

## Cell Tower Survey Results October 17, 2024

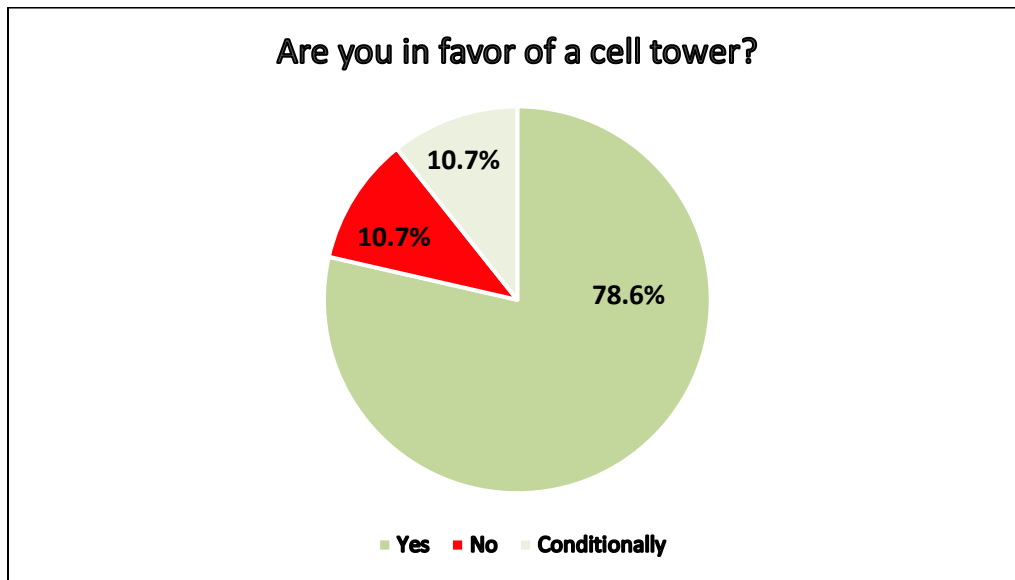
### Background

Verizon approached the District requesting a lease on a space in the Forest (outside of the Watershed) for a cell-tower. At their September meeting, the Board authorized a public comment period for the Arch Cape Water District community to respond to a survey about their interest in a cell tower. The public comment period was from September 20th – October 10<sup>th</sup>.

The notice about the survey was posted on the District’s web site, in the District Board’s blog and at the mailboxes. 89 people responded to the survey. 5 of them lived outside of the Arch Cape Water District boundaries and were not eligible. 84 responses met the criteria. 1 of those respondents also sent a letter to the board.

### Findings

**89% of respondents are in favor OR conditionally in favor of a cell tower. 11% are not.**



**Conditions:** Of the nine respondents, 4 would like the tower to be camouflaged or set further back from houses, 2 have questions about the implementation process / level of disruption, 2 would like an impact study and 1 would like AT&T to provide services on the tower.

An FAQ is attached to address to a number of the questions that were raised.

**No:** Of the nine respondents, 3 cite health concerns, 1 cites “headaches” in managing the rental process, 3 cites impact on the views and experience, and 2 provided no reason.

*Attachments:* FAQ, Submitted letter, Public Comments contained in the survey

## Cell Tower FAQ

In response to survey response questions, the below is information that was not already provided on the web site.

- 1) Is there a better map to better visualize the location and see how close it is to homes?

[Pin on Google Maps](#)

- 2) Will an impact study be done?

Forestry Professionals & Verizon Contractor:

There is no real mid-to-long term environmental impact to the forest. That said, there is construction involving gravel at the top of the mountain concrete foundations, plowing in powerline & installation of electronics. There will be a propane tank to run a backup power generator. The only "impact" I have ever seen assessed is the aesthetics of the tower itself as seen from key view spots in the community. I would not recommend the tree camouflage as the imitation branch doesn't hold up well in our coastal winter winds. I have seen them camouflaged to look like other features and one that simulated a fire look-out tower. It made the tower stand out more

- 3) How/where will utility lines will be run to the tower?

Verizon Contractor:

Power would be run from an existing source somewhat closer to sewer plan. Trench and bore up from there to the cell tower site, but then it will just grow back similar to what it is today since the most recent clearing of that area.

- 4) Will there be a backup generator?

Yes

- 5) What are details on the plan for trenching from "the south side of the tunnel" and the level of disruption?

Verizon contractor:

We will be following the existing roadways and not clearing an easement on either side. All boring or trenching will be done in the existing shoulder. The route to the site should not be too disrupted, and if so, we are talking hours, not days.

6) Will other cell service providers use the tower?

Verizon contractor:

Yes. The other carriers will reach out to Verizon. Their equipment would be collocated on the tower at a lower elevation.

7) Can the tower be camouflaged?

Forestry professionals:

Yes – either by painting or making it look like a tree or other object. Simulated “tree branches” do not hold us so well in the winds on the cost. Painting should allow the tower to blend into the background. In this case, likely blue/grey to match the sky.

8) Will there be health impact from cellular frequencies?

There is a wealth of literature on this question from all perspectives. Everyone is likely to find some information that supports whatever position they want.

*There seems to be consensus that “Cell phones emit low levels of radio frequency (RF) energy, which the National Cancer Institute says doesn't consistently increase the risk of cancer in humans. However, the amount of exposure from using a cell phone is usually much higher than the exposure from living near a cell tower.”*

When reviewing studies, be sure to assess the source and the date of the study.

September 24, 2024  
Dale Mosby  
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Arch Cape, OR 97102  
(503) 332-5201 [dale@archcape.com](mailto:dale@archcape.com)

To: Arch Cape Water District Board  
Re: Cell phone tower request

The short answer is that yes, the Arch Cape Water District should allow and encourage Verizon to place a cell tower on Arch Cape Forest land.

I want to provide some additional information to emphasize why this is the correct decision, so I am sending a letter to board members in addition to filling out the survey.

When it comes to making the choice of cell phones or land lines the voting has long since been made with the clear choice being cell phones.

According to the most recent estimates from the National Center for Health Statistics, about 73 percent of American adults in 2022 lived in households where there were only wireless phones and no landlines, while another 25 percent were in households with both. Barely over 1 percent had only landlines.

There is no reason to think that the residents of Arch Cape would differ from this national statistic. The only problem is that in Arch Cape our cell coverage is so poor that it may be impractical to be a cell-only household, especially east of the highway. If we brought good cell service to Arch Cape we would model the rest of the nation, perhaps even more so with owners of second homes preferring to use only their cell phones.

In addition to the convenience of having a working cell phone there is a large safety advantage to having good cell coverage both for residents and visitors. Visitors to the area will want to use a cell phone to contact emergency services. Agencies such as FEMA and the National Weather Service can send an alert to all cell phones in a geographic area to provide warning of an emergency. This, of course, depends on having cell coverage.

Recently a resident required medical assistance. My wife was on her phone with a nurse but unable to go into the person's house due to cell coverage that would only work in the street outside. I had to repeatedly go in and out of the house relaying information. And this was on the west side of the highway so at least we had some cell coverage.

The two objections I have heard to cell towers are about visual impact and RF (Radio Frequency) exposure. The issue of visual impact is an opinion that will vary. I do not find cell towers objectionable and want a working cell phone. Anyone objecting to a cell tower based on concerns over RF exposure should not be able to cast a negative vote unless they also tell you that they do not own a cell phone or have WiFi in their house. RF intensity is all about distance. A cell phone next to you or a WiFi unit in your house will have a much stronger field than one from a tower because it is much closer than the tower.

Regards,  
Dale Mosby

**Public Comments**

Are you in-favor?	Why or Why Not?	Comment
Yes	Yes I want the improved cell service Arch Cape	
Yes	Better cell coverage	
Yes		
Yes	Important for emergencies	
Yes	It sounds like a win-win to me.	
Yes	It will be great to be able to have cell service in Arch Cape , especially for emergencies that may arise.	
Yes	Reliable cell communication is essential for safety, particularly in an aging community highly susceptible to natural disasters.	
Yes	Tired of unreliable service and dropped calls	Thank you
Yes		Rent will help care for forest.
Yes	I want working cell service for both safety and convenience.	It is aggravating not having reliable cell service throughout Arch Cape. I have dropped and missed calls but at least I have some service - though poor. There are many areas with no cell service such as our fire station. Some extra revenue would be nice but I would be happy to see Verizon given the space at no charge, A longer letter will be submitted separately.
Yes	We need better cell coverage in Arch Cape. We also could use a steady funding source for the district.	
Yes	It sounds like this will bring in both cell service and revenue.	
Yes		
Yes	Better communications, support for emergency services	
Yes	Seems like a win-win. Arch Cape needs better cell reception and you'll have consistent revenue. I'd rather look at a cell tower than a clear cut any day.	
Yes		<p>Could we ask them to do a 'fake tree' style tower so that it blends in more?</p> <p>I am in favor either way but I think the tree style tower would be preferred.</p>

Are you in-favor?	Why or Why Not?	Comment
Yes		<p>Could we ask them to do a 'fake tree' style tower so that it blends in more?</p> <p>I am in favor either way but I think the tree style tower would be preferred.</p>
Yes	It's a no-brainer—improve phone reception for Verizon customers. Reduce AC Forest maintenance cost burden on community. Contribute to road maintenance to the extent access road to antenna site overlaps with forest roads.	
Yes	To the extent possible, the AC Forest should be self supporting. The use of this small lot (1/4 acre?) would provide a high return for a minimally invasive structure, while improving reception for Verizon customers.	
Yes	Would welcome better signal. Reasonable method to diminish ratepayer costs.	
Yes	To offset the expense of forest operating cost	I am so used to seeing - or not seeing - these towers everywhere
Yes	good revenue source	
Yes	Cell service is a critical reality	In order to make contact using our cellular devices we need cell tower coverage. This will aid in emergencies and day to day communication
Yes		
Yes	Would prove to provide meaningful support of operating costs. Will also improve cell service for Verizon users (#1 or #2 at the coast with relatively poor service in Arch Cape), and possibly to others as cell tower accessed is often licensed out to other carriers.	Thank you for soliciting feedback.
Yes	Mobile phone customers will benefit from improved coverage.	<p>Will the other major providers come along with similar asks (AT&amp;T, T-Mobile)?</p> <p>Where would additional towers be situated?</p>
Yes		
Yes	District can use \$ and cell phone users can use the improved service	GO FOR IT!
Yes	it is needed and it will help the district	
Yes	Like the income to offset expenses and far enough back to not be obtrusive	
Yes	This is an easy source of revenue with no significant impact to views, or the forest. It will provide vastly improved communications quality and reliability for	I suspect that Verizon would be willing and able to pay more than \$18,000 so it

Are you in-favor?	Why or Why Not?	Comment
	customers but more importantly for first responders and it will be of critical value if there is a significant earthquake, tsunami or wildfires.	would be worth researching what comparable towers and locations are receiving now.
Yes	I view it as a win/win situation. Verizon pays money which will support the operating costs of the Forest and we get better cell service as well.	
Yes	Improve cell phone access as coverage is very limited due to lack of cell tower in our vicinity	
Yes	Opportunity to defer expense of managing Forest-Watershed operations - lessening the potential burden of increased fees and/or taxes. Will also provide for enhanced reception for Verizon customers (including our family).	
Yes	Cell coverage is spotty in the Arch Cape area. We have to route through our home wi-fi to place and/or receive cell calls and text messages in our home. Adding a cell tower would be a significant enhancement and essential especially in emergency situations.	
Yes	As much as I like to stick my phone in a drawer at the beach, good cell service is an amenity I would like to have for those days when I am working while there. Plus defraying operating costs to the community.	\$18,000 per year sounds a little light to me. I think we should try to negotiate for a fee of \$25,000 per year. This is a pristine area, temperate rain forest, compensation should be higher.
Yes		
Yes	It would be nice to have cell coverage in Arch Cape.	
Yes		Think it is a good idea
Yes	I support any upgrades that will improve cell phone service in the area.  Also, the added income from Verizon will help pay for the watershed.	
Yes	Provide revenue for water district. with minimal impact on watershed or forest.	Three comments:: 1. if you have not already done so, confirm that the terms of the conservation easement permit a cell tower. 2. ask Verizon to paint the tower colors that blend in with the background when the tower is seen from the beach. Likely blue/grey to match the sky. 3. You might ask Mike Morgans to review the

Are you in-favor?	Why or Why Not?	Comment
		lease as he has considerable experience in these matters;.
Yes	Safety: 1. We have poor phone signal for emergency response. 2. Offset our community costs. 3. Low impact. Win win!	
Yes	Added income with minimal downside (if Verizon follows through as promised	
Yes	Great for Emergency purposes.	I like to see the tower to be camouflaged looking like a green tree. Also a back of generator to run the Tower facility if offline with power.
Yes	For the reasons outline in the email	Is it possible for Verizon to install one of the cell towers that looks like a pine tree
Yes	We currently have no cell service at our house. We have to rely on WiFi. If power is out, we would have no way of communication.	
Yes	I want cell service in my home and we need the revenue for the district. Cell service would provide security, safety and support for the community.	
Yes	Makes sense	
Yes	The current very poor cellular service is a huge safety concern. It will provide peace of mind to have the tower & the great coverage it will provide	
Yes	The improved cell service alone is worthwhile and the additional fiber to our homes is priceless for those of us who work from home.	
Yes	Better cell service, especially in emergency situations could be vital. Helping to offset costs is also important.	
Yes		
Yes	Get funds producer and we need the coverage.	
Yes	Duh!	Cell service is poor without a. Close tower
Yes	Arch Cape needs communication	Make sure they are responsible to remove the tower and return the site back to its natural state. When they vacate the site. Including decommissioning of roads and removing power etc.
Yes	Better cell service and helps pay for the water shed forest costs	
Yes		Do it.
Yes	It would improve service and have little environmental impact.	



Are you in-favor?	Why or Why Not?	Comment
Yes	It would improve communication conditions AND pay for operating costs. Win-win	
Yes	Improving cell service not only provides a safer environment for our residents and first responders, the minimally intrusive structure coupled with the funds to offset resident cost are a win for our community.	
Yes	I currently get no coverage at the house and rely solely on wifi for phone connectivity. When power goes out, I have to go to the beach to obtain a signal limiting my ability to work from home.	
Yes	Yes, because the tower would 1. Bring stable income, 2. Be maintained by Verizon. 3. Have a small footprint even though being ugly. 4. Benefit the residents and guests and first responders in the community.	Would Verizon be willing to camouflage the tower so it wouldn't be quite so much of an eyesore?
Yes	Foe better cell service and more funds for the Forest and Watershed.	
Yes	A great opportunity to help pay for our forest. Looks like minimal impact to our view of forest. Would be great to improve our cell service.	
Yes	Big advantages are financial assistance to the district and improved cell coverage for Arch Cape.	
Yes	Would reduce the financial burden to rate payers / tax payers of the ongoing operating costs	
Conditionally	Probably fine, but could use a better map to understand where the location is, and how/where utility lines will be run to the tower. Will a backup generator be used and how close will it be to existing homes? How tall will the tower be?	
Conditionally	I'm generally in favor, but would like more details on the plan for trenching from "the south side of the tunnel" to the tower site. I'm concerned that "minimal" trenching will turn out to be considerably more disruptive than implied.	
Conditionally	Before you expect an educated response, I would like to see an environmental impact study done. Very important to the welfare of humans, animals, and forest.	
Conditionally	Has there been an impact study done? Have previous studies been done [elsewhere]? If so, has that data been shared or made available?	
Conditionally	What is the possibility of other providers using the tower (i.e. ATT)?	
Conditionally	<p>Can they camouflage it like a big fir tree? I know they do this in CA camouflaging them like palm trees.</p> <p>If they would do that it would improve coverage for cellular services for everyone.</p>	

Are you in-favor?	Why or Why Not?	Comment
Conditionally	<p>I would like to see the cell tower disguised as a tree.</p> <p>Sounds like a good way of generating revenue.</p>	
Conditionally	<p>I am in favor as long as the tower is placed in an inconspicuous manner. I personally use Verizon Wireless for my cell service and do not have a signal at my house. It would be great to have service and I would assume this tower would afford that.</p>	<p>I am in favor as long as the tower is placed in an inconspicuous manner.</p>
Conditionally	<p>Though I am not opposed, my preference would be to see it further back from all the neighborhoods. Further east if there was a satisfactory location with easy access. I am not aware of all the reasons it was decided that this is THE spot to do it but it feels pretty close to the homes, and I have some skepticism about 5G exposure.</p>	
No	<p>We have a home in Arch Cape. We have adequate cell coverage now (not with Verizon). The compensation for what the cell company is offering seems inadequate.</p> <p>Finally, our home in Arch Cape is an escape from the microwave smog we experience in Portland.</p>	<p>We do not believe increasing the density of mirowaves in the Arch Cape community is a detriment to the health of the Community and poor use of the common space.</p>
No	<p>While it would be nice to not have cell phone calls drop while driving through the low points on highway 101, I am not in favor of allowing the installation of a cell phone tower in our watershed.</p> <p>The supposed reasons for the forest purchase did not include improving cell phone service or major utility construction in the watershed and is therefore inconsistent with the purposes of owning our watershed. Besides the obvious environmental concerns with the construction and increased vehicular access, I am also concerned with the unsightliness of a 100 ft. tower on one of the first major knolls in the watershed. As someone who frequently accesses the beach and ocean, I enjoy looking back on the forest without viewing man-made installations.</p> <p>Additionally the money coming in would be beneficial, however my understanding is those dollars would need to stay in the forest fund and could not be used for capital or operational budgets.</p>	<p>I doubt NCLC would allow a cell phone tower in their Rainforest Reserve but someday I could see a tower being installed on the timberland properties to the north of us which may give us increased signal without all the downsides/headaches of selling/"renting" our recently acquired land to a massive corporation.</p>
No	<p>Concerns about view and safety. Not Verizon users.</p>	

Are you in-favor?	Why or Why Not?	Comment
No		
No	<p>I am not in favor for many reasons:</p> <p>I cherish the view of the mountains from the ocean, this board putting a cell tower up in the proposed location would be one of those things I'd look at my whole life and think what a mistake that was...</p> <p>The proposed location is a beautiful knoll over looking the ocean, a fenced in, graveled area with a big tower and wires running to it, once again I'd walk back there throughout my life and think, what a mistake.</p> <p>My house probably has some of the worst cell phone service in all of arch cape with it's proximity to tree's / mountains.. I have Verizon service, it has never been much of an impact,</p> <p>Wi-Fi calling easily resolves service issues.</p>	
No	There are long term health, wildlife and visual issues that will only provide short term income. This is a poor way to finance district operations.	We have considered this issue before and it has been rejected.
No		
No	Studies show that living close to cell towers increases rates of cancer 3-4x. This is too close to residences in my opinion.	
No	If the Water District moves forward with a cell tower because the majority of residents and fire department want a tower, that is understandable. However, our household has no trouble working from home by running our cellphones through our wifi and has no real need for a cell tower. Furthermore, cell towers may cause health problems, the science is unclear. Cell towers usually have lights on them and these lights will be visible from the beach and maybe some resident's homes, negatively affecting the night sky and mountain view-shed. An ugly industrial cell tower will certainly stand in stark contrast to our beautiful forest.	If the Water District moves forward with a tower, there are cell phone towers designed to look like trees from a distance. This option would alleviate some of the eyesore. The future is likely more satellites and less towers so the lease should terminate when the tower is no longer needed for cell tower purposes and not be open ended for other uses. Lastly, if I was negotiating, I would ask for a higher lease amount. Verizon has the money.