



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
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NOTICE of DECISION

POR/McCuddy - Type I Essential Facility Modification

File No. PLZ-21-0086

Proposal	Modify existing essential wireless facility
Applicant	Verizon Wireless, 5430 NE 122 nd Ave., Portland, OR 97230. Contact: Camille Cope, 503.543.4745, camille.cope@verizonwireless.com
Applicant's Representative	Tilson Technology Management, 12803 NE Airport Way, Bldg. 6, Portland, OR 97230. Contact: Pamela Turner, 360-270-0043, pturner@tilsontech.com
Property Owner	Danny & Kathleen Jones, 480 NE 66 th Ave., Portland OR 97213. 503.501.7331
Location	117 N. 3 rd Ave., Ridgefield, WA 98642, Greeley's Addition, Lot 4 Block 13, Assessor's PIN 71011000
Zoning	Central Mixed Use - (CMU)
Review Type	Type I Essential Facility Modification
SEPA	Categorically Exempt
Applicable Criteria	RDC 18.205, Uses; 18.235.020 Central Mixed Use; Wireless Communication Facilities, Essential Facilities Modification, 18.760.170
Technically Complete	November 2, 2021
Staff	E ² Land Use Planning Services, 2554 NE 48 th Ave., Portland, OR 97213. Contact: Eric Eisemann, Consulting Planner, 360.750.0038, e.eisemann@e2landuse.com
Decision	Approved with conditions
Issuance Date	November 4, 2021

I. Proposal

Prior Land Use Reviews for 117 N 3 rd Ave., Ridgefield, WA. Assessor # 71011000	Ridgefield PLZ-15-0066, 15-0066 & 15-0067 and PLZ-18-0136
October 5, 2021	Application Submitted
November 2, 2021	Application Amended
November 2, 2021	Technically Complete
November 5, 2021	Notice of Decision

Verizon proposes to modify their existing wireless facility by replacement of 6 panel antennas, addition of 3 radio/antenna combo units, removal of 3 radios, addition of 6 radios, and addition of 3 quad diplexers. All changes will be made behind existing screening. No change to the external visuals of the screens.

Figure 1: Location

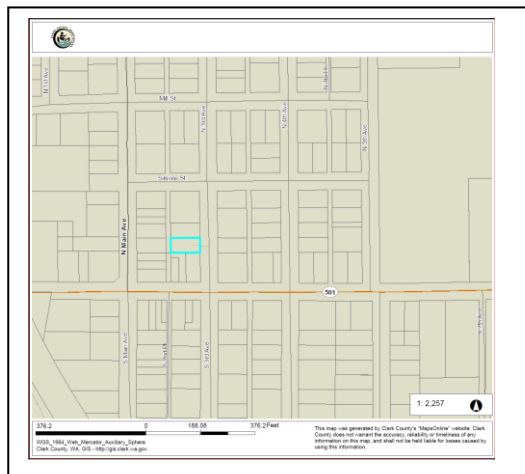


Figure 2: Street view



See Exhibit A, Figure 3, East Elevation Proposed Modifications and Figure 4, West Elevation Proposed Modifications.

II. Review

A. RDC 18.205 Uses

FINDINGS: Wireless Communication Facilities (WCFs) are allowed in the Central Mixed Use (CMX) zone as a limited use, provided they meet all the requirements of RDC 18.760.

B. RDC 18.235 Mixed Use District

FINDINGS: The proposal is not subject to the lot area and density provisions. No changes are proposed to the building design or elevations. The proposal satisfies all relevant criteria of the MX zone, RDC 18.235.030.

C. RDC 18.310 Procedures

TYPE I PROCEDURE. RDC 18.310.060 per 18.760.170.D

FINDINGS: The City reviewed the application consistent with Type I procedures provided essential “facilities modification” required by the Spectrum Act (PL-112-96; codified at 47 U.S.C. § 1455(a)), implemented in Ridgefield under RDC 18.760.170.D. The project is exempt from SEPA review. RDC 18.760.170.C.6. Public comment is not required.

D. RDC 18.760 Wireless Communication Facilities

PROPOSAL.

Verizon Wireless proposes to modify an existing telecommunications facility (306438 POR/McCuddy) by:

- replacing six (6) panel antennas,
- adding three (3) radio/antenna combo units,
- removing three (3) radios, adding six (6) radios, and
- adding three (3) quad diplexers.
- All changes will be made behind existing screening. No change to visual screening.

No ground level activity is proposed.

FINDINGS:

Authority. “Except as may be otherwise provided in this chapter, and notwithstanding any other provisions in the city code, the provisions of this chapter shall be the sole and exclusive procedure for review and approval of a proposed facilities modification which the applicant asserts is subject to review under Section 6409 of the Spectrum Act.” RDC 18.760.170.C.1.

Submittal Requirements. The City conducted review for technical completeness consistent with the submittal requirements for an essential facility modification found in RDC 18.760.170.E. (See Exhibit B, Technical Completeness Review.) The submittal requirements are not intended to require the applicant to establish the need for the proposed modifications or to justify the business decision to propose such modifications. RDC 18.760.170.E.1.

III. DECISION

“An eligible facilities application shall be approved, and an eligible facilities permit issued, upon determination by the approval authority that the proposed facilities modification is subject to this chapter and that it does not substantially change the physical dimensions of an eligible support structure.” RDC 18.760.170.F.3.

Based on the findings, discussion, and conclusions provided or incorporated herein and the public record in this case, the City approves PLZ-21-0086, POR/McCuddy Verizon Essential Facilities Modification subject to the following conditions of approval:

A. General Conditions of Approval:

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), and the Stormwater Management Manual for the Puget Sound Basin (Puget Sound Manual).
2. An eligible facilities modification permit issued pursuant to this chapter shall be valid for a term of one hundred eighty (180) days from the date of issuance, or the date the application is deemed approved. RDC 18.760.170.F.7.
3. Approval of this land use application does not alter or abate any prior land use decision and conditions of approval relating to wireless communication facilities at this site.

Signed:



Claire Lust
Ridgefield Community Development Director
November 5, 2021

Appeal:

An appeal of the City's Type I decision must be submitted to the Community Development Department within fourteen (14) days after the date of issuance. The appeal must be written and make specific factual objections to the City's Type I decision consistent with RDC 18.310.100.

EXHIBIT A Proposed Modifications

Figure 3 East Elevation Proposed Modifications

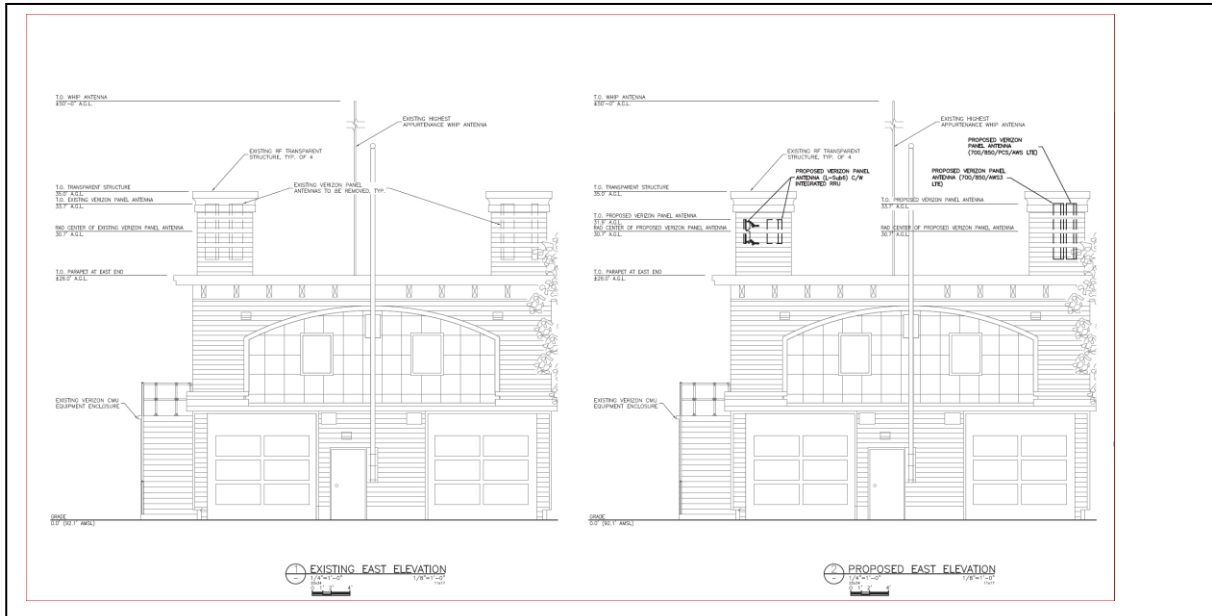


Figure 4 West Elevation Proposed Modifications

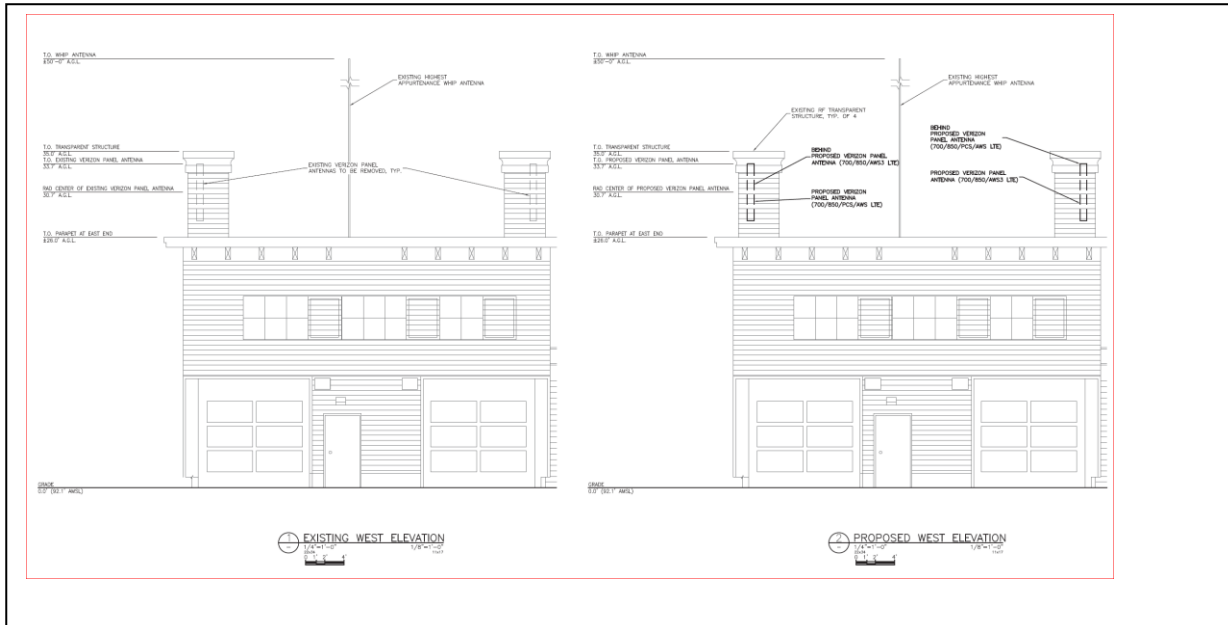


Exhibit B Technical Completeness Review

POR/McCuddy Verizon Essential Facilities Modification

RDC 18.760.170.E Requirements	Determination of Completeness
<p>2. Submittal Requirements. No eligible facilities modification application shall be deemed complete unless it is, in writing, accompanied by the applicable application and review fee, includes the required submittals, and is attested to by the authorized person submitting the application on behalf of the applicant, certifying the truth and accuracy of the information provided in the application. The application shall include the following submittals, unless waived by the approval authority:</p>	-
<p>a. The following contact information for the authorized person: i. Name; ii. Title; iii. Mailing address; iv. Phone number; and v. Electronic mail address.</p>	Yes
<p>b. The legal and dba names, mailing address, Washington tax number, and contact phone number(s) of applicant.</p>	Cellco Partnership, dba Verizon Wireless Camille Cope, Network Real Estate Specialist 5430 NE 122nd Ave, Portland OR 97230 503-453-4745
<p>c. If a corporation, the name, and address of the registered agent of applicant in the Washington State, and the state of incorporation of applicant.</p>	The applicant is not a corporation.
<p>d. If applicant is an entity, other than a corporation, such as a partnership or limited liability company, the names and business addresses of the principals.</p>	Verizon Wireless 180 Washington Valley Road Bedminster NJ 08101 Attn: #306438 POR McCuddy
<p>e. An assertion that the proposed facilities modification is subject to review under Section 6409 of the Spectrum Act.</p>	Yes, Narrative
<p>f. If the applicant is not the owner or person in control of the eligible support structure and/or site, the following shall be required: An attestation that the owner or person in control of the eligible support structure and/or site has consented to the proposed facilities modification. If the eligible support structure is located in a public right-of-way, the applicant must also attest that applicant has authorization to install, maintain and operate transmission equipment in, under and above the public right-of-way.</p>	Yes, see paragraph 8 of the redacted lease agreement.
<p>g. If the applicant proposes a modification involving collocation of transmission equipment or the replacement of transmission equipment, the following shall be required:</p>	PLZ-15-0065, PLZ-15-0066, PLZ-15-0067, and PLZ-18-0136.

<p>Complete copies of the underlying land use approvals for siting of the tower or base station proposed to be modified, establishing that, at the time of submittal of the application, such tower or base station constituted an eligible support structure.</p>	
<p>h. If the applicant proposes a modification that will result in an increase in height of the eligible support structure, the following shall be required:</p> <p>Record drawings, as-built plans, or the equivalent, showing the height of the eligible support structure, (a) as originally constructed and granted approval by the city or other applicable local zoning or similar regulatory authority, or (b) as of the most recent modification that received city, or other local zoning or regulatory approval, prior to the passage of the Spectrum Act, whichever height is greater.</p>	<p>No increase in height is proposed as part of this application. Verizon's approved facility is 35 feet tall. See sheets C-3 & C-4 re screening of antennae.</p>
<p>i. If the applicant proposes a modification to an eligible support structure, which structure, or proposed modification of the same, is subject to pre-existing restrictions or requirements imposed by a reviewing official or decision-making body pursuant to authority granted under the city code, or an ordinance or a municipal code of another local government authority, the following shall be required:</p> <p>A copy of the document (e.g., CUP or SUP) setting forth such pre-existing restrictions or requirements together with a certification that the proposed facilities modification conforms to such restrictions or requirements; provided that, such certification shall have no application to the extent the proposed facilities modification relates solely to an increase in height, increase in width, addition of cabinets, or new excavation, that does not result in a substantial change in the physical dimensions of the eligible support structure.</p>	<p>See sheets C-3 & C-4. Antennae mounted next to their existing antennae within screen enclosures. No outwards appearance or height change. No additional cabinets.</p>
<p>j. If the applicant proposes a modification to an eligible support structure, which structure, or proposed modification of the same, is subject to pre-existing concealment restrictions or requirements, or was constructed with concealment elements, the following shall be required:</p> <p>Applicant shall set forth the facts and circumstances demonstrating that the proposed modification would not defeat the existing concealment elements of the eligible support structure. If the proposed modification will alter the exterior dimensions or appearance of the eligible support structure, applicant shall include a detailed visual simulation depicting how the eligible support structure will appear after the proposed modification is complete. The visual simulation shall depict to scale the eligible support structure in relation to the trees, landscaping, and other structures adjacent to, or in the immediate vicinity of, the eligible support structure.</p>	<p>See sheets C-3 & C-4. Modification does not defeat the pre-existing concealment requirements. All modification elements to be contained within the stealth chimney enclosures. No alterations to the previously approved exterior materials, and the modifications will not change the visual appearance of the existing facility.</p>
<p>k. If the applicant proposes a modification that will protrude from the edge of a non-tower eligible support structure, the following shall be required:</p> <p>Record drawings, as-built plans, or the equivalent, showing at a minimum the edge of the eligible support structure at the location of the proposed modification.</p>	<p>See response to subsection "k" above.</p>
<p>l. If the applicant proposes a modification to an eligible support structure that will (a) include any excavation, (b) would result in a protrusion from the edge of a tower that exceeds an existing protrusion of any transmission equipment attached to a tower, or (c) would protrude from the edge of a non-tower eligible support structure, the following shall be required:</p> <p>A description of the boundaries of the site together with a scale drawing based on an accurate traverse, with angular and lineal dimensions, depicting the boundaries of the site in relation to the tower or base station proposed to be modified and</p>	<p>(a) no excavation proposed (b) N/A</p>

<p>depicting the proposed location, elevation, and dimensions of the new or replacement transmission equipment. The city may require a survey by a land surveyor licensed in the state of Washington when, in the judgment of the approval authority, a survey is reasonably necessary to verify the boundaries of the site to determine if the proposed facilities modification would result in a substantial change in the physical dimensions of the eligible support structure.</p>	<p>(c) Modification does not alter the existing building protrusions.</p>
<p>m. If the applicant proposes a modification to the eligible support structure that includes hardening through structural enhancement, the following shall be required:</p> <p>A technical report by a qualified engineer accredited by the state of Washington, demonstrating that the structural enhancement is performed in connection with and is necessary to support the proposed collocation, removal, or replacement of transmission equipment and conforms to applicable code requirements. The city may retain the services of an independent technical expert to review, evaluate, and provide an opinion regarding the applicant's demonstration of necessity.</p>	<p>Modification does not alter the existing structural elements supporting the wireless facility.</p>
<p>n. If the applicant proposes a modification to a tower, the following shall be required:</p> <p>A stamped report by a state of Washington registered professional engineer demonstrating that the tower with the proposed modifications will comply with applicable structural, electrical and safety codes, including by way of example, and not limitation, EIA/TIA-222-Revision G, published by the American National Standards Institute (as amended), allowable wind speed for the applicable zone in which the tower is located, and describing the general structural capacity of the tower with the proposed modifications, including:</p> <ul style="list-style-type: none"> i. The number and type of antennas that can be accommodated; ii. The basis for the calculation of capacity; and iii. A written statement that the proposal complies with all federal guidelines regarding interference and ANSI standards as adopted by the FCC, including but not limited to nonionizing electromagnetic radiation (NIER) standards. <p>The city may retain the services of an independent technical expert to review, evaluate, and provide an opinion regarding the applicant's demonstration of compliance.</p>	<p>NA - no tower</p>
<p>o. If the applicant proposes a modification to a base station, the following shall be required:</p> <p>A stamped report by a state of Washington registered professional engineer demonstrating that the base station, with the proposed modifications, will comply with applicable structural, electrical and safety codes.</p>	<p>See structural report</p>
<p>p. If the applicant proposes a modification requiring alteration to the eligible support structure, excavation, installation of new equipment cabinets, or any other activities impacting or altering the land, existing structures, fencing, or landscaping on the site, the following shall be required:</p> <p>A detailed site plan and drawings, showing the true north point, a graphic scale and, drawn to an appropriate decimal scale, indicating and depicting, (a) the location, elevation and dimensions of the existing eligible support structure, (b) the location, elevation and dimensions of the existing transmission equipment, (c) the location, elevation and dimensions of the transmission equipment, if any, proposed to be collocated or that will replace existing transmission equipment, (d) the location, elevation and dimensions of any proposed new equipment cabinets and the intended use of each, (e) any proposed modification to the eligible support structure, (f) the location of existing structures on the site, including fencing, screening, trees, and other significant site features, and (g) the location of any areas where excavation is proposed showing the elevations, depths, and width of the proposed excavation and materials and dimensions of the equipment to be placed in the area excavated.</p>	<p>The modification does not include installation of new equipment cabinets, does not alter the land, existing structures, fencing, or landscaping of the existing rooftop wireless facility.</p>

q. Copies of any environmental documents required by any federal agency. These shall include the environmental assessment required by 47 C.F.R. Part 1 (PART 1 - PRACTICE AND PROCEDURE), Section 1.1307, as amended, or, in the event that an FCC environmental assessment is not required, a statement that described the specific factors that obviate the requirement for an environmental assessment.	SEPA exempt
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