

PLANNING COMMISSION
NOTICE OF DECISION

Date: February 15, 2012

File No.: USE2011 0027

WesTower Communications
19500 Cipole Road
Tualano, OR 97062

Application For: A Conditional Use permit for installation of a new 119' monopole at Spruce Meadow RV Park

Legal Description: USS 1796 Tract B1

Property Address: 10200 Mendenhall Loop Road

Parcel Code No.: 4-B29-0-102-001-0

Hearing Date: February 15, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandums dated November 2, 2011 and February 15, 2012, and approved the installation of a new 119' monopole at the Spruce Meadow RV Park to be conducted as described in the project description and project drawings submitted with the application and with the following conditions:

1. Prior to issuance of a Building permit, the applicant shall indicate a type of dark green or brown paint to be used for the monopole and all accessory structures.
2. Prior to the removal of any vegetation related to this project, the applicant shall work with staff in avoiding the removal of any trees over 12 inches in diameter where practical.
3. Prior to issuance of a Building permit, the applicant shall submit a fixture design of the utility lights showing a full cut-off design.
4. Prior to the issuance of a Building permit, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating the structures comply with electromagnetic radio emission levels set by the FCC.
5. Prior to receiving an Occupancy permit, the applicant shall submit a letter to the Community Development Department from a radio frequency expert indicating the structures as constructed and at optimal emission levels comply with electromagnetic radio emission levels set by the FCC.
6. If a generator is used and exceeds 55 dBa levels at the closest residential property line, a separate Conditional Use permit shall be required.
7. Use of a barbed wire fence shall not be allowed with this project.

Advisory Condition:

1. The applicant shall be responsible for obtaining an approved wetland fill permit from the US Army Corps of Engineers.

Attachments: November 2 2011, memorandum from Eric Feldt and February 9, 2012, memorandum from Greg Chaney, Community Development, to the CBJ Planning Commission regarding USE2011 0027.

This Notice of Decision does not authorize construction activity. Prior to starting any project, it is the applicant's responsibility to obtain the required building permits.

This Notice of Decision constitutes a final decision of the CBJ Planning Commission. Appeals must be brought to the CBJ Assembly in accordance with CBJ §01.50.030. Appeals must be filed by 4:30 P.M. on the day twenty days from the date the decision is filed with the City Clerk, pursuant to CBJ §01.50.030 (c). Any action by the applicant in reliance on the decision of the Planning Commission shall be at the risk that the decision may be reversed on appeal (CBJ §49.20.120).

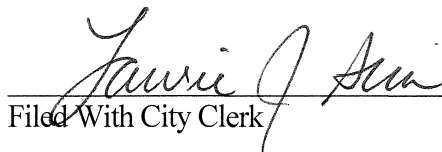
Effective Date: The permit is effective upon approval by the Commission, February 15, 2012.

Expiration Date: The permit will expire 18 months after the effective date, or August 14 2013, if no Building Permit has been issued and substantial construction progress has not been made in accordance with the plans for which the development permit was authorized. Application for permit extension must be submitted thirty days prior to the expiration date.

Project Planner:


Greg Chaney, Planner
Community Development Department


Michael Satre, Chair
Planning Commission


Filed With City Clerk

2/17/2012
Date

cc: Plan Review

NOTE: The Americans with Disabilities Act (ADA) is a federal civil rights law that may affect this development project. ADA regulations have access requirements above and beyond CBJ-adopted regulations. Owners and designers are responsible for compliance with ADA. Contact an ADA - trained architect or other ADA trained personnel with questions about the ADA: Department of Justice (202) 272-5434, or fax (202) 272-5447, NW Disability Business Technical Center (800) 949-4232, or fax (360) 438-3208.