

Date: August 20, 2014

Subject: Conditional use permit to construct a cellular tower at McLoughlin Elementary School

This is the official position of the Hazel Grove Westling Farms Neighborhood Association.

The Hazel Grove Westling Farms Neighborhood Association has been strongly opposed to the proposed location since we first learned of it. Although some members of our Neighborhood Association are also customers of AT&T, even they have stated placement of a tower at the school is not in the best interest and safety of the children.

Many of us would very much like to see improved coverage from AT&T and some have stated that they switched providers in order to achieve cell phone coverage. The majority however feel that AT&T has not considered alternate locations to achieve their goal of improved coverage.

See Exhibit A for details

We invited Ted Thonstad, Director of Operations for the School District to attend our January 16, 2014 meeting. He explained what the district had in mind and much discussion followed. Two individuals, both of whom identified themselves as officers of the John McLoughlin PTSO, spoke against the proposal. A vote was taken. There were 4 votes in favor of the tower, 25 votes against the tower and 5 abstentions. Mr. Thonstad passed out a document that he had prepared, which was designed to answer questions that we might have.

That document states, quote **"Is the cellular tower tree installation a 'done deal'?"**

No. Before a decision can be made, AT&T must determine if the possible location is suitable for a cellular tower tree. On Friday, November 22nd AT&T will send out a crew to further evaluate the site.

If AT&T wants to move forward, the next step would be to allow time to hear from our community. While a public meeting is not required, Oregon City School District is discussing this matter with McLoughlin School families, the PTA and inviting anyone that has a comment to share it at the January 13, 2014 School Board Meeting."

Note that this was given to us on January 16th, three days after the School Board Meeting.

See Exhibit B for details

Mr. Thonstad heard our concerns and was present when our vote was taken on January 16, 2014.

The school district went forward and signed a contract with AT&T on March 13, 2014. It was accepted by AT&T on March 20, 2014.

Sometime later, AT&T decided to change the location of the tower from the original location. That change took effect after our HGWFNA meeting of April 17, 2014. A new submittal was processed on June 9, 2014.

See Exhibit C for details

Representatives from AT&T/Lexcom presented information regarding the latest proposal. Much discussion took place. At one point Sharon Gretch of Lexcom asked for a show of hands by those opposed to the tower. All but three members of our neighborhood association raised their hands. Since our typical vote did not take place, we don't know if those three individuals want the tower, were abstaining or some in both categories.

See Exhibit D for details



Tom O'Brien, Co-Chair HGWFNA

Exhibit A

Hazel Grove Westling Farms Neighborhood Association

See Highlighted Area of the October 17, 2013 Minutes

Hazel Grove /Westling Farm Neighborhood Meeting

October 17, 2013

Willamette Falls Legacy Project – Kelly Moosbrugger – Asst Project Manager

Presented the Community Vision and Master Plan - Powerpoint

Phase 2 Redevelopment Concepts

Due to City Planning Committee – Spring 2014

Looking for ONE buyer for the site

Core Values:

Historic; Public Access; Healthy Habitat; Economic Redevelopment

Visit the website : www.rediscoverthefalls.com

6 City blocks with possible additional 3 city blocks

Discussion:

Traffic flow and access off McLoughlin

Parking – possible area @ entry off 99 with foot/tram traffic within site; car free zone

Want tourism and Park Area/Riverwalk (like San Antonio)

PGE owns falls

Tribal Activities will be preserved

5 M available for pre development work in support of viable buyer

Future Events:

December Community Event

Mill Worker Meeting 10/24/13

OC Police Update – Chris Wadsworth

Jim Band - New Police Chief

National Drug Take Back Program – 10/26/13 – 10: 00 AM – 2:00 PM; Police Department – 320

Warner Milne Rd. Drive and Drop

Finger printing available @ the Police Department - \$15.00 each – By Appt Only

Christmas 911 – gifts are wrapped and taken to children in need

Officer moved to Traffic Unit – Tu – Fri 9A – 7 P (Stealth Vehicle)

Radar Trailer for Neighborhoods

Crime Prevention Academy (Chris) prepares neighborhoods for Neighborhood Watch Programs

Data Presentation – Grid 7 and Grid 8 areas

Police on 4 x 10 Hr shifts – 7A – 5P; 3P- 1A; 9P – 7A

Classes available to Service Organizations –

OC Police on Facebook and Twitter

Land Redevelopment – Mimi Lucas – Venture Properties

3 Properties – R10 to R6 – Zone Proposed

6.34 Acres (1 parcel) = #28 sites/R10; #46 sites/R6

6.8 Acres (2 parcels) = #30 sites/R10; #50 sites/R6

No Subdivision At this time

Discussion:

Address drainage problems

Address street placement for optimum traffic flow and property access

Address Central Point added traffic

Consider social service impact – schools; police; fire etc.

Redevelopment planning does not address social services

Testify before City Funding/City Commissions

Home size on Lot – 3000sqft on 6000sqft site

Hazel Grove /Westling Farm Neighborhood Meeting October 17, 2013

ATT Cell Tower Proposal – Mike

Proposed location – John McLoughlin School Property/Lease
Plans will be e-mailed to the Neighborhood Association FYI by Mike
Sketch of Tower attached to school building adjacent to main play ground area
Tower design will be in form of concealed type looking like a large Pine Tree with up to 3 row
banks of antennae
OCHS already has Cell Towers on the School Site
Towers are not popular, but necessary
Discussion of poor reception in the area by many attending the meeting – Driver for ATT desire
to add Tower in our neighborhood
Lease to school district for JME site at undisclosed rate per month for 30 months
School Board working on contract; Questionable whether JME PTA has been informed.
Concern with radiation from cell tower minimally addressed by ATT rep
More information available: Ref from Beth Nelson
1) Exposure Standards for low intensity electromagnetic radiation is available at
www.bioinitiative.org
2) Cell Phone technology Effects at www.ehhi.org
Alcatel-Lucent developing new next generation technology presented – Light Radio Technology

Mapping Your Neighborhood – Revisit topic

Pamphlet delivered to attendees
Encouraged to start thinking about natural neighbor groups that could be formed to support
Disaster Readiness
Reviewed use of OK and HELP window signs

Minutes Approval

Minutes from immediate Past Meeting were approved by motion from Jim and second by Vern

Respectfully Submitted
Beth Nelson
503.804.6237
10/19/13

Hazelgrove - Westling Farm Neighborhood Association

Date 10/17/13

Event _____

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Kelly Hogan + MARQUETTE Tom O'Brien	19721 S Central Rd		
Marilyn Ruttalp	14364 HAZELGROVE 14388 Vincent Dr		
Wm Ducas	4230 Centennial St Lake Oswego OR 97035	Wm Ducas@ventureprop.com	503-387-7600
Larry + Jan Mosely	11687 Farmington Way DC 97045	AWM@LUMWEB.COM	408 313-6229
Beth + Paul Nelson	19255 NW Pine Oregon City, OR	wellness@nec.comcast.net	503.804.6237
Shirley Anderson	CSPD	CHANDLER@THECITY.ORG	503.496.1681
Ann Erickson	11708 Parkview Rd Oregon City	irish@erickson@yahoo.com	
Don Ingh	18802 W. 20th St O.C.		503-650-4689
Beth Talbot	15550 S. Kild Rd Oregon City		
Kelly Moosbrugger	City of Oregon City	Kmoosbrugger@orcity.org	503-496-1540
MARTI WESTBROOK JUDY SCHAEFER	19465 WESTING DR OC 97045		

Hazelgrove - Westling Farm Neighborhood Association

Date _____

Event _____

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Robert A. Doe	11847 payson lane	brusterdoe@comcast.net	503-723-4598
Whitney Lutz	11847 Payson Lane	—	503-723-4598
Ginger A. Blakely	11817 Payson Ln.	ginger - graham@comcast.net	503 656 0130
Ginella Costello	19400 Hazel Grove Dr.		503-656-7294
Steve Engelke	19525 Hummingbird	steve.engelke@gmail.com	503-730-1972
Donna Neeley	11614 Farview Dr.	intstats@5loglobal.net	503-656-5038
Tony Bottger	11837 Skellenger Way	bottger@comcast.net	503-974-9569
Felix Morales	19124 Rose Rd		503-342-6461
Greg Meyer	11518 Parrish Rd		503-433-2159
Betsy + Rollie Packer	11938 Woodwind Dr.	packerbo1986@gmail.com	503-723-4487
Mike Unger	60224 SE 14th	Mike Unger Lexcon Corp.	206-664-8838

Hazelgrove - Westling Farm Neighborhood Association

Event

Date 10/17/13

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Mcianne Militante	PO Box 601 Oregon City 97045	militant@ohsu.edu militante@att.net	
Sheray Whitmore	19428 Westling Dr. Oregon City, OR 97045	-	
Maggie Schneiderman	11716 Fairview Rd Oregon City, OR 97045	pschneiderman@comcast.net	503-344-6296
Merissa Skidmore	19148 Rose Rd Oregon City, OR 97045	Merissa.skidmore@gmail.com	
Dave Wheeler	19326 Seaton		636 5890
Dave Souders	19345 Hazel Grove Dr		656-6962
Shirley Souders	" "	ssouders@comcast.net	656-6962
VERN EMRA	19428 HAZEL GROVE DR	VEREMRA@MSN.COM	903 699-6650
Frank Wille	11614 Hazelnut	franklyna@comcast.net	503 342 6699
Judya Jim Peitz	19380 Hazel Grove	jimpeitz@gmail.com	503-655-7977
Robin Larry Wadd	11604 Geranium Pl.		503-502-4010
Alfred Peitz	11799 (Payson) Lane		503-656-3561

Exhibit B

Hazel Grove Westling Farms Neighborhood Association

See Highlighted Area of the January 16, 2014 Minutes

Crime Report

Officer Matt Lysaght presented current crime report

Concerns :

- 1) Shooting in neighborhood – if crosses your property or into home, call for assistance – Originating in county residence
- 2) Report findings – Theft (46) I; Suspicious People (45)
- 3) Door hangers for Home alarms – 1 free call to premises before charge to home owners
- 4) Partlow/South End Stop sign – back from South end – many runners – could we have a stop light, cross walk etc?
- 5) Future Meetings
 - a. 1/21/14 Traffic Advisory Mtg - City Hall
 - b. 1/23/14 – Neighborhood Watch – Police Department – Warner Milne Rd

BCT Update – Dick Orr

Update:

Comcast/Century Link – competitors;
BCT Provides - Phone, cable, cell, internet
Do not expect to expand across Partlow at this time.

2014 Events

Backyard Bash – 7/12/14 – 1 – 7 PM; Scholarships to schools in area – BCT Location
Holiday Craft Bazaar – 11/15/14 – Beaver Creek Elementary School

Other Services

Provide Popcorn and Snow cone machines for your events
BBQ Trailer also later in 2014

Cell Phone Tower –Proposed @ John McLoughlin Elementary School

Ted Thornstad, Dir Ops OC School Admin

Information sheet s passed out by Ted

Cell Tower will look like a tree @ Mcloughlin

Proposal:

OC Education Admin worked with ATT;
high power lines from street along building to tower in back of school on the hill by the track
Additional Revenue to the district – \$19, 000/yr for 5 yr contract- supplies, programs, staff and materials; Revenue will help protect the classroom size
Jackson School has a tower and this contract would be similar
Reported no evidence in scientific reports that cell towers cause health problems

Discussion:

Tower eye sore on the school property
Proposed location is near track and Petway
Line of sight for monitoring children on play ground may be compromised
Equipment on tower produces noise in area
ATT may sublease to other carriers for antennae on same tower
Could the antennae be mounted on Light Pole near South End?
New technology presented that will obsolete the current cell tower model
If tower is decommissioned – ATT will be responsible for removal

What is the cost of administering the contract and School system admin vs lease revenue?

Climbing issue for kids? – No fence will be 6 ft high

Radiation concerns voiced – noted bioinitiative.org report and health concerns research

Decrease Home value in the neighborhood

Primary concern is safety of the children

Planning Commission will discuss the Cell Tower

Contact Ted: ted.thornstad@orecity.k12.or.us

VOTE on Cell Tower As Proposed:

4 = Yes

25 = No

5 = Abstain

Zoning Change Update – South Hazel Creek Farms

Presented:

Ariel View of area with lots

R Value of Parcels for R6 – 8 – 10 – Width, depth, and front, rear and side setbacks

Present Like Zoning at Friars Lane and Reddaway Ave off Leland Rd - OC

Discussion:

- 1) Need place for parking for extra vehicles c 1 car garage
- 2) Need place for recycling bins – most stored in front of house in similar neighborhoods
- 3) Real estate value degradation to adjacent properties
- 4) Local Park - under high intensity power lines; shared with others in the area
- 5) Average lot size is 8k but some may be smaller than proposed zone change
- 6) Setbacks are included in the Lot Sq Ft size
- 7) Traffic manifestations on Central Point with increase population density
- 8) Current owners bought to be in the country; expectations it will be forever
- 9) Needs – cannot tell others what they can do on their property – there are land use laws – Metro, city and county
- 10) Future Plans based on past history and codes

Vern Presentation

- 1) Development Model
 - a. Urban Reserve; Urban growth boundary; Annexation; Concept; Zone Change; Subdivision
- 2) Petitions in neighborhoods circulating – passed at meeting

VOTE on proposed Zone Change

Yes = 0

No = 26

Abstain = 5

Planning Committee Meeting – 1/27/14 – Land use on agenda

Calendar of Events – Passed out; See OC Website for Calendar of Events

Highlights:

- 1/17 - Falls Tour
- 1/22 - Illuminate OC
- 1/23 – Neighborhood Watch Mtg
- 2/3 – Deadline for OC board and committees
- 2/... - State of the City – Abernethy Center
- 3/6-7-8 – Robotics Team Competition
- 4/17 – Trimet Reps at HGWFNA meeting
- 5/13 – Library Expansion Bond Measure on Ballot

Additional Items:

- Park Master Plan – ongoing request for quote from Scott Archer
- Retired Area Attendant – Larry Potter
- Round About - Warner Parrott/Milne/Leland and Central Pt

Minutes Approval

Minutes from immediate Past Meeting 10/17/13 were approved as written

Next Meeting – 4/17/14

Respectfully Submitted
Beth Nelson
503.804.6237
1/25/14

Hazelgrove - Westling Farm Neighborhood Association

Event GENERAL MEETING

Date 1/16/14

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Kathy Hoogen Liberty Elting	19721 S. Central		5036579435
Bruce Doe	11847 Payson Lane		503723-4558
Richard Stanley	11530 Salmonberry A	68 R Stanley@gmail.com	503-656-3728
Shannon Pace	1070 Birchwood dr		503-875-6860
Lisa Normand	19320 So. Southwest 16000 S. West McLonghlin School	lisa.normand@orecity.k12.or.us	5037858650
Jim & Cathy Elting	19531 S. Central Pt.	cjeltin@aol.com	503-656-9434
Al & Ginger Blakely	11817 Payson LN.	ginger-graham@comcast.net	503 656 0130
Veen Johnson	19882 White LN		503-656-4689
Dick TUGGERT	19984 HAZEL GROVE DR		503-657-4225
Purt & Carolyn Dagner	19230 Pine A.		503-655-4385
Alan Baker	19352 S Smith Blvd		503-657-7482
Gregg & Jeanne Howard	19372 Hazel Grove Dr	gohoward@gmail.com	503-303-4340

Hazelgrove - Westling Farm Neighborhood Association

Date 1/16/14

Event General Meeting

NAME(S)	ADDRESS	E-Mail	TELEPHONE
JASS BALOW, J	12079 HAZELDELL AVE	BALOWJN857@comcast.net	503-656-3776
Dan + Gene Tupper	19165 Elder Tree Ct	tupperd@comcast.net	503-656-4535
Mike + Berni Miesing	19365 Hazel Grove Ln	birdybrl@aol.com	503-656-9417
JOHN MATZKA	11351 PARISH RD	JOHNW42E44@msn.com	503-657-3705
Bob Henley	11531 Shelby Ave SE		503-723-2889
Miranda Horger	19700 Central Point Rd.	miranda.horger@gmail.com	916-835-2211
Beth Nelson	19755 Thivara	williamviri@amerit.net	909-804-6237
Beth			
E. Chelson	11524 Shelby Rose Dr.	ebchelson@q.com	503-557-7212
A. Soles	11243 Karen Scott Dr	ttmasoles@msn.com	503-708-5969
Ted Thonstad	19612 Alexis Court	ted.thonstad@orecity.k12.or.us	503-785-8421
Shay Barnard			

Hazelgrove - Westling Farm Neighborhood Association

Date 1-16-14

Event GENERAL MEETING

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Judith Howard Williams	O'Farrells Hill		503-734-0192
Roy Flaherty	11799 Dancer Pl OC.		503-687-5290
Dick Opre	BCT		
Mark Bond	19406 WESTWOOD		503.310.3655
Raymond Williams	11716 Portview Rd		503.334.6296
Shel Clem	11506 Pennys Way	shelclem54@earthlink.net	503.722.5275
Bob Finede	19286 MINUET CT	bob.finede@comcast.com	503-344-4482
Kieron Spellman	19267 Minuet Ct	kspellman@comcast.net	503-754-9650
Dave Staley	11614 Fairview Rd	intstatts@sbglobal.net	503-650-5033
Debbie Chelson	11524 Shelby Rose Drive OC	dchelson@gmail.com	503-557-7212
Tom O'Brien	19344 HAZELGROVE DR OC.		503-723-3334

Exhibit C

**An Option & Lease Agreement Between
Oregon City School District 61 and AT&T
was signed March 13, 2014 & March 20, 2014 respectively.**

**At that time the applicant had not yet submitted their
application for the current tower location. That application
appears to have been received by the city on June 9, 2014.**

4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

"LANDLORD"

School District No. 62, Clackamas County, Oregon

By: [Signature]
Print Name: Nathan Roedel
Its: CEO
Date: 3/13/14

"TENANT"

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager

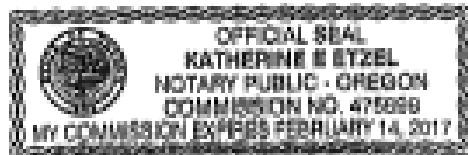
By: [Signature]
Print Name: Geri Roper
Its: Area Manager, Construction & Engineering - PNW
Date: 3-20-14

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

TENANT ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Washington) ss:

On the 20th day of March, 2014, before me personally appeared Geri Roper, and acknowledged under oath that he/she is the Area Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

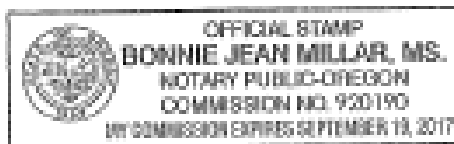


Katherine E. Etzel
Notary Public: Katherine E. Etzel
My Commission Expires: 2/14/17

LANDLORD ACKNOWLEDGMENT

STATE OF Oregon)
COUNTY OF Clatsamas) ss:

On the 13 day of March, 2014 before me, personally appeared Nathan Roddel, who acknowledged under oath, that he/she is the person/officer named in the within instrument, and that he/she executed the same in his/her stated capacity as the voluntary act and deed of the Landlord for the purposes therein contained.



Bonnie Jean Millar, MS.
Notary Public: Oregon
My Commission Expires: 9/19/17



OREGON CITY

Community Development – Planning

221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

LAND USE APPLICATION TRANSMITTAL

June 9, 2014

IN-HOUSE DISTRIBUTION

- ☐ BUILDING OFFICIAL
- ☐ DEVELOPMENT SERVICES MANAGER
- ☐ PUBLIC WORKS- OPERATIONS
- ☐ CITY ENGINEER/PUBLIC WORKS DIRECTOR
- ☐ TECHNICAL SERVICES (GIS)
- ☐ PARKS MANAGER
- ☐ ADDRESSING
- ☐ POLICE

TRAFFIC ENGINEER

- ☐ REPLINGER AND ASSOCIATES

Mailed Notice to County CPO's

- ☐ Central Pt-New Era-Leland / Holcomb-Outlook/Beavercreek

Mailed Notice

- ☐ Within 300'

COMMENTS DUE BY:

5:00 PM, July 1, 2014

HEARING DATE:

July 14, 2014

HEARING BODY:

____ Staff Review; XX PC; ____ CC

FILE # & TYPE:

CU 13-03: Conditional Use

PLANNER:

SP 13-22: Site Plan and Design Review

APPLICANT:

Kelly Moosbrugger, Planner (503) 496-1540

REPRESENTATIVE:

AT&T Wireless

REQUEST:

Sharon Gretch, Lexcom Development Corp

The applicant has submitted a Site Plan and Design Review and Conditional Use application to construct and operate a wireless communications facility site behind the John McLoughlin Elementary School. The facility will be a newly constructed support tower at 75 feet in height, camouflaged as a fir tree.

LOCATION:

19230 South End Rd, Oregon City, OR 97045,
Clackamas County Map 3-1E-12AC, Tax Lot 4500

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and ensure prompt consideration of your recommendations. Please check the appropriate spaces below.

_____ The proposal does not conflict with our interests.

_____ The proposal conflicts with our interests for the reasons stated below.

_____ The proposal would not conflict our interests if the changes noted below are included.

_____ The following items are missing and are needed for review:

Signed _____

Title _____

PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

Exhibit D

Hazel Grove Westling Farms Neighborhood Association

See Highlighted Area of the July 17, 2014 Minutes

Hazel Grove/Westling Farm Neighborhood Meeting
Oregon City United Methodist Church
July 17, 2014 Minutes

Tom O'Brien called the meeting to order at 7:00 PM

Self-introductions with name and street of residence

Twenty nine persons present, including Sharon Gretch and Steve Bodine from Lexcom

Oregon City Police Department report by Matt Lysaght, property detective

- Crime statistics - he handed out and commented on the recent report for our area – we are still quite safe
- City event's like Oregon Night Out, Street Fair etc.
- **Chris Wadsworth** (Community Outreach and Crime Prevention) – does a comprehensive newsletter posted on the OCPD web site - worth a read – see web site to contact Chris

Oregon City Library – addition and construction report by Maureen “Mo” Cole, director

- Maureen explained the process and sequence of events with picture and concept drawings
- Charlie Bauman was introduced and has been hired as the **project manager** (he has extensive experience with historic libraries)
- Scott Edwards has been chosen as **architect**
- **Many community meetings and questionnaires have been used to gather comments on what folks would like to see in their “reinvented” library**
- **THANK YOU FOR PASSING THE \$\$ BALLOT MEASURE!!**
- **Among the Issues to be considered**
 - Parking
 - Trees
 - Handicap access
 - Historic appearance with modern function

Bob LaSalle – candidate for mayor spoke briefly

Tom O'Brien - other topics

- Reviewed a handout for **community events** July 10 – October 4
- **ATT&T – cell tower** on McLoughlin school property is still a **very controversial topic**
 - This has been a major topic - since October of last year
 - Unscheduled representatives from AT&T/Lexcom were given an opportunity to present their information.
 - Major concerns from neighbors in attendance
 - Radiation to young children (evidence was presented that no scientific evidence exists that RF radiation is NOT harmful and there is much indication that it may be for young people with naturally thinner skulls.)
 - Poor cell coverage for AT&T customers in a fairly large area in our neighborhood. One resident stated that their normal AT&T service is adequate but they have a problem making long distance calls with AT&T. Others stated they use other providers and are pleased with their service.
 - A smaller Light Radio cube alternative to a tower was shown. Lexcom was not aware of this better and less costly technology.
 - It was mentioned that some real estate experts, state that a cell tower in the neighborhood can typically result in a decrease in value of the nearby properties by as much as a 25%.

- Sharon Gretch asked for a show of hands of those opposed to the placement of a cell tower on the school grounds. Other than the two representative from Lexcom all but three individuals raised their hands.
- Lexcom representatives were asked if they had considered placing their antenna at fire station 17, The Oregon City Christian Church or The Oregon City Methodist Church. They responded they had not spoken to any of those entities.
- They were asked would it be possible to achieve their desired coverage by placing two smaller directional antennas one at the existing PGE tower and another, co-located at the American Towers location. This solution may be less costly than one new large tower structure. They responded they would need to check with the engineer.
- It was mentioned that some real estate experts, state that a cell tower in the neighborhood can typically result in a decrease in value of the nearby properties by as much as a 25%.

Meeting adjourned at 9:25 PM

Hazelgrove - Westling Farm Neighborhood Association

Date 7-17-2014 Event Neighborhood Meeting

NAME(S)	ADDRESS	E-Mail	TELEPHONE
TOM + MARGUERITE O'BRIEN	19364 Hazelgrove Dr. OC 97045	Tom.O'Brien@comcast.net	503-723-3334
DICK JUNG-GERT	19384 HAZEL GROVE DR	Richard.Jungert@yahoo	503-659-4225
GREGG + SEANNE HOWARD	19372 HAZELGROVE	goghoward@gmail.com	503-303-4390
Judy Peitz	19380 Hazel Grove Dr.	jumpeitz@gmail.com	505-655-7977
STEVE DOWEN	617 8th AVE SOUTH SEATTLE, WA	Stachelm@lancorcorp.com	509-5W 5600
MARJORIE HILL MATOCHUKAT	11404 SHIELDS ROSE DR		503 723 7321
Sharon Gretsch	31619 Sexton Rd Philomath, OR 97370	sharon.gretsch@lancorcorp.com	541-558-263
MATT LYSACHT	320 Warner Rd. D.C.	M.LYSACHT@DORCITY.ORG	503-793-6999
JOHN MORCAU	12142 HAZEL PK DR	JOVIMO@LIVE.COM	503-519-3710
Jim + Cathy Elting	14531 S. Central Point	cjeltinq@aol.com	503-656-9434
Betsy Packer	11938 Woodwind Dr	packerbetsy1986@gmail.com	503-723-4407
BOB LA SALLE	16298 S. OAKTREE TERRA	jeanbob06@comcast.net	503-918-7969

Hazelgrove - Westling Farm Neighborhood Association

Date 7-17-2014

Event NEIGHBORHOOD MEETING

NAME(S)	ADDRESS	E-Mail	TELEPHONE
Pick & Joyce Gross	11457 Shady Rock Dr.	rgross@juno.com	503-723-5488
Buster Coe	11917 Astor Lane	bcoe@comcast.net	503-723-4598
Mo Cole	Liberty, 606 John Adams	mcole@ovcib.org	503-657-8269
CHARLES EXHUNN	SHIELDS OBLITZ JOHNSON 1140 SW 11TH AVE, SUITE 500 PORTLAND, OR 97205	CEXHUNN@SOUTPX.COM	(503) 242-0084
GENE TUPPER	19165 ELDER TREE CT O.C., OR	TUPPERGENE@COMCAST.NET	503 656 4535
Paul Roth	11697 Salmonberry Dr O.C.	rothp@comcast.net	503-655-6559
Chuck Hale	11670 Filbert Dr	halec@comcast.net	503-516-1903
Mike Miesing	19365 Hazel Grove Dr	Birdy Brt. @aol.	503-656-9417
JOHN FALKENSTEIN	11607 S. SALMONBERRY DR.	JOHN.FALKENSTEIN@YAHOO.COM	503-341-8990
Larry & Robin Wold	11604 Geranium Pl.		503-502-4010
Jeanne Militante	11615 S. salmonberry Dr	militantj@gmail.com	503-939-9981

This coverage map provided by AT&T, shows the limited coverage in our neighborhood.

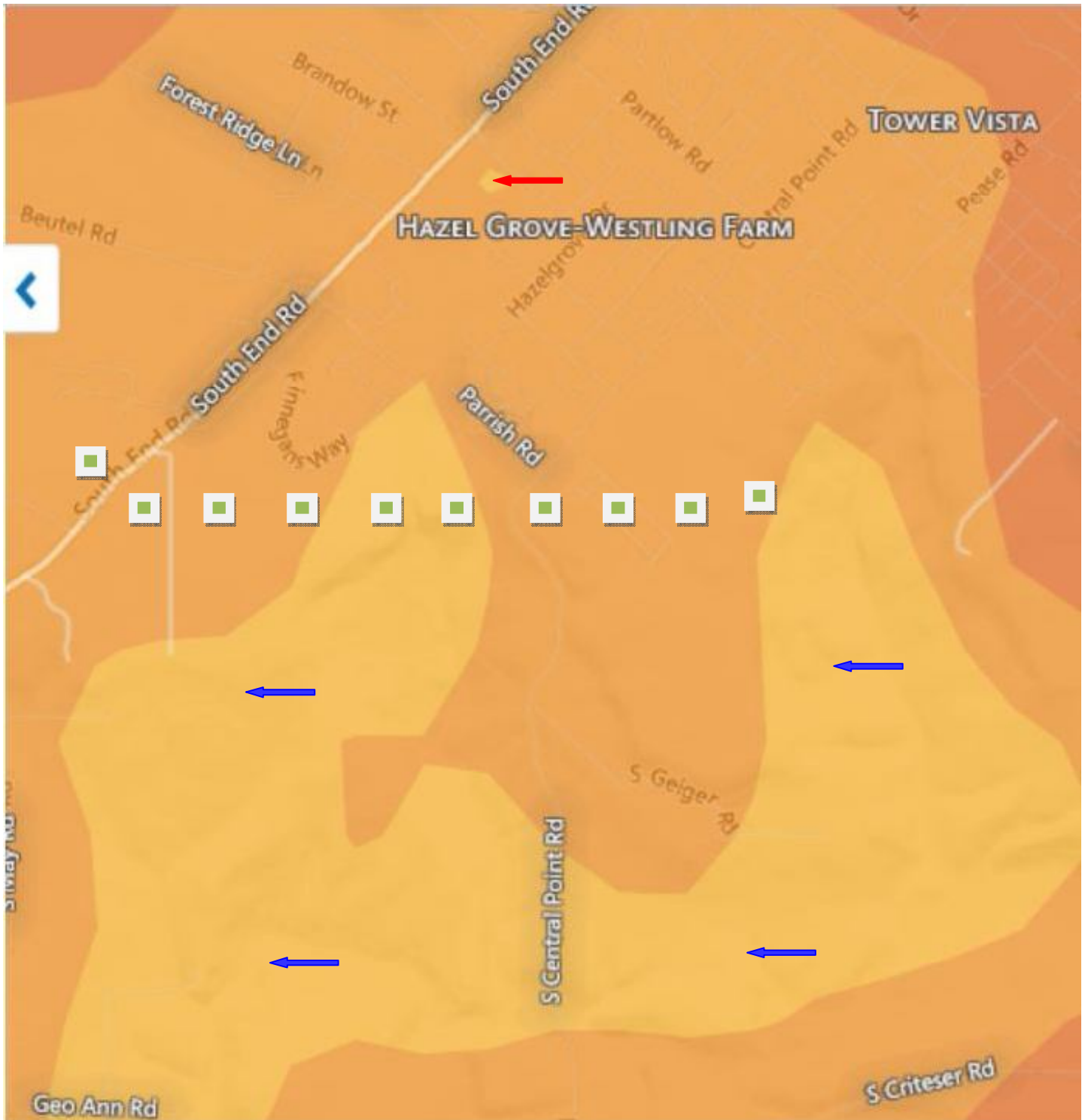
Source: <http://www.att.com/maps/wireless-coverage.html#fbid=Xqfz3233fKn>

Weak coverage in light orange, weakest coverage in yellow

McLoughlin Elementary is indicated with a red arrow. ←

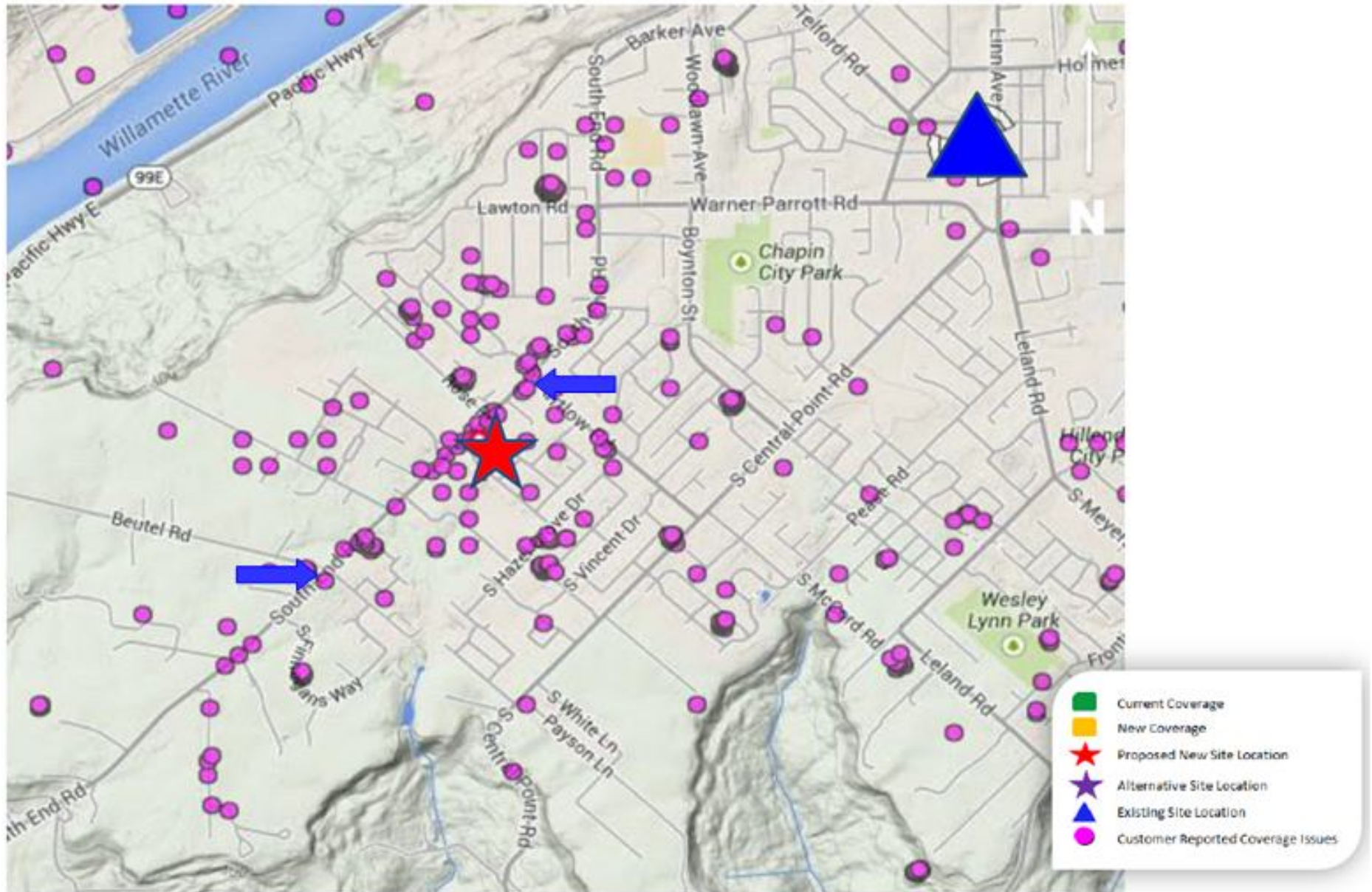
A large area of even weaker coverage area is indicated with a blue arrow. ←

Existing PGE power transmission towers are indicated by 



AT&T has stated the proposed small circle coverage area
only covers between Partlow and Parrish Roads

Notice how few of the pink dots will receive coverage at this location



These alternate locations have not been considered by the applicant

- ➡ Fire Station 17
- ➡ Oregon City United Methodist Church Property
- ➡ Oregon City Christian Church Property - It is adjacent to the Boynton Water Tower



Kelly Moosbrugger

From: peggy falkenstein <peggyfalkenstein@hotmail.com>
Sent: Friday, August 15, 2014 10:16 AM
To: Kelly Moosbrugger
Cc: Pete Walter
Subject: include in Aug 25 Planning Commission mtg

DATE: August 15, 2014

TO: Oregon City Planning Commissioners c/o Kelly Moosbrugger

FROM: Peggy Falkenstein, 11607 Salmonberry Drive, peggyfalkenstein@hotmail.com

RE: Two requests regarding the proposed AT&T cell tower at McLoughlin Elementary School

1. It has been brought to my attention that the proposed ***easement*** in the AT&T application to the City has not complied with Oregon City Code of Ordinances, ZONING, Chapter 17.41, Tree Protection Standards

I request a tree removal and mitigation plan be developed by AT&T and the City for the proposed easement. This includes mitigation of tree removal, and/or digging around the roots, of approximately 12 trees from South End Road to the proposed cell tower excavation site, as well as 6 trees on adjacent neighboring properties with root systems that extend to the easement.

The Oregon City School District has signed a contract with AT&T which includes two, 10 foot wide easements. One easement is 552 feet in length for the proposed telco lines. The other is 460 feet in length proposed for power lines. Both easements run from South End Road to the proposed cell tower excavation site.

2. Also, it has been brought to my attention that there is a discrepancy between the AT&T application to the City and the AT&T contract with the Oregon City School District, as to the of the easement width. The City application specifies a 5 foot wide utility easement.* The school district lease agreement with AT&T specifies two, 10 foot wide easements for power and telco lines. Due to this discrepancy, **I request that the city compare these two documents and that AT&T submit a new or edited application in regard to power line and telco line easement widths.**

*A 20 foot access easement is also noted in the city application, but it appears to have no bearing on this request.