



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

MEMORANDUM

DATE: August 16, 2017
TO: McMinnville Planning Commission
FROM: Ron Pomeroy, Principal Planner
SUBJECT: Engineering Department Comments re: G 4-17 Wireless Telecommunications Facilities

The Planning Department received a memorandum from Mike Bisset, McMinnville Community Development Director, on Friday, August 11, 2017 specific to proposed amendments (G 4-17) to the McMinnville Wireless Communications Facilities chapter of the McMinnville zoning ordinance. That memorandum is reproduced in its entirety below.

Background:

At the July 20, 2017 Planning Commission work session, the Commission was provided a summary presentation and a copy of the proposed amendments. The proposed amendments included language to exempt wireless communications facilities owned by, or operated solely for, the City of McMinnville from meeting the requirements the chapter. The Commission felt it more appropriate for the City to be held to the same standard and requirements as private interests and directed staff to amend the draft removing that exemption. With that amendment, the Commission directed staff to move the draft amendments forward for review in a public hearing at the August 17, 2017 Planning Commission public meeting.

Subsequently, the Planning Department was made aware of concerns relative to radio based communications facilities utilized by the City that would not be able to meet the standards of the proposed wireless communications facilities requirements under consideration. Community Development Director, Mike Bisset, drafted a memorandum detailing this concern. That memo is attached to provide additional background and local examples.

Two possible options are provided for your consideration to address this matter as represented below. Alternative one speaks specifically to the SCADA system concerns noted in the memo from Mr. Bisset while Alternative two address the matter in a broader sense. The suggested modifications are shown in a red font:

Alternative One

17.55.030 Exemptions. The provisions of this chapter do not apply to:

- A. Federally licensed amateur radio stations,**
- B. Antennas (including direct-to-home satellite dishes, TV antennas, and wireless cable antennas) used by viewers to receive video programming signals from direct broadcast facilities, broadband radio service providers, public SCADA (supervisory control and data acquisition) and similar systems, and TV broadcast stations regardless of the zoning designation of the site outside of the area identified in Chapter 17.59 (Downtown Design Standards and Guidelines).**
- C. Cell on Wheels which are portable mobile cellular sites that provide temporary network and wireless coverage, are permitted as temporary uses in all zones for a period not to exceed sixty (60) days, except that such time period may be extended by the City during a period of emergency as declared by the City, County, or State; a typical example of Cells on Wheels would be a mobile news van used for broadcasting coverage of an event or other news.**

Alternative Two

17.55.030 Exemptions. The provisions of this chapter do not apply to:

- A. Federally licensed amateur radio stations,**
- B. Antennas (including direct-to-home satellite dishes, TV antennas, and wireless cable antennas) used by viewers to receive video programming signals from direct broadcast facilities, broadband radio service providers, and TV broadcast stations regardless of the zoning designation of the site outside of the area identified in Chapter 17.59 (Downtown Design Standards and Guidelines).**
- C. Cell on Wheels which are portable mobile cellular sites that provide temporary network and wireless coverage, are permitted as temporary uses in all zones for a period not to exceed sixty (60) days, except that such time period may be extended by the City during a period of emergency as declared by the City, County, or State; a typical example of Cells on Wheels would be a mobile news van used for broadcasting coverage of an event or other news.**
- D. All military, federal, state and local government communication facilities except for towers in residential zones.**



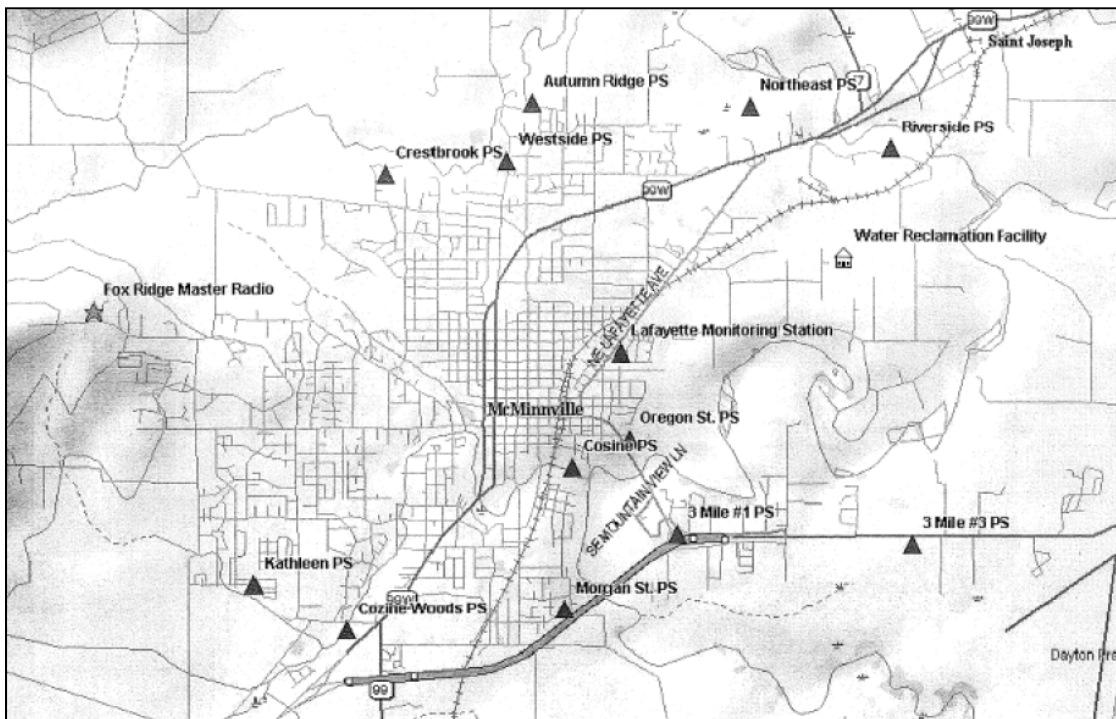
City of McMinnville
Community Development Department
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MEMORANDUM

DATE: August 11, 2017
TO: Heather Richards, Planning Director
FROM: Mike Bisset, Community Development Director
SUBJECT: G4-17 Wireless Communications Facilities

Apologizing in advance for the lateness of this response, I have reviewed the proposed zoning ordinance text amendments related to wireless communications facilities (G4-17), and I have a concern that I would like to share with you and the Planning Commission. The City owns and operates thirteen (13) wastewater pump stations that collect and convey sewage from various basins throughout the City (see map below).



Many of these pump stations are located in residential areas. Typically the pump station sites are very small, and the pump station properties are a mix of City owned parcels, and City easement areas on private properties.

The City's Wastewater Services (WWS) department uses a supervisory control and data acquisition (SCADA) system to remotely monitor and control the pump stations. Currently, WWS uses a radio communication system to convey data and control commands between the Water Reclamation Facility

and the pump station sites. The system's master radio is located on McMinnville Water & Light property at the Fox Ridge reservoir site, and each pump station is equipped with radio equipment and an antenna that is used to send and receive the SCADA data and commands.

A typical antenna installation at the pump stations consists of a YAGI¹ antenna mounted on a 2" diameter galvanized steel pipe antenna mast. The typical height of the antenna mast and antenna assembly is twenty (20) feet, although in some locations the height of the mast may be higher because each antenna must have a line of sight to the master radio antenna at the Fox Ridge site.

The following photos are examples of the radio antenna installations at pump stations in residential areas:



¹ A YAGI antenna is a highly directional radio antenna made of several short rods mounted across an insulating support and transmitting or receiving a narrow band of frequencies.



Kathleen Pump Station



Northeast Pump Station

The current Wireless Communications Facilities ordinance, as I understand it, allows for radio antenna installations in residential areas. The proposed zoning ordinance text amendments do not seem to allow for these types of installations within residential zones. Further, the City would not be able to comply with the proposed requirements for residential zones (i.e. there are no “alternative antenna support structures” at the pump station sites).

I would ask that the Planning Commission modify proposed section **17.55.030 Exemptions** to allow for wireless communication facilities at City owned facilities. I would ask that the exemption language be broad enough to allow for modifications at existing sites so that equipment can be replaced as technology changes. Also, it should allow for installations at future locations, as we expect that additional pump stations will be added to the wastewater system as the City grows.

Please let me know if you have any questions.

Mike Bisset, Director

City of McMinnville Community Development

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