



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: January 3, 2024
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Tilson Tech (2450 NW 144th Ave., Beaverton, OR 97006) on behalf of Verizon Wireless
FILE NUMBER: CELL#013-23
LOCATION: 620 N. 20th Ave.
TAX PARCEL NUMBER(S): 181314-44511
DATE OF APPLICATION: May 11, 2023
DATE OF COMPLETENESS: January 3, 2024

PROJECT DESCRIPTION Proposed major modification and conditional use permit for an existing cell tower in the M-1 zoning district, in order to expand the antenna capacity and reduce the height from 100 feet to 63 feet, while allowing the tower to no longer be camouflaged with stealth within 300 feet of a residential 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: 63-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 Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **January 18, 2024**, will be considered prior to issuing the recommendation. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **January 25, 2024 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (CELL#013-23) and applicant's name (Tilson Tech) 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

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, or at the following link: <https://ci-yakima-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch>.

If you have questions regarding this proposal, please call Eric Crowell, Senior 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: 3 de enero, 2024
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Tilson Tech (2450 NW 144th Ave., Beaverton, OR 97006) por parte de Verizon Wireless
No. DE ARCHIVO: CELL#013-24
UBICACIÓN: 620 N. 20th Ave.
No. DE PARCELA(S): 181314-44511
FECHA DE APLICACIÓN: 11 de mayo, 2023
FECHA DE APLICACIÓN COMPLETA: 3 de enero, 2024

DESCRIPCIÓN DEL PROYECTO: Propuesta de una modificación mayor y permiso de uso condicional para una torre celular existente en la zona M-1, con el fin de ampliar la capacidad de la antena y reducir la altura de 100 pies a 63 pies, para permitir que la torre ya no esté camuflada con cautela dentro 300 pies de una zona residencial.

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 comunicaciones inalámbricas
2. Nivel de desarrollo: Torre (monopolo) de 63 pies para una instalación de comunicaciones inalámbricas.
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 todas las normas de desarrollo del título 12 y 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 comunicaciones inalámbricas
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: Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el 18 de enero, 2024 serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevará a cabo el **jueves 25 de enero 2024** comenzando a las 9:00 a.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. 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. Por favor de hacer referencia al número de archivo (CELL#013-23) o al nombre del solicitante (Tilson Tech) 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

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, o en este link <https://ci-yakima-wa.smartgovcommunity.com/PublicNotice/PublicNoticeSearch>. 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

RECEIVED

MAY 11 2023

CITY OF YAKIMA
PLANNING DIV.

Verizon Wireless – YAK Englewood – Wireless Communication Facility
Conditional Use Permit Application

II. INTRODUCTION

Verizon Wireless (“Verizon”) is in the process of expanding and upgrading its wireless communication network to include 5G technology in Washington and many other western states. 5G represents the latest generation in wireless telecommunication technology designed for the most advanced technologies of wireless devices.

In order to remain competitive by improving their service with 5G technology, Verizon is enhancing its existing network by upgrading many of their existing facilities with additional and replacement 5G antennas and equipment.

The proposed 5G upgrades located at 609 N 20th Avenue are located on Verizon’s existing stealth flagpole wireless facility. No new ground equipment or towers are proposed. Verizon is committed to providing the latest in quality wireless services to the City of Yakima for years to come.

III. PROPOSAL DESCRIPTION

Site Description

The site is located at 609 N 20th Avenue and zoned M-1 (Light Industrial). The subject property is industrially developed, including Verizon’s previously approved 100-foot tall stealth flagpole wireless communication facility (CELL#018-14).

Proposal Description

As currently installed, Verizon’s wireless facility consists of antennas and associated radios mounted within a stealth flagpole, and associated equipment cabinets within a fenced area at the base of the pole.

To accommodate new wireless technologies, maximize Verizon’s available bandwidth, reduce network interference with Verizon’s neighboring facilities, and improve the existing facility’s capacity, Verizon proposes to modify their existing wireless facility with a substantial 37-foot height reduction, as well as exterior mounted antennas mounted to a slimline tri-sector mount and colored to match the existing pole color.

No modifications to the outdoor equipment or any other ground disturbance is proposed as part of this application. The proposed modifications will enable the existing site to provide additional services to customers and improve calling capacity, thereby improving overall system performance.



RECEIVED

MAY 11 2023

CITY OF YAKIMA
PLANNING DIV.

April 27, 2023

RE: Collocation Analysis of AT&T's tower at 609 N 20th Ave (YAK Englewood)

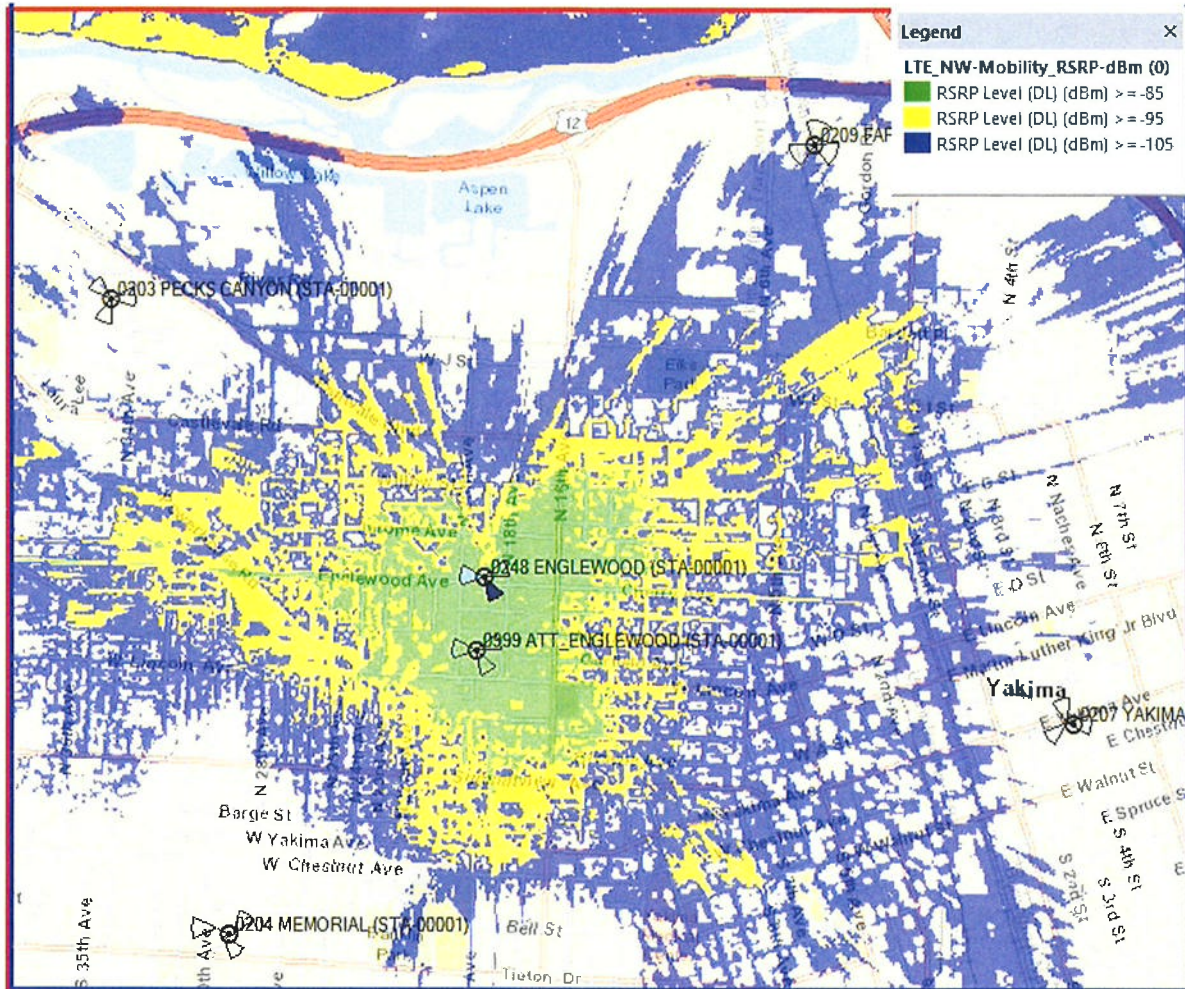
Dear Planner:

Verizon's primary objective for this project is to improve the capacity of Verizon's existing wireless facility called Englewood at 609 N 20th Ave, Yakima, WA. As described in the opening paragraph of Verizon's Site Modification letter, the existing facility is exhausted as it covers more geographic area, and customers than it intended. The exhaustion does not create a good customer experience as this can cause dropped calls and slower data speeds. We would like to fix that problem by lowering the tower height from the current 100' AGL antenna tip height down to a 65' AGL antenna tip height, thereby reducing both the coverage area and the number of customers served by this site so it's no longer exhausted.

Regarding the possibility of fixing the problem by collocating onto AT&T's existing tower at 417 N 20th Ave, the highest available antenna location on the tower is only 35' AGL antenna tip height which is too low and does not work for Verizon. At that height we will lose too much coverage, resulting in coverage gaps and the inability to achieve coverage objectives which could also make it difficult to contact emergency services.

The following coverage plot maps have been prepared to show the need for a 65' antenna tip height on Verizon's existing tower, and why a collocating 35' high on AT&T's tower is infeasible. To understand the plots we consider

coverage is good if we have RSRP better than -85 dbm (for inbuilding), -95 dbm (for Vehicular) and -105dbm (for Outdoor)

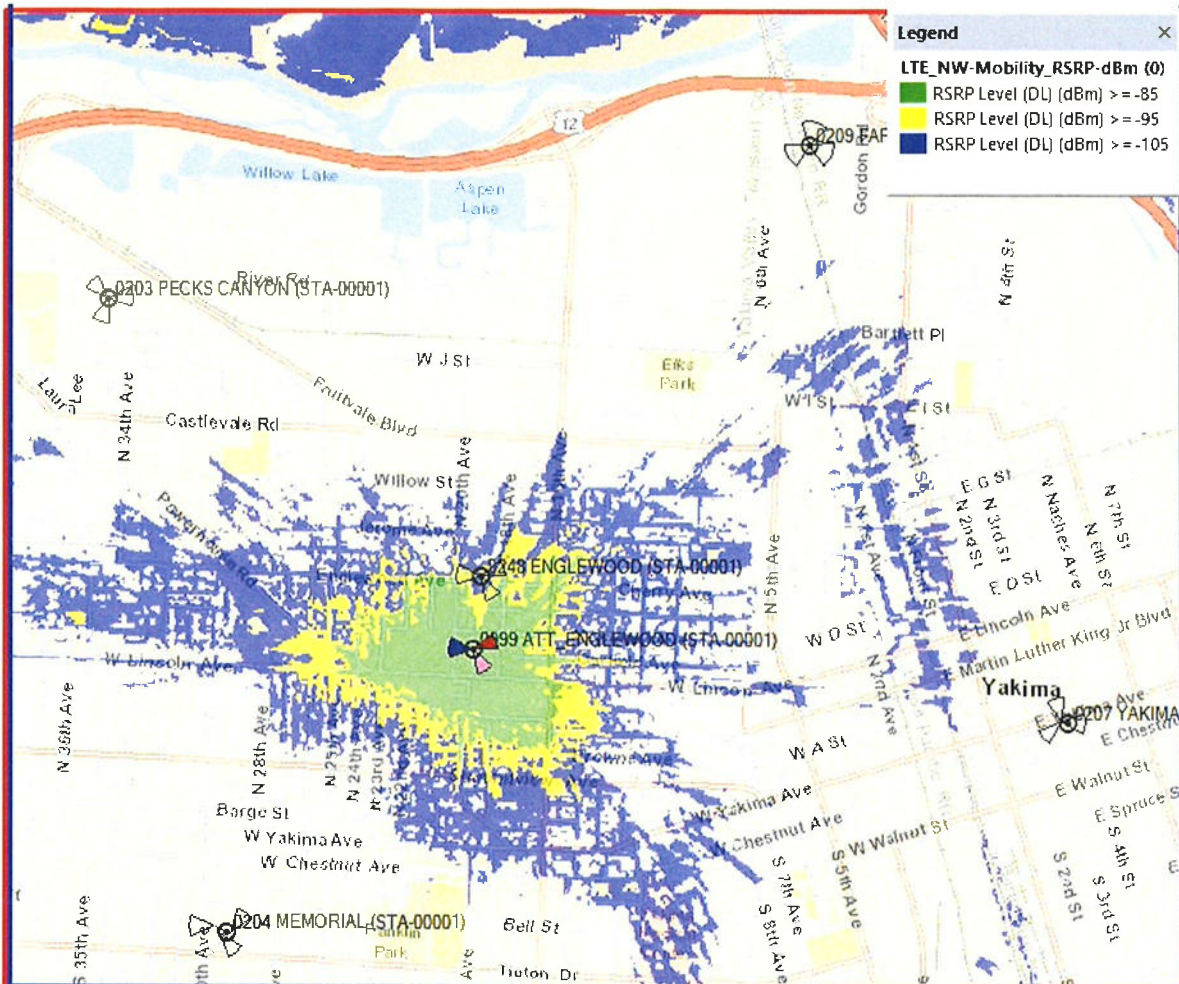


Pic 1: Proposed AWS Coverage with 65' antenna tip height on Verizon's existing tower.

RECEIVED

MAY 11 2023

**CITY OF YAKIMA
PLANNING DIV.**

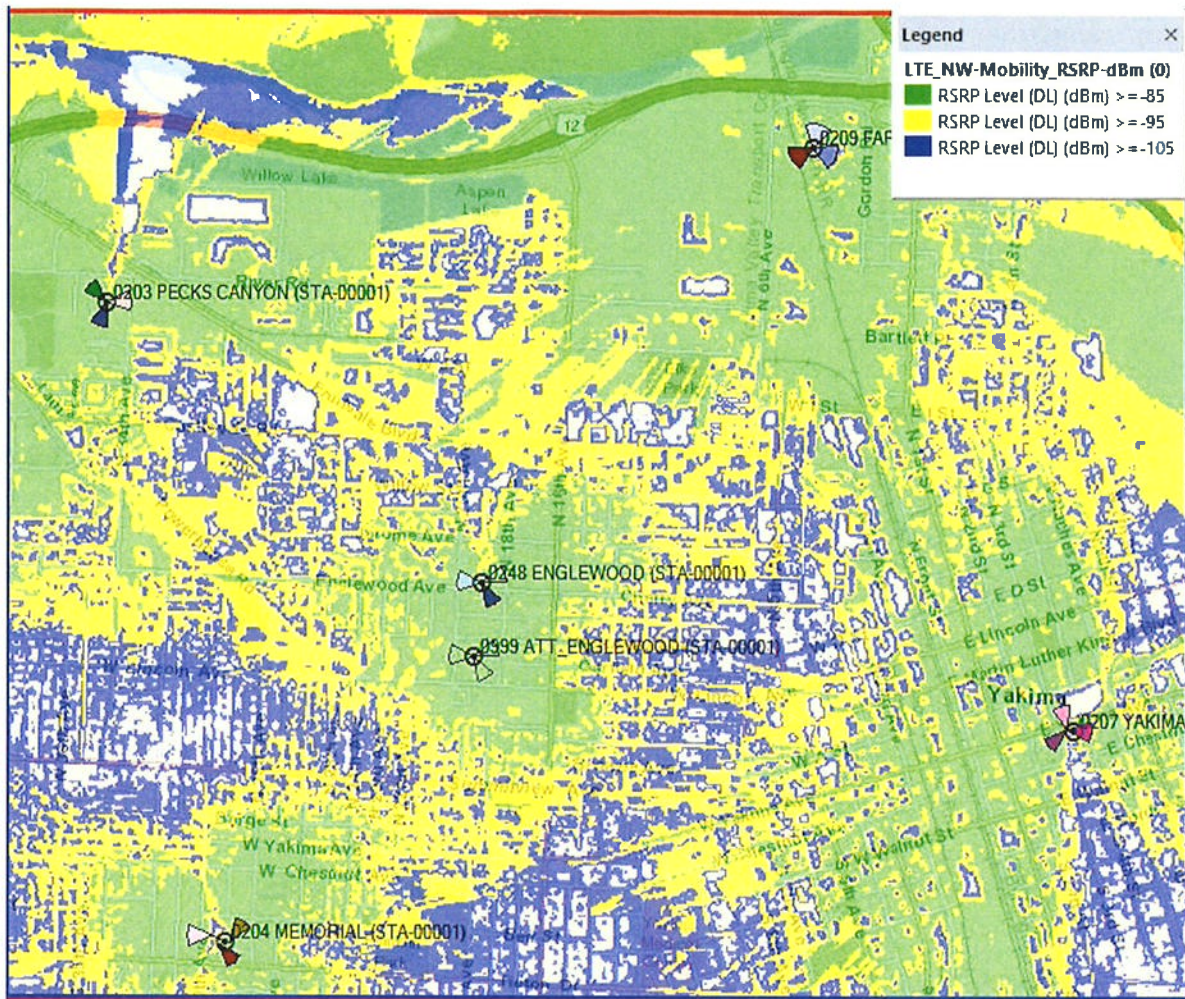


Pic 2: AWS Coverage from AT&T Collocation with available 35' antenna tip height. Coverage area is too small.

RECEIVED

MAY 11 2023

**CITY OF YAKIMA
PLANNING DIV.**

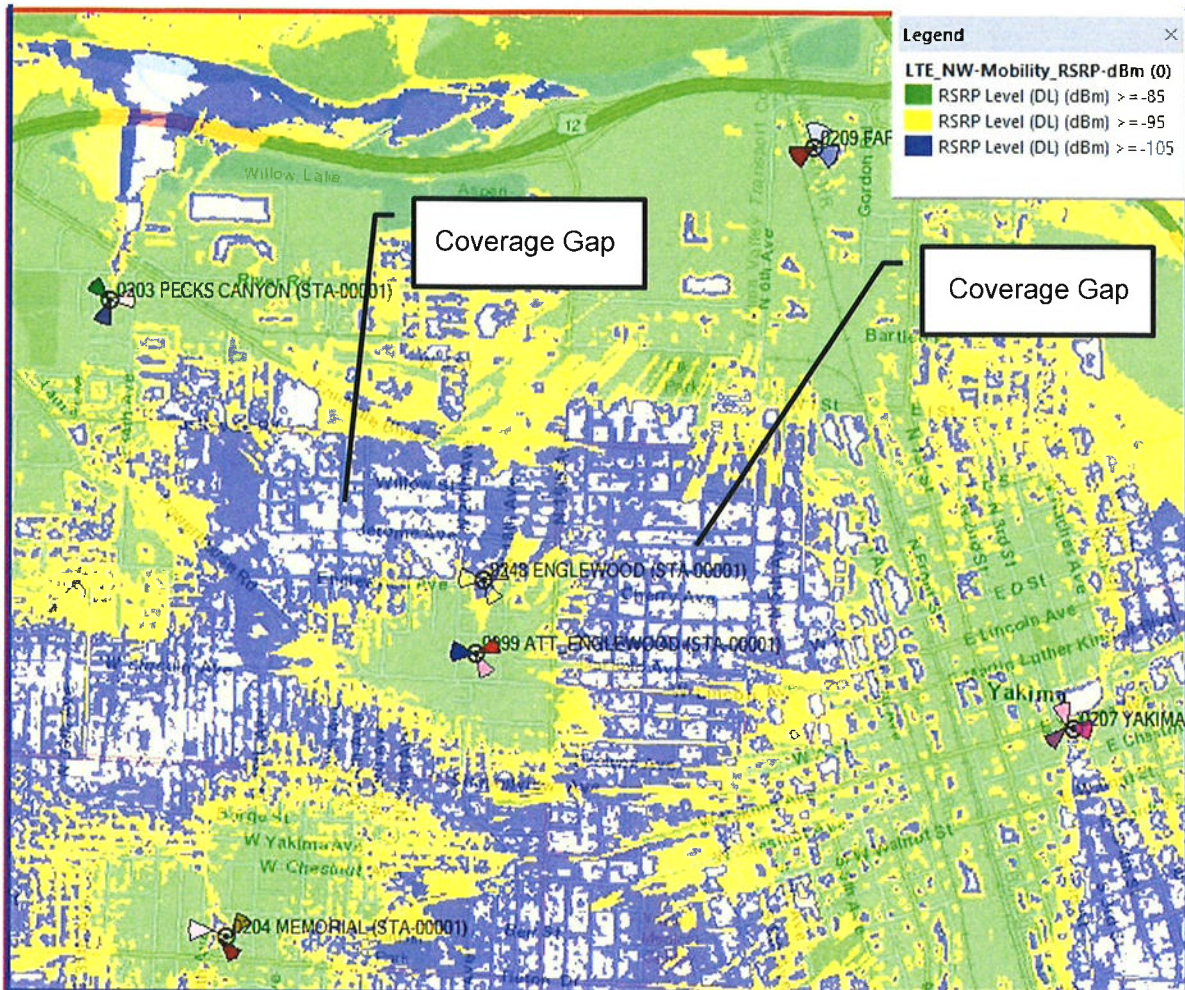


Pic 3: Proposed AWS Coverage with 65' antenna tip height at Verizon's existing tower and nearby Verizon sites

RECEIVED

MAY 11 2023

**CITY OF YAKIMA
PLANNING DIV.**



Pic 4: AWS Coverage plot with AT&T Collocation with available 35' tip height and nearby other sites. Inadequate coverage results in coverage gaps identified by the arrows.

Conclusion:

As shown in the AT&T collocation plots (Pic 2 & 4), due to the low, 35' height available on the AT&T tower, a Verizon collocation would result in significant coverage loss, resulting in coverage gaps and the inability to achieve its coverage objectives. As demonstrated in the coverage plot Pics 1 & 3, Verizon must locate 65' high on their existing tower to achieve the coverage objectives and ensure high quality network coverage within the City of Yakima, including reliable access to emergency services.

RECEIVED

MAY 11 2023

CITY OF YAKIMA
PLANNING DIV.

verizon✓ TILSON

YAK ENGLEWOOD

MONOPOLE

EXISTING NORTHEAST ELEVATION



PROPOSED NORTHEAST ELEVATION



SITE LOCATION:

609 N 20TH AVE
YAKIMA, WA 98902

46° 36' 26.2296" N
120° 32' 3.6708" W

RECEIVED

MAY 11 2023

**CITY OF YAKIMA
PLANNING DIV.**

PROJECT TYPE:

MODIFY AN EXISTING TELECOMMUNICATIONS FACILITY WITH NEW ANTENNAS, EQUIPMENT, AND CABLE

JURISDICTION / ZONING:

CITY OF YAKIMA / M-1

verizon✓ TILSON

YAK ENGLEWOOD

MONOPOLE

EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION



SITE LOCATION:

609 N 20TH AVE
YAKIMA, WA 98902

46° 36' 26.2296" N
120° 32' 3.6708" W

RECEIVED

MAY 11 2023

**CITY OF YAKIMA
PLANNING DIV.**

PROJECT TYPE:
MODIFY AN EXISTING TELECOMMU-
NICATIONS FACILITY WITH NEW AN-
TENNAS, EQUIPMENT, AND CA-
BLING

JURISDICTION / ZONING:
CITY OF YAKIMA / M-1

verizon[✓] TILSON

YAK ENGLEWOOD

MONOPOLE

EXISTING NORTHWEST ELEVATION



PROPOSED NORTHWEST ELEVATION



SITE LOCATION:

609 N 20TH AVE
YAKIMA, WA 98902

46° 36' 26.2296" N
120° 32' 3.6708" W

RECEIVED

MAY 11 2023

**CITY OF YAKIMA
PLANNING DIV.**

PROJECT TYPE:

MODIFY AN EXISTING TELECOMMUNICATIONS FACILITY WITH NEW ANTENNAS, EQUIPMENT, AND CABLE

JURISDICTION / ZONING:

CITY OF YAKIMA / M-1

verizon✓ TILSON

YAK ENGLEWOOD

MONOPOLE

EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



SITE LOCATION:

609 N 20TH AVE
YAKIMA, WA 98902

46° 36'26.2296" N
120° 32'3.6708" W

RECEIVED

MAY 11 2023

**CITY OF YAKIMA
PLANNING DIV.**

PROJECT TYPE:

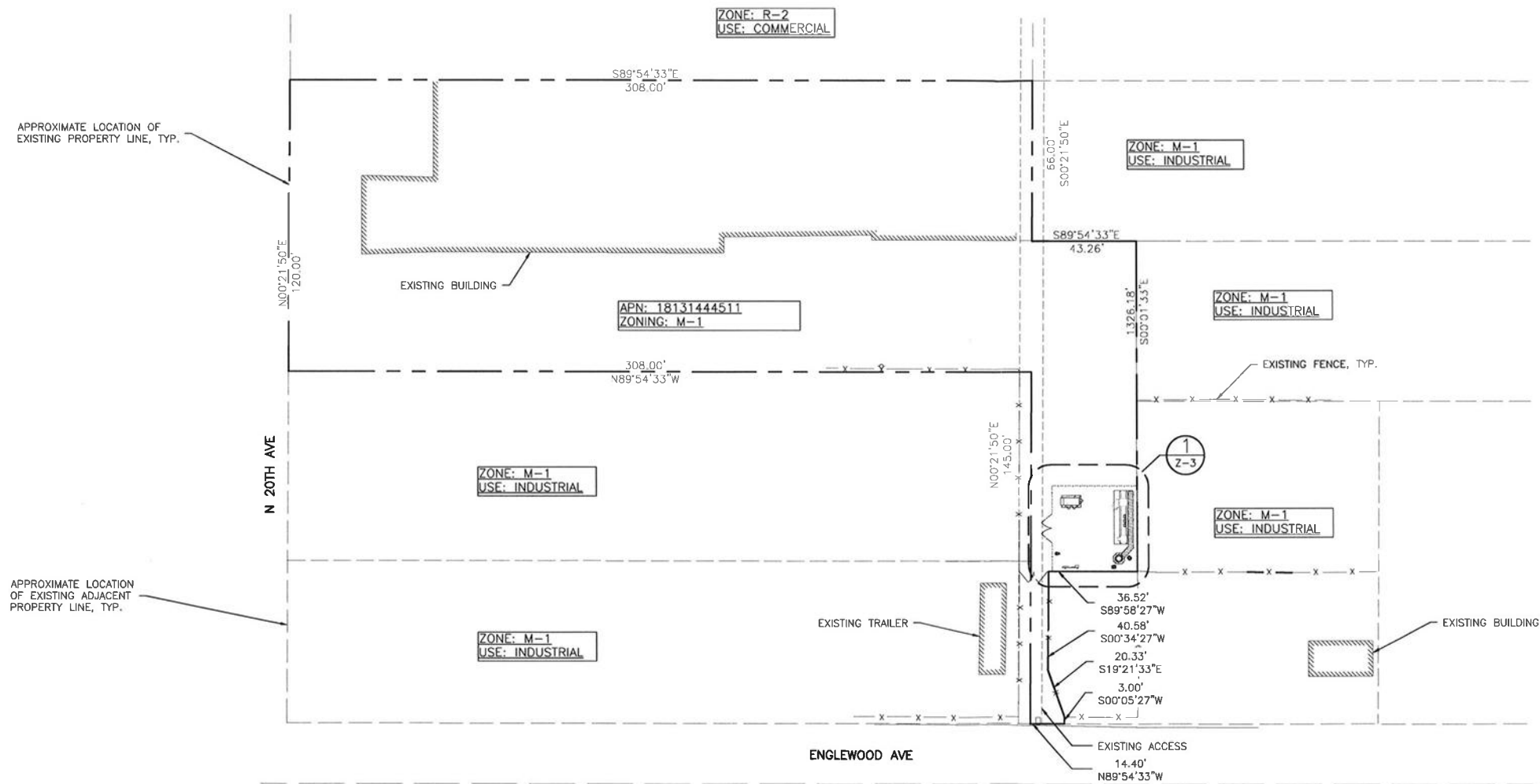
MODIFY AN EXISTING TELECOMMUNICATIONS FACILITY WITH NEW ANTENNAS, EQUIPMENT, AND CABLE

JURISDICTION / ZONING:

CITY OF YAKIMA / M-1



TRUE NORTH ARROW SHOWN ON
THIS DRAWING IS APPROXIMATE
ONLY AND MUST BE VERIFIED



NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM DRAWINGS PREPARED BY MORRISON HERSHFIELD DATED 07/08/15 AND SITE PHOTOS DATED T.B.D.
2. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.

LEGAL DESCRIPTION:

SECTION 14 TOWNSHIP 13 RANGE 18 QUARTER SE:
REPLAT OF LOTS 30 & 35 OF LEWIS TERRY GARDEN
TRACTS: LOT 10, ALSO LOT 11 EX S 12 FT, ALSO PTN
LOTS 14, 15 & 16 LY W'LY OF FOL DESW OF SE COR
SE1/4, TH N 3 FT, TH N 19°27'W 20.33 FT, TH N
0°29'E 40.29'E 40.58 FT, TH N 89°53'E 36.52 FT, TH
N 0°07'W 137 FT M/L TO N LN OF SD LOT 16 &
TERMINUS OF SD LN

verizon

TILSON

COREONE
CONSULTING USA

13555 SE 36TH ST, SUITE 100
BELLEVUE, WA 98006

PROJECT NO 2230U0200

DRAWN BY: QL

CHECKED BY: LC

SUBMITTALS

RECEIVED

MAY 11 2023
CITY OF YAKIMA
PLANNING DIV.

C MAY 02/23	REVISED PER REDLINES	AV
B FEB 7/23	REVISED PER REDLINES	QL
A OCT 10/22	ISSUED FOR REVIEW	CR

THE INFORMATION CONTAINED IN THIS SET OF
DOCUMENTS IS PROPRIETARY BY NATURE
ANY USE OR DISCLOSURE OTHER THAN THAT
WHICH RELATES TO THE CLIENT NAMED IS
STRICTLY PROHIBITED.

AGE SEAL

SITE

YAK ENGLEWOOD
609 N 20TH AVE
YAKIMA, WA 98902

SHEET TITLE

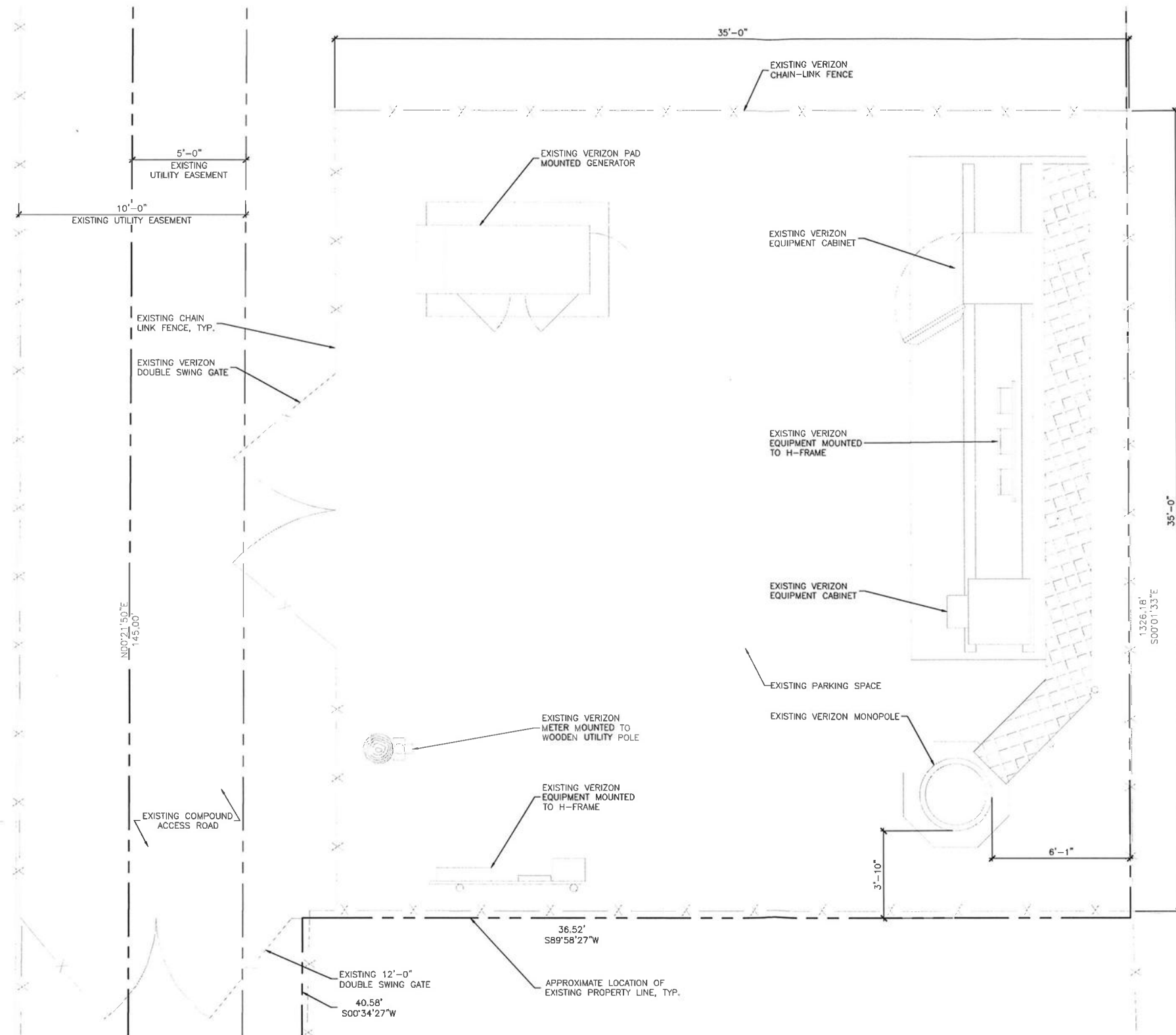
SITE PLAN

SHEET NUMBER

Z-2



TRUE NORTH ARROW SHOWN ON
THIS DRAWING IS APPROXIMATE
ONLY AND MUST BE VERIFIED



EXISTING EQUIPMENT LAYOUT

NOTES:

1. SITE PLAN INFORMATION OBTAINED FROM DRAWINGS PREPARED BY MORRISON HERSHFIELD DATED 07/08/15 AND SITE PHOTOS DATED T.B.D.
2. CONTRACTOR TO SITE VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER.

verizon

TILSON

COREONE
CONSULTING USA

13555 SE 36TH ST, SUITE 100
BELLEVUE, WA 98006

PROJECT NO. 2230UD200

DRAWN BY: QL

CHECKED BY: LC

SUBMITTALS

RECEIVED

MAY 11 2023

CITY OF YAKIMA
PLANNING DIV.

C MAY 02/23	REVISED PER REDLINES	AV
B FEB 7/23	REVISED PER REDLINES	QL
A OCT 10/22	ISSUED FOR REVIEW	CR

THE INFORMATION CONTAINED IN THIS SET OF
DOCUMENTS IS PROPRIETARY BY NATURE.
ANY USE OR DISCLOSURE OTHER THAN THAT
WHICH RELATES TO THE CLIENT NAMED IS
STRICTLY PROHIBITED.

AGE SEAL

SITE

YAK ENGLEWOOD
609 N 20TH AVE
YAKIMA, WA 98902

SHEET TITLE

EXISTING EQUIPMENT
LAYOUT

SHEET NUMBER

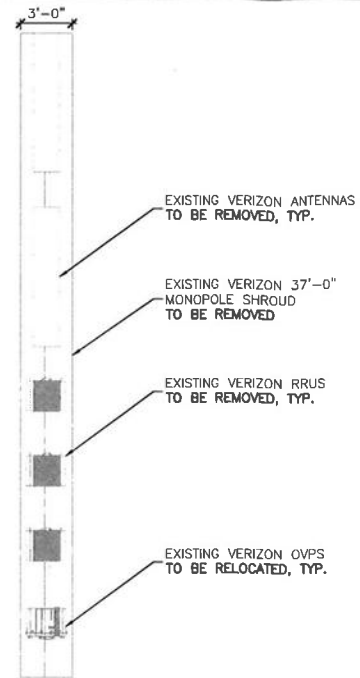
Z-3

T.O. VERIZON STEALTH MONOPOLE SHROUD
±100'-0" A.G.L.

EXISTING VERIZON ANTENNA RAD CENTER
±96'-0" A.G.L.

EXISTING VERIZON ANTENNA RAD CENTER
±86'-0" A.G.L.

B.O. VERIZON STEALTH MONOPOLE SHROUD
±63'-0" A.G.L.



EXISTING VERIZON
100'-0" MONOPOLE

EXISTING VERIZON
WOODEN UTILITY
POLE, TYP.

EXISTING VERIZON
CHAIN LINK FENCE

EXISTING VERIZON
DOUBLE SWING GATE

EXISTING VERIZON
EQUIPMENT, TYP.

GRADE
0'-0"



NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.

verizon

TILSON

COREONE
CONSULTING, LLC

13555 SE 36TH ST, SUITE 100
BELLEVUE, WA 98006

PROJECT NO. 2230U0200

DRAWN BY: QL

CHECKED BY: LC

SUBMITTALS

RECEIVED

MAY 11 2023

**CITY OF YAKIMA
PLANNING DIV.**

C	MAY 02/23	REVISED PER REDLINES	AV
B	FEB 7/23	REVISED PER REDLINES	QL
A	OCT 10/22	ISSUED FOR REVIEW	CR

THE INFORMATION CONTAINED IN THIS SET OF
DOCUMENTS IS PROPRIETARY BY NATURE.
ANY USE OR DISCLOSURE OTHER THAN THAT
WHICH RELATES TO THE CLIENT NAMED IS
STRICTLY PROHIBITED.

AGE SEAL

SITE

YAK ENGLEWOOD
609 N 20TH AVE
YAKIMA, WA 98902

SHEET TITLE

EXISTING WEST
ELEVATION

SHEET NUMBER

Z-4

NOTES:

1. ELEVATION IS DIAGRAMMATIC ONLY.
2. ALL ANTENNAS AND VISIBLE ANTENNA CABLES TO BE A NON-REFLECTIVE COLOR TO BLEND WITH EXISTING MONOPOLE

verizon

TILSON

COREONE
CONSULTING USA

13555 SE 36TH ST, SUITE 100
BELLEVUE, WA 98006

PROJECT NO: 2230JD200

DRAWN BY: Q.L.

CHECKED BY: L.C.

SUBMITTALS

C	MAY 02/23	REVISED PER REDLINES	AV
B	FEB 7/23	REVISED PER REDLINES	QL
A	OCT 10/22	ISSUED FOR REVIEW	CR

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMED IS STRICTLY PROHIBITED.

AGE SEAL

RECEIVED

MAY 11 2023

CITY OF YAKIMA
PLANNING DIV

SITE

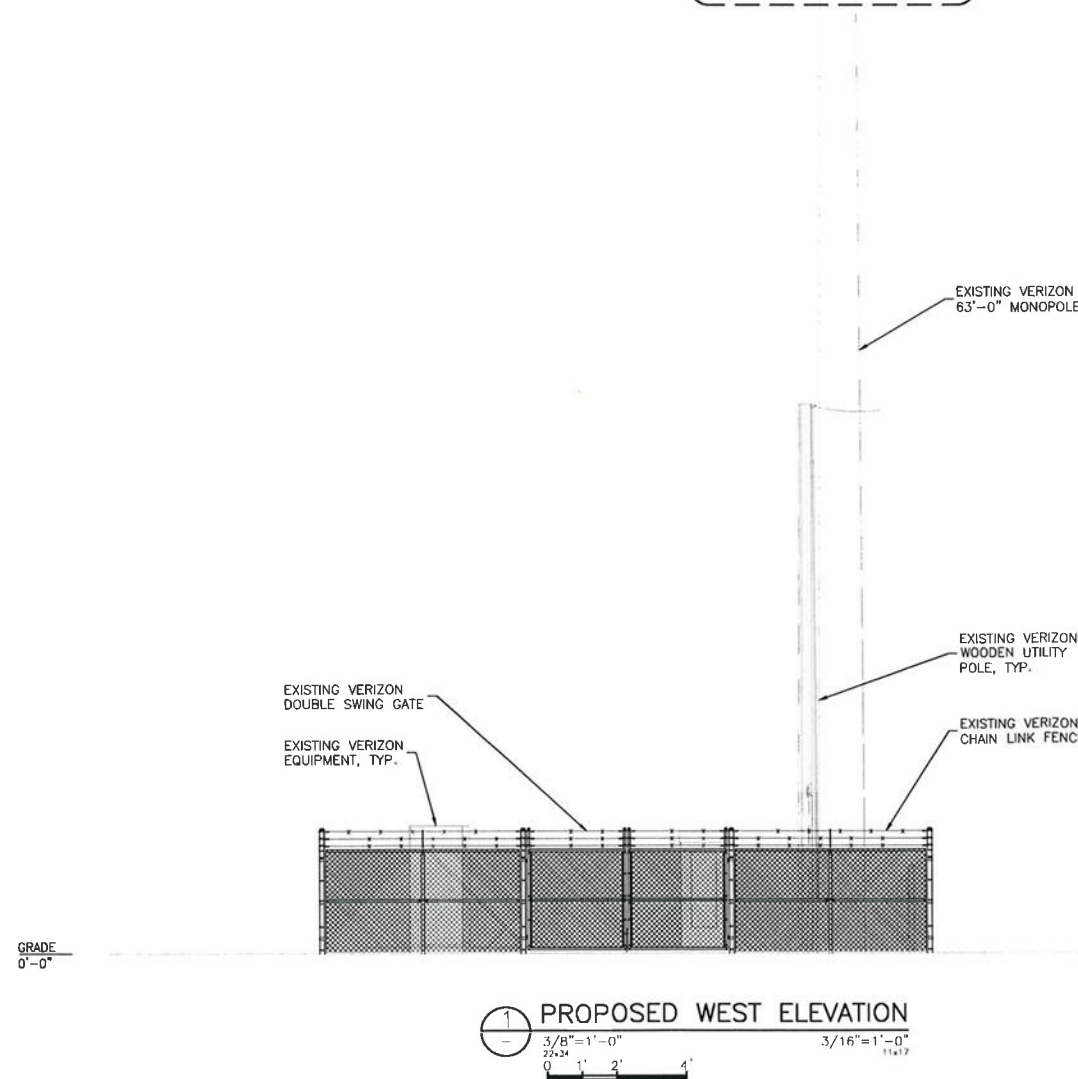
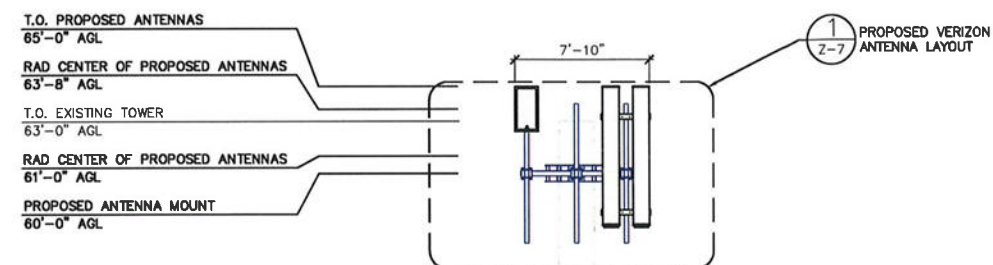
YAK ENGLEWOOD
609 N 20TH AVE
YAKIMA, WA 98902

SHEET TITLE

PROPOSED WEST
ELEVATION

SHEET NUMBER

Z-5



Project Name: VERIZON WIRELESS/ROBERT WEIMER

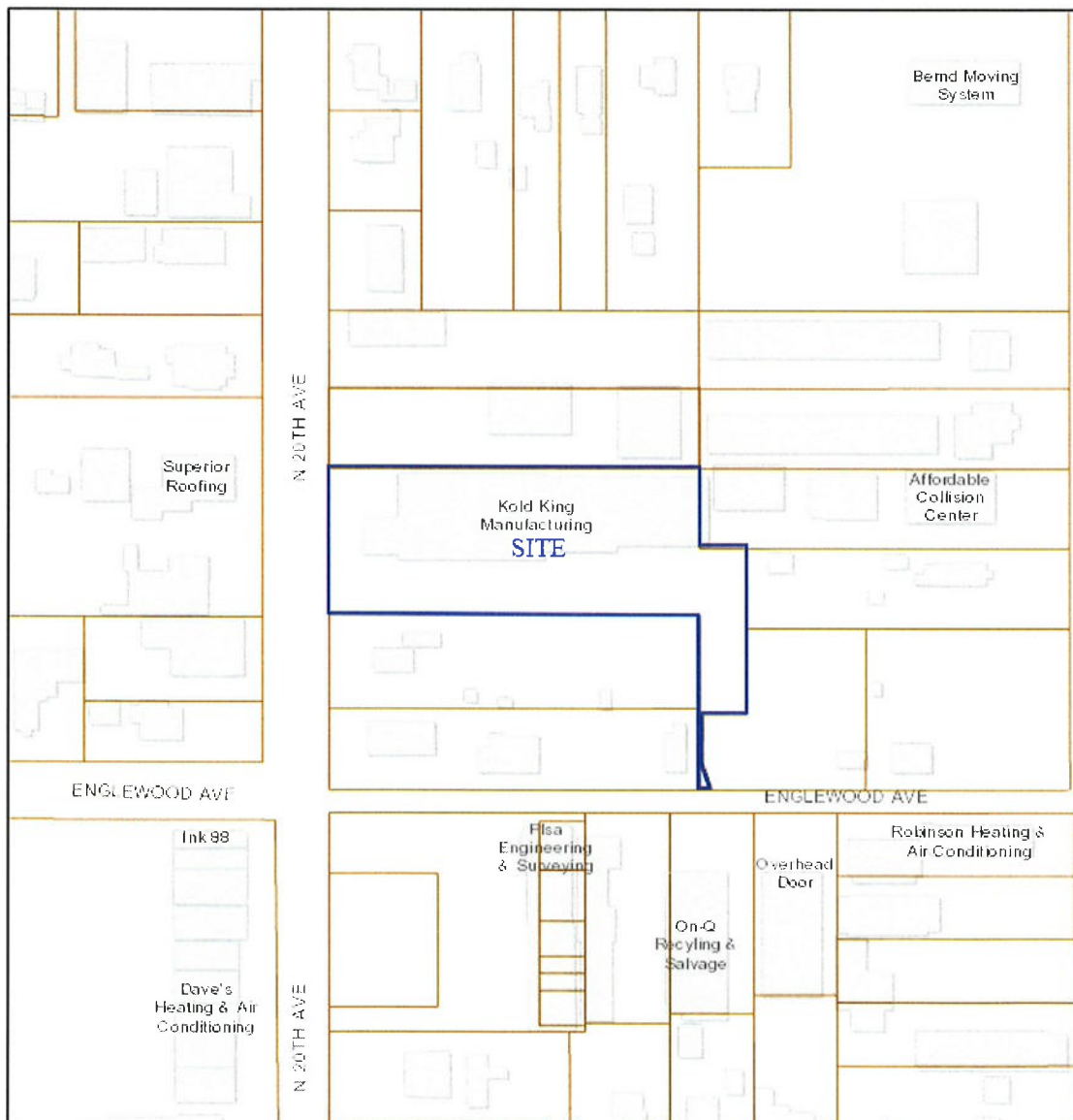
Site Address: 609 N 20TH AVE

File Number(s): CELL#013-23



Proposal: Proposed major modification and conditional use permit for an existing cell tower in the M-1 zoning district, in order to expand the antenna capacity and reduce the height from 100 feet to 63 feet, while allowing the tower to no longer be camouflaged with stealth within 300 feet of a residential 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: 1/3/2024

