

# Exhibit B

**From:** [Terry Keyes](#)  
**To:** [Tim Franz](#)  
**Cc:** [Yvette Hamilton](#); [James Coley](#); [David Morris](#); [Chad Toomey](#); [Dave Nemeyer](#); [Barbara Fryer](#); [Susan Rush](#)  
**Subject:** Re: DR-46-25 & CUP-02-25  
**Date:** Friday, May 30, 2025 11:09:52 AM  
**Attachments:** [13 - ATT PG55 Cornelius East LU Plan Set 4.11.25.pdf](#)

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Tim,

The facility is not in the public right-of-way or any public easements. Therefore, engineering has no comments.

**Terry W. Keyes, PE**

**City Engineer**

**City of Cornelius**

1355 N. Barlow Street

Cornelius, OR 97113

503-357-3011 office phone

503-449-3631 cell phone

[terry.keyes@corneliusor.gov](mailto:terry.keyes@corneliusor.gov)

On May 30, 2025, at 10:19 AM, Tim Franz <[Tim.Franz@corneliusor.gov](mailto:Tim.Franz@corneliusor.gov)> wrote:

Good morning,

On June 24<sup>th</sup>, the Planning Commission is scheduled to review a new AT&T Cell Tower, to be located at 401 N 26<sup>th</sup> Avenue.

In summary:

- The monopole will be 100' tall with the top of the lighting rod at 105' feet.
- One Antenna/Pannel array is proposed on the pole at this time, centered at the 98'-6" elevation.
- The applicant is proposing a 718 SF secured fenced area.
- The proposal includes supporting equipment cabinets with a back-up generator.
- Additional landscaping and screening is proposed.

Attached are the plans for your review. If you would like to see the narrative or other application materials, please let me know. If you have any official comments and/or conditions of approval for the staff, please send them to me **no latter than June 11<sup>th</sup>**.

If you have questions, please let us know.

Thanks,

*Tim Franz, Senior Planner  
City of Cornelius  
Community Development  
1300 S. Kodiak Circle  
Mailing: 1355 N. Barlow Street  
Cornelius, OR 97113*

*Phone: (503) 357-3011*

**From:** [Dave Nemeyer](#)  
**To:** [Tim Franz](#); [Chad Toomey](#)  
**Subject:** Re: DR-46-25 & CUP-02-25  
**Date:** Saturday, May 31, 2025 10:14:09 AM

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Hey Tim,

I see no issues for us, fire would approve this as designed.

Thanks!

Dave

*David Nemeyer*  
*Division Chief*  
*Forest Grove Fire & Rescue*  
*503.992.3177*

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**From:** Tim Franz <Tim.Franz@corneliusor.gov>  
**Sent:** Friday, May 30, 2025 10:19:19 AM  
**To:** Yvette Hamilton <yhamilton@forestgrove-or.gov>; James Coley <james\_coley@washingtoncountyor.gov>; Terry Keyes <terry.keyes@corneliusor.gov>; David Morris <david.morris@corneliusor.gov>; Chad Toomey <ctoomey@forestgrove-or.gov>; Dave Nemeyer <dnemeyer@forestgrove-or.gov>  
**Cc:** Barbara Fryer <Barbara.Fryer@corneliusor.gov>; Susan Rush <Susan.Rush@corneliusor.gov>  
**Subject:** DR-46-25 & CUP-02-25

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