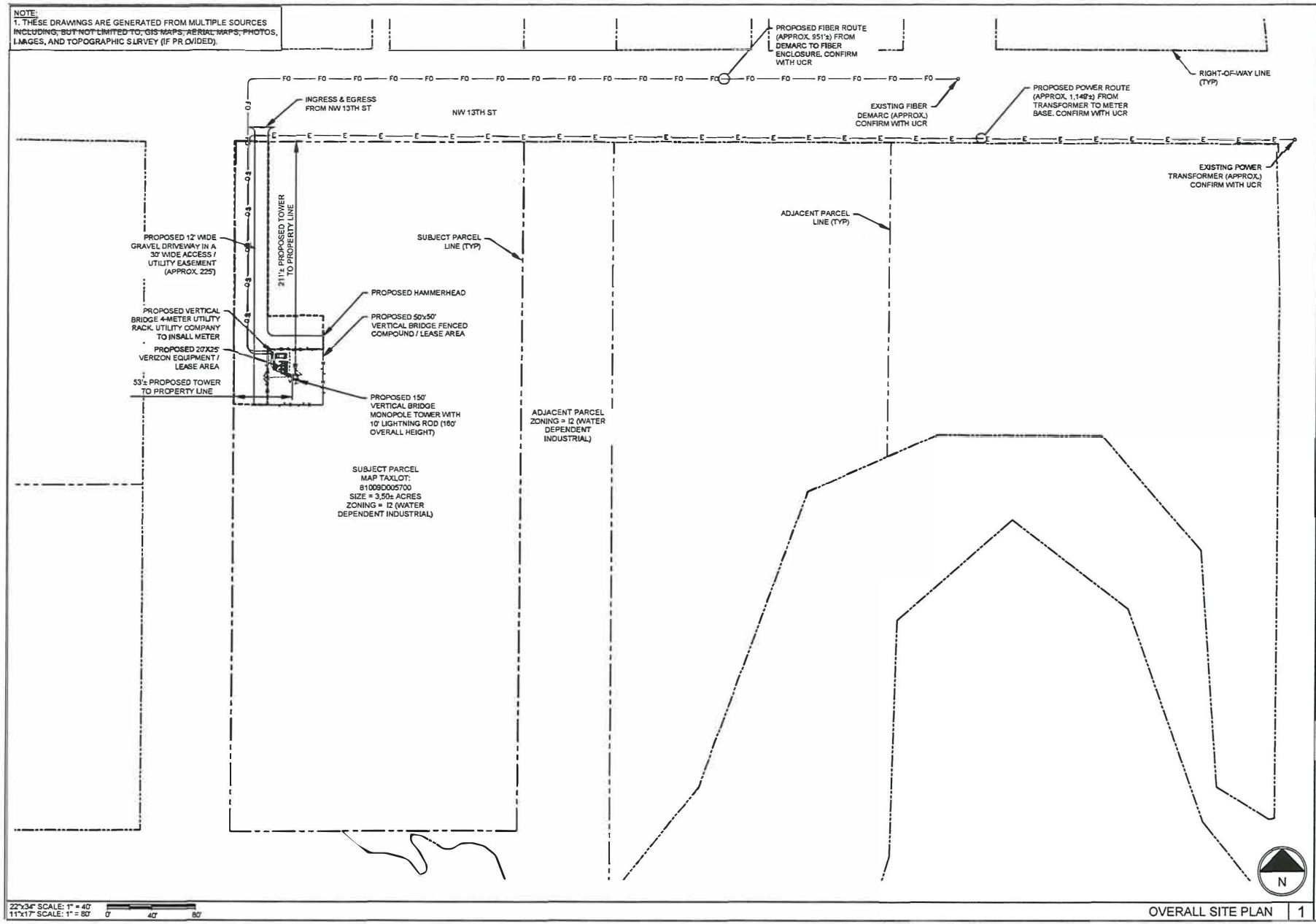
REV.	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
11/7/24

SHEET TITLE:
TITLE SHEET

SHEET NUMBER: T-1 REV. A



OVERALL SITE PLAN | 1

vertical bridge

verizon

PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:
US-OR-5156

SITE NAME:
TANSY

NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:

TIBBOT ENGINEERING LLC.
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

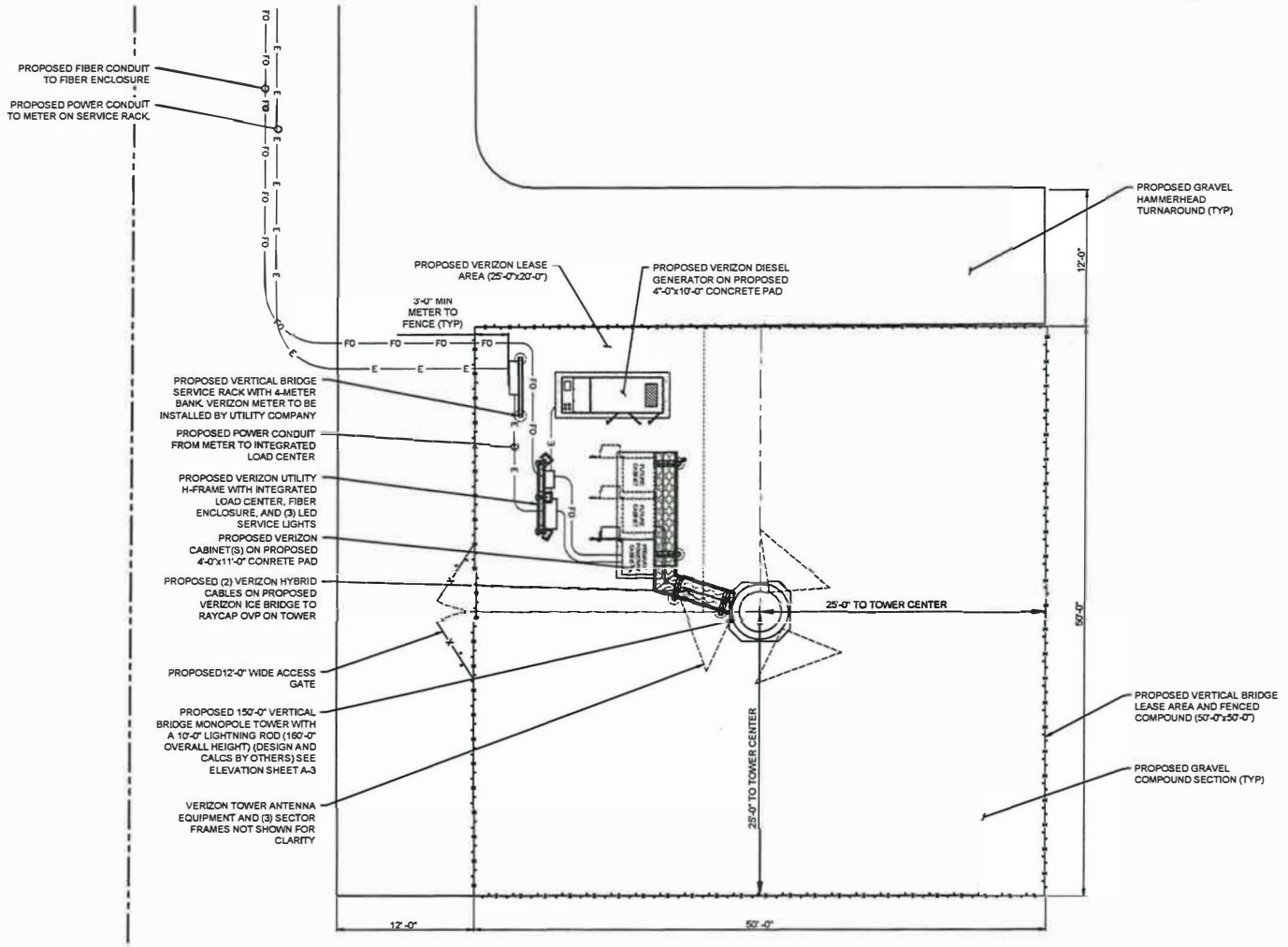
REV.	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
11/7/24

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: A-1 | REV. A



22"x34" SCALE: 1"=5'
11"x17" SCALE: 1"=10' 0' 5' 10'

PROPOSED SITE PLAN | 1

vertical bridge

verizon

PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:
US-OR-5156
SITE NAME:
TANSY
NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC.
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 23-0041

ISSUED FOR: REVIEW

SUBMITTALS

REV	DATE	DESCRIPTION	BY
A	11/7/24	PRELIM ZDS	-

DRAWN BY: -
CHECKED BY: -

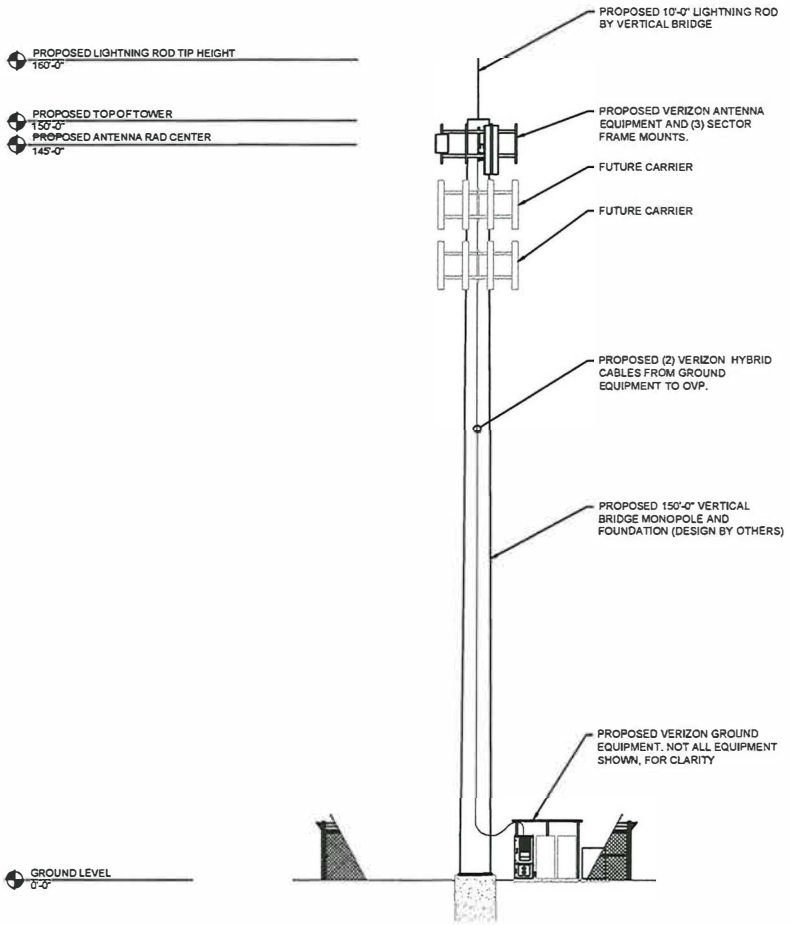
CURRENT ISSUE DATE: 11/7/24

SHEET TITLE: SITE PLAN

SHEET NUMBER: A-2 REV: A

NOTES:
1. STRUCTURAL AND MOUNT ANALYSIS PER TIA-222-H TO BE COMPLETED AND PASSING PRIOR TO CONSTRUCTION.

2. ANTENNA SECTOR IS SHOWN FRONT FACING FOR CLARITY, AND MAY BE SKEWED IN REAL LIFE. CONFIRM DESIGN WITH RFDS AND RF-1.



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

PROPOSED TOWER ELEVATION | 1

vertical bridge

verizon

PROJECT INFO:

VERTICAL BRIDGE SITE NUMBER:
US-OR-5156

SITENAME:
TANSY

NON-SITUS
WARRENTON, OR 97146
CLATSOP COUNTY

PLANS PREPARED BY:
TIBBOT ENGINEERING LLC.
12725 SE MILLIKAN WAY, STE 300
BEAVERTON, OR 97005
503-345-2921

STAMP:
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #:
23-0041

ISSUED FOR:
REVIEW

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	11/7/24	PRELIMZDS	-

DRAWN BY: -
CHECKED BY: -

CURRENT ISSUE DATE:
11/7/24

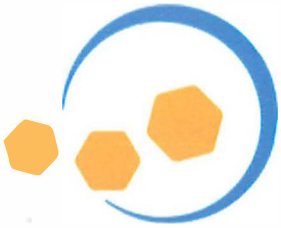
SHEET TITLE:
ELEVATIONS

SHEET NUMBER: A-3 REV. A

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 7, NIER Report



TTS·Wireless
Telecom Technology Services
AN AMDOCS COMPANY

Radio Frequency Exposure

RF Safety and NIER Analysis Report

3/19/2025

Site: TANSY

Warrenton, OR

Prepared for: Verizon

Table of Contents

1. Certification

This report, prepared by Telecom Technology Services, Inc. for **Verizon**, is intended to document compliance and evaluate power density levels as outlined in the report. The computations, analysis, and resulting report and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65, Edition 97-01.

Additionally, Telecom Technology Services, Inc. certifies that the assumptions are valid, and that the data used within Telecom Technology Services control are accurate, including information collected as part of Telecom Technology Services field surveys. Telecom Technology Services, Inc. does not, however, certify the accuracy or correctness of any data provided to Telecom Technology Services, Inc. for this analysis and report by Verizon or other third parties working on behalf of Verizon.

I certify that the attached RF exposure analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:

SIGNED, 20 MAR 2025
EXPIRES, 31 DEC 2025

Tim Alexander, PE

Digitally signed by Tim Alexander, PE
DN: cn=Tim Alexander, PE, o=Proteus Power Engineering, ou, email=proteuspower@outlook.com, c=US
Date: 2025.03.20 07:30:11 -07'00'

Report Prepared by: Kosha Shah, 3/19/2025
Report Reviewed by: Pulkit Bansal, 3/19/2025

2. Executive Summary

This report provides the results of an RF power density analysis performed for **Verizon** at site **Girdwood** in accordance with the Federal Communications Commission (FCC) rules and regulations for RF emissions described in OET Bulletin 65, Edition 97-01.

This report addresses RF safety for two classified groups defined by OET Bulletin 65: Occupational/ Controlled and General Population/ Uncontrolled. Based on the analysis, this site will be **Compliant** with FCC rules and regulations and Verizon's Signage and Barrier Policy if the mitigation details provided in Table 1 are implemented.

Final Compliant Configuration							
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER	
Access Point(s)	☒ [1]	☐ [ ]	☐ [ ]	☐ [ ]	☒ [1]	☐	
Alpha	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐	
Beta	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐	
Gamma	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐	
Delta	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐	

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
• NOC and Guidelines signs need to be posted at the Access point. • Site is designed as compliance.

Table 1: Mitigation Requirements for Compliance

2.1 Conclusion and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Antenna Level** will exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population, Occupational and 10x the Occupational MPE limit in front of the antennas which is not generally accessible area.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **Ground** Level will not exceed the FCC's MPE limit for General Population environments.
- The max theoretical % MPE (General Public) is **1.52%** directly in front of the antennas beams at the **Ground** Level.
- NOC and Guidelines signs need to be posted at the Access Point.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

3. Introduction

The purpose of this analysis and report is to evaluate the cumulative power density levels of all non-excluded antennas located on the site and identify any areas of concern that require mitigation. This report also assesses the site's compliance with FCC OET Bulletin 65; "Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields".

The power density simulation performed for this site utilized IXUS® analysis software. All antennas were assigned an operating frequency and transmit power and were deemed to be operating at 100% of their configured output power.

3.1 Site Description:

Site Name	**TANSY**
Address	Near to 22 NW 13th St., Warrenton, OR 97146
Latitude	46° 11' 13.880" N
Longitude	123° 55' 39.774" W
Structure Type	Monopole
Structure Height	± 150'AGL
Co-Locators/ Other Antennas	No
BTS Equipment Location	Verizon equipment is located on the Ground

3.2 Site Configuration Being Modeled

- This is a Three sector site supporting LTE at 700, 850, 1900, 2100 MHz, 2100_3 MHz and C-Band for all sectors. All LTE assumes 4x4 MIMO.

- The values of CBRS antennas rad center (145'), LTE (145') and Tower (150'). All height is based on Google earth and CD.

- Grid size 10 foot.

4. Predictive Analysis Details

For purposes of this analysis, IXUS® was configured to provide an output based on the appropriate MPE limit(s) published in the FCC's guidelines. The antenna information was loaded into IXUS®, an MPE predictive analysis tool by Alpha wave Mobile Network Products (Pty) Ltd.

4.1 Analysis Locations:

Number of Elevations Analyzed: 4

- Antenna Level (145')
- Ground (0')
- Bird Eye View
- Elevation Level

4.2 Antenna Inventory

The following table contains the technical data used to simulate the power density that may be encountered with all antennas simultaneously operating at full rated power with the exception of any excluded antennas cited in this document. If co-locator's antennas exist and specific antenna details could not be secured, generic antennas, frequencies, and transmit powers were used for modeling. The assumptions used are based on past experience with communications carriers.

Initial Data submitted.

ID	Carrier NAME	Antenna model	Mech. Tilt (°)	Azimuth (°)	Frequency band	ID Sub Elec. Tilt (°)	HBW (°)	VBW (°)	Total power (Watts)	Gain (dBd)	ERP (Watts)	Rad center
1	Verizon	MX12FRO845-01	-2	90	LTE 700	2 to 12	46	9	240	13.55	5435.15	145
1	Verizon	MX12FRO845-01	-2	90	PCS1900	2 to 12	36	7.1	240	17.35	13038.01	145
1	Verizon	MX12FRO845-01	-2	90	LTE 2100_2100_3	2 to 12	36	7.1	240	17.35	13038.01	145
2	Verizon	AIR 6419 B77D Envelope	0	95	3700	Default	104.7	27.6	320	22.35	43666.66	145
3	Verizon	AIR 6419 B77D Envelope	0	215	3700	Default	104.7	27.6	320	22.35	43666.66	145
4	Verizon	MX12FRO845-01	-2	255	LTE 700	2 to 12	46	9	240	13.55	5435.15	145
4	Verizon	MX12FRO845-01	-2	255	LTE 850	2 to 12	44	8	240	14.15	6240.38	145
4	Verizon	MX12FRO845-01	-2	255	PCS1900	2 to 12	36	7.1	240	17.35	13038.01	145
4	Verizon	MX12FRO845-01	-2	255	LTE 2100_2100_3	2 to 12	36	7.1	240	17.35	13038.01	145
5	Verizon	MX12FRO845-01	0	335	LTE 700	2 to 12	46	9	240	13.55	5435.15	145
5	Verizon	MX12FRO845-01	0	335	PCS1900	2 to 12	36	7.1	240	17.35	13038.01	145
5	Verizon	MX12FRO845-01	0	335	LTE 2100_2100_3	2 to 12	36	7.1	240	17.35	13038.01	145
6	Verizon	AIR 6419 B77D Envelope	0	335	3700	Default	104.7	27.6	320	22.35	43666.66	145

Site Redesign Data - Part 1

NA

4.3 RF Emissions Diagram(s) - All Transmitters

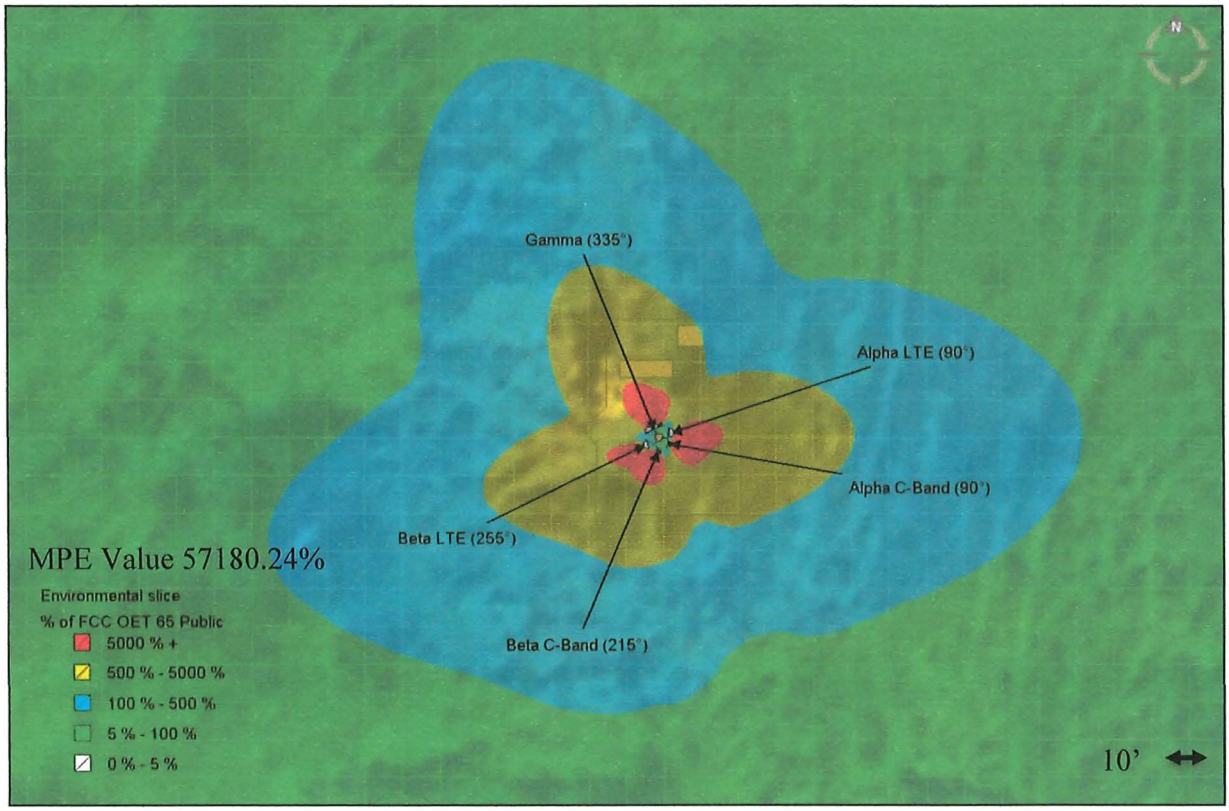
The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

NA

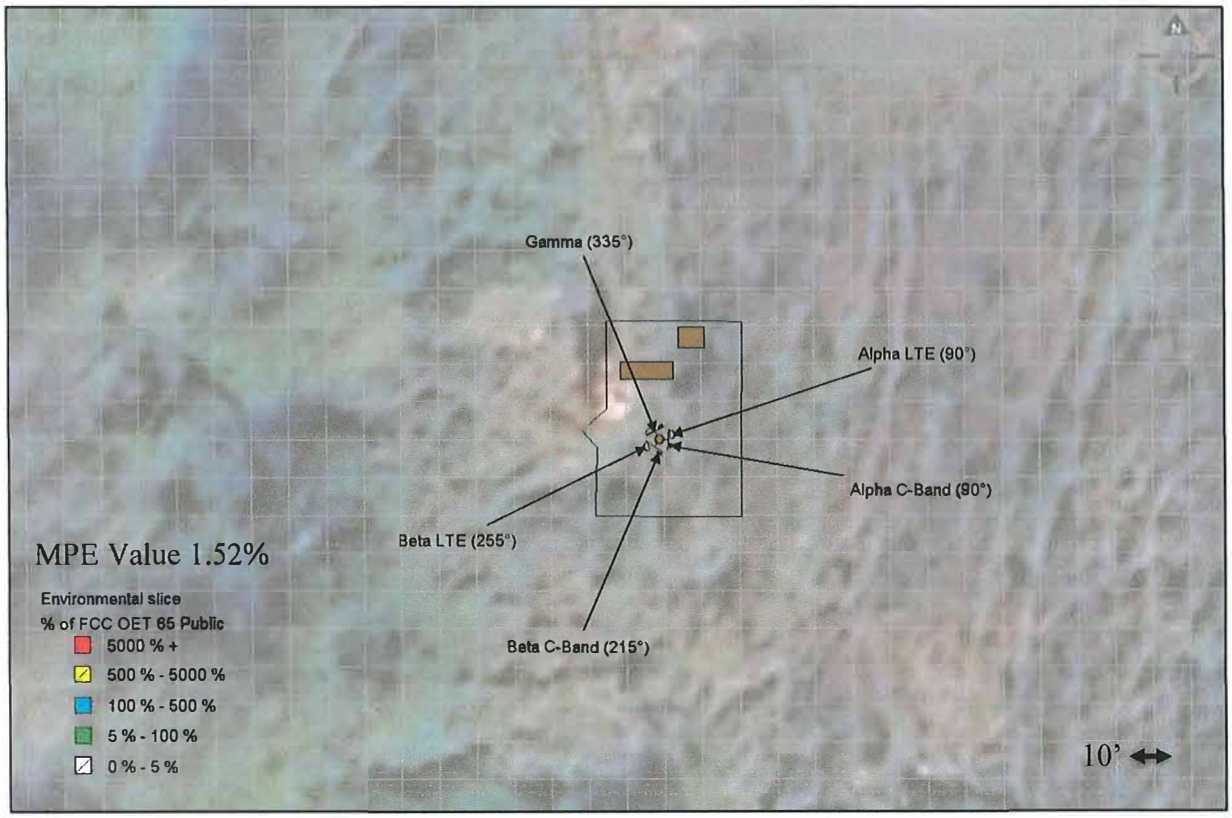
4.4 RF Emissions Diagram(s) - Verizon Transmitters *Only*

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

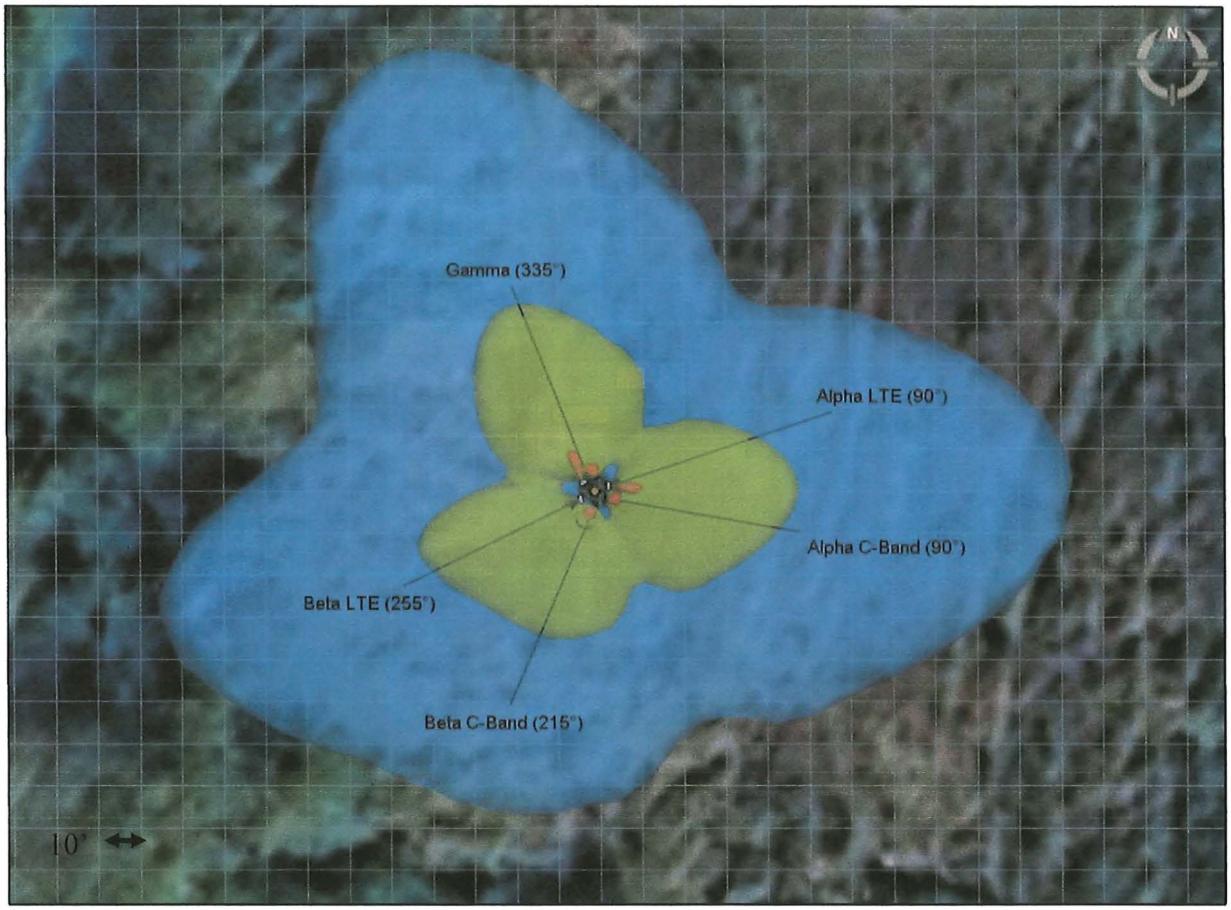
Reference Plane: Antenna Level (145')



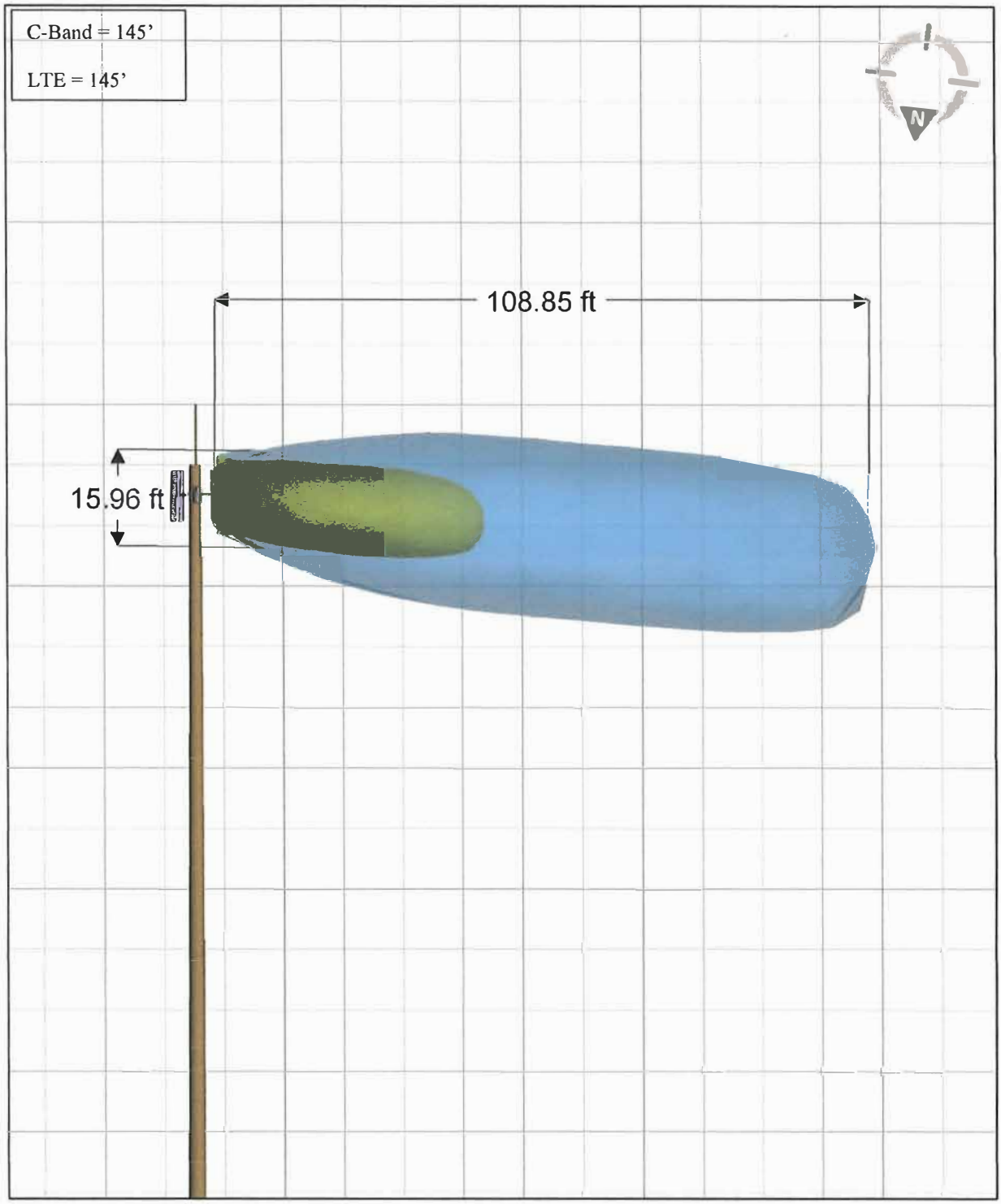
Reference Plane: Ground (0')



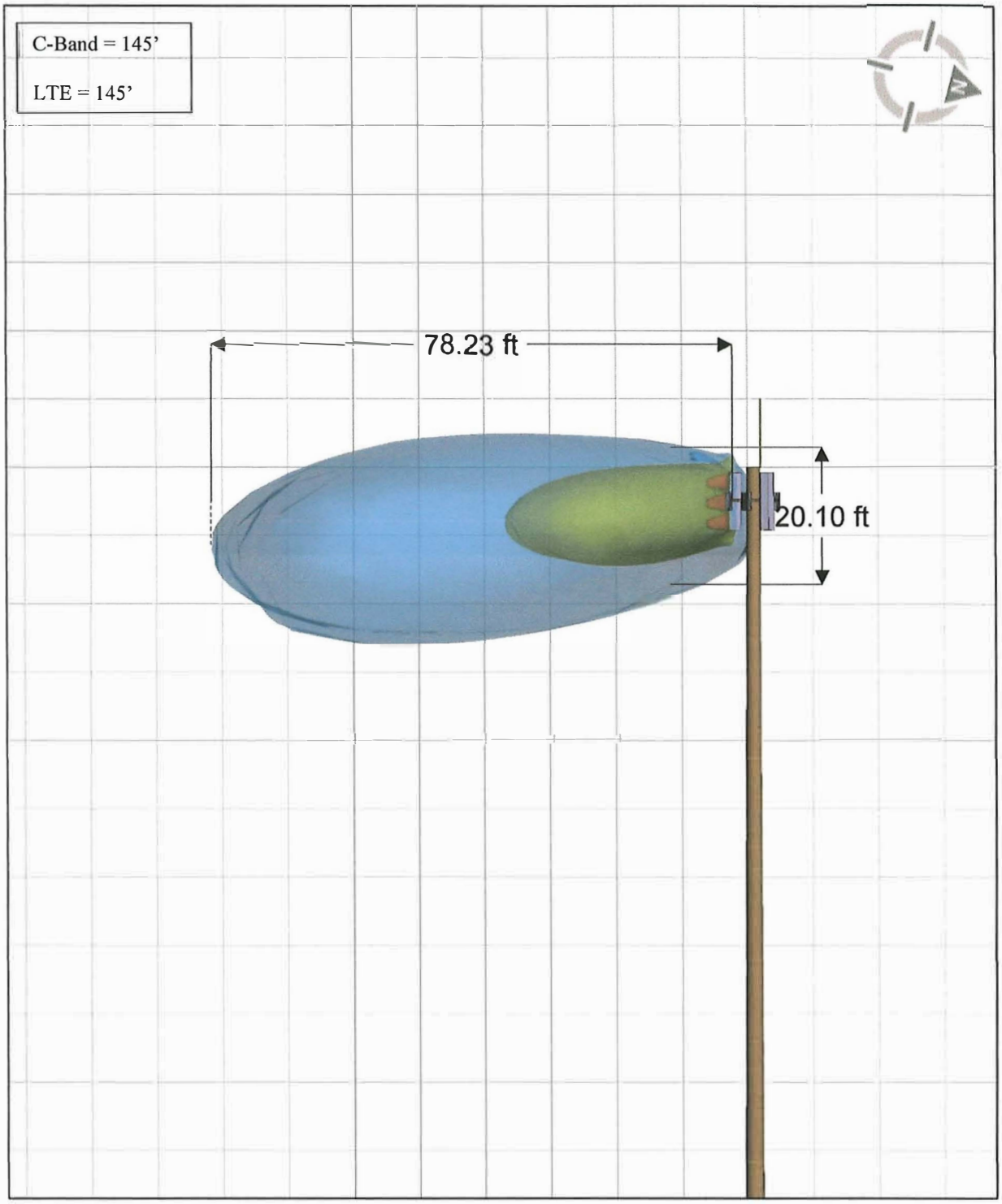
Reference Plane: Bird Eye View



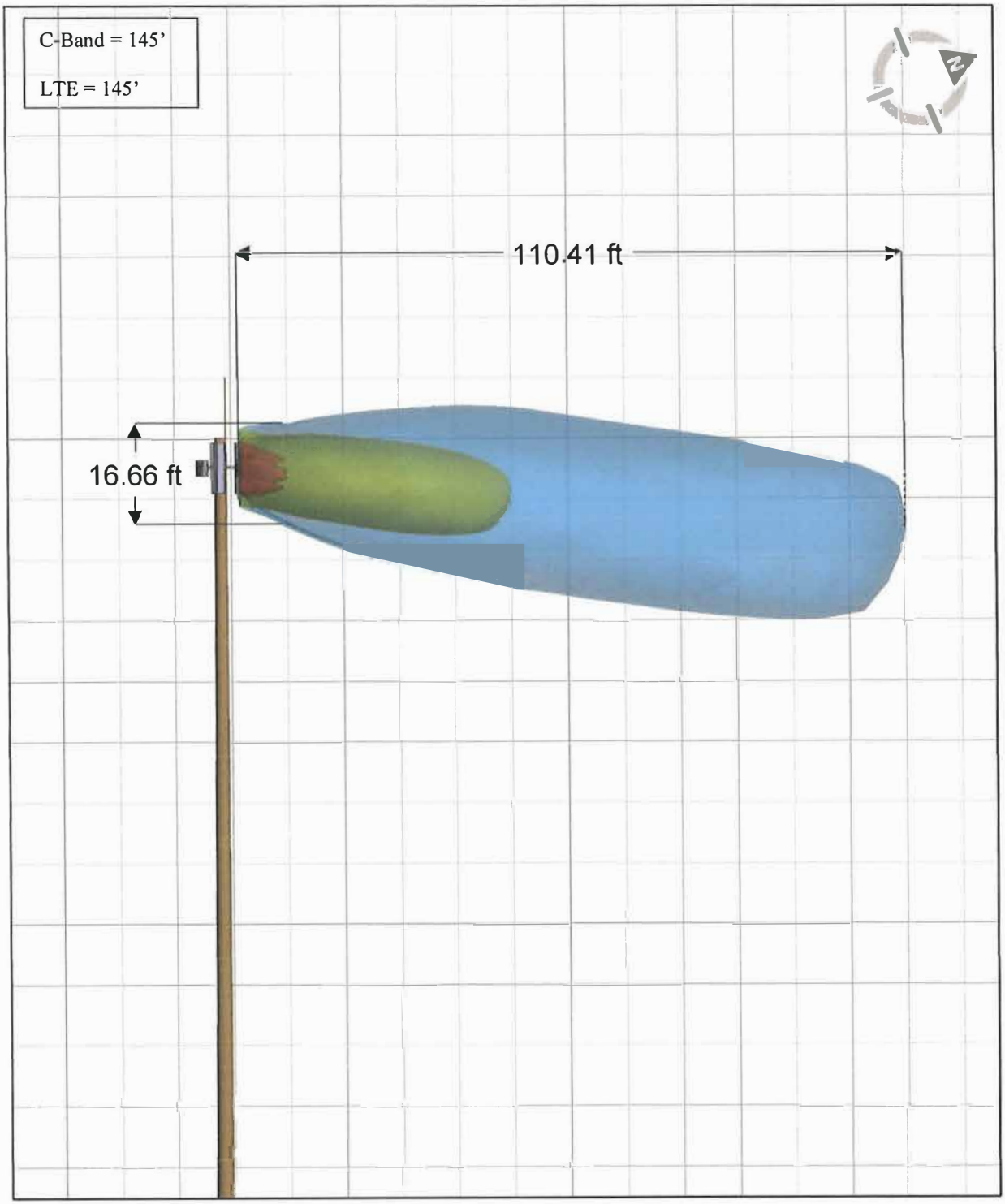
Reference Plane: Elevation Level (Alpha Sector)



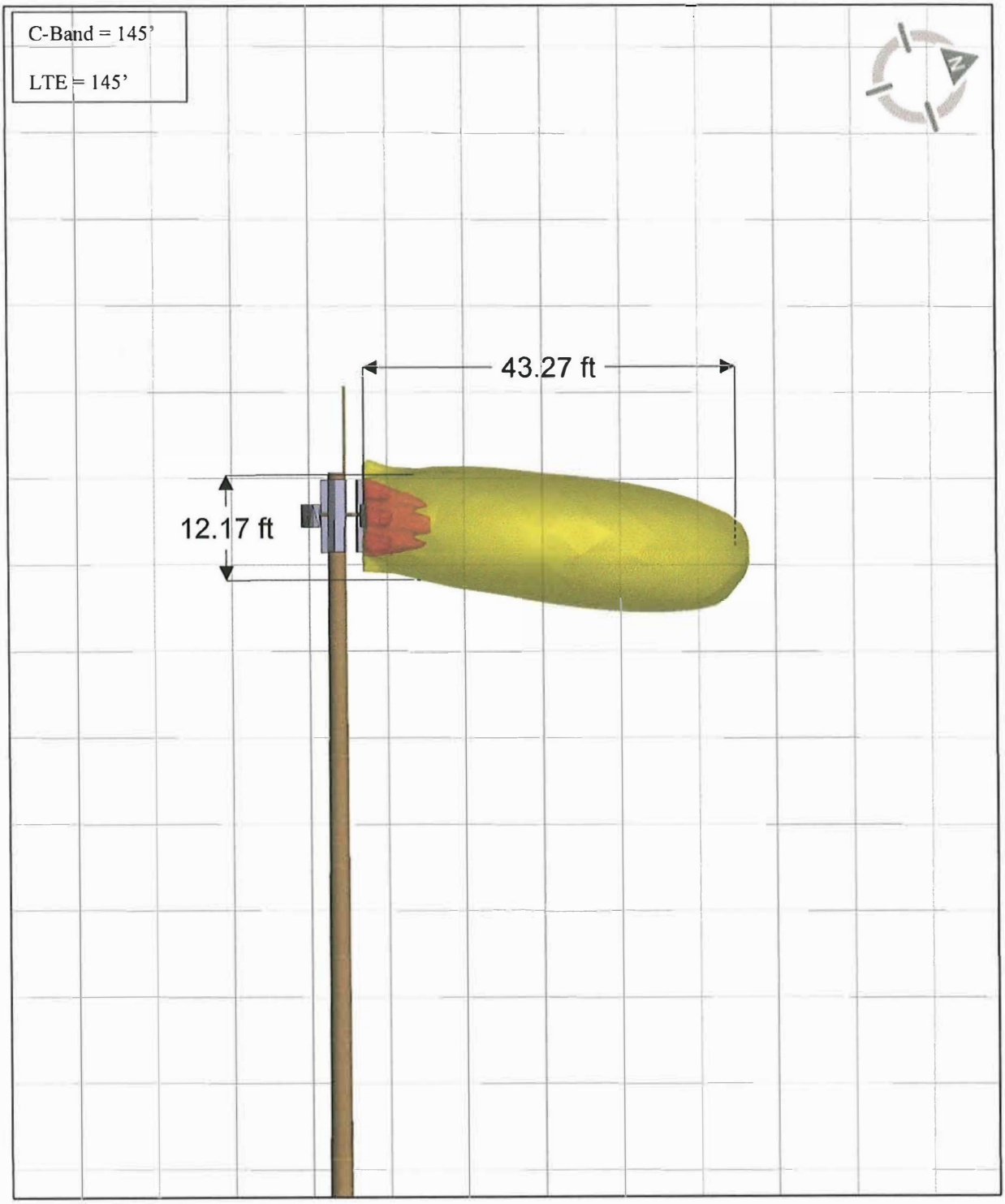
Reference Plane: Elevation Level (Beta Sector)



Reference Plane: Elevation Level (Gamma Sector)



Reference Plane: Elevation Level



5. Signage/ Mitigation

5.1 Signage/ Barrier Detail

Final Compliant Configuration							
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER	
Access Point(s)	☒ [1]	☐ [ ]	☐ [ ]	☐ [ ]	☒ [1]	☐	
Alpha	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐	
Beta	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐	
Gamma	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐	
Delta	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐ [ ]	☐	

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

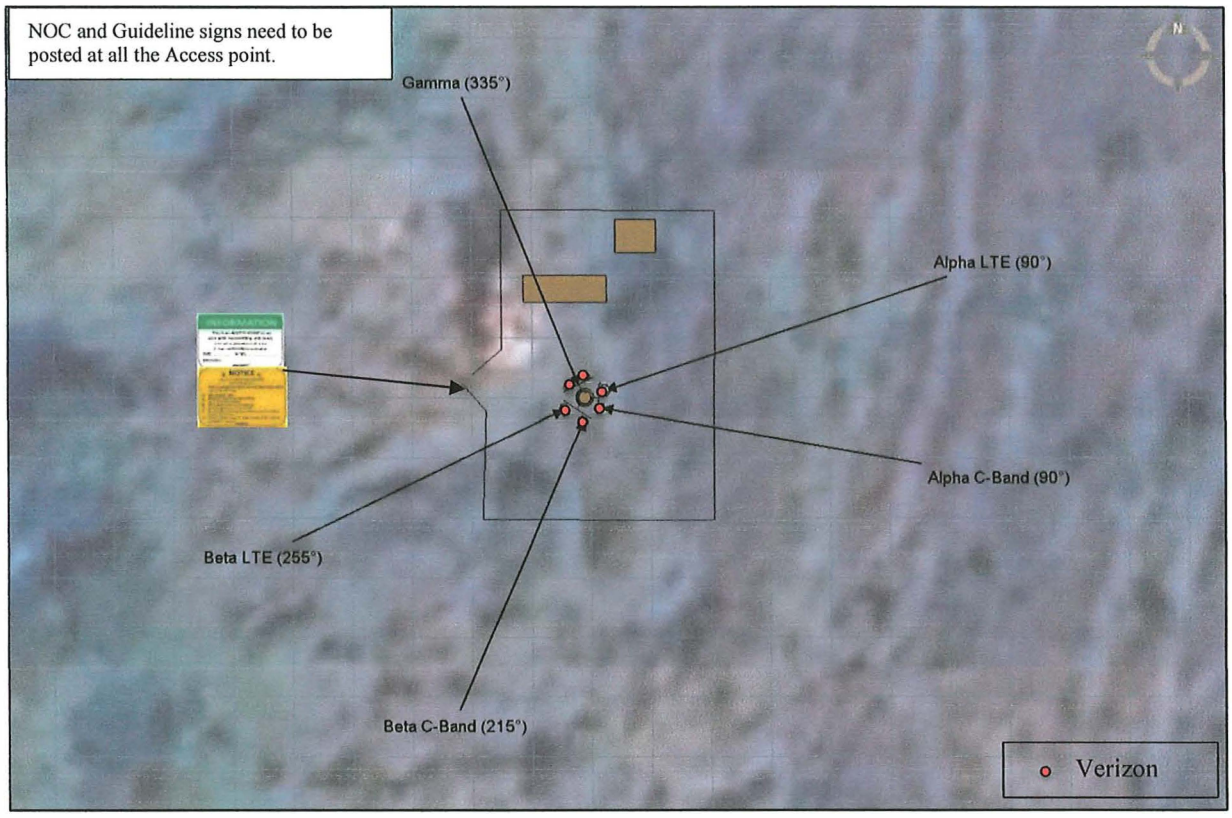
Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
• NOC and Guidelines signs need to be posted at the Access point. • Site is designed as compliance.

Table 2: Mitigation Requirements for Compliance

5.2 Signage/ Barrier Diagram



6. Conclusions and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on the **Antenna Level** will exceed the FCC's MPE limit for General Population environments. Notice that the power density levels will exceed the FCC's MPE limit for General Population, Occupational and 10x the Occupational MPE limit in front of the antennas which is not generally accessible area.
- The results of the analysis indicate that the power density levels in the generally accessible areas on **Ground Level** will not exceed the FCC's MPE limit for General Population environments.
- The max theoretical % MPE (General Public) is **1.52%** directly in front of the antennas beams at the **Ground** Level.
- NOC and Guidelines signs need to be posted at the Access point.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

7. Appendix A: FCC Compliance and RF Safety Policies

In August of 1997, the FCC published OET Bulletin 65 Edition 97-01 to regulate methods for evaluating compliance with FCC guidelines for human exposure to radiofrequency (RF) electromagnetic fields. The FCC guidelines for human exposure to RF electromagnetic fields incorporate two categories of limits; namely "Controlled" (a.k.a. Occupational) and "Uncontrolled" (a.k.a. General Public). The guidelines offer suggested methods for evaluating fixed RF transmitters to ensure that the controlled and uncontrolled limits deemed safe by the FC for human exposure are not exceeded.

OET Bulletin 65 recommended guidelines are intended to allow an applicant to "make a reasonably quick determination as to whether a proposed facility is in compliance with the limits." In addition, the guidelines offer alternate supplementary considerations and procedures such as field measurements and more detailed analysis that should be used for multiple emitter situations.

These guidelines define RF as emissions in the frequency range of 300 kHz to 100 GHz. The FCC define Maximum Permissible Exposure (MPE) limits within this frequency range based on limits recommended by the National Council on Radiation Protection and Measurement, the Institute of Electrical and Electronics Engineers (IEEE), and by the American National Standards Institute (ANSI).

The specific MPE limits defined by the FCC are as follows:

Limits for Occupational/Controlled Exposure				
Frequency Range [MHz]	**Electric Field Strength (E) [V/m]**	**Magnetic Field Strength (H) [A/m]**	**Power Density (S) [mW/Cm^2]**	**Averaging Time |E|^2, |H|^2 or S [minutes]**
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/f^2*	6
30 - 300	61.4	0.163	1	6
300 - 1,500	-	-	f/300	6
1,500 - 100,000	-	-	5	6

Limits for General Population/Uncontrolled Exposure				
Frequency Range [MHz]	**Electric Field Strength (E) [V/m]**	**Magnetic Field Strength (H) [A/m]**	**Power Density (S) [mW/Cm^2]**	**Averaging Time |E|^2, |H|^2 or S [minutes]**
0.3 - 3.0	614	1.63	100*	30
3.0 - 30	842/f	2.19/f	180/f^2*	30
30 - 300	27.5	0.073	0.2	30
300 - 1,500	-	-	f/1500	30
1,500 - 100,000	-	-	1	30

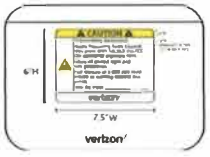
f = frequency *Plane-wave equivalent power density

The FCC states that "Occupational/ Controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for Occupational/ Controlled exposure also apply in situations when an individual is transient through a location where Occupational/ Controlled limits apply provided he or she is made aware of the potential for exposure."

For General Population/ Uncontrolled limits, the FCC states that "General Population/ Uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not fully be aware of the potential for exposure or cannot exercise control over their exposure."

For purposes of this analysis, all limits are evaluated against the Power Density limits.

Typical guidelines for determining whether Occupational/ Controlled limits can be applied include ensuring the environment (such as a rooftop) as limited/controlled access via locked doors or physical barrier that are preferably controlled by a landlord that is aware of the situation and can inform anyone going through the locked door of the existence of the RF emissions. Such notification/awareness is typically accomplished by means of signage on the door, or other access to the area of concern, as well as signage on or near the antennas. Examples of such signs include the following:

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
			

NOC INFORMATION	
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.	

Standards for when to use each of the above signs for Occupational situations are as follows:

No sign required: <20% of Occupational MPE
Blue Sign, Notice: 20% to <100% of MPE
Yellow Sign, Caution: 100% to <1000% of MPE
Red Sign, Warning: ≥1000% of MPE

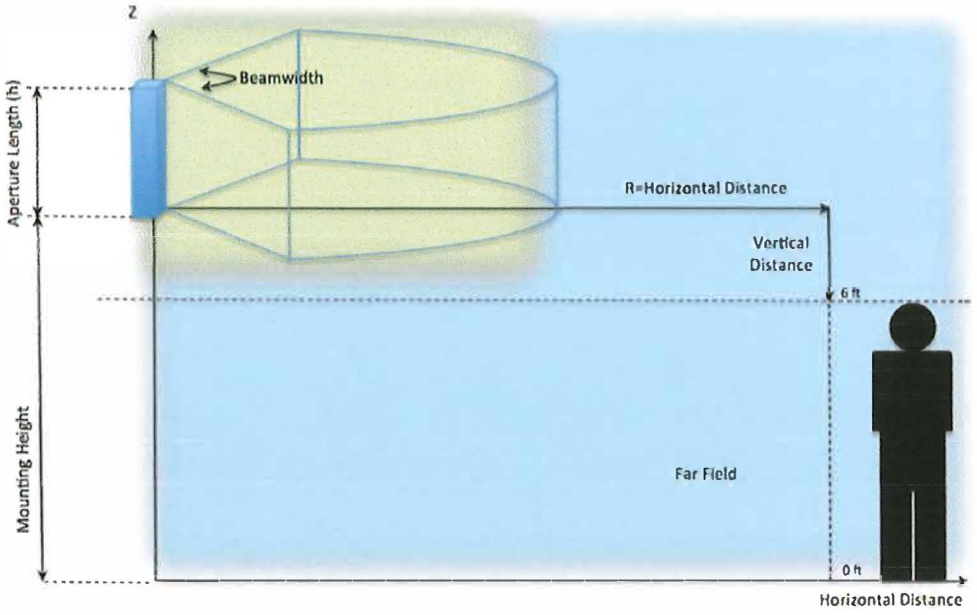
All MPE references are to the FCC Occupational limits.

8. Appendix B: Overview of IXUS

The IXUS electromagnetic field (EMF) calculation software is used to assess all the RF field levels presented in this study. IXUS (https://ixusapp.com/) is a software product of Alphawave Mobile Network Products (Pty) Ltd, who specialize in electromagnetic software and systems.

IXUS software uses a fast and accurate EMF calculation tool that allows for the determination of radio-frequency (RF) field strength in the vicinity of radio communication base stations (RBS) and transmitters. At its core, the IXUS EMF calculation module implements field evaluation techniques detailed in the ITU-T K.61, CENELEC 50383, and IEC62232 specifications. The calculation of EMF results at any point in 3-D space is achieved by either a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave EM simulation results obtained from a computational electromagnetic software tool, FEKO (https://www.altair.com/feko/). The selection of the solution method is determined by the antenna being considered. The ray tracing method is an advanced computation method described in IEC 622324. The power is summed from elemental sources representing the individual components of the antenna. These elemental sources are selected by an analysis of the proposed antennas and their manufacturers datasheets. Ray tracing algorithms typically overestimate RF field strength due to absorption of RF energy in the ground, building walls and other man-made structures. One advantage of the ray tracing model is it is valid in both the radiating near-field and the far-field regions relative to the antenna.

All antenna models that are used in the IXUS modeller undergoes a rigorous verification process, whereby manufacturer data obtained from datasheets or pattern information is compared to that of the IXUS antenna model, during the synthesis process. IXUS provides technical information on more than 4,000 antenna models from various manufacturers at its portal for antenna emissions modelling. The list is updated on a regular basis by the company's antenna engineers.



9. References

FCC (1997). "Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields"; Federal Communications Commission; Office of Engineering and Technology, OET Bulletin 65, Edition 97-01, August.

Alphawave Mobile Network Products (Pty) Ltd. IXUS User Guide (2024) & Webinar (2021)

10. Limited Warranty

Telecom Technology Services, Inc. warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by Telecom Technology Services, Inc. employees or representatives via site surveys or research of Verizon's available information. In the event that specific third-party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers' standards without violating any confidential information obtained under non-disclosure terms.

Telecom Technology Services, Inc. also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by Telecom Technology Services hereunder. In no event shall Telecom Technology Services be held liable to Verizon, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall Telecom Technology Services be liable to Verizon for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 8, FAA Determination

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2024-ANM-7218-OE

Issued Date: 03/21/2025

Julie Heffernan
The Towers, LLC
7500 Park of Commerce Dr
Suite 200
Boca Raton, FL 33487

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower US-OR-5156 - Tansy
Location:	Warrenton, OR
Latitude:	46-11-13.81N NAD 83
Longitude:	123-55-39.66W
Heights:	18 feet site elevation (SE)
	160 feet above ground level (AGL)
	178 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 09/21/2026 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (847) 294-7575, or vivian.vilaro@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2024-ANM-7218-OE.

Signature Control No: 640151092-651230002 (DNE)
Vivian Vilaro
Specialist

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

BASIS FOR DECISION

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

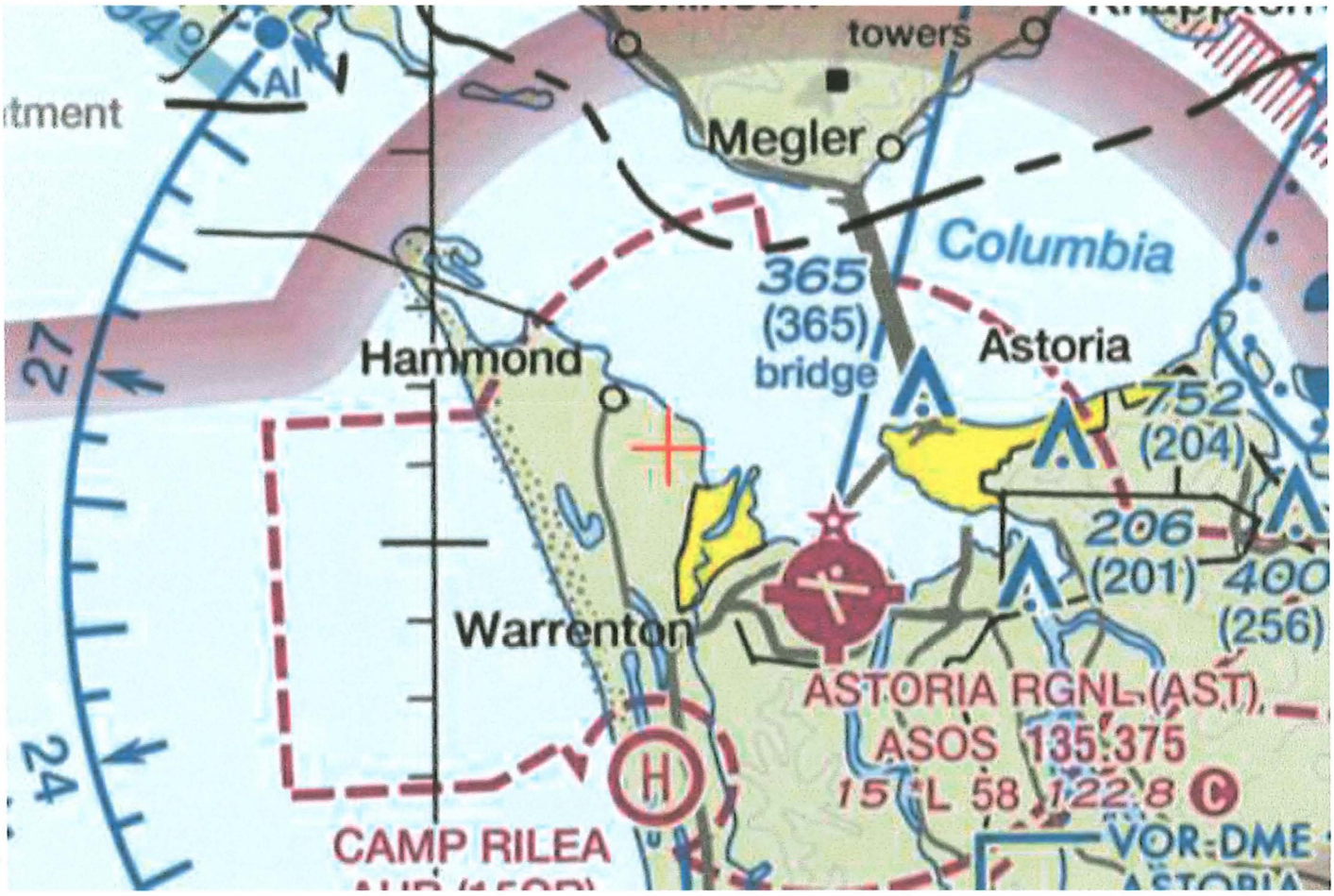
Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2024-ANM-7218-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W

TOPO Map for ASN 2024-ANM-7218-OE

Sectional Map for ASN 2024-ANM-7218-OE



Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 9, ODAV Determination

Oregon
Tina Kotek, Governor

Oregon Department of Aviation
3040 25th Street SE
Salem, OR 97302-1125
Office: 503-378-4880
Fax: 503-373-1688

Feb. 11, 2025

Paul Danneberg, Vertical Bridge
3825 81st Ave SE
Mercer Island, WA 98040
Paul.Danneberg@verticalbridge.com

Subject: **Determination Letter Regarding the Construction or Alteration of an Antenna Tower at 160 Feet in Height Located in Warrenton, Oregon**

ODAV Aviation Reference Number(s): 2024-ODAV-786-OE
Proponent/Representative's Identifier: TANSY – US-OR-5156
FAA Aeronautical Study Number(s) (ASN), if Provided: 2024-ANM-7218-OE[1]

The Oregon Department of Aviation (ODAV) has conducted an aeronautical study for the proposed construction. The structure exceeds FAR Part 77.9 (a, b or c) and/or Obstruction Standards of OAR 738-070-0100.

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

Unless it is otherwise extended, revised, or terminated, this determination will expire 18 months after its effective date, regardless of whether the proposed construction or alteration has been started, or on the date the proposed construction or alteration is abandoned, whichever is earlier.

Findings & Mitigation:

☒ We do not object with conditions to the construction described in this proposal. This determination does not constitute ODAV approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

☐ Marking and lighting are required for aviation safety. It shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1M.

☐ The proposed structure should be lowered to a height that is no longer an obstruction to the imaginary surfaces set forth in FAA FAR 77.

☐ The proposed obstruction should be relocated outside the airport primary and horizontal surface FAA FAR 77.

Sincerely,

Brandon Pike, Aviation Planner

[1] Any FAA ASN listed in this letter is provided by the proponent and/or their representative, and may not be accurate. It is included only for cross-referencing purposes.

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 10, Photo Sims

Tansy Photo Simulations

Completed for:

verticalbridge

Photo Viewpoint Locations

April 29th, 2025

Completed by:

TIBBOT ENGINEERING L.L.C.

Tansy – Viewpoint 1

Existing

Proposed

Completed for:

verticalbridge

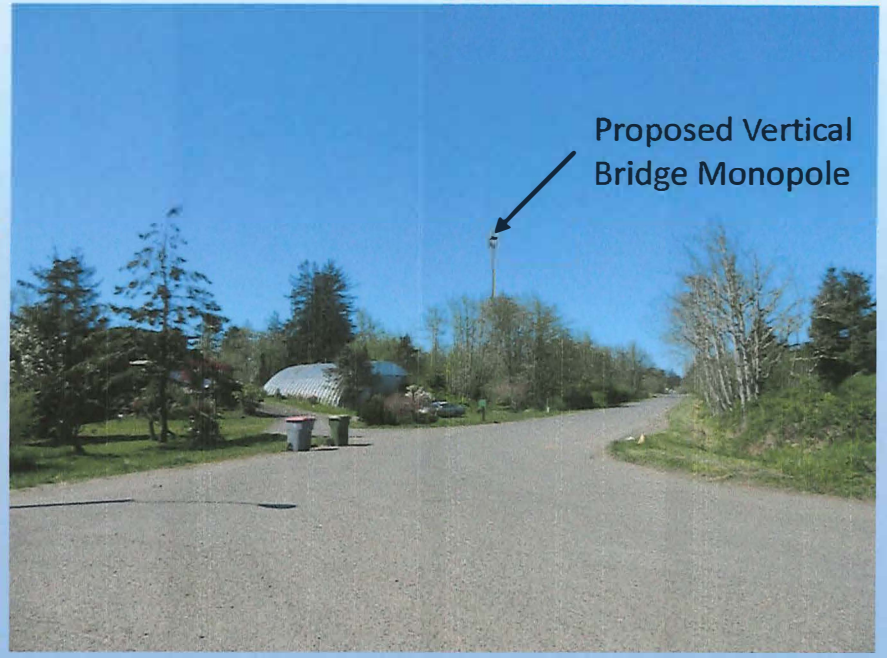
April 29th, 2025

Completed by:

TIBBOT ENGINEERING
L.L.C.

Tansy – Viewpoint 2

Existing



Proposed

Completed for:

verticalbridge

April 29th, 2025

Completed by:

TIBBOT ENGINEERING
L.L.C.

Tansy – Viewpoint 3

Existing

Proposed

Completed for:

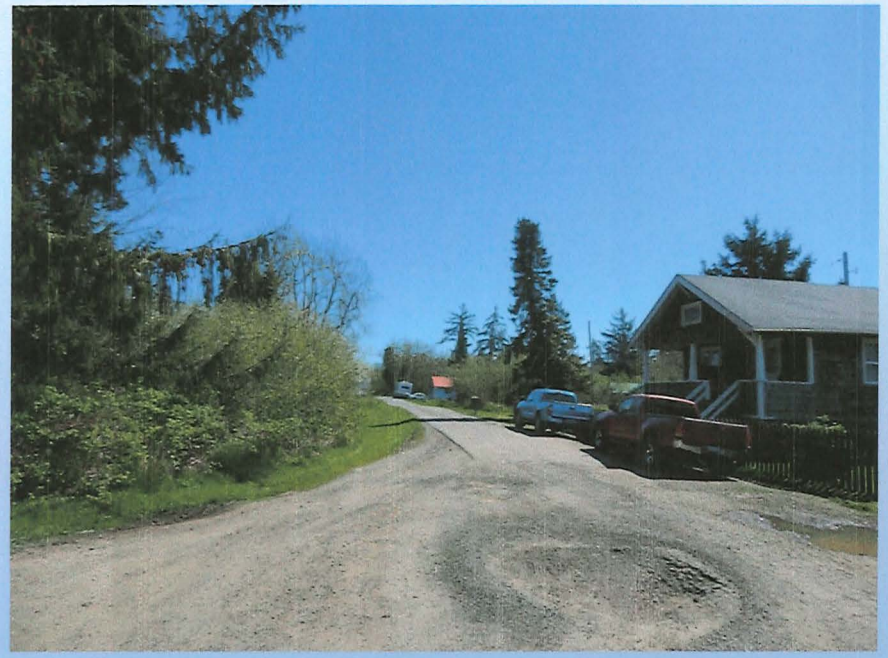
verticalbridge

April 29th, 2025

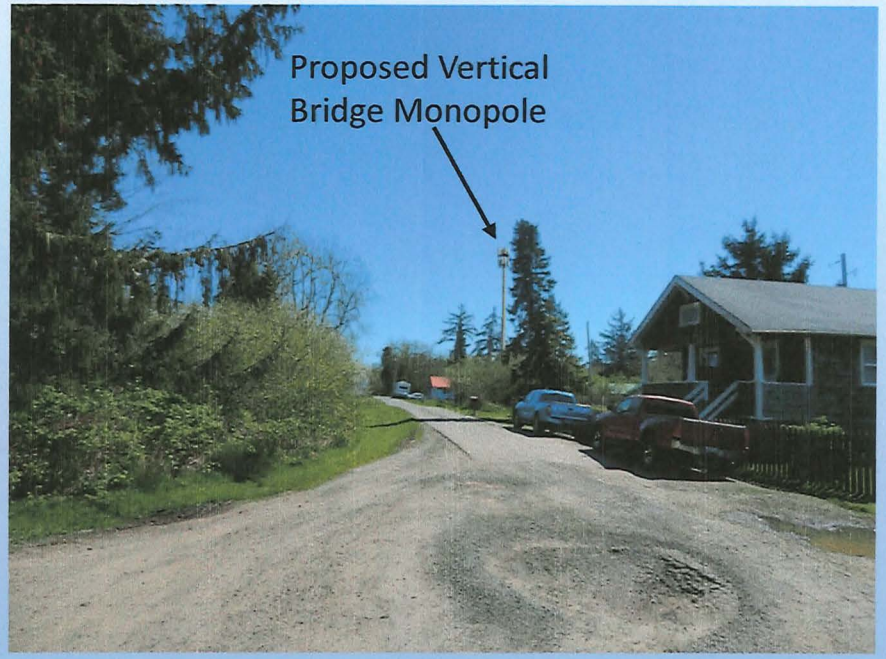
Completed by:

TIBBOT ENGINEERING L.L.C.

Tansy – Viewpoint 4



Existing



Proposed

Completed for:

verticalbridge

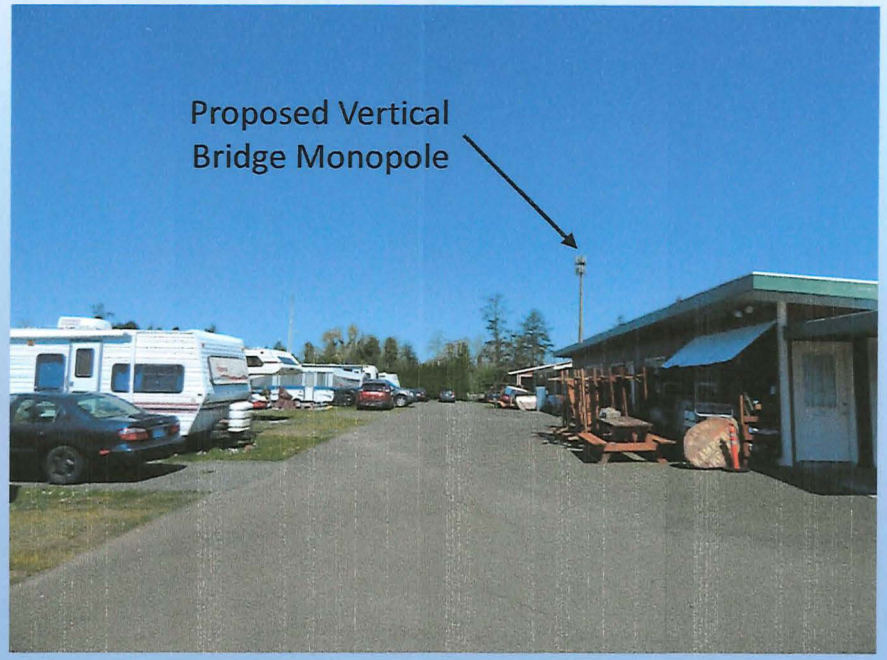
April 29th, 2025

Completed by:

TIBBOT ENGINEERING L.L.C.

Tansy – Viewpoint 5

Existing



Proposed

Completed for:

verticalbridge

April 29th, 2025

Completed by:

TIBBOT ENGINEERING
L.L.C.

Tansy – Viewpoint 6

Existing

Proposed

Completed for:

verticalbridge

April 29th, 2025

Completed by:

TIBBOT ENGINEERING L.L.C.

Outlook

Re: CUP-25-2 | Brunkenhoefer

From Kevin Gorman <kgorman@warrentonoregon.us>
Date Mon 6/30/2025 07:38
To Judith Stich <jstich@warrentonoregon.us>; Esther Moberg <emoberg@warrentonoregon.us>; Mathew Workman <mworkman@warrentonoregon.us>; Fire Chief <firechief@warrentonoregon.us>; Public Works <publicworks@warrentonoregon.us>; Building Clerk <building@warrentonoregon.us>; ESTES Brett * DLCD <brett.estes@dlcd.oregon.gov>; Twyla Vittetoe <tvittetoe@warrentonoregon.us>

Hi Judith,

The only comment I have concerned the Hammond Transmission water main project coming up this summer. The applicant will need to coordinate with Public Works for any roadway impacts in NW 13th St during the project. I anticipate it the project will be wrapped up by the end of 2025.

Thanks,

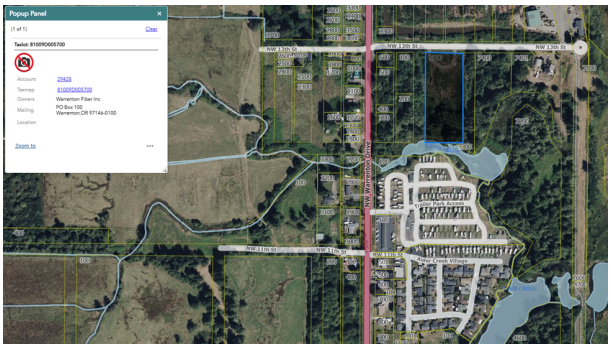
Kevin Gorman
Public Works Director
City of Warrenton
Cell: 503-298-9306

From: Judith Stich <jstich@warrentonoregon.us>
Sent: Tuesday, June 17, 2025 9:53 AM
To: Esther Moberg <emoberg@warrentonoregon.us>; Mathew Workman <mworkman@warrentonoregon.us>; Fire Chief <firechief@warrentonoregon.us>; Public Works <publicworks@warrentonoregon.us>; Building Clerk <building@warrentonoregon.us>; ESTES Brett * DLCD <brett.estes@dlcd.oregon.gov>
Subject: CUP-25-2 | Brunkenhoefer

Good Afternoon Everyone,

We have received a Conditional Use Permit application to install a 150' monopole tower in the I-2 zone on Taxlot 81009D005700 in Warrenton. Public notices have been mailed, and the decision will be on or shortly thereafter Thursday, July 10, 2025. The Planning Department is requesting that if you have any comments on this application, they be provided to us no later than noon on Thursday, July 3, 2025.

The application files can be viewed online here: Applications Pending Approval | City of Warrenton Oregon



Best,

Judith Stich
Planning Technician
jstich@warrentonoregon.us
Office : 503.861.0920
Direct : 971.286.2025
Fax : 503.861.2351
P.O. Box 250 | 225 S Main
Warrenton OR, 97146
warrentonoregon.us | facebook.com

"Making a difference through excellence of service"

City of Warrenton
Planning Department
225 S Main Avenue ■ P.O. Box 250 ■ Warrenton. OR 97146
Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission
FROM: Jeffrey Adams, Planning Director
DATE: July 10, 2025
SUBJ: Conditional Use Permit CUP-25-3

BACKGROUND

Bryan Kasler has applied for a conditional use permit to establish a vacation rental use at 868 5th Avenue in Hammond which is zoned C-MU Commercial Mixed Use. The subject property is a duplex.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

The application was submitted May 05, 2025 and was deemed complete May 07, 2025. We sent notice of the public hearing to adjacent property owners June 17, 2025 and published notice in The Astorian on June 26, 2025.

CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS

Applicable Warrenton Municipal Code (WMC) chapters for this application include:

16.44.030 Commercial Mixed Use District Conditional Uses
16.208.050 Type III Procedure (Quasi-Judicial)
16.220 Conditional Use Permits

Chapter 16.44 Commercial Mixed Use (C-MU) District
16.44.030 Conditional Uses

APPLICANT RESPONSE: None provided.
STAFF FINDING: This criterion is met. The proposed use would be allowed if CUP-25-3 is approved.

Chapter 16.208 Administration of Land Use and Development Permits
16.208.050 Type III Procedure (Quasi-Judicial)

APPLICANT RESPONSE: None provided.
STAFF FINDING: This criterion is met.

Chapter 16.220 Conditional Use Permits
16.220.030 Review Criteria

APPLICANT RESPONSE: Please see attachment.
STAFF FINDING: The criteria in this section are met.

CONCLUSIONS AND RECOMMENDATION

The applicant has demonstrated that the proposed vacation rental satisfies the conditional use permit criteria to be in the C-MU Commercial Mixed Use zoning district. Accordingly, staff recommends approval of the request with the following conditions:

1. Submit a complete Short Term Rental (Vacation Rental) application within 180 days of the approval of CUP-25-3.
2. The structure shall comply with all applicable provisions of Chapter 8.24 Homestay Lodging Standards while being used as a vacation rental.
3. All tenants shall be advised by the property owner(s) that the Warrenton Police Department will strictly enforce violations of city code, disturbances, or disorderly conduct, and owners will be notified of all issues.

RECOMMENDED MOTION

"Based on the findings and conclusions of the July 10, 2025, staff report, I move to approve CUP-25-3 subject to the conditions of approval included in the staff report."

ATTACHMENTS

1. Application
2. Police Chief's Comments

City Of Warrenton

Planning Department
Conditional Use Permit
WMC 16.220

OFFICE USE	
	FEE $1,000
	File# CUP -_____ - _____
	Date Received _____
	Receipt#_____

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate throughout a zoning district or without restrictions in that district, but would be beneficial to the City if their number, area, location, design, and relation to the surrounding property are controlled. A property owner or designated representative may initiate a request for a conditional use by filing an application with the Planning Department according to the requirements of Section 16.208.050. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

Property

Address: 868 5th Ave Hammond, OR 97121

Tax Lot (s): 81005DC02200

Zone: CMU Flood Zone: NO Wetlands: NO

Applicant

Name (s): Bryan Kasler

Phone: 503.702.9898 E-Mail Address: bryankasler@gmail.com

Mailing Address: PO Box 2536 Wilsonville, OR 97070

Applicant Signature(s): Bryan Kasler Date: 5/3/2025

Property Owner (if different from applicant)

Name (s): _____

Phone: _____ E-mail Address: _____

Mailing Address: _____

Owner's Signature: _____ Date: _____

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Description of Proposed Land Use

Vacation Rental. The intent is to utilize the property for our friends and family 50% and vacation rental the remaining 50%.

Conditional Use Permit Review Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

WMC 16.220.030

1. The proposed use is in conformance with the Comprehensive Plan.

Yes, vacation rentals are a conditional use in the CMU zone.

2. The location, size and design, and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on surrounding properties.

Yes, there is adequate parking for the proposed vacation rental use on the property.

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

Yes, the occupancy for the vacation rental use it not greater that the occupancy for other residence occupancies.

4. Public facilities and services are adequate to accommodate the proposed use.

Yes, the building is already built, and the public facilities and services are adequate and functional for the current and proposed use.

5. The site's physical characteristics, in term of topography, soils and other pertinent considerations are, are appropriate for the use.

Yes, the proposed use has no impact on the site's existing physical characteristics.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for the building, parking, landscaping, driveway, on-site circulation, public areas, loading areas, storage facilities, setbacks, buffers, and utilities which are required by City ordinances.

Yes, the building is already built, and the infrastructure is adequate and functional for the current and proposed use.

7. The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.

Yes, the vacation rental use is appropriate for the location in the CMU zoning. The use will support nearby businesses, parks, and recreation in the CMU zone in the downtown Hammond, area.

Submittal Checklist

Applicants shall submit all of the following items on a site plan along with the application form. The site plan shall contain the following information:

☐ The proposed development site, including boundaries, dimensions, and gross area drawn to scale.

☐ Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.

☐ The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any

☐ The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.

☐ The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.

☐ The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.

☐ Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.

☐ Loading and service areas for waste disposal, loading and delivery, if any

☐ Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.

☐ Location, type, and height of outdoor lighting.

☐ Locations, sizes, and types of signs (shall comply with Chapter 16.144).

☐ The Planning Department may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).

☐ The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.

☐ Identification of slopes greater than 10%.

☐ Any areas identified as located in a designated floodplain and/or floodway, if any

☐ Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.

☐ Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.

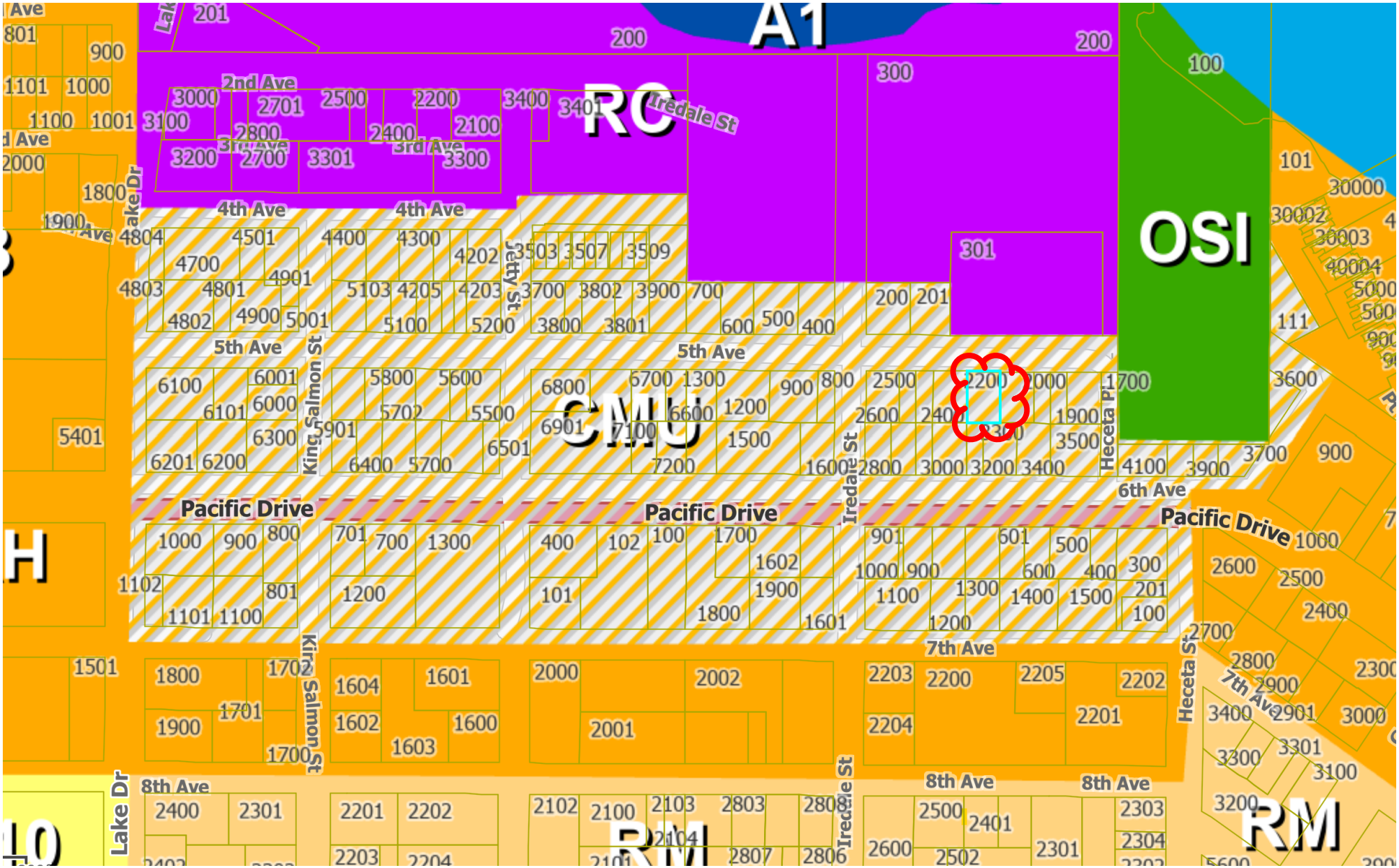
☐ Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.

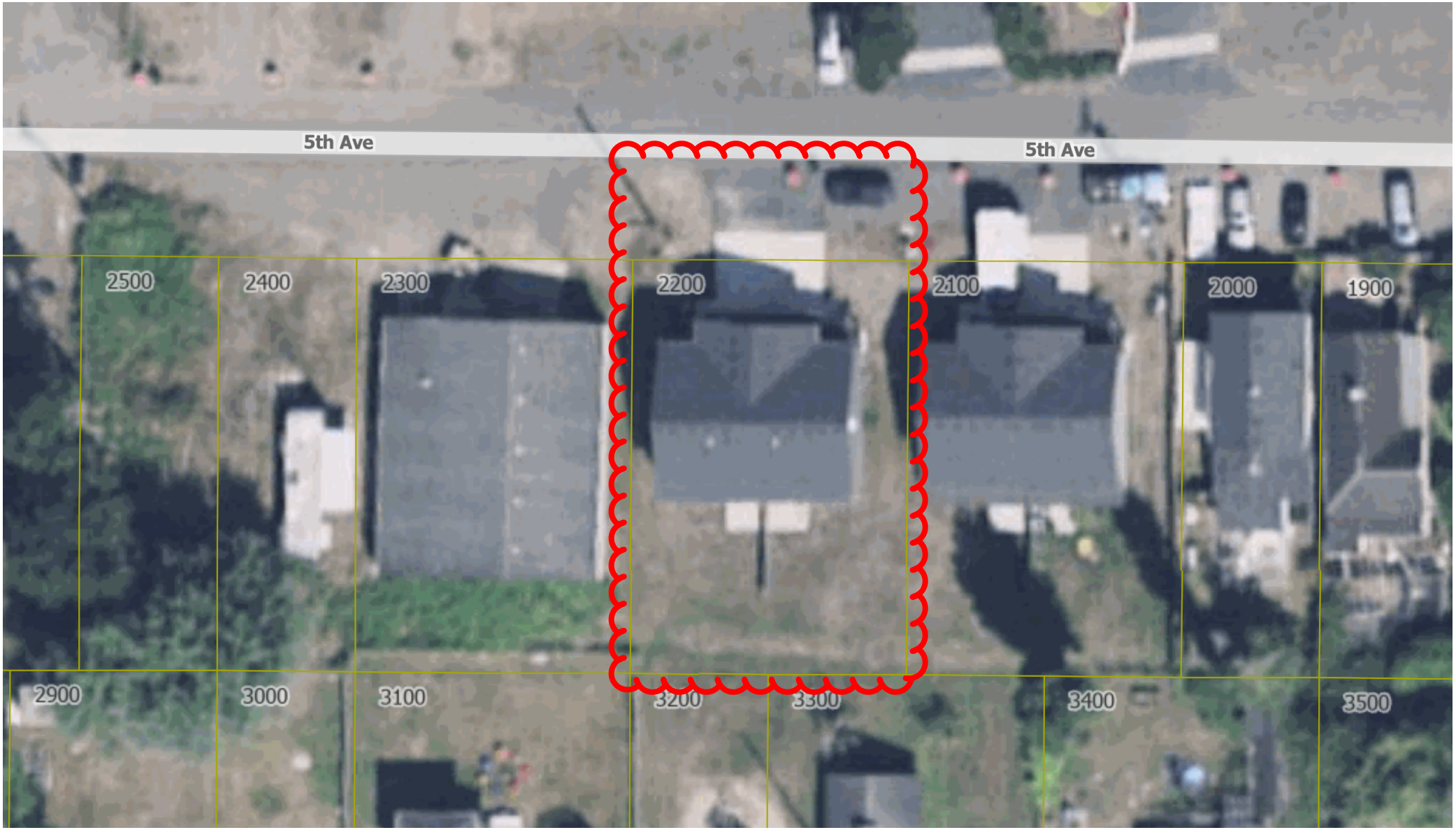
☐ North arrow, scale, names and addresses of all property owners.

☐ Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.

☐ Letter or narrative report documenting compliance with the applicable approval criteria including the conditional use criteria, zoning development standards, and applicable design standards. Please see the Planning Staff for applicable design standards.

This application will not be officially accepted until department staff have determined that the application is completely filled out, signed, the application fee has been paid, and the submittal requirements have been met.


A1
RC
OSI
CMU
RM
Irédale St
Jetty St
King Salmon St
Heceta Pl
Lake Dr
2nd Ave
3rd Ave
4th Ave
5th Ave
6th Ave
7th Ave
8th Ave
Pacific Drive


5th Ave
5th Ave
2500
2400
2300
2200
2100
2000
1900
2900
3000
3100
3200
3300
3400
3500

Outlook

Re: CUP-25-3 | Kasler

From Mathew Workman <mworkman@warrentonoregon.us>
Date Sat 6/28/2025 14:17
To Judith Stich <jstich@warrentonoregon.us>; Esther Moberg <emoberg@warrentonoregon.us>; Fire Chief <firechief@warrentonoregon.us>; Public Works <publicworks@warrentonoregon.us>; Building Clerk <building@warrentonoregon.us>; ESTES Brett * DLCD <brett.estes@dlcd.oregon.gov>

Judith,

The Police submit the following comments on this application:

- Having reviewed previous applications for vacation rentals in Hammond, my primary concern is always parking and traffic flow issues that could be created by multiple vehicles at a location, as can happen when someone rents a residence for multiple people. I visited the site, and it looks like for both of the duplex units, there is room for one vehicle in the garage, one vehicle in the driveway, and room for some vehicles to park along 5th Ave. off of the asphalt adjacent to the location and across the street. I am not sure if the parking I observed on the day I was there was normal for the residents in the area, but much of the off-street parking was already being used (see photo). Parking could be an issue depending on how many vehicles the "renters" will have.

- I would like to see requests made for the applicant to have plans or rules in place for their renters to limit the number of renter vehicles and restricting the parking of any vehicles in any areas not designated for vehicles (yards, other people's property, etc.), and letting renters know that parking codes will be enforced on the public street, including the possibility of having a vehicle towed.
- Renter Conduct: Though the applicants do not fully control the behavior of renters, they should have rules or let their renters know that violations of city code, disturbances, or disorderly conduct will be strictly enforced by the WPD, and owners will be notified of all issues. Hopefully, the owner will reserve the right to terminate a rental for serious problems or issues, just like our hotels and motels will do.

If you have any questions, please let me know. Thank you.

Chief Workman

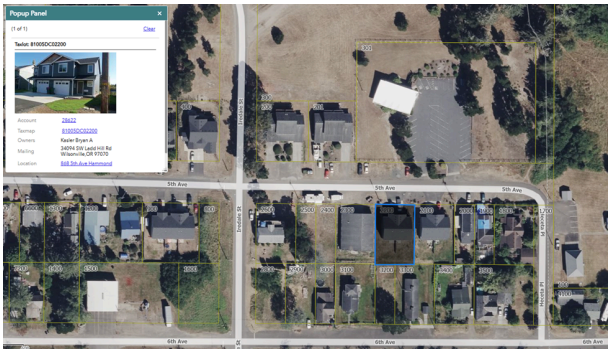
Mathew J. Workman, Chief of Police
Warrenton Police Department
225 S. Main Ave. / P.O. Box 250
Warrenton, OR 97146
503-861-2235 (Office)
503-861-2863 (Fax)
503-791-9995 (Work Cell)
Facebook: "Warrenton Police Department"
X / Twitter: "WarrentonPD"
http://www.warrentonoregon.us/police

From: Judith Stich <jstich@warrentonoregon.us>
Sent: Tuesday, June 17, 2025 9:55 AM
To: Esther Moberg <emoberg@warrentonoregon.us>; Mathew Workman <mworkman@warrentonoregon.us>; Fire Chief <firechief@warrentonoregon.us>; Public Works <publicworks@warrentonoregon.us>; Building Clerk <building@warrentonoregon.us>; ESTES Brett * DLCD <brett.estes@dlcd.oregon.gov>
Subject: CUP-25-3 | Kasler

Good Afternoon Everyone,

We have received a Conditional Use Permit application to establish a vacation rental in the C-MU zone on Taxlot 81005DC02200 in Hammond. Public notices have been mailed, and the decision will be on or shortly thereafter Thursday, July 10, 2025. The Planning Department is requesting that if you have any comments on this application, they be provided to us no later than noon on Thursday, July 3, 2025.

The application files can be viewed online here: Applications Pending Approval | City of Warrenton Oregon



Best,

Judith Stich
Planning Technician
jstich@warrentonoregon.us
Office : 503.861.0920
Direct : 971.286.2025
Fax : 503.861.2351
P.O. Box 250 | 225 S Main
Warrenton OR, 97146
warrentonoregon.us | facebook.com

"Making a difference through excellence of service"