



City of Prineville
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
FINAL DECISION

HEARING DATE: July 07, 2009

APPROVAL DATE: July 21, 2009

PROJECT NUMBER: Cu-2009-102

OWNER: Richard Mayers
2653 SW High Desert Dr.
Prineville OR 97754

APPLICANT: AT&T Mobility
650 Columbia Street
Bend, OR 97702

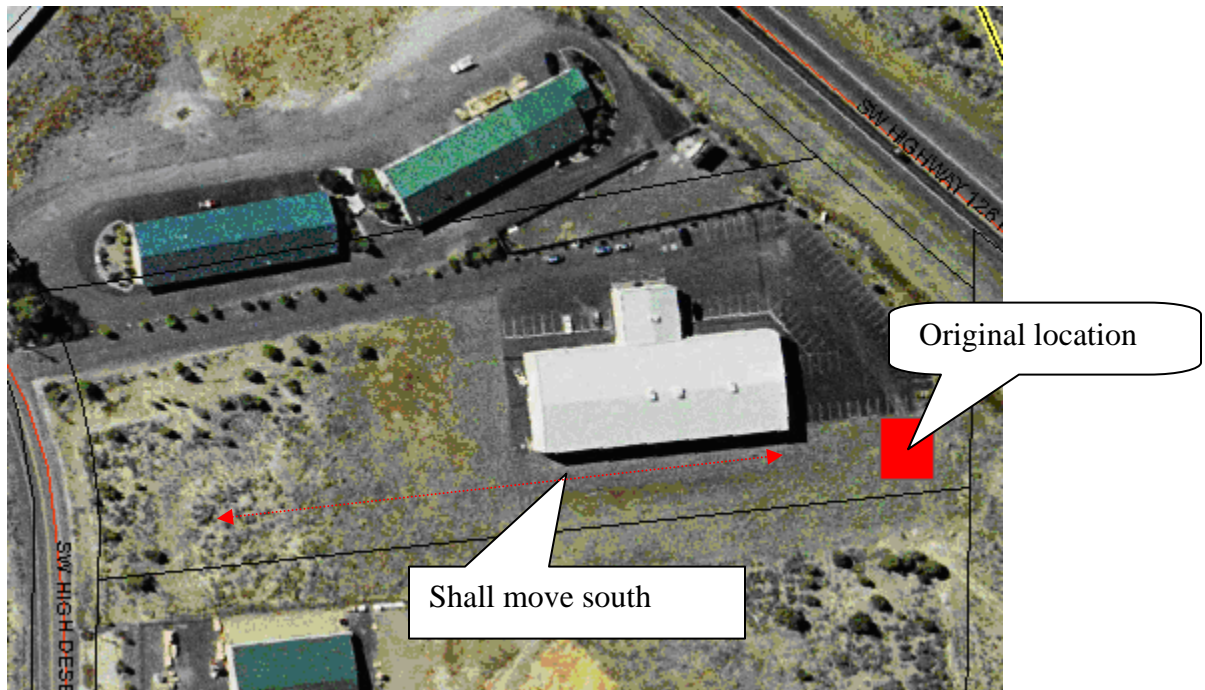
PROJECT REVIEWER: Joshua Smith
Associate Planner

APPLICABLE CRITERIA:

(1) City of Prineville Code of Ordinances, Title XV – Chapters 150-153 inclusive.

FINDINGS OF FACT:

1. **LOCATION:** The monopole will be located within a 50' by 50' leased area at 2653 SW High Desert Dr. Map and tax lot 15-15-12B TL200.
2. **LOT OF RECORD:** The site has been determined to be a legal lot of record.
3. **ZONING:** The subject property is zoned Industrial Park (M-3) and is designated Light Industrial on the Comprehensive Plan map.
4. **PROPOSAL:** AT&T is proposing to install a new wireless telecommunication facility inside a 50' by 50' leased area that will include a 120' steel monopole.
5. **SITE DESCRIPTION:** The current use of the property is Rimrock Lanes Bowling Alley. The proposed site is located at the NE corner of the property near Hwy. 26 accessed from the existing paved parking lot.



- 6. COMMENTS:** Oregon Department of Aviation (ODA): ODA has found that the FAA shall be noticed to make the final "Determination of No Hazard". They have also determined that no lighting is necessary for aviation safety.
- 7. FINDINGS SUMMARY:** The applicant has provided an extensive report outlining all the City's criteria. They have provided a photo simulation, coverage plots and landscape plan. The use and operations of the site have been determined to be allowed under a conditional use.

Decision:

Based on the Findings stated above and those conditions contained within and the following conditions, application CU-2009-102 is **Approved**.

1. The applicant shall comply with all necessary Fire Department requirements. The applicant shall coordinate with the Crook County Rural Fire and Rescue. Should the Crook County Fire and Rescue determine additional conditions necessary, the applicant shall complete those requirements prior to operation.
2. All Drainage from structures and impervious surfaces shall be maintained on site and not flow onto adjacent properties.
3. The applicant shall adhere to the dimensional standards as set forth in the submitted site plan. The applicant shall not encroach on any easements and is responsible for relocating other utilities if made necessary by this application.
4. The applicant shall re-locate the cell tower facility further south on the property somewhere between the front yard setback and an area behind that building so that it is a visual block to the base of the tower.

AT&T

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5. The applicant shall adhere to the submitted landscape plan however the 4 of the Austrian pines (two in the center facing the Hwy 126 and two in the center facing High Desert Dr.) shall be replaced with Lombardy Poplars. The owner shall be responsible for replacing the newly planted trees should they fail to survive.

Should the facility be re-located behind the building the western landscaping will become unnecessary and will need to be removed to meet setbacks.

6. The applicant shall submit to the City a "Final Determination of No Hazard" from the FAA prior to issuance of a building permit.
7. No lighting shall be allowed on the tower or directed at the tower. If lighting is required by the FAA or Oregon Department of Aviation the application will become void. Other lighting required for security or work lighting shall not be allowed to shine directly onto neighboring property.
8. The applicant shall paint the NW face of the cell tower a brown color that best matches the landscape behind, and the SW face of the tower shall be painted sky blue.
9. The tower shall not be increased in height without approval from the Planning Commission.
10. The owner of the cell tower shall remove the tower should it ever become unused for any reason.
11. The cell tower shall be used for co-locating other cellular providers to the greatest extent possible. Co-locations are allowed outright however any expansion of the facilities at the base of the tower shall be reviewed administratively for such things as proper screening and neighbor impact.
12. The applicant shall secure any and all City and County permits prior to operation.
13. The applicant shall comply with all applicable requirements of the M-3 zone and relevant portions of the City of Prineville Code of Ordinances.

THIS DECISION BECOMES FINAL TWELVE (12) DAYS FOLLOWING THE DATE OF THIS MAILING UNLESS APPEALED BY A PARTY OF INTEREST.

Date this 21st day of July 2009

Marty Bailey _____
Planning Commission Chair