



City of McMinnville
Planning Department
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MINUTES

January 17, 2019
Planning Commission
Regular Meeting

6:30 pm
McMinnville Civic Hall, 200 NE 2nd Street
McMinnville, Oregon

Members Present: Chair Roger Hall, Commissioners: Erin Butler, Susan Dirks, Christopher Knapp, Gary Langenwaller, Roger Lizut, Amanda Perron, Lori Schanche, and Erica Thomas

Members Absent: Martin Chroust-Masin

Staff Present: Chuck Darnell – Senior Planner, Jamie Fleckenstein, Associate Planner, Heather Richards – Planning Director, and Tom Schauer – Senior Planner

1. Call to Order

Chair Hall called the meeting to order at 6:30 p.m.

2. Swearing In of New Commissioners

Planning Director Richards performed the swearing in of new Planning Commissioners Amanda Perron and Christopher Knapp.

3. Election of Officers

Commissioner Schanche nominated Roger Hall for Chair for 2019. The nomination passed 9-0.

Commissioner Dirks nominated Lori Schanche for Vice Chair for 2019. The nomination passed 9-0.

4. Citizen Comments

None

5. Public Hearings:

A. Conditional Use Permit (CU 2-18) - (Exhibit 1)

Request: Approval of a Conditional Use Permit to allow for the placement of wireless communications antennas on the rooftop of an existing building within the Downtown Design Standards and Guidelines area. The antennas are proposed to be placed on the rooftop of the Atticus Hotel building, which will serve as the alternative antenna support structure for the antennas. The antennas will be at a height of 7 feet above the roof surface after mounting and will be setback 15 feet from the nearest building wall.

Location: The subject site is zoned C-3 (General Commercial) and is located at 375 NE Ford Street. It is more specifically described as Tax Lot 4700, Section 21BC, T.4 S., R. 4 W., W.M.

Applicant: Patrick Fuchs, on behalf of McMinville Access Company

Chair Hall opened the public hearing and read the hearing statement. He asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. He asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none. Chair Hall asked if any Commissioner needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none. Chair Hall asked if any Commissioner had visited the site. If so, did they wish to discuss the visit to the site? Most of the Commission had visited the site. There was no discussion regarding the visits.

Senior Planner Darnell presented the staff report. This was a request for a Conditional Use Permit to allow three wireless communications antennas on the rooftop of the Atticus Hotel building. He explained the location of the site on NE Ford Street and within the downtown design district. To place antennas on the rooftop, the building had to be 30 feet or more in height and the Atticus was 54 feet in height. He explained the dimensions and placement of the antennas. He then discussed the review criteria including the design standards for wireless communication facilities. Related to height, the antennas that were proposed would be seven feet above the rooftop surface of the building. There was a parapet wall on top of the Atticus and the antennas would extend three and a half feet above the parapet. Regarding visual impact that the proposed facility would have on the surrounding area, he showed the analysis that was done from the rooftop of the Hotel Oregon building on the corner of Evans and 3rd Street as well as one block up where Ford Street intersected 5th Street. These showed that the visual impacts were mitigated by the placement of the antennas on the rooftop which were 15 feet back from the north building wall and even further back from the east and west building walls. They were not viewable from the public right-of-way from at least a block away. The characteristics were compatible and had minimal impact on the surrounding properties. The placement of the antennas was in a discreet location which was 15 feet from the nearest wall and extended only three and a half feet from the parapet wall. The size of the antennas was not incredibly large, the largest was about five feet in width. The applicant was proposing to relocate some of their antennas from existing locations in the downtown area to this spot. This would reduce the visual clutter and impact from the existing conditions today. Based on the proposed design and location and how it was being screened on the rooftop, staff did not think this would cause any adverse impacts on surrounding property owners. The applicant had worked with the Atticus Hotel to run their lines up through the interior of the building to the rooftop. Staff recommended approval of the application. The Commission would need to decide whether the panels on the south side of the antennas were needed to provide additional screening. Staff did not think they should be required.

Commissioner Dirks did not think people could see the top of the building from most of the tourist areas where they would be walking. She asked if anyone came to the neighborhood meeting for this application.

Senior Planner Darnell said no one came.

Patrick Fuchs, applicant and founder of Online Northwest, discussed how his company had evolved from dial up to wireless to DSL and now he was providing fiber to homes. While he thought some of the policies were onerous, the staff report was professional and accurate.

Commissioner Dirks asked if he had a conversation with Hotel Oregon since their customers at the rooftop bar would be the only ones who could see the antennas. Mr. Fuchs said they did not because the analysis showed that they would not adversely impact Hotel Oregon, especially when there were A/C units and other equipment on the rooftop currently. Another benefit to the application would be removing the existing antennas that were prominent from the right-of-way. He then discussed the unintended consequences of the City's ordinances, which required a lot of time and money of applicants when he was trying to provide internet to the people of the community. His company would be shifting their resources to other jurisdictions that had a lighter regulatory touch.

There were no proponents or opponents or rebuttal.

The applicant waived the 7 day period for submitting final written arguments in support of the application.

Chair Hall closed the public hearing.

Commissioner Lizut stated the building was not historical and was not in the historic overlay district. There had been a thorough and complete evaluation of the sight lines. Regarding a health hazard due to electromagnetic radiation, this had been kicked around for a couple of decades and no one had a good model about it. He did not think it was an issue.

Commissioner Schanche appreciated the applicant's consideration in looking into how the antennas could be seen.

Commissioner Langenwalter thanked the applicant for the feedback about his experience with the process. He was a member of the Chamber of Commerce and they were trying to help McMinnville be a thriving, sustainable community and help businesses grow and thrive and it was invaluable feedback.

Based on the findings of fact, conclusionary findings for approval, and materials submitted by the applicant, Commissioner Lizut MOVED to APPROVE CU 2-18 subject to the conditions of approval. SECONDED by Commissioner Langenwalter. The motion PASSED 9-0.

6. Old/New Business

None

7. Commissioner/Committee Member Comments

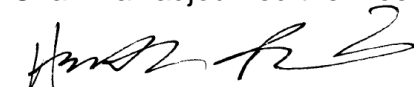
None

8. Staff Comments

Planning Director Richards gave an update on the Great Neighborhood Principles project, Buildable Lands Inventory and Housing Needs Analysis project, update of the Economic Opportunities Analysis, and work on public relation materials for better public engagement.

9. Adjournment

Chair Hall adjourned the meeting at 7:12 p.m.



Heather Richards
Secretary