



WRITTEN ORDER

June 19, 2015

Administrative Use Permit: AUP1-15

Verizon Wireless - Tehaleh

Application Number: 795808

Parcel Number: 0519161016

Proposal: Approval of an Administrative Use Permit (AUP) to construct and operate a four (4) provider, 150-foot tall steel monopole with associated equipment, within "Tract D" of the proposed preliminary plat of Pinnacle Ridge at Tehaleh. The monopole and equipment shelter will be located within a 60-foot by 60-foot (3,600 square foot) leased area surrounded by a slatted 6-foot high chain link fence, in the Employment Based Planned Community (EBPC) zoning classification.

Project Location: 13402 Overlook Drive East, Bonney Lake, WA, in a portion of the NE ¼, of Section 16, Township 19 North, Range 5 East, W.M., in Council District #1.

Staff Decision: The proposed telecommunication tower is *approved* subject to compliance with all applicable regulations and the conditions listed at the end of this Written Order.

State Environmental Policy Act (SEPA): The Cascadia Environmental Impact Statement (EIS) (Draft EIS, dated March, 1998, and Final EIS dated August, 1998) analyzed development impacts of Phase 1 at the specific or project level and this Administrative Use Permit is subject to the requirements of the Final EIS and the January 22, 2014, Addendum associated with the Phase 1 Major Amendment to the Cascadia -Tehaleh EBPC PUD.

Owner/Applicant: NASH Cascadia Verde, LLC, 16701 S.E. McGillivray Blvd., Suite 150, Vancouver, WA 98683

Agent: Odelia Pacific Corporation (Verizon Wireless), Attn: Sarah Telschow, 1215 4th Avenue, Suite 1900, Seattle, WA 98161

County Contact: Donna Rhea, Associate Planner, drhea@co.pierce.wa.us, (253) 798-3288

Application Complete Date: January 16, 2015

Pierce County Online Permit Information:

<http://palsonline.co.pierce.wa.us/palsonline/permitinfo?applPermitId=795808>



Public Notice:

- A notice of the application was sent to all property owners, within 300 feet and two parcels deep of the project site, on January 26, 2014.
- Property posting for this application occurred on February 2, 2015.

Site Information:

- The subject site is located in unincorporated Pierce County and is an approximate 60-foot wide by 171-foot long rectangular lot known as “Tract D” of the preliminary plat of Pinnacle Ridge at Tehaleh. Access to the tract is via a cul-de-sac at the end of Overlook Drive.
- The project is vested under the August 24, 1999, Hearing Examiner Decision and Development Agreement of Cascadia Employment Based Planned Community (EBPC)
- The project site known as “Tract D” within the proposed preliminary plat of Pinnacle Ridge at Tehaleh has a Residential zone classification within the Cascadia Employment Based Planned Community (EBPC).
- The proposal is defined as a Level 3 telecommunication tower up to 150-feet in height and is allowed on the project site with approval of an Administrative Use Permit.
- The subject proposal has been reviewed and approved by the Tehaleh Architectural Review Committee.
- The proposal will have no significant adverse environmental impacts on fish and wildlife, wetlands, water, noise, transportation, air quality, environmental health, public services and utilities, or land and shoreline uses.

Required Written Findings and Determinations:18A.75.020 – Administrative Use Permit

The Director shall review applications for Administrative Use Permits in accordance with specific findings as set forth below. An Administrative Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:

- a. That the granting of the proposed Administrative Use Permit approval will not:
 - (1) be detrimental to the public health, safety, and general welfare;
 - (2) adversely affect the established character of the surrounding vicinity and planned uses; nor
 - (3) be injurious to the uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to located.

Findings: All criteria have been met by the proposal.

- b. That the granting of the proposed Administrative Use Permit approval is consistent and compatible with the intent of goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan, and any implementing regulation.

Findings: The intent of goals, objectives, and policies are all met under the Development Agreement of Cascadia EBPC.

- c. That all conditions necessary to mitigate the impacts of the proposed use are conditions that are measurable and can be monitored and enforced.

Findings: All conditions are measurable and can be monitored and enforced.

- d. That all requirements for a specific use have been addressed by the applicant.

Findings: With listed conditions, provisions of PCC Title 18A.35.140 - Telecommunication Towers and Wireless Facilities have been addressed and met by the applicant.

18A.35.140 – Telecommunications Towers and Wireless Facilities

All telecommunication towers and wireless facilities shall be subject to the following requirements:

1. Location Criteria/Tower Separation. In an effort to promote collocation, telecommunication towers shall maintain a one-half mile separation.

Findings: Documentation provided by the applicant and staff's review verifies that no towers exist within a one-half mile radius that could provide collocation.

2. Antenna Location Criteria

Findings: This criterion is non-applicable to this proposal as a new tower is proposed.

3. Setbacks

Findings: The required setback for a wireless telecommunication tower shall be based on the setback of the underlying zone as specified in 18A.35.020 B.2., and shall be increased by one foot for every foot that the height of the tower exceeds 60 feet. The portion of a tower or antenna necessary to accommodate collocation for a current or future provider shall not be used in calculating the required setback.

The tower is 150 feet in height with a deduction of 68 feet for the current or future providers; thus, an additional 22 feet shall be added to the "Other Classifications" setbacks outlined under the Development Agreement of Cascadia EBPC. The facility requires the following setbacks:

<i>Front (cul-de-sac)</i>	<i>37 feet</i>
<i>Interior Yards</i>	<i>27 feet</i>
<i>Rear Yard</i>	<i>32 feet</i>

4. Tower and Height

Findings: *The TAC Prairie Ridge RF Documentation provided by the applicant verifies that a tower height of 150 feet is necessary to meet the coverage objective.*

5. Color

Findings: *The facility will be painted dark green to blend in with the existing tree canopy.*

6. Lights, Signals, and Signs

Findings: *No lights, signals, or signs are proposed.*

7. Historic Classification

Findings: *The subject parcel is not located within an historic district.*

8. Equipment Structures

Findings: *The proposed equipment shelter meets the required setbacks, size, and distance from property boundaries and will be located within a 60-foot by 171-foot lease area surrounded by a slatted 6-foot high chain link fence and Level 3 perimeter landscape screen or berm around the east, south, and west sides of the lease area. An October 20, 2014, Acoustical Report prepared by SSA Acoustics, demonstrates compliance with noise levels.*

9. Fencing

Findings: *The proposal meets the criteria with installation of a 6-foot high slatted chain link fence and locked access gate.*

10. Required Parking

Findings: *The subject proposal is an unmanned site. Maintenance personnel can park within the gated lease area.*

11. Federal Regulations

Findings: *A condition of approval will ensure that all federal requirements are met.*

Decision Criteria (PCC Title 18A.35.140 E.1-7)

1. Significant visual impacts of a facility shall be minimized through careful design, siting, landscaping screening, and innovative techniques. This may involve the reduction of setback standards to achieve the maximum visual buffer.

Findings: *The applicant has sited the tower within an area proposed as a preliminary plat telecommunication tract. Upon development, the tower will be located near mature tree canopy to the west with a Level 3 perimeter landscape buffer to the east and south.*

2. Efforts to mitigate impacts and protect the public health and safety shall be exercised to the extent permitted by the Telecommunications Act of 1996.

Findings: *Efforts to mitigate impacts and protect the public health and safety shall be excised to the extent permitted by the Telecommunication Act of 1996.*

3. Potential impacts to adjacent properties shall be avoided through sound engineering practices and the proper siting of antenna support structures.

Findings: *Sound engineering practices will be enforced through applicable building codes.*

4. The facility is proposed in a location where the existing topography, vegetation, building, or other structures provide the greatest amount of screening.

Findings: *The lease area will be screened from view by dense forest with mature trees to the west, Level 3 perimeter landscape screen or berm to the east and south, and a slatted 6-foot high chain link fence surrounds the site.*

5. Consideration has been given so that the placement of a telecommunication tower has minimal impact on adjacent properties and their view of Mt. Rainer, Puget Sound, Olympic Mountains or other vistas which increase the assessed value as determined by the Pierce County Assessor-Treasurer.

Findings: *Due to existing tree canopy, the siting of the facility will not impact view corridors and will have a minimal impact on adjacent properties.*

6. The facility is significantly screened by placing it in existing trees to the extent that it does not result in significant signal degradation.

Findings: *The facility is proposed in a location where the existing topography and vegetation provide the greatest amount of screening.*

7. A tower shall not be permitted unless the applicant demonstrates that there are no existing towers or support structures available which can accommodate the applicants proposed antenna. Fees, costs, or contractual provisions that are necessary to accommodate collocation may not be used as justification to construct a tower within the required separation.

Findings: *The applicant has provided documentation to justify construction of a new facility.*

Decision / Conditions and Requirements:

The Planning and Land Services Department hereby **approves** the proposed Administrative Use Permit and imposes the following conditions and requirements to ensure that the proposal conforms to the intent of the Comprehensive Plan, applicable community plans, other applicable County codes, state law, and criteria contained in this Title:

Current Planning:

1. Prior to building permit approval, final development plans shall be submitted to the Planning and Land Services Department for review and approval within twelve (12) months of the effective date of the decision of the administrative use permit application. Failure to submit said plans shall automatically render all approvals granted herein null and void.
2. Completion or substantial progress toward completion of the approved project shall occur within two (2) years of the approval of final development plans, or all approvals granted herein shall automatically become null and void.
3. Issuance of this land use approval does not guarantee that permits required by other departments and agencies will be approved.
4. No portion of the wireless facility shall exceed 150 feet in height.
5. Prior to final building approval, the applicant shall apply for an Accessory Element Inspection to demonstrate compliance with the required landscaping and slatted chain link fencing.
6. No signals, lights, or signs shall be permitted on the wireless facility unless required by the FAA.
7. The facility must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the Federal government with the authority to regulate towers and antennas.

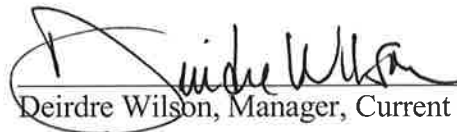
8. The telecommunications service provider for a specific facility shall provide the Department with a copy of the notice to the FCC of intent to cease operations and shall remove the obsolete tower, antennas, and associated structures within one year from the date of said notice.
9. The required chain link fencing shall include slats.
10. The facility shall be painted dark green to blend in with the existing tree canopy.
11. The facility shall comply with required setbacks as outlined under the Development Agreement of Cascadia Employment Based Planned Community.

Development Engineering:

12. Temporary access to the cell tower site shall be constructed per the approved site development plan dated October 7, 2014, under Permit No. 786612. Permanent access to the site shall be provided on the final road/drainage plans for the plat of Pinnacle Ridge at Tehaleh.

Appeal:

In accordance with Pierce County Code, 1.22, Appeals of Administrative Decisions to the Examiner, any person aggrieved, or affected by any decision of an administrative official may file a notice of appeal. A notice of appeal, together with the appropriate appeal fee, shall be filed within 14 days of the date of an Administrative Official's decision, at the Public Services Building, Development Center, Planning and Land Services Development Center, 2401 South 35th Street, Tacoma, Washington 98408.


Deirdre Wilson, Manager, Current Planning

for: Dennis Hanberg, Director
Planning and Land Services Department

Transmitted to:

Property Owners: NASH Cascadia Verde, LLC
16701 S.E. McGillivray Blvd, Suite 150
Vancouver, WA 98683

Agent: Odelia Pacific Corp
Attn: Sarah Telschow
1215 4th Avenue, Suite 1900
Seattle, WA 98161

Reviewers: Donna Rhea, Associate Planner, Current Planning
Robert Jenkins, Senior Planner, Current Planning
Paul Barber, CE2 Engineer, Development Engineering
Scott Sissons, Environmental Biologist, Resource Management
Lori Roosendaal, Fire Prevention Bureau
Puyallup Indian Tribe – Cultural
East Pierce Fire and Rescue
Tacoma Water

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