From: BALDOMERO & GLORIA BETANCOURT
4307 SW ANDERSON RD. F. GROVE, OR. 97116

tall 500 yr. old fir tree (right in front of our house) to hunt & mate. Tualatin River flows right by there too. Constructing a cell tower would more than likely, destroy valuable habitats and pose a threat to these species, some of which are protected by federal law. The presense of such an installation could disrupt migratory paths & nesting seasons, affecting the ecological balance in our area.

Also, Wayne Nutsch has a landing strip in close proximity to the proposed cell tower, on the property. How can that not be a safety hazzard? That property is specifically zoned "EFU" (Exclusive Farm Use.) He lands his private planes & helicopters right on that field.

Mr. Nutsch does not reside at this property to see the eye sore that we would be subjected to on a daily basis. Not to mention our health concerns to the exposure of the emmissions from the infrastructure. We ask that you deny the permit for a cell tower construction, not only for our future well being but for all future generations to follow as well.

signed:

Baldomero C Betancourt
BALDOMERO C. BETANCOURT 3-10-2026

Gloria Betancourt
GLORIA BETANCOURT

CASE FILE:
#L2600034

To:
Matreeyee Sinha: Senior Planner
Washington County Dept. of Land Use & Transportation

Received
MAR 17 '25
PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

155 N. 1st Ave. Suite 350
Hillsboro, Or. 97124

We are against the proposal to have a cellular tower installed near our home, in our Dilley neighborhood. We have several concerns & issues related to this proposal.

Some of our concerns include the following:

- Our property will decrease in value. We have contacted Real Estate realtors & they estimate possibly up to 25%. It is a fact that people do not want to necessarily buy property with a visual view of a cell tower, or in close proximity. This tower would be in full view from the whole front of our house. The tower would be an eye sore that ruins the aesthetics appeal of our scenic & historic neighborhood. It would destroy its character & peaceful rural nature.
- Enviornmental concerns are huge too. Dilley is home to a diverse range of wildlife, including migratory birds such as swans, geese & the iconic bald eagle as well as the golden eagle. The eagles perch on the

From: LUT Development
To: Louisa Bruce
Subject: FW: Casefile Public Comment - Response
Date: Wednesday, March 11, 2026 12:51:59 PM

From: Washington County Forms <noreply@washingtoncountyor.gov>
Sent: Tuesday, March 10, 2026 5:34 PM
To: LUT Development <LUTDEV@washingtoncountyor.gov>
Subject: Casefile Public Comment - Response

Submitted on Tue, 03/10/2026 - 17:34

Submitted by: Anonymous

Submitted values are:

Casefile Number
L2600034

Your Name
Barbara Johnston

Email
bjmoonchild@comcast.net

Address
4523 SW Anderson Rd
Forest Grove, Oregon. 97116

Your Comments
I'm against a cell tower in farm land by a river with eagles living and hunting the area. My neighborhood will be impacted in so many ways. I live on Anderson Road. Please advise if there is any further action needed.

150 FT CELL TOWER-WIRELESS FACILITY OPPOSITION

CASE FILE #L2600034 Special Use & Development Review for Wireless Communication Facility in the EFU District

PROPERTY OWNER:

Wayne Nutsch – 503-428-7209

Received

MAR 09 2026

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

COUNTY CONTACT:

Maitreyee Sinha | Senior Planner

Washington County Department of Land Use & Transportation

Planning and Development Services| Current Planning

155 N. First Avenue, Suite 350, MS13| Hillsboro, OR 97124

503-846-3835 direct | 503-846-2908 fax

maitreyee_sinha@washingtouncountyor.gov | www.co.washington.or.us/lut

LOCATION: Exhibit A

- LOCATION – Exbibit A
  - Public Notice from County, location is in conflict of location Exhibit A.
    - Public notice lists it as 1000 feet from SW Hwy 47
    - Public notice lists it closer to Unterseher property

- HEALTH WARNINGS AND CONCERNS
  - EMF – Electromagnetic Fields
  - RF - Radiofrequency radiation Exposure
  - Health Insurance possibly deny claims – Exhibit C
  - Children are a higher risk to health concerns – Exhibit D
  - Health Symptoms Reported by People Living Close to Cell Antennas – Exhibit E

- EFU – Exclusive Farm Use
  - Land is protected
  - Alternate Locations (non EFU Zone) – Exhibit G
    - Metro Land
    - Clean Water Services Land

- DEMINISHED PROPERTY VALUE – Exhibit F
  - 0 to 25% per property – With effects varying based on distance and visibility
    - Source – Clint Currin Relator
  - .04 - .05-mile radius of tower
  - Scenic Value

- Environmental Concerns – Exhibit B
  - Eagles in old growth tree
  - Wetland – Geese, Swans and Ducks
  - Ecosystem – River

- ASECTICS
  - Noise Projected-primary noise sources at a cell tower are AC units and generators. Generators generally need to be operated once a week for about an hour.
  - Power outage/Black outs –
    - Diesel or Gas Generators
    - Batteries

- LANDING STRIP-Air Strip-Safety Concerns
  - Conflict of cell tower being close to an airstrip.

Our family is vehemently opposed to this proposal for the reasons listed and some additional reasons. We request a meeting to speak in person with someone at the county regarding this proposal.

PROPERTY OWNERS OPPOSED TO CELL TOWER

Otto Family - We live directly next to and under the proposed site.

RA
Benjamin Otto - Sophia Otto Stella Otto
Sadie Otto Andrea Otto

Received

MAR 18 2026

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

- 150 foot Cell Tower-Wireless Facility OPPOSITION -

CASE FILE #I2600034 Special Use & Development Review for Wireless Communications

First some questions:

- Who makes the decision for the land use/zoning variance? Is it just you, just one person? Is it a group or committee that votes on whether or not to approve it?
- What criteria/factors/metrics do you use to make the decision?
- Who is asking for this tower to be installed?
- How is it ok to decide in favor of a for profit out of state company over a group of taxpaying local citizens?
- Why is it ok to grant the zoning/use of the land to the benefit of an out of state company to the financial and health detriment of local taxpaying citizens and their families?

Statements:

- I've worked as a firefighter in the local area for 31 years. I am also elected to the Forest Grove Rural Fire Protection District. I can say with absolute certainty and authority that there is no problem with either 911 service or radio and other communications in the Dilley area.
- Many studies have shown a typical decrease in property value of the adjacent and nearby properties to cell tower installations of 20%. That is most likely a collective loss by all the neighbors of this property in the millions of dollars. Most families have the bulk of their saved wealth in the form of the house and property they own. How can you make a decision in favor of an out of state company which negatively impacts so many taxpaying Washington County residents and families?
- Do you know there are two airplane hangers on the property permitted as "Ag Buildings"? And there is an actual airstrip on the property which gets regular use? In the application filed, the company states there is a backlog at FAA and you should proceed with approving the application prior to FAA approval because of the wait time. The fact is, the FAA doesn't even know there's a functional airstrip on the property.
- 403-4 "will not interfere with the scenic views from adjacent properties". That statement is absolute rubbish. Like most families around us, we moved here 18 years ago and

have stayed here because of the scenic and pastoral views across the field. The natural farm and forest landscape is what makes this area and these properties unique, beautiful, and valuable. The installation of a 150 foot tall cell tower would absolutely change the "scenic view" in a hugely negative fashion.

- 422 Wetlands: The site of the tower installation is literally smack dab in the middle of a major migratory bird flyway. How do you know that won't be affected by a 150 foot tall tower emanating all sorts of radio waves out right at the height most of the birds are flying? Are you just taking the word of a company from another state that it will be fine?

- All the adjacent properties are zoned EFU and have families living there… Wayne spends 99% of his time either at his primary residence in Independence or in Wyoming where he has taken up residence for financial and tax reasons. Even his vehicles which reside in Oregon have Wyoming license plates.

- There is a horse farm and boarding stables business about 100 feet away from where the tower is planned to be installed. That business will likely go out of business due to customers leaving because of the cell tower installation. How do you look at that family and with a straight face tell them this is the best thing? As a tax paying Washington County resident it infuriates me to think you would decide in favor of an out of state company while knowing it would put a local business and family out of business.

- The large red square/box shows the area identified that a tower could be located. Within that are are plenty of spaces not near any houses or groups of homes.

- The photos they made showing the "view" of the tower are ridiculous. They picked some specific vantage points where there are trees in the way. They did not choose vantage points where people would typically look out across the field or from places people view that are regularly, like from their homes or yards. It also appears they intentionally blurred the pictures; nothing is clearly visible at all, including things in the photo up close.

This letter is from one of the many families united in the strongest possible opposition to the installation of the tower for the main reasons of decrease in our property values, possible health effects of living 100% of the time near the tower, and destroying the natural pastoral and scenic beauty of the area. We also state clearly that we don't need or want improved cell coverage in the area we live in. This cell tower installation is not needed or wanted by anyone nearby it is intended to serve the needs of.

Thank you for your time and consideration in this matter, Benji Otto and family.

From: LUT Development
To: Louisa Bruce
Subject: FW: Casefile Public Comment - Response
Date: Monday, March 9, 2026 1:19:16 PM

From: Washington County Forms <noreply@washingtoncountyor.gov>
Sent: Sunday, March 8, 2026 5:53 PM
To: LUT Development <LUTDEV@washingtoncountyor.gov>
Subject: Casefile Public Comment - Response

Submitted on Sun, 03/08/2026 - 17:53

Submitted by: Anonymous

Submitted values are:

Casefile Number
L2600034

Your Name
Chrissy Doran

Email
chrissylouis10@gmail.com

Address
4237 SW Bantam Ave
Forest Grove, Oregon. 97116

Your Comments
My family including a 2 and 4 year old girls live within the half mile range of the proposed cell tower. There is proof that living within that distance and young age can cause health issues for their developing bodies. Not to mention this will also be less than a mile from their future elementary school that houses 200 young children. I don't believe this would be the best location for a cell tower.
Beyond the health issues, I am also concerned about wildlife. There are multiple bald eagles that often perch/nest on the same farmland that is proposed. Not to mention the geese, swan and ducks that move through these farm lands as well. We also have local farmers that own livestock and horses. Bringing in a cell tower would hurt their livelihood. It seems that should be enough to stop this process as the land is all zoned

EFU. I hope you consider the complaints from the families that surrounds the proposed site.

From: Lena Burkhardt
To: Louisa Bruce; Maitreyee Sinha
Cc: Sally Unterseher
Subject: [EXTERNAL] Case #L2600034-SU/D
Date: Monday, March 23, 2026 9:05:34 AM

Good Morning Louisa and Maitreyee

One more opposition has been brought to our attention. You had mentioned that although the case file is no longer available for comment on line, that we could still submit to your office and have on record

For Cell Tower Opposition:
The area of the river is known for feeding and nesting habitat which also includes:
Screech Owls, every year there is a pair that nests and raises babies down in the trees along the rivers edge.

Thank you

Lena Lewis
503-680-9264

CAUTION: This email originated from outside the County. Exercise caution when opening attachments or clicking links from unknown senders. Always follow the guidelines defined in the KnowBe4 training when opening email received from external sources. Contact the ITS Service Desk if you have any questions.

150 FT CELL TOWER-WIRELESS FACILITY OPPOSITION

CASE FILE #L2600034 Special Use & Development Review for Wireless Communication Facility in the EFU District

PROPERTY OWNER:

Wayne Nutsch – 503-428-7209

COUNTY CONTACT:

Maitreyee Sinha | Senior Planner

Washington County Department of Land Use & Transportation

Planning and Development Services| Current Planning

155 N. First Avenue, Suite 350, MS13| Hillsboro, OR 97124

503-846-3835 direct | 503-846-2908 fax

maitreyee_sinha@washingtouncountyor.gov | www.co.washington.or.us/lut

- LOCATION – Exhibit A
    - Public Notice from County, location is in conflict of location Exhibit A.
        - Public notice lists it as 1000 feet from SW Hwy 47
        - Public notice lists it closer to Unterseher property
- HEALTH WARNINGS AND CONCERNS
    - EMF – Electromagnetic Fields
    - RF - Radiofrequency radiation Exposure
    - Health Insurance possibly deny claims – Exhibit C
    - Children are a higher risk to health concerns – Exhibit D
    - Health Symptoms Reported by People Living Close to Cell Antennas – Exhibit E
- EFU – Exclusive Farm Use
    - Land is protected
    - Alternate Locations (non EFU Zone) – Exhibit G
        - Metro Land – Exhibit H
        - Existing Solar Farm – Exhibit H
        - Clean Water Services Land

- DEMINISHED PROPERTY VALUE – Exhibit F
  - 0 to 25% per property – With effects varying based on distance and visibility
    - Source – Clint Currin Relator
  - .04 - .05-mile radius of tower
  - Scenic Value

- Environmental Concerns – Exhibit B
  - Bald and Golden Eagles in old growth tree
    - Protected by Federal Law
  - Eagles nest along Tualatin River – Exhibit A
    - Wetland – Geese, Swans and Ducks
      - Swans are protected by **Migratory Bird Treaty Act (MBTA)**
  - Ecosystem – River "Beavers"
  - Plants and Trees are sensitive to RF radiation
    - How Cell Towers, 5G, and Small Cells Affect Trees and Plants: Scientific Insights - Environmental Health Sciences

- ASECTICS
  - Noise Projected-primary noise sources at a cell tower are AC units and generators. Generators generally need to be operated once a week for about an hour.
  - Power outage/Black outs –
    - Diesel or Gas Generators
    - Batteries

- LANDING STRIP-Air Strip-Safety Concerns
  - Conflict of cell tower being close to an airstrip.

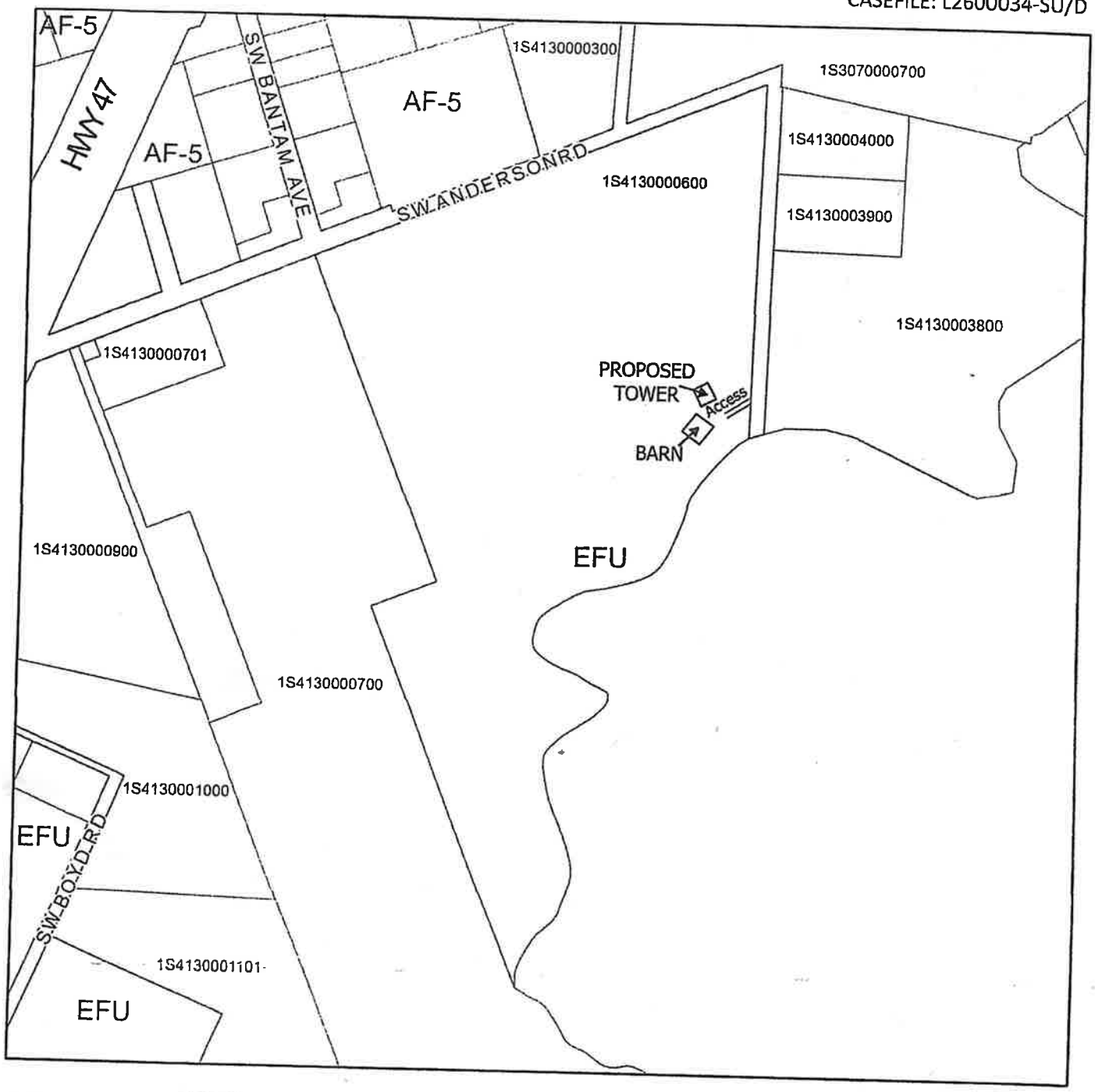
- air strip legal?
- Air strip ends at ~150 ft from home

A
Southwest Bantam Avenue
Southwest Anderson Road
47
Eagles nest area
Tualatin River
Dilley Creek
2D

TAX MAP/LOT NO. 1S4 13 00 00600

ATTACHMENT A VICINITY MAP

CASEFILE: L2600034-SU/D



↑ NORTH

NOT TO SCALE

AREA OF CONSIDERATION

SITE & SURROUNDING LAND USE DISTRICTS:

AF-20 District (Agriculture and Forest)

AF-5 District (Agriculture and Forest)

REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN

A. Washington County Comprehensive Plan
B. Applicable Community Plan (See Front of Notice)
C. Transportation System Plan
D. Washington County Community Development Code:
   - ARTICLE I, Introduction & General Provisions
   - ARTICLE II, Procedures
   - ARTICLE III, Land Use Districts
   - ARTICLE IV, Development Standards
   - ARTICLE V, Public Facilities and Services
   - ARTICLE VI, Land Divisions & Lot Line Adjustments
   - ARTICLE VII, Public Transportation Facilities
E. R & O 86-95 Traffic Safety Improvements
F. ORD. NO. 738, Road Design and Construction Standards
G. ORD.691-A, 729, 741, 746, 751, 793-A Transp. Development Tax

B
Dilley
47
47
Sherson Road
wet lands
seeks
2D

Verizon Total Mobile Protection Plan Defines Non-ionizing Radiation as "Pollution"

16. Pollution

The discharge, dispersal, seepage, migration or escape of pollutants. Pollutants means any solid, liquid, gaseous, or thermal irritant or contaminant including smoke, vapor, soot, fumes, acid, alkalis, chemicals, artificially produced electric fields, magnetic field, electromagnetic field, sound waves, microwaves, and all artificially produced ionizing or non-ionizing radiation and/or waste. Waste includes materials to be recycled, reconditioned or reclaimed.

AT&T, Sprint and T -Mobile also have similar "pollution" definitions and they refuse to cover damages.

Click on image to view the policy.

Insurance Companies Exclude EMF As Industry Standard

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ELECTROMAGNETIC RADIATION EXCLUSION

This endorsement modifies insurance provided under the following:

GENERAL LIABILITY COVERAGE PART
PUBLIC RISK GENERAL LIABILITY RETAINED LIMIT COVERAGE FORM
LAW ENFORCEMENT COVERAGE PART
LAW ENFORCEMENT LIABILITY RETAINED LIMIT COVERAGE FORM
PUBLIC OFFICIALS COVERAGE PART
PUBLIC OFFICIALS LIABILITY RETAINED LIMIT COVERAGE FORM
EMPLOYMENT PRACTICES LIABILITY COVERAGE PART
EMPLOYMENT PRACTICES LIABILITY RETAINED LIMIT COVERAGE FORM

The following **Exclusion** is added:

This policy does not apply to and we will not provide a defense for:

a. "Bodily injury," "property damage", "personal and advertising injury", "employee benefits wrongful acts", "personal injury", "law enforcement wrongful acts", "public officials wrongful acts", "educator's legal wrongful acts", or "employment practices wrongful acts" arising out of, or which result in, the actual, alleged, threatened, perceived, latent, sudden and accidental or incidental exposure to or contact with electromagnetic radiation in any form, from any source.

b. The costs of abatement or mitigation of:

(1) Electromagnetic radiation; or

(2) Exposure to electromagnetic radiation.

c. Any supervision, instruction, recommendation, warning or advice given or which should have been given in connection with a. or b. above.

Electromagnetic radiation includes but is not limited to, magnetic energy, waves, fields or forces generated, produced, transmitted or maintained by the charges, currents, frequencies, energy or forces of electricity that is generated, flowing or otherwise transmitted through or via the medium, methods and equipment designed to generate, produce, distribute, transport or transmit the electrical charges, currents, frequencies, energy or forces.

ENVIRONMENTAL HEALTH TRUST

5G, CELL TOWERS AND WIRELESS

LEGAL & LIABILITY ISSUES

When a new cell tower is proposed, the first question to ask is: "Do you have insurance for damages from long-term exposure to the radiofrequency radiation (RFR)?"

Usually the answer is "No." Why? Insurance companies rank the risk as "HIGH."

5G and Cell Towers Are an Uninsurable Risk

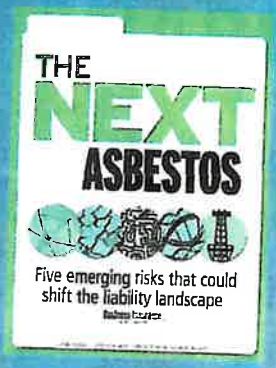
- Insurers rank wireless, cell tower, and 5G RFR non-ionizing electromagnetic field (EMF) radiation as a "high" risk, comparing the issue to lead and asbestos.
- Most insurance plans have "electromagnetic field exclusions" and do not insure for long-term RFR damages.
- Additionally, some insurance plans will not provide a defense for any supervision instruction or recommendation given *"or which should have been given"* in connection to EMFs.
- Wireless RFR and non-ionizing electromagnetic radiation are defined as a type of "pollution" by wireless companies themselves.
- U.S. mobile operators have been unable to get insurance to cover liabilities related to damages from long-term RFR exposure.
- Wireless companies warn their shareholders of RFR risk but do not warn users of their products, nor do the companies warn the people exposed to emissions from their infrastructure.

This PDF is hyperlinked. For more on legal liability issues go to ehtrust.org

ENVIRONMENTAL HEALTH TRUST

5G, CELL TOWERS AND WIRELESS

LEGAL & LIABILITY ISSUES SHAREHOLDER WARNINGS



"Some research has shown biological effects from lower-level "non thermal" exposure and people exposed at lower levels have reported headaches, dizziness, nausea, mood disorders, mental slowing and memory loss."
Business Insurance White Paper, The Next Asbestos: Five Emerging Risks That Could Shift the Liability Landscape

Insurance Authorities Rate 5G as "High Risk."
5G mobile networks are classified as a "high," "off-the-leash" risk. "Existing concerns regarding potential negative health effects from electromagnetic fields (EMF) are only likely to increase. An uptick in liability claims could be a potential long-term consequence" and "as the biological effects of EMF in general and 5G in particular are still being debated, potential claims for health impairments may come with a long latency." — Swiss Re Institute (2019)

Insurance Companies Have Electromagnetic Field Exclusions As the Industry Standard
Electromagnetic field exclusions" are clear and common in most insurance companies. It is applied as a market standard. This exclusion serves to exclude cover for illnesses caused by long-term EMF (non-ionizing radiation) exposure." — Complete Markets

"Exclusions: This insurance does not apply to: Bodily injury, personal injury, advertising injury, or property damage arising directly or indirectly out of, resulting from, caused or contributed to by electromagnetic radiation, provided that such loss, cost or expense results from or is contributed to by the hazardous properties of electromagnetic radiation.
— Portland Oregon Public School Insurance (page 30)

Insurance Plans Not Only Exclude EMF Damages, But Some Even Exclude Defending Decision Makers From Actions

"This policy does not apply to and we will not provide a defense for: a. bodily injury... arising out of ... exposure to or contact with electromagnetic radiation... b. costs of abatement .. of EMF" or c. any supervision, instruction, recommendation, warning or advice given or which should have been given in connection with a or b. above."- City of Ann Arbor Michigan Insurance Policy page 14.

Wireless Companies Rank EMF as a Risk with High Impact
"Electro-magnetic signals emitted by mobile devices and base stations may be found to pose health risks, with potential impacts including: changes to national legislation, a reduction in mobile phone usage or litigation." — Vodaphone 2017 Report ranks EMF as a "Principal Risk with "High" impact.

Wireless Companies Warn Shareholder About Risk But Not People Living Near Their Wireless Infrastructure

Crown Castle says:
"We cannot guarantee that claims relating to radio frequency emissions will not arise in the future or that the results of such studies will not be adverse to us...If a connection between radio frequency emissions and possible negative health effects were established, our operations, costs, or revenues may be materially and adversely affected. We currently do not maintain any significant insurance with respect to these matters."

Wireless Companies Define Pollution in Their Own Policies as Including EMFs, Microwaves and Non-ionizing Radiation.

Verizons Total Mobile Protection Plan says: "Pollution" is defined as "any solid, liquid, gaseous, or thermal irritant or contaminant including smoke, vapor, soot, fumes, acid, alkalis, chemicals, artificially produced electric fields, magnetic field, electromagnetic field, sound waves, microwaves, and all artificially produced ionizing or non-ionizing radiation and/or waste."

ENVIRONMENTAL HEALTH TRUST

CHILDREN'S VULNERABILITY TO WIRELESS RADIOFREQUENCY (RF) RADIATION

The American Academy of Pediatrics states:

"In recent years, concern has increased about exposure to radio frequency (RF) electromagnetic radiation emitted from cell phones and phone station antennas. An Egyptian study confirmed concerns that living nearby mobile phone base stations increased the risk for developing:

- Headaches
- Memory problems
- Dizziness
- Depression
- Sleep problems

Short-term exposure to these fields in experimental studies have not always shown negative effects, but this does not rule out cumulative damage from these fields, so larger studies over longer periods are needed to help understand who is at risk. In large studies, an association has been observed between symptoms and exposure to these fields in the everyday environment."

-American Academy of Pediatrics
HealthyChildren.org

Cell towers and cell phones emit wireless radiofrequency (RF) radiation.

Children are more vulnerable to RF radiation, just as they are to other environmental exposures. They have proportionately more exposure to RF comparec to adults. More importantly, a child's brain is rapidly developing and more sensitive. Even very low exposures in childhood can have serious impacts later in life.

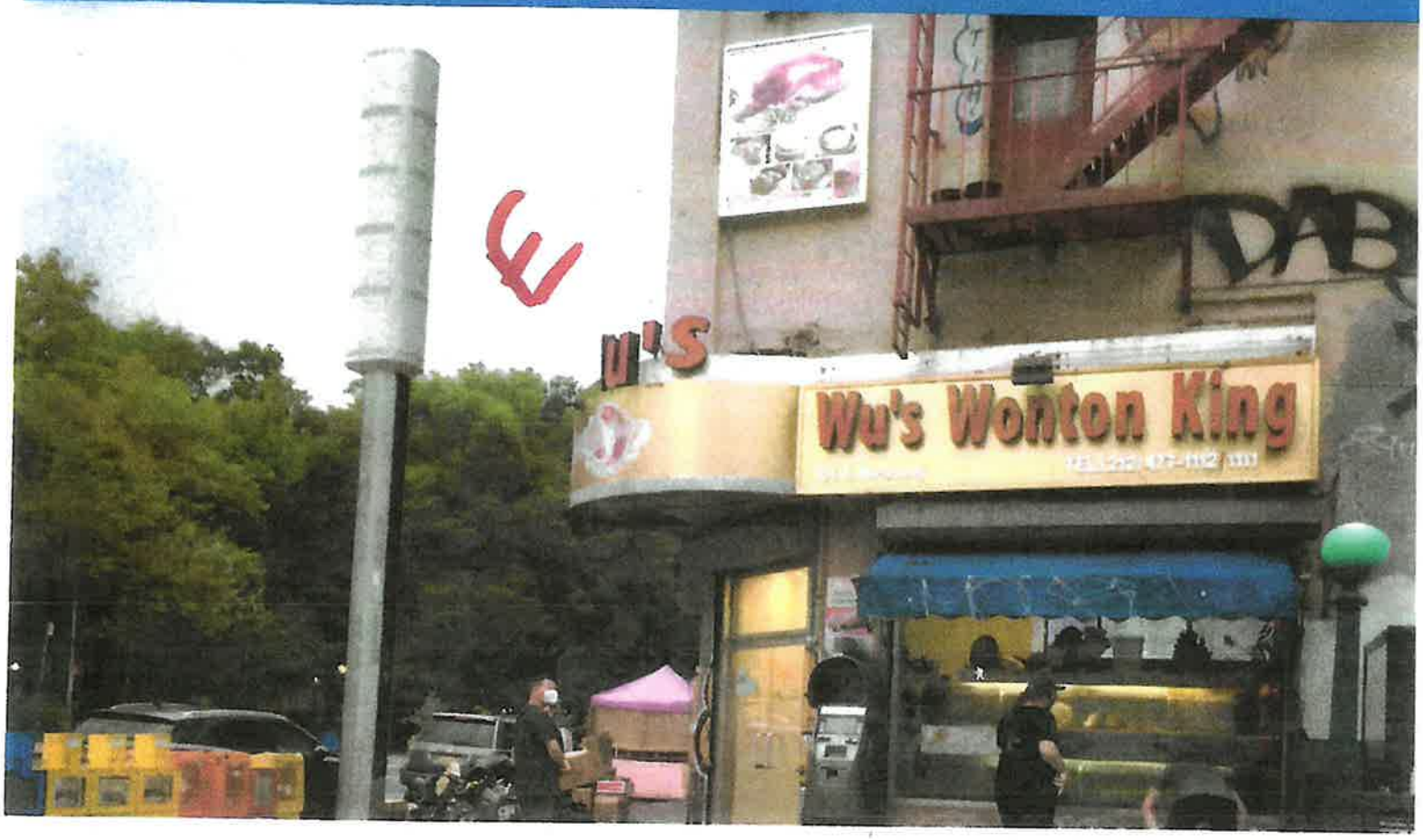
Children absorb higher levels of RF radiation deeper into their brains and bodies because they have:

- Thinner skulls allow RF radiation to move easier into the brain.
- Higher water content in brain tissue which is more conductive to electricity.
- Smaller heads result in a shorter distance for the RF to travel from the skull to critical brain regions important for learning and memory.

Children are more sensitive to RF impacts because:

- Their brains are still developing.
- Children have more active stem cells- a type of cell scientifically found to be uniquely impacted by RF.
- Children will have a longer l'fetime of higher exposures, starting from before they are born.

PUBLISHED RESEARCH ON 5G



5G's higher frequencies will be combined with the lower frequencies from current networks already present in the environment.

Studies on rats have found exposure to both 1.5 and 4.3 GHz microwaves induced: cognitive impairment and hippocampal tissue damage **(Zhu et al 2921)**; impairments in spatial learning and memory, *with the combined simultaneous exposures* resulting in the most most severe effects **(Wang et al 2022)**; and immune suppressive responses **(Zhao 2022)**.

Long-term exposure to 2.856 and 9.375 GHz microwaves impaired learning and memory abilities as well as EEG disturbance, structural damage to the hippocampus, and differential expression of hippocampal tissue and serum exosomes **Wang et al. 2023)**.

Studies on fruit flies exposed to 3.5 GHz have found the exposure led to increases in oxidative stress, changes in the microbial community **(Wang et al 2022)** and alterations of the expression of several types of genes (Wang et al 2021).

A review by **Russell 2018** found evidence for millimeter wave effects to the skin, eyes, immune system, gene expression, and bacterial antibiotic resistance.

Recent experimental research on high-band 5G impacts to animal fertility found that 27 GHz damages sperm quality in mussels **(Pecoraro et al 2023).**

Yet the US government is not funding any research on biological effects of frequencies at 3.5 GHz or above 6 GHz to humans.

PUBLISHED RESEARCH ON 5G

New York City Jumbo 5G poles with 5 tiers to house transmitting antennas from numerous carriers.

New York City "small cell" antennas in front of living room window.

Scientists state that 5G's higher frequencies cannot be assumed safe.

5G systems are using low band frequencies well associated with harmful effects **(ICBE-EMF 2022, European Parliament 2021, Panagopoulos et al. 2021)**. However 5G networks are *also using higher frequencies* such as 3.5 GHz and into the mmWave range with 24 GHz and higher.

Contrary to claims that the 5G's higher frequencies simply "bounce" off the skin, researchers have documented that the coiled portion of the skin's sweat duct can be regarded as a helical antenna in the sub-THz band and the skin, our largest organ, can intensely absorb the higher 5G frequencies **(Feldman and Ben Ishai 2017).**

Reviews of 5G health effects caution that the expected real-world impact would be far more serious due to the complex waveforms and other combinations with other toxic stimuli in the environment **(Kostoff et al 2020, Russell, 2018, Belyaev 2019, McCredden et al 2023).**

Researchers will often experiment with zebrafish, rodents and fruit flies to gain data on potential health effects to humans. An Oregon State University study on zebrafish exposed to 3.5 GHz **(Dasgupta et al. 2022)** found "significant abnormal responses in RFR-exposed fish" which "suggest potential long-term behavioral effects. Yang et al 2022 found 3.5 GHZ induced oxidative stress in guinea pigs.

A study on 3.5 GHz exposure to both diabetic and healthy rats **(Bektas et al 2022)** found an increase in degenerated neurons in the hippocampus of the brains, changes in oxidative stress parameters and changes in the energy metabolism and appetite of both healthy and diabetic rats. The researchers conclude that, "5G may not be innocent in terms of its biological effects, especially in the presence of diabetes."

HEALTH SYMPTOMS REPORTED BY PEOPLE LIVING CLOSE TO CELL ANTENNAS

Image: Figure 1: Top floor apartment adjacent to base stations. Nilsson M, Hardell L. (2023) Development of the Microwave Syndrome in Two Men Shortly after Installation of 5G on the Roof above their Office. Ann Clin Case Rep

RESEARCH ON ANTENNAS CLOSE TO HOMES, SCHOOL AND WORK

Surveys of people living near cell tower antennas in **France**, **Spain**, **Iraq**, **India**, **Germany**, **Egypt**, **Poland** have found significantly higher reports of health issues including sleep issues, fatigue and headaches (See **Santini et al. 2003**, **López 2021**, **Alazawi 2011**, **Pachuau and Pachuaua 2016**, **Eger et al. 2004**, **Abdel-Rassoul et al. 2007**, **Bortkiewicz et al., 2004**).

A **study** published in *American Journal of Men's Health* linked higher cell tower RFR exposures to delayed fine and gross motor skills and to deficits in spatial working memory and attention in school adolescents (**Meo 2018**).

A **study** published in *Environmental Research and Public Health* found higher exposures linked to higher risk of type 2 diabetes (**Meo 2015**).

A study following people for 6 years linked increased cell phone and cell phone tower antenna exposure to altered levels of hormones including cortisol, thyroid, prolactin and testosterone (**Eskander et al. 2021**).

A **study** that followed people in a German town after a cell tower was erected found stress hormones adrenaline and noradrenaline significantly increased over the first 6 months after the antenna activation and decreased dopamine and PEA levels after 18 months (**Buchner 2011**).

Two published case report document illness that developed after 5G antennas were installed. In **Hardell and Nilsson 2023,** a couple developed microwave syndrome symptoms (e.g., neurological symptoms, tinnitus, fatigue, insomnia, emotional distress, skin disorders, and blood pressure variability) after a 5G base station was installed on the roof above their apartment.

Similarly, in **"Development of the Microwave Syndrome in Two Men Shortly after Installation of 5G on the Roof above their Office"** two men developed symptoms after 5G antennas were activated on the roof of their workplace. The symptoms disappeared in both men within a couple of weeks (case 1) or immediately (case 2) after leaving the office.

5G, Small Cells & Cell Towers Can Drop Property Values

Would you buy a home with cell antennas outside the bedroom window?

Legal filings by cities and municipalities to the FCC highlight how small cell deployment could impact aesthetics and property values.

"many deployments of small cells could affect property values, with significant potential effect..."

— Reply Comments of Smart Communities Siting Coalition (local governments and associations representing 1,854 communities) 4/7/2017,Docket No. 16-421, April 7, 2017

"Considering that the Smart Communities' prior filings show that the addition of facilities of this size diminish property values, it is strange for the Commission to assume that approval can be granted in the regulatory blink of an eye...."

"...allowing poles to go up in areas where poles have been taken down has significant impacts on aesthetics (not to mention property values)."

— *Ex Parte* Submission of Smart Communities Letter to Ms. Marlene H. Dortch, Secretary, Federal Communications Commission, September 19, 2018

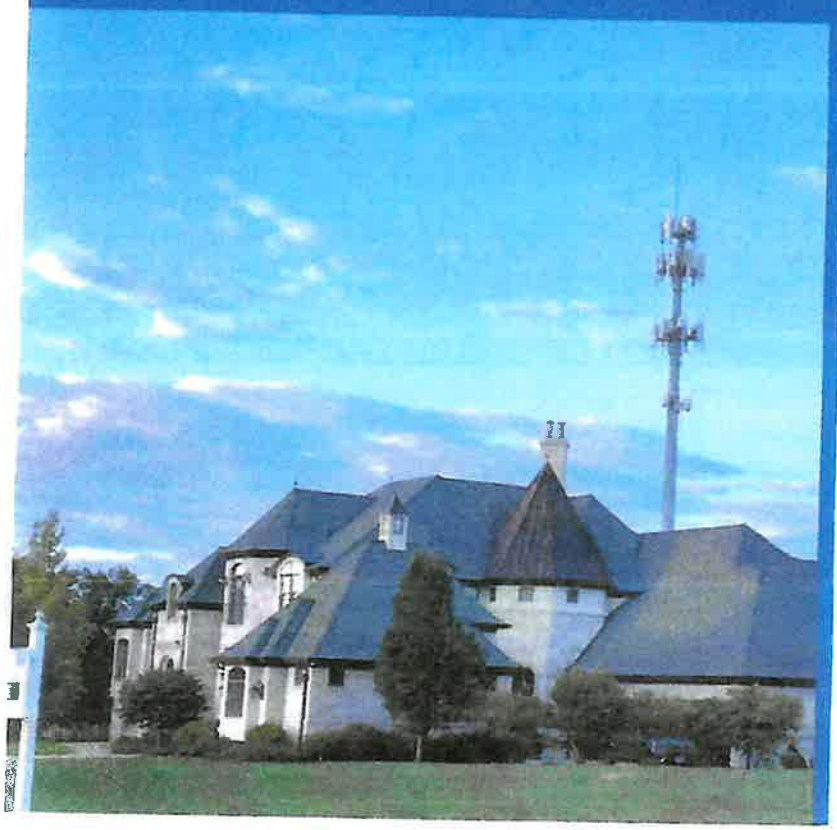
"While the magnitude of the impact varies, the studies uniformly indicate that there is a significant impact on residential property values from installation of cell phone towers..."
— Report and Analysis by David E. Burgoyne, ASA, SR/WA Certified General Real Estate Appraiser to the FCC in Docket 16-421

PDF is hyperlinked. More on property values at ehtrust.org

ENVIRONMENTAL HEALTH TRUST

5G, CELL TOWERS AND WIRELESS

DECREASED PROPERTY VALUE



"An overwhelming 94 percent of home buyers and renters surveyed by the National Institute for Science, Law & Public Policy (NISLAPP) say they are less interested and would pay less for a property located near a cell tower or antenna."

"of the 1,000 survey respondents, 79 % said that under no circumstances would they ever purchase or rent a property within a few blocks of a cell tower or antennas, and almost 90% said they were concerned about the increasing number of cell towers and antennas in their residential neighborhood."

"Cell Towers, Antennas Problematic for Buyers" — Realtor Magazine

A study published in the Journal of Real Estate Finance and Economics found that for properties located within 0.72 kilometers [2362 feet] of the closest cell tower, property values declined 2.46% on average, and up to 9.78% for homes within tower visibility range compared to homes outside tower visibility range.

"In aggregate, properties within the 0.72-kilometer band lose over $24 million dollars."

"In some areas with new towers, property values have decreased by up to 20%."
- **"Your new neighbor, a cell tower, may impact the value of your home" National Business Post, 2022.**

"...cell towers are concerning to many people and drop property values."

"While most states do not require disclosure of neighborhood nuisances, such as cell towers or noisy neighbors, a few states do, and more are likely to in the future."
— Real Estate Attorney, South Florida Sun Sentinel, 2021

The California Association of Realtors' Property Sellers Questionnaire specifically lists "cell towers" on the disclosure form for sellers of real estate.
— Click to go to the California Association of Realtors' Property Sellers Questionnaire (p. 3-4 under K. Neighborhood)

PDF is hyperlinked. More on property values at ehtrust.org

ENVIRONMENTAL HEALTH TRUST

Research indicates that proximity to cell towers generally leads to a decrease in property values, with effects varying based on distance and visibility.

Impact on Property Values

1. **Negative Correlation**: Numerous studies have shown that residential properties located near cell towers tend to experience a decline in value. For instance, a study published in the *International Journal of Housing Markets and Analysis* found that the closer a property is to a cell tower, the more significant the impact on its sale price. Properties within 0.72 kilometers of a cell tower can see an average decrease of about **2.46%**, and up to **9.78%** for homes that are visible from the tower. 2
2. **Long-Term Effects**: The presence of large cell towers can have long-lasting implications on property values. Research suggests that properties near these towers may face a **5% to 30%** decrease in value, which can significantly affect real estate development decisions in the area. This phenomenon is often referred to as a "tower prison," where the devaluation is not just temporary but can persist for decades. 1
3. **Commercial vs. Residential**: The impact of cell towers can differ between residential and commercial properties. While residential properties often see a decrease in value, commercial properties may benefit from the installation of cell towers due to increased revenue from leasing space for the towers. For example, properties like hotels or office buildings may experience an increase in value because of the perceived benefits of enhanced connectivity. 1
4. **Health Concerns**: Concerns about potential health risks associated with radiation from cell towers also contribute to the negative perception and subsequent decrease in property values. Many buyers are wary of living near cell towers due to fears about health effects, which can further depress property prices. 2

NH 5 Sources

Conclusion

In summary, the presence of cell towers typically has a **negative effect on property values**, particularly for residential properties. The extent of this impact can vary based on factors such as distance from the tower, visibility, and the type of property. Understanding these dynamics is crucial for property owners, potential buyers, and real estate developers when considering the implications of cell tower installations in their vicinity.

Deep dive into what effect...

- cell towers **in residential neighborhoods**
- cell towers on **private** property
- cell **phone** towers **in real estate**
- **why** cell towers **are bad**
- cell tower **impact** on property
- cell tower **real estate**
- **wireless** tower **house** value
- cell towers **and** property values

Environmental Health Trust
New research: Cell towers near homes drop property...

NH
Wireless Towers and Home Values: An Alternative...

View all

Environmental Health Trust
https://ehtrust.org › new-research-cell-towers-near...

KNOX
JOHN H
DPN
PROPERTIES
LLC
METRO
VELASQUEZ
GRISELDA
OROZCO &
OROZCO
JOINT
WATER
COMMISSION
& CLEAN
WATE
Tualatin River
Southwest Fern Hill Road
BURTON
BILL LEE &
BURTON
DEBORAH
SU
FELLOWS
DENNIS J &
FELLOWS
GERRI L
LAHEY
JAMES
WILLIAM
& LAHEY
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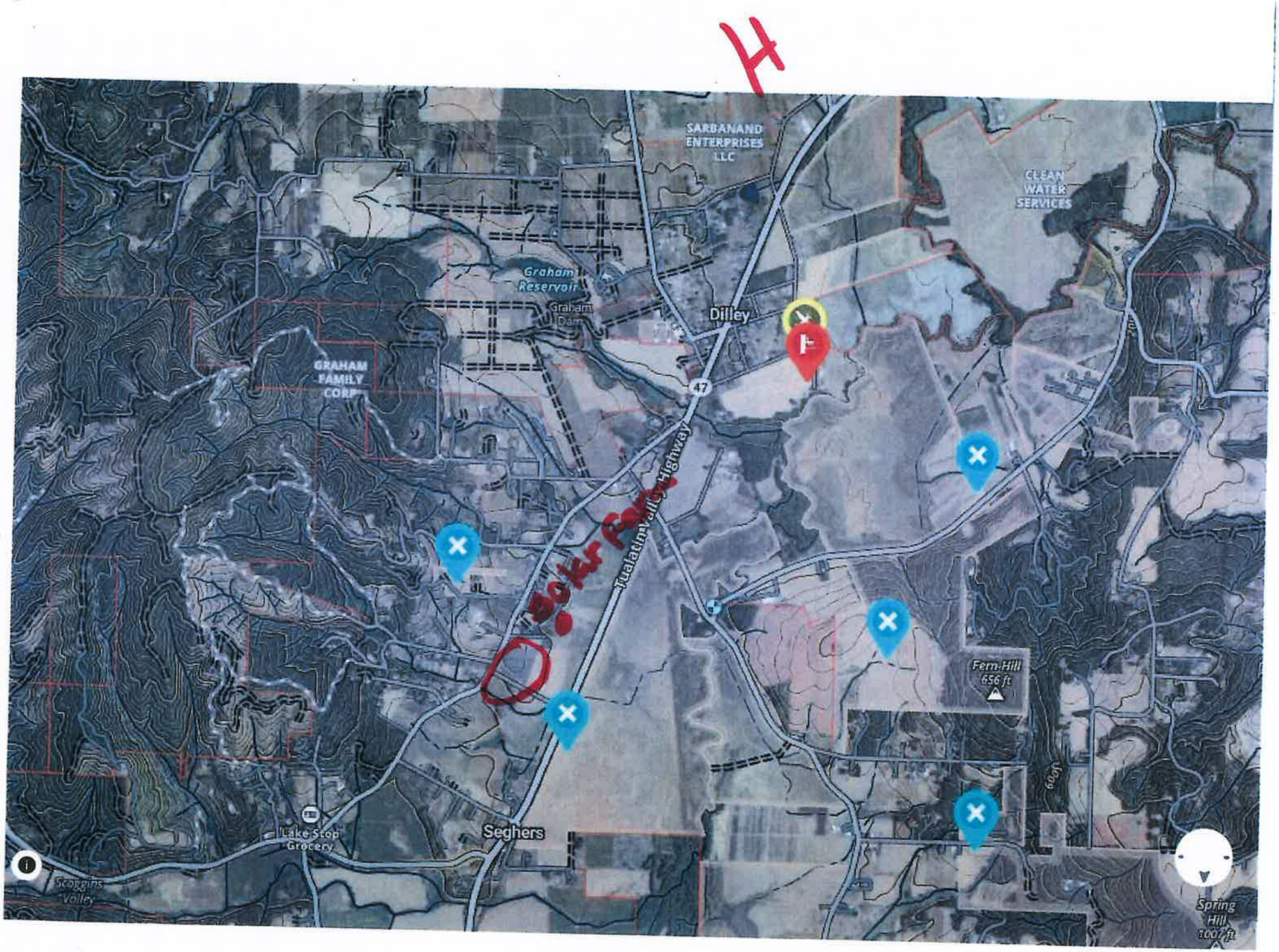
SARBANAND ENTERPRISES LLC
CLEAN WATER SERVICES
Graham Reservoir
Graham Dam
Dilley
GRAHAM FAMILY CORP
47
Tualatin Valley Highway
Fern Hill 656 ft
Lake Stop Grocery
Seghers
Scoggins Valley
Spring Hill 1007 ft

Received

MAR 0 9 2026

PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

March 9, 2026

Washington County

Department of Land Use and Transportation

Planning and Development Services

Development Review/Current Planning

155 N 1st Ave. #350-13

Hillsboro, OR 97124

ATTN: Maitreyee Sinha, Senior Planner

RE: Case file L2600034-SU/D

Dear Ms Maitreyee

We are submitting the attached documents as the formal filing of opposition to the construction of the Cell Tower at SW Anderson Rd.

Also, attached is a "Stop The Tower" petition with signatures.

***_**Please include all the names below as a party of record:**_

Jason and Megan Harless	971-219-7672	
4564 SW Anderson Rd	Forest Grove, OR 97116	
Ben and Andrea Otto	971-235-0506	503-720-4839
4530 SW Anderson Rd	Forest Grove, OR 97116	
Paul Cleary	971-271-3151	
4515 SW Anderson Rd	Forest Grove, OR 97116	
Steve and Delisa Hinton	503-840-8169	
4455 SW Anderson Rd	Forest Grove, OR 97116	
Vern and Margaret Perdew	503-858-8813	
4389 SW Bantam Ave	Forest Grove, OR 97116	

Lena Lewis
preparer
503 680 9264
Lmburkhardt9
amsn.com

Daniel and Lindsay Marshall 503-504-1217 503-830-1373

4409 SW Anderson Rd Forest Grove, OR 97116

James San Filippo 503-781-4387

4363 SW Anderson Rd Forest Grove, OR 97116

Baldomero (Charlie) and Gloria Betancourt 503-997-8802

4307 SW Anderson Forest Grove, OR 97116

Ronald Vanaken 503-357-2588

4260 SW Anderson Rd Forest Grove, OR 97116

Krim and Sally Unterseher 503-341-4813

4284 SW Anderson Rd Forest Grove, OR 97116

John and Sue Marshall 503-502-4189

4303 SW Bantam Ave Forest Grove, OR 97116

Jeff and Chrissy Doran 503-680-6208

4237 SW Bantam Ave Forest Grove, OR 97116

Ryan and Mariah Goemmel 503-442-9517

4214 SW Bantam Ave Forest Grove, OR 97116

Barbara Fischer 503-357-4817

43218 SW Dudney Ave Forest Grove, OR 97116

Richard and Bonnie Underwood 503-889-9123

Dudney Ave Forest Grove, OR 97116

Ernst and Lilian Erichsen 503-357-7034

4101 SW Anderson Rd Forest Grove, OR 97116

Patrick and Carrie Craft 971-645-2182

3668 SW Anderson Rd Forest Grove, OR 97116

Mark and Katherine Shapland 503-357-6890

43191 SW Dudney Ave Forest Grove, OR 97116

Barbara Johnston	503-357-6641	
4523 SW Anderson Rd	Forest Grove, OR 97116	
Terry and Lena Lewis	503-680-9264	
4268 SW Anderson Rd	Forest Grove, OR 97116	
Jeffrey and Betsy (lin) White	541-995-8423	541-915-1856
42845 SW Dudney Ave	Forest Grove, OR 97116	
Ray and Julie Frieden	503-302-8816	
3536 SW Anderson Rd	Forest Grove, OR 97116	
Duane and Linda Holscher	971-506-0297	
4020 SW Anderson Rd	Forest Grove, OR 97116	
John Barackman	719-304-1918	
Dudney Ave	Forest Grove, OR 97116	
Mike and Robin Condon		
43124 SW Klickitat Ave	Forest Grove, OR 97116	
Kelly Leavitt	503-621-7767	
42922 SW Klickitat Ave	Forest Grove, OR 97116	
Vonie Martinez	503-781-4435	
4170 SW Bantam Ave	Forest Grove, OR 97116	
Tyson Lazano	503-660-7899	
4170 SW Bantam Ave	Forest Grove, OR 97116	
Blair Miller	503-679-9350	
884 E Alabama Ave	Vernonia, OR 97064	
Dan Miller	503-936-2357	
50705 NW Clapshaw Hill Rd	Forest Grove, OR 97116	
Stuart Billings and Sarah Weir	503-853-9550	
42845 SW Dudney Ave	Forest Grove, OR 97116	

Andrew and Raena Avizinis 503-997-5902

43006 SW Klickitat Ave Forest Grove, OR 97116

Tom Henderson 503-357-0018

43257 SW Dudney Ave Forest Grove, OR 97116

Mike and Debi O'Rear 971-330-3627

4264 SW Bantam Ave Forest Grove, OR 97116

Allen and Kim Shepherd 775-388-3561

42884 SW Dudney Ave Forest Grove, OR 97116

Brian and Amber Hodges 503-970-6665

4005 SW Anderson Rd Forest Grove, OR 97116

Connor Matrisciano &

Elise Unterseher 503-403-8719

4276 SW Anderson Rd Forest Grove, OR 97116

Evan Bordessa 808-638-1321

4276 SW Anderson Rd Forest Grove, OR 97116

Alix, Mike and Cristi Playford 971-271-0186

3084 NE Meadow Lane Hillsboro, OR 97124

Brittni, Teddy, Keelynn Montgomery 503-619-6480

1845 C St Forest Grove, OR 97116

Don-Michael S McDonald 503-716-6032

335 NW Sadie Ct Hillsboro, OR

Janine Holland

335 NW Sadie Ct Hillsboro, OR

Jim and Carol West 503-550-1678

2821 Maywood Dr Forest Grove, OR 97116

Conner and Jessica Stone 503-729-2917

20651 SW Odessa Ave Sherwood, OR 97140

Diana Harris 503-330-4869

5205 SW 204th Ave Beaverton, OR 97078

Steve Harris 310-948-5205

2745 Fletch St Forest Grove, OR 97116

Received
MAR 09 2026
PLANNING & DEVELOPMENT SVCS
LAND USE & TRANSPORTATION

STOP THE TOWER PETITION

DILLEY, OREGON

March 2026

Please sign this petition to help stop the construction of cell tower in the Dilley area and preserve the integrity of our community.

- EFU Protected Land
- Diminished Property Value
- Environmental Concerns for Wildlife Migration
    - Swans are protected by MBTA
- Preserve Eagles habitat in the old growth tree
    - Eagles are protected by Federal Law
- Healthcare Warnings and Concerns
    - Several Children in the area whom are more susceptible to the dangers of EMF/RF

We urge local officials and the responsible authorities to reject the special use permit for the proposed cell tower in our neighborhood. Protecting our community's safety, property values, environment and health is paramount.

SAVE THE INTEGRITY OF THE FARMING COMMUNITY:

We propose exploring alternative locations outside of the EFU district. Other areas to consider, Metro, Commercial or Industrial.

Jason and Megan Harless Megan Megan 3/5/26
4564 SW Anderson Rd

Ben and Andrea Otto 3/5/26
4530 SW Anderson Rd

Nathan and Dana Horlacher
4539 SW Anderson Rd

Paul Cleary 3/5/26
4515 SW Anderson Rd

Steve and Delisa Hinton Delisa Hinton, Steve Hinton 3/5/26
4455 SW Anderson Rd

Margaret Vernon Perdew Margaret Perdew Vernon B. Perdew 3/7/26
4389 SW Bantam Ave

Daniel and Lindsay Marshall 3/5/26
4409 SW Anderson Rd

4363 SW Anderson Rd BALDOMERO James and Melinda SanFilippo 3/5/26

Charlie and Gloria Bettencourt Betancourt Baldomero & Betancourt 3/5/26
4307 SW Anderson Rd

Ronald Vanaken 3/5/26
4260 SW Anderson Rd

Krim and Sally Unterseher 3/5/26
4284 SW Anderson Rd

John and Sue Marshall 3/5/26
4303 SW Bantam Ave

Jeff and Chrissy Doran 3/7/26
4237 SW Bantam Ave

Debbie Mike O'Rear Debi Harris O'Rear 3/8/26
4264 SW Bantam Ave

Raymond and Terry Perdew
4155 SW Bantam Ave

Jose and Melis Ortiz
4170 SW Bantam Ave

~~Marjorie O'Rear~~

Ryan and Mariah Goemmel Ryan Mariah Goemmel 3/8/26
4214 SW Bantam Ave

Barbara Gerald Fischer Barbara Fischer 3/7/26
4321 SW Dudney Ave

Richard Bonnie Underwood 3/7/26
PO Box 3212 Hillsboro, O

~~John and Margo Barackman~~
4306 SW Dudney Ave

Ernst and Lilian Erichsen Ernst & Lilian Erichsen 3/5/26
4101 SW Anderson Rd

Brian Hodge Amber Ann Hodge 3/7/26
4005 SW Anderson Rd

Stuart Billings Sarah West Stuart Billings - 3-8-2026 3/8/2026 3/8/26
4284 SW Dudney Ave

Jeffrey & Betsy White Jeffrey A. White Betsy L. White 3/6/26
4285 SW Dudney Ave

Allen and Kim Shepherd Allen & Kim Shepherd 3/8/26
4288 SW Dudney Ave

Gerald and Evelyn Geiger
42949 SW Dudley Ave

Jeffery and Mel Geiger
~~36079~~ Dudley

✓Terry and Lena Lewis 3/8/26
4268 SW Anderson

✓John and ~~Margo~~ Christine Barackman 3/7/26

TOM HENDERSON

Patricia ~~Yoakum~~

43257 SW Dudley Ave

✓Mark and Katherin Shapland 3/7/26
43191 SW Dudley Ave.

✓Sohlstrom, FE Mary
43115 SW Dudley

Maria and Coret Garcia Contreras
3982 SW Stephens St

Timothy Vandomelen
3903 SW Stephens st

Beverly Bean
43190 SW Klickitat Ave

mike ✓Robin Condon 3/7/26
43124 SW Klickitat Ave

Rick and Natalee Nixon 3/7/26
43088 SW Klickitat Ave

~~Robert~~ Raeng Andrew Avizinis 3/8/26
43006 SW Klickitat Ave

✓Kelly Leavitt 3/7/26
4292 2 SW Klickitat Ave

Rick and Brenda Rice

✓Ray ~~Friden~~ Frieden 3/6/26 503-302-8816
3536 SW Anderson

Marbles, Fred + Caroline
34160 SW Anderson

✓PATRICK & CARRIE CRAFT 3/5/26
31608 SW Anderson

✓~~Duane~~ Duane & Linda Holscher
4020 SW Anderson Rd

✓Barbara Johnson
4523 SW Anderson Rd

Steven + Jamie Nelson

✓Von ~~Andreson~~ Martinez 3/8/26

✓Tysen Lozano - 3/7/26

✓Blair Miller 3/7/26

✓Dan Miller 3/7/26

SIGNATURE AND DATE

Dan-Michael L McDonald	3/8/26
Janin Holland	3/8/26
Carol West	3/8/26
James West	3-8-2026
Jessica Stone	03-08-2026
Conner Stone	03-08-26
Diana Dan	3/8/26
Steven Harris	3/8/26
Alix Plunford	3-8-26
Mike Plunford	3/8/26
Grace Plunford	3-8-26
[illegible]	3-8-26
[illegible]	3.8.26
	3-8-26
[illegible]	3/8/26
[illegible]	3/8/26

SIGNATURE AND DATE

Connor Matarisciano 4276 SW Anderson Rd, Forest Grove, OR 97116 503-407-8719

Elise Unterseher 4276 SW anderson rd, Forest Grove OR 97116 503-707-5145

Evan Boldessa - 4276 SW Anderson RD. Forest grove, OR 97116 808-638-1321

Alix Playford 3084 NE Meadow Ln Hillsboro OR 97124 971-271-0186

Brittni Montgomery 1845 C st. Forest Grove, OR 97116 503-619-6480

Teddy Montgomery 971-336-6487

Heelynn Montgomery

Mike Playford 3084 NE Meadow Ln Hillsboro OR 97124 503 523 9407

Cristi Rae Playford 503 523 9408

Don-michael S McDonald 335 NW Sadie ct, Hillsboro OR (503) 716-6032

Janine Holland

Carol West 2821 Maywood Dr. Forest Grove, OR 97116 503.550.1678

~~Don West 2821 Maywood Dr. Forest Grove, OR 97116~~

Jessica Stone 20651 SW Odessa Ave, Sherwood OR 97140 503.715.7770

Conner Stone same ↓ 503 729 2917 +971-280-5433

Diana Harris 5205 SW 204th Ave. Beaverton Or 97078 (503) 330-4869

STEVEN HARRIS 2745 FLETCH ST. FOREST GROVE OR 97116 310-948-5205

DOCUMENT SOURCE	PAGE #	REFERENCE	OPPOSITION
Dilley Land Use Narrative	2	Existing Structure-Farm Implement Bldg	Incorrect statement-Nutsch does not Farm. Is this bldg. permitted and if so what category. If permitted as Ag, this is questionable as he uses these bldgs. as Hangers
			Radio Shack - Physically Moved to site. Request Permits of this structure
		Adjacent Land Uses - Farmland (north, East, South, West)	Incorrect Statement - There is not just Farm Land to the North, East, South, West. Request documentation to support this reference See page 16, C response. 4284 Residence is located 154 ft from tower site. Conflicting statements
		Access Roads	Requesting all permits for this road access
		Project Description	Requesting all permits for this road access
		Zoning Description	Exclusive EFU should be preserved
	3	Introduction	Requesting support from customers request or concerns of coverage from the Dilley community. There is NO significant gap of coverage in the Dilley area.
			Public safety agencies prefer not to use cell phones with the exception of last resort, meaning their 700 or 800 MHz private system provides no coverage at all. The WCCCA 800 MHz covers highway 47. Requesting support from emergency services. Requesting to show evidence that the WCCCA 800 MHz does not cover Hwy 47.
			Tualatin Valley Hwy is not in the Dilley Area
			Requesting support in regards to proposed alternative location 2.8 miles NE. Why is this tower not being considered
			Requesting the RF coverage maps for alternative sites
	3	Project Proposal Narrative	Once per month for routine maintenance is NOT sufficient landscape maintenance
			Strongly disagree that the facility will not interfere with surrounding properties and their uses. There is a Arena Business within 200 feet of tower. The Tower will have catastrophic impact on this business as borders will vacate premises if there is to be a tower.

			Fiber Service. We do not have Fiber out in this area. Requesting support on this statement
	3	Proposed Facility Design Specifications and Details - EQUIPMENT	Strongly disagree. Environmental concerns for fuel spills into the river. Requesting documentation to show there will not be any ecological effects.
			Enlarged Site Plan - Request this document to be provided
			Generator will be loud when in use
		Construction	The County road cannot take the weight of the equipment required to build. More than 90 degree turn north end of east side of Anderson Rd. Adjacent Property owners at 4260 and 4268 SW Anderson Rd will NOT grant access to the property along the county ty road to the tower company. 4284 SW Anderson Rd will not grant access to the property at the South end of Anderson Rd
	4	Section 340 Exclusive Farm Use - Response	General Public in the Dilley area currently have adequate coverage - Requesting supporting documentation of public concerns and complaints. NOT necessary for Public Service.
	5	340-6.3	Requesting more information as to what this means - expanded?
	5	340-7.4	Airport approach zones. While the airstrip is not in the approach zone, it is not permitted (see email from Oregon Aviation Board)
	5	340-7 Response	Strongly disagree - Airstrip is not identified or part of the investigated in this site search
	5	340-7.6	Requesting documentation that the Cell Tower company and Washington County has researched the Airstrip in this area. We are not finding any conditional use permits on this airstrip. This airstrip is not registered with the Port of Portland and is actively in use.
			Requesting the study results from Obstruction Evaluation/Airport Airspace Analysis (OE/AAA)
	6	340-9 Response	Nearest property line, is the 139.7' from the middle of the road or the actual property stake? If measurement is from the middle of the road, then house at 4284 will be 222' from the tower

	6	340-9.4	Request easement documentation
	7	403-4 Response	Trees and Radio Tower Will NOT assist with the screening of a 150' tower See Appendix E Photo Simulations. Sunset and view of coastal range will be impeded upon. Property owners moved out into this area for a reason, Views, solitude, wildlife. WE urge you to strongly consider this!
			Amateur Radio Tower on site - Is this Radio Tower Bldg. legally permitted?
		340-10.2	Request documents to support this statement
	8	422 Significant Natural Resources	Disagree - the tower WILL have significant impact on the wildlife habitat in the area. Migration Path of Canadian Geese, nesting habitat for Bald Eagle andGolden Eagle. Swans, owls, egrets. As well as Beavers. Most are protected by Federal Law and MBTA. Negative Ecological impact on the Tualatin River.
			Requesting support on complying with local, state and federal approvals
	9	423-3	How/what are the possible radiation emission amounts and how far reaching is it?
		423-4	Has the land Use compatibility statement been processed with the county?
	9	423-6 Noise	Requesting noise report dated 11-24-25. Strongly disagree - 200' from existing dwelling is not adequate distance to suggest that this dwelling will not be impacted.
	10	423-8	The lighting to be facing will be motion activated, meaning birds, squirrels, raccoons will set them off. ** Windows at 4284 are facing north and will be dealing with lights coming on and off.
	11	423-12 Response	Disagree with this statement. Requesting supporting documentation of these findings
	13	430-109.7 B (2) (a) (b)	It is not possible that the structure and accessory will have minimal impacts on the developments and surrounding land uses. It WILL have a negative impact on scenic views and property values

	14	430-109.8 (a)	Galvanized Steel- Not possible to have minimal visual impact. This tower will be highly visible to the North, East, West and South which will greatly impact the community. The Tualatin River is to the South of the tower. Along this river there is wildlife that is federally protected. The adjacent 60 ft tree will not help to minimize impact to the East. To the North, and East of the tower, the rural residential area begins. Strongly disagree that this tower will blend in with the overcast skies. No consideration to sunny skies. Tower will be visible from 4284 at ALL areas of the property. The tower will be visible from multiple areas of SW anderson and other homes in the community
		430-109.8 (b)	Adjacent airstrip. Approval with ODA, FAA or other state and federal agencies are required. Request documentation supporting this statement
	14	430-109.9 (e)	The ground mounted shelters will extend above the fenceline and will be visible
	14-15	430-109.8 (f)	Strongly disagree that this plan will be of help with obscuring the equipment from public view. Regardless of attempts to conceal the equipment and tower, it will all be highly visible. Who will be maintaining the evergreens, black berries and other vegetation due to the farming environment. Entire compound and tower will be visible from all residences on 4284 SW Anderson
	15	430-109.8 (g)	Airstrip is actively being used. FAA response is required before this can move forward. Argument is the airstrip is not known by the Tower companies OR the county or FAA, so not properly approved or researched. Airstrip is not registered with the Port of Portland and to State of Oregon Aviation

	15	430-109.9 (a) (1)	Oppose this statement. Challenging "non-residential District" Dilley Community is a Rual Residential Community of over 100 houses that will be affected. There is existing adjacent residential property within 150 feet of the proposed tower. All property on the East side of SW Anderson Rd have residences allowed on the EFU land
	15	430-109.9 (a) (2)	Response states not proposing equipment shelters; See pg. 13 'E' Equipment Cabinets
		Setbacks (see 430-109-9 Table B and illustrations at end of section 430-109)	Requesting these documents
		430-109.9 (3) (a)	What are the alternate sites that have been submitted. The steps taken to more effectively screen the tower is NOT acceptable. This is a rural community, with lots being 2 plus acres. Having a cell tower directly in front of homes and business is not acceptable
	16	430-109.9 (3) (b)	Surrounding properties ARE Impacted
		430-109.9 (b) (1)	Referring to the area as residential district. Contrary to page 15, 430-109 (a) (1)
		430-109.9 (b) (2)	Request support to show this access meets county standards
		430-109.9 (b) Response	We disagree with the statement: "Approach is currently being used by the property owner for agricultural purposes" AND there ARE homes/dwellings in the immediate vicinity. Is the driveway permitted and legal?
		430-109.9 (c) response	There ARE adjacent residential districts. Disagree with " Equipment shelter is not Proposed as part of this project. See page 13 430-109.8" Arborvitae die fast, need trimmed on a regular basis and the back side along the fence will die and be brown.
	17	430-109.9 (d)	Urban residential District Yes Or No?
		501-8.5.f	Driveway is not for agricultural purposes only. Requesting documentation that this driveway is approved by the county.
	18	ORS 215.275 (2) (a)	There are other locations that would offer the same. Requesting documentation of who else was contacted and where.

		ORS 215.275 (2) (c)	Disagree - This area is surrounded by land owned by Metro, Clean Water Services/City of Hillsboro. Other sites that request that they were considered and results of study
		ORS 215.275 Response	Disagree. Reliable emergency, public safety is questionable as cell phones are not the source of communication. There are other sites that are acceptable, however the land owners declined. Requesting documentation of the additional site location that were looked into. Requesting documentation for other sites that would be more beneficial to serving Hagg Lake
	19	5	Least cost/least impact to the landowner is due to the fact that he is elderly, in his 80's and he does not live here permanently. The long term impact will be to the residence who have chosen to live in a rural community, away from the city and away from the disruption that the tower will have on the area.
			There are 11 houses on Anderson Road that will be in direct line of site of the tower. Market Analysis proves the value of the properties will be impacted by 2 to 25 %. An average of 15% reduction in value of these houses will be $1,237,000. This does not include the remaining homes in the .04 to .05 mile radius that will be affected as well. The impact in total will be in the Millions. All the while the land owner does not live in the area and there is no concern for the neighboring community by Wayne Nutsch or the Cell Tower companies
			Challenge statement - Protection of Agricultural Operations as 4284 will loose agricultural revenue
	19-20	5 (4)	We find it would be impossible to do so
	20	Conclusion	Not True - narrative is full of incorrect information. Will NOT result in minimal impacts. Is not compatible with rural character. Value downgrades of Property and homes in the area
			4284 SW Anderson Rd is in jeopardy of even being saleable due to proximately to the tower

	OTHER CONCERNS	NEPA - National Environment Policy Act	Requesting Evidence the study was conducted. If so, what are the findings.
Appendix B Justification		Customers using the Hwy to reach Hagg Lake during summer hours	Requesting support to show study of other sites
		Search Ring	Better non invasive sites in search ring. Request support to show study in this area
Appendix C Noise Study		Predicted Equipment Sound Levels	The adjacent neighbors will here this equipment. 37 dbl predicted is to close to the 50 dbl max allowable.
		Emergency Equipment	Predicted noise level is not acceptable

From: LUT Development
To: Louisa Bruce
Subject: FW: Casefile Public Comment - Response
Date: Monday, March 9, 2026 1:27:26 PM

From: Washington County Forms <noreply@washingtoncountyor.gov>
Sent: Monday, March 9, 2026 9:37 AM
To: LUT Development <LUTDEV@washingtoncountyor.gov>
Subject: Casefile Public Comment - Response

Submitted on Mon, 03/09/2026 - 09:36

Submitted by: Anonymous

Submitted values are:

Casefile Number
L2600034

Your Name
Nathan Horlacher

Email
horlacher.nathan@gmail.com

Address
4539 SW Anderson Rd.
FOREST GROVE, Oregon. 97116

Your Comments
Nathan Horlacher
4539 SW Anderson Rd., Forest Grove, Oregon 97116
March 9th, 2026

To: Washington County, Maitreyee Sinha
Re: Opposition to Proposed Wireless Telecommunications Facility – Casefile: L2600034-SU/D

Dear Members of the Commission,

I am writing on behalf of myself and the 25 neighboring property owners to formally object to the proposed cell tower on Wayne Nutsch's farm property. While we recognize the importance of connectivity, this specific proposal is inappropriate for land designated for Exclusive Farm Use (EFU) and poses a direct, substantial threat to the economic well-being of the surrounding community.
Our opposition is based on the following primary concerns:

1. Incompatibility with "Farm Use" Designation
The subject property is categorized for agricultural use only. The introduction of a massive industrial structure is a radical departure from the intent of this zoning. It disrupts the rural character and scenic landscape that defines our area. Unlike farming activities, a cell tower is a permanent industrial utility that provides no benefit to the agricultural productivity of the land.

2. Documented Negative Impact on Property Values
The primary concern of the immediate vicinity is the stigma and aesthetic blight created by the tower. Real estate research, including studies published in The Appraisal Journal (Bond & Wang Study), indicates that visible cell towers can reduce nearby residential property values by up to 20%.
• For the 25+ homes in the immediate vicinity, this represents a collective loss of millions of dollars in home equity.
• This is not a speculative concern; it is a market reality documented by the National Association of Realtors, noting that 94% of buyers are less interested in properties near towers.

3. Disproportionate Burden on Neighbors
The current proposal allows a single property owner to profit at the direct expense of their neighbors. While the applicant receives lease income, the surrounding families; many of whom invested in this area specifically for its rural, tower-free environment, are forced to absorb the total loss in property value and quality of life.

Sincerely,
Nathan Horlacher

From:	LUT Development
To:	Louisa Bruce
Subject:	FW: Casefile Public Comment - Response
Date:	Monday, March 16, 2026 1:43:57 PM

From: Washington County Forms <noreply@washingtoncountyor.gov>
Sent: Monday, March 16, 2026 9:09 AM
To: LUT Development <LUTDEV@washingtoncountyor.gov>
Subject: Casefile Public Comment - Response

Submitted on Mon, 03/16/2026 - 09:08

Submitted by: Anonymous

Submitted values are:

Casefile Number
L2600034

Your Name
Terry and Lena Lewis

Email
lmburkhardt9@msn.com

Address
4268 Sw Anderson Rd
Forest Grove, Oregon. 97116

Your Comments
Ms Maitreyee
WE have received several documents from Capital Design Services. From what we understand you have these documents in your files as well. WE have reviewed and have compiled many oppositions, questions and request for support to back several of the statements.

The document that will be attached, refers to the document source, page #, source identification and the community comments, opposition.

WE urge your team to take serious consideration to the opinions and concerns of the

Dilley Community. We also urge your team to consider the value of and to help in preserving EFU land.
Terry and Lena Lewis
503-680-9264

Attach Documents

- opposing-tower-company-information.xlsx (16.83 KB)

From:	Kelsey Shaw Nakama
To:	Maitreyee Sinha
Subject:	[EXTERNAL] Comment Re CASE FILE #L2600034 Special Use & Development Review for Wireless Communication Facility in the EFU District
Date:	Tuesday, March 17, 2026 3:55:03 PM
Attachments:	TRK Comment RE Casefile #L2600034-SE_D.pdf

Dear Senior Planner Sinha,

Please find a comment from Tualatin Riverkeepers on Casefile #L2600034-SE/D, the proposed Wireless Communication Tower in Dilley, attached.

Respectfully,
Kelsey

--
Kelsey Shaw Nakama, JD (she/her)
Policy & Advocacy Director | Riverkeeper
Tualatin Riverkeepers | tualatinriverkeepers.org
11675 SW Hazelbrook Rd, Tualatin, OR 97062

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TUALATIN RIVERKEEPERS®
11675 SW Hazelbrook Road | Tualatin, OR | 97062 | (503) 218 2580 | tualatinriverkeepers.org | info@tualatinriverkeepers.org

Washington County
Department of Land Use & Transportation
155 N 1st Ave #350-13
Hillsboro, OR 97214

March 17, 2026

Dear Washington County Planning Director:

I am writing on behalf of Tualatin Riverkeepers to express our concern with the proposed construction of a wireless Telecommunications Facility, Casefile #L2600034-SE/D, on EFU land.

Tualatin Riverkeepers protects, restores and expands access to the Tualatin River watershed through advocacy and fostering broad community engagement. We envision a thriving Tualatin River watershed sustained by an engaged community who enjoys all of the benefits a healthy river system has to offer.

We have several concerns about this project. The land on which this project is proposed to be built is directly adjacent to the Tualatin River. The project map included in the County Notice shows the proposed tower being sited less than 200 feet from the river and less than 100 feet from the mature riparian area. Additionally, this property is within the Drinking Water Protection Area for the Tualatin watershed. Drinking water source protection refers to actions that protect raw water sources (such as rivers) that provide water to public water system wells, springs, and intakes. The Oregon Health Authority strongly encourages communities to reduce risks of contamination to their drinking water sources. A 150' steel monopole with an adjacent diesel generator, as well as the heavy vehicles and machinery necessary to construct that pole and its surrounding infrastructure, threatens water quality and increases the likelihood of contaminating the river. Given its alarming proximity to the river and the property's location within the watershed's Drinking Water Protection Area, Tualatin Riverkeepers firmly believes this is an inappropriate location for this project.

This area of the river is known feeding and nesting habitat for many species of birds, including bald and golden eagles, swans, geese, and ducks, as well as beaver and fish. The construction and existence of this pole will harm the wildlife in the area, and will also likely harm the surrounding flora.

Tualatin Riverkeepers urges you to protect the river and wildlife from harm and to deny this permit application.

Thank you for your consideration.

KJ Shaw Nakama

Kelsey Shaw Nakama, JD
Policy & Advocacy Director