



COMMUNITY DEVELOPMENT DEPARTMENT

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NOTICE OF DECISION

Crown Castle Sprint Wireless Facility Modification

File No. PLZ-18-0066

Date	Application submitted June 20, 2018 Public Notice issued July 16, 2018, comment period closed August 6, 2018
Proposal	The Applicant proposes to install a ring mount, microwave, and ¼ in Cat5E cable on an existing 152-ft tall monopole to enhance broadband connectivity.
Location	5617 S. 6th Way / Ridgefield, WA 98642 County Assessor's parcel #214060000, #101 Sec 21 T4N, R1E, WM Public Access: S. 6th Way. Lot size: 34,848 SF / 0.8 acres; equipment enclosure 1,416 SF
Applicant	Sarah Baird, Crown Castle (for Sprint) 1505 Westlake Ave North, Suite 800 / Seattle, WA 98109 Contact: 206.336.3204, Sarah.Baird@crowncastle.com
Property Owners	Walter Emter, Micro Dimensions PO Box 634 / Glen Ullin, ND 58631 Contact: 360.574.6815
Zoning	Employment (E)
Review Type	Type II Basic Site Plan Review
Applicable Criteria	RDC 18.205, Uses; RDC 18.240, Employment Districts; 18.310, Procedures; 18.500, Site Plan Review; 18.760, Wireless Communication Facilities; City of Ridgefield Engineering Standards for Public Works Construction
Staff Contact	Donette Miranda, Consulting Planner, E2 Land Use Planning LLC. Contact: 503.880.5886, donette@mirandaplanning.com
SEPA Determination	Categorically Exempt
Staff Recommendation	Approved with conditions

I. BACKGROUND INFORMATION

The following summarizes key application processing procedures for the proposal in accordance with RDC 18.310 (Procedures):

June 20, 2018	Application submitted (PLZ-16-0066)
July 2, 2018	Application found technically complete
July 16, 2018	SEPA Categorical Exemption and public notice issued
August 6, 2018	SEPA comment period ended
August 8, 2018	Decision issued

The monopole and compound were originally approved in 1997 under Clark County jurisdiction. See case file CC SPR 96-061. There have been several land use decisions approving modifications to the site:

- A collocation request to add AT&T antennas to the existing monopole was approved in 2003 by the City of Ridgefield. See case file Wireless Facilities 2003-01.
- A collocation request to upgrade Sprint antennas on the existing monopole was approved October 8, 2012 by the City of Ridgefield. See case file PLZ-12-0045.
- A collocation request to install three new antennas on the existing monopole with ancillary equipment such as cables, antenna support equipment, and one new ground equipment cabinet was approved December 10, 2012. See case file PLZ-12-0050
- A collocation request to install one new microwave antenna on an existing monopole with ancillary equipment such as cables, antenna support equipment, and equipment cabinet was approved June 10, 2013. See case file PLZ-13-0028.
- A request to add three additional wireless antennas to the existing monopole to improve cellular service was approved on June 6, 2014. See case file PLZ-14-0027.

II. PROPOSAL

The subject property is approximately 34,848 SF. There is also an industrial/office type building and paved parking area located on the same parcel. The wireless communication facility (WCF) is located in the northwest corner of the parcel, within a fenced compound approximately 45 feet by 31 feet. Several equipment cabinets, a generator, a propane tank, and a 152-foot tall monopole supporting several wireless antennas are located within the compound. The Applicant proposes to install a ring mount, microwave, and ¼ in Cat5E cable on an existing 152-ft tall monopole to enhance broadband connectivity. The collocated Sprint equipment will be mounted on the pole at an elevation of 150 feet.

The site is zoned Employment (E). The property abuts E zoned land. The site is accessed by S. 6th Way running east-west across the northern boundary of the site.

III. PUBLIC COMMENTS

The City Clerk mailed notice of the land use application on July 16, 2018, and the public comment period closed on August 6, 2018. The City did not receive any comment letters.

IV. FINDINGS

A. Compliance with RDC 18.205 – Uses

WCFs are a permitted use in the E zone per RDC Table 18.205.020-1, subject to the requirements of RDC 18.760. See Section I.

Findings

Staff finds that the existing wireless use and proposed modifications are allowed as a permitted limited (P-L) use in the

E zone, subject to compliance with RDC 18.760. (RDC Table 18.205.020-1.)

B. Compliance with RDC 18.240 – Employment Districts

18.240.055 – Dimensional standards

The E zone lot dimensional standards and the Applicant’s proposal are described in Table 1.

Table 1. E Lot Dimensional Standards

Standard	RDC	Existing	Change
Min. Front Yard Setback	10 feet	40 feet	No change
Min. Side and Rear Yard Setback	5-10 feet	Minimum 75 feet, varies	No change
Max. Height	65 feet	165 ¹	No change
Max. Impervious Surface	85%	64%	No change

¹ Additional height allowed for WCFs; see Section I.

Findings

Staff finds that the proposal complies with the dimensional standards for the E zone.

18.240.060 – Site and building design

The city may permit signs subject to compliance with Chapter 18.710.

Findings

Staff finds the site and building standards for RDC 18.240.060 are not applicable because the proposal does not impact existing or create new buildings or structures.

18.240.070 – Signs

A. The city shall permit signs that comply with the provisions of Chapter 18.710.

Findings

No signs are proposed as a part of this application. Staff finds RDC 18.710 sign standards do not apply to this proposal.

18.240.075 – Exterior lighting

A. Lighting shall comply with the requirements of RDC 18.715.

Findings

No new lighting is proposed with this application. Staff finds RDC 18.715 lighting standards do not apply to this proposal.

18.240.080 – Off-street parking

A. Off-street parking shall be provided as required by RDC 18.720.

Findings

There is no specific standard for parking spaces in RDC 18.720.030.C for wireless facility uses. There is existing parking on site for both the WCF and the industrial building. The WCF only requires one parking space for occasional use once or twice per month for maintenance. Staff finds the existing site parking is adequate to meet the parking demands of the Applicant and no changes to the parking area are required.

18.240.090 – Landscaping

A. Landscaping shall meet the requirements of RDC 18.725 and the requirements of this section.

Findings

Site landscaping equal to 15% of the gross site area is required in the E zone per RDC 18.240.090.D. The existing site includes 36% site landscaping. Staff finds that the existing landscaping meets the E zone standards.

18.240.095 – Fences

A. Fences shall comply with the provisions of RDC 18.740.

Findings

There is an existing 6-foot-tall fence screening the equipment enclosure, which complies with RDC 18.740, and no changes are proposed.

18.240.100 – Performance standards

No land or structure shall be used or occupied within this district unless there is continuing compliance with the following minimum performance standards:

- A. Maximum permissible noise levels shall be as determined by WAC 173.60, as amended.
- B. Vibration. Vibration other than that caused by highway vehicles which is discernible without instruments at the property line of the use concerned, is prohibited.
- C. Smoke and Particulate Matter. Air emissions must be approved by the Southwest Washington Clean Air Agency.
- D. Heat and Glare. Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.
- E. Administrative Review. As a condition for the granting of a building permit, at the request of the city information sufficient to determine the degree of compliance with the standards in this subsection shall be furnished by the applicant. Such information may include continuous records of operation, periodic checks to assure maintenance of standards, or special surveys.

Findings

The existing WCF does not produce emissions, heat, or glare. No additional noise or vibration is expected as a result of the installed equipment.

C. Compliance with RDC 18.280 – Critical Areas Protection

18.280.030 – Applicability and exemptions

A. Applicability.

1. All areas within the city meeting the definition of one or more critical areas, whether mapped or not, are hereby designated critical areas and with their buffers are subject to the provisions of this chapter.
2. Unless exempted the provisions of this chapter shall apply to all lands, all land uses, clearing and development activity, and all structures and facilities in the city located within a critical area or buffer or on a site containing a critical area or buffer.

Findings

The proposal does not result in a new or change in land use, clearing or development activity, structure or facility. Staff finds that no critical areas will be impacted by this proposal and therefore RDC 18.280 does not apply to the proposed project.

D. Compliance with RDC 18.310 – Procedures

The proposal requires Type II Basic Site Plan Review subject to the procedural requirements of RDC 18.310.070.

Findings

Public notice was provided to all property owners within 300 feet and the comment period was open from July 16 through August 6, 2018. No public comments were received. Staff finds that this review process and written staff decision comply with the procedural requirements of RDC 18.310.070.

E. Compliance with RDC 18.500 – Site Plan Review

Type II Basic Site Plan Review is required for wireless collocation per RDC 18.760.080.A.2.a.

Applications must include all materials identified in RDC 18.500.040. The application must satisfy the site plan review

decision criteria, including compliance with underlying zoning, concurrency, adequate capital facilities, engineering standards, and environmental standards per RDC 18.500.050 to .080. Applications must meet the site plan decision criteria described in RDC 18.500.080.

Findings

Staff determined that the application included all applicable materials in RDC 18.500.040.

Staff finds that the Applicant does not trigger any identified CFP projects, in satisfaction of RDC 18.500.050.C. There are existing sewer, water, and transportation facilities present at the site, and the equipment collocation will not increase demand for any of these services.

Staff finds that proposal satisfies the approval criteria of RDC 18.500.060 as follows:

A. The proposal is consistent with the applicable development regulations of the underlying zone;

The proposal meets the regulations of the E zone as discussed in Section B above. Staff finds this standard is met.

B. The proposal is suitable for the site considering size, shape, location, topography, existence of improvements and natural features;

The site is generally flat and level and has an existing monopole with existing site improvements. Staff finds this standard is met.

C. The proposal is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;

Transportation systems are adequate to serve the site, including access from S. 6th Way. The site is also served by water, sewer, and electric utilities. Staff finds this standard is met.

D. The proposal complies with all applicable site plan review requirements; and

As demonstrated throughout this section, the proposal complies with the applicable review requirements and this standard is met.

E. The proposal does not have significant adverse environmental impacts on-site or on adjacent properties that cannot be mitigated through conditions of approval consistent with RDC 18.280, Critical Areas Protection, RDC 18.810, SEPA, or RDC 18.820, Shoreline Management.

No critical areas are impacted by this proposal. The proposal is categorically exempt from SEPA review because it creates less than 30,000 SF of commercial/industrial development, per RDC 18.810.090.A.4. Staff finds this standard and RDC 18.500.060 have been met.

Consequently, staff concludes that the proposal satisfies the requirements of RDC 18.500, site plan review.

G. Compliance with RDC 18.720 – Off Street Parking and Loading

In the E zone, a minimum of one off-street parking is required per RDC 18.720.030.C.

Findings

There is no specific standard for parking spaces in RDC 18.720.030.C for wireless facility uses. There is existing parking on site for both the WCF and the industrial building. The WCF will continue to only require one parking space for occasional use once or twice per month for maintenance. Therefore, no additional parking spaces are required for this proposal.

H. Compliance with RDC 18.725 – Landscaping

The landscaping and buffer requirements of RDC 18.725 apply to all new development or alterations that increase the square footage by 20% or are valued at 50% of the existing value per RDC 18.725.020.B.

Findings

There is existing site landscaping equal to approximately 36% of the site as estimated from aerial photos, consisting of grass, trees and shrubs. Staff finds that the site improvements do not trigger full compliance with the landscaping

requirements and no changes to the existing landscaping are required.

I. Compliance with RDC 18.760 – Wireless Communication Facilities

WCFs are regulated by RDC 18.760. Applicable development standards include:

- RDC 18.760.050.A requires WCFs to collocate whenever technically feasible and practicable. The proposal is a collocation of equipment on an existing monopole.
- RDC 18.760.050.B requires that proposed development meet applicable Critical Areas and SEPA requirements. No Critical Areas or SEPA requirements were triggered by this proposal.
- RDC 18.760.050.C requires that facilities comply with federal standards for power densities to prevent any threat to public health; facilities within 400 feet of sensitive uses must demonstrate initial compliance at the time of application. The existing WCF is located within 400 feet of a childcare facility, ABC's & 123's Daycare, located at 5687 S 6th Way. An RF Emissions Compliance Report prepared by Sitesafe, Inc. (dated February 2014) was previously submitted for the WCF. The report, prepared by a licensed electrical engineer, concluded that the maximum possible exposure from all antennas at the site would be 1.401% of the allowable standard. The Applicant stated that the new equipment will not result in any additional exposure.
- RDC 18.760.050.D requires adequate vehicular access to the site. Access is provided off S. 6th Way.
- RDC 18.760.050.E requires one adjacent parking space. As discussed in Section B and G, parking exists at the site in excess of this requirement.
- RDC 18.760.050.F limits noise. No additional noise is expected from the proposed equipment.
- RDC 18.760.050.G limits signage. No new signage is proposed with this application.
- RDC 18.760.050.H establishes setbacks. WCFs must meet the setback standards for the E zone. The setback standards are met, as addressed in Section B.
- RDC 18.760.050.I establishes height limits. The height limit in industrial areas is 150 feet, with an additional 20 feet allowed for collocated facilities. The existing monopole is 152 feet tall, with additional collocated facilities mounted at 157 feet, for a total height of 160 feet. The new Sprint equipment will be mounted at 150 feet.
- RDC 18.760.050.J limits lighting. No new lighting is proposed.
- RDC 18.760.050.K requires colors and finishes that minimize the facility's visual appearance. The submitted site plan includes that exterior paint will match approved color, texture, and pattern; however, does not include specific information on colors and finishes for the equipment to be installed.
- RDC 18.760.050.L requires that landscaping meet the standards of the underlying zone. Landscaping standards for the E zone are met, as addressed in Section B and Section H.
- RDC 18.760.050.M requires a 6-foot tall fence to screen the facility. There is an existing fence 6 feet tall screening the equipment enclosure and no changes are proposed.
- RDC 18.760.060 provides review standards for facilities in a residential zone. The proposed development is not located within a residential zone does not trigger the residential zone review requirements in RDC 18.760.060.
- Per RDC 18.760.065 restricts interference with existing transmission or reception of radio, television, audio, video, electronic, microwave or other signals. No interference is expected.
- RDC 18.760.070 specifies submittal requirements for new WCFs. The proposal does not include a new WCF, but rather collocates equipment on an existing monopole.
- RDC 18.760.080.A.2.a permits collocated facilities in all zoning districts, to be reviewed through Type II site plan review for facilities that require an NIER report. The standards for site plan review have been met as addressed in Section E.

Findings

Staff finds that the facility is a WCF subject to the provisions of RDC 18.760. Staff finds the proposal meets all

applicable development standards of RDC 18.760.050. As a **condition of approval**, the applicant will be required to select finishes on the new facility equipment that meet the standards of RDC 18.760.050.K.

J. Compliance with RDC 18.810 – SEPA

The City establishes the exempt levels for minor new construction under WAC 197-11-800(l)(b) based on local conditions.

Findings

The proposal is categorically exempt from SEPA review because it creates less than 30,000 SF of commercial/industrial development, per RDC 18.810.090.A.4.

K. Street Design and Frontage Improvements

The site is located on S. 6th Way and frontage improvements have been completed along this section.

Findings

Staff finds no frontage improvements are required for S. 6th Way with this proposal.

L. Transportation Impacts

No change in use is proposed at this time and no changes to transportation impacts are anticipated as a result of the proposal.

Findings

Staff finds that the project will not generate any additional trips or adverse traffic impacts as proposed.

M. Water Service

The proposed project is located within the City of Ridgefield water service area. There is no water demand generated by this project.

Findings

Staff finds that no changes to the water service are needed to serve the existing development.

N. Sanitary Sewer Service

The proposed project is located within the Clark Regional Wastewater District (District) wastewater service area and service is available to the site. There is no sewer demand generated by this project.

Findings

Staff finds that no changes to the sewer service are needed to serve the existing development.

O. Storm Drainage

(Chapter 3 of the Engineering Standards)

Per the City's current Engineering Standards, management of permanent storm water shall be in accordance with the Engineering Standards in effect at the time of engineering approval.

The City of Ridgefield has created a stormwater utility. Fees have been adopted and are currently \$8.59 per month charge per Equivalent Residential Unit (ERU). One ERU for commercial, industrial and office customers is equivalent to 3,500 SF of impervious surface

Findings

No changes to the stormwater generation are anticipated with this project because it does not create additional impervious surface.

P. Grading & Erosion Control

(Volume 3 of the Engineering Standards)

A City grading permit is required prior to any ground disturbing activities.

Findings

No grading or ground disturbance is proposed with this project and no grading permit will be required.

V. DECISION

The City of Ridgefield, after review and consideration of the application materials, public comment, and applicable approval criteria, grants PRELIMINARY APPROVAL to the Crown Castle Sprint Wireless Facility Modification subject to compliance with the following conditions of approval as specified:

VI. CONDITIONS OF APPROVAL AND SEPA MITIGATION MEASURES

A. General Conditions:

1. Unless otherwise specified herein, at the time of construction and at all times thereafter, the development shall comply with all approval requirements established in applicable plans, policies, regulations and standards adopted at the time of this application, including but not limited to, the Ridgefield Urban Area Comprehensive Plan (RUACP), the Ridgefield Capital Facilities Plan (RCFP), the Ridgefield Development Code (RDC), the Ridgefield Engineering Standards for Public Works (Engineering Standards), current water and sanitary sewer plans, and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).
2. If substantial construction of the project has not begun within three (3) years of the date of preliminary approval, the approval shall expire and all permits and approvals shall become null and void under RDC 18.340.070.B.
3. Pursuant to RCW 27.53.060 it is unlawful to remove or alter any archaeological resource or site without having obtained a written permit from the Washington State Office of Archaeology and Historic Preservation. Upon any discovery of potential or known archaeological resources at the subject site prior to or during on-site construction, the Developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Ridgefield Community Development Department of said discovery.
4. Select finishes on the new facility equipment that meet the standards of RDC 18.760.050.K.

Signed: 

Date: August 8, 2018

Jeff Niten, Community Development Director

VII. APPEAL PROCEDURES

Pursuant to RDC 18.310.100(A) an appeal of a Type II Administrative decision shall be submitted by an interested party to the City Clerk within 14 days after the final decision is mailed.

VIII. EXHIBITS

A. Application Materials

B. SEPA Notice and Determination

- SEPA Notice
- Final SEPA Determination