



SUPPLEMENTAL APPLICATION

1) NEW WIRELESS TELECOMMUNICATION FACILITY IN COMMERCIAL OR INDUSTRIAL DISTRICT

or

2) WIRELESS TELECOMMUNICATION FACILITY COLLOCATION

or

3) WIRELESS TELECOMMUNICATION FACILITY ON A REPLACEMENT UTILITY POLE

(November - 2008)

APPLICANT INFORMATION

Name: _____

Date: _____ File No. _____

Company that Applicant is Representing: _____

- This application is for (check one):
- New Wireless Telecommunication Facility in Commercial or Industrial District
 - Wireless Telecommunication Facility Collocation
 - Wireless Telecommunication Facility on Replacement Utility Pole

WHAT IS A NEW WIRELESS TELECOMMUNICATION FACILITY PERMIT, AND WHERE IS IT ALLOWED THROUGH PLANNING DIRECTOR REVIEW APPROVAL?

The Clackamas County Zoning and Development Ordinance (ZDO) defines a new wireless telecommunication facility as an unmanned facility for the transmission of radio frequency (RF) signals, consisting of an equipment shelter, cabinet or other enclosed structure containing electronic equipment, a support structure, antennas or other transmission and reception devices. Proposals for new wireless telecommunications facilities within a Commercial or Industrial Zoning District (except Neighborhood Commercial) are subject to Planning Director Review, subject to the provisions of 835.05(A)(1).

WHAT IS A WIRELESS TELECOMMUNICATION FACILITY COLLOCATION PERMIT, AND WHERE IS IT ALLOWED THROUGH PLANNING DIRECTOR REVIEW APPROVAL?

The ZDO defines "Collocation" as the use of a single support structure by more than one wireless telecommunications provider. Collocation proposals within an Urban Residential Zoning District, or within the Future Urbanizable 10-Acre (FU-10) Zoning District, are subject to Planning Director Review, as are collocation proposals in other zoning districts that exceed the limitations identified in Subsection 835.04(A), all of which are subject to the provisions of Subsection 835.05(A)(2).

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WHAT IS A WIRELESS TELECOMMUNICATION FACILITY PERMIT FOR SITING A FACILITY ON A REPLACEMENT UTILITY POLE, AND WHERE IS IT ALLOWED THROUGH PLANNING DIRECTOR REVIEW APPROVAL?

The ZDO states that wireless telecommunication facilities may be installed, subject to Planning Director Review approval, on a replacement utility pole (electric, cable, telephone, etc.), within a public right-of-way, when the height of the replacement pole exceeds the height of the pole being replaced by up to 20 feet, subject to the provisions of Subsection 835.05(A)(3). This type of permits is allowed in most zoning districts.

WHAT IS NEEDED FOR APPROVAL?

Each of the above-listed permits is discretionary and MAY be permitted after evaluation according to criteria in the ZDO. The County must make written findings to support the decision. The applicant is responsible for providing evidence to support the request in accordance with the ZDO.

WHAT ARE CHANCES FOR APPROVAL?

Staff cannot predetermine the decision on this or any application. A decision of approval or denial will only be made after the complete application is processed. This includes review of citizen and agency comments. The decision is based on criteria appropriate to this application as listed in the ordinance. In order to address the necessary criteria, the information requested in this supplemental application should be as thorough and complete as possible.

APPLICATION PROCESS

Each of the above-listed permits is subject to the Administrative Action process and public notice. Public comments received from the Community Planning Organization (CPO), property owners, agencies and other interested parties may affect the decision on the application. Special conditions may be attached to any approvals. Any decision on this application can be appealed to the County Hearings Officer and to the State Land Use Board of Appeals (LUBA) by the applicant or any other interested person.

STAFF WILL ATTACH THE FOLLOWING PERTINENT INFORMATION:

- | | | | |
|-------|---|-------|---------------------|
| _____ | Land Use Application | _____ | CPO Information |
| _____ | Sample Plot Plan | _____ | Application Process |
| _____ | Underlying Zone | _____ | ZDO Subsection 835 |
| _____ | ZDO Subsection 1022 (Not necessary for collocation proposals) | | |
| _____ | Preliminary Statements of Feasibility (Not necessary for collocation proposals) | | |
| _____ | Applicable Subsections of ZDO Section 1000 | | |

HOW LONG WILL IT TAKE TO GET A FINAL DECISION ON AN APPLICATION?

Approximately 50 days, or 80 days if the initial decision is appealed.

COMPLETE APPLICATIONS REQUIRE THE FOLLOWING:

1. Land Use Application – Information on applicant and land involved in application.
2. Supplemental Application – Information requested on this form. Please be as complete and thorough as possible. Use additional sheets as necessary.
3. Preliminary Statement of Feasibility – from water provider, sanitary sewer provider, and surface water management authority, if applicable.
4. Application Fee: _____ (*Fee is nonrefundable upon decision or staff report; partial refund if withdrawn after notice; full refund if withdrawn prior to notice.*)
5. A Site Plan Drawn to Scale that includes:
 - a. Existing and Proposed Improvements
 - b. Adjacent Roads
 - c. Parking, Circulation and Access
 - d. Areas of Existing and Proposed Vegetation to Be Added, Retained, Replaced, or Removed
 - e. Setbacks from Property Lines of all Existing and Proposed Structures. If an adjustment is requested, under Subsection 835.11, the plan must identify the distance from the wireless telecommunication tower to residences and other structures offsite that are within a distance not less than the height of the tower from the proposed location of the tower.
6. A Vicinity Map – showing adjacent properties, land uses, zoning and roadways within 500 feet of the proposed site (Not necessary for collocation proposals.)
7. Elevations – showing antennas, towers, equipment shelters, area enclosure and other improvements related to the facility
8. Color Simulations – of the site after construction of the antenna for all new antennas
9. An Alternatives Analysis – demonstrating compliance with Subsection 835.07

JUSTIFICATION CRITERIA

See Subsection 835 of the ZDO for specific approval standards, then provide information in the form of a written narrative, construction plans, photographs, color simulations, elevations and other relevant materials to demonstrate compliance with the following standards:

- A. The Collocation Standards listed in Subsection 835.07(A-E): These standards do not apply to collocation proposals.
- B. The Conditional Standards listed in Subsection 835.08(A-J): Subsections 835.08(A-C) do not apply to collocation proposals.
- C. The Dimensional Standards listed in Subsection 835.09(A),(B) or (C): Wireless telecommunication tower maximum height and minimum tower separation do not apply to collocation proposals
- D. Any Applicable Subsections of Section 1000

Questions: Contact Scott Hoelscher at 503-742-4524 or scotthoe@co.clackamas.or.us