



STAFF REPORT
May 5, 2015

ITEM (File No. 15009)

Consideration of a Type II Site Plan review for the installation of a concealed wireless communications facility inside the existing grain elevator located at the corner of West Pine and South Front Street. The project site is located at 28 South Front Street within the Transit Oriented Development (TOD) District, EC—Employment Commercial zoning district, and is identified on the Jackson County Assessor’s Map as 37 2W 10AA, Tax Lot 5201. **Applicant:** T-Mobile West Corporation; **Agent:** Chris Forsberg, Craig and Associates.

STAFF SOURCE:

Daniel Kornelis

GENERAL PROJECT DESCRIPTION:

The applicant is proposing to install eight (8) telecommunication antenna/transmitters to be concealed within the top portion of the existing Grange Co-op grain silo to improve cellular coverage in the area (Attachment “A-4”).

The antennas will be mounted inside the building behind Radio Frequency (RF) material that will replace and mimic the color and texture of the existing sheet metal exterior around the antenna locations. RF materials utilized allow signal to not be blocked by the metal siding that will remain in the vicinity of the antennas. Ground equipment will be located on the roof of the existing loading dock and screened by a parapet wall composed of material that matches the nearby exterior of the grain silo. All requisite cabling will be shrouded and painted to reduce the visual impact (Attachment “A-5”).

Wall-mounted antennas are a permitted use in the EC zoning district when incorporated within or concealed behind an architectural feature compatible with and complementary to the building’s architectural character. The proposed antennas will not be readily recognizable as a wireless communication facility because they are to be located within the existing building and all covering materials for the RF siding, servicing equipment and cabling will match existing elevator and silo materials.

FINDINGS:

As evidenced in the Findings (Attachment “B”), the proposal can be found to comply with the CPMC 17.72, Site Plan and Architectural Review; CPMC 17.60.040, Antenna Standards; and, CPMC 17.66, TOD District application review procedures.

ISSUES:

There are no identified issues.

CONDITIONS OF APPROVAL:

1. At the time of building permit application submittal, the applicant shall submit revised plans showing the location of the 8" by 12" written notice required per Section 17.60.040(A)(3). The approved signage shall be installed prior to final inspection.
2. Site Plan & Architectural approval shall lapse and become void one year following the date on which it becomes effective unless an application for extension is filed and approved subject to the requirements of Chapter 17.05, or building permits have been issued and construction diligently pursued to initiate construction.

ATTACHMENTS/EXHIBITS:

Attachment "A-1" – Cover Sheet
Attachment "A-2" – Survey Information
Attachment "A-3" – Overall Site Plan
Attachment "A-4" – Enlarged Site Plan
Attachment "A-5" – Architectural Elevations
Attachment "A-6" – RF Design
Attachment "B" – Findings

ACTION:

Consider the proposed T-Mobile Wireless Communications Facility Site Plan & Architectural Review application and: 1) approve; 2) approve with revisions; or, 3) deny the application.

RECOMMENDATION:

Approve the T-Mobile Site Plan & Architectural Review application per the Staff Report dated May 5, 2015.



SITE NAME:
CENTRAL POINT

SITE NUMBER:
PO04717C
LOCATION:

28 S FRONT STREET, CENTRAL POINT, OR 97502



8960 NE ALDERWOOD ROAD
PORTLAND, OR 97220
PHONE: (503) 813-9000
FAX: (503) 736-3014

PROJECT INFORMATION:
PO04717C
CENTRAL POINT
28 S FRONT STREET
CENTRAL POINT, OR 97502

DATE	RELEASE

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PLANS PREPARED BY:



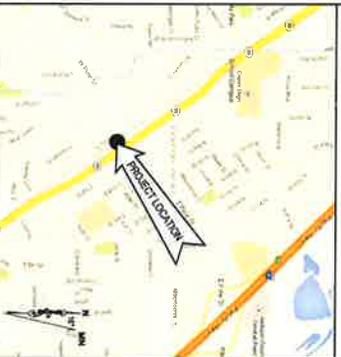
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Civil Engineers
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PORTLAND, OR 97214
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SHEET TITLE:
RENEWAL DATE 12/31/15
COVER SHEET

SHEET NUMBER:
T-1

<p>ZONING SUBMITTAL:</p> <p>T-1 COVER SHEET</p> <p>V-1 SURVEY INFO</p> <p>C-1 OVERALL SITE PLAN</p> <p>C-2 ENLARGED SITE PLAN</p> <p>C-3 ELEVATIONS</p> <p>RF-1 RE-DEVELOP</p>	<p>COUNTY: JACKSON COUNTY</p> <p>ZONING: EC-EMPLOYMENT COMMERCIAL</p> <p>JURISDICTION: CITY OF CENTRAL POINT</p> <p>CONTACT PERSON: JEFF REED (541) 865-5716 jreed@mpgroup.com</p> <p>PROPERTY OWNER: GRANGE CO-OPERATIVE SUPPLY ASSOCIATION, INC P.O. BOX 3837 CENTRAL POINT, OR 97502</p> <p>PARCEL NUMBER(S) & AREA: 372V1004-6201 30,947 SQ. FEET 0.71 ACRES</p> <p>PROJECT COORDINATES: LAT: N 42°22'45" (42.37919) LONG: W 124°47'58" (122.79729) SOURCE: 1A SURVEY DATUM: NAD 83</p> <p>GENERAL INFORMATION: 1. PARKING REQUIREMENTS ARE UNCHANGED 2. TRAFFIC IS UNAFFECTED 3. SIGNAGE AT SITES EXISTING 4. SITE IS UNIMPAVED AND HANDICAP ACCESS IS NOT REQUIRED</p> <p>CODE INFORMATION: 1. IRC-2006 INTERNATIONAL BUILDING CODE 2. NEC-2008 NATIONAL ELECTRICAL CODE 3. IBC-2006 INTERNATIONAL MECHANICAL AND PLUMBING CODE 4. CONSTRUCTION TYPE I-4B</p>	<p>APPLICANT: T-HOBLE WEST CORPORATION 8890 NE ALDERWOOD ROAD PORTLAND, OR 97220</p> <p>ZONING CONTACT: CHRIS FORSBERG (503) 860-2587</p> <p>CONST. CONTACT: JOHN WITT (360) 553-2502</p> <p>SITE ACQ. CONTACT: CHRIS FORSBERG (503) 860-2587</p>	<p>UTILITY PROVIDERS: TELEPHONE PROVIDER: T-BUD POWER PROVIDER: PACIFICORP</p> <p>PROJECT DESCRIPTION: T-HOBLE PROPOSES TO ADD A NEW 11X12 ROOFTOP PLATFORM WITH (2) CABINETS WITH A NEW EQUIPMENT ENCLOSURE. T-HOBLE ALSO PROPOSES TO ADD (8) NEW ANTENNAS WITH ASSOCIATED CABLEING ALONG EXISTING 127 SILO BUILDING.</p>	<p>FROM THE PORTLAND T-HOBLE OFFICE:</p> <ol style="list-style-type: none"> HEAD NORTHWEST ON NE ALDERWOOD RD TOWARD ALDERWOOD TURN LEFT ON NE JONES AVE (1.5 MI) TURN LEFT ON NE JONES AVE ST (0.1 MI) TURN LEFT ONTO NE WILSON BLVD (2.6 MI) MERGE ONTO I-5 S TOWARD SALEM (26.2 MI) TAKE EXIT 35 FOR OR-99 SBLACKWELL RD TOWARD CENTRAL POINT (1.3 MI) TURN LEFT ONTO OR-99 S. SITE ON CORNER OF PINE ST & S FRONT ST (2.4 MI) END AT: 28 S FRONT ST CENTRAL POINT, OR 97502 <p>ESTIMATED TIME: 4 HOURS & 20 MINUTES ESTIMATED DISTANCE: 277 MILES</p>
<p>SHEET INDEX</p>	<p>PROJECT INFORMATION</p>	<p>PROJECT INFORMATION CONT'D</p>	<p>LOCATOR MAP</p>	<p>DOCUMENT REVIEW</p>



DRIVING DIRECTIONS

SIGNATURE **DATE**

SITE ACQ.:
CHRIS FORSBERG (503) 860-2587

ZONING:
CHRIS FORSBERG (503) 860-2587

RF ENGINEER:
MICHAEL JUSCH

CONST. MGR.:
JAMIE SPRAGUE (503) 326-1380

OPS. MGR.:
SCOTT WINECOFF (423) 623-0030

DEV. MGR.:
MATTHEW TAJUNTON (510) 396-4189

PROJECT MGR.:
MICHELLE PLOFF (503) 220-9473

REGULATORY:
JAMIE ALVARO (423) 398-4189

SITE PLAN

Located in
 NE 1/4 of Section 10
 T37S, R2W, W.M.
 Jackson County, Oregon
 for T-Mobile
 Site Central Point
 February 25, 2015

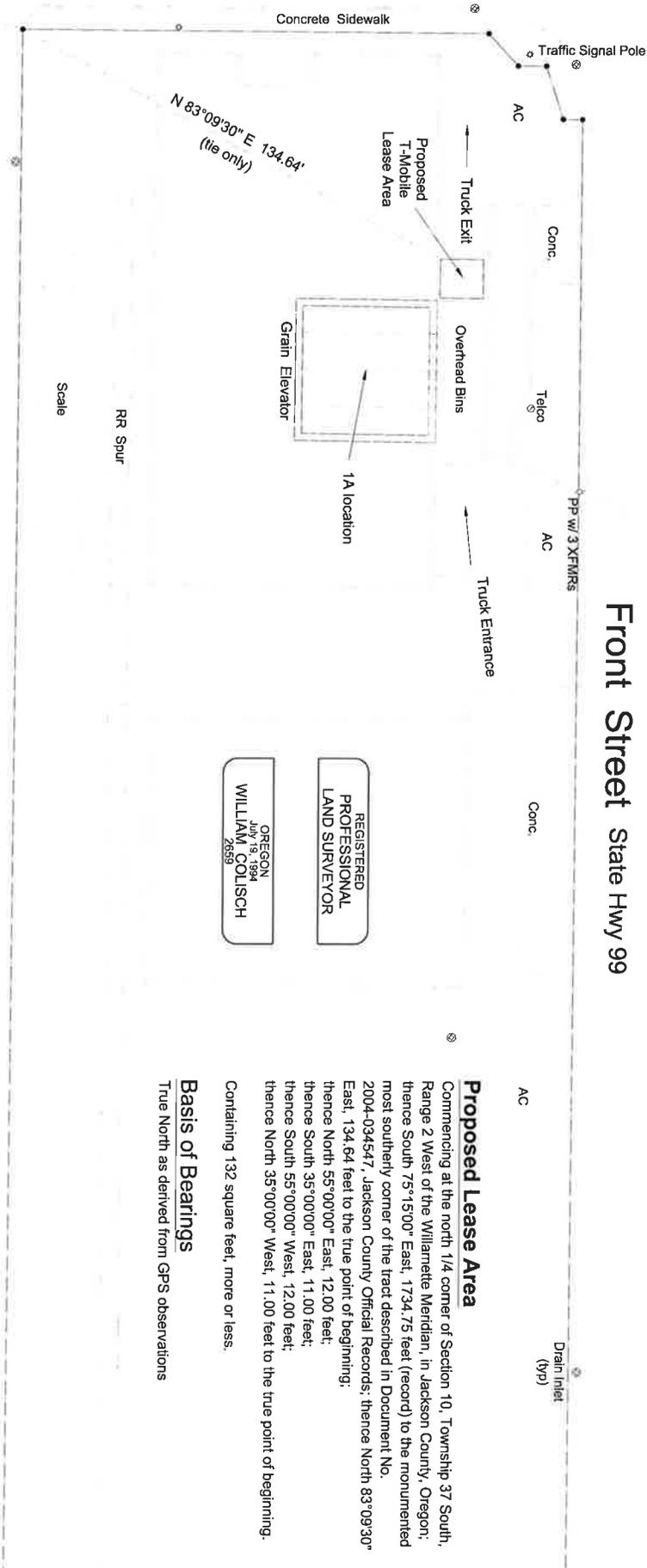


Note: Property lines shown hereon are taken from the County GIS and are approximate only.

Front Street State Hwy 99

Central Oregon & Pacific Railroad

AP# 37-2W-10AA Taxlot 5201



REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON JULY 18, 1994
 WILLIAM COLLISCH
 2659

FCC 1A Statement of Accuracy

This is to certify that the center of the grain elevator shown hereon has the following geographic location:

Latitude: N 42°22'24.15" (NAD83)
 Longitude: W 122°55'04.53" (NAD83)
 Accurate to within 20' feet

Ground Elevation: 1276 feet (NAVD 88)
 Accurate to within 3' feet

Location determined using static GPS procedures.

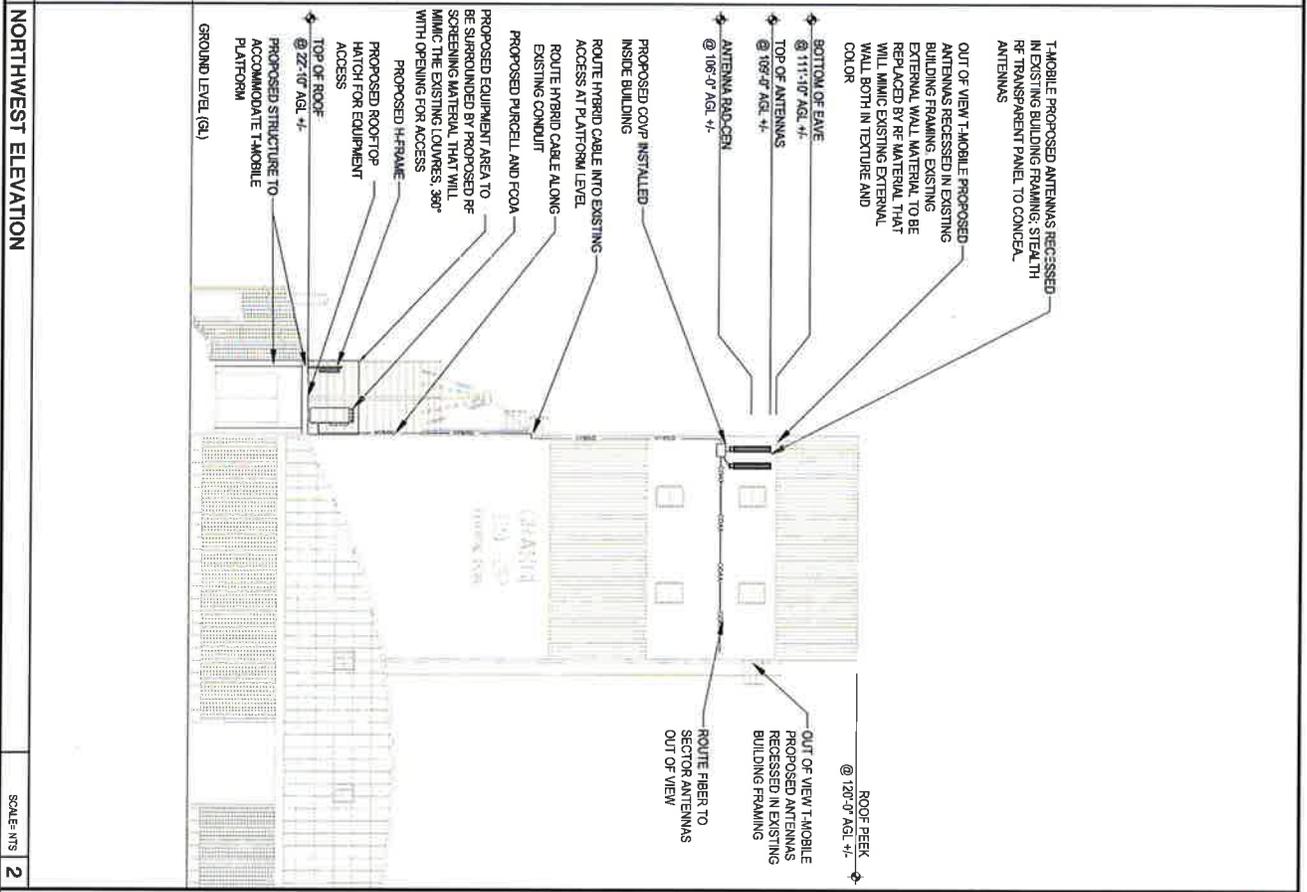
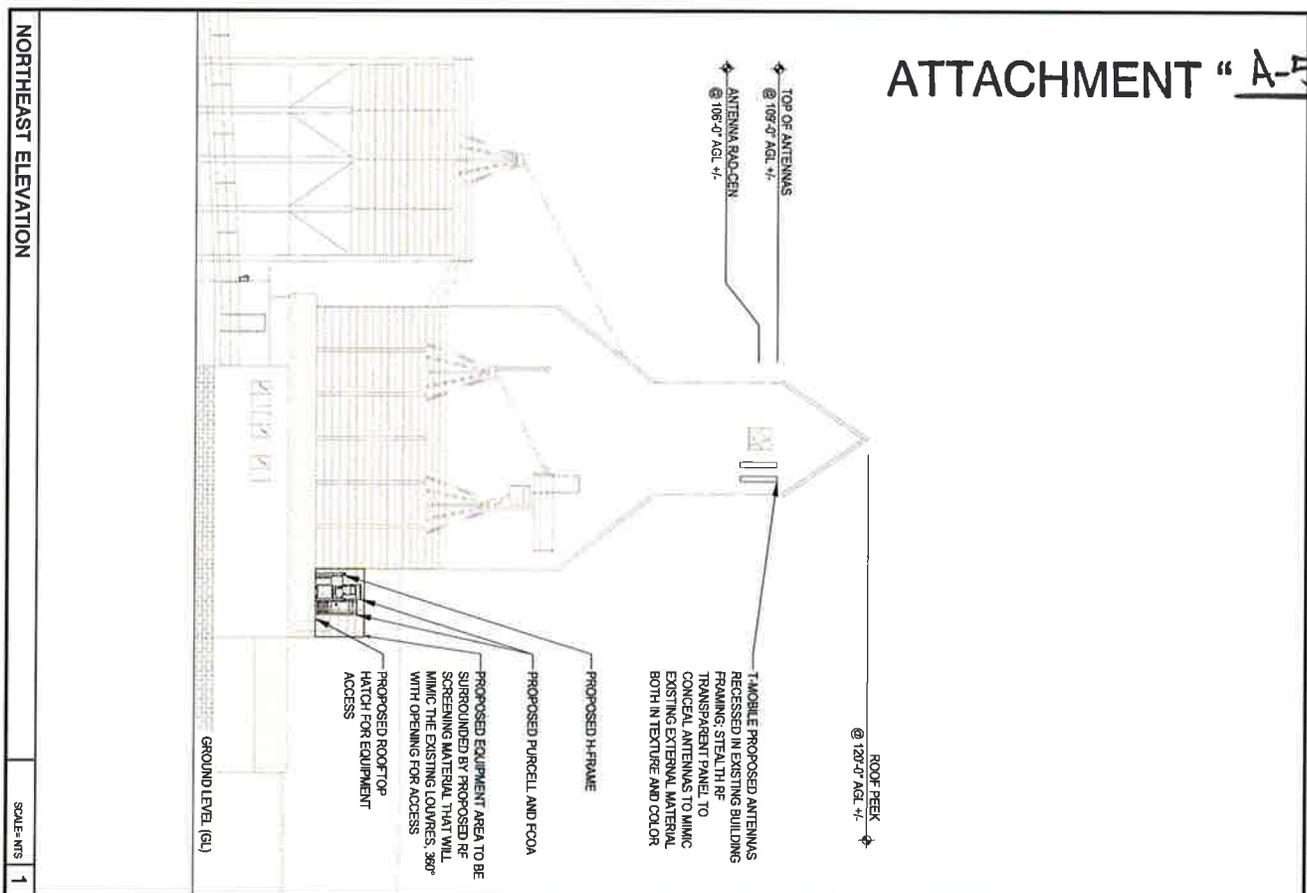
Proposed Lease Area

Commencing at the north 1/4 corner of Section 10, Township 37 South, Range 2 West of the Willamette Meridian, in Jackson County, Oregon; thence South 75°15'00" East, 1734.75 feet (record) to the monumented most southerly corner of the tract described in Document No. 2004-034547, Jackson County Official Records; thence North 83°09'30" East, 134.64 feet to the true point of beginning; thence North 55°00'00" East, 12.00 feet; thence South 35°00'00" East, 11.00 feet; thence South 55°00'00" West, 12.00 feet; thence North 35°00'00" West, 11.00 feet to the true point of beginning. Containing 132 square feet, more or less.

Basis of Bearings

True North as derived from GPS observations

ATTACHMENT "A-5"



NORTHEAST ELEVATION | SCALE: NTS 1

NORTHWEST ELEVATION | SCALE: NTS 2



8960 NE ALDERWOOD ROAD
 PORTLAND, OR 97220
 PHONE: (503) 813-9000
 FAX: (503) 736-3014

PROJECT INFORMATION:

P004717C
 CENTRAL POINT
 28 S FRONT STREET
 CENTRAL POINT, OR 97502

DATE	RELEASE

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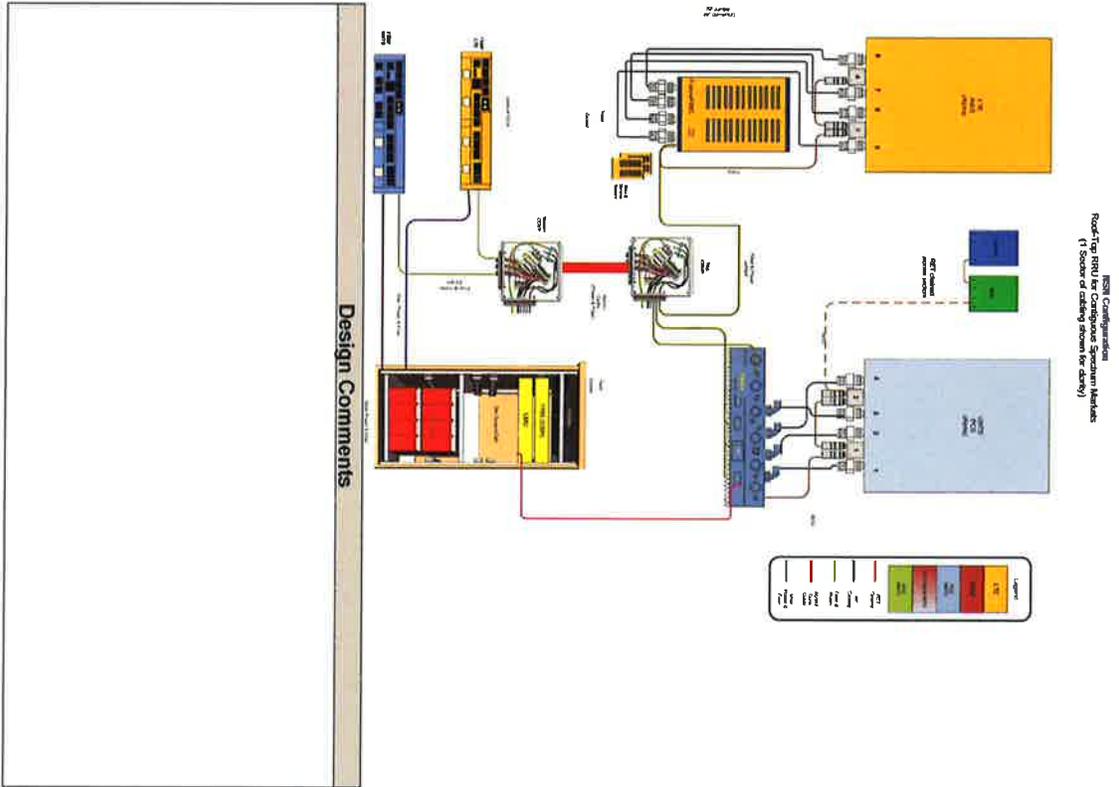
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 Civil Engineers
 107 SE WASHINGTON STREET
 SUITE 208
 PORTLAND, OR 97214
 www.cushing-engineers.com



LICENSE: 14862
 RENEWAL DATE: 12/31/15
 SHEET TITLE:

**FULL
 ELEVATIONS**

SHEET NUMBER: **C-3**



SCALE: NTS

1



8950 NE ALDERWOOD ROAD
 PORTLAND, OR 97220
 PHONE: (503) 813-9000
 FAX: (503) 736-5074

PROJECT INFORMATION:

P004717C
 CENTRAL POINT
 28 S FRONT STREET
 CENTRAL POINT, OR 97502

DATE	RELEASE
2/15/15	PRELIMINARY CLIENT REVIEW
3/10/15	FINAL CLIENT REVIEW

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RENEWAL DATE 12/31/15

SHEET TITLE:

RF
 DESIGN

SHEET NUMBER:

RF-1

**FINDINGS OF FACT
AND CONCLUSIONS OF LAW
File No.: 15009**

**Consideration of a Site Plan & Architectural Review Application
To Construct a Concealed Wireless Communications Facility within the
Existing Grange Co-Op Grain Elevator at 28 South Front Street (37 2W 10AA 5201)**

Applicant:)	Findings of Fact
Chris Forsberg, Craig & Associates)	and
)	Conclusion of Law

**PART 1
INTRODUCTION**

The applicant is proposing to construct a wireless communication facility within the existing Grange Co-op grain elevator to increase T-Mobile’s cellular coverage in the area. To accomplish this objective and meet the antenna standards, the applicant is proposing to install eight (8) wall mounted antennas near the top of the grange tower. Existing metal siding will be replaced around the antennas with a Radio Frequency Material (RF) that mimics the texture and color of the existing siding. Ground equipment will be located above the existing loading dock and screened with a parapet wall that matches the architecture of the adjoining metal grain silos. Cabling connecting the ground equipment and antennas will be shrouded with materials designed to match the existing building exterior.

The site plan and architectural review application request is a Major project, which is processed using Type II application procedures. Type II procedures set forth in Section 17.05.300 provide the basis for decisions upon standards and criteria in the development code and the, when appropriate.

Applicable development code criteria for this Application include:

1. CPMC Chapter 17.60.040
2. CPMC Chapter 17.66
3. CPMC Chapter 17.67
4. CPMC Chapter 17.72

**PART 2
APPLICANT’S FINDINGS & CONCLUSIONS**

Staff has reviewed the Applicant’s Findings (Exhibit “A”) and found that they address the applicable development code criteria in CPMC 17.60.040, 17.66 and 17.72 for the wireless communication facility site plan and architectural review. The Applicant’s Findings provided in Exhibit “A” are incorporated herein.

**PART 3
CPMC 17.67, DESIGN STANDARDS—TOD DISTRICT AND CORRIDOR**

Applicable sections of the Design Standards in the TOD District and Corridor are evaluated in the findings and conclusions provided below.

17.67.050 Site Design Standards

17.67.050(E) Existing Buildings on Site

1. Where a new building shares the site with an admirable existing building or is a major addition to such a building, the design of the new building should be compatible with the original.
2. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.

***Finding 17.67.050(E):** The proposed wireless communication facility is located within the existing Grange Co-op grain elevator, a unique landmark building in Central Point. The proposed wireless communication facility, including servicing equipment and connecting cables, is designed to be compatible with the existing structure by utilizing materials that match the texture, color and architecture of the existing building.*

***Conclusion 17.67.050(E):** Consistent.*

17.67.050(H) Adjoining Uses and Adjacent Services

1. When more intensive uses, such as neighborhood commercial or multifamily dwellings, are within or adjacent to existing single-family neighborhoods, care should be taken to minimize the impact of noise, lighting, and traffic on adjacent dwellings.
2. Activity or equipment areas should be strategically located to avoid disturbing adjacent residents.
3. All on-site service areas, loading zones and outdoor storage areas, waste storage disposal facilities, transformer and utility vaults, and similar activities shall be located in an area not visible from a street or urban space.
4. Screening shall be provided for activities, areas, and equipment that will create noise, such as loading and vehicle areas, air conditioning units, heat pumps, exhaust fans, and garbage compactors to avoid disturbing adjacent residents.
5. Group mailboxes are limited to the number of houses on any given block of development. Only those boxes serving the units may be located on the block. Multiple units of mailboxes may be combined within a centrally located building of four walls that meets the design guidelines for materials, entrance, roof form, windows, etc. the structure must have lighting both inside and out.

***Finding 17.67.050(H):** The proposed project is within the TOD EC—Employment Commercial zoning district and is not adjacent to any residential uses. However, the ground equipment service area is located above an existing loading dock and screened with parapet walls, so as to not be visible from a street or urban space.*

***Conclusion 17.67.050(H):** Consistent.*

17.67.070 Building Design Standards

17.67.070(G) Service Zones

1. Buildings and sites shall be organized to group the utilitarian functions away from the public view.

***Finding 17.67.070(G)(1):** The proposed wireless communications facility is designed to be within the existing structure with the exception of ground equipment and connecting cables. No new buildings are proposed as part of this application.*

***Conclusion 17.67.070(G)(1):** Not applicable.*

2. Delivery and loading operations, mechanical equipment (HVAC), trash compacting/collection and other utility and service functions shall be incorporated into the overall design of the building(s) and the landscaping.

***Finding 17.67.070(G)(2):** The proposed wireless communications facility is designed to be incorporated within the existing structure with the exception of ground equipment and connecting cables. The ground equipment will be concealed behind a parapet enclosure consisting of RF materials that match the exterior color, texture and architecture of the adjoining grain silos on the East Elevation.*

***Conclusion 17.67.070(G)(2):** Consistent*

3. The visual and acoustic impacts of these functions along with all wall- or ground mounted mechanical, electrical and communications equipment shall be out of view from adjacent properties and public pedestrian streets.

***Finding 17.67.070(G)(3):** See Findings 17.67.050(H) and 17.67.070(G)(2).*

***Conclusion 17.67.070(G)(3):** Consistent.*

4. Screening materials and landscape screens shall be architecturally compatible with and not inferior to the principal materials of the building.

- a. The visual impact of chimneys and equipment shall be minimized by the use of parapets, architectural screening, rooftop landscaping, or by using other aesthetically pleasing methods of screening and reducing the sound of such equipment.

***Finding 17.67.070(G)(4):** See Finding 17.67.070(G)(2).*

***Conclusion 17.67.070(G)(4):** Not applicable.*

PART 4 SUMMARY CONCLUSION

As evidenced in findings and conclusions provided in Exhibit "1", the proposed zone change is consistent with applicable standards and criteria in the Central Point Municipal Code.

**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

Applicant: T-Mobile West, LLC
12920 SE 38th Street
Bellevue, WA 98006

Representative: Craig and Associates
Chris Forsberg - Site Acquisition Specialist
7965 SW Fanno Creek Dr
Tigard, OR 97224
Phone: (503) 860-2587
Email: chris.forsberg@craigwirelessconsulting.com

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

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.