



Planning Department
231 NE Fifth Street ◦ McMinnville, OR 97128
(503) 434-7311 Office ◦ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:

File No. CW 2-18
Date Received 11-19-18
Fee \$1,075.00
Receipt No. 18M0246
Received by CD

Conditional Use Application

Applicant Information

Applicant is: Property Owner Contract Buyer Option Holder Agent Other Roof Renter

Applicant Name McMinnville Access Company Phone 503 472-9200

Contact Name Patrick Fuchs Phone 503 550-1389
(If different than above)

Address 1305 NE Lafayette Ave

City, State, Zip McMinnville, OR 97128

Contact Email patrick@onlinenw.com

Property Owner Information

Property Owner Name Odd Fellows Building, LLC Phone _____
(If different than above)

Contact Name Brian Shea Phone _____

Address 555 NE 3rd St

City, State, Zip McMinnville, OR 97128

Contact Email brian@atticushotel.com

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 375 NE Ford St (Atticus Hotel)

Assessor Map No. R44 21 - BC - 04700 Total Site Area .28

Subdivision Rowlands Addition Block 2 Lot 1

Comprehensive Plan Designation COMM. Zoning Designation C-3

1. State nature of the request in detail: Requesting to move a 3 ft, 4 ft dish and a
1ft x 2ft panel antenna from the News Register building to the roof of the
Atticus Hotel.

2. Describe in detail how the request will be consistent with the McMinnville Comprehensive Plan and the objectives of the zoning ordinance: The relocation of the antennas will
improve downtown aesthetics as they will no longer be visible from the
right-of-way. Section 17.55.040 allows for conditional use (within the
Downtown Design District) of antennas and alternative antenna support structures
in a C-3 zone.

3. Describe how the location size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimum impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development:
The alternative antenna support structure will be no greater than 10 ft in
height and will be at least 15ft from the edges of the roof to ensure that the
antennas are not visible from street level. Screening can be installed to mitigate
the visual impact to surrounding buildings.

6. Has the development been specifically designed to preserve any environmental assets or unique topography or vegetation of the site? If so, how? _____

N/A

7. Explain how the development and use of the land as proposed has no inappropriate purpose, such as to artificially alter property values for speculative purposes: _____

N/A

In addition to this completed application, the applicant must provide the following:

- A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), clearly showing existing and proposed features within, and adjacent to, the subject site, such as: Access; lot and street lines with dimensions; distances from property lines to structures; structures and other proposed and existing improvements; north direction arrow; and significant features (slope, vegetation, adjacent development, drainage, etc.).
- A legal description of the property, preferably taken from deed.
- Payment of the applicable review fee, which can be found on the Planning Department web page.

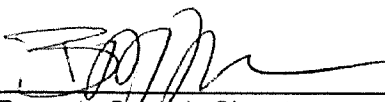
I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.



Applicant's Signature

9/5/2018

Date



Property Owner's Signature

9/6/2018

Date

17.55.050 Development Review Standards for Atticus Roof Antenna structure

17.55.050 (A) (1)

The base of the roof mounted antennas is 3.5 ft below the surrounding parapet wall due to the sloping roof design and placement 15 ft away from the outside of the North parapet wall and 35ft away from the East parapet wall. The top of antenna structure is 3.5 ft above the parapet wall, the minimum required height to maintain line-of-sight for the antennas. The structure placement is shown on the overhead plan and the height above parapet is shown on the North parapet perspective 3D model.

17.55.050 (A) (1) (a) (1-4)

This antenna structure is not a small cell, so this section is not applicable.

17.55.050 (A) (2)

The height of the structure from the roof surface is 7 ft which is less than '10 ft height added' for a permitted use, however a conditional use is required in the Downtown Design District. The height and mass of the antenna support structure is the minimum necessary for the intended use and is already pre-engineered from the factory.

17.55.050 (A) (3)

Placement is well away from the roof edges, preventing any view of the structure from the public ROW. The color of the antennas, structure, and screen (if required) is white which would blend with the existing roof color. The antenna structure would be concealed from the Hotel Oregon by existing fans and AC units. Screening will be installed if Planning determines that the initial implementation has too great a visual impact on Hotel Oregon or other buildings.

17.55.050 (A) (4)

There are no equipment enclosures and the antenna structure is on a roof, so no landscaping is required. The antenna structure is screened from other buildings as described in 17.55.050 (A) (3).

17.55.050 (A) (5)

The color of the antennas, the antenna support structure, and the screening (if required) shall be white to blend in with the surrounding roof color.

17.55.050 (A) (6)

There are no signs proposed for this project.

17.55.050 (A) (7)

The Atticus Hotel is a new building and such is not in the National Register of Historic Places or the McMinnville Historic Resources Inventory.

17.55.050 (A) (8)

There are no accessory buildings for this project.

17.55.050 (A) (9)

There are no utility vaults of equipment pedestals for this project.

17.55.050 (A) (10)

There is no part of this project that reduces available parking.

17.55.050 (A) (11)

This project is not near a sidewalk or pathway

17.55.050 (A) (12)

There is no lighting on this project.

17.55.050 (B) (1)

The antenna structure is set back from the property line at a distance at least equal to its height. At 7 ft in height, it has a 15 ft setback North, 35 ft setback East. Setbacks to the South and West are in excess of 20 ft.

17.55.050 (B) (2)

Assuming the conditional use is approved and the antennas are moved from the News Register building, OnlineNW would not have any other antenna support structures within 1,000 ft of the Atticus building. This section also provides for an exemption of rooftop mounted antennas from the separation requirement.

17.55.070 Application for permit for antennas, antenna support structures, etc.

17.55.070 (A)

Fees will be paid in a timely manner.

17.55.070 (B)

A copy of the Atticus Hotel Equipment Agreement is included in the packet.

17.55.070 (C)

The public meeting was noticed and conducted. All supporting documentation has been provided to Planning staff.

17.55.070 (D)

This project is not in a residential zone.

17.55.070 (E)

This site is not designed to provide coverage for customers. It is unique in location as it allows OnlineNW to provide wireless backbone bandwidth to three disparate tower sites that all require line-of-sight. It was difficult to find a location that could serve all three tower sites from a single point. The other critical factor for this location is that OnlineNW has constructed a direct fiber feed to the Atticus to provide the bandwidth necessary for the microwave links.

17.55.070 (F)

The antenna structure cannot be seen from the public ROW. A photo of the Atticus from 5th and Ford, vicinity map, and a line-of-sight analysis are included in the packet. The second reference point is from the Rooftop at Hotel Oregon. A 3D model and a photo simulation from the Rooftop bar are also included in the packet. OnlineNW proposes to initially mount the antennas to the alternative structure and assess the visual impact from the two locations. We believe that existing fans and AC equipment on the Atticus rooftop will visually shield the antennas from the Hotel Oregon rooftop. OnlineNW proposes to provide pictures from the two sites or tour the sites personally with a Planning representative to assess the effectiveness of the implementation. If the Planning department finds the visual impact mitigation insufficient, then OnlineNW will install screening as shown in the included 3D models. All antennas, support structure, and possible screening shall be white to blend in with the Atticus roof.

17.55.070 (G)

There is no alternative site that would have a lesser visual impact. The height of the Atticus Hotel, combined with the unique purpose of wireless backhaul which doesn't require antennas to point to wide coverage area make this site optimal for both OnlineNW and the City of McMinnville.

17.55.070 (H)

The project consists of three antennas and an antenna support structure. The black cabling that enters the building via the roof will route alongside the existing black AC piping that follows the same route. The cabling will be effectively invisible to any surrounding buildings.

17.55.070 (I)

Due to the small antennas, low height of the alternative structure, and significant setback from the rooftop edge, there are no expected safety hazards.

17.55.070 (J)

There is no landscaping for this project.

17.55.070 (K)

The tops of the antennas are 3.5 ft above the roof surface to ensure line-of-sight over the parapet wall. If the antennas were installed any lower, the parapet wall would block the radio signal.

17.55.070 (L)

Upon application approval, the antennas at the News Register building would be moved to the Atticus as weather permitted. The likely timeframe would be between January 1, 2019 and March 30, 2019.

17.55.070 (M)

There is no equipment in this project that generates noise.

17.55.070 (N)

There is no parking required for this project.

17.55.070 (O)

This section is not applicable as the project uses an alternative support structure (rooftop).

17.55.070 (P)

The 'Atticus Roof Layout' picture shows the location of the proposed WCF.

17.55.070 (Q)

There is no lighting for this project.

17.55.070 (R)

OnlineNW has 10 years of experience with these antennas and radios on the roof of the News Register building. Over the years, we have upgraded the radios on the dishes, which required one person and 30 minutes of time. The other possible maintenance activity would be to replace a failed radio in the future which would require the same resources as an upgrade.

17.55.070 (S)

OnlineNW will respond to requests for additional information.

17.55.070 (T)

This section is not applicable as the project uses an alternative support structure (rooftop), not a new antenna support structure.

17.55.070 (B)



P.O. Box 1357 McMinnville, OR 97128

Tel: 503-883-9200 Fax: 503.883-9201

E-mail: ktate@onlinenw.com

Agreement for Placement of Antennas and Equipment

This agreement is between McMinnville Access Company of McMinnville, Oregon (OnlineNW) and Odd Fellows Building LLC (Owner), and pertains to placement of antennas and equipment at 375 NE Ford St. in McMinnville, Oregon (Property).

Owner authorizes OnlineNW to place the necessary receive and transmit equipment on the Atticus Hotel roof at locations mutually agreed to by both parties. Owner authorizes power equipment to be installed in the fourth floor electrical closet and dedicated access to a 3" inch conduit to run cabling to rooftop equipment. OnlineNW will pay all costs for placement, installation and maintenance of antennas and equipment. Owner agrees to provide electricity to power equipment.

As consideration for this agreement, OnlineNW will provide Live McMinnville LLC and Atticus Hotel (tenant) a \$200.00 monthly credit on recurring service charges.

This agreement is for a period of 36 months. After that period, and after each subsequent 12-month period, it shall automatically renew for an additional 12 months. During the course of this agreement:

- ** OnlineNW will carry at least \$1 million of liability insurance.
- ** Owner will allow OnlineNW employees and contractors reasonable access to antennas/equipment.
- ** Owner will not allow any other company to place radio equipment on the Property that operates in the ISM bands of 902-928 Mhz, 2.4 Ghz, 3.65, 5.3, 5.4 and 5.8 Ghz. ** Owner agrees to coordinate with OnlineNW to ensure that the two parties are not using the same ISM bands on the Property.

OnlineNW can terminate this agreement with 60 days written notice to Owner, to be delivered by email or by mail to Owner, Odd Fellows Building LLC at 555 NE Third St., McMinnville, OR 97128. OnlineNW will have 60 days from delivery of such termination notice to remove the antennas and equipment from the Property.

Owner can terminate this agreement with no less than 6 months written notice to OnlineNW, to be delivered by email or by mail to OnlineNW at 1305 NE Lafayette Ave., McMinnville, OR 97128. If, during the first 3 months of that notice period, OnlineNW cannot find an acceptable replacement site, and if Owner would not suffer significant damages through an extension of the termination notice, Owner will negotiate in good faith with OnlineNW to extend the notice period by an additional 6 months. This termination notice requirement will extend to any individual or entity that acquires future ownership of the Property.

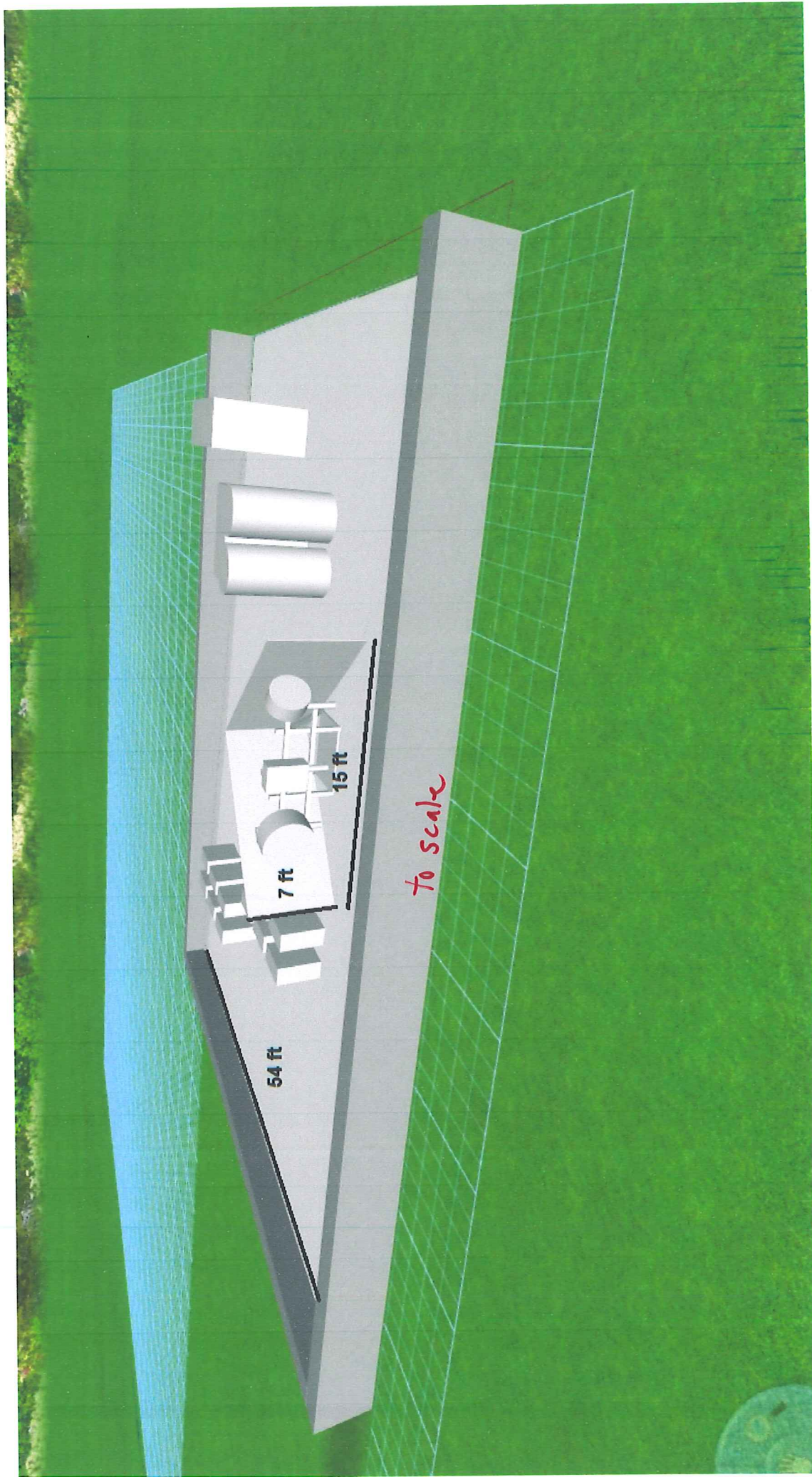
If legal costs or fees are required to ensure fulfillment of the obligations of this Agreement, the losing party shall pay such costs and fees incurred by the prevailing party.

Kathy Tate 2/9/18
Kathy Tate, CEO Date

[Signature] 1/9/18
Name: Member, Odd Fellows Building LLC Date

17.55.010 (F)

Proposed Antenna Structure Layout

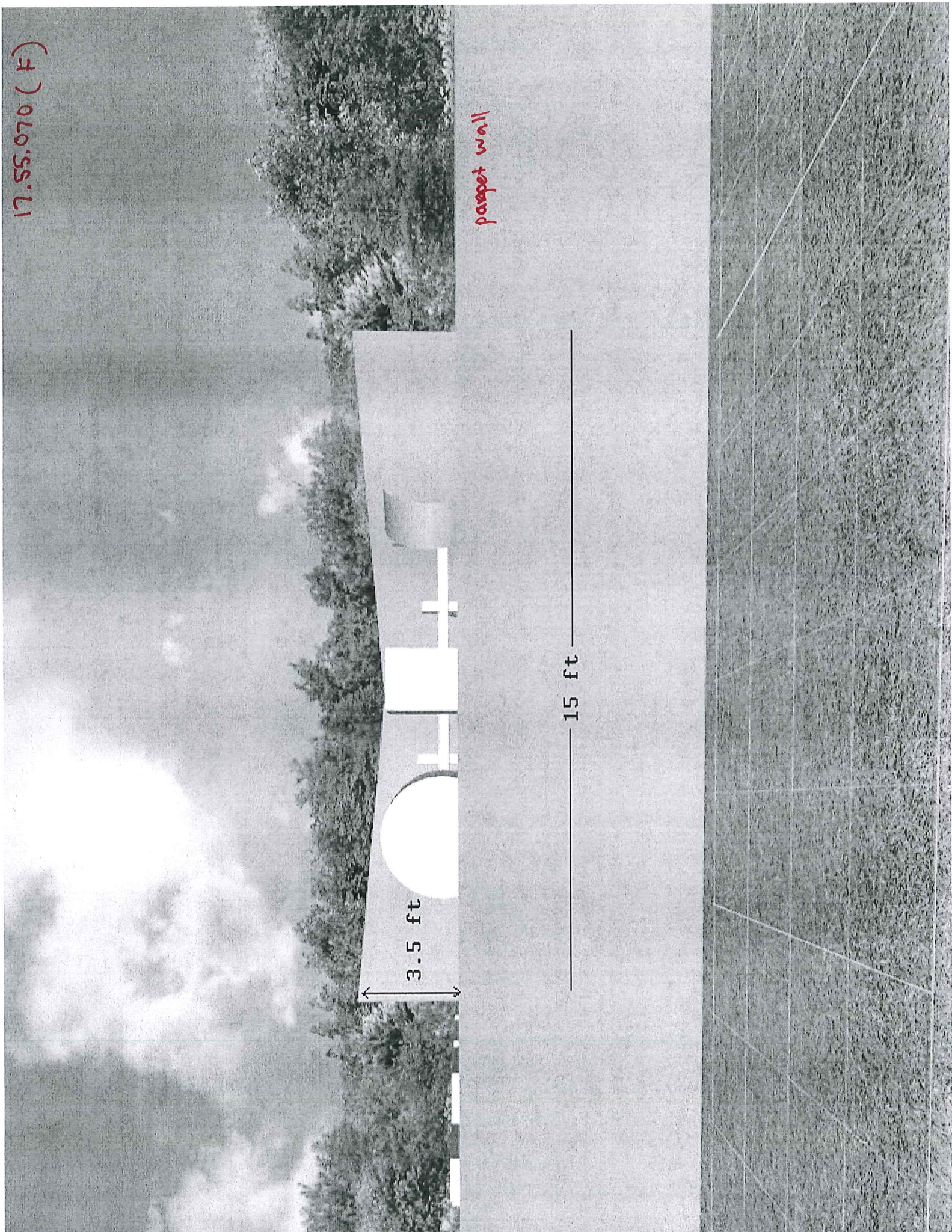


17.55.070 (F)

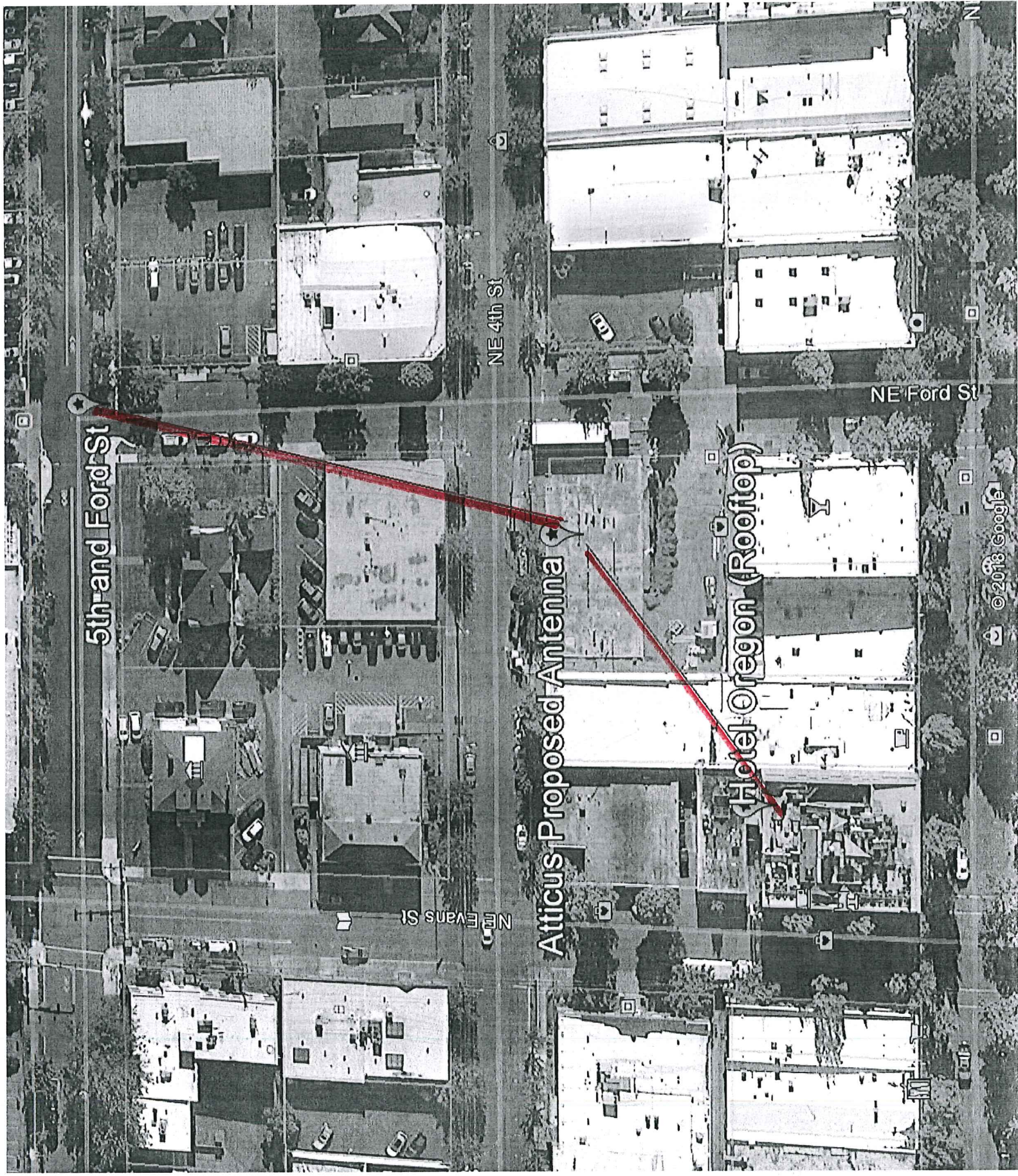
3.5 ft

parapet wall

15 ft



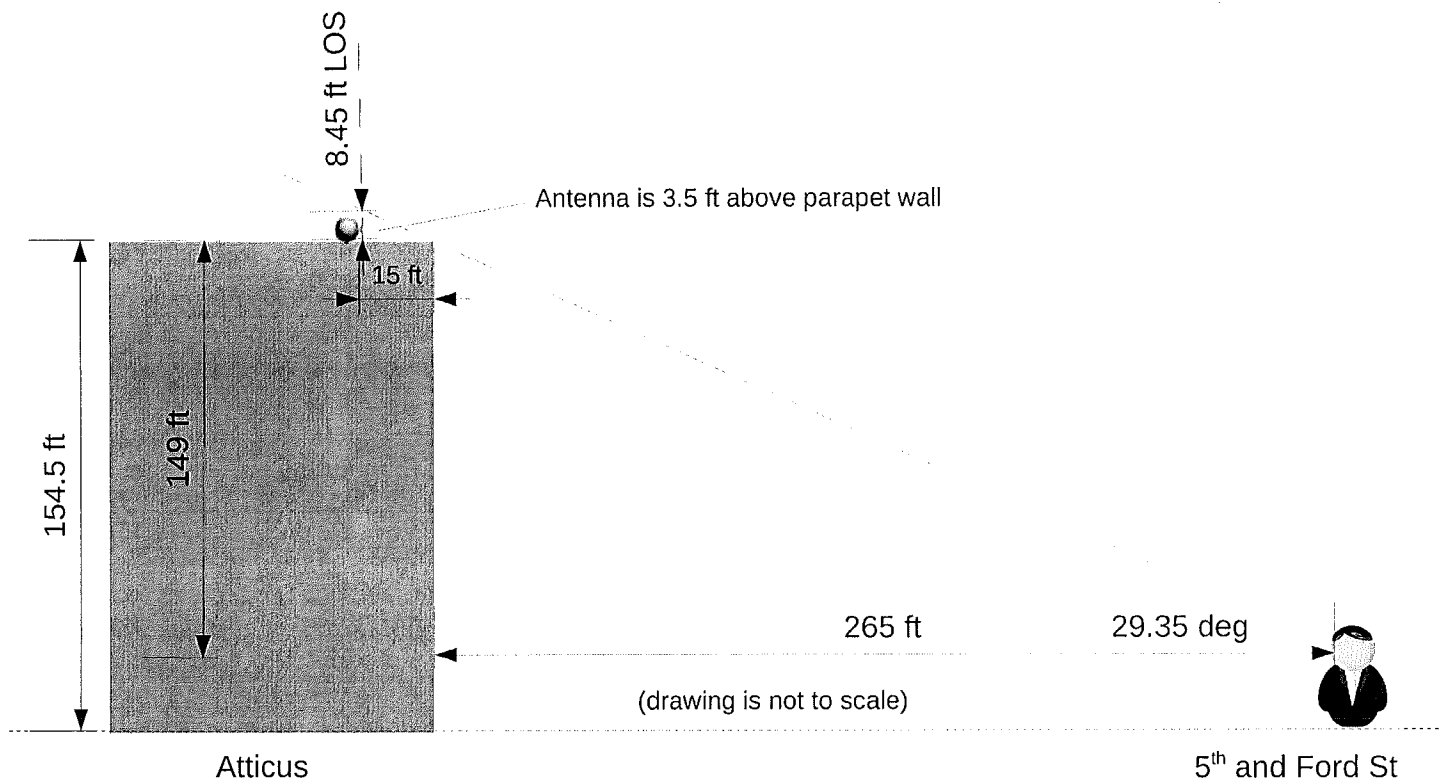
17.55.070 (F)
Vicinity Map



17.55.070 (F)
5th and Ford St
to Atticus



Atticus LOS (line-of-sight) Analysis from ROW



Solve for angle A first: angle A = arctan (height / length)

Arctan (149 ft / 265 ft) = 29.35 degrees angle A

Now that angle A is known, LOS height can be solved at length + 15ft (setback)

LOS Height = Length * tan (angle A)

(265 ft to building + 15 ft setback) * tan (29.35 degrees) = 157.45 ft

157.45 ft observer line-of-sight – 149 ft parapet wall height = 8.45 ft above wall

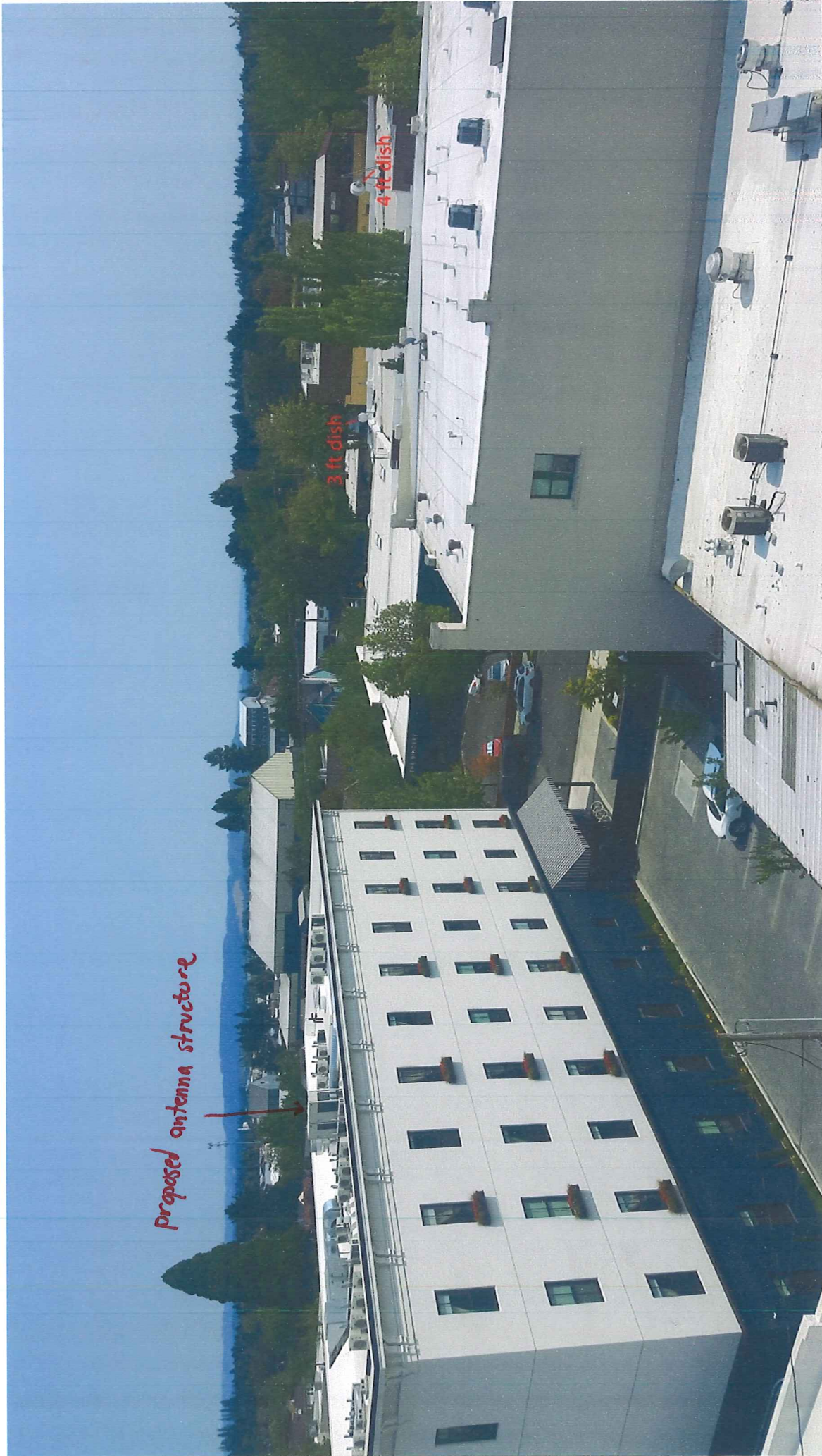
8.45 ft line-of-sight above parapet wall – 3.5 ft antenna above wall = 4.95 ft margin

The antenna structure on Atticus is approximately 5 ft below the line-of-sight from an observer in the ROW at 5th and Ford St (265 ft away).

17.55.070 (F)

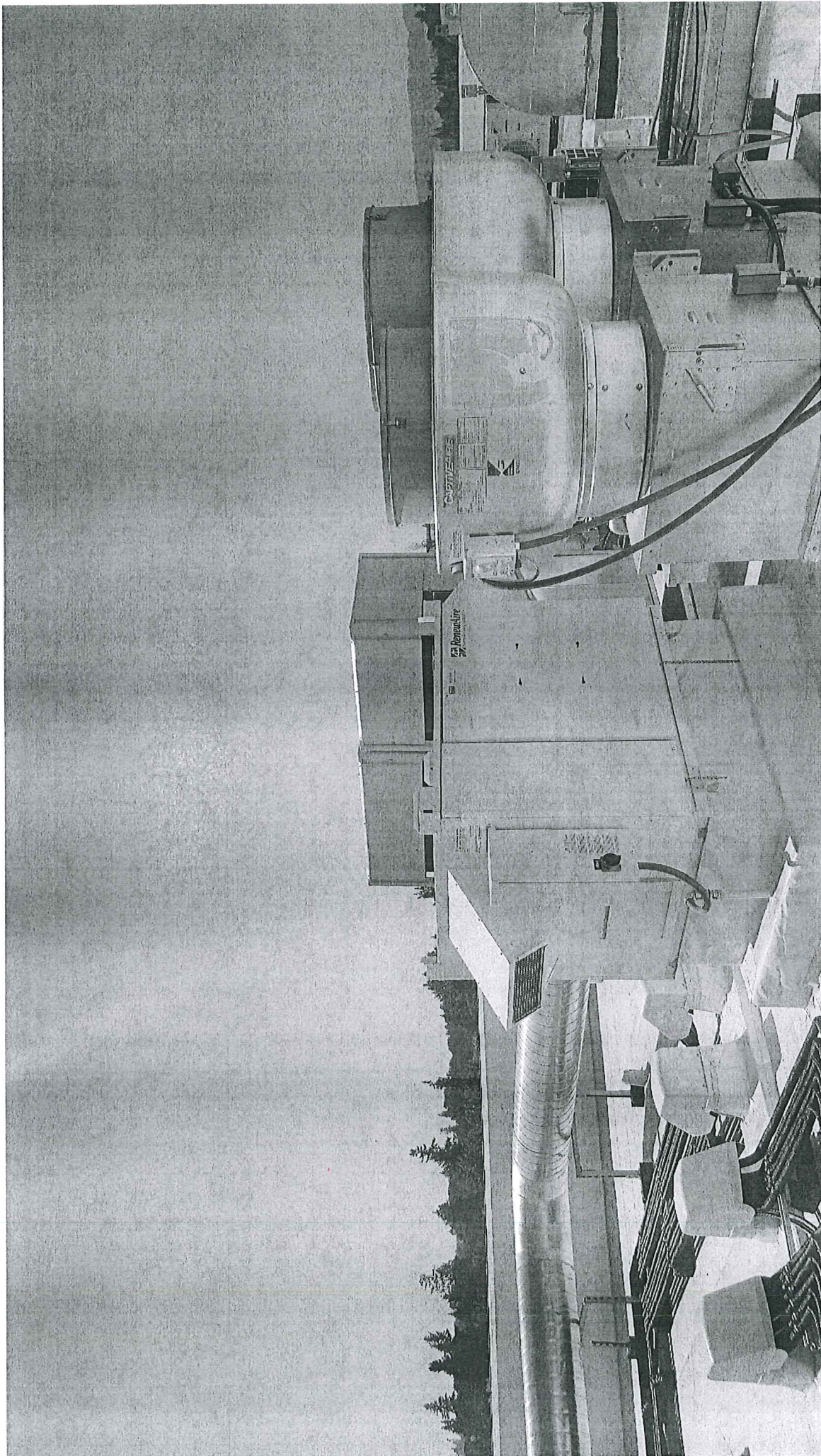
Perspectiv Rooftop Hotel Orgo-

Proposed antenna structure

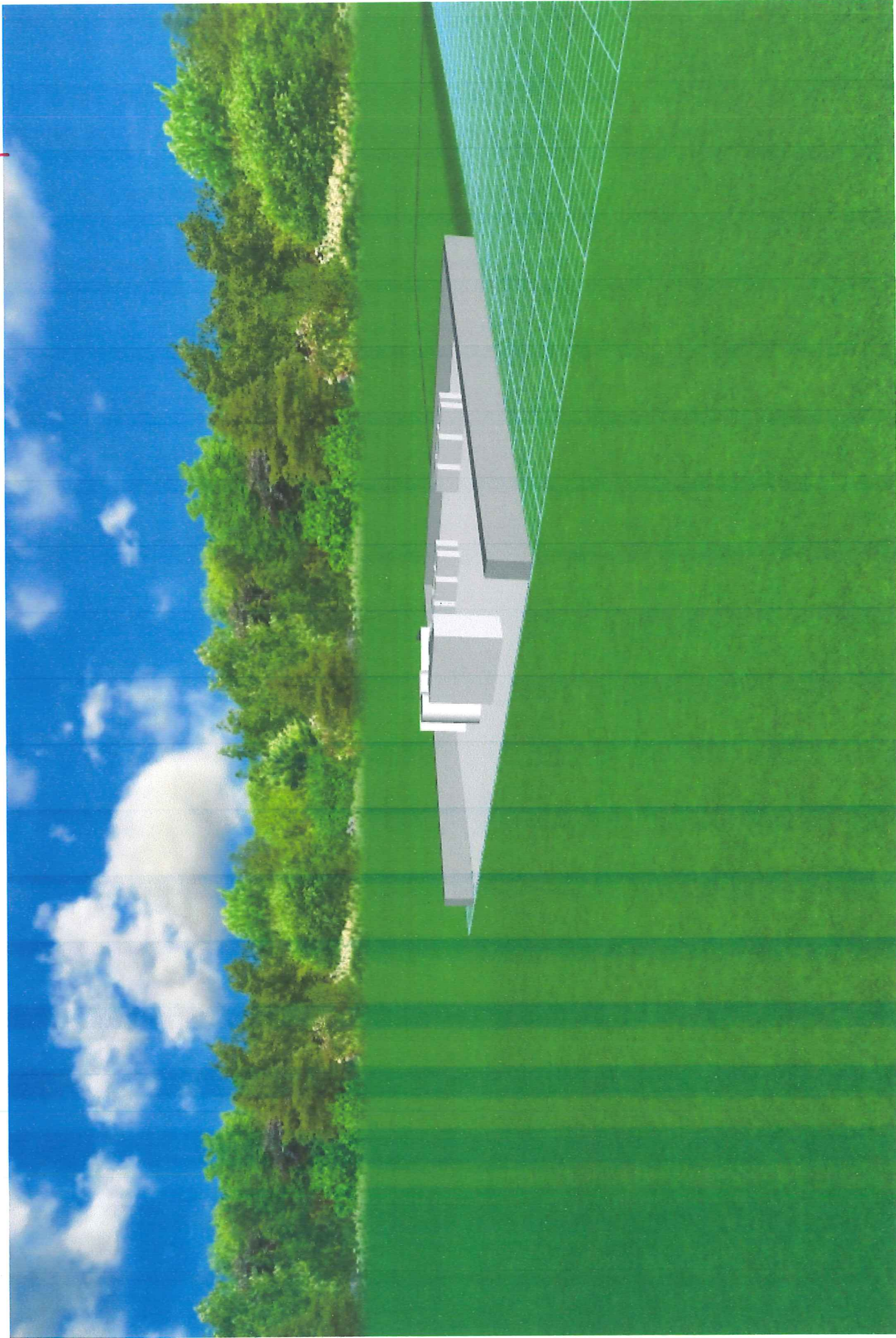


17.55.070 (F)

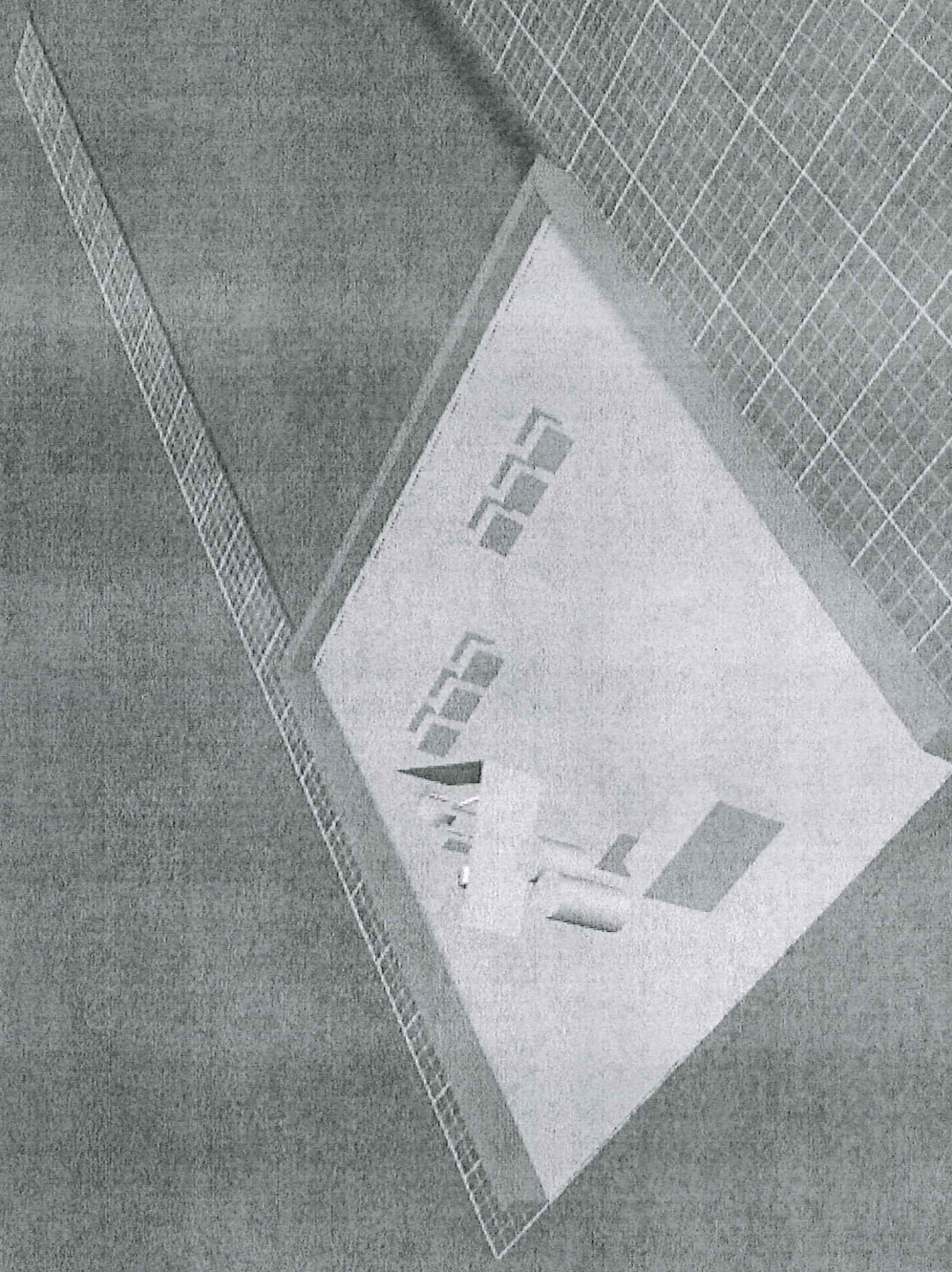
View from Antennas to
Hotel Oregon



Perspective Rooftop Hotel Oregon
17.55.070(F)



Perspective Rooftop Hotel 17.55.070 (F)
Oregon - (high)



Qty 1

HP4-11

1.2 M | 4 FT HIGH PERFORMANCE PARABOLIC REFLECTOR ANTENNA, SINGLE-POLARIZED, 10.7-11.7GHZ

The HP High Performance Series by RadioWaves offers a full line of high performance parabolic antennas engineered to provide ETSI class 2/3 radiation pattern performance as well as excellent gain. RadioWaves field-proven pre-assembled antennas and robust pole-mounts ensure "set and forget" installation with minimal post-installation maintenance. The included radome ensures robust and reliable performance under the most challenging conditions. If it's rugged, it must be RadioWaves!



FEATURES AND BENEFITS

- High Performance ETSI Class 2/3* Parabolic Antennas – Excellent performance for a wide range of applications
- Fully Preassembled at the Factory – Simplifies installation on site and guarantees "factory-tested" quality
- Warranty – Industry leading 7-year warranty

*ETSI Class depends on frequency band

SPECIFICATIONS

General

Antenna Type	High Performance Parabolic Reflector Antenna
Size, nominal	4 ft 1.2 m
Polarization	Single

Standard RF Connector Type	CPR90G
Standard RF Connector Suffix	RS (append suffix to model number)

Electrical

Operating Frequency Band	10.7 - 11.7 GHz
Half Power Beamwidth, Horizontal	1.7 degrees
Half Power Beamwidth, Vertical	1.7 degrees
Cross-Polarization Discrimination	30 dB
Front to Back Ratio (F/B)	67 dB

Gain, Low Frequency	40.6 dBi
Gain, Mid Frequency	41 dBi
Gain, High Frequency	41.4 dBi
VSWR	1.37:1
Return Loss	-16.1 dB

Mechanical

Fine Azimuth Adjustment	+/- 10 degrees
Fine Elevation Adjustment	+/- 25 degrees
Mounting Pipe Diameter, Min	4.5 inch 11.4 cm
Mounting Pipe Diameter, Max	4.5 inch 11.4 cm
Net Weight	85 lbs 38.3 kg
Wind Velocity Operational	90 mph 145 km/h
Wind Velocity Survival Rating	125 mph 201 km/h

Mechanical Configuration	HP4-LoFreq
Axial Force (FA)	737 lbs 3278 N
Side Force (FS)	365 lbs 1623 N
Twisting Moment (MT)	784 ft-lbs 1063 Nm
Operating Temperature Range	-40 to +60 C
Max Pressure, PSIG, (if waveguide interface)	5

Regulatory Compliance

FCC	Part 101 Cat. A
Industry Canada Compliance	SRSP310.7 B

ETSI	302217 R1 C2
RoHS-compliant	Yes

Shipping Information

Package Type	Wood Crate
Gross Weight	196 lbs 88.9 kg

Dimensions, L x W x H	59 x 35 x 60in 180 x 89 x 152 cm
Shipping Volume	71.7 cu ft 2.03 cu m

*Additional OEM interfaces and adapters may be available. Contact RadioWaves for a complete and current list of available adapters.

Qty 1

HP3-11

0.9 M | 3 FT HIGH PERFORMANCE PARABOLIC REFLECTOR ANTENNA, SINGLE-POLARIZED, 10.7-11.7GHZ

The HP High Performance Series by RadioWaves offers a full line of high performance parabolic antennas engineered to provide ETSI class 2/3 radiation pattern performance as well as excellent gain. RadioWaves field-proven pre-assembled antennas and robust pole-mounts ensure "set and forget" installation with minimal post-installation maintenance. The included radome ensures robust and reliable performance under the most challenging conditions. If it's rugged, it must be RadioWaves!



FEATURES AND BENEFITS

- High Performance ETSI Class 2/3* Parabolic Antennas – Excellent performance for a wide range of applications
- Fully Preassembled at the Factory – Simplifies installation on site and guarantees "factory-tested" quality
- Warranty – Industry leading 7-year warranty

*ETSI Class depends on frequency band

SPECIFICATIONS

General

Antenna Type	High Performance Parabolic Reflector Antenna
Size, nominal	3 ft 0.9 m
Polarization	Single

Standard RF Connector Type	CPR90G
Standard RF Connector Suffix	RS (append suffix to model number)

Electrical

Operating Frequency Band	10.7 - 11.7 GHz
Half Power Beamwidth, Horizontal	2.1 degrees
Half Power Beamwidth, Vertical	2.1 degrees
Cross-Polarization Discrimination	30 dB
Front to Back Ratio (F/B)	62 dB

Gain, Low Frequency	38.1 dBi
Gain, Mid Frequency	38.5 dBi
Gain, High Frequency	39 dBi
VSWR	1.37:1
Return Loss	-16.1 dB

Mechanical

Fine Azimuth Adjustment	+/- 10 degrees
Fine Elevation Adjustment	+/- 10 degrees
Mounting Pipe Diameter, Min	4.5 inch 11.4 cm
Mounting Pipe Diameter, Max	4.5 inch 11.4 cm
Net Weight	50 lbs 12.3 kg
Wind Velocity Operational	90 mph 145 km/h
Wind Velocity Survival Rating	125 mph 201 km/h

Mechanical Configuration	HP3
Axial Force (FA)	403 lbs 1792 N
Side Force (FS)	200 lbs 890 N
Twisting Moment (MT)	344 ft-lbs 466 Nm
Operating Temperature Range	-40 to +60 C
Max Pressure, PSIG, (if waveguide interface)	5

Regulatory Compliance

FCC	Part 101 Cat. A
Industry Canada Compliance	SRSP310.7 B

ETSI	302217 R1 C3
RoHS-compliant	Yes

Shipping Information

Package Type	Wood Crate
Gross Weight	143 lbs 69.8 kg

Dimensions, L x W x H	47 x 28 x 48in 119 x 71 x 122 cm
Shipping Volume	36.56 cu ft 1.04 cu m

*Additional OEM interfaces and adapters may be available. Contact RadioWaves for a complete and current list of available adapters.

Superior 24 GHz Performance

airFiber AF-24/AF-24HD provides a breakthrough in 24 GHz backhaul performance.

Systems for millimeter-wave frequencies typically experience RF losses when part of the RF is lost in the switches and filters.

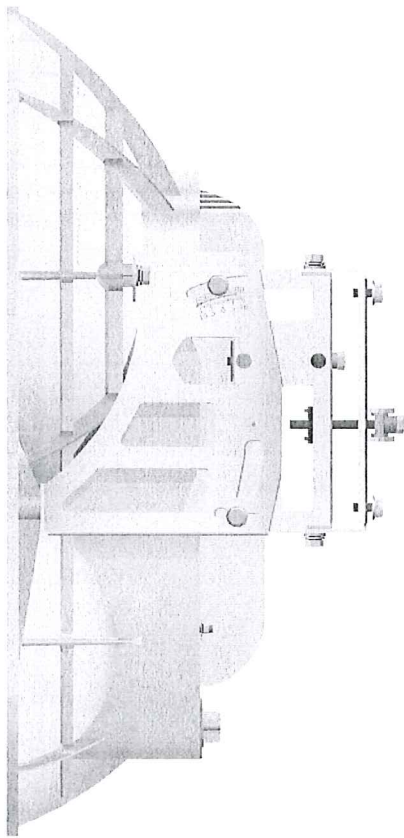
The Ubiquiti R&D team eliminated such RF losses with separate yet integrated TX and RX antennas, so the link budget is robust and the airFiber AF-24/AF-24HD has better noise figure and higher transmit power efficiency.

Two airFiber 24 GHz Models

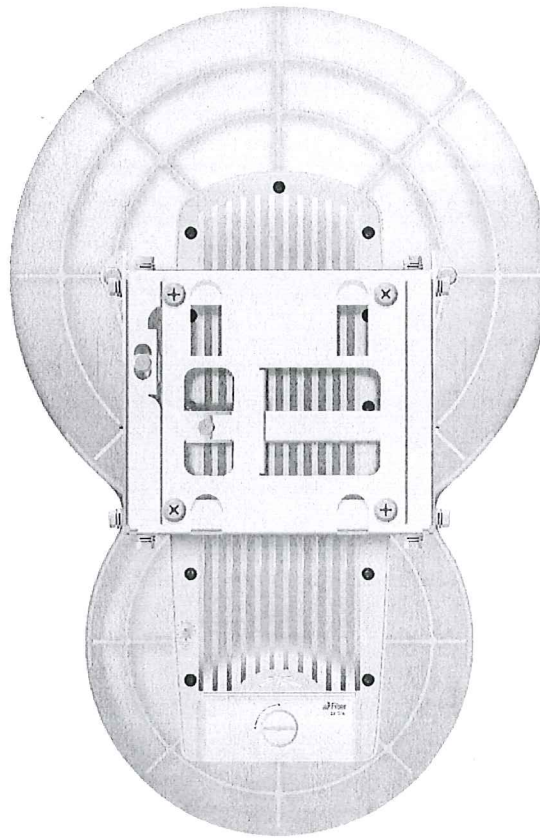
Two models deliver superior speed with spectral efficiency in the worldwide, license-free, 24 GHz radio band.

The standard model, AF-24, delivers up to 1.5+ Gbps throughput at a range of up to 13+ km.

The heavy-duty model, AF-24HD, provides more throughput at up to 2 Gbps and increased range of up to 20+ km. It also includes a more rugged exterior with a metal reflector, to protect against nature's harshest elements.



Side



Back

1.5+ Gbps

Real Data Throughput

((24 GHz))
License-Free

13+ km

Extreme Range

HDD
TDD FDD

Specifications

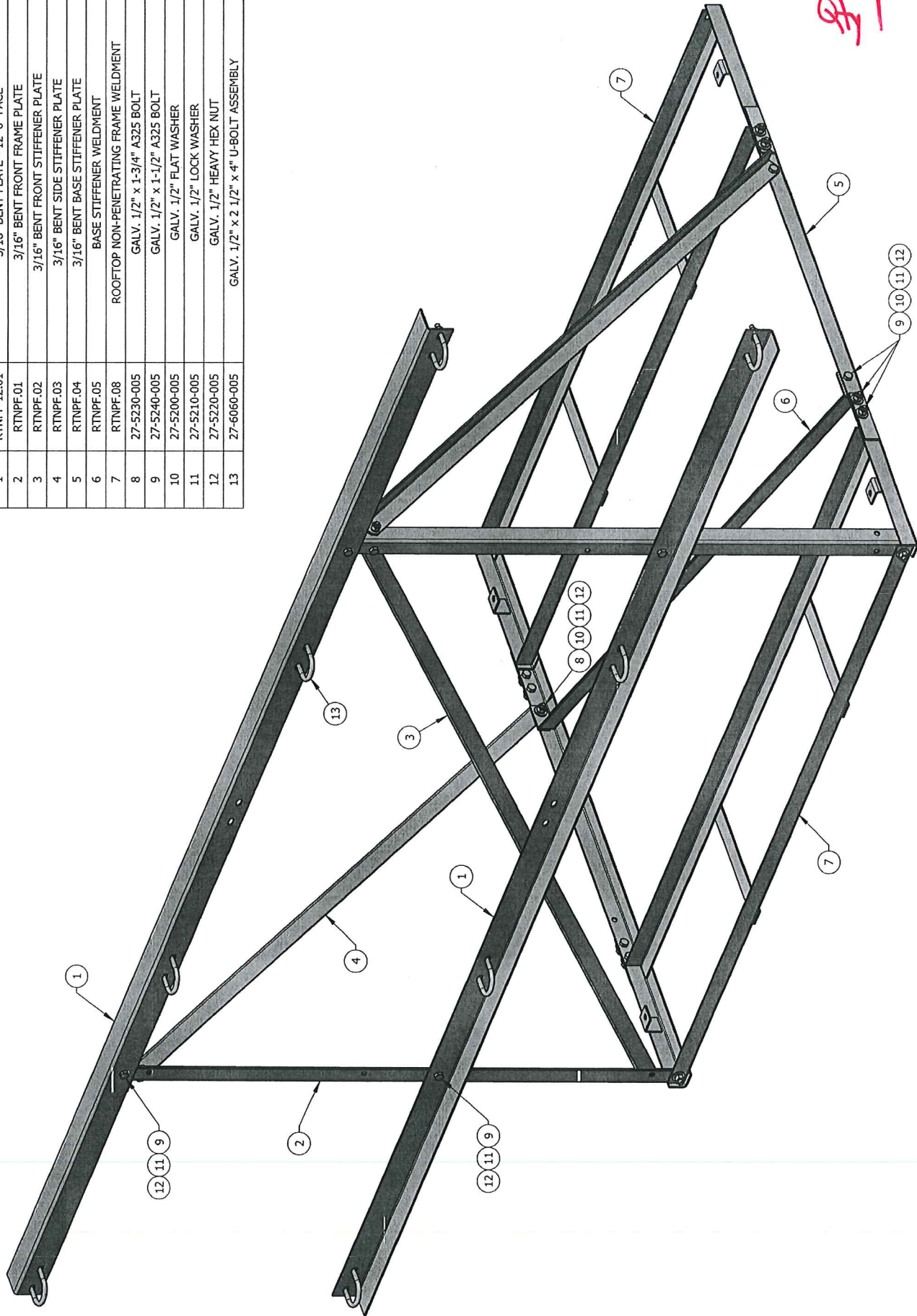
airFiber AF-24	
Operating Frequency	24.05 – 24.25 GHz*
Dimensions	
Radio	649 x 426 x 303 mm (25.55 x 16.77 x 11.93")
Box	725 x 520 x 410 mm (28.54 x 20.47 x 16.14")
Weight	
Radio (Mount Included)	10.5 kg (23.15 lb)
Box	17 kg (37.48 lb)
Max. Power Consumption	50W
Power Supply	50V, 1.2A PoE GigE Adapter (Included)
Power Method	Passive Power over Ethernet
Supported Voltage Range	+42 to +58VDC, -48VDC
Certifications	CE, FCC, IC
Wind Loading	480 N @ 200 km/hr (108 lbf @ 125 mph)
Wind Survivability	200 km/hr (125 mph)
Mounting	Pole Mount Kit (Included)
Operating Temperature	-40 to 55° C (-40 to 131° F)
LEDs	(8) Status LEDs: Data Port Speed Data Port Link/Activity Configuration Port Speed Configuration Port Link/Activity GPS Synchronization Modulation Mode Master/Slave RF Status (1) Two-Digit LED Display Calibrated in dBm
Interface	
Data Port	(1) 10/100/1000 Ethernet Port
Configuration Port	(1) 10/100 Ethernet Port
Auxiliary Port	(1) RJ-12, Alignment Tone Port
System	
Maximum Throughput	1.5+ Gbps
Maximum Range	13+ km
Packets per Second	> 1 Million
Encryption	128-Bit AES
Uplink/Downlink Ratio	50% Fixed
Latency	
Full Duplex Mode	< 200 μs at Full Throughput
Half Duplex Mode	< 2 ms at Full Throughput
MTU (Maximum Transmission Unit)	Up to 9600

* Two 100 MHz channels are available: 24.1 GHz (24.05-24.15 GHz) and 24.2 GHz (24.15-24.25 GHz)

airFiber AF-24 Receive Sensitivity			
Modulation	Sensitivity	FDD Capacity*	TDD Capacity*
64QAM	-66 dBm	1500 Mbps	760 Mbps
16QAM	-72 dBm	1000 Mbps	507 Mbps
QPSK MIMO	-78 dBm	500 Mbps	253 Mbps
QPSK SISO	-80 dBm	250 Mbps	127 Mbps
¼x QPSK SISO	-87 dBm	62.5 Mbps	31.7 Mbps

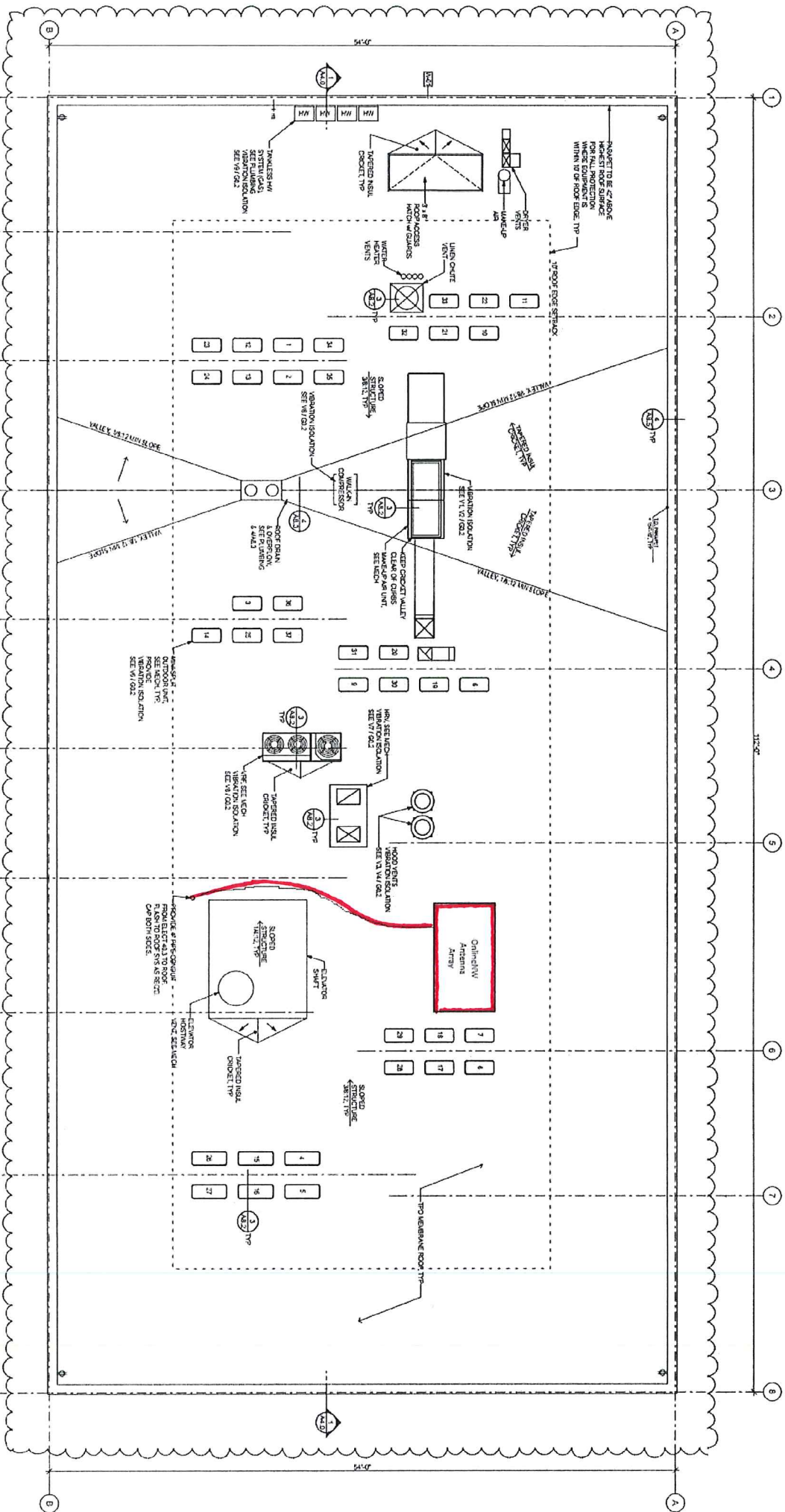
* FDD = (2) 100 MHz channels and TDD = (1) 100 MHz channel

ITEM	PART #	DESCRIPTION	QTY
1	RTNPF-12.01	3/16" BENT PLATE - 12'-6" FACE	2
2	RTNPF.01	3/16" BENT FRONT FRAME PLATE	2
3	RTNPF.02	3/16" BENT FRONT STIFFENER PLATE	1
4	RTNPF.03	3/16" BENT SIDE STIFFENER PLATE	2
5	RTNPF.04	3/16" BENT BASE STIFFENER PLATE	2
6	RTNPF.05	BASE STIFFENER WELDMENT	1
7	RTNPF.08	ROOFTOP NON-PENETRATING FRAME WELDMENT	2
8	27-5230-005	GALV. 1/2" x 1-3/4" A325 BOLT	1
9	27-5240-005	GALV. 1/2" x 1-1/2" A325 BOLT	19
10	27-5200-005	GALV. 1/2" FLAT WASHER	12
11	27-5210-005	GALV. 1/2" LOCK WASHER	20
12	27-5220-005	GALV. 1/2" HEAVY HEX NUT	20
13	27-6060-005	GALV. 1/2" x 2 1/2" x 4" U-BOLT ASSEMBLY	8



17.55.070 (H)
 #1

STANDARD TOLERANCES: (UNLESS OTHERWISE NOTED) FRACTIONS ±1/16" DECIMALS ±.005" ANGLES ±.5°	THIS DESIGN AND INFORMATION CONTAINED ON THIS PRINT IS THE PROPERTY OF NEWAVE TOWER COMPONENTS LLC. ANY REPRODUCTION, DUPLICATION OR TRANSFER OF THE PROPRIETARY CONTENT IS PROHIBITED WITHOUT WRITTEN PERMISSION.	VIEW 1 NEWAVE TOWER COMPONENTS, 503-792-3739 10910 PORTLAND RD., BROOKS, OR 97305	MATERIAL: AS SHOWN HOLES: AS SHOWN FINISH: HDG	DRAWN BY: KY CHECKED BY: DATE: 12/11/2012	TITLE: ROOFTOP NON-PENETRATING 12'-6" FACE FRAME SERIES: ROOFTOP/WALL MOUNTS PROJECT NO: - DRAWING NO: RTNPF-12	SHEET: 1 OF 1
			PROJECT NO: - DRAWING NO: RTNPF-12			



17.55.070 (P)

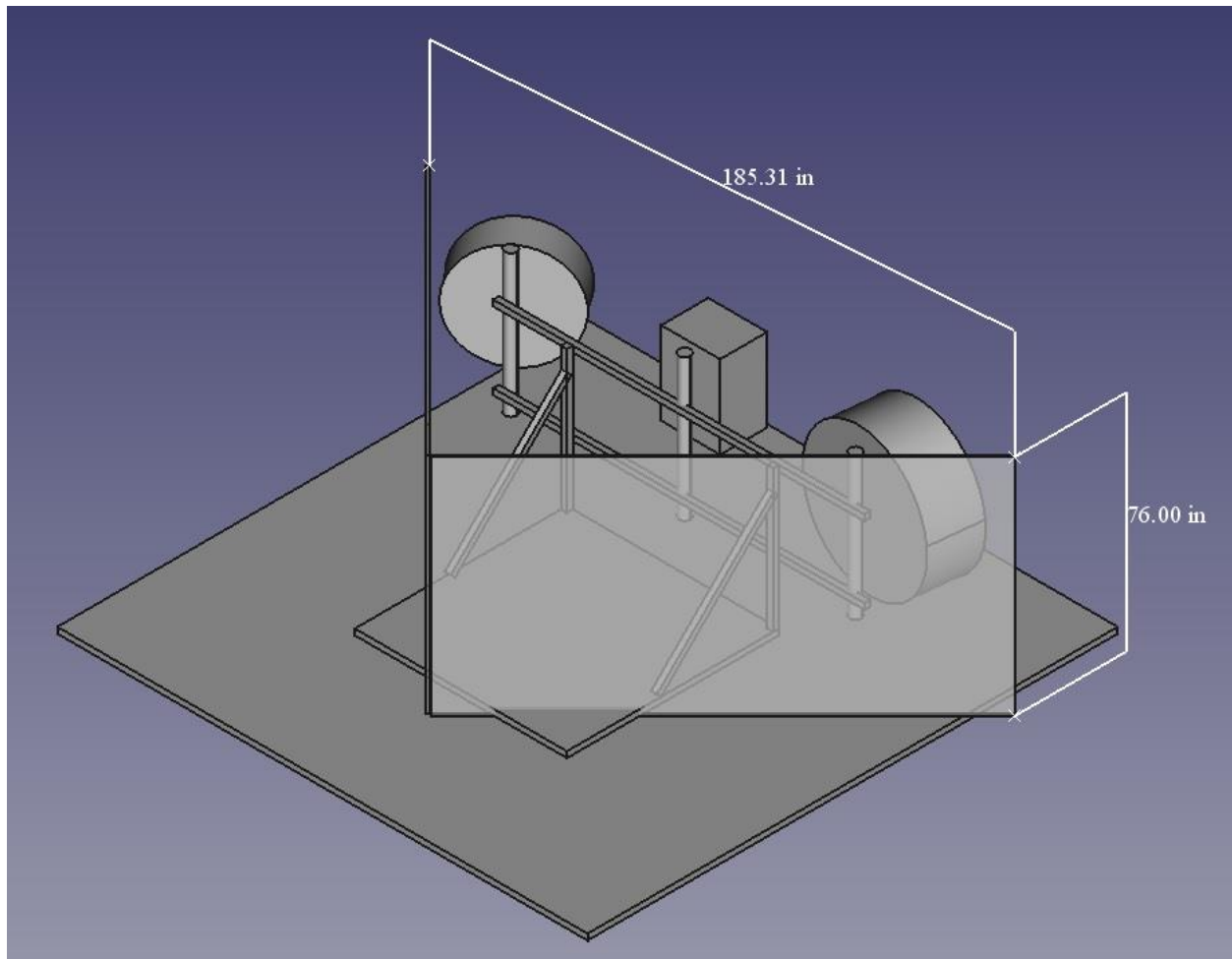
OnlineNW
1305 NE Lafayette Ave
McMinnville, OR 97128

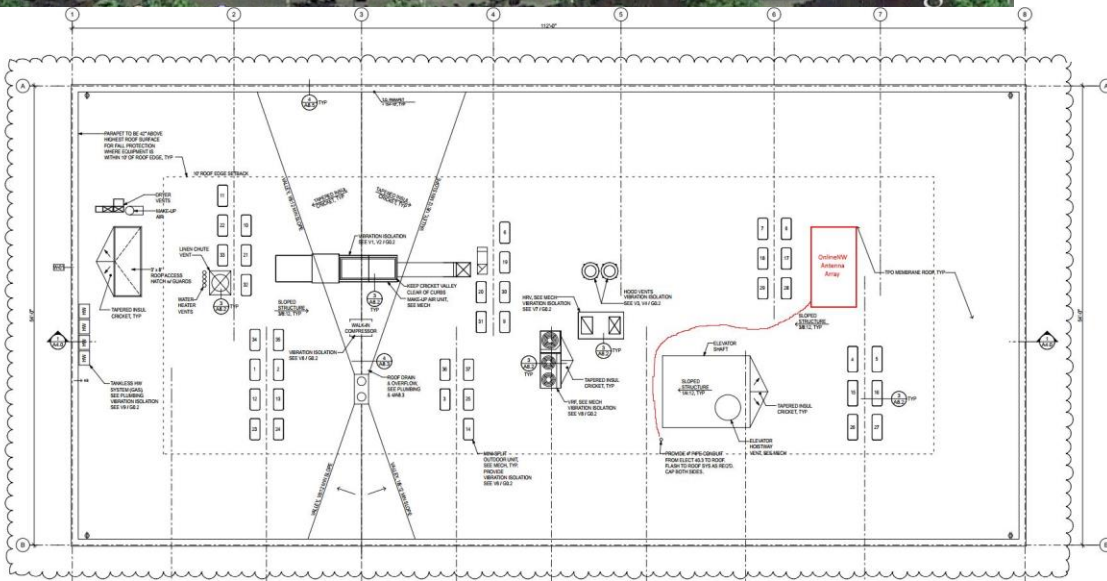
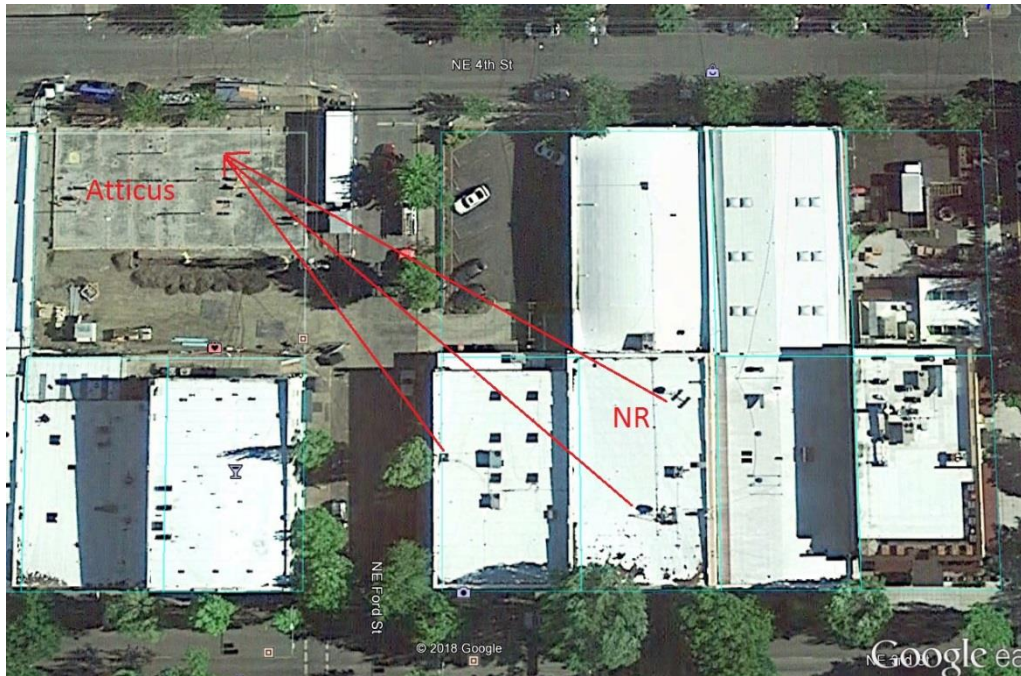
September 24, 2018

Neighborhood Meeting for Microwave Dish Move

There will be a neighborhood meeting on **Oct 18th at 6:00p at 340 NE Ford St** (old OnlineNW offices) to discuss the moving of 3 microwave dishes from the roof of the New Register building (611 NE 3rd St) to the roof of the Atticus Hotel (375 NE Ford St). OnlineNW believes that this move will improve the aesthetics of the downtown area as it will result in the dishes no longer being visible from street level.

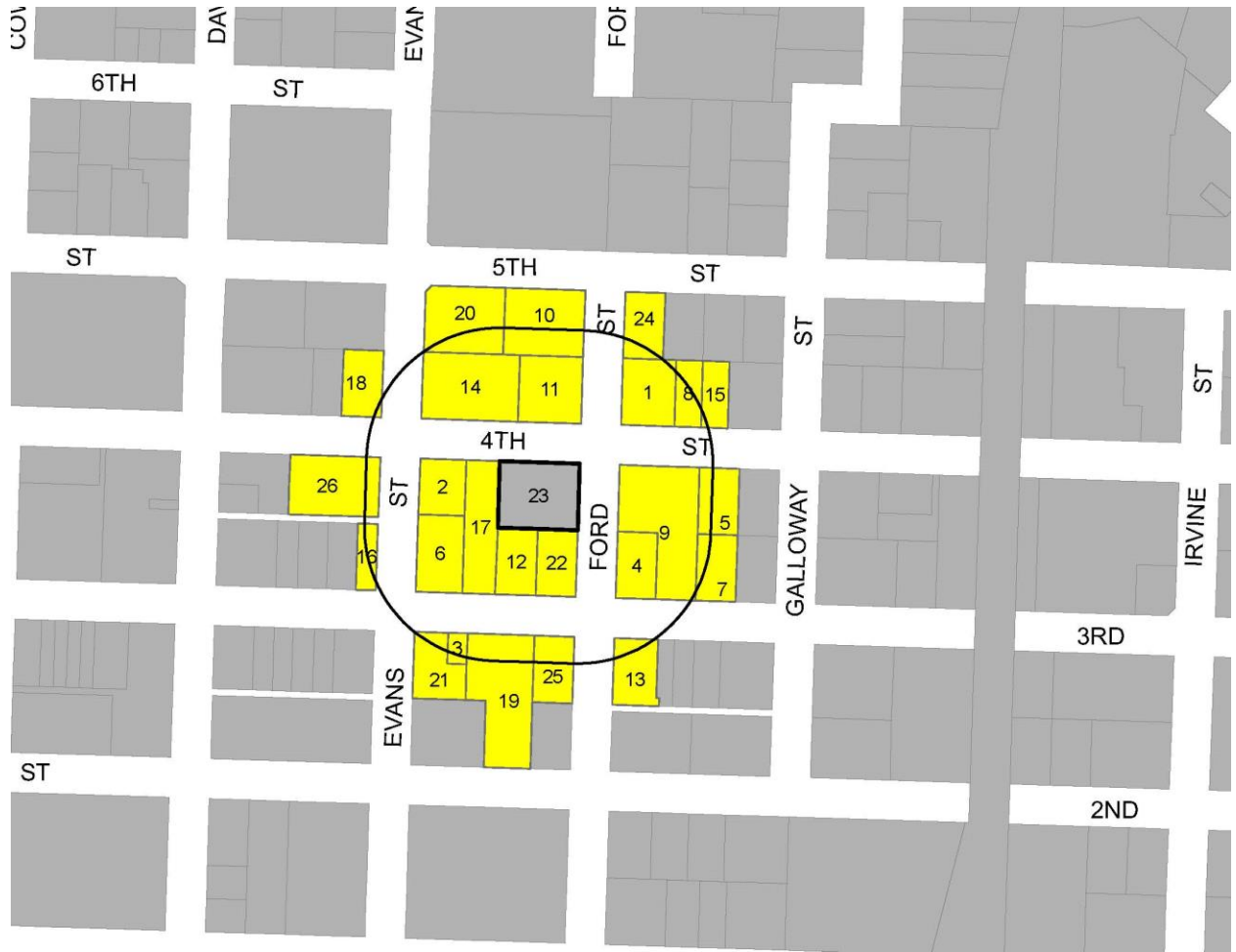
The 4 ft dish is on the right, the 3 ft dish is on the left, and a panel antenna is in the middle. All antennas are pointing generally to the North. The top of all antennas and the screen is at 76" above the roof surface. The screen is designed to hide the dishes from the upper floors of surrounding buildings.





The last two pictures show which antennas are moving from the News Register and the new location of the dish support structure on the roof of the Atticus.

If you have any questions, please contact Patrick Fuchs (patrick@onlinenw.com) (503) 550-1389.



Map No.	Tax Lot	Site Address	Owner	Attn:	Mailing Address	City State	Zip
1	R4421BC03700	424 NE FORD ST	YAMHILL COUNTY	YAMHILL COUNTY	434 NE EVANS ST	MCMINNVILLE OR	97128
2	R4421BC04900	330 NE EVANS ST	HART FAMILY TRUST	HART FAMILY TRUST	2490 NW CRIMSON CT	MCMINNVILLE OR	97128
3	R4421BC09900	514 NE 3RD ST	WORRIX MARILYN DELL TRUSTEE	WORRIX MARILYN DELL TRUST	1077 W 10TH ST	EUGENE OR	97402
5	R4421BC04200	628 NE 4TH ST	BLADINE FAMILY LTD PARTNERSHIP	BLADINE FAMILY LTD PARTNERSHIP	PO BOX 1487	MCMINNVILLE OR	97128
6	R4421BC05000	328 NE EVANS ST	OLD OREGON HOTEL PARTNERSHIP	OLD OREGON HOTEL PARTNERSHIP	PO BOX 25501	PORTLAND OR	97298
7	R4421BC04201	619 NE 3RD ST	LEWIS SHERRY	LEWIS SHERRY	14770 NW WILD HAVEN LN	MCMINNVILLE OR	97128
8	R4421BC03800	615 NE 4TH ST	ATLAS LLC	ATLAS LLC	PO BOX 480	MCMINNVILLE OR	97128
12	R4421BC05100	525 NE 3RD ST	PARIS ROBERTA J	PARIS ROBERTA J	206 NW 7TH ST	MCMINNVILLE OR	97128
13	R4421BC10400	608 NE 3RD ST	HISTORIC 3RD AND FORD LLC	HISTORIC 3RD AND FORD LLC	421 AVIATION BLVD	SANTA ROSA CA	95403
15	R4421BC03900	627 NE 4TH ST	HIXSON MEGAN B	HIXSON MEGAN B	PO BOX 562	CARLTON OR	97111
16	R4421BC06000	445 NE 3RD ST	3RD ST CROSSING PROPERTIES LLC	3RD ST CROSSING PROPERTIES LLC	328 NE DAVIS ST	MCMINNVILLE OR	97128
17	R4421BC04800	521 NE 3RD ST	STANARD ROWENA M TRUSTEE FOR	STANARD ROWENA M TRUSTEE FOR	290 SW HILL RD	MCMINNVILLE OR	97128
18	R4421BC02800	401 NE EVANS ST	EVANS FOURTH LLC	EVANS FOURTH LLC	401 NE EVANS ST	MCMINNVILLE OR	97128
21	R4421BC10001	502 NE 3RD ST	ANDERLAND LLC	ANDERLAND LLC	PO BOX 545	MCMINNVILLE OR	97128
23	R4421BC04700	375 NE FORD ST	ODD FELLOWS	ODD FELLOWS BUILDING LLC	PO BOX 196	MCMINNVILLE OR	97128
25	R4421BC09700	540 NE 3RD ST	WRIGHT FAMILY HOUSE LLC	WRIGHT FAMILY HOUSE LLC	11193 SW GILBERT CREEK RD	WILLAMINA OR	97396
26	R4421BC05300	333 NE EVANS ST	CREEKSIDE COMMUNITY CHURCH CITY OF MCMINNVILLE	CREEKSIDE COMMUNITY CHURCH PLANNING DEPARTMENT	PO BOX 1598 231 NE 5TH ST	MCMINNVILLE OR	97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Old Oregon Hotel Partnership
PO Box 25501
Portland, OR 97298

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Sherry Lewis
1770 NW Wild Haven Ln
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Evans Fourth LLC
401 NE Evans St
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Atlas LLC
PO Box 480
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Roberta Paris
206 NW 7th St
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Anderland LLC
PO Box 545
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Hart Family Trust
2490 NW Crimson Ct
McMinnville, OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Historic 3rd and Fern LLC
421 Aviation Blvd
Santa Rosa, CA 95403

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Old Fellows Building LLC
PO Box 545
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Yamhill County
434 NE Evans St
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Megan Hixson
PO Box 562
Carlton OR 97111

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Wright Family House LLC
11193 SW Gilbert Creek Rd
Willamina, OR 97146

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Worrix Marilyn Dell Trust
1677 W 16th St
Eugene OR 97402

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

3rd St Crossing Properties LLC
328 NE Davis St
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Creekside Community Church
PO Box 1598
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Bladin Family Ltd Partnership
PO Box 1487
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Rowena Standard Trustee
290 SW Hill Rd
McMinnville OR 97128

OnlineNW
P.O. Box 1357
McMinnville, OR 97128

Planning Department
City of McMinnville
231 NE 5th St
McMinnville OR 97128



Neighborhood Meeting Notice

Atticus Roof Dish Installation

Thursday, Oct 18th at 6:00p

340 NE Ford St, McMinnville

(Across Ford at the old OnlineMac offices)

Neighborhood Meeting Notice

Atticus Roof Dish Installation

Thursday, Oct 18th at 6:00p

340 NE Ford St, McMinnville

(Across Ford at the old OnlineMac office)

VALET

ATTICUS
HOTEL

Neighborhood Meeting

Atticus Roof Dish Installation
Thursday, Oct 18th at 6:00p (today)

Meeting is OPEN to the Public

Interested persons are invited to attend

NO SMOKING

OREGON'S SMOKEFREE WORKPLACE LAW



Others in progress
6-2011

Chuck Darnell

From: Patrick Fuchs <patrick@onlinenw.com>
Sent: Thursday, December 6, 2018 9:37 AM
To: Chuck Darnell
Subject: RE: Atticus Conditional Use Application
Attachments: 4th St Sign.jpg; 375 NE Ford St_propowners- duplicates removed.xlsx; Ford St Sign.jpg; Meeting Sign.jpg; Neighborhood Letter.docx; Notice Letters.jpg; Neighborhood Meeting- Attendance List.docx

Chuck,

Items 1-3 are attached. Item 4 is the Neighborhood letter which we had copies of at the meeting. Item 5 doesn't exist because no one showed up. Kathy, Jeb, and I left at 6:30p on Oct 18th after waiting the required 30 min. I even created an attendance list (attached) .

Regards,
Patrick

From: Chuck Darnell [mailto:Charles.Darnell@mcminnvilleoregon.gov]
Sent: Thursday, December 06, 2018 9:18 AM
To: Patrick Fuchs
Subject: Atticus Conditional Use Application

Hi Patrick,

I am writing to follow up on the Conditional Use application that you submitted for the placement of antennas on the rooftop of the Atticus building at 375 NE Ford Street. The application has been filed with the Planning Department as application CU 2-18.

Based on the materials provided, I am deeming the application incomplete. The materials and findings that you provided meet all of the requirements for information for the conditional use and wireless communications facility review. However, the application did not include evidence of your neighborhood meeting. I know that you had sent some notes and some of the materials over time as you completed the neighborhood meeting, but could you send along all of the required neighborhood meeting evidence to me again in one email? I will need that information to deem the application complete.

The information required in Section 17.72.095(G) of the code is:

- G. Evidence of Compliance. In order for a land use application that requires a neighborhood meeting to be deemed complete, the following evidence shall be submitted with the land use application:
1. A copy of the meeting notice mailed to surrounding property owners;
 2. A copy of the mailing list used to send the meeting notices;
 3. One photograph for each waterproof sign posted on the subject site, taken from the adjacent right-of-way;
 4. One 8 ½ x 11" copy of the materials presented by the applicant at the neighborhood meeting; and
 5. Notes of the meeting, which shall include:
 - a. Meeting date;
 - b. Meeting time and location;
 - c. The names and addresses of those attending;
 - d. A summary of oral and written comments received; and

- e. A summary of any revisions made to the proposal based on comments received at the meeting.

Thanks,
Chuck

Chuck Darnell
Senior Planner
City of McMinnville
231 NE 5th Street
McMinnville, OR 97128

503-434-7330
chuck.darnell@mcminnvilleoregon.gov

Neighborhood Meeting- Atticus Roof Installation- OnlineNW

Thursday, Oct 18th 2018 at 6:00p

Attendance List

Name

Address

Email