



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2nd Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: June 21, 2021
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Wireless Site Technology (9323 N. Government Way, Ste. 220, Hayden, ID 83835) on behalf of Yakima MSA Limited Partnership
FILE NUMBER: CELL#005-21, VAR#001-21
LOCATION: 5808 Summitview Ave.
TAX PARCEL NUMBER(S): 181321-31005
DATE OF APPLICATION: May 27, 2021
DATE OF COMPLETENESS: June 18, 2021

PROJECT DESCRIPTION Proposal to replace an existing legal non-conforming communication tower facility with a new 50-foot monopole; conditional use permit to allow placement within 300 feet of a residential zone; and a variance for the fencing, camouflage, and landscaping requirement in YMC Chapter 15.29, located in the LCC zoning district.

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Wireless Communications Facility
2. Level of Development: 50-foot monopole wireless communications facility
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Wireless Communications Facility
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Hearing Examiner has been scheduled for **Thursday July 22, 2021 beginning at 9:00 a.m. virtually via Zoom**. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

All written comments received by 5:00 p.m. July 14, 2021, will be considered prior to issuing the staff recommendation to the Hearing Examiner, and will be made part of the official record. Please reference file numbers (CELL#005-21, VAR#001-21) and applicant's name (Wireless Site Technology) in any correspondence you submit. You can mail your comments to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901

IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE:

https://cityofyakima.zoom.us/webinar/register/WN_JVabch_9RQGG9sizZel4cQ

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

View the Hearing Online by Zoom: To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.

Listen to the Hearing by Phone: You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press *9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted.

NOTICE OF DECISION Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Eric Crowell, Associate Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, Site Plan, and Vicinity Map



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 21 de junio, 2021
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Wireless Site Technology (9323 N. Government Way, Ste. 220, Hayden, ID 83835) por parte de Yakima MSA Limited Partnership
No. DE ARCHIVO: CELL#005-21, VAR#001-21
UBICACIÓN: 5808 Summitview Ave.
No. DE PARCELA(S): 181321-31005
FECHA DE APLICACIÓN: 27 de mayo, 2021
FECHA DE APLICACIÓN COMPLETA: 18 de junio, 2021

DESCRIPCIÓN DEL PROYECTO: Propuesta para reemplazar una instalación de torre de comunicaciones existente (legal, inconforme) por un nuevo monopolo de 50 pies; permiso de uso condicional para permitir colocación dentro de los 300 pies de una zona residencial; y una variación sobre el requisito conforme al código municipal de YMC 15.29 para el cercado, camuflaje y jardinería, en la zona comercial LCC.

DETERMINACIÓN DE LA CONSISTENCIA Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Instalación de Comunicación Inalámbrica
2. Nivel de desarrollo: instalación de torre de comunicaciones de 50 pies de altura
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a las normas de desarrollo del Título 12 y del Título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Instalación de Comunicación Inalámbrica
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima al público a revisar y comentar sobre esta propuesta. Se pueden enviar comentarios por escrito antes o durante la audiencia pública. La audiencia pública ante el Examinador de Audiencias de la ciudad de Yakima ha sido programada para el **jueves, 22 de julio, 2021 comenzando a las 9:00 a.m. virtualmente usando la plataforma Zoom.** Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito.

Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el 14 de julio, 2021 serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (CELL#005-21, VAR#001-21) o al nombre del solicitante (Wireless Site Technology) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

SI DESEA ASISTIR A ESTA REUNIÓN VIRTUAL PARA ESCUCHAR Y/O TESTIFICAR, REGÍSTRESE POR ADELANTADO CON SU NOMBRE Y CORREO ELECTRÓNICO AQUÍ:

https://cityofyakima.zoom.us/webinar/register/WN_JVabch_9RQGG9sizZel4cQ

Después de registrarse, recibirá instrucciones por correo electrónico para ingresar en línea con su dispositivo o llamando por teléfono.

Ver la audiencia pública en línea por Zoom: Para ingresar a la reunión, haga clic en el enlace ubicado en el correo electrónico de confirmación que recibió al registrarse. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, use la función para "levantar la mano". Cuando sea su turno de hablar, el anfitrión desactivará el silenciador. Un mensaje aparecerá en su pantalla y seleccione la opción "unmute". Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará.

Escuche la audiencia pública por teléfono: Puede llamar a cualquiera de los números telefónicos ubicados en el correo electrónico de confirmación que recibió al registrarse. Deberá ingresar el ID y la contraseña de la reunión cuando se lo solicite. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, presione *9 en su teléfono para "levantar la mano". Cuando sea su turno de hablar, escuchará un anuncio automatizado indicando que el audio de su teléfono ha sido activado y todos los participantes pueden escucharlo. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará y escuchará un anuncio automatizado indicando que su teléfono ha sido silenciado.

AVISO DE LA DECISIÓN: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



Supplemental Application For:
VARIANCE
YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.21

PART II - APPLICATION INFORMATION

1. TYPES OF VARIANCE (✓ at least one)

☐ Lot Size ☐ Building Height ☐ Sign ☐ Critical Areas

☒ Other Fencing, camouflage, landscaping

Variance Is From YMC 1 5 . 2 9 . 0 7 0

2. AMOUNT OF ADJUSTMENT

_____ ± _____ = _____
Zoning Standard Proposed Standard Amount of Variance

3. PROPOSED USE: (Must Be Taken From YMC Ch. 15.05, Table 5-1)

Communication Towers (*)

4. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY: (Attach if lengthy)

See Attached Legal Description.

PART III - REQUIRED ATTACHMENTS

SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following items)

A variance shall be granted only when the applicant demonstrates that the variance will not be contrary to the public interest, is not self-created, and that practical difficulty and unnecessary hardship will result if it is not granted. The applicant must clearly establish and substantiate that the request for variance conforms to all the requirements:

1. Would granting the variance be consistent with the general purpose and intent and not be injurious to the neighborhood or otherwise detrimental to the public welfare?

See Page 2 of Response to Chapter 15.21 Variances, Attached.

2. Would granting the variance permit the establishment of a use not permitted in a particular zoning district?

See Page 4 of Response to Chapter 15.21 Variances, Attached.

3. Does a unique circumstance exist that is not generally applicable to land or structures in the neighborhood?

See Page 4 of Response to Chapter 15.21 Variances, Attached.

4. Would the strict application of the provisions deprive the applicant of reasonable use of such land or structure?

See Page 4 of Response to Chp 15.21 Variances, Attached.

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

D. VARIANCE PROCEDURES

Chapter 15.21 VARIANCES

15.21.010 Purpose.

The purpose of this chapter is to empower the hearing examiner to vary or adapt the strict application of any of the requirements of this title; provided, such variance would not be contrary to the public interest, and the strict application of the particular regulation would result in peculiar, exceptional, and undue hardship on the owner of the property. It is the intent of this title that the variance be used only to overcome some exceptional physical condition of land that prevents any reasonable use of the property. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).

15.21.020 Application.

A written application requesting a variance shall be submitted to the division under the applicable provisions of YMC Chapter 15.11. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).

Applicant Response:

A written application has been submitted to support the request for a variance to certain standards of Chapter 15.29, namely, YMC §§ 15.29.070 (5) and (7) as part of a master application for the review and approval of its underlying standard wireless permit and wireless conditional use permit applications.

The applicant is proposing to replace an existing wood pole with a new steel monopole at an existing nonconforming wireless communication site which has operated from the current location since 1999, pre-dating the current YMC. The applicant is requesting relief from fencing, camouflage and landscape requirements as required by YMC §§ 15.29.070 (5) and (7).

15.21.030 Criteria for variance approval.

A variance shall be granted only when the applicant demonstrates that the variance will not be contrary to the public interest, is not self-created, and that practical difficulty and unnecessary hardship will result if it is not granted. The applicant must clearly establish and substantiate that the request for variance conforms to all the requirements and standards listed below:

A. That granting the variance will be consistent with the general purpose and intent of this title and will not be injurious to the neighborhood or otherwise detrimental to the public welfare;

Applicant Response:

The applicant is proposing to replace an existing wood pole at an existing legal nonconforming wireless communication facility with a new steel monopole, painted dark brown and replace the existing chain link with chain link including brown privacy slats. The proposal will be consistent with the general purpose and intent of this title and will not be injurious to the neighborhood or otherwise detrimental to public welfare.

- **Security.** *As noted the ground around the base of the tower will be fenced and secured according to code requirements. The request is for a waiver to allow the installation of chain link (topped with 3 strands of barbed wire) which is consistent with the existing site condition and the adjacent chain link fencing material on the property.*
- **Screening.** *Because the location of the facility is in the paved parking lot of a commercial development, the landscaping requirements of the code would not serve to buffer the facility to a greater extent than the proposed addition of privacy slats in the chain link fencing. Furthermore, it would draw more attention to the facility, rather than follow the intent of the code to blend into the surrounding property and uses.*
- **Camouflage.** *Given the site size, the surrounding development and the commonality of brown power poles throughout the vicinity, the installation of a brown monopole is the least visually and physically intrusive facility that is not technologically impractical and consistent with the intent for WCF's to blend with the surrounding environment.*

The existing WCF has been in existence at this location since 1999 and can be found to be compatible with the nearby neighborhood. The proposal, to replace the wood pole with a steel monopole includes painting the new structure and the appurtenances a dark brown to better blend with the surrounding area and to further improve the visual aspects of the facility in and around the general area of the existing site.

The applicant is requesting relief from of YMC §§ 15.29.070 (5) and (7)) pertaining to fencing, camouflaging and landscaping requirements found in this section of the code.

15.29.070 (5)

5. Fencing and Security. The antenna support structure shall be secured against unauthorized entry. A well-constructed wall or wooden fence not less than six feet in height from the finished grade shall be provided around each personal wireless service facility. Access to the tower shall be through a locked gate. The use of chain link, plastic, vinyl, or wire fencing is prohibited unless it is fully screened from public view by dense vegetative screen at least eight feet in depth along all visible portions of the fence.

Applicant Variance Request:

The existing site compound is fenced with chain-link fencing. The applicant is seeking approval to continue to use this existing fencing material. The overall height of the fencing will be approximately 8' (7' of chain link and 1' for the 3 strands of barbed wire). This fencing is approximately 12'-8" long on one side and 8'-4" long on the other with a 4' pedestrian gate in the 8'-4" length. Currently the west, south and east property line fences are chain link, with the west fence also having 3 strands of barbed wire at the top. The south fence has "dark" brown privacy slats and the east fence has rusty brown privacy slats. The applicant proposes to add brown privacy slats to their compound fence, similarly colored to the slats in the south fencing. (See pictures of existing conditions below at the end of this variance narrative.)

15.29.070(7)

7. Camouflage Requirements. All new towers and base stations, and major modifications to towers and base stations, must be camouflaged as defined by this chapter. Appropriate camouflaging is determined on a site-specific basis, taking into account existing structures and natural features both on and surrounding the site. When considering surrounding features that the facility is designed to reflect, nonconforming structures shall not be considered; nor shall structures such as utility poles, signs, smoke stacks, mechanical equipment, utility substations, other wireless-based structures or similar features that contribute to visual clutter of an area be used to determine an acceptable camouflage technique. In all zones, towers shall be camouflaged using the least visually and physically intrusive facility that is not technologically impracticable under the facts and circumstances. Camouflaging for new towers and base stations shall include the following:

a. Landscaping. Landscaping is an element of camouflage. Landscaping, as described herein, shall be required to buffer personal wireless service facilities to soften the appearance of the cell site. The city may permit any combination of existing vegetation, topography, walls, decorative fences or other on-site features instead of landscaping, if they achieve the same degree of screening as the required landscaping. If the antenna is mounted flush on an existing building, and other equipment is housed inside an existing structure, landscaping shall not be required.

b. Buffers. The visual impacts of a personal wireless service facility shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary structures. Further, existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for or as a supplement to landscaping requirements. The following landscaping and buffering shall be required around the perimeter of the tower and accessory structures:

i. A row of evergreen trees a minimum of six feet tall at planting a maximum of six feet apart shall be planted around the perimeter of the fence.

ii. A continuous hedge at least thirty-six inches high at planting capable of growing to at least forty-eight inches in height within eighteen months shall be planted in front of the tree line referenced above.

iii. To the extent feasible, the tower or mount shall be placed amongst and adjacent to the drip line of three or more evergreen trees at least seventy-five percent of the height of the facility.

iv. An automatic irrigation system providing irrigation as needed according to plant type, season and maturity of plantings.

c. Continued Maintenance. Applicant shall have a continuing obligation to maintain the landscaping improvements. In the event that landscaping is not maintained at the required level, the city after giving thirty days' advance written notice may maintain or establish the landscaping and bill both the owner and lessee for such costs until such costs are paid in full, or may seek enforcement through any available remedy.

d. Trees—Recording of Conditions. To ensure that trees associated with camouflaging and screening are preserved, the following note shall be recorded on the property title:

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

All trees within 50 feet of the telecommunications facility located on this property, which serve to screen the telecommunications facility, shall be retained for the life of the telecommunications facility. Screening trees may only be removed if deemed diseased or dangerous by a certified arborist. Before any trees can be removed a report from the certified arborist shall be submitted to the City for review and approval. Unless approved by the City, only that portion of the tree required to remove the hazard can be removed. The City may require the trees to be replaced by the telecommunication provider.

Applicant Variance Request:

The applicant is requesting relief from those items required in this section, namely, camouflage requirements that would require landscaping. The applicant is proposing to replace an existing wood pole with a new steel monopole painted dark brown. The applicant is seeking relief from any and all landscaping requirements as may be required in this section.

The existing site area provides limited area for extensive landscaping and screening as required by the section of the code referenced above. The site area is in an existing paved parking area with paving immediately to the south and east of the site fence and building, as well as the area within the fenced space is paved. The facility is located near/next to businesses that are used for commercial purpose and storage of rental vehicles. The installation of extensive landscaping would not serve to provide screening of the site to any substantial degree and would result in the facility being more obtrusive than currently or as proposed after the replacement. The brown privacy slats serve a better screening purpose for the minimal open space around the base of the tower, than would a landscape buffer.

The installation of new steel monopole, paint brown along with the other equipment at the site painted to match the pole will provide a substantial improvement in the visual appearance of the facility. As stated above in the code section, YMC 15.29.070(7), "Appropriate camouflaging is determined on a site-specific basis, taking into account existing structures and natural features both on and surrounding the site". The approval authority can find that the applicant's request to seek relief from the camouflage and landscaping requirements can be approved by granting of a variance to these standards as identified and are not inconsistent with the goals and intents of the YMC.

B. That granting the variance will not permit the establishment of any use not permitted in a particular zoning district;

Applicant Response:

The proposal is to replace an existing wood pole with a new steel monopole. The existing site is a legal nonconforming use in this zone (LCC). The requested variance is to grant relief from fencing, camouflage and landscaping requirements found within this section of the code. The requested variance would not establish a use not permitted in this zoning district.

C. That unique circumstances exist. There must exist special circumstances or conditions, fully described in the findings, applicable to the land or structures for which the variance is sought. The special circumstances or conditions must be peculiar to such land or structures and not generally

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

applicable to land or structures in the neighborhood. The special circumstances or conditions must also be such that the strict application of the provisions of this title would deprive the applicant of reasonable use of such land or structure;

Applicant Response:

The existing site area does present a unique and special circumstance for it provides limited area for extensive landscaping and screening as required by this section of the code referenced above. The site is in an existing parking area, and near/next to business that are used for commercial uses and storage of rental vehicles. The installation of a landscape buffer would encroach on the adjacent utility easement and encroach into the existing paved parking. The space constraints of the site do not allow for the installation of a buffer. The installation, if possible, of extensive landscaping would not serve to provide screening of the site to any substantial degree. The strict application of the requirements would deprive the applicant of reasonable use of the lease area, as there is insufficient space for the existing building, the replacement tower and landscaping to all fit within the space.

D. That an unnecessary hardship exists. It is not sufficient proof of hardship to show that lesser cost would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases without knowledge of the restrictions. It must result from the application of this title to the land or structure. It must be suffered directly by the property in question, and evidence of variance granted under similar circumstances shall not be considered. Neither nonconforming uses nor neighboring lands or structures, nor buildings in other zoning districts, shall be considered as controlling factors for the issuance of a variance;

Applicant Response:

The request for variance from fencing and camouflage/landscaping is not the result of a self-created condition, nor is the request driven by cost. The site location consist of limited space and capacity and presents a hardship to the applicant to comply with the requirements as outlined in this section of the YMC. This WCF has existed since 1999 pre-dating the current YMC. The proposal for a tower replacement is to improve service to the community. The site cannot be brought into conformance with the sections for which relief is sought without an unnecessary hardship on the applicant if it were required to do so. It is logistically and practically infeasible given existing conditions and spaces of both the WCF and the development on the underlying parent parcel. It would require encroachment into the utility easement and existing parking spaces.

E. That granting of the variance is necessary for the reasonable use of the land or structure; and

Applicant Response:

The applicant is seeking a variance from fencing/camouflage and landscaping requirement, so that the applicant can replace an existing wood pole at the site with a new steel monopole structure, painted dark brown. The applicant is an FCC licensee and it is incumbent upon them to provide the current wireless technologies which cannot be achieved with the existing wood pole which is structurally insufficient to support the replacement of the antennas and addition of tower top radios. The granting of the variance

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

requests allow the applicant to reasonably use their same footprint space for the purpose intended and continue their occupancy and operations from this site. The new structure and fencing as proposed will improve the visual aspects of the facility.

F. That the variance as granted by the hearing examiner is the minimum variance that will accomplish this purpose. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 3019 § 64, 1987: Ord. 2947 § 1 (part), 1986).

Applicant Response:

The applicant has requested relief from fencing, camouflage and landscaping requirements that represents the minimum variance that the applicant needs to achieve the site modification/replacement of the existing wood pole with a new steel monopole.

15.21.040 Additional criteria for variance approval in the floodplain and airport overlay districts.

When considering a variance in a floodplain or airport overlay, the hearing examiner shall consider, in addition to the conditions in YMC 15.21.030, all technical evaluations, standards applying to YMC Ch. 15.27 Part Four, any overlay district, and:

1. The danger to life and property due to flooding or airport conflicts;
2. The importance of the services provided by the proposed use to the community;
3. The necessity to the facility of a waterfront or airport location;
4. The availability of alternative locations for the proposed use which are not subject to flooding or airport hazards;
5. The compatibility of the proposed use with existing and anticipated development; and
6. The relationship of the proposed use to the airport master plan and FEMA one-hundred-year floodplain. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).

Applicant Response:

The proposal is not located in a floodplain or airport overlay zone.

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA



Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA



15.11.100 Master applications.

A. Process. Any person proposing a land use project, which would require more than one permit or approval, may submit a master application on form(s) provided by the department. The master application shall be processed subject to the highest type of review applicable to any of the required permits or approvals, Type (3) review being higher than Type (2), and Type (2) review being higher than Type (1). For purposes of this section, the administrative official's decisions shall have the following effect:

1. If any of the required approvals constitute a recommendation to the legislative body, the decision of the administrative official as to all such permits or approvals shall constitute a recommendation to the legislative body; and
2. Otherwise, the decision of the administrative official shall be final subject to appeal pursuant to YMC Chapter 15.16.

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

Applicant Response:

The applicant's proposed project requires approvals of a Standard Wireless permit and Conditional Use Permit and a Variance approval (for relief from certain fencing and landscaping buffer requirements). Accordingly, Yakima MSA Limited Partnership has submitted a "master" application to include all approvals and is then subject to a Type II review by the hearing examiner.

B. Fees. When two or more zoning applications for the same project are processed as a master application, only the highest fee among the applications submitted shall be charged. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 3019 § 43, 1987: Ord. 2947 § 1 (part), 1986. Formerly 15.11.110)

Applicant Response:

All applicable fees for each of the permit/approval requests have been submitted with the application documents.

May 24, 2021

Eric M. Crowell
Associate Planner
City of Yakima Planning Dept.
129 N. 2nd St.
Yakima, WA 98901



RE: Standard Wireless Permit and Conditional Use Application
Variance Application
US Cellular Site ID: Summitview #348322
Site Location: 5808 Summitview Avenue, Yakima, WA
Map/Tax lot: 181321-31005

Dear Mr. Crowell:

On behalf of Yakima MSA Limited Partnership, (US Cellular), we are submitting our applications for a Standard Wireless Permit and Wireless Conditional Use Permit, and a Variance to request approval to replace an existing 54 ft. tall wood pole with a new 50' steel monopole at an existing Wireless Communication Facility (WCF) at the above address in the City of Yakima.

A Proposal Summary Sheet is provided with this cover letter as well as a Proposal and Site Description and a Table of Contents that itemizes our documentation submitted with this application to support our request.

Also attached find fee checks for:

- a. \$500 (Standard Wireless Permit),
- b. \$3,500 (Wireless Conditional Use Permit), and
- c. \$1,635 (Variance).

If you need additional information, or have any questions, please let me know.

Sincerely,

A handwritten signature in black ink that reads "Dan MacKinney".

Dan MacKinney
Wireless Site Technology, LLC
208.699.0237

Standard Wireless, Wireless Conditional Use Permit, Variance Application
Wireless Communication Facility
US Cellular Site ID: Summitview 348322
Project Location: 5808 Summitview Ave, Yakima, WA

RECEIVED

MAY 25 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Proposal Summary

Applicant: Yakima MSA Limited Partnership, also known as "US Cellular"
8410 West Bryn Mawr Ave.
Chicago, IL 60631

Agent/Applicant Representative: Wireless Site Technology, LLC
9323 N. Government Way #220,
Hayden, ID 83835
Contact: Dan MacKinney
(208) 699-0237
dan@wirelessitetechology.com

Property Owner: Newton, LLC
405 East Lincoln, Avenue
Yakima, WA 98901
Contact: Craig Halverson
(425) 503-0743

Site ID: Summitview # 348322

Project Location: 5808 Summitview Ave, Yakima, WA

Parcel ID: Parcel 181321-31005

Request: Standard Wireless Permit and Wireless Conditional Use Permit
subject to Chapter 15.29 WCF and Variance subject to Chapter
15.21 Variance

Proposal Summary:

Yakima MSA Limited Partnership is proposing to replace an existing legal non-conforming tower facility (54 ft. wood pole) at the above address, with a new brown steel 50' monopole at the same location.

Complete details of this proposal are provided within the document titled ***Proposal and Site Description***. Supporting documentation is itemized on the attached ***Table of Contents*** as provided with this application.

RECEIVED

MAY 25 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

PROPOSAL and SITE DESCRIPTION

1. Project Overview

The applicant, Yakima MSA Limited Partnership ("YMSA"), also known as US Cellular, is upgrading its wireless communication network to support 5G technology and improve its current operating technologies. To facilitate this upgrade at one of its existing wireless communication facilities, Site #348322 Summitview, YMSA is proposing to replace an existing 54 ft. wood pole tower, located approximately 0.15 miles SW of the intersection of Summitview Ave. and N 56th Ave. This facility is an existing legal nonconforming WCF.

The replacement tower is proposed as 50 ft. steel monopole, painted brown, and shall be placed at the same specific location as the current wood pole. The technology upgrade will fill a gap in YMSA's 5G service experienced by its customers in the surrounding commercial and residential areas, as well as improving the footprint and operation of the technologies currently transmitting at the site, both in capacity and coverage.

Through consultation with planning staff, planner Eric Crowell, advised that since the existing facility is a legal nonconforming use and Chapter 15.29 does not otherwise specifically speak to standards and permits for replacement towers, the proposal to replace the tower is to be treated as a new tower, not a modification, and thus falls under the applicable provisions of Chapter 15.29 related to New Uses.

Therefore, it was also determined that the replacement of this existing nonconforming tower will require:

- a) a Standard Wireless permit,
- b) a Wireless Conditional Use Permit - given that the existing tower is within 300' of a residentially zoned parcel, and
- c) a Variance for relief from fencing, camouflage and landscaping requirements found in Chapter 15.29 - given that the existing facility constraints preclude compliance with these standards.

As will be demonstrated in the application materials, the proposed replacement tower meets the applicable YMC criteria for wireless communication facilities and the standards variance requested.

2. Project Details

- **Property.** The parcel underlying the site is addressed as 5808 Summitview Ave. and is an approximately 95' x 290' parcel. The property is owned by Newton LLC. YMSA has been a tenant on this property with their facility at this location for approximately 22 years which is also effectively the period of time that the current facility has been operational.
- **Zoning – Use.** The property is zoned Large Convenience Center District (LCC) and is currently developed with a single story building for commercial uses and includes a paved parking lot.
- **Site Location.** The current facility is located at the SW corner of the parcel with the approximate setbacks from west and south parcel lines as follows:
 - From west: building (2.5'); tower (28')
 - From south: building (16'); tower (25')

Directly adjacent to the equipment building on the south is a 16' wide paved utility company easement containing two ground based transformers.

- **Current WCF Development.**
 - Space. The currently developed space for the facility is approximately 28'-4" x 12'-8". As is apparent on Figure 1 below and on sheet Z-2 Site Layout of the Zoning Drawings, the actual open space at this site available for the tower, cable support system and any other improvements is very small, relatively speaking.
 - Building. The existing WCF includes a 12' x 20' pre-fabricated concrete equipment building with a brown tone exposed aggregate exterior.
 - Tower. The 54' wood pole tower is approximately 5' from the equipment building. An antenna array is located at the top and coaxial cabling extends down the tower and over to the equipment building.
 - Cable Support Structure. This structure is approximately 2' wide and 6'-6" long extending from the building to the tower to provide support for the cabling that extends from the inside of the building to the inside of the tower and connects with the antennas. It is the only other ground improvement within the Space.

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

- Utilities. Electrical service is provided to the facility by immediately adjacent ground-based transformers. Fiber optic services extend to the site by an overhead line which attaches to the tower.
- Fenced Enclosure. Fencing at the facility is chain link topped by 3 strands of barbed wire. The fencing encloses the open space by extending from the south plane line of the radio equipment building east to the east plane line of the adjacent commercial building effectively connecting the SE corner of the equipment building with the SE corner of the adjacent commercial building – an “L – shaped” fence line. This enclosed space is approximately 12'-8" x 8'4".



Current Facility

(The following Figures are extracted from the plan set provided in the application document submittal.)

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

See Figure No. 1, Site Plan for details of the site placement within the host parcel.

See Figure No. 2, Site Layout for a close-up view of the existing and proposed site layout and conditions.

See Figure No. 3, Tower Elevations for details on the proposed monopole structure/elevation.

See Figure No. 4, shows the use of a temporary structure support (Tower on Wheels) to be used during the remove/replace phase of the construction.

NOTES:

- 1 THE BASES OF THE MEASUREMENTS AND COORDINATES FOR THIS PLAT IN THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM '983 (WASPOS NAD83).
- 2 VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- 3 ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
- 4 THE TOWER IS LOCATED IN THE ZONE "N" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #0307C/10000 DATED NOVEMBER 18, 2009.

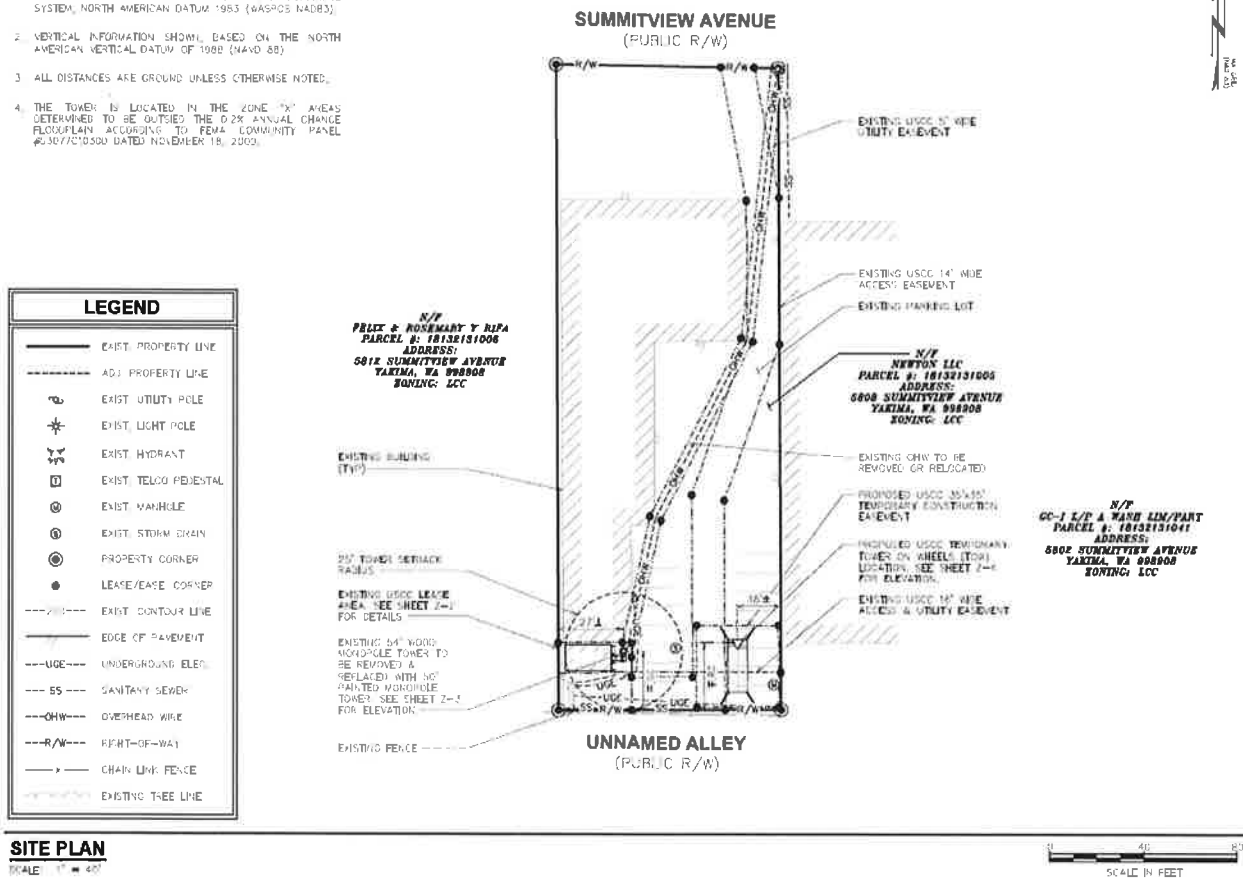


Figure No. 1, Site Plan

Standard Wireless, Wireless Conditional Use Permit, Variance
 Wireless Communication Facility
 US Cellular Site ID: Summitview #348322
 Project Location: 5808 Summitview Ave, Yakima, WA

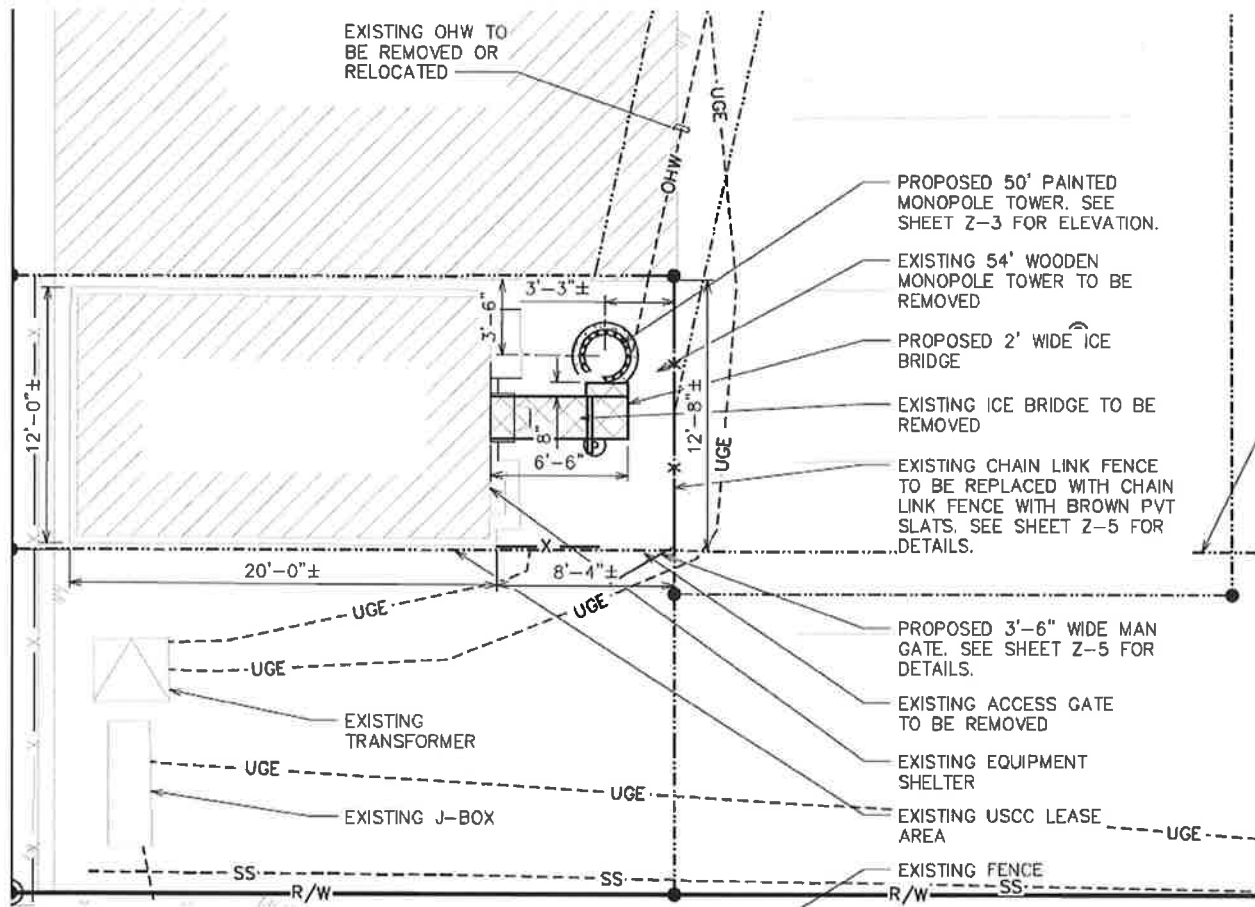
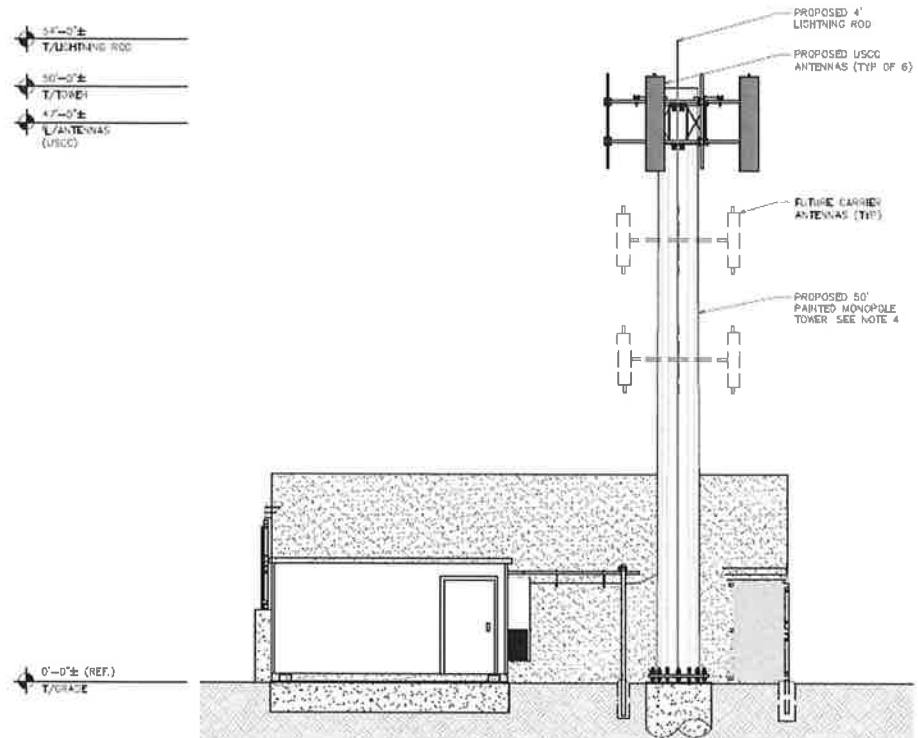


Figure No. 2, Site Layout

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA



TOWER ELEVATION
SCALE: 1/8" = 1'-0"

Figure No. 3, Tower Elevation

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

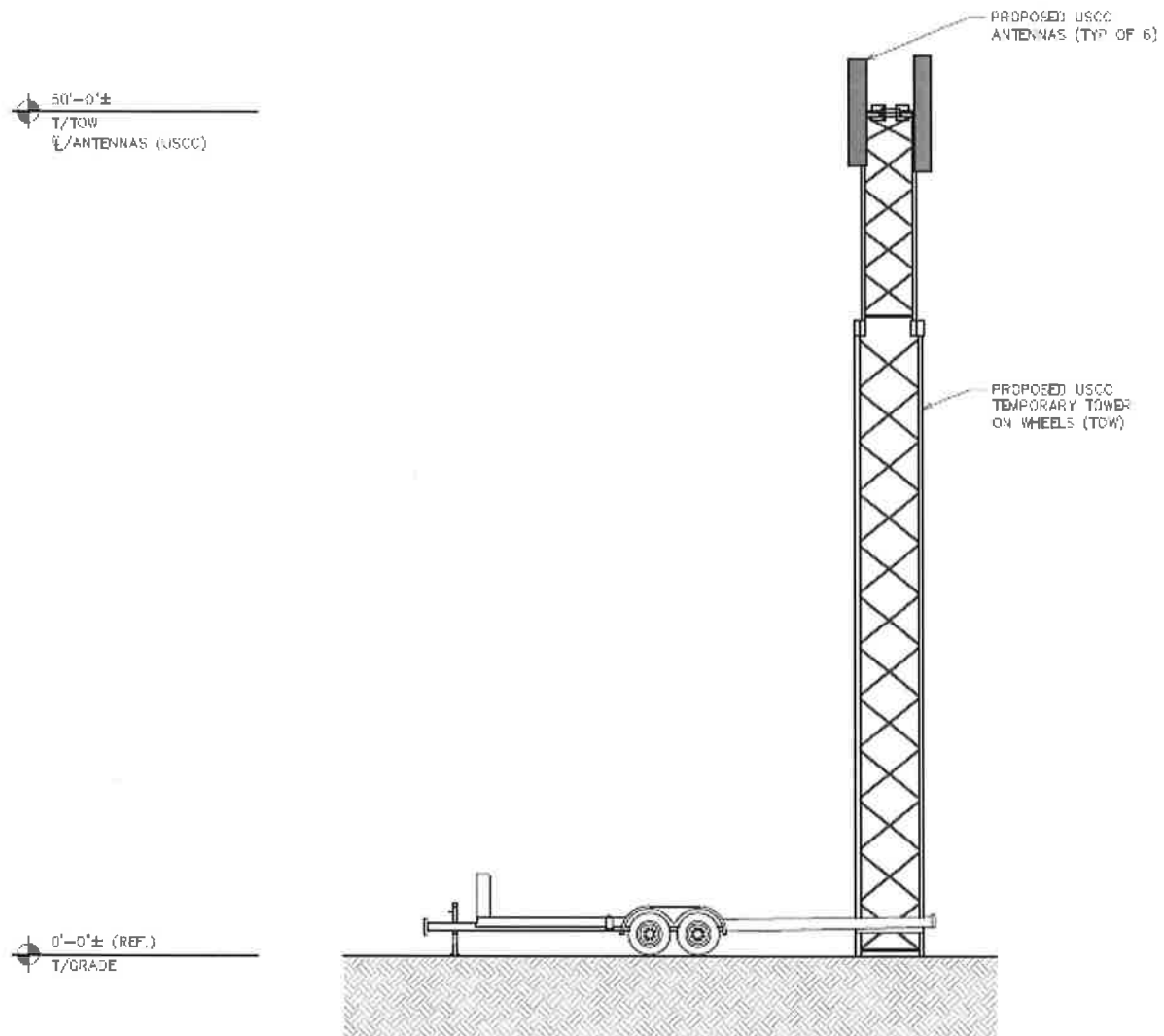


Figure No. 4, Tower on Wheels

- **Access and parking.** The WCF is accessed from Summitview Ave. and parking is available to the site technician directly adjacent to the facility to the south or in the existing parking lot. The use requires only about one trip every 3 months by personnel in a single vehicle.

3. Proposed Alterations

- **Tower.** Replace the existing 54' brown wood pole tower with a 50' brown monopole tower. See Attachment 7 for a color sample.
- **Antennas and Radio Equipment.** The new tower will have new cellular array support frames. These frames will support the new antennas and radios. The frames, antennas, and radios will be painted to match the tower. See Attachment 7 for a color sample.
- **Fencing.** The existing chain link fencing topped with barbed wire will be removed and replaced with fencing topped by barbed wire that has brown privacy slats to visually blend and match the tower and the privacy slats in the fence along the south parcel line. The applicant is proposing the brown privacy slats as an enhancement to the site screening already provided by the adjacent commercial building and adjacent walls and fencing with privacy slats.

4. Screening & Camouflaging

Through both the existing conditions and proposed alterations, the proposal is designed to minimize the visual impact to adjoining properties and surrounding environment.

- **Screening**
 - All ground equipment is presently installed within the approximately 10' high equipment building and no new external ground based improvements are proposed. The equipment building is the opaque screen of the view of the tower base from the west.
 - The view of the bottom 7' of the open space area (i.e. the base of the tower and cable support structure) will be screened from the south and west by an opaque barrier through the use of the privacy slats in the chain link fencing, an aesthetic and screening improvement over the existing condition.
 - Directly adjacent to the facility to the north is a commercial building approximately 16' tall serving as the opaque screen to the view from the north.
 - Immediately west of the equipment building is a property line fence composed of an approximately 5' tall concrete block wall topped with 6' high chain link fencing topped by 3 strands of barbed wire.
 - To the south of the facility approximately 16' away is the property line fence composed of an approximately 2' high concrete wall topped by a 5' chain link fence with brown privacy slats.

- The property line fence to the east approximately 65' distant from the facility is also chain link with brownish privacy slats.

- **Camouflaging**

- The replacement tower, antennas and other appurtenances to the tower will all be painted the same brown color which will improve the visual blending of the facility in the surroundings relative to the existing condition.
- The addition of the brown privacy slats to the chain link fencing at the facility is intended to improve the overall visual compatibility and buffering of the facility in the immediate vicinity of the host parcel.
- It is technologically impractical to replace the existing tower with any other tower type or stealth structure than the proposed monopole.
- The relative short tower height and brown color visually correlates the tower with the power poles populating the surrounding area.
- The brown color of the new pole, antennas and appurtenances minimizes any perceived adverse aesthetic and visual impacts.
- Attachment 14 Visual Impact Assessment includes both a narrative analysis of the facility impacts including current views and photo simulations and demonstrates that the tower is generally visual subordinate in the surrounding environment.

See the Statement of Code Compliance for additional YMSA statements regarding compliance with the Standard Wireless permit criteria.

5. Wireless Conditional Use Permit

YMSA is requesting a Wireless Conditional Use Permit due to the following conditions related to the existing facility and proposed tower replacement:

- The tower is within 300' of a residential zoning district.
- The tower, within 300' of a residential zoning district, is not camouflaged by stealth.

See the Statement of Code Compliance for YMSA statements regarding compliance with the Conditional Use Permit criteria.

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

6. General Variance Request – Screening and Landscaping

YMSA is requesting a partial variance from the fencing requirements of YMC 15.29.070(5) as applied to the allowed fencing material and a variance from the landscaping buffer requirement of YMC 15.29.070(7)(a&b).

- **YMC 15.29.070(5) Fencing and Security.** YMSA is requesting in variance in the form a waiver of the code prohibition against the use of chain link fencing unless it is fully screened from public view by dense vegetation. Both the west fence and south fence immediately adjacent to the facility are both chain link, as is the east property line fence approximately 65' distant. Both the south fence and east fence have brown privacy slats. The short length of fencing is minimally visible off parcel and the additional of the privacy slats in the facility fencing provides better visual blending and aesthetics than the current condition. The fencing is visually unobtrusive. A landscape buffer is impractical, visually inappropriate given the existing development, and not possible given the adjacent asphalt parking lot and the paved utility easement on the south side of the facility. See existing facility picture above and existing property fencing screen below.



Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

- **YMC 15.29.070(7)(a&b) Camouflage Requirements – Landscaping & Buffers.**
YMSA is requesting a variance from the strict application of this requirement with respect to landscaping as a camouflage and buffer. Specifically YMSA requests that the requirement be adapted to find that the proposed addition of privacy slats to the chain link fencing around the base of the monopole and the existing fencing is sufficient camouflaging for the facility. A landscape buffer is impractical given the site is in an asphalt parking lot and the space constraints.

See the Statement of Code Compliance for YMSA statements regarding compliance with the Variance criteria.

SUMMARY & CONCLUSION

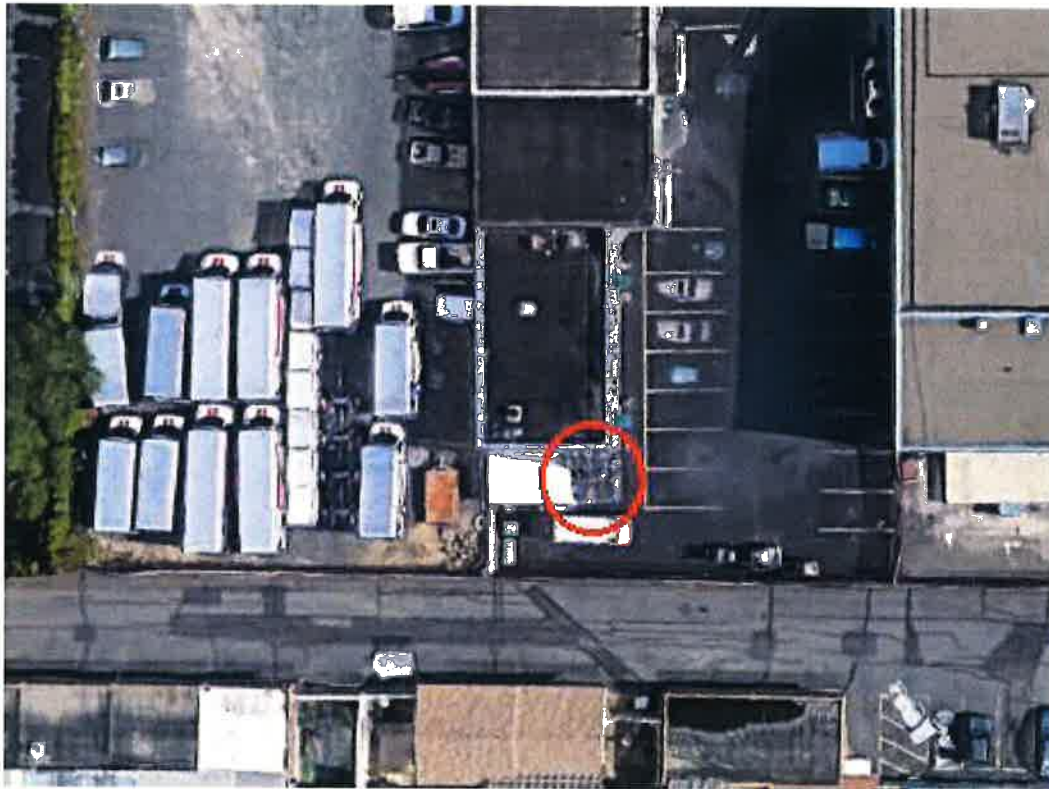
Yakima MSA Limited Partnership is proposing to replace its existing 54' wood monopole with a 50' metal monopole. This replacement will allow YMSA to improve the capacity and coverage of its wireless network enhance the service offering to the community through its 5G technology. This improvement will support emergency services and the situation in the current environment that has driven a significant growth in the use of wireless services.

Through the use of a brown finish throughout the replacement tower structure and the addition of brown privacy slats in the facility chain link fencing, the proposal is an aesthetic and visual improvement to the existing legal nonconforming condition. The uniqueness of the proposal being the replacement of a tower at an existing facility with limited ground space in a commercial setting adjacent to a residential zone that was developed prior to the current ordinance has driven the request for both a conditional use permit and variance.

The proposed improvement meets the goals of Chapter 15.29. YMSA asserts that the proposal can be found to comply with the applicable provisions of the YMC and respectfully request the City of Yakima's consideration of the application and approval at the earliest possible date, in order for YMSA to proceed with the improvements at the facility that are deemed to be a benefit to the community at large.

SUMMITVIEW: 348322

Radio Frequency (RF) Site Compliance Report



**5808 SUMMITVIEW AVENUE YAKIMA, WA 98908
(YAKIMA COUNTY)**

RECEIVED

MAY 25 2021

**CITY OF YAKIMA
COMMUNITY DEVELOPMENT**






Radio Frequency Exposure Post-Installation FCC Compliance Assessment

Site Specific Information			
Site Name	SUMMITVIEW: 348322	Categorically Excluded?	No
Street Address	5808 SUMMITVIEW AVENUE		
City, State, Zip	YAKIMA, WA 98908	5% Contributor	N/A
Multi-Licensee Facility	No	USCC's Max % MPE (Predictive - Occupational)	0.1% (Ground Level)
Structure Type	MONOPOLE TOWER	USCC's Max % MPE (Measured - Occupational)	N/A
Broadcast Equipment	No	Assessment Date	04/27/2021
# of Access Points		N/A	

Compliance Status	COMPLIANT AS DESIGNED
-------------------	-----------------------

<input checked="" type="checkbox"/>	Worst-case RF power density levels are BELOW the MPE for General Population/Uncontrolled Environments in accessible areas.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for General Population/Uncontrolled Environments but BELOW the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE the MPE for Occupational/Controlled Environments but BELOW 10x the MPE for Occupational/Controlled environments.
<input type="checkbox"/>	Worst-case RF power density levels are ABOVE 10x the MPE for Occupational/Controlled environments.

Required Mitigation Based on Results of Predictive Modeling and Measurements					
	Guidelines	Notice	Caution	Warning	Barrier/Marker
Access Point	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
USCC Equipment	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

Additional Compliance Requirements(s):			
Consultant Legal Name	GCB Services	Phone/Fax	(703) 564-2297
Address	8201 Greensboro Drive, Suite 300, McLean, VA 22102		

Table of Contents

1. Summary	4
2. Site Characteristics.....	5
a. Access information.....	5
b. Structure	5
c. Antenna Inventory	6
3. Theoretical Study	7
a. Predictive Model: All Transmitters at Ground Level.....	7
b. Predictive Model: All Transmitters at Top of EQ Shelter Level.....	8
c. Predictive Model: All Transmitters at Top of Adjacent Building Level	9
d. Predictive Model: All Transmitters at Antenna Level	10
4. Conclusion from theoretical analysis.....	11
a. Narrative	11
b. Signage/Barrier Diagram.....	12
Signage/Barrier Installation Detail	13
5. Appendix A: Survey Methodology	14
a. Survey Procedures	14
6. Appendix B: RF Consultant Certifications	14
a. Preparer Certification.....	14
b. Reviewer Certification.....	14
7. Appendix C: Reference Information.....	15
a. FCC Rules & Regulations	15
b. Occupational Safety and Health Administration (OSHA) Requirements	15
c. RF Signage	16
d. Physical Barriers.....	16
e. Indicative Markers	16

1. Summary

US Cellular has contracted with GCB Services, an independent consulting firm, to conduct a Radio Frequency Exposure Compliance Assessment of the **SUMMITVIEW: 348322** cell site. This report contains a detailed summary of the Radio Frequency environment as it relates to Federal Communications Commission (FCC) and Occupational Safety & Health Administration (OSHA) Rules and Regulations for all individuals.

This compliance assessment and report has been **prepared and reviewed** by:

Preparer	
Name	Pawan Kumar
Title	RF Associate
Date	04/27/2021

Reviewer	
Name	Gyan Sharma
Title	RF Engineer
Date	04/27/2021

This report utilizes the following for **predictive modeling of the ambient RF environment**:

MPE Modeling Program: ROOFMASTER 21.9.04.20

Required Modeling Assumptions: 100% Duty Cycle and Maximum Total Power Output.

Additional Modeling Assumptions:

For this report, in the simulation we have shown the maximum RF energy density considering worst-case analysis by assuming that all antennas are operating at full power all times.

In OET-65, the Cylindrical Model is presented as an approach to determine the spatially averaged power density in the near field directly in front of an antenna. In order to implement this model in all directions, RoofMaster™ utilizes the antenna manufacturer horizontal pattern data. Additionally, RoofMaster™ incorporates factors that reduce the power density by the inverse square of horizontal and vertical distance beyond the near field region.

For areas on the rooftop where MPE levels are more than 20% occupational, reports show location of signage and barriers around restricted areas. These restricted areas should not be entered without taking proper steps towards reducing carrier power or tuning the site down. Personal accessing these restricted areas should carry a personal RF monitor.

For unknown antennas on the rooftop, GCB will use generic antennas listed as "Unknown". We will use max output power to model the site. Operating frequency information for unknown antenna will be selected such as to get per max antenna gain.

2. Site Characteristics

a. Access information

- No site visit was done. This report is for desktop study only.

All access points locked at time of assessment?

N/A

b. Structure

Description	USCC antennas are at the height of 50' from ground level. This site has three sectors (ALPHA, BETA and GAMMA) mounted at azimuth of 0°, 125° & 235° respectively.
Site Latitude (NAD 83)	46.599233°
Site Longitude (NAD 83)	-120.586511°
Structure Height (AGL)	50 Feet (Top of Monopole Tower)

* Temporary tower (TOW) deployed during construction will be 50' height from ground & will be deployed for only about 02 months.

c. Antenna Inventory

Ant#	Name	Freq (MHz)	ERP (watts)	Mfg	Model	(ft) X	(ft) Y	Z1 (ft)	Z2 (ft)	Z3 (ft)	Z4 (ft)	Gain (dbd)	Azimuth	HBW	Downtilt	Length (m)
1	US Cellular	LTE 600	2313.0299	Dengyo	OCT8-2LX2HX-BW65	23.6	31.5	50	40	36	0	12.85	0	70	0	2.43
1	US Cellular	LTE 700	2595.2622	Dengyo	OCT8-2LX2HX-BW65	23.6	31.5	50	40	36	0	13.35	0	63	0	2.43
1	US Cellular	LTE 2100	12307.0000	Dengyo	OCT8-2LX2HX-BW65	23.6	31.5	50	40	36	0	15.85	0	63	0	2.43
2	US Cellular	LTE 850	1941.2881	Dengyo	OCT8-2LX2HX-BW65	33.4	31.5	50	40	36	0	13.85	0	60	0	2.43
2	US Cellular	CDMA_850	1941.2881	Dengyo	OCT8-2LX2HX-BW65	33.4	31.5	50	40	36	0	13.85	0	60	0	2.43
3	US Cellular	LTE 600	2313.0299	Dengyo	OCT8-2LX2HX-BW65	35.3	28.1	50	40	36	0	12.85	125	70	0	2.43
3	US Cellular	LTE 700	2595.2622	Dengyo	OCT8-2LX2HX-BW65	35.3	28.1	50	40	36	0	13.35	125	63	0	2.43
3	US Cellular	LTE 2100	12307.0000	Dengyo	OCT8-2LX2HX-BW65	35.3	28.1	50	40	36	0	15.85	125	63	0	2.43
4	US Cellular	LTE 850	1941.2881	Dengyo	OCT8-2LX2HX-BW65	30.8	20	50	40	36	0	13.85	125	60	0	2.43
4	US Cellular	CDMA_850	1941.2881	Dengyo	OCT8-2LX2HX-BW65	30.8	20	50	40	36	0	13.85	125	60	0	2.43
5	US Cellular	LTE 600	2313.0299	Dengyo	OCT8-2LX2HX-BW65	26.6	20	50	40	36	0	12.85	235	70	0	2.43
5	US Cellular	LTE 700	2595.2622	Dengyo	OCT8-2LX2HX-BW65	26.6	20	50	40	36	0	13.35	235	63	0	2.43
5	US Cellular	LTE 2100	12307.0000	Dengyo	OCT8-2LX2HX-BW65	26.6	20	50	40	36	0	15.85	235	63	0	2.43
6	US Cellular	LTE 850	1941.2881	Dengyo	OCT8-2LX2HX-BW65	22	28	50	40	36	0	13.85	235	60	0	2.43
6	US Cellular	CDMA_850	1941.2881	Dengyo	OCT8-2LX2HX-BW65	22	28	50	40	36	0	13.85	235	60	0	2.43

*Temporary tower (TOW) deployed during construction will be 50' height from ground & will be deployed for only about 02 months.

Ground Level

Z1 height = 50'

Top of EQ Shelter Level

Z2 height = 40'

Top of Adjacent Building Level

Z3 height = 36'

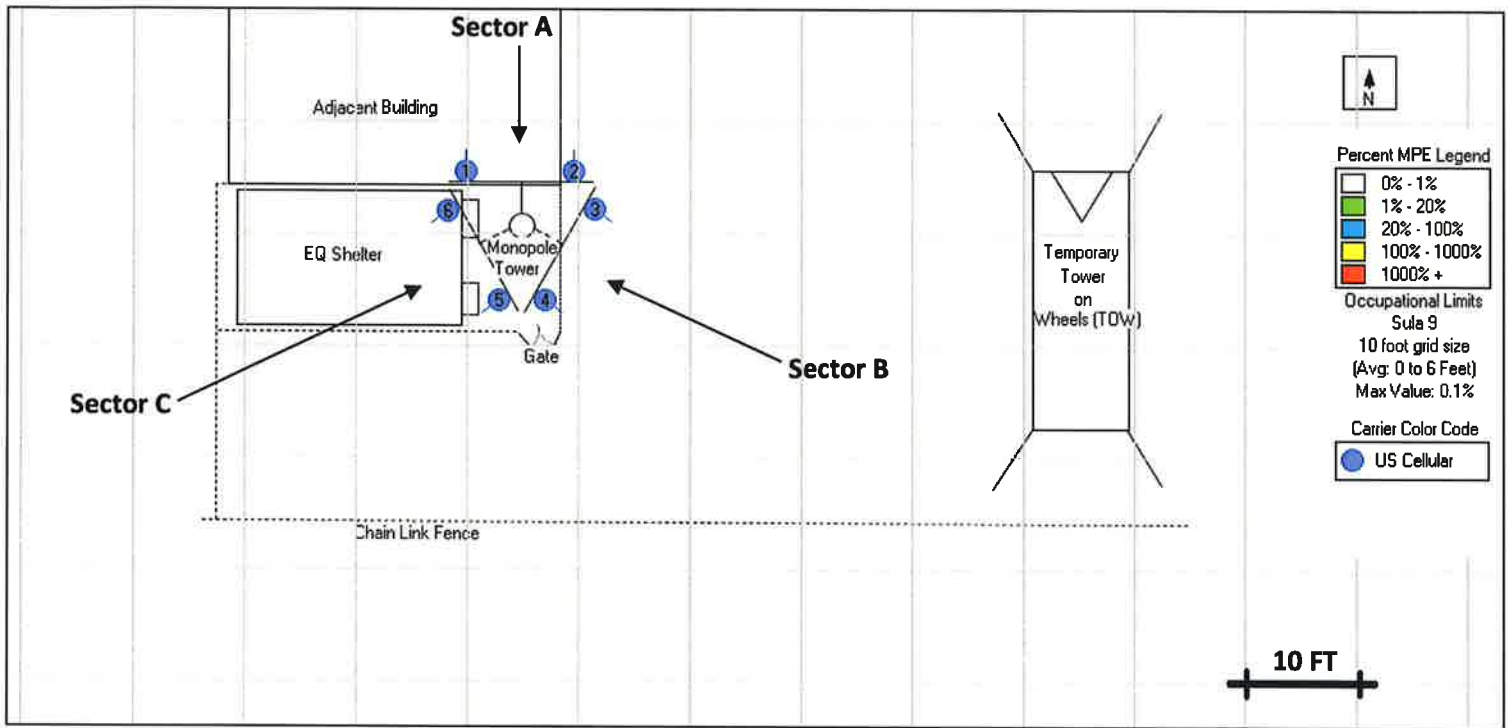
Antenna Level

Z4 height = 0'

- The Centerline of the USCC antennas from ground level is 50'.
- Simulations were performed at all above levels.

3. Theoretical Study

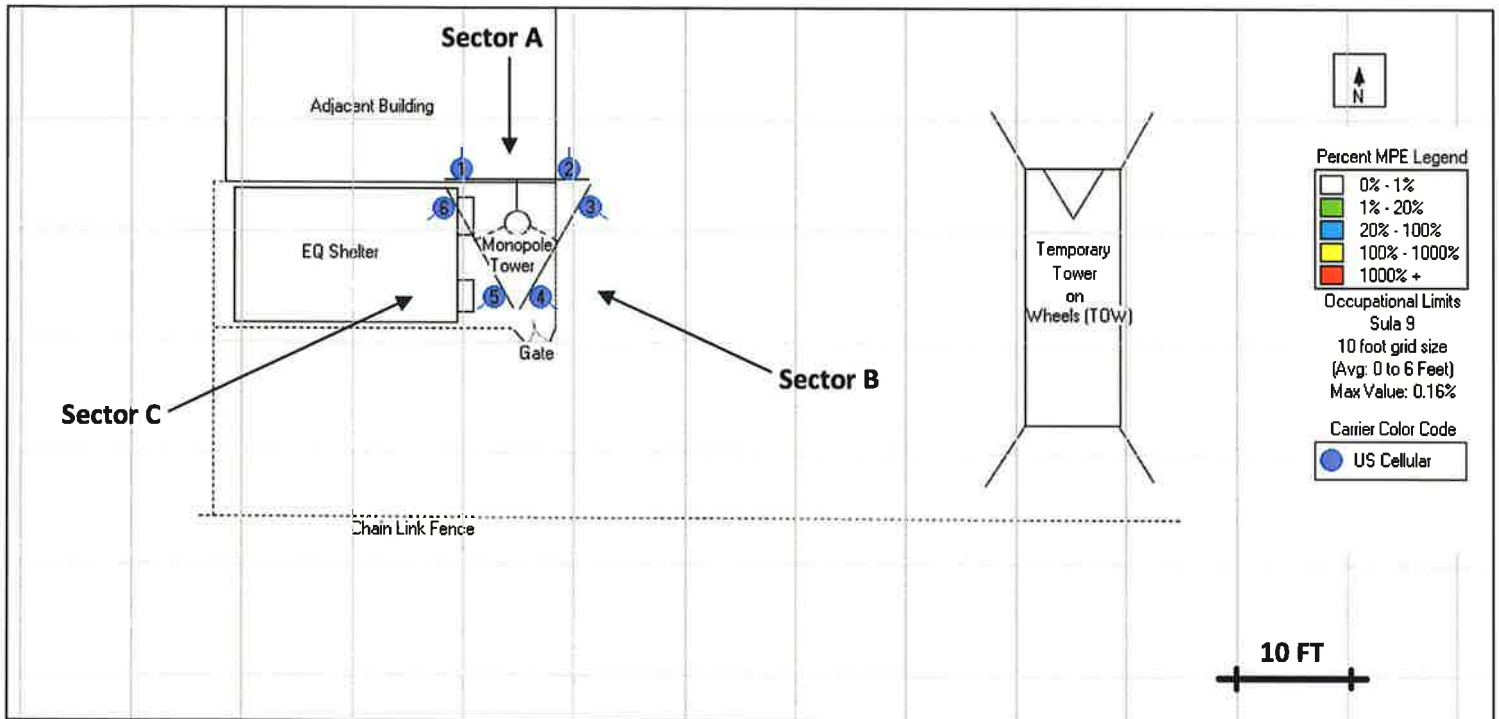
a. Predictive Model: All Transmitters at Ground Level



Maximum MPE% Predicted for this level is 0.1% of Occupational standard contribution of all existing transmitters.

*Temporary tower (TOW) deployed during construction will be 50' height from ground & will be deployed for only about 02 months.

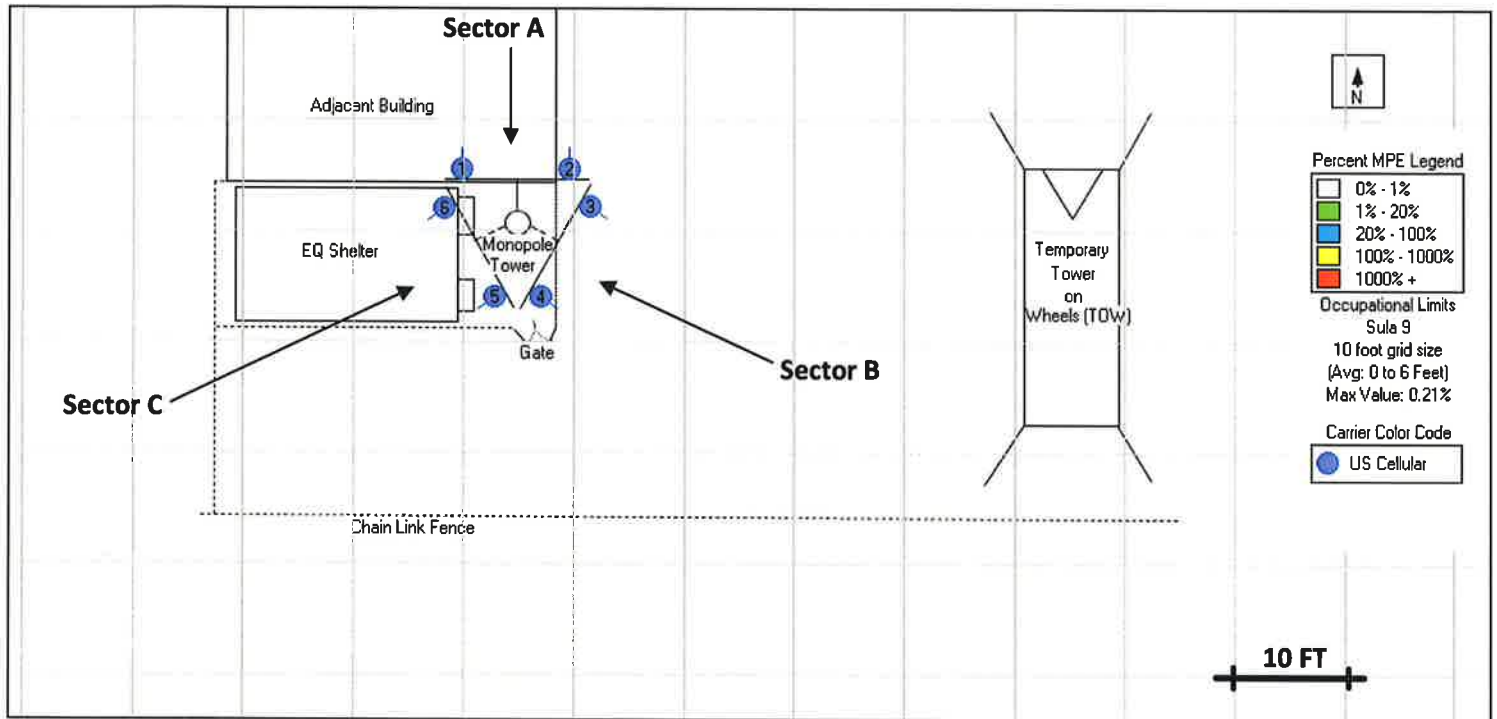
b. Predictive Model: All Transmitters at Top of EQ Shelter Level



Maximum MPE% Predicted for this level is 0.16% of Occupational standard contribution of all existing transmitters.

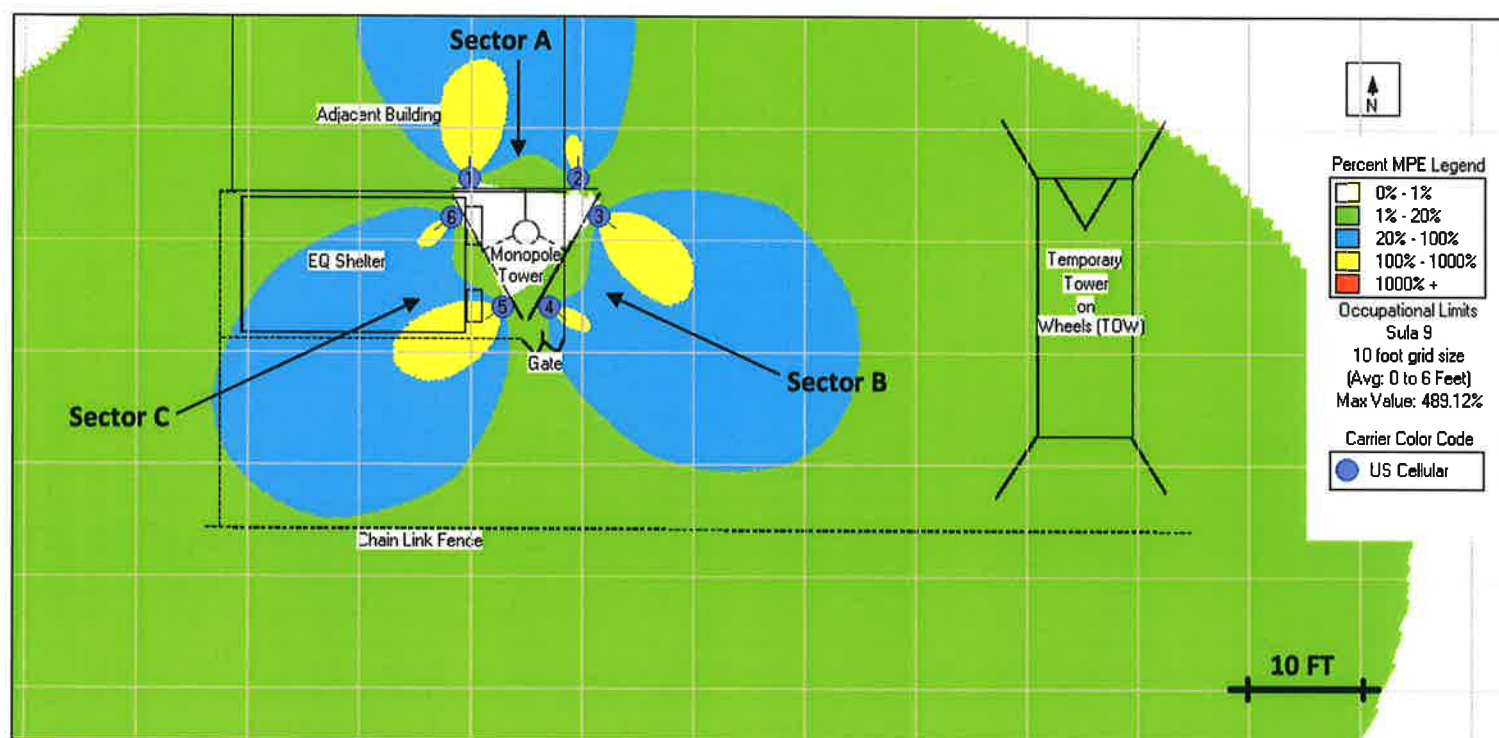
*Temporary tower (TOW) deployed during construction will be 50' height from ground & will be deployed for only about 02 months.

c. Predictive Model: All Transmitters at Top of Adjacent Building Level



Maximum MPE% Predicted for this level is 0.21% of Occupational standard contribution of all existing transmitters.

d. Predictive Model: All Transmitters at Antenna Level



Maximum MPE% Predicted for this level is 489.12% of Occupational standard contribution of all existing transmitters.

Note: - MPE% at this level is 489.12% of Occupational standard. But the excessive emission is in free space, 50' above from ground level.

*Temporary tower (TOW) deployed during construction will be 50' height from ground & will be deployed for only about 02 months.

4. Conclusion from theoretical analysis

a. Narrative

Description of MPE-Limit Exceeding Areas

Ground Level: -

Simulation result based on the worst-case conditions for all existing transmitting antennas at this level shows MPE 0.1% of the Occupational limits. No mitigation required.

Top of EQ Shelter Level: -

Simulation result based on the worst-case conditions for all existing transmitting antennas at this level shows MPE 0.16% of the Occupational limits. No mitigation required.

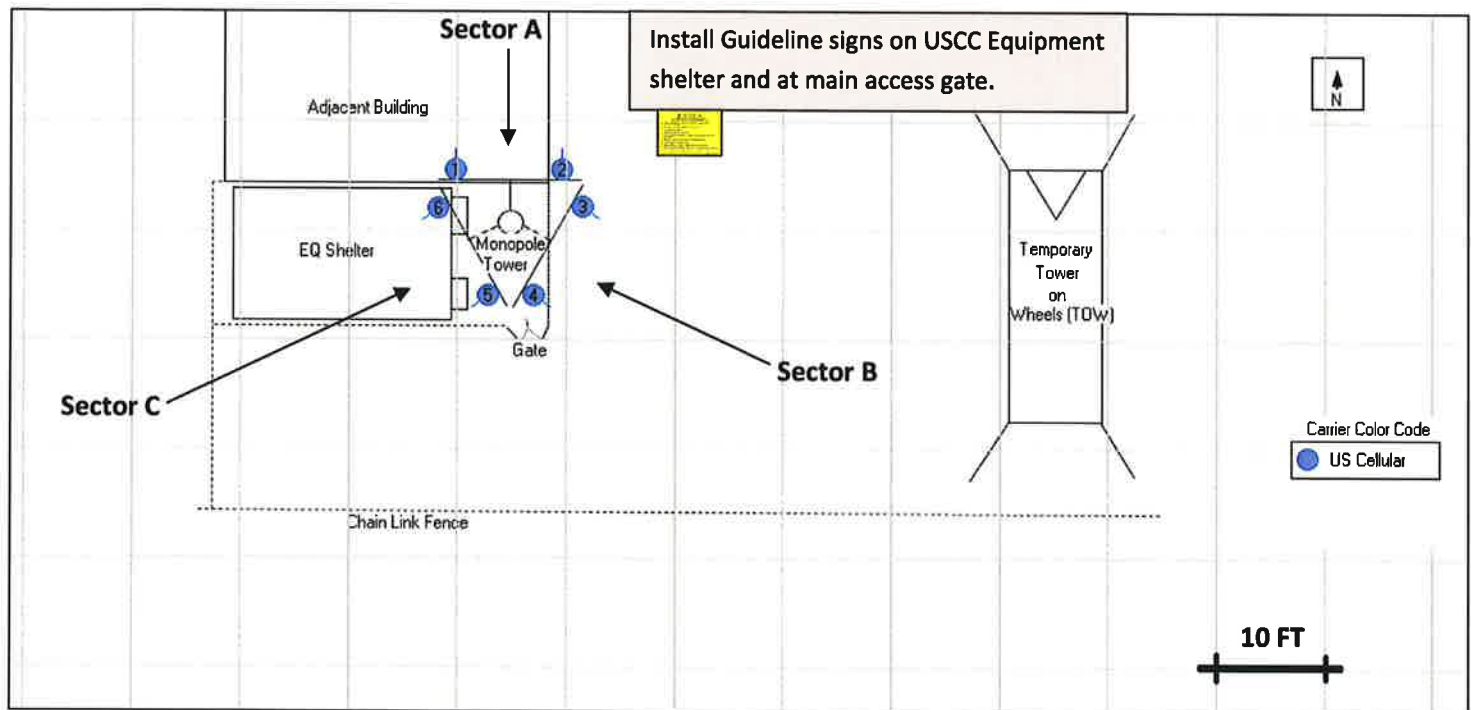
Top of Adjacent Building Level: -

Simulation result based on the worst-case conditions for all existing transmitting antennas at this level shows MPE 0.21% of the Occupational limits. No mitigation required.






Antenna Level: -

Simulation result based on the worst-case conditions for all existing transmitting antennas at this level shows MPE 489.12% of the Occupational limits, but the excessive emission is in free space, 50' above from ground level. No mitigation required.

b. Signage/Barrier Diagram



*Temporary tower (TOW) deployed during construction will be 50' height from ground & will be deployed for only about 02 months.

USCC Signage Details Before GCB Survey					
	Guidelines	Notice	Caution	Warning	Barrier/Marker
Access Point	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
USCC Equipment	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Beta	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>
Gamma	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/> [#]	<input type="checkbox"/>

Signage/Barrier Installation Detail

Access Point: - Install Guideline sign at main access gate.

USCC Equipment Shelter: - Install Guideline sign on USCC Equipment shelter.

Sector A: - No action needed.

Sector B: - No action needed.

Sector C: - No action needed.

5. Appendix A: Survey Methodology

a. Survey Procedures

- GCB will use calibrated broadband or narrowband field measurements equipment
- The following procedure will be used
 - Equipment must be zeroed in areas with little to no RF emission before field measurements
 - All field measurements will be a spatial-average of discrete measurements from 0 to 6 feet above the nearest walking surface
 - Measurements will be taken at separation distances of 1 foot, 3 feet, and 6 feet in front of or near each existing USCC accessible antenna
 - If there are co-locators sector measurements will be taken
 - If spatially-averaged field measurements at a separation distance of 6 feet exceed the FCC's General Population MPE additional measurements will be taken until the general population MPE is no longer exceeded
 - Additional measurement locations will include the following locations
 - All access points
 - Near all existing radio cabinets
 - Near all equipment shelters
 - Should USC's on-air antennas be located on the top or side of a single family residence, field measurements will be taken on the inside of the residence and outlined in the RF emissions assessment report

6. Appendix B: RF Consultant Certifications

a. Preparer Certification

I, Pawan Kumar, the preparer of this report, am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also fully aware of and familiar with the US Cellular Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

Pawan Kumar

b. Reviewer Certification

I, Gyan Sharma, the reviewer and approved of this report, am fully aware of and familiar with the Rules and Regulations of both the Federal Communications Commissions (FCC) and the Occupational Safety and Health Administration (OSHA) with regard to Human Exposure to Radio Frequency Radiation. I am also fully aware of and familiar with the US Cellular Signage & Demarcation Policy. I have reviewed this Radio Frequency Exposure Assessment report and believe it to be both true and accurate to the best of my knowledge.

Gyan sharma

7. Appendix C: Reference Information

a. FCC Rules & Regulations

The Federal Communications Commission (FCC) has established safety guidelines relating to RF exposure from cell sites. The FCC developed those standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects. The FCC explains that its standards “incorporate prudent margins of safety.” The following represents explanations of the most applicable information:

Two Classifications for Exposure Limits

Occupational – Applies to situations in which persons are “exposed as a consequence of their <i>employment</i> ” and are “ <i>fully aware</i> of the potential for exposure and can <i>exercise control</i> over their exposure”.	General Population – Applies to situations in which persons are “exposed as a consequence of their employment <i>may not be made fully aware</i> of the potential for exposure or <i>cannot exercise control</i> over their exposure”. Generally speaking, those without significant and documented RF Safety & Awareness training would be in the General Population classification.
--	--

Environment Classification

Controlled – Applies to environments that are restricted or “controlled” in order to prevent access from members of the General Population classification.	Uncontrolled – Applies to environments that are unrestricted or “uncontrolled” that allow access from members of the General Population classification.
---	--

Limits for Occupational/Controlled Exposure		
Frequency	Power Density	Averaging Time
Range	(S)	 E ², H ², or S
(MHz)	(mW/cm²)	(minutes)
300-1500	f/300	6
1500-100,000	5	6
Limits for General Population/Uncontrolled Exposure		
Frequency	Power Density	Averaging Time
Range	(S)	 E ², H ², or S
(MHz)	(mW/cm²)	(minutes)
300-1500	f/1500	30
1500-100,000	1	30
<i>f = frequency in MHz</i>		

Significant Contribution to the RF Environment

Any carrier contributing an aggregate MPE percentage of 5 or more (to the applicable RF Environment Classification) is defined as a significant contributor. This means that if any area is determined to be out of compliance with FCC rules, all significant contributors are jointly responsible for correcting any deficiencies.

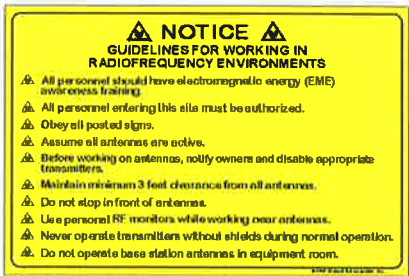



b. Occupational Safety and Health Administration (OSHA) Requirements

A formal adopter of FCC Standards, OSHA stipulates that those in the Occupational classification must complete training in the following: RF Safety, RF Awareness, and Utilization of Personal Protective Equipment. OSHA also provides options for Hazard Prevention and Control:

Hazard Prevention	Control
<ul style="list-style-type: none"> Utilization of good equipment Enact control of hazard areas Limit exposures Employ medical surveillance and accident response 	<ul style="list-style-type: none"> Employ Lockout/Tag out Utilize personal alarms & protective clothing Prevent access to hazardous locations Develop or operate an administrative control program

c. RF Signage

Areas or portions of any transmitter site may be susceptible to high power densities that could cause personnel exposures in excess of the FCC guidelines. These areas must be demarcated by conspicuously posted signage that identifies the potential exposure. Signage **MUST** be viewable regardless of the viewer's position.

GUIDELINES	NOTICE	CAUTION	WARNING
This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.	This sign indicates that RF emissions may exceed the FCC General Population MPE limit.	This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.	This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.
			

INFORMATION SIGN	NOC INFORMATION SIGN
Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the US Cellular Network Operations Center phone number.	

d. Physical Barriers

Physical barriers are control measures that require awareness and participation of personnel. Physical barriers are employed as an additional administration control to complement RF signage and physically demarcate an area in which RF exposure levels may exceed the FCC General Population limit.

e. Indicative Markers

Indicative markers are visible control measures that require awareness and participation of personnel, as they cannot physically prevent someone from entering an area of potential concern. Indicative markers are employed as an additional administration control to complement RF signage and visually demarcate an area in which RF exposure levels may exceed the FCC General Population limit.

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

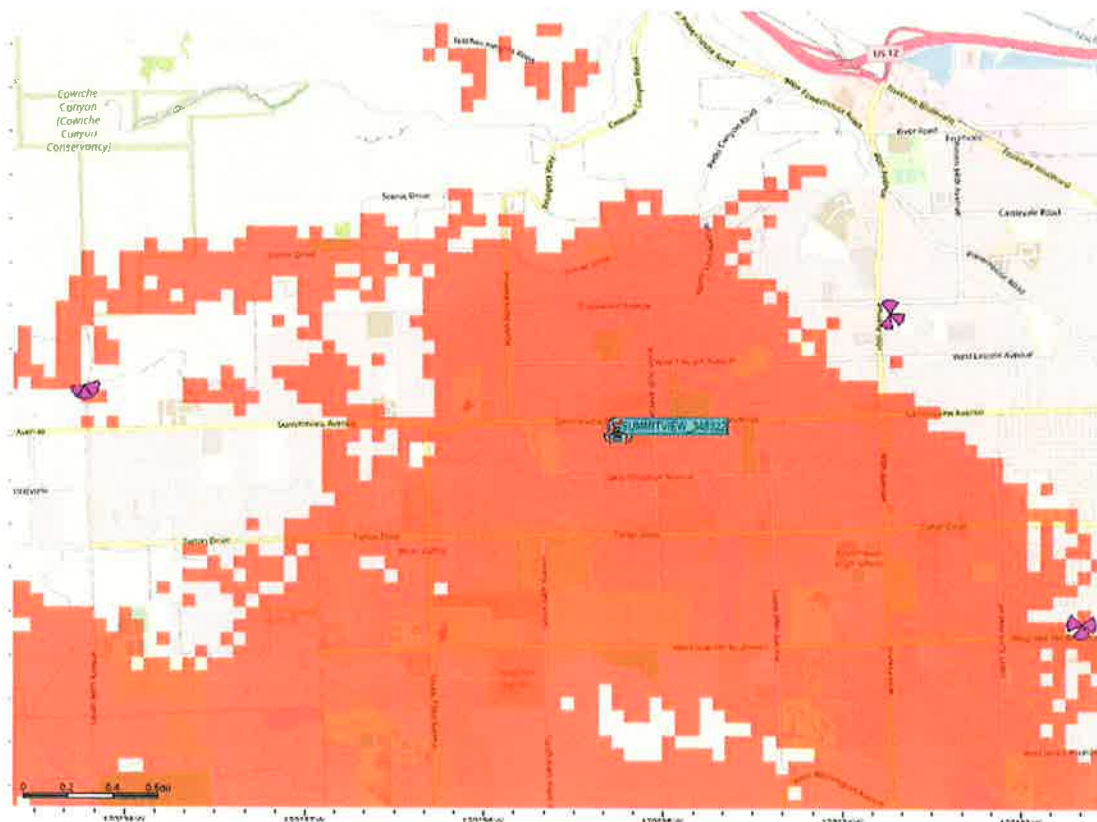
RECEIVED

MAY 25 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Attachment 11, Service Area Map/site locations

RF Justification
(2 pages following)



OVERVIEW

US Cellular is proposing to replace the monopole tower at their existing wireless communication facility ("WCF"), #348322 Summitview, located approximately 0.15 miles SW of the intersection of Summitview Ave. and N 56th Ave. in Yakima, WA. The current WCF is generally the best server for an area within approximately 1-2 miles radius from the WCF location ("Service Area") dependent upon terrain and clutter. US Cellular currently provides CDMA, 4G LTE, and VoLTE coverage to its customers in the surrounding residential and commercial areas. The current monopole supporting the antennas is wood pole.

In order to offer its customers improved coverage, additional capacity, an expanded service footprint and access to 5G on the network, the antennas at this site need to be replaced and tower mounted radios need to be installed.

These upgrades at this WCF will allow US Cellular to provide uninterrupted wireless service with improved call quality (voice & data) and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area.

ANTENNAS AND EQUIPMENT

However, the existing wood monopole is structurally insufficient to support the loading of the replacement antennas and radios. Therefore, US Cellular is proposing to replace the wood monopole with a steel monopole.

To meet the upgrade service objectives for this site, US Cellular is proposing a 50ft painted metal monopole with up to six (6) panel antennas and six remote radio units (RRUs) at time of initial installation, together with all associated equipment.

SERVICE OBJECTIVE

This upgrade at this WCF is intended to fill a significant gap in US Cellular's service (both capacity and coverage) experienced by its customers in the City of Yakima in 5G coverage, as well as improving the footprint and operation of the technologies currently operating at the site. This coverage gap and service limitations were determined by a combined analysis of customer complaints, field drive studies, service requests, and RF engineering design. Currently, the Service Area does not have 5G LTE service. The site upgrade made possible by the tower replacement and consequent service improvement and enhancement will fill the coverage gap and increase cellular capacity in the area creating a more robust network for the community at large and 911 services. The increased cellular capacity also will dramatically improve network accessibility in the event of emergency, short term or longer term.

Figure A – Service Area of the Site

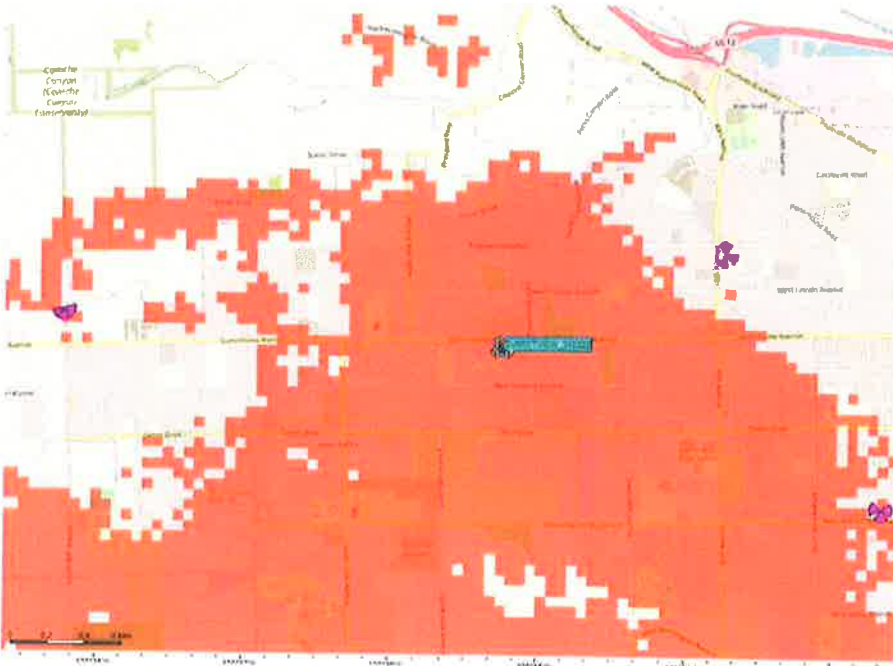
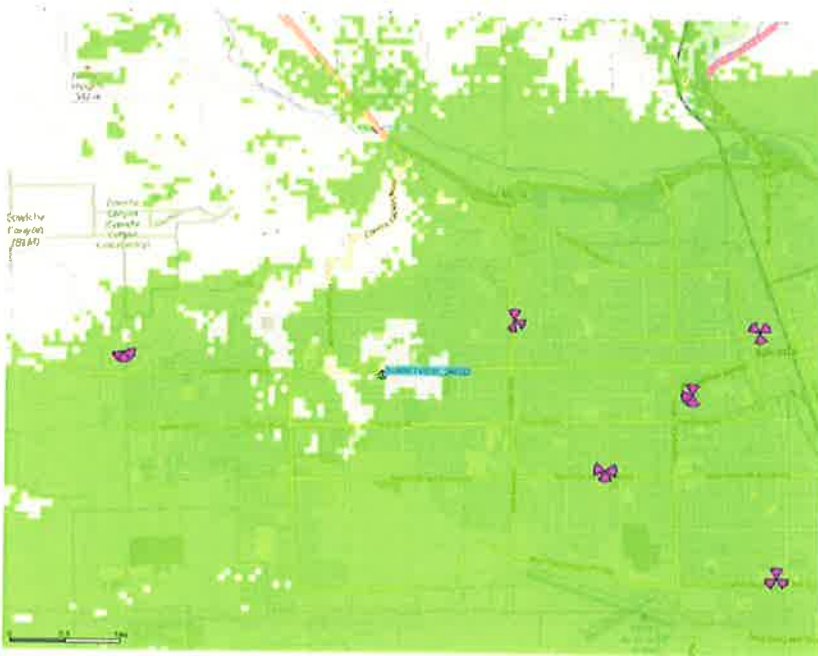


Figure B- Plot of Network with Service Gap



Green= area of 5G coverage currently

Standard Wireless, Wireless Conditional Use Permit, Variance
Wireless Communication Facility
US Cellular Site ID: Summitview #348322
Project Location: 5808 Summitview Ave, Yakima, WA

MAY 25 2021

Attachment 14, Photosims/Visual Analysis

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

See following Visual Impact Assessment by Tower Engineering Professionals.



April 30, 2021

Dan MacKinney
Wireless Site Technology, LLC
9323 N Government Way #220
Hayden, ID 83835

Subject: Summitview (348322) Site Visual Impact Assessment

Dear Mr. MacKinney,

Tower Engineering Professionals, Inc. (TEP) on behalf of Wireless Site Technology, LLC and Yakima MSA Limited Partnership, completed a Visual Impact Assessment for a proposed 50-ft AGL (54-ft AGL overall with appurtenances) painted monopole communications tower to replace an existing 54-ft AGL wooden pole telecommunications tower located at 5808 Summitview Ave., within the City of Yakima, in Yakima County, WA; latitude: N 46° 35' 57.27", longitude: W 120° 35' 11.33" (NAD 83). On Thursday March 25, 2021, TEP personnel conducted a pedestrian survey and photograph reconnaissance of a 0.25-mile radius surrounding the proposed painted monopole communications tower centerline to determine whether the proposed painted monopole tower has the potential to impact the surrounding area viewsheds. Utilizing the existing tower as a reference point, TEP personnel completed the field work from 11:30 a.m. to 1:30 p.m. PDT. The weather at the time of the visual analysis survey was sunny, with good visibility, and approximately 55 to 65 degrees Fahrenheit with slightly overcast skies.

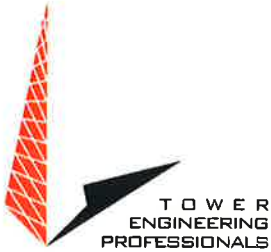
During the pedestrian survey, TEP visited eighteen (18) publicly accessible locations within a 300-ft radius & 0.25-mile radius, the City of Yakima's Planning Division designated visual area of potential effect (APE) for the proposed site, and photographs were taken from twelve (12) locations surrounding the proposed site and analyzed as a part of the Visual Impact Assessment. Photographs were taken by Logan Michel of TEP with a Nikon Coolpix L840 camera. Utilizing these photographs, TEP completed four (4) pictorial representations (photo simulations) to simulate the view of the proposed painted replacement monopole tower from various locations surrounding the proposed site.

The proposed tower project is located on the southwestern portion of an approximately 0.62-acre privately owned parcel designated by the Yakima County Tax Assessors Office as Parcel #18132131005, herein referred to as the parent property. According to the zoning map for the City of Yakima, WA, the surrounding land uses to the north, west, & east primarily consist of commercial retail, grocery, auto service, and retail dining; with the west adjoining properties being zoned "64 Service – Repair" followed by "58 Retail – Eating;" the east adjoining properties being zoned "59 Retail – Other" followed by "54 Retail – Food;" and the north adjoining properties being zone "53 Retail – General Merchandise." The surrounding land use designations to the south primarily consist of single-family residential land uses; with the southern adjoining properties being zoned "11 Single Unit" followed by more single-family residences. The existing tower facility is located in a portion of Yakima County, WA where the majority of the surrounding area is occupied by low-density residential, commercial, and municipal land uses associated with the City of Yakima.

The Visual Impact Assessment concluded that the proposed replacement tower will be visible from most of the surrounding areas located within the assessed 300-ft radius; except for those areas that are obstructed by the existing commercial retail buildings surrounding the parent property to the west, north, & east. The proposed replacement tower will be only slightly visible from most of the surrounding areas located outside of the 300-ft radius but within the assessed 0.25-mile radius. The existing tower was intermittently visible from the publicly accessible portions of the residential areas located to the south,

500 E. 84th Ave. Ste. C10, Thornton, CO 80229 O) (303) 566-9929 F) (919) 661-6350

lmichel@tepgroup.net



west, northwest, north, northeast, and east within the assessed 0.25-mile radius; however, existing visual intrusions such as commercial buildings, utility poles, overhead powerlines, mature vegetation, and other structures made the existing communications tower difficult to distinguish (See Attached Photographs I-VI). The proposed replacement tower will not be visible from those areas within the 0.25-mile radius to the southeast of the existing wooden pole tower.

Although the proposed tower will be visible from most publicly accessible areas within the assessed 300-ft visual APE and only slightly visible from most portions of the assessed 0.25-mile visual APE, the proposed project has been specifically designed to minimize potential adverse impacts to the viewshed. The proposed replacement telecommunications tower will be at the same overall height above ground level as the existing wooden pole tower, therefore, no new visual intrusion will be introduced to the existing landscape. Further, the proposed replacement tower will be painted using Sherwin Williams (SW4009) Walnut Brown which will blend in with the existing utility infrastructure (light poles, wooden utility poles, overhead powerlines, etc.), the commercial retail developments to the east, and the vegetation & interspersed mature evergreen trees located throughout the surrounding area. Finally, the proposed replacement tower is anticipated to be an unlit structure. Therefore, the proposed structure is anticipated to be visibly subordinate to the landscape from the majority of the high-traffic, publicly accessible areas within the aforementioned visual APE described for the City of Yakima, WA and will not adversely impact surrounding public viewsheds. Additionally, given that the proposed replacement monopole tower will be painted Walnut Brown, it is also anticipated to enhance the existing visual conditions by allowing the replacement tower to better blend in naturally with the surrounding land uses and vegetation, especially when viewed from those areas within the 0.25-miles from the site (See Attached Photo Simulations #1-4).

Attached is the photograph location map and the pictorial representations (photo simulations) of the proposed tower along with the original photographs taken at the time of the pedestrian visual impact survey. Please don't hesitate to contact me with any questions or concerns regarding this report.

Sincerely,

Logan F. Michel
Environmental Scientist III
Tower Engineering Professionals, Inc.



WIRELESS SITE

TECHNOLOGY, LLC

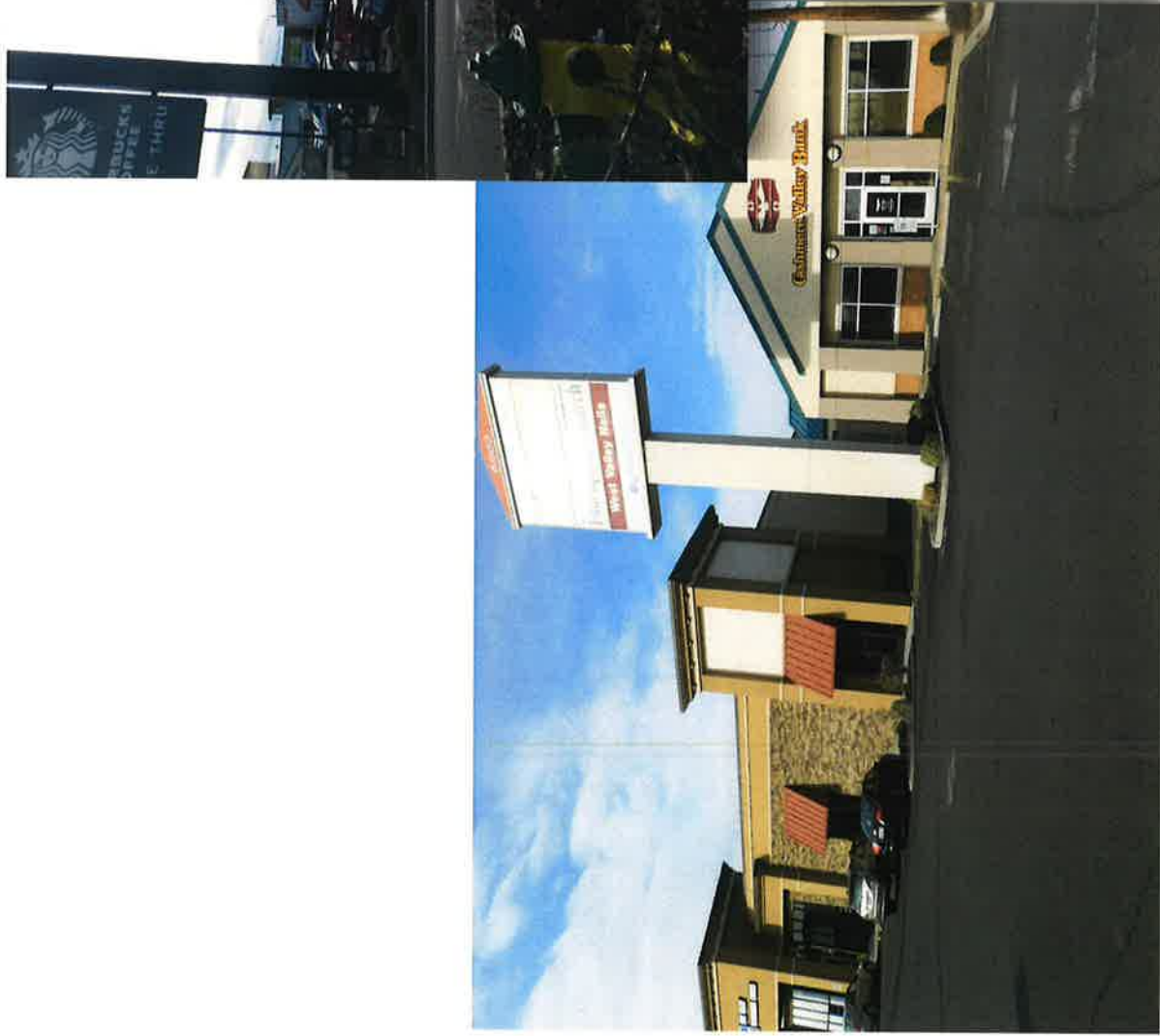
Summitview (348322)
5808 Summitview Avenue
Yakima, WA 98908

Photo Simulation Locations (#1 - 4)

Photograph Reconnaissance Locations (I-VI)



**TOWER
ENGINEERING
PROFESSIONALS**



Photograph I - approx. 300' NE of site
Existing 54-ft AGL wooden pole is not visible

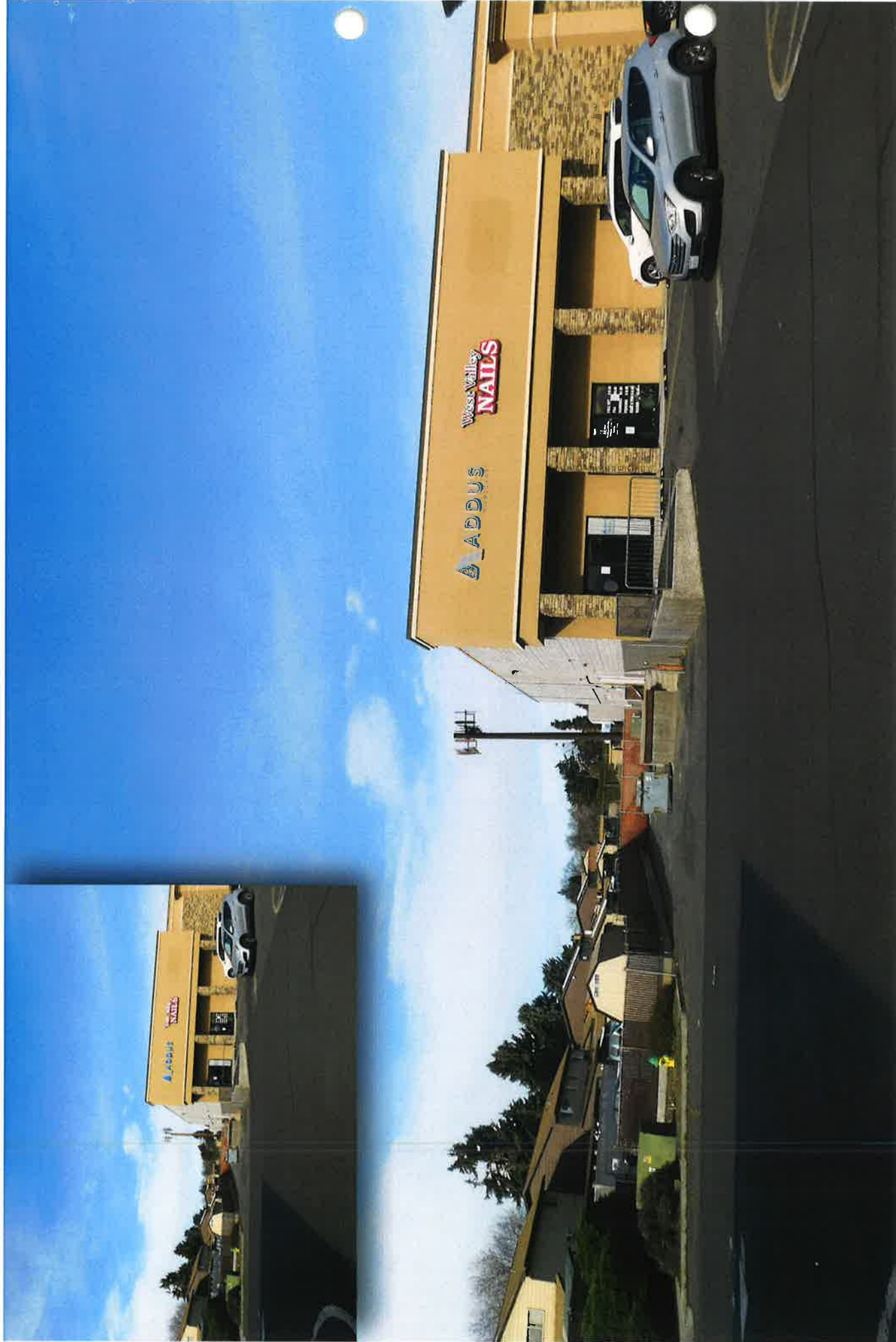


Photograph II - approx. 300' NW of site
Existing 54-ft AGL wooden pole is visible

WIRELESS SITE
TECHNOLOGY, LLC

Summitview (348322)
 5808 Summitview Avenue
 Yakima, WA 98908





WIRELESS SITE

TECHNOLOGY, LLC

Painted Monopole Tower Simulation

50-ft AGL (54-ft AGL overall)

Photo Simulation #1 - approx. 300' E of site

Summitview (348322)
5808 Summitview Avenue
Yakima, WA 98908





WIRELESS SITE
TECHNOLOGY, LLC

Painted Monopole Tower Simulation
50-ft AGL (54-ft AGL overall)
Photo Simulation #2 - approx. 300' W of site

Summitview (348322)
5808 Summitview Avenue
Yakima, WA 98908





Photograph III - approx. 300' S of site
Existing 54-ft AGL wooden pole is visible



Photograph IV - approx. 1,000' NE of site
Existing 54-ft AGL wooden pole is visible



WIRELESS SITE
TECHNOLOGY, LLC

Summitview (348322)
 5808 Summitview Avenue
 Yakima, WA 98908



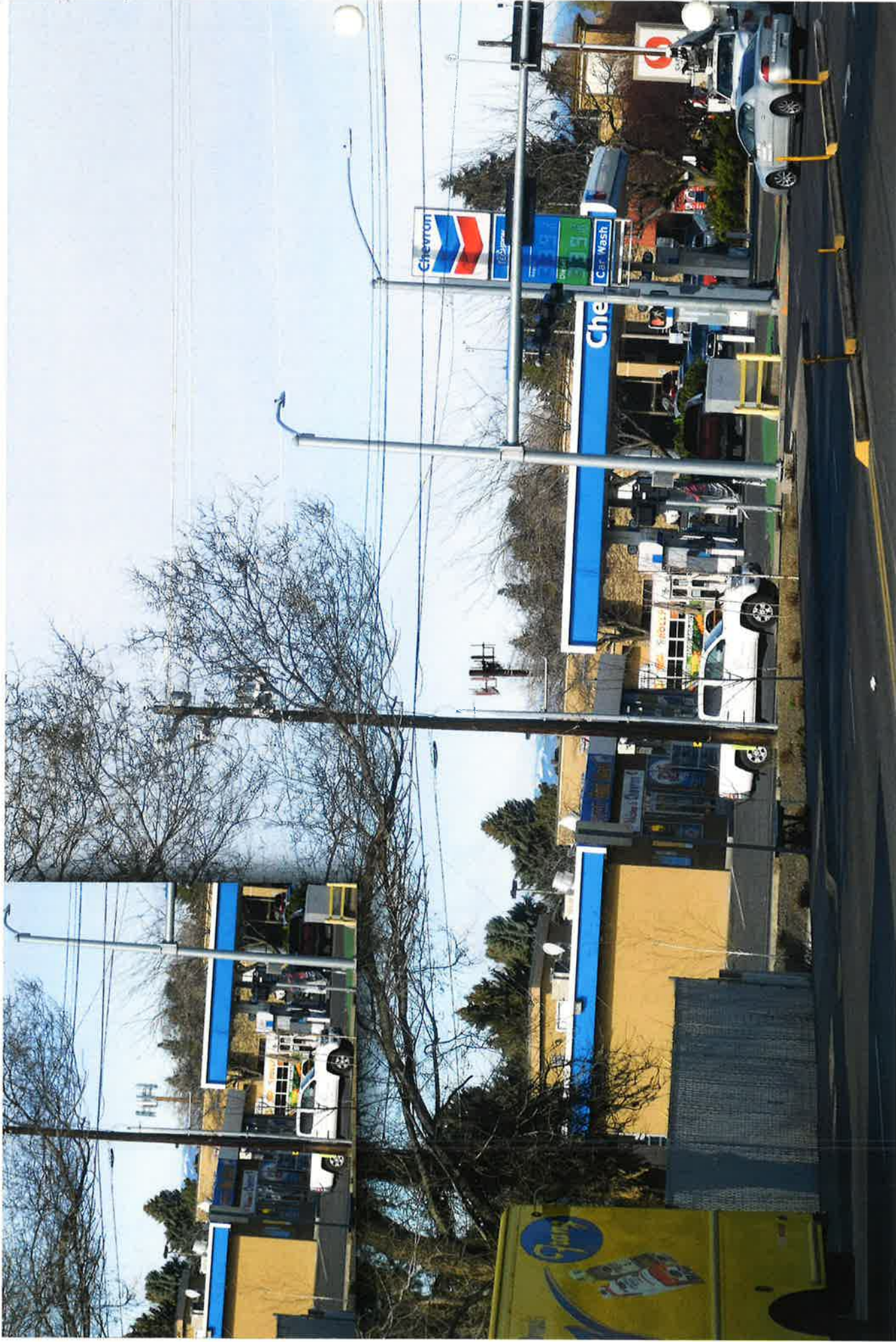


WIRELESS SITE
TECHNOLOGY, LLC

Painted Monopole Tower Simulation
50-ft AGL (54-ft AGL overall)
Photo Simulation #3 - approx. 1,050' S of site

Summitview (348322)
5808 Summitview Avenue
Yakima, WA 98908





WIRELESS SITE

TECHNOLOGY, LLC



Painted Monopole Tower Simulation
50-ft AGL (54-ft AGL overall)
Photo Simulation #4 - approx. 1,000' ENE of site

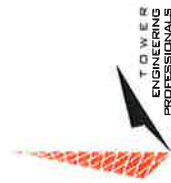
Summitview (348322)
5808 Summitview Avenue
Yakima, WA 98908



Photograph V- approx. 1,000' N of site
Existing 54-ft AGL wooden pole is visible

WIRELESS SITE

TECHNOLOGY, LLC



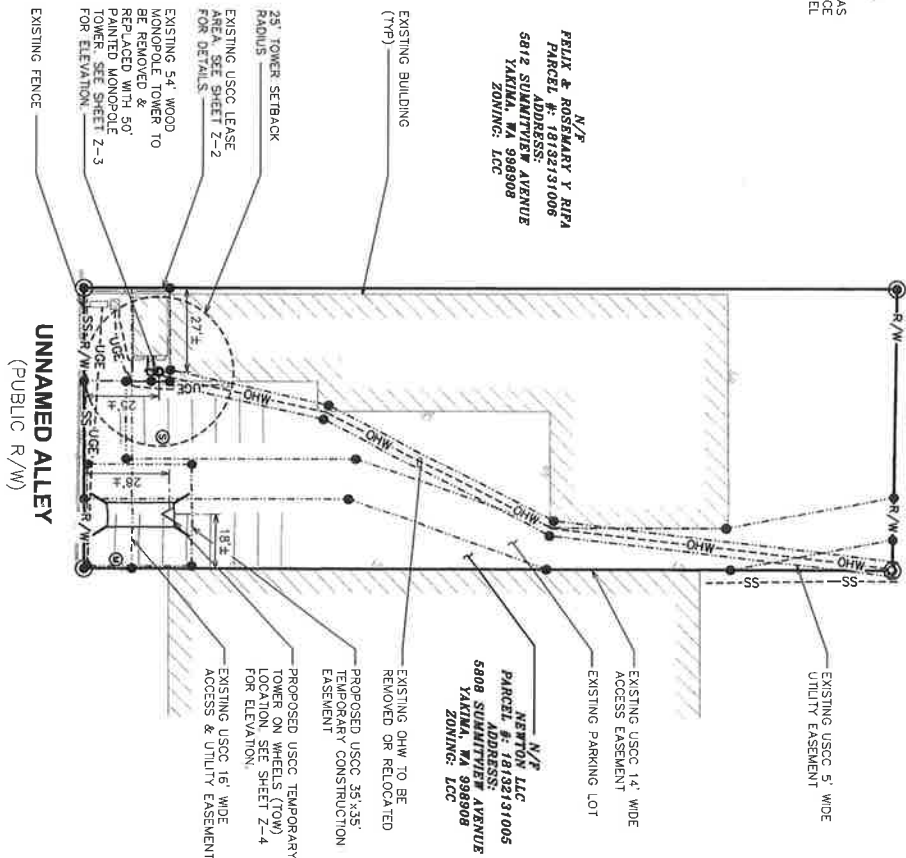
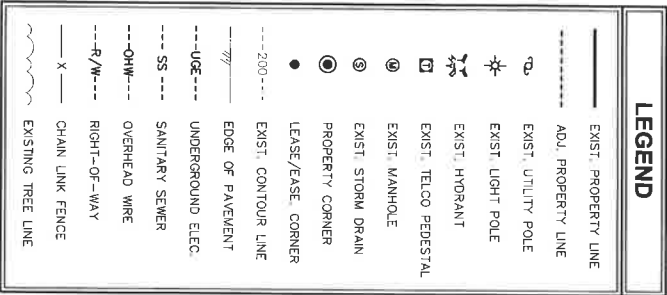
Summitview (348322)
5808 Summitview Avenue
Yakima, WA 98908



Photograph VI - approx. 1,000' WNW of site
Existing 54-ft AGL wooden pole is visible

1. THE BASIS OF THE MERIDIAN AND COORDINATES FOR THIS PLAT IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (VASPOS NAD83).
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 88).
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN THE ZONE "X" AREAS DETERMINED TO BE OUTSIDED THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEWA COMMUNITY #53077-0350 DATED NOVEMBER 18, 2009.

(PUBLIC R/W)



UNNAMED ALLEY
(PUBLIC R/W)

SITE PLAN

SCALE: 1" = 40'

A horizontal scale bar with a black and white checkered pattern. It is labeled "SCALE IN FEET" below the bar. The bar has tick marks at 0, 40, and 80 feet.

PLANS PREPARED FOR



800 CORNERSTONE DR
KNOXVILLE, TN 37932
MARK HEET
(865) 661-1344

PLANS PREPARED FOR:
WIRELESS SITE

WIRELESS SITE TECHNOLOGY, LLC
9323 N. GOVERNMENT WAY #220
HAYDEN, ID 83835
DAN MACKINNEY
(208) 699-0237

PROJECT INFORMATION:

SITE NAME:

5808 SUMMITVIEW AVENUE
YAKIMA, WA 98908
(YAKIMA COUNTY)

PLANS PREPARED BY:

TONER ENGINEERING PROFESSIONALS

RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.leggroup.net

www.leggroup.net

SEALS

ZONING
DO NOT USE FOR
CONSTRUCTION

RECEIVED

MAY 25 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

SITE PLAN

SHEET NUMBER:

2

3

PLANS PREPARED FOR:



PLANS PREPARED FOR:



PROJECT INFORMATION:

SITE #: 348322
SITE NAME:
SUMMITVIEW
5808 SUMMITVIEW AVENUE
YAKIMA, WA 98908
(YAKIMA COUNTY)

PLANS PREPARED BY:

RECEIVED

SCALE:



3	05-05-21	ZONING
2	05-04-21	ZONING
REV	DATE	ISSUED FOR:
DRAWN BY:	GJB	CHECKED BY:
GJB		

SHEET TITLE:

SITE LAYOUT

SHEET NUMBER:

Z-2

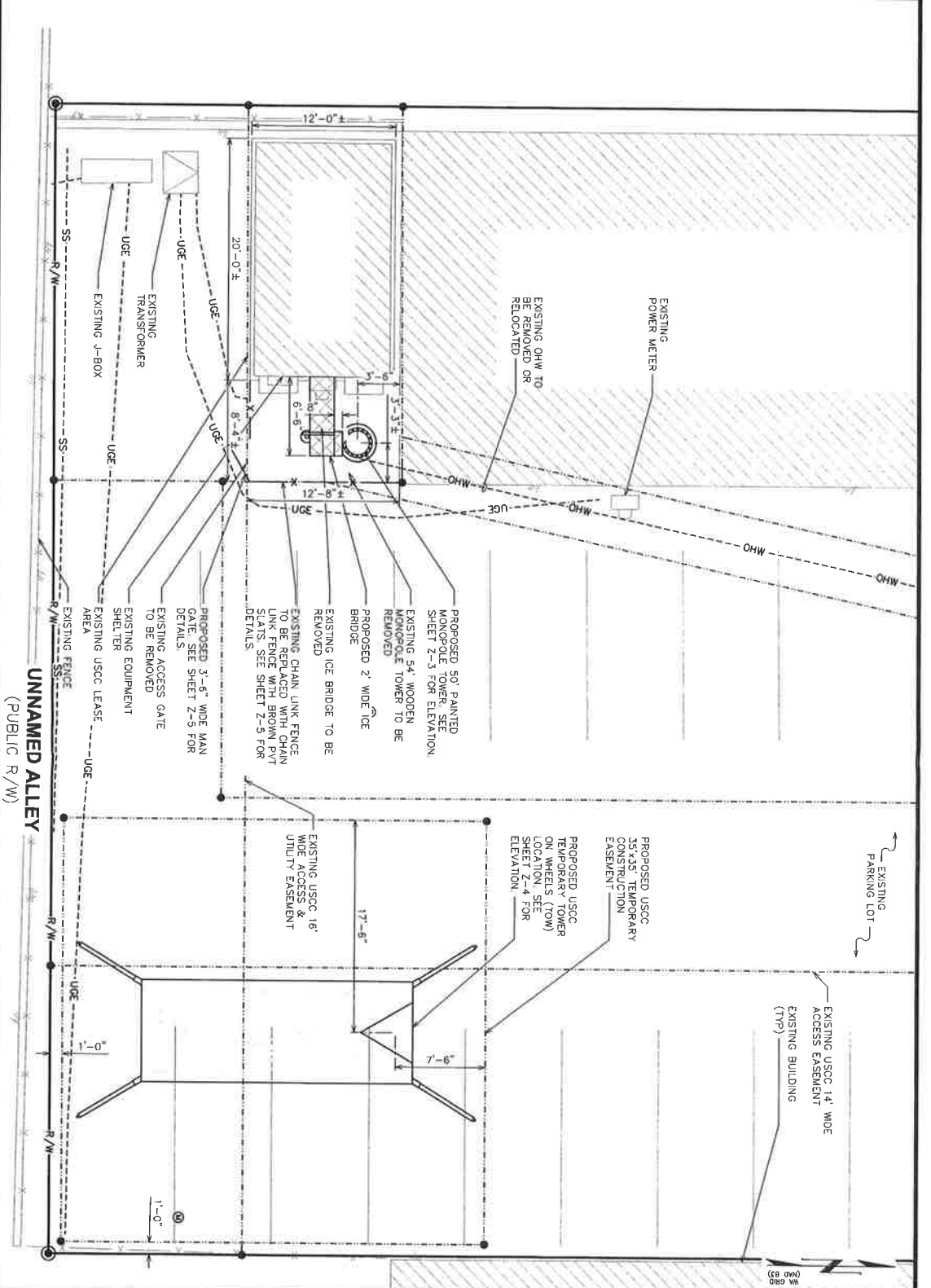
REVISION:

3

TEP #: 263222

SITE LAYOUT

SCALE: 1/8" = 1'-0"



MAY 25 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

PLANS PREPARED FOR:
U.S. Cellular
800 CORNERSTONE DRIVE
KNOXVILLE, TN 37932
MARK HEIT
(965) 661-1344

PLANS PREPARED FOR:
WIRELESS SITE
TECHNOLOGY, LLC
WIRELESS SITE TECHNOLOGY, LLC
9323 N. GOVERNMENT WAY #220
DANIA POINT, FL 33453
(208) 699-0237

PROJECT INFORMATION:
SITE #: 348322
SITE NAME:
SUMMITVIEW
5808 SUMMITVIEW AVENUE
YAKIMA, WA 98908
(YAKIMA COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
PAULEIGH MC27893330
OFFICE: (919) 861-6871
www.tepgrp.net

SEAL:

ZONING
DO NOT USE FOR
CONSTRUCTION

3	05-05-21	ZONING
2	05-04-21	ISSUED FOR:
REV	DATE	ISSUED FOR:
DRAWN BY:	GJB	CHECKED BY: GJB

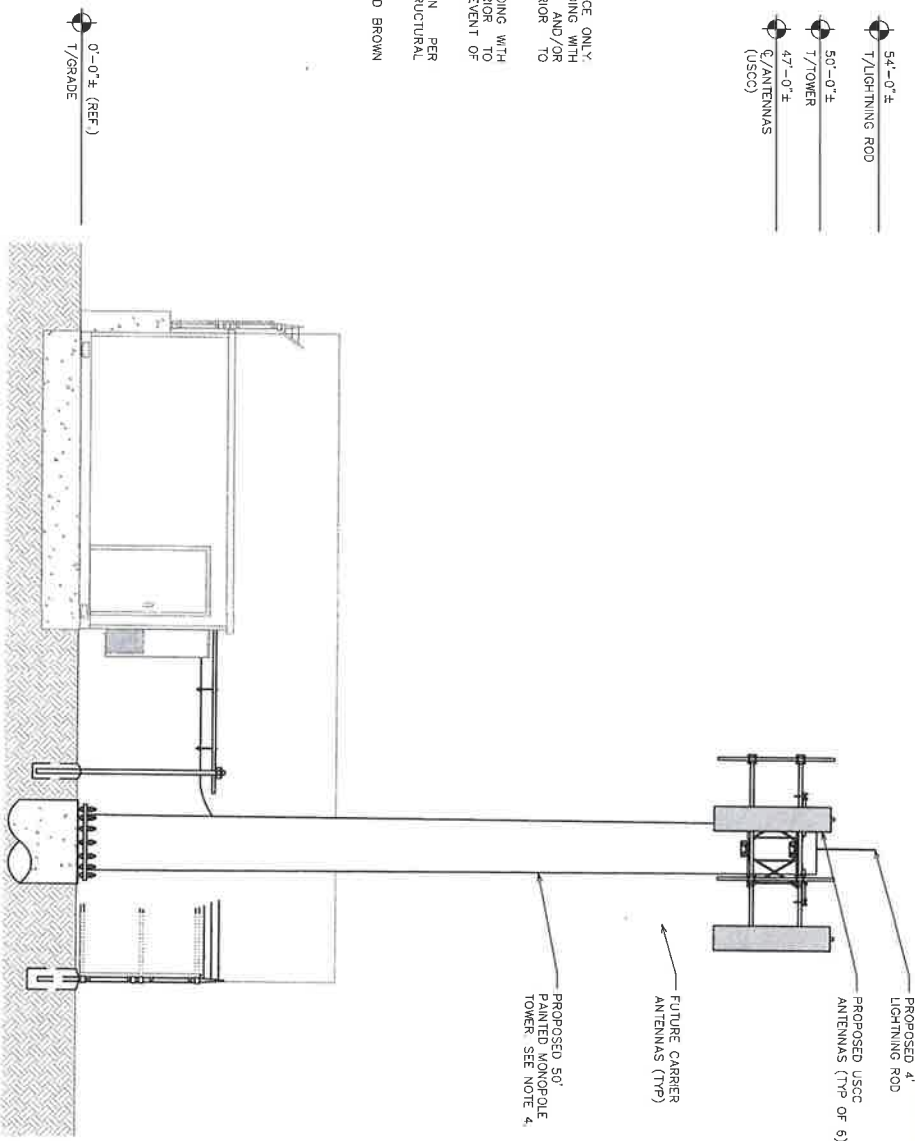
SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER:	REVISION:
Z-3	3
TEP #:	263222

54'-0" ±
T/LIGHTNING ROD
50'-0" ±
T/TOWER
47'-0" ±
6/ANTENNAS
(USCC)

- NOTES:**
1. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
 2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT USCC IN THE EVENT OF ANY DISCREPANCIES.
 3. PROPOSED CABLES TO BE RUN PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
 4. TOWER & APPURTENANCE TO BE PAINTED BROWN TO MATCH SURROUNDING AREA.



TOWER ELEVATION

SCALE: 1/8" = 1'-0"

Project Name: US CELLULAR /YAKIMA MSA LIMITED PARTNERSHIP/
NEWTON LLC

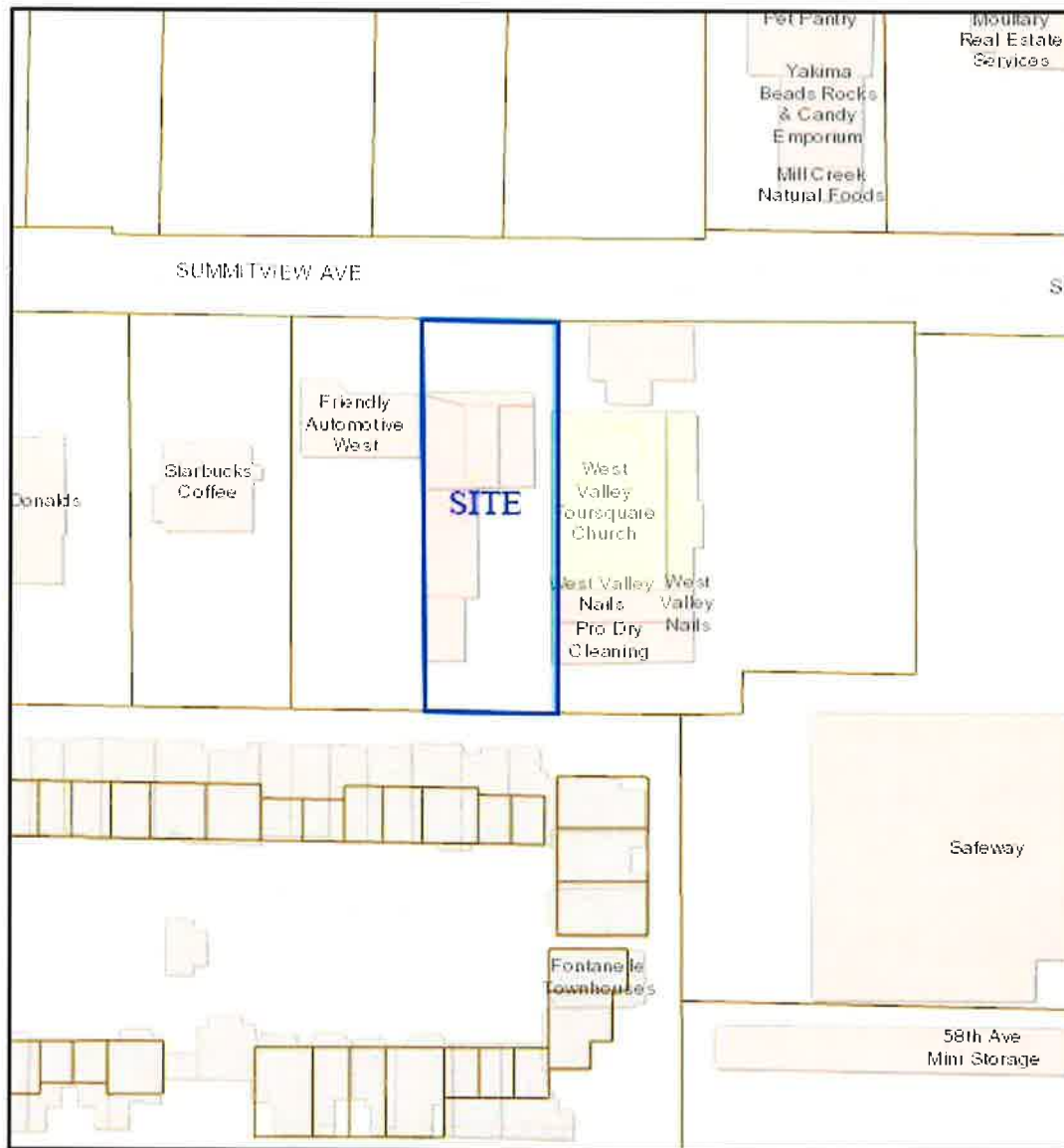
Site Address: 5808 SUMMITVIEW AVE

File Number(s): CELL#005-21, VAR#001-21



Proposal: Proposal to replace an existing legal non-conforming communication tower facility with a new 50' monopole; conditional use permit to allow placement within 300 ft of a residential zone; and a variance for the fencing, camouflage and landscaping requirement in YMC Chapter 15.29, located in the LCC zoning district.

VICINITY MAP



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 5/27/2021



NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (WASPCS NAD83).
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN THE ZONE "X" AREAS DETERMINED TO BE OUTSID THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FEMA COMMUNITY PANEL #53077C1030D DATED NOVEMBER 18, 2009.

LEGEND

- EXIST. PROPERTY LINE
- - - ADJ. PROPERTY LINE
- ⊙ EXIST. UTILITY POLE
- ⊙ EXIST. LIGHT POLE
- ⊙ EXIST. HYDRANT
- ⊙ EXIST. TELCO PEDESTAL
- ⊙ EXIST. MANHOLE
- ⊙ EXIST. STORM DRAIN
- ⊙ PROPERTY CORNER
- LEASE/EASE. CORNER
- - - 200 - - - EXIST. CONTOUR LINE
- EDGE OF PAVEMENT
- - - UGE - - - UNDERGROUND ELEC.
- - - SS - - - SANITARY SEWER
- - - OHW - - - OVERHEAD WIRE
- - - R/W - - - RIGHT-OF-WAY
- X — CHAIN LINK FENCE
- EXISTING TREE LINE

N/F
FELIX & ROSEMARY Y RIFA
PARCEL #: 18132131006
ADDRESS:
5812 SUMMITVIEW AVENUE
YAKIMA, WA 998908
ZONING: LCC

EXISTING BUILDING
(TYP)

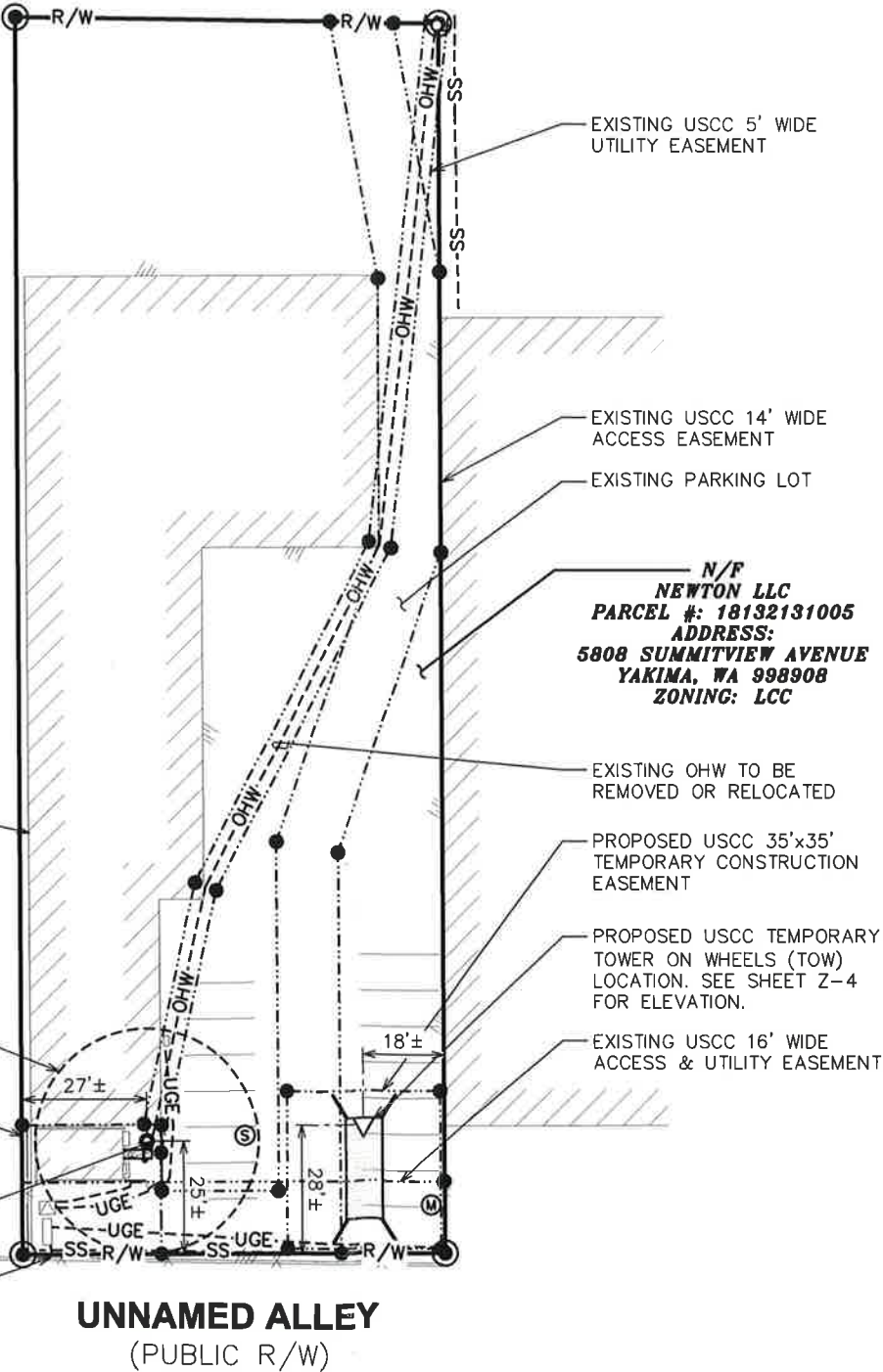
25' TOWER SETBACK
RADIUS

EXISTING USCC LEASE
AREA. SEE SHEET Z-2
FOR DETAILS.

EXISTING 54' WOOD
MONOPOLE TOWER TO
BE REMOVED &
REPLACED WITH 50'
PAINTED MONOPOLE
TOWER. SEE SHEET Z-3
FOR ELEVATION.

EXISTING FENCE

SUMMITVIEW AVENUE
(PUBLIC R/W)



EXISTING USCC 5' WIDE
UTILITY EASEMENT

EXISTING USCC 14' WIDE
ACCESS EASEMENT

EXISTING PARKING LOT

N/F
NEWTON LLC
PARCEL #: 18132131005
ADDRESS:
5808 SUMMITVIEW AVENUE
YAKIMA, WA 998908
ZONING: LCC

EXISTING OHW TO BE
REMOVED OR RELOCATED

PROPOSED USCC 35'x35'
TEMPORARY CONSTRUCTION
EASEMENT

PROPOSED USCC TEMPORARY
TOWER ON WHEELS (TOW)
LOCATION. SEE SHEET Z-4
FOR ELEVATION.

EXISTING USCC 16' WIDE
ACCESS & UTILITY EASEMENT

N/F
CC-1 L/P A WASH LIM/PART
PARCEL #: 18132131041
ADDRESS:
5802 SUMMITVIEW AVENUE
YAKIMA, WA 998908
ZONING: LCC

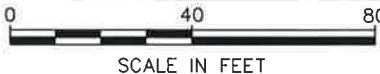
RECEIVED

MAY 25 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

SITE PLAN

SCALE: 1" = 40'



PLANS PREPARED FOR:



800 CORNERSTONE DRIVE
KNOXVILLE, TN 37932
MARK HEET
(865) 661-1344

PLANS PREPARED FOR:

WIRELESS SITE
TECHNOLOGY, LLC

WIRELESS SITE TECHNOLOGY, LLC
9323 N. GOVERNMENT WAY #220
HAYDEN, ID 83835
DAN MACKINNEY
(208) 699-0237

PROJECT INFORMATION:

SITE #: 348322

SITE NAME:

SUMMITVIEW

5808 SUMMITVIEW AVENUE
YAKIMA, WA 998908
(YAKIMA COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:



3	05-05-21	ZONING
2	05-04-21	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: GLB CHECKED BY: GLB

SHEET TITLE:

SITE PLAN

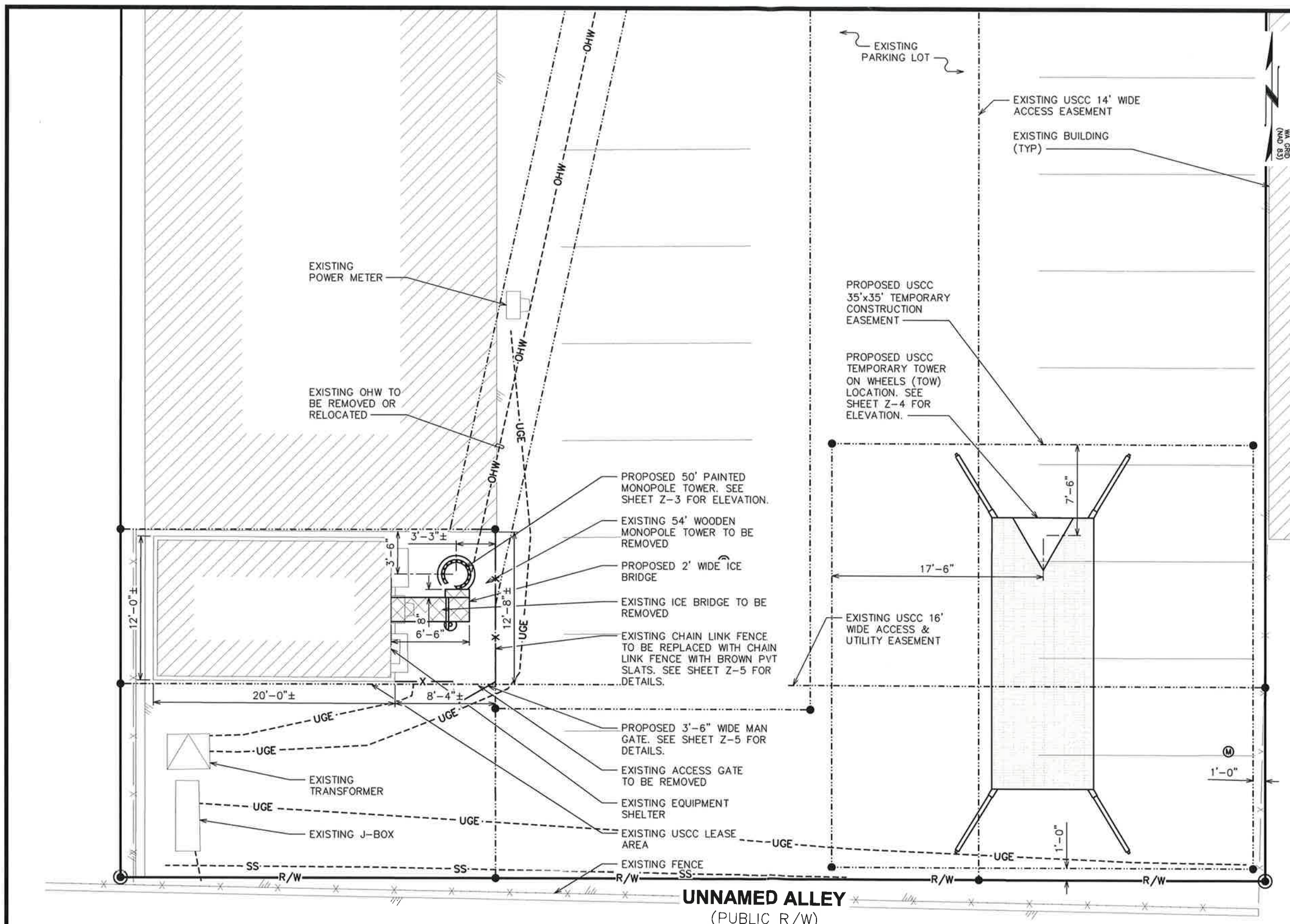
SHEET NUMBER:

Z-1

REVISION:

3

TEP #: 263222



SITE LAYOUT
SCALE: 1/8" = 1'-0"

PLANS PREPARED FOR:

U.S. Cellular

800 CORNERSTONE DRIVE
KNOXVILLE, TN 37932
MARK HEET
(865) 661-1344

PLANS PREPARED FOR:

WIRELESS SITE TECHNOLOGY, LLC

WIRELESS SITE TECHNOLOGY, LLC
9323 N. GOVERNMENT WAY #220
HAYDEN, ID 83835
DAN MACKINNEY
(208) 699-0237

PROJECT INFORMATION:

SITE #: 348322
SITE NAME:
SUMMITVIEW
5808 SUMMITVIEW AVENUE
YAKIMA, WA 98908
(YAKIMA COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

RECEIVED
MAY 25 2021
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

SEAL:

ZONING
DO NOT USE FOR
CONSTRUCTION

3	05-05-21	ZONING
2	05-04-21	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: GLB CHECKED BY: GLB

SHEET TITLE:

SITE LAYOUT

SHEET NUMBER:	REVISION:
Z-2	3
TEP #: 263222	

MAY 25 2021

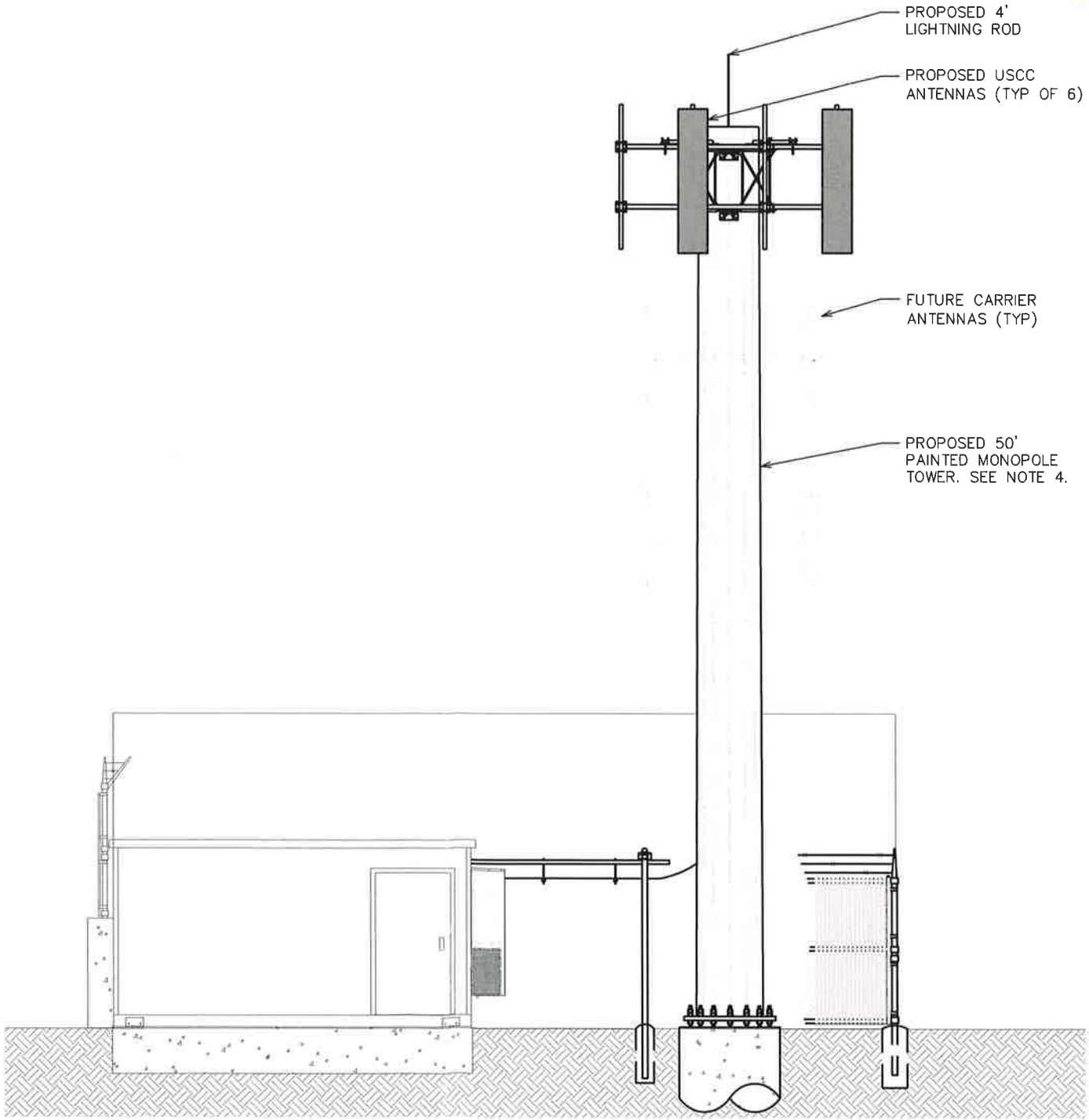
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

- 54'-0"±
T/LIGHTNING ROD
- 50'-0"±
T/TOWER
- 47'-0"±
CL/ANTENNAS
(USCC)

NOTES:

1. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY PROPOSED LOADING WITH PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION. CONTACT USCC IN THE EVENT OF ANY DISCREPANCIES.
3. PROPOSED CABLES TO BE RUN PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
4. TOWER & APPURTENANCE TO BE PAINTED BROWN TO MATCH SURROUNDING AREA.

- 0'-0"± (REF.)
T/GRADE



PLANS PREPARED FOR:

U.S. Cellular

800 CORNERSTONE DRIVE
KNOXVILLE, TN 37932
MARK HEET
(865) 661-1344

PLANS PREPARED FOR:

WIRELESS SITE TECHNOLOGY, LLC

WIRELESS SITE TECHNOLOGY, LLC
9323 N. GOVERNMENT WAY #220
HAYDEN, ID 83835
DAN MACKINNEY
(208) 699-0237

PROJECT INFORMATION:

SITE #: 348322
SITE NAME:
SUMMITVIEW
5808 SUMMITVIEW AVENUE
YAKIMA, WA 98908
(YAKIMA COUNTY)

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS

326 TRYON ROAD
RALEIGH, NC 27603-3530
OFFICE: (919) 661-6351
www.tepgroup.net

SEAL:

ZONING
DO NOT USE FOR
CONSTRUCTION

3	05-05-21	ZONING
2	05-04-21	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: GLB CHECKED BY: GLB

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: **Z-3**

REVISION: **3**

TEP #: 263222

TOWER ELEVATION

SCALE: 1/8" = 1'-0"