

**T-MOBILE WEST, LLC  
APPLICATION FOR WIRELESS COMMUNICATION FACILITY**

**CITY OF CENTRAL POINT  
EMPLOYMENT COMMERCIAL (EC)**

PO04717C Central Point

Submitted to City of Central Point March 31, 2015

**GENERAL INFORMATION**

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**Applicant:** T-Mobile West, LLC  
12920 SE 38<sup>th</sup> Street  
Bellevue, WA 98006

**Representative:** Craig and Associates  
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**Project Address:** 255 S Front Street,  
Central Point, OR 97502

**Present Use of Property:** Grain Silo

**Land Use Designation:** Employment Commercial (EC)

**Summary:** The proposed use is for a wireless communications facility on the existing grain silo. The antennas are to be mounted towards the top of the grain silo behind RF material that will mimic, and replace the existing sheet metal exterior around the proposed antenna locations. The ground equipment will consist of two cabinets proposed to be located on the roof of the existing loading dock. The ground equipment will be screened by material that matches the nearby exterior of the grain silo. Requisite cabling will run from the ground equipment to the antennas along the western side of the silo, and will be shrouded to reduce the visual impact.

## **PROPOSAL**

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### **I. Project Overview**

T-Mobile West, LLC ("T-Mobile") is requesting approval to install a new wireless communication facility ("WCF") within a 0.71 acre parcel zoned Employment Commercial. Under the Central Point Municipal Code section 17.60.040.A.2 wall-mounted antennas located in an Employment Commercial zone "shall require site plan review. A site plan review of the application for a building permit shall be an administrative Type II procedure and comply with Section 17.05.300 of this title." The applicant is proposing to construct a WCF consisting of six wall mounted antennas located within the existing building. The exterior walls around the antennas shall be replaced with an RF composite material that will mimic the texture and color of the existing exterior walls. The ground equipment will be located on a lower elevation rooftop. The ground equipment shall be within a screened enclosure designed to blend in with the architectural features of the building. Cabling shall run from the ground equipment along the western side of the building to an elevation just below the proposed antenna elevation where the cabling will enter the building. All outdoor cabling shall be within a shroud designed to match the exterior features of the building.

### **II. Lack of Coverage**

After assessing the existing T-Mobile network, T-Mobile's Radio Frequency engineers determined that a location in the downtown area of Central Point would be necessary to fill an existing gap in 4G/LTE service. The proposed site would fill a significant gap in coverage experienced by the T-Mobile network.

### **III. Application Submittal Requirements**

T-Mobile's proposal complies with all requirements of the City's code, which are addressed in the following order:

#### **Chapter 17.60 GENERAL REGULATIONS**

Chapter 17.60.040 Antenna standards.

The purpose of these regulations is to ensure that antennas continue to serve the needs of the community, while assuring that antennas are regulated in a manner that minimized visual impacts. The standards regulating the placement of antennas within the city of Central Point are as set forth in this section.

A. Building Roof and Wall-Mounted Antennas. The purpose of these regulations is to ensure that building and wall-mounted antennas are regulated in a manner that minimizes visual impacts, complies with the intent of the terms "concealed," "camouflage" and "disguised" as defined in Section 17.08.010, protects neighborhood livability, promotes universal service to all customers and

ensures all providers are fairly treated. Roof- and wall-mounted antennas, as defined in Section 17.08.010, are allowed per Table 1 subject to the following:

Table 1

Zoning District	Permitted Use	Conditional Use	Not Permitted
R-1	–	NA	Not Permitted
R-2	–	NA	Not Permitted
R-3/HMR	Permitted	NA	–
Civic	Permitted	NA	–
C-2	Permitted	NA	–
EC/GC	Permitted	NA	–
C-4	Permitted	NA	–
C-5	Permitted	NA	–
M-1	Permitted	NA	–
M-2	Permitted	NA	–

*Applicant's Response: The proposed use will be processed through a Type II administrative review.*

**1. Building Roof and Wall-Mounted Antennas.**

- a. **Building Roof-Mounted Antennas.** Antennas installed on a building roof shall be incorporated within or concealed behind existing or new architectural features compatible with and complementary to the building's architectural character so as to not be readily recognizable as an antenna and to be screened from view from the ground level of abutting public streets and adjacent properties. Acceptable types of screening are placement behind the roof parapet, placement behind a screen designed to blend with the existing building, placement within or on the mechanical penthouse or

on a roof-mounted building element such as a chimney, exhaust pipe, cupola, bell tower or flagpole.

*Applicant's Response: The proposed use will meet the criteria for a Building Roof and Wall-Mounted-Antennas. The antennas will be mounted on the interior of the existing building with the exterior wall around the antennas replaced with an RF material that will allow effective propagation of the radio frequency signals.*

- b. Historic Compatibility. All roof-mounted antennas shall comply with the historic preservation overlay zone, Chapter 17.70 of this code.

*Applicant's Response: Not Applicable.*

- c. Building Wall-Mounted Antennas. Any wireless communication facility (WCF) antennas mounted to the roof edge or sidewall elevation of a building shall be completely covered with the same, or complementing exterior finish and color as the exterior of the building or structure. All wall-mounted antennas shall comply with Section 17.60.100, Projections from buildings, of this chapter.

*Applicant's Response: The antennas shall be mounted within the existing walls of the building. The section of exterior wall around the antennas will be replaced with an RF compatible material that will mimic the existing exterior wall in both texture and color.*

- d. Allowable Height for Antennas Mounted on Building Roofs and Walls. Antennas mounted on building roofs and walls shall not extend more than ten feet above the highest existing architectural feature on the building.

*Applicant's Response: The antennas will be mounted at an elevation lower than the existing highest architectural feature on the building.*

2. Site Plan Review. All roof-mounted and wall-mounted antennas shall require site plan review. A site plan review of the application for a building permit shall be an administrative Type II procedure and comply with Section 17.05.300 of this title. In some circumstances, a Type II application may be referred by staff to a Type III procedure when unusual features or circumstances of the site, building or improvement could result in an adverse impact on the building, neighborhood or adjacent properties. When such a referral is made, the application shall be processed as a Type III application, including the requirements for a hearing, notice of decision as provided by Section 17.05.400 and shall comply with Chapter 17.72 of this title.

*Applicant's Response: This proposal is for an administrative Type II site plan review.*

3. Notification. Contemporaneously with any installation of building or wall-mounted antennas, written notice in the form of a sign at least eight inches by twelve inches in size shall be affixed to the building in a conspicuous place, which place shall be approved in advance by the city planning department.

*Applicant's Response: The applicant will comply with this requirement at the direction of the city planning department.*

B. Tower-Mounted Antennas. Tower-mounted antennas shall comply with the following standards:  
*Applicant's Response: Not Applicable.*

#### **Chapter 17.05 APPLICATIONS AND DEVELOPMENT PERMIT REVIEW PROCEDURES**

17.05.300 Type II procedure.

2. Submittal Requirements. A Type II permit application shall include:

- b. Findings addressing the applicable regulations per Table 17.05.1. Note: At the discretion of the community development director, additional information may be required during the application process;

*Applicant Response: The findings addressing the applicable regulations per Table 17.05.1 are addressed individually below.*

#### **Chapter 17.65 TOD DISTRICTS AND CORRIDORS**

17.65.040 Land use--TOD district.

B. Employment (TOD).

1. EC--Employment Commercial. Retail, service, and office uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Development is expected to support pedestrian access and transit use. Automobile oriented activities are generally not included in the list of permitted uses. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.

*Applicant Response: The proposed use will not affect pedestrian travel and transit, but could have beneficial results through the use of wireless coverage provided by T-Mobile to pedestrians and users of transit.*

17.65.050 Zoning regulations--TOD district.

A. Permitted Uses. Permitted uses in Table 1 are shown with a "P." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

B. Limited Uses. Limited uses in Table 1 are shown with an "L." These uses are allowed if they comply with the specific limitations described in this chapter and the applicable provisions of this title. They are subject to the same application and review process as other permitted uses identified in this title.

C. Conditional Uses. Conditional uses in Table 1 are shown with a "C." These uses are allowed if they comply with the applicable provisions of this title. They are subject to the same application and review process as other conditional uses identified in this title.

*Applicant's Response: The proposed use is permitted, and will require a Type II administrative review.*

D. Density. The allowable residential density and employment building floor area are specified in Table 2.

*Applicant's Response: Not Applicable.*

E. Dimensional Standards. The dimensional standards for lot size, lot dimensions, building setbacks, and building height are specified in Table 2.

*Applicant's Response: Not Applicable.*

F. Development Standards.

1. Housing Mix. The required housing mix for the TOD district is shown in Table 2.

*Applicant's Response: Not Applicable.*

2. Accessory Units. Accessory units are allowed as indicated in Table 1. Accessory units shall meet the following standards:

*Applicant's Response: Not Applicable.*

3. Parking Standards. The off-street parking and loading requirements in Chapter 17.64 shall apply to the TOD district and TOD corridor, except as modified by the standards in Table 3 of this section.

*Applicant's Response: The applicant will utilize existing parking space on the subject property for regular maintenance of the proposed facility.*

17.65.060 Land use--TOD corridor.

Four special zone district categories are applied in the Central Point TOD corridor. The characteristics of these zoning districts are summarized in subsections A through D of this section.

B. Employment (TOD).

1. EC--Employment Commercial. Retail, service, and office uses are primarily intended for this district. Activities which are oriented and complementary to pedestrian travel and transit are encouraged. Development is expected to support pedestrian access and transit use. Automobile-oriented activities are generally not included in the list of permitted uses. Residential uses above ground floor commercial uses are also consistent with the purpose of this zone.

*Applicant Response: The proposed use will not affect pedestrian travel and transit, but could have beneficial results through the use of wireless coverage provided by T-Mobile to pedestrians and users of transit.*

17.65.070 Zoning regulations--TOD corridor.

*Applicant's Response: See responses to section 17.65.050.*

## **Chapter 17.66 APPLICATION REVIEW PROCESS FOR THE TOD DISTRICT AND CORRIDOR**

### **17.66.030 Application and review.**

A. Application Types. There are four types of applications which are subject to review within the Central Point TOD district and corridor.

2. Site Plan and Architectural Review. The provisions of Chapter 17.72, Site Plan and Architectural Review, shall apply to permitted and limited uses within the TOD district and corridor. For site plan and architectural review applications involving two or more acres of land, a master plan approval, as provided in this chapter, shall be approved prior to, or concurrently with, a site plan and architectural review application.

*Applicant's Response: The proposed use does not involve two or more acres of land, and therefore is not subject to a master plan approval.*

## **Chapter 17.67 DESIGN STANDARDS--TOD DISTRICT AND TOD CORRIDOR**

*Applicant's Response: The proposed use shall meet the applicable design standards set out in this section.*

## **Chapter 17.72 SITE PLAN AND ARCHITECTURAL REVIEW**

### **17.72.020 Applicability.**

B. Major Projects. The following are "major projects" for the purposes of the site plan and architectural review process and are subject to Type 2 procedural requirements as set forth in Chapter 17.05, Applications and Types of Review Procedures:

3. Any minor project, as defined in subsection C of this section, that the director determines will significantly alter the character, appearance, or use of a building or site.

*Applicant's Response: The proposed use will alter the use of the existing building.*

### **17.72.030 Information required.**

Application for site plan and architectural review shall be made to the community development department and shall be accompanied by the application fee prescribed in the city of Central Point planning department fee schedule. The application shall be completed, including all information and submittals listed on the official site plan and architectural review application form. (Ord. 1946 (part), 2011; Ord. 1685 §65, 1993; Ord. 1436 §2(part), 1981).

*Applicant's Response: This application shall be accompanied by the application fee, and shall be completed.*

### **17.72.040 Site plan and architectural standards.**

In approving, conditionally approving, or denying any site plan and architectural review application, the approving authority shall base its decision on compliance with the following standards:

- A. Applicable site plan, landscaping, and architectural design standards as set forth in Chapter 17.75, Design and Development Standards;
- B. City of Central Point Department of Public Works Department Standard Specifications and Uniform Standard Details for Public Works Construction;
- C. Accessibility and sufficiency of fire fighting facilities to such a standard as to provide for the reasonable safety of life, limb and property, including, but not limited to, suitable gates, access roads and fire lanes so that all buildings on the premises are accessible to fire apparatus. (Ord. 1946 (part), 2011; Ord. 1702 §4, 1994; Ord. 1684 §67, 1993; Ord. 1436 §2(part), 1981).

*Applicant's Response: The applicant shall meet all of the necessary standards.*

#### **Chapter 17.75 DESIGN AND DEVELOPMENT STANDARDS**

17.75.035 Commercial site design and development standards.

- A. Commercial Site Design Standards. The lot area, dimension, set back, and coverage requirements for development within commercial districts shall be subject to the standards set forth in Table 17.75.01.

*Applicant's Response: The proposed use will not affect the existing design standards set out in this section.*

17.75.042 Commercial building design standards.

The following design standards are applicable to development in all commercial zoning districts, and are intended to assure pedestrian scale commercial development that supports and enhances the small town character of the community. All publicly visible buildings shall comply with the standards set forth in this section.

- A. Massing, Articulation, Transparency, and Entrances.

6. Screening of Service Areas and Rooftop Equipment. Publicly visible service areas, loading zones, waste disposal, storage areas, and rooftop equipment (mechanical and communications) shall be fully screened from the ground level of nearby streets and residential areas within two hundred feet; the following standards apply:

- b. Rooftop Equipment.

i. Mechanical equipment shall be screened by extending parapet walls or other roof forms that are integrated with the architecture of the building. Painting of rooftop equipment or erecting fences are not acceptable methods of screening.

ii. Rooftop-mounted voice/data transmission equipment shall be integrated with the design of the roof, rather than being simply attached to the roof-deck.

*Applicant's Response: The ground equipment shall be located on a lower rooftop above the existing loading dock. The equipment will be within a screened enclosure designed to blend in with the architectural features of the building.*