



MINUTES

DEVELOPMENT COMMISSION
6:30 p.m. Wednesday, November 16, 2022

1. Call to Order

The meeting was called to order at 6:30 p.m. by CHAIR SHORE.

Commissioners Present: Chair Shore, Commissioners Brennan, Dillon, Gilbert, and Ikeda

Absent: Commissioners Morgan, Jr., Price, and Sanford (all excused)

Staff Present: Christian Geitz, Planning Manager
Doug Yormick, Associate Planner

2. Approval of Minutes

a) CHAIR SHORE asked for corrections or comments regarding the October 19, 2022 Minutes. There were none and the Minutes were approved.

3. Public Comment (General)

There were no requests to speak.

4. Regular Business

a) Verizon SEA Providence Heights Community Conference, (I) (00:02)

*Presented by:
Doug Yormick, Associate Planner*

CHAIR SHORE stated that the order of operation would be Appearance of Fairness, Staff Presentation, Applicant Presentation, Public Comment, and Development Commission Comment.

Yormick gave the staff presentation.

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Kim Allen and Lelah Vaga *with* Wireless Policy Group LLC representing the applicant gave the applicant presentation.

CHAIR SHORE opened the Public Hearing. (00:25)

- Kathryn Mathews, (in person), stated being new to the area and asked for the distance from the proposed tower to the Providence Point Tennis Courts, as well as an accessible overview map.

Yormick replied that an answer would be available momentarily.

- Roberta Brown asked for clarification regarding three items; site contamination and conditions of approval of the project, future and temporary towers, page 159 of the staff report, and access to the Loop Road, page 153.

Vaga replied that regarding site contamination, requirements set by the School District will be met but specifics will be researched and will be clarified prior to construction. Allen replied that the tower piece of construction must comply with the conditions of the larger plan as well.

Allen replied that regarding towers, the current water tower will be decommissioned and deconstructed. All three wireless carriers utilize the tower, and the proposed alternative of a temporary tower is to avoid an interruption in service. Vaga replied that a temporary facility may be needed during construction.

Vaga replied that regarding access to the facility, wireless communication facilities do not require much vehicle access, and generally technicians are only at the site when there is an issue needing repair or on a quarterly basis. The route will be examined, but impact will be minimal. Allen replied that a pickup sized truck would bring the technicians in. There is another plan if the Loop Road cannot be used.

Yormick asked Mathews if the tennis court referred to is the southern portion along Southeast 43rd Way, and Mathews replied yes. Yormick replied that the distance asked for was approximately 611 feet.

- Mathews stated that the project is beautiful, but a concern is regarding the safety of the neighborhood from a cell phone tower. Research literature is not uniform.

Allen replied that the tower has been designed and the Radio Frequency (RF) Engineer evaluating the project has determined that even with maximum output of all carriers, the project will emit far below FCC limits for RF emissions. There are currently three carriers existing and there is no plan to accelerate or expand coverage currently being provided, and only replacement is the goal to avoid a gap in service. Documents will be available to the public with the application soon. A follow-up discussion can be arranged when the documents are available.

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Yormick replied that the information will be on the Active Project Map, and that an email can be sent to Yormick if there is any problem uploading the documents.

There were no further requests to speak.

CHAIR SHORE opened Commissioner Questions. (00:37)

COMMISSIONER DILLON asked for clarification regarding minimizing the impact on trees on the site or to mitigate for loss of trees. Allen replied that the project is a part of the district Tree Mitigation Plan for trees to be taken down and replacement ratios. Vaga replied that the plan is detailed in the drawings submitted.

COMMISSIONER IKEDA asked for clarification regarding the monofir materials. Vaga replied that the monofir pole is steel, while tips are a synthetic plastic material. More detail can be gathered from the manufacturer. Various manufacturers use different forms of plastic for different durability needs, designed to weather well. COMMISSIONER IKEDA asked what the maintenance requirements will be for the monofir. Vaga replied that the same maintenance technicians that would be present for any other repair would repair any issues. If a part needs to be replaced, the part will be ordered from the manufacturer and installed by the crew. COMMISSIONER IKEDA asked if the generator is natural gas or diesel, and Vaga replied diesel. COMMISSIONER IKEDA asked if a tank would be above ground and Vaga replied yes, an integrated tank designed for spill containment within the unit. Allen replied that maintenance requirements are also included as a condition for approval for the project.

COMMISSIONER GILBERT asked if mature trees would grow taller than 110 feet and if the trees would be removed and replaced if there is interference with cell phone coverage. Vaga replied that the average height is 110 feet. There are no plans to remove trees for the sake of cell phone signal, why being at or above the tree line is important.

COMMISSIONER BRENNAN asked if trees would remain at completion of the school project, and if the drawings show the long-term condition. Allen replied that trees within the 60' x 60' footprint would be removed but additional trees are proposed to be replaced as a part of the Landscape Plan. Mature trees cannot be within the compound. COMMISSIONER BRENNAN asked if trees in a simulation screening the tower would be removed at the completion of the school project, and Allen replied that photo simulation perspectives don't definitively show the 60' x 60' footprint. Vaga replied that a Landscape Plan is part of the school project that will be complied with, and there will be some change to the tree canopy, but the plan is well-developed. The goal is for the same forested environment long-term. COMMISSIONER BRENNAN asked for clarification that the height will be higher than the existing facilities and Vaga replied yes, that a challenge is that the site is lower Above Ground Level (AGL) than the existing water tower site, and some elevation will be lost in relocating the facility. Math is detailed in the RF justification report which can be emailed. The only optional component is the top ten feet of the trees, there for aesthetic reasons and not functional to the tower or wireless uses. COMMISSIONER BRENNAN asked for clarification that the project is a

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replacement and not an expansion of service area. Vaga replied that the project is a replacement of the existing service area for three carriers, and DISH Wireless will be added as a fourth carrier choice. COMMISSIONER BRENNAN asked for clarification that the broadcast area will remain the same and Vaga replied yes, the footprint of existing coverage. Allen replied that the service area is two square miles and 18,000 customers.

CHAIR SHORE stated that the applicant should look at the existing trees to remain and be sure of coordination and asked if carriers are currently at the same height. Allen replied no, carriers are separated from each other vertically and horizontally to address interference issues. CHAIR SHORE asked if the schedule for the water tower decommissioning is known and Allen replied that the exact schedule is not known, but the carriers must run without interruption. There will be limited notice of when the decommission will go forward. CHAIR SHORE suggested that, if possible, the two schedules be combined with the permitting process.

COMMISSIONER BRENNAN asked staff for clarification regarding the approval process and rough timeframe for community engagement. Yormick replied that two Land Use permits have been submitted, a Variance application and an Administrative Site Development permit application. Both require public notice. Another Notice of Application will be sent out approximately two weeks after submittal to the adjacent properties within 300 feet of the site and to parties of record. Comments can be provided after the Notice of Application until the Public Hearing. A third-party consultant will be needed to examine the RF study. A couple of rounds of SEPA review will probably take a few months before a hearing with the Hearing Examiner will be held, sometime in mid-winter. There is a faster timeline for Wireless Construction permits and a review must be completed within 60 days.

COMMISSIONER IKEDA asked for clarification that antennas are on all sides of the tower. Vaga replied that currently, antennas surround the water tower in different placements for the directions needed.

There were no further questions or comments from the Commissioners.

5. Reports

a) City Council Update (01:29)

Presented by Christian Geitz, Planning Manager

Geitz stated that the City Council passed the biennial budget on November 7, 2022. A Contractor Code of Conduct has been developed that will come to the Development Commission in 2023. The final consolidated Title 18 draft hearings will begin at the start of 2023.

6. Other Business/Announcements

a) Upcoming Schedule

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Geitz stated that staff will know in the next few days if there will be any projects for the Development Commission to review in December 2022.

7. **Adjournment**

With no further business to conduct, CHAIR SHORE adjourned the meeting at 7:26 p.m.

Respectfully submitted,

Carolyn Garza, LLC
Recording Secretary