



PLANNING COMMISSION
NOTICE OF DECISION

Date: April 25, 2012
File No.: USE2012 0004

Westtower Communications
19500 Cipolle Road
Tualatin, OR 97062

Application For: A Conditional Use permit to install a 150 foot tall monopole.
Legal Description: USS 2391 Lot V W Fraction
Property Address: 12364 Mendenhall Loop Road
Parcel Code No.: 4-B28-0-103-006-0
Hearing Date: April 24, 2012

The Planning Commission, at its regular public meeting, adopted the analysis and findings listed in the attached memorandum dated, and approved the 150 foot communications monopole and associated equipment 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 submit to the Community Development Department's planning staff for approval, dark green or brown powder coat color samples to be used for the monopole and all accessory structures.
2. Prior 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 Federal Communications Committee (FCC).
3. Prior to issuance of a Building permit, the applicant shall submit an approval from the Federal Aviation Administration (FAA) for the 150 foot tall communications monopole.
4. 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 Federal Communications Committee (FCC).

Attachments: April 19, 2012, memorandum from Nicole Jones, Community Development, to the CBJ Planning Commission regarding USE2012 0004.

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).

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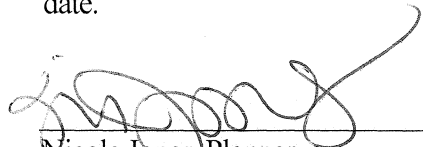
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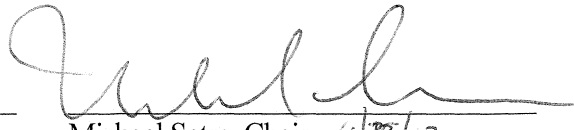
Effective Date: The permit is effective upon approval by the Commission, April 24, 2012.

Expiration Date: The permit will expire 18 months after the effective date, or October 24, 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:



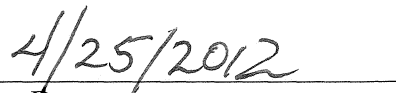
Nicole Jones, Planner
Community Development Department



Michael Satre, Chair 4/24/12
Planning Commission



Beth McEwen, Deputy
Filed With City Clerk Clerk



4/25/2012
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.