**HILLSBORO PLANNING & ZONING HEARINGS BOARD AGENDA**
**Wednesday, December 7, 2016**

**Regular Session** 6:30 PM
Hillsboro Civic Center Auditorium 150 E Main Street

*~Hearings Board Officer Dan Kearns, Board Members Brenda McCoy and Wil Fuentes~*

**********

Assistive Listening Devices (ALD) and sign language interpreters are available, at no cost, and can be scheduled for this meeting. Please provide at least 72 hours' notice prior to the meeting. To obtain these services, call (503) 681-6100 or TTY (503) 681-6284.

---

**REGULAR SESSION – 6:30 PM – AUDITORIUM**

1. **Public Hearings**

   A. **Conditional Use 005-16: POR Griffin Oaks**

   *At their regular scheduled meeting on November 15, 2016, the Board opened the public hearing for this item and received testimony. The applicant requested a continuance to the December 7th meeting to provide additional documentation regarding RF studies and visual simulations.*

   Applicant: Verizon Wireless, represented by Don Forsberg, Odelia Pacific Corp.
   Location: North of NE Montgomery Street, south of NE Lilac Court, east of NE 21st Avenue, and west of NE 25th Avenue.
   Legal: Tax Lot 8500 on Washington County Assessor's Tax Map 1N2-29DC.
   Request: Reconvene the Public Hearing and receive additional testimony for consideration of a Conditional Use request for a proposed new wireless communication facility including a 60-foot tall monopole with associated ground equipment which will be located in a 20-foot by 50-foot fenced area. (*Staff: Ruth Klein*)

2. **Adjournment**

**Public Testimony**

***The Board places great value on testimony from the public. People who want to testify are encouraged to:***

- ***Provide written summaries of their testimony***
- ***Recognize that substance, not length, determines the value of testimony***
- ***Direct testimony to the applicable criteria and relevant issue at hand***
- ***Endorse rather than repeat testimony of others***
- ***Any person wishing to testify should use the witness stand at the front of the room. All testimony will be electronically recorded. Planning & Zoning Hearings Board decisions may be appealed to the City Council by submitting an appeal application along with applicable fee's within 15 days of the Board's Notice of Decision***

***Thank you for taking the time to present your views.***

For further information on Agenda items, call Lisa Califf, Planning Technician, at (503) 681-6153.

Hillsboro Planning

**SUPPLEMENTAL STAFF REPORT**
**No. 1**

**To:** Planning and Zoning Hearings Board

**From:** Ruth Klein, Planning Department

**Date:** November 30, 2016

**Subject**: Request for Conditional Use Approval
Case File No.: CU-005-16 POR Griffin Oaks

---

**Updated Information:**
This is an update to the November 9, 2016 staff report. The Planning Department received supplemental application material following the November 16th public hearing which was continued to December 7th at the request of the applicant.

**Supplemental Application Material:**
At the November 16th public hearing the applicant requested a continuance to provide the Planning and Zoning Hearings Board supplemental application material that would respond to Conditional Use criteria No. 3 regarding meeting a public need or convenience and criteria No. 4 regarding the suitability of the site. Attached for the Board's consideration are RF propagation maps and photo simulations.

**Response:**
Staff requests that the Board review the attached information and respond to this information at the continued public hearing on December 7th.

**Attachments:**

Applicant's RF Propagation Maps
Applicant's Photo Simulations

# RF Usage and Facility Justification

## Griffin Oaks

**Prepared by Verizon Wireless** Walid Nasr

**May 26, 2016**

verizon

**Introduction**:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

**Coverage** is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

**Capacity** is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

verizon

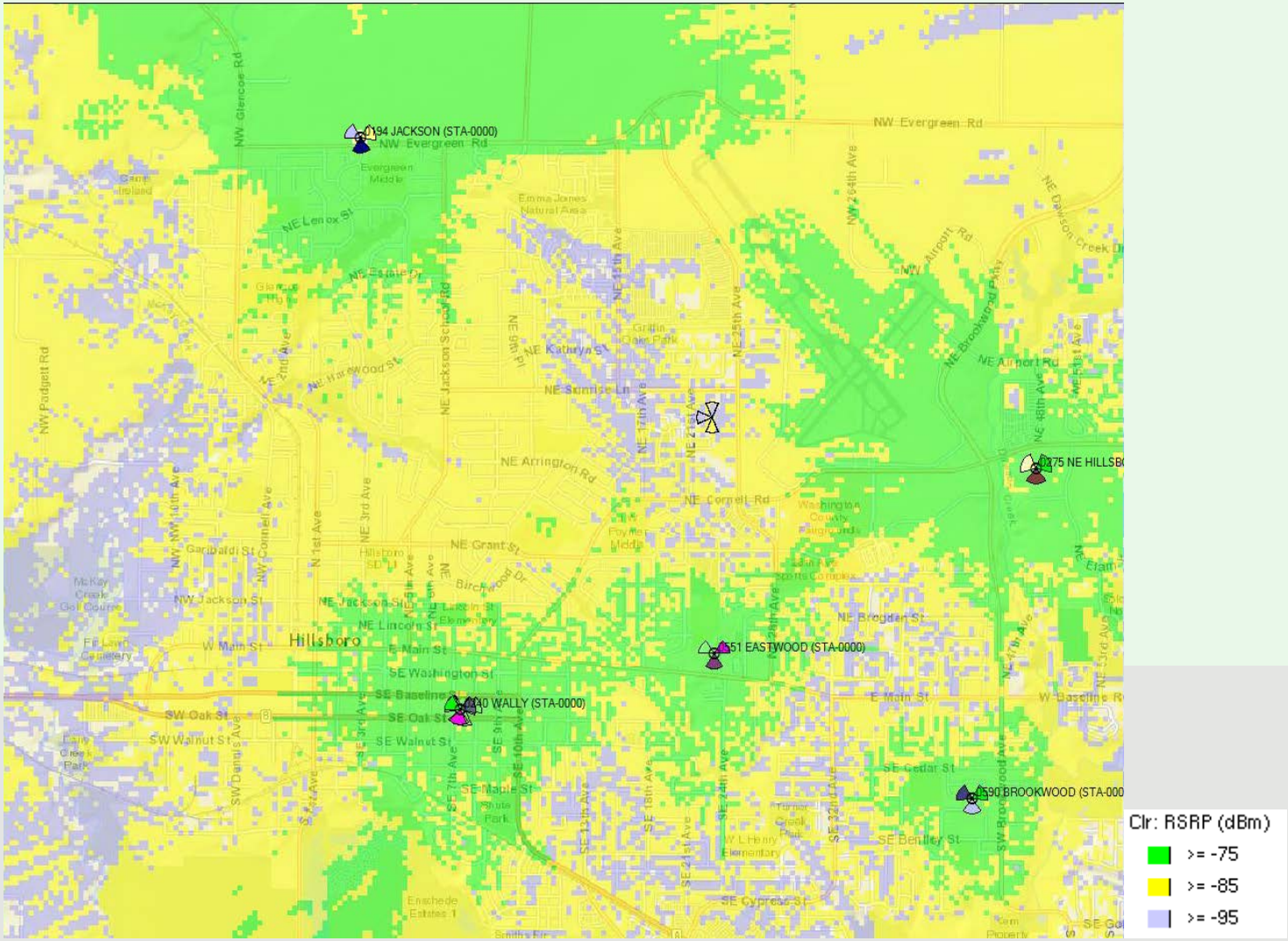
**Capacity** is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

**Location, Location, Location.** A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieve when traffic is evenly distributed across the 3 sectors.

verizon

# Coverage Area of Existing Site

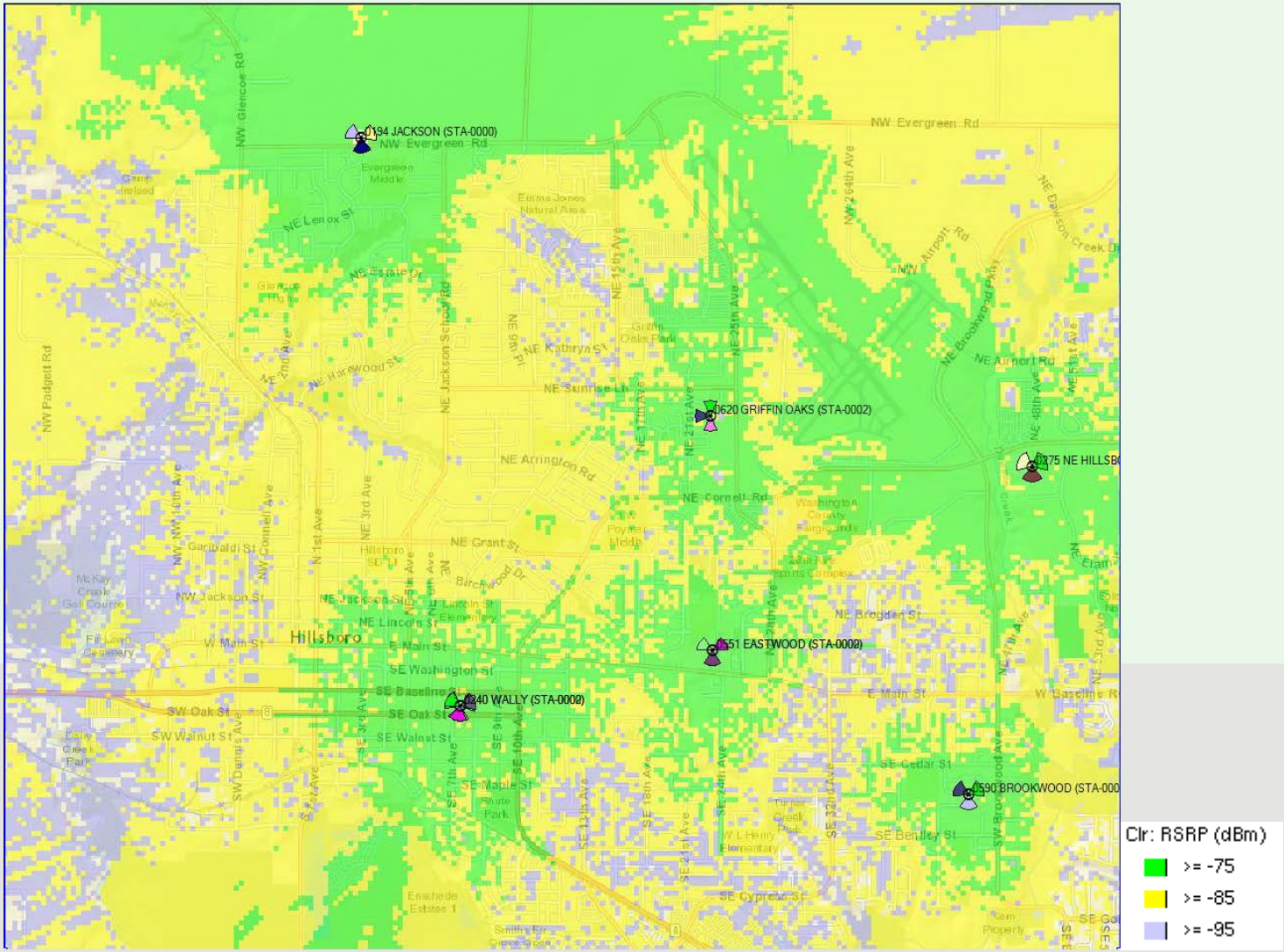
The proposed Griffin Oaks site is a capacity site. This site will offload the existing sites Jackson, Wally & Ne Hillsboro




verizon

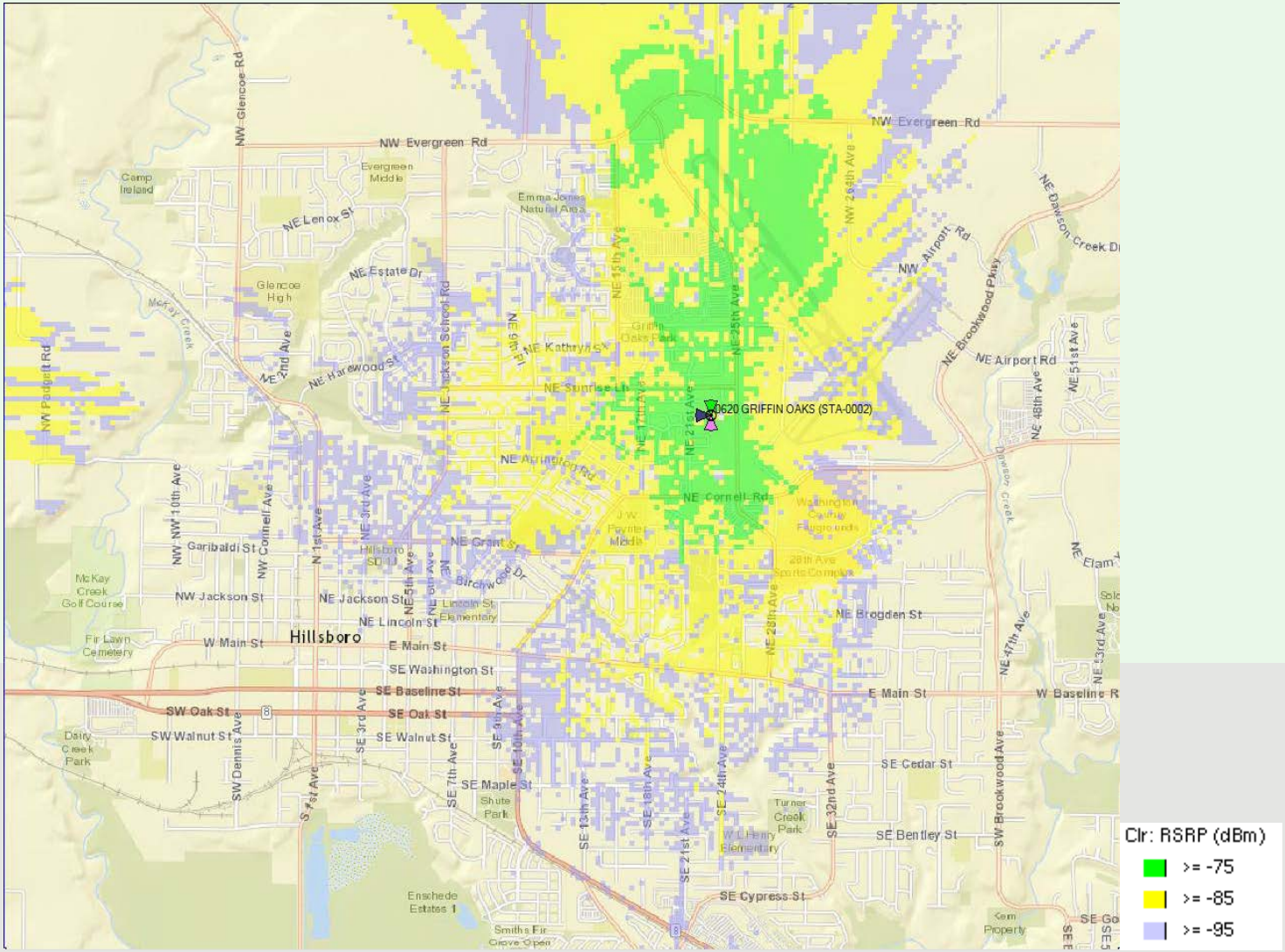
## Coverage Area Offloaded by New Site

The proposed Griffin Oaks site is a capacity site. This site will offload the existing sites Jackson, Wally & Ne Hillsboro




verizon

# Coverage with Griffin Oaks Site




verizon

# Need Case for:  Griffin Oaks

**Summary:** The existing Jackson, Wally & Ne Hillsboro sites cannot carry the data traffic that exists in the area it serves.

**Detail below:**

- Exact data about sites is proprietary and cannot be disclosed due to competitive reasons.

- The existing cell sites Jackson, Wally & Ne Hillsboro sites are forecasted to be reach capacity in the near future.

- The new cell site Griffin Oaks will provide additional resources to existing sites.  It will take some users off of existing sites, which will alleviate the capacity constraint.

- This will improve customer experience (faster webpage downloads and fewer drop calls)

- Without the new site Griffin Oaks, existing sites in area will reach capacity which will negatively impact customer's ability to make/receive calls and browse the internet.

verizon

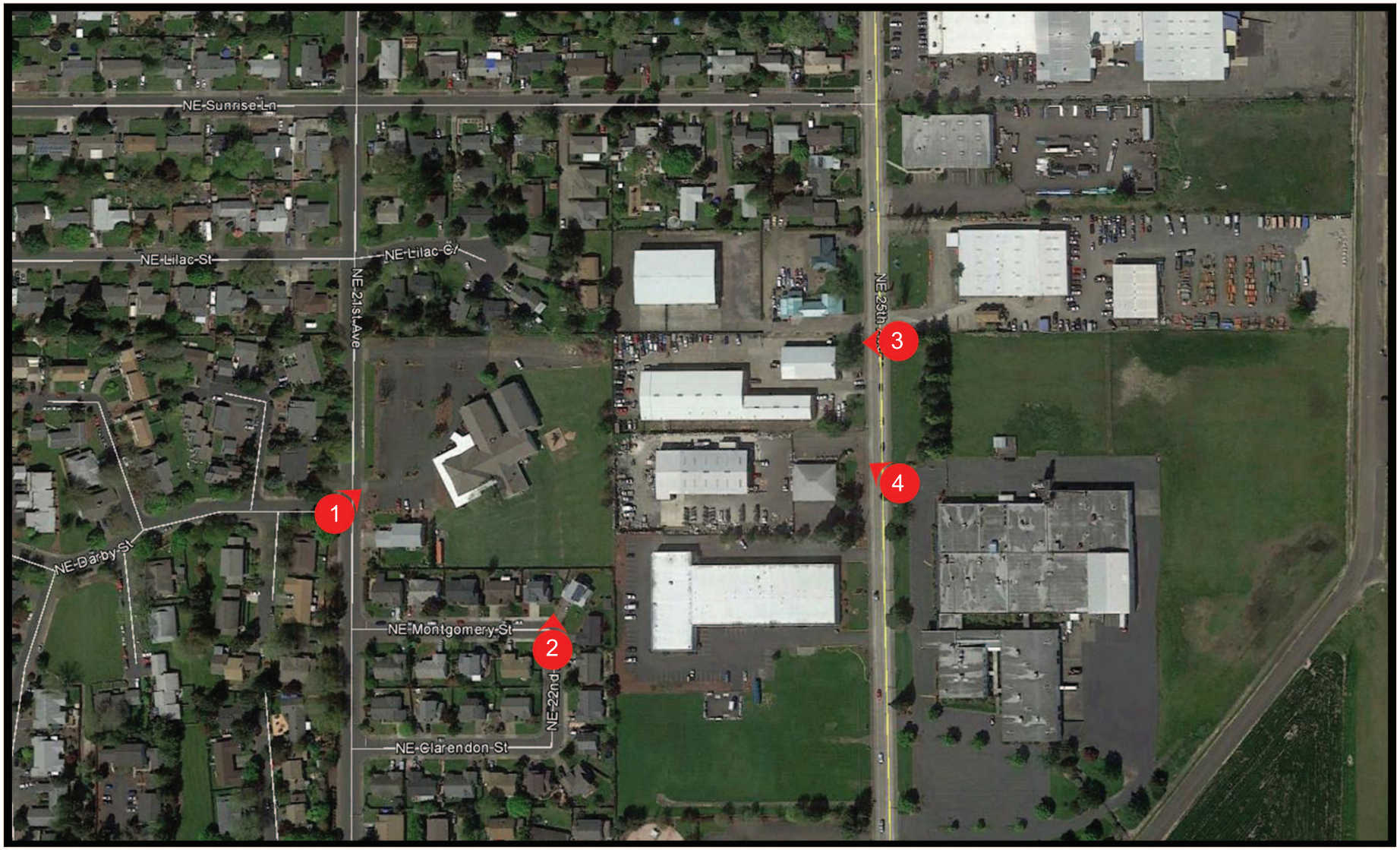



PHOTO SIM LOCATION MAP

NEW WAVE ARCHITECTURE

verizon

3-10-16

# POR - GRIFFIN OAKS

1390 NE 21ST AVENUE,
HILLSBORO, OR 97124

NEW WAVE
ARCHITECTURE

3-10-16

# POR - GRIFFIN OAKS

1390 NE 21ST AVENUE, HILLSBORO, OR 97124

EXISTING

VIEW #1 - LOOKING NORTHEAST
ACROSS NE 21 AVENUE

NEW WAVE
ARCHITECTURE

3-10-16

# POR - GRIFFIN OAKS

1390 NE 21ST AVENUE, HILLSBORO, OR 97124

PROPOSED

VIEW #1 - LOOKING NORTHEAST
ACROSS NE 21 AVENUE

NEW WAVE
ARCHITECTURE

3-10-16

# POR - GRIFFIN OAKS

1390 NE 21ST AVENUE, HILLSBORO, OR 97124

EXISTING

VIEW #2 - LOOKING NORTH
ON NE 22ND AVENUE

NEW WAVE
ARCHITECTURE

3-10-16

# POR - GRIFFIN OAKS

1390 NE 21ST AVENUE, HILLSBORO, OR 97124

PROPOSED

VIEW #2 - LOOKING NORTH
ON NE 22ND AVENUE

NEW WAVE
ARCHITECTURE

3-10-16

# POR - GRIFFIN OAKS

1390 NE 21ST AVENUE, HILLSBORO, OR 97124

EXISTING

VIEW #3 - LOOKING WEST
ACROSS NE 25TH AVENUE

NEW WAVE
ARCHITECTURE

3-10-16

# POR - GRIFFIN OAKS

1390 NE 21ST AVENUE, HILLSBORO, OR 97124

PROPOSED

VIEW #3 - LOOKING WEST
ACROSS NE 25TH AVENUE

NEW WAVE
ARCHITECTURE

3-10-16

# POR - GRIFFIN OAKS

1390 NE 21ST AVENUE, HILLSBORO, OR 97124

EXISTING

VIEW #4 - LOOKING NORTH
ACROSS NE 25TH AVENUE

NEW WAVE
ARCHITECTURE

3-10-16

# POR - GRIFFIN OAKS

1390 NE 21ST AVENUE, HILLSBORO, OR 97124

PROPOSED

VIEW #4 - LOOKING NORTH
ACROSS NE 25TH AVENUE