

**STAFF REPORT**  
**CONDITIONAL USE PERMIT FOR AN AT&T WIRELESS FACILITY**  
**(CUP-19-07)**

TO: City of Wenatchee Hearing Examiner  
FROM: City of Wenatchee Community Development Department  
RE: Public hearing for CUP-19-07  
DATE: January 21, 2019

**1. REQUESTED ACTION**

**Requested Action:** Conduct a public hearing on an application for a Conditional Use Permit submitted by Smartlink, LLC to allow a new wireless communication facility, at properties located at 1465 and 1511 S. Wenatchee Avenue and identified by Assessor's Parcel Numbers (APNs) 22-20-14-210-050 and 22-20-14-230-171.

**2. SITE INFORMATION**

**Applicant:** Smartlink, LLC  
**Owner:** Triple L Investments, LLC  
**Location:** 1465 and 1511 S. Wenatchee Avenue, Wenatchee; and identified by APNs 22-20-14-210-050 and 22-20-14-230-171  
**Zoning District:** Industrial (I)  
**Comp. Plan Designation:** Industrial (I)

**Project Description:** The City of Wenatchee received a Conditional Use Permit (CUP) application for a new personal wireless communication facility, located south of the intersection of Crawford Avenue and S. Wenatchee Avenue, at 1465 S. Wenatchee Avenue. Access to the facility will be provided by way of an easement across 1511 S. Wenatchee Avenue. The facility includes a 50-foot monopole tower, an equipment cabinet, a 30kw diesel generator, and a six-foot chain link fence with security wire surrounding the facility. The tower will contain the following equipment: 16 antennas, one microwave, 24 Remote Radio Units (RRU), three surge protectors, and fiber / DC cables. The tower and related equipment will be painted to blend with the environment, and the paint will have an anti-glare finish. The facility area encompasses approximately 2,500 square feet of the parcel described above and is currently used for storage. Attachment A, application materials, provides additional detail and plans for the facility.

The proposed use and related facilities meet the definition of "wireless communication tower," as described in WCC Chapter 10.08, Definitions. Wireless communication towers require a Conditional Use Permit in the Industrial (I) zoning district (WCC Section 10.10.020, District use chart).

**Site Characteristics and Surrounding Properties:** The property is within the Industrial (I) zoning district. The project site encompasses approximately 2,500 square feet of the 3.4-acre

parcel addressed as 1465 S. Wenatchee Avenue, shown in Figure 1. Access is provided through the property located at 1511 S. Wenatchee Avenue. The area is currently used for the Stemilt Organic Recycling Center, on the northern half of the property, and a concrete block manufacturer on the southern half of the property. There are two small structures on the site and storage of miscellaneous equipment and vehicles.

Adjacent properties are all within the Industrial zoning district. To the east is the railroad, adjacent to the Columbia River. To the north is the Waste Management transfer station. To the south and west are a mix of other small business, storage, and industrial uses.

Figure 1. Aerial image of proposed project



### 3. APPLICABLE POLICIES AND DEVELOPMENT REGULATIONS

The proposed action is subject to land use policies and provisions of the City of Wenatchee Urban Area Comprehensive Plan and zoning and development regulations of the Wenatchee City Code.

#### Wenatchee Urban Area Comprehensive Plan

In addition to the general goals and policies of the Growth Management Act and Wenatchee Urban Area Comprehensive Plan which state growth shall take place where adequate public

facilities exist and are able to serve existing and future growth, the following goals and policies are relevant to this application:

#### Land Use / Urban Growth Area Element

Goal 7. Industrial Districts – Ensure that the City and County set aside sufficient land for industrial opportunities.

Policy 2: Protect the viability of Wenatchee’s limited industrial areas by restricting incompatible development adjacent to these uses.

#### Utilities Element

Goal 1. Utilities – Ensure that the utilities necessary to support development are adequate at the time they are needed without decreasing service levels below those locally acceptable.

#### Wenatchee City Code

Wenatchee City Code sections which apply to this project are described below.

#### Definitions and District Use Chart

Wenatchee City Code (WCC) Section 10.08.150, “W,” defines “wireless communication tower” to mean:

*Any structure, greater than 20 feet in height, that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular towers, alternative tower structures, and the like. This definition does not include utility support structures such as utility poles, streetlights, traffic signals, or structures of a similar nature.*

WCC Section 10.10.020, District Use Chart, requires a Conditional Use Permit for wireless communication towers in the Industrial zoning district.

#### Development Standards

Wireless communication towers are subject to the development standards of the Industrial zoning district, as described in WCC Section 10.46.040, Nonresidential development chart. Table 2, in Section 5 of this staff report, provides a detailed summary of the proposed project’s consistency with the applicable development standards.

#### Conditional Use Permit Requirements and Criteria

All conditional use permit applications must meet the general requirements in WCC 10.65.050 and be evaluated by WCC 10.65.060 “General Criteria.” Additionally, there are specific provisions of WCC Section 10.65.350, Wireless communication towers, which are applicable and further described in Section 5.

#### Shorelines, Resource Lands and Critical Areas

The subject site is outside of the 200' shoreline jurisdiction. The property is within the erosion hazard critical area. A geotechnical analysis is required as a part of the building permit submittal.

#### 4. PUBLIC NOTICE AND ENVIRONMENTAL REVIEW

Table 1. Procedural steps and dates

<b>Application Submitted:</b>	December 3, 2019
<b>Determination of Completeness:</b>	December 18, 2019
<b>Notice of Application:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property, posted on the subject property, and referred to relevant agencies on December 19, 2019.
<b>Notice of Public Hearing:</b>	Notice was mailed to property owners/taxpayers within 350 feet of the subject property on December 19, 2019 and published in the Wenatchee World newspaper on January 17, 2020.
<b>Public Hearing:</b>	The public hearing is scheduled for January 28, 2020 at 3:00p.m. at Wenatchee City Hall, Council Chambers, 301 Yakima Street, Wenatchee, WA.

The public and relevant agencies have been given an opportunity to comment on the proposal. The City's Building and Engineering Divisions provided comment letters, which are included as Attachment B. No other public comment letters were received, as of the writing of this report. The comment letters are summarized below:

- Building Division email, dated December 30, 2019. A building permit is required for facility construction. A geotechnical analysis is required as a part of the building permit submittal.
- Engineering Division email, dated January 13, 2020. Analysis regarding stormwater codes and requirements are provided. A stormwater report and details on the stormwater system are required as a part of the building permit submittal.

**Environmental Review includes State Environmental Policy Act (SEPA):** The application is categorically exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800 25(a)(ii), as a wireless service tower less than sixty feet in height that is located in a commercial, industrial, manufacturing, forest, or agricultural zone.

#### 5. PROJECT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the Comprehensive Plan, applicable codes, public and agency comments, any identified environmental concerns, and state and federal requirements. Identified below is planning staff's analysis and consistency review for the subject application.

**Comprehensive Plan consistency analysis:**

This application proposes a wireless communication facility, including a 50-foot monopole (wireless communication tower) and related equipment. This tower will provide needed improvements to voice and data service in the Wenatchee and East Wenatchee areas, as shown



in the application materials (Attachment A). The areas targeted for improved service by this facility were identified by customer complaints, service requests, and radio frequency engineering design.

This use is compatible with the surrounding industrial properties and uses, which may benefit from the provision of this service. The height of the monopole will exceed the height of the surrounding development, which is predominately comprised of single-story structures. There are other utilities in the area, including electric and street lighting, which also exceed surrounding structure heights. The Implementation table in the Comprehensive Plan identifies a maximum height of six stories in the Industrial zoning district.

**Wenatchee City Code consistency analysis:**

Table 2, below, provides a detailed summary of the applicable development standards and consistency of the proposed project.

*Table 2. Consistency with applicable development standards*

<b>WCC Chapter 10.46.040, Nonresidential Development Chart</b>			
<b>Applicable Standard</b>	<b>Required</b>	<b>Proposed</b>	<b>Complies?</b>
Front setback	0 feet or 35 feet from street centerline	≥ 0 feet	Yes
Rear setback	0 feet	≥ 0 feet	Yes
Side setback	0 feet	≥ 0 feet	Yes
Maximum height	6 stories and 90 feet	54 feet (50 foot monopole with a 4-foot lightning rod)	Yes
Maximum lot coverage	70 percent	≤ 70 percent (with addition of less than 2,500 square feet facility area)	Yes

**Conditional Use Permit Requirements and Criteria**

The general criteria for conditional use permits in WCC Section 10.65.060 requires that the proposal is compatible with adjacent uses and will protect the character of the surrounding area, will not result in the creation of nuisances to the public and/or nearby properties and existing uses, and will not result in undue adverse impacts affecting the public health, safety, and welfare. The proposed use, a wireless communication facility, including a tower, in an industrial area, may be permitted by Conditional Use Permit in the Industrial zoning district. This application and subsequent building permit are subject to all provisions of the Wenatchee City Code, including development standards specific to the referenced zoning and overlay districts.

The project is also subject to specific conditional use permit criteria for wireless communication towers, provided in WCC Section 10.65.350:

- (1) *Wireless communication towers shall be restricted to 150 feet in height for commercial zoning districts (CBD, NWBD, SWBD, I, and WMU) and 90 feet in height for residential zoning districts (RS, RL, RM, RH, CN, OMU, and RMU);*

Project compliance: The proposed monopole is 50 feet in height, with a 4-foot lightning rod, for a total tower height of 54 feet. This is less than the maximum height of 150 feet allowed by this section.

- (2) *Security fencing shall enclose all facilities, shall be no less than six feet in height, and shall be equipped with an appropriate anti-climbing device;*

Project compliance: The facility will be enclosed by a 6-foot chain link fence, with privacy slats, topped with security wire to prevent climbing. Access to the tower and equipment will be provided through a 12-foot wide locked gate.

- (3) *Perimeter and street frontage landscaping shall be located outside of the fenced area;*

Project compliance: Perimeter landscaping is not applicable, as the property is not located adjacent to a commercial or residential district. Outside of the enclosure for the wireless communication facility, along the property line is another chain link fence with privacy slats. Landscaping inside the property line fence would not be visible from adjacent properties or the street. Street frontage landscaping is also not applicable as the subject site does not have frontage along S. Wenatchee Avenue.

- (4) *Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with Chapter 10.62 WCC, as amended;*

Project compliance: Accessory equipment to the monopole includes an equipment cabinet, a 30kw diesel generator, an ice bridge, and a small cabinet housing the meter bank. Other than the main equipment cabinet, all accessory equipment is screened entirely by the 6-foot fence. The equipment cabinet is 9'10", exceeding the height of the fence. It will be painted to match the monopole and to blend with the environment.

- (5) *Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the underlying zoning district to the extent consistent with the function of the communications equipment. Wireless communication towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;*

Project compliance: The wireless communication facility, including the monopole, is consistent with the surrounding uses to the extent feasible for the functionality of the communication equipment. A 50-foot monopole is the minimum height necessary to provide service, where an AT&T device can be reliably used to make and receive calls and use data, and is less than the permitted height for development in the Industrial zoning district. The monopole will be partially screened by the adjacent buildings and existing and

proposed fencing. There is no existing vegetation or topography on site to improve or disturb.

- (6) *A study shall be provided showing that the structure is required for present and future network coverage, that the height requested is the minimum necessary to provide for the function and potential collocated antennas and why the antennas could not be collocated on an existing structure; and*

Project compliance: A study has been provided, and is available as a part of Attachment A, Application materials. The report, titled, WN4622 Appleyard RF Justification, describes the facility, capacity issues in the immediate area, and the coverage objectives. Figures B and C in the study identify the gaps in the service area and how the tower will address those gaps. The study demonstrates that the 50-foot monopole is the minimum height necessary to provide service and that 50 feet is “the height where an AT&T wireless device can be reliably used to make and receive telephone calls and use data service in the presence of varying signals.”

- (7) *Landscaping and Screening. The development shall comply with Chapter 10.62 WCC, Landscaping and Screening, as amended.*

Project compliance: WCC Chapter 10.62 is not applicable to the project, which is not subject to either perimeter or street frontage landscaping requirements. The facility will be enclosed by a 6-foot chain link fence, with privacy slats, topped with security wire. Outside of the enclosure for the wireless communication facility, along the property line, is another chain link fence with privacy slats.

## 6. RECOMMENDATION

As conditioned below, this application does not appear to be detrimental to the general public health, safety or welfare and meets the basic intent and criteria associated with Title 10 of the Wenatchee City Code. Staff recommends **approval** of CUP-19-07 subject to the following findings of fact, conclusions of law, and suggested conditions:

### **This recommendation is based on the following findings of fact:**

1. An application was submitted by Smartlink, LLC, on December 3, 2019 for a Conditional Use Permit to allow a wireless communication facility at properties located at 1465 and 1511 S. Wenatchee Avenue and identified by APNs 22-20-14-210-050 and 22-20-14-230-171.
2. The applicant is Nancy Sears, Senior Real Estate and Land Use Specialist at Smartlink, LLC.
3. The property owner is Triple L Investments, LLC.
4. The application has been processed as a Type III quasi-judicial review for conditional use permits pursuant to WCC Section 13.09.050; a public hearing is required for the application and is scheduled to occur on January 28, 2020.
5. The subject property is located within the Industrial (I) zoning district.

6. The Wenatchee Urban Area Comprehensive Plan land use designations are Industrial.
7. The facility includes a wireless communication tower, as defined in WCC Chapter 10.08, and requires a Conditional Use Permit in the Industrial zoning district, as allowed by WCC Section 10.10.020.
8. The proposal is consistent with the goals and policies of the Wenatchee Urban Area Comprehensive Plan's Land Use and Utilities Elements. The wireless communication tower will provide needed improvements to voice and data service in the Wenatchee and East Wenatchee areas. The areas targeted for improved service by this facility were identified by customer complaints, service requests, and radio frequency engineering design. This use is compatible with the surrounding industrial properties and uses. The height of the monopole will exceed the height of the surrounding development, which is predominately comprised of single-story structures; however, the Implementation table identifies a maximum height of six stories in the Industrial zoning district.
9. The proposal is consistent with the provisions of Wenatchee City Code Title 10, Zoning, meeting all applicable development standards, including setbacks, height, and lot coverage. The proposal meets the general conditional use permit criteria in WCC Section 10.65.060 and specific conditional use criteria for WCC Section 10.65.350, Wireless communication towers.
10. Comments were received from the City's Engineering and Building Divisions which have been considered in the review of this application.
11. The application is categorically exempt from the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800 25(a)(ii), as a wireless service tower less than sixty feet in height that is located in a commercial, industrial, manufacturing, forest, or agricultural zone.
12. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

**This recommendation is based upon the following suggested conclusions:**

1. The City of Wenatchee Hearing Examiner has been granted the authority to render this decision pursuant to WCC 1.09.070.
2. As conditioned, the proposal is consistent with the intent, purposes, and regulations of the Wenatchee City Code and Comprehensive Plan.
3. As conditioned, this proposal meets the general conditional use permit criteria in WCC Section 10.65.060 and specific conditional use criteria for WCC Section 10.65.350, Wireless communication towers.
4. The conditional use permit will run with the land.
5. As conditioned, this proposal is consistent with applicable federal and state laws and regulations.
6. Comments from the reviewing agencies have been considered and addressed where appropriate.

7. As conditioned, the proposal will not be significantly detrimental to the public health, safety and welfare; diminish the value of nearby property or improvements; or disturb persons in the use of property unless the conditional use is a public necessity.
8. As conditioned, the proposal has been designed to minimize adverse effects on neighboring properties, to include at minimum the effects of lighting, transportation, noise, odor, dust, and appearance.
9. The conditions of approval are the minimum necessary to ensure the proposal will comply with all applicable laws and regulations.
10. All conditions placed upon the proposed use are conditions that are measurable and can be enforced and monitored.
11. Public use and interests will be served by approval of this proposal.
12. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

**This recommendation is based upon the following suggested Conditions of Approval:**

1. The project shall proceed in substantial conformance with the plans and application materials on file and submitted on December 3, 2019, except as amended by the conditions herein. Any amendment or change to the project which may substantially modify the proposal provided for in the application or the site plan will require an amendment to this Conditional Use Permit.
2. Pursuant to WCC 10.65.050(2), the conditional use permit must be acted upon within three years from the date of approval or the permit shall expire. The holder of the permit may request an extension of time before the expiration date and the director may grant one extension of time of up to one year past the original expiration date.
3. The permit shall run with the land and is only applicable to the property described in the application materials and Finding of Fact #1.
4. Paint color of the monopole and accessory equipment shall be a matte gray, with a brown undertone. The final paint color selected shall be submitted as a part of the building permit application and will be subject to review and approval by the Planning Division, prior to building permit issuance.
5. The applicant is responsible for compliance with all applicable local, state and federal rules and regulations, and must obtain all appropriate permits and approvals.
6. The property owner shall maintain compliance with the standards of WCC Title 10, Zoning and conditions of the conditional use permit at all times. Violation of the terms of the permit and/or requirements of the WCC not expressly modified by the permit shall be processed as a violation pursuant to WCC Chapter 13.13, Enforcement and Penalties.

**Attachments:**

- A. Application materials, dated December 3, 2019
- B. City of Wenatchee Engineering and Building Division comment letters

## **Attachment A**

Application materials, dated December 3, 2019





November 21, 2019

City of Wenatchee  
Building and Community Safety  
1350 McKittrick Street, Suite A  
Wenatchee, WA 98801  
**Yolanda Garcia**  
**(509) 888-3206**

RE: AT&T's Application for a New Personal Wireless Services Facility in the Douglas County (AT&T WN4622 Appleyard)

Dear Planning Department,

Please find and accept the enclosed as AT&T's application for a new personal wireless services facility:

- Land Use Action Application form for CUP and SEPA review with the following attachments:
  - Attachment 1—Project Narrative
  - Attachment 2—Statement of Code Compliance
  - Attachment 3—RF Justification
  - Attachment 4—MPE Letter
  - Attachment 5—Photosims
  - Attachment 6—SEPA
  - Attachment 7—FCC License
  - Attachment 8—TOWAIR Determination
  - Attachment 9—Zoning Drawings
- A check for application fees in the amount of \$1,500 (\$1,000 for CUP and \$500 for SEPA)

Please feel free to contact me upon your initial review. I look forward to working with you.

Sincerely,

Nancy Sears  
Sr. Land Use Specialist  
Smartlink LLC on behalf of AT&T  
[Nancy.sears@smartlinkllc.com](mailto:Nancy.sears@smartlinkllc.com) / 425.444.1434



**CONDITIONAL USE PERMIT APPLICATION CHECKLIST**

The following information must be submitted at the time of application in order for it to be accepted at the counter. This includes items identified during the pre-application meeting. While a pre-application meeting is not required it can help identify required studies that if deferred will result in a longer processing time.

Applicant Verified	Required Items	Missing	Counter Complete	Deferred	N/A
	Pre-application meeting date and file no.				
	Completed mater application (signed and all parcel #'s included)				
	SEPA checklist (signed)				
	Scaled site plan – 4 copies (at least one copy 11" x 17") depicting at least the following items: (a) the boundaries of the parcel(s); (b) the names of all streets bounding the site; (c) dimensions, locations and elevations of all buildings to be built or used; (d) the location, dimensions and design of off-street parking facilities, showing points of ingress and egress; (e) the surrounding property uses; and (f) pedestrian and vehicular circulation patterns.				
	Stormwater report – 2 copies				
	Project narrative including description and code consistency				
	Geotechnical, Flood Hazard, and/or Wildland-Urban Interface Analysis				
	Copy of all application materials in a digital PDF format				
	Traffic Impact Analysis				
	Parking Plan				
	Landscape Plan				
	Exterior Elevations				
	Application Fees Paid				

Date Accepted:

Accepted By:

File No.



**LAND DEVELOPMENT PERMIT APPLICATION**

Date Stamp

Accepted By:

Receipt No.

File No.

**TYPE OF PERMIT YOU ARE APPLYING FOR:**

Major Subdivision

Short Plat

Binding Site Plan

Variance

Final Plat

Final Short Plat

Final Binding Site Plan

Conditional Use

Plat/Binding Site Plan Alteration

Plat/Binding Site Plan Vacation

Planned Development

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

**GENERAL INFORMATION**

Applicant:

Mailing Address:

Contact No.:

E-mail Address:

Property Owner(s):

\*If different than applicant

Mailing Address:

Contact No.:

E-mail Address:

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

**Complete section if an agent is acting for the applicant or owner during the permit process:**

Authorized Agent:

Mailing Address:

Contact No.:

E-mail Address:

Surveyor:

Washington Registration #:

Contact No.:

E-mail Address:

Engineer:

Washington Registration #:

Contact No.:

E-mail Address:

Please indicate who should receive  
correspondence and notices:

Applicant  
Surveyor

Owner  
Engineer

Authorized Agent

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## **PROPERTY INFORMATION**

Street Address(es):

Parcel No(s).:

Abbreviated Legal Description:

Total site size in acres:

Zoning District Designation:

Overlay District:

Comprehensive Plan Designation:

Shoreline Environmental Designation:

Wildland-Urban Interface:

Critical Areas:

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## **ACKNOWLEDGEMENTS AND SIGNATURES**

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: Applicant Signature: [See attached](#)

Date: Agent Signature:

Date: Owner Signature: [See Attached](#)



**LETTER OF AUTHORIZATION TO APPLY FOR PERMITS**

**Date:** April 15, 2019

**Project:** WN4622 Appleyard

**Address:** 1465 S. Wenatchee Avenue

**Dear Staff:**

Triple L Investments ("Property Owner") grants permission to apply for permits for this project to Smartlink LLC, as AT&T's representative. Any actual construction may not begin without a fully executed lease, all proper building and/ or right of way permits, and Property Owner's approval of the construction schedule.

**Scope of work:**

In addition, the signature below grants permission for Staff to access the subject property to examine the site as part of the permitting process and acknowledges that the Property Owner shall be deemed a co-applicant by virtue of such authorization.

**Property Owner (print):**

Bryan Lott  
Triple L Investments  
President

**Property Owner (signature):**

Bryan Lott

**Date:**

10/17/19



**LAND DEVELOPMENT PERMIT APPLICATION**

Date Stamp

Accepted By:  Receipt No.  File No.

**TYPE OF PERMIT YOU ARE APPLYING FOR:**

- Major Subdivision  Short Plat  Binding Site Plan  Variance
- Final Plat  Final Short Plat  Final Binding Site Plan  Conditional Use
- Plat/Binding Site Plan Alteration  Plat/Binding Site Plan Vacation  Planned Development

In addition to this form, submit all applicable items on the corresponding checklist for a complete application.

**GENERAL INFORMATION**

Applicant: New Cingular Wireless PCS LLC

Mailing Address: 19801 SW 72nd Ave #200, Tualatin, OR 97062

Contact No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

Property Owner(s): Triple L Investments

\*if different than applicant

Mailing Address: PO Box 1725, Wenatchee, WA 98807

Contact No.: Byron Lott E-mail Address: nancy.sears@smartlinkllc.com

If there is more than one property owner, submit the supplemental additional owner(s) and authorization form.

**Complete section if an agent is acting for the applicant or owner during the permit process:**

Authorized Agent: Smartlink LLC / Nancy Sears

Mailing Address: 11410 NE 122nd Way #102, Kirkland, WA 98034

Contact No.: 425-444-1434 E-mail Address: nancy.sears@smartlinkllc.com

Surveyor: Ambit Consulting Washington Registration #: UBI 603 390 408

Contact No.: 480-659-4072 E-mail Address: \_\_\_\_\_

Engineer: Infinigy / Christopher Warren Washington Registration #: 10490

Contact No.: 678-444-4463 E-mail Address: cwarren@infinigy.com



Please indicate who should receive correspondence and notices:  Applicant  Owner  Authorized Agent  
 Surveyor  Engineer

**PROPERTY INFORMATION**

Street Address(es): 1465-1511 S Wenatchee Ave, 98801

Parcel No(s): 222014230171 & 222014210050

Abbreviated Legal Description: T 22N R 20EWM S 14 LOT 2 SP 1308 3.4000 ACRES

Total site size in acres: 3.85

Zoning District Designation: Industrial (I)

Overlay District: N/A

Comprehensive Plan Designation: Industrial (I)

Shoreline Environmental Designation: N/A

Wildland-Urban Interface: N/A

Critical Areas: N/A

**ACKNOWLEDGEMENTS AND SIGNATURES**

I (We) acknowledge that:

1. The information, plans, maps and other materials submitted on and with this application are, to the best of my/our knowledge, a true and accurate representation of this proposal;
2. This application shall be subject to all additions to and changes in the laws, regulations and ordinances applicable to the proposed development until a determination of completeness has been made pursuant to Chapter 13.07 Wenatchee City Code;
3. City of Wenatchee does not guarantee success of this permit application, and/or the issuance of an affirmative notice of action. The City's assistance to the applicant(s)/owner(s) does not preclude the need to address impacts raised by the public or by other federal, state or local agencies;
4. In the event of any legal proceeding to challenge this application, any environmental determination or any other aspect of the proposed development, the Applicant(s)/Owner(s) shall be solely responsible to defend such challenge and pay all court costs and attorney's fees necessary for such defense;
5. If the Applicant is not the owner of the real property which is the subject of the permit application, this application and acknowledgment shall also be executed by each owner;
6. All persons executing this acknowledgment in a representative capacity shall be personally liable and hereby personally guarantee payment of all fees, expenses and costs required by this application.
7. If the applicant(s), representative(s) and/or owner(s) fail to respond to a request by the Department to submit necessary application materials identified in a Notice of Incomplete Application within 60 days will result in a null and void application, with no refund of the filing fees.
8. This application does not constitute approval of the proposed development activity and it is acknowledged that additional permit applications and approvals may be necessary to conduct specific activities.
10. During the review of this application, it may be necessary for staff to make one or more site visits. By signing this application form, you are giving permission for these visits. If it is rental property, the owner hereby agrees to notify tenants of possible site visits.

Date: 1/14/19 Applicant Signature: Luif Dalfo AREA MGR  
Date: \_\_\_\_\_ Agent Signature: \_\_\_\_\_  
Date: \_\_\_\_\_ Owner Signature: See Attached

**PROJECT NARRATIVE  
COMMUNICATION TOWER APPLICATION  
AT&T—WN4622 APPELYARD**

Submitted to City of Wenatchee, WA  
Planning Division

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**Applicant:** New Cingular Wireless PCS, LLC (“AT&T”)  
19801 SW 72<sup>nd</sup> Avenue Suite 200  
Tualatin, OR 97062  
(425) 222-1026

**Representative:** Smartlink, LLC  
11410 NE 122<sup>nd</sup> Way, Suite 102  
Kirkland, WA 98034-6945  
**Contact:** Nancy Sears  
425.444.1434  
Nancy.sears@smartlinkllc.com

**Property-Owner:** Triple L Investments  
**Contact:** Byron Lott  
PO Box 1725  
Wenatchee, WA 98807

**Project Address:** 1465 S Wenatchee Ave.

**Description & Tax Lot:** GPS Coordinates: 47.402664, -120.298923  
Parcel No. 222014210050

**Zoning Classification:** Industrial (I)

Smartlink, LLC is submitting this application on behalf of New Cingular Wireless PCS, LLC (“AT&T”) and the underlying property owner.

**1. PROJECT OVERVIEW**

AT&T is upgrading and expanding its wireless communications network to support the latest 4G LTE technology. As part of this network upgrade, AT&T is proposing to build a new wireless communication facility (“WCF” and/or “Facility”), WN4622 Appleyard, located approximately 0.5 miles South of the Intersection of Stevens St. & S. Wenatchee Ave. in Wenatchee, WA. This proposed new WCF is intended to fill a significant gap in AT&T’s low band 4G LTE coverage and capacity experienced by its customers primarily in the area to the west of the proposed Facility.

AT&T intends for its application for the proposed WCF to include the following documents (collectively, “AT&T’s Application”):

- Attachment 1—Project Narrative
- Attachment 2—Statement of Code Compliance
- Attachment 3—RF Justification
- Attachment 4—AT&T MPE Letter
- Attachment 5—Photo Simulations
- Attachment 6—SEPA
- Attachment 7—FCC License
- Attachment 8—TOWAIR Determination
- Attachment 9—Zoning Drawings

As shown in AT&T's Application, this proposed project meets all applicable Wenatchee City Code ("WCC") criteria for siting new wireless communications facilities and complies with all other applicable state and federal laws and regulations. AT&T's proposal is also the least intrusive means of meeting its service objectives for this site. Accordingly, AT&T respectfully requests the city to approve this project as proposed, subject only to the city's standard conditions of approval for similar proposals.

**Please Note:** All references to "Attachments" in this Project Narrative are in reference to the above-noted attachments included as part of AT&T's Application.

## **2. PROPOSED PROJECT DETAILS**

### **2.1. Subject Property**

Detailed information regarding the subject property and proposed Facility is included in **Attachment 9—Zoning Drawings**.

#### **2.1.1. Proposed location; zoning.**

- **Subject property.** The subject property of this proposal is located at 1465 S Wenatchee Ave., in the City of Wenatchee (the "Property"). The Property is owned by Triple L Investments.
- **Zoning—Use.** The **Property** is zoned as Industrial (I) and is currently used as vacant lot for storage of miscellaneous equipment.

#### **2.1.2. Lease area.**

The monopole and ground equipment are proposed to be located in a 50ft x 50ft lease area in the southwest corner on Parcel # 222014210050.

#### **2.1.3. Access and parking.**

- **Access.** Access to the site will be from S Wenatchee Ave. via an easement across 1511 S Wenatchee Ave.
- **Parking.** Maintenance vehicles will park just outside of the fenced compound.
- **Trip generation.** The use will require approximately one trip per month for maintenance visits provided by personnel in a single vehicle. The proposed project will have no impact on existing vehicular access to and from the proposed site, or to pedestrian, bicycle, and transit circulation.

## **2.2. Wireless Facilities and Equipment**

Specifications of the facilities outlined below, including a site plan, can be found in **Attachment 9—Final Zoning Drawings**.

### **2.2.1. Monopole tower and equipment.**

- AT&T proposes to construct a 50' monopole tower.
- The tower will contain the following AT&T 4G LTE equipment, up to:
  - (16) Antennas
  - (1) Microwave
  - (24) RRUs
  - (3) Surge Protector
  - Fiber/ DC Cables.

### **2.2.2. Ground equipment.**

- AT&T proposes to install an equipment cabinet and 30kw diesel generator (for secondary power) within the fenced enclosure.
- The enclosure will be surrounded and screened by a 6ft chain link fence topped with security wire.
- Access to the tower and ground equipment enclosure will be secured with a 12ft wide locked gate.

### **2.2.3. Additional Details.**

- The proposed Facility is designed to minimize the visual impact from adjoining properties and the surrounding environment.
- There two buildings to the west on Parcels 222014230176 & 222014230177, that are between S. Wenatchee Ave. and the monopole that will help screen the Facility from public view.
- The monopole, antennas, RRUs, and accessory equipment on the tower will be painted to blend with the environment. All paint will have an anti-glare finish.

## **3. AT&T NETWORK COVERAGE AND SERVICES**

### **3.1. Overview—AT&T 4G LTE**

AT&T is upgrading and expanding its wireless communications network to support the latest 4G LTE technology. LTE stands for "Long Term Evolution." This acronym refers to the ongoing process of improving wireless technology standards, which is now in its fourth generation. With each generation comes improvement in speed and functionality—4G LTE offers speeds up to ten times faster than 3G. LTE technology is the next step in increasing broadband speeds to meet the demands of uses and the variety of content accessed over mobile networks.

Upon completion of this update, AT&T will operate a state-of-the-art digital network of wireless communications facilities throughout the proposed coverage area as part of its nationwide wireless communications network.

### **3.2. Service Objectives for Proposed Facility**

This proposed new WCF is intended to increase capacity in AT&T's high band 4G LTE network coverage in the targeted service area. Specifically, the proposed WCF will provide good coverage to customers in the industrial, commercial and residential areas to the west of the proposed new WCF.

As proposed, this WCF meets AT&T's service objectives to provide continuous outdoor, in-vehicle, and in-building wireless coverage within this targeted service area. This targeted service area and objective was determined through a combined analysis of market demand, customer complaints, service requests, and radio frequency engineering design. (See **Attachment 3—RF Justification**)

This proposed new Facility will allow for uninterrupted wireless service in the targeted service area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area.

### **3.3. Search Ring**

AT&T's radio frequency ("RF") engineers performed an RF engineering study, which considered multiple factors, to determine the approximate site location and antenna height required to fulfill the above-noted network objectives for the targeted service area. From this study, AT&T's RF engineers identified a specific geographic area, or "search ring", where a WCF may be located to provide effective service in the targeted service area.

The search ring established for this proposal, and a description of the methodology used to identify the search ring, is provided in **Attachment 3—RF Justification**.

## **4. SITING ANALYSIS**

AT&T considers all siting possibilities within, and adjacent to, a search ring to determine the best location for a new facility to meet the targeted service objectives. AT&T will first attempt to utilize an existing tower or structure for collocation at the desired antenna height. If an existing tower or structure is not available or determined to be infeasible, AT&T will then propose a new tower.

For this proposed WCF, AT&T's construction and real estate group, with the assistance of outside consultants, thoroughly analyzed all siting options.

Pursuant to WCC 10.10 District Use Chart, Wireless Communication Facilities are only allowed in the NWBD/SWBD/CN, I and OMU districts. The proposed site is located in the I (Industrial) district. The site was selected based on its ability to meet the coverage objective, the natural screening of the site and the willingness of the landowner.

## **5. APPLICABLE LAW**

### **5.1. Local Codes**

Pursuant to City of Wenatchee Zoning Code, new WCF support towers in the Industrial (I) zone are subject to a Conditional Use Permit Application and must comply with the criteria in 10.48 and 10.65 Wireless Communication Facilities, See **Attachment 2—Statement of Code Compliance** for AT&T's demonstration of compliance with the applicable code.

#### **5.1.2 Comprehensive Plan.**

The proposed facility satisfies several of the applicable goals and policies of the Wenatchee Urban Area Comprehensive Plan including, but not limited to the Economy Development and the Utility Elements.

- The proposed project forwards goals and policies of the Economy Development Element: specifically Goal 4. *City Service - Enhance the quality of life and protect public safety through essential city services*; The proposed WCF supports the economy by providing a choice of wireless carriers in the area and will allow for uninterrupted wireless service in the targeted service area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. The proposed WCF will also improve emergency responses in the Targeted Service Area through improved connectivity for making emergency calls and access to a more reliable 4G LTE network.
- The proposed project forwards the intent of Goal 1 of the Utilities Element: *Ensure that the utilities necessary to support development are adequate at the time they are needed without decreasing service levels below those locally acceptable*. Wireless services are key to growing urban areas. People rely on the ability to use their phones and other wireless devices at work and at home, both indoors and outdoors. As the population of the City of Wenatchee increases and land development patterns change over time, the demand for urban services also increases and changes. These changes require that service providers, both public and private, plan for the provision of services in a coordinated manner. By enhancing a public need - reliable wireless service - while preserving the characteristics of the area and thus promoting the efficient and orderly provision of urbanization.

## **5.2. State Law**

AT&T's proposed new WCF is exempt from review under the State Environmental Policy Act (SEPA) pursuant to RCW 43.21C.0384 wherein the siting project involves constructing a wireless service tower less than sixty feet in height that is located in a commercial, industrial, manufacturing, forest, or agricultural zone.

## **5.3. Federal Law**

Federal law, primarily found in the Telecommunications Act of 1996 ("Telecom Act"), acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

### **5.3.1. Local jurisdictions may not materially limit or inhibit.**

The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that "prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services." 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission ("FCC") Order adopted in September 2018,<sup>1</sup> a local jurisdiction's action has the effect of prohibiting the provision of wireless services when it "materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment."<sup>2</sup> Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in terms of adding capacity, updating to new technologies, and/or maintaining high quality service.<sup>3</sup>

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, a local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using

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<sup>1</sup> *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment*, Declaratory Ruling and Third Report and Order, WT Docket No. 17-79, WC Docket No. 17-84, FCC 18-133 (rel. Sept. 27, 2018); 83 Fed. Reg. 51867 (Oct. 15, 2018) ("FCC Order").

<sup>2</sup> *Id.* at ¶ 35.

<sup>3</sup> *Id.* at ¶¶ 34-42.



the least intrusive means to fill a significant gap in service coverage. *T-Mobile U.S.A., Inc. v. City of Anacortes*, 572 F.3d 987, 988 (9th Cir. 2009).

- **Significant Gap.** Reliable in-building coverage is now a necessity and every community's expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a "significant gap" can exist based on inadequate in-building coverage. See, e.g., *T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City*, 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007), *affirmed in part*, 546 F.3d 1299 (10<sup>th</sup> Cir. 2008); *MetroPCS, Inc. v. City and County of San Francisco*, 2006 WL 1699580, \*10-11 (N.D. Cal. 2006).

- **Least Intrusive Means.** The least intrusive means standard "requires that the provider 'show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve.'" 572 F.3d at 995, *quoting MetroPCS, Inc. v. City of San Francisco*, 400 F.3d 715, 734 (9<sup>th</sup> Cir. 2005). These values are reflected by the local code's preferences and siting requirements.

### **5.3.2. Environmental and health effects prohibited from consideration.**

Also, under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). AT&T has included with this application a statement from its radio frequency engineers demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission's RF emissions regulations. (See **Attachment 4—AT&T NIER/MPE Letter**) Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed Facility should be disregarded in this proceeding.

### **5.3.3. No discrimination amongst providers.**

Local jurisdiction also may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

### **5.3.4. Shot Clock.**

Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. 47 U.S.C. § 332(c)(7)(B)(ii). The FCC has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, *et seq.* A presumptively reasonable period of time for a local government to act on all relevant applications for a "macro" wireless facility on a new structure is 150 days. 47 C.F.R. § 1.6003(c)(1)(iv). The Shot Clock date is determined by counting forward 150 calendar days from the day after the date of submittal, including any required pre-application period. 47 C.F.R. § 1.6003(e).

***Pursuant to federal law, the reasonable time period for review of this application is 150 days.***

**STATEMENT OF CODE COMPLIANCE  
WCF STANDARD WIRELESS PERMIT APPLICATION  
AT&T (WN4622 Appleyard)**

Submitted to the City of Wenatchee, WA  
Planning Department

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AT&T's application (the "Application") for a new wireless communication facility ("WCF" and/or "Facility") in the Industrial (I) zone is subject to and complies with the following applicable provisions of the City of Wenatchee's City Code ("WCC"), which are addressed in this Statement of Code Compliance in the following order:

- I.     **ZONING**
  - **WCC Chapter 10.10 District Use Chart**
  
- II.    **WCF DEVELOPMENT & DESIGN REGULATIONS**
  - **WCC Chapter 10.48 General Regulations:**
    - **10.48.230 Wireless communication facilities**
  - **WCC Chapter 10.65 Conditional Uses:**
    - **10.65.060 Conditional use permit criteria**
    - **10.65.350 Wireless communication towers**
  
- III.   **GENERAL DEVELOPMENT & DESIGN REGULATIONS**
  - **WCC Chapter 10.30 Industrial District**

**PLEASE NOTE:** AT&T's responses to applicable provisions are indicated below in *bold italicized blue text*. Any reference to an "Attachment" is in reference to an attachment included in AT&T's application for the proposed Facility.

**I. ZONING**

**10.10 DISTRICT USE CHART**

District Use Chart

Uses	Commercial Districts				Mixed Use Districts			Residential Districts					Overlays	
	CBD	NWBD/SWBD	CN	I	WMU	OMU	RMU	RF	RS	RL	RM	RH	HEO	CSO
Wireless communication antenna	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU	AU
Wireless communication tower	~	C	~	C	~	C	~	~	~	~	~	~	~	~
Small cell wireless facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Yard sale	~	~	~	~	~	~	~	P	P	P	P	P	~	~

**II. WCF DEVELOPMENT & DESIGN REGULATIONS**

**10.48.230 WIRELESS COMMUNICATION FACILITIES.**

All wireless communication facilities, where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

(1) Wireless Communication Antennas. Wireless communication antennas are allowed with the following minimum conditions:

- (a) Antennas may be attached to any existing building or tower, except for one-, two-, three- and four-unit dwellings.

(b) Installing of an antenna may be permitted, so long as the addition of said antenna adds no more than 20 feet to the height of said existing building or tower.

(c) In residential zones, all transmission equipment shall be concealed within existing architectural features to the maximum extent feasible. Any new architectural features proposed to conceal the transmission equipment shall be designed to mimic the existing underlying structure, shall be proportional to the existing underlying structure or conform to the underlying use and shall use materials in similar quality, finish, color and texture as the existing underlying structure.

(d) In residential zones, any roof-mounted transmission equipment shall be set back from all roof edges to the maximum extent feasible.

(e) In all other zones, antenna arrays and supporting transmission equipment shall be installed so as to camouflage, disguise or conceal them to make them closely compatible with and blend into the setting and/or host structure.

***Applicant Response: Applicant is proposing a new Wireless Communications Facility in the Industrial zone. Section 10.48.230(1)(a) through (e) does not apply.***

(2) Amateur Radio, Receive-Only Antennas, Personal Wireless Services and Antennas. Amateur radio, receive-only antennas, personal wireless services and antennas are allowed in all Wenatchee zoning districts, but must adhere to the standards as defined in WCC 10.48.030 for accessory structures and placement behind residential setbacks.

***Applicant Response: Applicant will adhere to the standards as defined in WCC 10.48.030 as addressed below.***

(3) Personal Satellite Dishes. Personal satellite dishes are allowed in all Wenatchee zoning districts, but must adhere to the standards as defined in WCC 10.48.030, for accessory structures and for placement behind residential setbacks.

***Applicant Response: The proposal is for Personal Wireless Service and Antennas and this condition does not apply.***

(4) Small Cell Wireless Facilities and Networks.

***Applicant Response: The proposal is for Personal Wireless Service and Antennas and the conditions under this subsection 4 do not apply.***

**10.48.030 Accessory structures.**

All accessory structures where allowed by Chapter 10.10 WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

- (1) Detached garages and other residential accessory building footprints shall not exceed 900 square feet or 60 percent of the floor area of the principal structure's various floors, including attached garages, and excluding basement areas, whichever is greater.
- (2) Agricultural accessory buildings on properties greater than one acre in size are exempt from the standard in subsection (1) of this section. Any person that can demonstrate an existing or specific viable agricultural use on property less than one acre may be granted this exception from the director.
- (3) Accessory structures shall not be used as a place of human habitation unless expressly permitted otherwise by this title and city building and life safety codes.
- (4) Accessory structures may observe reduced setbacks. See Chapter 10.46 WCC, Development Standards Charts.
- (5) No accessory structure shall occupy any part of a required front yard area, except as otherwise allowed.
- (6) A membrane-roofed structure less than 200 square feet for the purpose of storage or parking is allowed outright and does not have to adhere to setbacks.
- (7) A membrane-roofed structure more than 200 square feet for the purpose of storage or parking is allowed outright and shall meet setbacks applicable to accessory structures.
- (8) A metal-roofed structure less than 200 square feet for the purpose of storage or parking is allowed outright and shall meet setbacks applicable to accessory structures.
- (9) A metal-roofed structure more than 200 square feet for the purpose of storage or parking requires a building permit and shall meet setbacks applicable to accessory structures.

***Applicant Response: Applicant is proposing the installation of an unmanned Wireless Communication Tower. Section 10.48.030 (1) through (9) does not apply.***

**10.65.060 Conditional use permit criteria.**

The development standards of this title shall be used by the applicant in preparing the conditional use permit application. The applicant has the burden of demonstrating that the proposed use is consistent with the following review criteria:

(1) All requirements of a specified use can be satisfied;

***Applicant Response: As discussed herein, all applicable requirements have been met.***

(2) The requirements of the zoning district within which the lot is located can be met;

***Applicant Response: The site is in the Industrial zone and will comply with all of the development standards in Section 10.46.040, which requires no setbacks and a structure height limit of 90 feet. The proposed monopole height is 50 feet.***

(3) All applicable requirements and regulations found within the WCC, as amended, can be satisfied;

***Applicant Response: As discussed herein, all applicable requirements have been met.***

(4) The proposal is compatible with adjacent uses and will protect the character of the surrounding area;

***Applicant Response: This facility is a passive use in an Industrial zone with adjacent industrial uses and will produce no odors, glare or fumes. The applicant has mitigated the potential visual impact of the facility by proposing the minimum height necessary to meet coverage objective.***

(5) The proposal will not result in the creation of nuisances to the public and/or nearby properties and existing uses;

***Applicant Response: This facility is a passive use in an Industrial zone and will produce no odors, glare or fumes. The applicant has mitigated the potential visual impact of the facility by proposing the minimum height necessary to meet coverage objective. There two buildings to the west on Parcels 222014230176 & 222014230177, that are between S. Wenatchee Ave. and the monopole that will help screen the Facility from public view. The monopole, antennas, RRUs, and accessory equipment on the tower will be painted to blend with the environment. All paint will have an anti-glare finish.***

(6) The proposed use will not result in undue adverse impacts affecting the public health, safety, and welfare; and

***Applicant Response: The proposed facility is a passive use and would not create any significant risk to public health and safety, and welfare. The proposed project may improve emergency response because it would improve wireless communication for citizens making emergency calls.***

(7) The proposed use is consistent and compatible with the comprehensive plan and any implementing regulation.

***Applicant Response: As has been demonstrated herein, the proposed Facility complies with the Industrial (I) zoning district and with the Wireless Communication Facility standards. Additionally, the***



*Facility satisfies several of the applicable goals and policies of the Wenatchee Urban Area Comprehensive Plan. Please see the Applicable Law section of Attachment 1—Project Narrative for demonstration of AT&T's compliance with this criterion.*

**10.65.350 WIRELESS COMMUNICATION TOWERS.**

(1) Wireless communication towers shall be restricted to 150 feet in height for commercial zoning districts (CBD, NWBD, SWBD, I, and WMU) and 90 feet in height for residential zoning districts (RS, RL, RM, RH, CN, OMU, and RMU);

*Applicant Response: Applicant's proposal is for a 50' monopole in the Industrial Zoning District and therefore complies with the height restriction of this code. See Attachment 9, Zoning Drawings.*

(2) Security fencing shall enclose all facilities, shall be no less than six feet in height, and shall be equipped with an appropriate anti-climbing device;

*Applicant Response: Applicant's proposal is for a 50' monopole and ground equipment enclosed within a 6' high chain link fence with security wire and a locked gate, and complies with this section of the code. See Attachment 9, Zoning Drawings.*

(3) Perimeter and street frontage landscaping shall be located outside of the fenced area;

*Applicant Response: The landscape requirements of WCC 10.62.070 for properties in industrial zoning districts does not apply as the facility does not abut or face any residential and/or commercial zoning districts within the City. The abutting parcels are all zoned Industrial and the adjacent building screens the facility from the SWBD zone across S. Wenatchee Avenue to the West.*

(4) Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with Chapter 10.62 WCC, as amended;

*Applicant Response: The proposed site is in the Industrial Zoning District and all equipment will be located within an equipment cabinet. The landscape requirements of WCC 10.62.070 for properties in industrial zoning districts does not apply as the facility is located in the SW corner of the property; the property has no street frontage and none of the property lines abut or face a commercial and/or residential zoning district. Please refer to the Site Plan, page C-1 of the Zoning Drawings – Attachment 9.*

(5) Site location and development shall preserve the preexisting character of the surrounding buildings and land uses and the underlying zoning district to the extent consistent with the function of the communications equipment. Wireless communication towers shall be integrated through location and

design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area;

***Applicant Response: The proposed site is in the Industrial Zoning District on a vacant lot currently used for storage. It is in the SW corner of the lot, partially screened by other structures and, as demonstrated herein, complies with the Wenatchee City Codes governing this use.***

(6) A study shall be provided showing that the structure is required for present and future network coverage, that the height requested is the minimum necessary to provide for the function and potential collocated antennas and why the antennas could not be collocated on an existing structure;

***Applicant Response: Please refer to Attachment 3 – RF Justification***

(7) Visual impacts shall be minimized to the greatest extent possible by maximum feasible use of camouflage or screening, including but not limited to fencing, landscaping, strategic placement adjacent to existing buildings or live or simulated vegetation, undergrounding of accessory equipment structures, incorporation of wireless communications support structures, antennas and other appurtenances into the architectural features of existing buildings or structures and by requiring compatibility with key design elements in the surrounding area; for example, use of brick or other material similar to that used in adjacent buildings or structures, incorporation of support structures into compatible architectural features such as flag poles, bell towers or cornices, or use of simulated vegetation to camouflage support structures.

***Applicant Response: The proposed site is in the Industrial Zoning District on a vacant lot currently used for storage. It is strategically situated on the parcel to create the least visual impact by being placed in the least visible portion of the lot in the SW corner where it is partially screened by other structures. In this area a monopole, painted to blend with the surrounding colors, would be the least visually unobtrusive structure in keeping with the area Please refer to the Site Plan, page C-1 of the Zoning Drawings – Attachment 9.***

### **III. GENERAL DEVELOPMENT & DESIGN REGULATIONS**

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#### **10.30 INDUSTRIAL (I) DISTRICT**

##### **10.30.005 Purpose.**

The industrial land use classification is a district suited to wholesale commercial activities, warehousing and manufacturing. Uses are limited to industry and related support facilities.

**10.30.010 Land uses.**

All permitted, accessory, conditional and prohibited uses within this district shall be as shown in Chapter 10.10 WCC, District Use Chart, provided all applicable provisions of the WCC are met.

*Applicant Response: Applicant is proposing a Wireless Communications Tower in the Industrial Zone and is applying for a Conditional use permit, as required by Chapter 10.10.*

**10.30.050 Development standards.**

Development in this district shall meet all of the applicable provisions of this title and all other rules, regulations and provisions of the WCC, and shall comply with the following:

- (1) Development standards in the I district are detailed in WCC 10.46.040.

*Applicant Response: Applicant is proposing a 50ft monopole at the SW front side of the property. Setbacks for the facility are as follows and meet the setback requirements of the development standards outlined in WCC 10.46.040, which require zero setbacks from the property lines or 35 feet from the centerline of the street, whichever is greater:*

*Street Centerline: 213'7"  
Front Property Line: 33'7"  
Rear Property Line: 180'9"  
North Side Property Line: 582'5"  
South Side Property Line: 26'4"*

- (2) All applicable provisions of Chapter 10.48 WCC, General Regulations, shall apply to development in this district.

*Applicant Response: Applicant meets the applicable requirements of WCC 10.48, specifically 10.48.230, as discussed above.*

- (3) Off-street parking shall be provided pursuant to Chapter 10.60 WCC.

*Applicant Response: Applicant is proposing a Wireless Communications Facility on a vacant lot that provides adequate parking for the construction of the site and for the monthly maintenance visits.*

- (4) Landscaping shall be provided pursuant to Chapter 10.62 WCC.

*Applicant Response: The landscape requirements of WCC 10.62.070 for properties in industrial zoning districts does not apply. The site is located in the SW corner of the property; the property has no street frontage and none of the property lines abut or face a commercial and/or residential zoning district.*

(5) Signs are permitted in accordance with Chapter 10.50 WCC, Signs.

*Applicant Response: The only signage for the proposed Wireless Communication Facility will be that required by governmental agencies, specific to Wireless Communications Facilities, and will be posted on the outside of the fence, gate, or within the compound and are within the guidelines and exemptions of WCC 10.50.*

(6) Temporary parking facilities shall meet applicable standards pursuant to WCC 10.65.315.

*Applicant Response: This proposal is for an unmanned WCF; temporary parking as outlined in WCC 10.65.315 is not required. This condition does not apply.*

**10.46.040 NONRESIDENTIAL DEVELOPMENT CHART.**

(1) General Dimensional Standards.

Standard	I
<b>Minimum Lot Dimensions</b>	
Lot Area	5,000 square feet
Lot Width	40 feet at building line
Lot Depth	80 feet
<b>Setbacks</b>	
Front	0 feet from the front property line or 35 feet from the street centerline, whichever is greater
Rear	0 feet
Side	0 feet
<b>Maximum Building Height</b>	6 stories above grade and 90 feet
<b>Maximum Lot Coverage</b>	70 percent

(2) Exceptions to Nonresidential Dimensional Standards.

(a) Exceptions to Height Limits. The height limitations do not apply to the following: spires, belfries, cupolas, amateur radios and receive-only antennas, water tanks, ventilators, chimneys, flagpoles, smokestacks, utility poles, radio and television towers located in the industrial zone, or other appurtenances usually required to be placed above roof level and not used or intended to be used for human occupancy.



11/06/2019

City of Wenatchee  
Planning Department  
1350 McKittrick Street, Ste. A  
Wenatchee, WA 98801

Re: AT&T's Radio Frequency (RF) Engineering Justification for the Proposed Wireless Communications Facility in the City of Wenatchee: WN4622 Appleyard at 1465 S Wenatchee Ave, Wenatchee, WA 98801 / 47.402664, -120.298923

To Whom It May Concern,

Enclosed please find the RF Justification document prepared for AT&T's proposed new wireless communications facility at the above noted location. This letter serves as my verification, to the best of my knowledge, of the accuracy of the RF information, propagation maps, and analysis provided in the attached RF Justification.

Thank you for your consideration of this information.

Sincerely,

Kung-Liang Brian Lin  
RF Engineer  
AT&T Mobility

A handwritten signature in black ink, appearing to read "Kung-Liang Brian Lin". The signature is stylized and somewhat cursive, with a long horizontal stroke at the end.



**at&t**

**WN4622 APPLEYARD  
RF Justification**

# Coverage Justification

## OVERVIEW

AT&T is proposing to build a new wireless communication facility (“WCF” or “facility”), WN4622 Appleyard, at 1465 S Wenatchee Ave in the City of Wenatchee. This proposed facility meets AT&T’s coverage objectives (providing outdoor, in-vehicle, and in-building wireless coverage) within a geographic area currently at maximum capacity in AT&T’s network. Specifically, this proposed new wireless facility is intended to provide additional capacity to AT&T customers in the industrial, commercial and residential areas to the west of the proposed site. This will also provide dominant serving site providing better indoor building coverage as well as improve coverage quality. This coverage objective was determined through a combined analysis of customer complaints, service requests, and radio frequency engineering design. This facility will allow AT&T to provide uninterrupted wireless service with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area.

## SEARCH RING

AT&T’s radio frequency (“RF”) engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, AT&T’s RF engineers identified a “search ring” area where a WCF may be located to provide effective service in the target coverage area.

**Figure A—Targeted Search Ring** indicates the search ring AT&T’s RF Engineers established for this proposed site. A discussion of the methodology AT&T’s RF engineers used to identify the search ring is included at the end of this RF Justification document.

# Coverage Justification—Con't

## COVERAGE OBJECTIVE

**Figure B—Existing AT&T Coverage** shows existing AT&T wireless services in the general area of the proposed new site, which demonstrates the current gap in coverage in the targeted service area. The red star indicates the location of the proposed new WCF. The blue triangle indicates the location of existing AT&T WCF sites and the light blue triangle indicates the location of other planned WCF sites; coverage from AT&T's existing WCF sites is shaded in green. As can be seen, there is a coverage and capacity issues in all areas not shaded in green in this location. Currently, the target coverage area is currently covered by other WCF that has capacity issues compromising the voice service quality on the target area and does have less quality on 4G LTE service.

**Figure C—Projected New AT&T Coverage** identifies the projected coverage from the proposed new WCF with the requested antenna tip height of 50 ft. The proposed antenna tip height is the minimum necessary to help provide dominant serving site in the area relative to nearby complementary wireless facilities and to support the FirstNet Network. This is also the height where an AT&T wireless device can be reliably used to make and receive telephone calls and use data service in the presence of varying signals.

## ANTENNAS AND EQUIPMENT

To meet the above coverage objectives, this proposed site will contain up to 16 panel antenna and 16 RRH units (together with all associated accessory equipment).

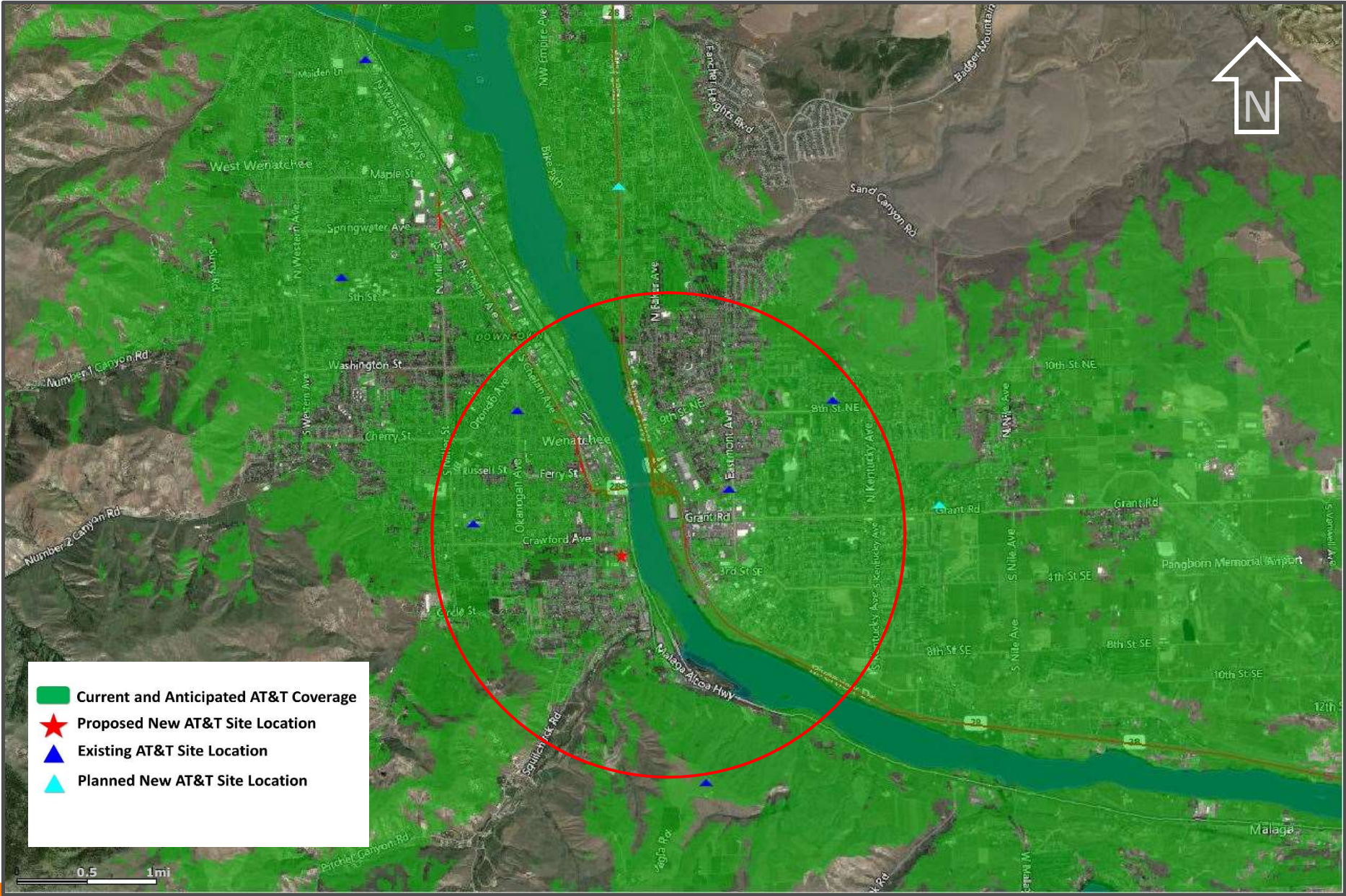


# Figure A—Targeted Search Ring





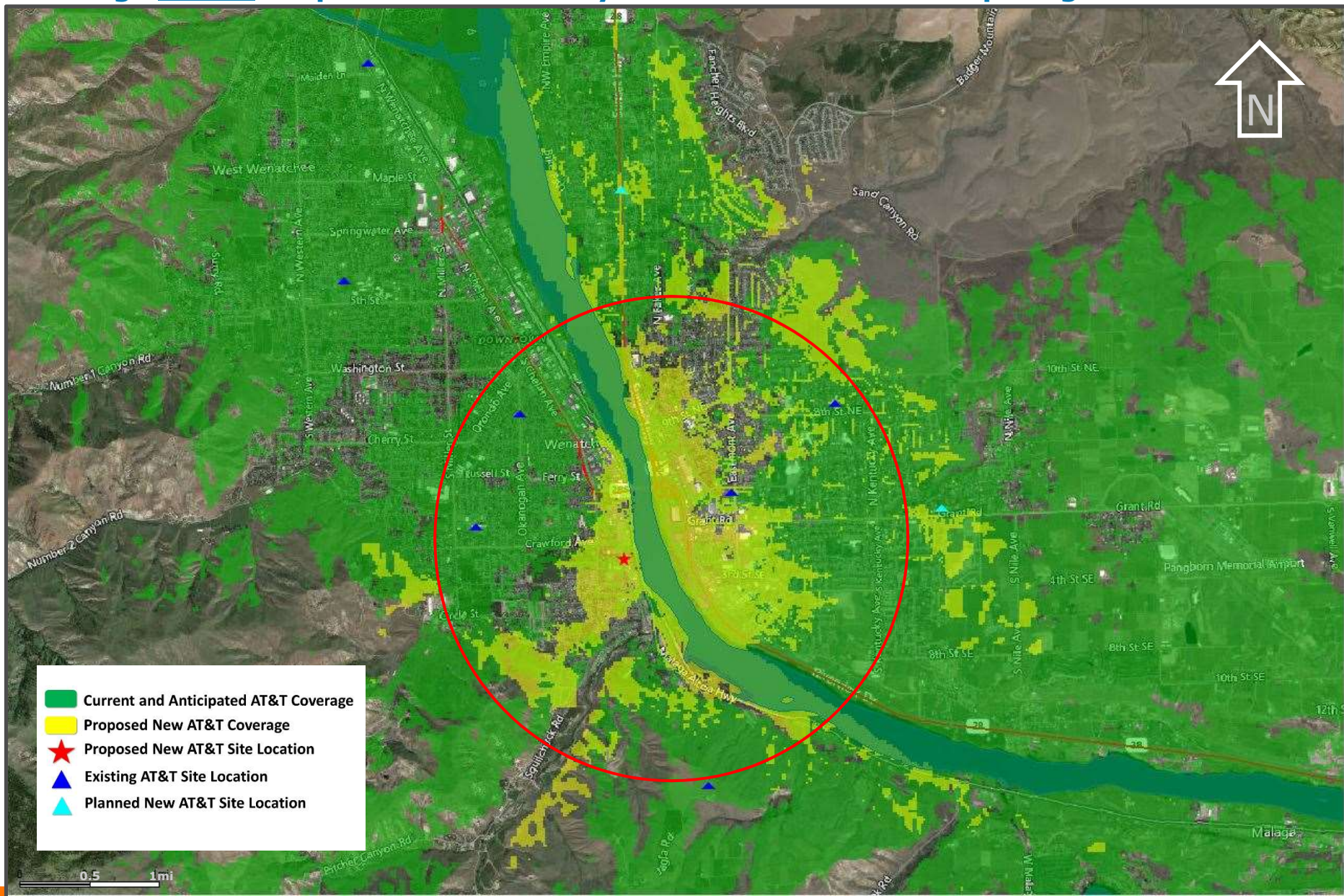
# Figure B—Existing AT&T Coverage Targeted Service Area BEFORE Addition of Proposed New Wireless Facility





# Figure C—Projected New AT&T Coverage

Coverage AFTER Proposed AT&T Facility On-Air—50ft Antenna Tip Height



## Search Ring Methodology

AT&T's RF engineers used coverage propagation software systems to predict the coverage provided by the proposed new WCF. The software and AT&T's RF engineers considered the general factors outlined below, as well as more project-specific factors such as the type of antenna, antenna tilt, etc.

**Coverage.** The antenna site must be located in an area where the radio frequency broadcasts will provide adequate coverage within the targeted service area. The RF engineer must take into consideration the coverage objectives for the site as well as the terrain in and around the area to be covered. Because radio frequency broadcasts travel in a straight line and diminish as they travel further away from the antennas, it is generally best to place an antenna site near the center of the desired coverage area. However, in certain cases, the search ring may be located away from the center of the desired coverage area due to the existing coverage, the surrounding terrain, or other features which might affect the radio frequency broadcasts, *e.g.* buildings or sources of electrical interference.

**Clutter.** AT&T's WCFs must "clear the clutter"—the WCF site must be installed above or close to RF obstructions (the "clutter") to enable the RF to extend beyond and clear the clutter. AT&T's radio frequencies do not penetrate mountains, hills, rocks, or metal, and are diminished by trees, brick and wood walls, and other structures. Accordingly, AT&T's antennas must be installed above or close to the "clutter" to provide high quality communications services in the desired coverage areas. Additionally, if the local code requires us to accommodate additional carriers on the support structure, the structure must be even taller to also allow the other carriers' antennas to clear the clutter.

**Call Handoff.** The WCF site must be in an area where the radio broadcasts from the site will allow seamless "call handoff" with adjacent WCF sites. Call handoff is a feature of a wireless communications system that allows an ongoing telephone conversation to continue uninterrupted as the user travels from the coverage area of one antenna site into the coverage area of an adjacent antenna site. This requires coverage overlap for a sufficient distance and/or period of time to support the mechanism of the call handoff.

**Quality of Service.** Users of wireless communications services want to use their services where they live, work, commute and play, including when they are indoors. AT&T's coverage objectives include the ability to provide indoor coverage in areas where there are residences, businesses and indoor recreational facilities.

## Search Ring Methodology—Con't

**Radio Frequencies used by System.** The designs of wireless communications systems vary greatly based upon the radio frequencies that are used by the carrier. If the carrier uses radio frequencies in the 700 MHz to 850 MHz range, the radio signals will travel further and will penetrate buildings better than the radio frequencies in the 1900-2300 MHz band. As a result, wireless communications systems that use lower radio frequencies will need fewer sites than wireless communications systems that use higher radio frequencies.

**Land Use Classifications.** A&T's ability to construct a WCF site on any particular property is affected by state and local regulations, including zoning and comprehensive plan classifications, goals, and policies. AT&T's search rings take these laws and regulations into consideration.





Date: November 6, 2019  
Site Number: WN4622 – APPLEYARD  
Address: 1465 South Wenatchee Avenue, Wenatchee, WA 98801  
Re: Radio Frequency Compliance

---

### **Statement of Compliance**

This AT&T wireless communications facility complies with all federal standards for radio frequency radiation in accordance with the Telecommunications Act of 1996 and subsequent amendments and any other requirements imposed by state or federal regulatory agencies.

#### **Description of Facility:**

Location Type: Proposed wireless communications facility comprised of no more than eight (8) panel antennas and associated radio cabinets utilizing licensed frequencies in the 700, 850, 1900, 2100, and 2300 MHz bands. The purpose of the facility is to provide coverage and/or capacity to the geographic service area.

#### **Power Density:**

The power density from any sector as designed with the proposed facility will not exceed the FCC maximum permissible exposure limit (e.g., 1 mW/cm<sup>2</sup> at 1900 MHz) at any location that is readily accessible by the public.

The proposed facility should not interfere with other communications facilities. Our sites are monitored 24/7 by a national operations center to insure all is operating normally. In addition, we have local technicians who make routine visits to cell sites to make repairs when needed. AT&T audits our facilities on a semi-annual basis to ensure that FCC compliance levels are continuously met.

If requested, a detailed radio frequency emission safety report detailing the maximum potential exposures will be provided to the jurisdiction.

Sincerely,

A handwritten signature in black ink, appearing to read "J Calces".

Juvylyn Calces  
AT&T Mobility - RAN Engineering



TIM BRADLEY IMAGING

PHOTO SIM LOCATION MAP



**APPLEYARD**  
1465 S WENATCHEE AVE  
WENATCHEE, WA





CURRENT

VIEW #1 LOOKING NORTH  
ON S. WENATCHEE AVE.



PROPOSED





CURRENT

VIEW #2 LOOKING SOUTHEAST  
ON S. WENATCHEE AVE.



PROPOSED





# APPLEYARD

1465 S WENATCHEE AVE  
WENATCHEE, WA



CURRENT

VIEW #3 LOOKING WEST  
ON SITE



PROPOSED

# SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

## **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## **Instructions for applicants:** [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## **Instructions for Lead Agencies:**

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## **Use of checklist for nonproject proposals:** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. background** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)  
WN4622 Appleyard
2. Name of applicant: [\[help\]](#)  
New Cingular Wireless PCS LLC by Smartlink LLC, Agent
3. Address and phone number of applicant and contact person: [\[help\]](#)  
11410 NE 122nd Way #102, Kirkland, WA 98034

4. Date checklist prepared: [\[help\]](#)

11/10/19

5. Agency requesting checklist: [\[help\]](#)

City of Wenatchee

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

6 weeks for construction - no phasing

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Applicant has no plans for future additions at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A NEPA is being prepared

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

Landowner has applied for a building permit for the parcel allowing access to the subject site

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

SEPA, CUP, Building Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Applicant is proposing to construct a 50' monopole with 16 antennas, 24 radio units, 1 microwave and 3 surge protectors; and an equipment cabinet and back-up generator within a 50'x50' leased compound surrounded by a security fence and locked gate.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

Address 1465 & 1511 S Wenatchee Ave; APN: 222014230171 & 222014210050; Lat/Long: 47.402664 / -120.298923

From Wenatchee City Hall turn right at the 1st cross street onto WA-285 S/S Chelan Ave; Turn Left onto Bridge Street; Turn Right at the 1st cross street onto S Wenatchee Ave and the destination will be on the left. Turn into the lot and go straight through the gate and stop at the attendant booth. Turn right and go to the south end of the property. The proposed site will be in the SW corner.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

a. General description of the site [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

Flat

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

0%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

Well drained soils formed in old alluvium mixed with loess and small amounts of volcanic ash

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

Applicant is not aware of any unstable soils in the immediate vicinity

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

There will be minimum clearing and grading at this site..

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

.04% of total site; 34% of leased area

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None

## 2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

There will be minimal emissions from the emergency back-up generator.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None.

## 3. Water

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

The Wenatchee River is approx .5 miles to the east of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

There will be no work within 200' of the river.



3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

N/A

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

4. **Plants** [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

None

\_\_\_deciduous tree: alder, maple, aspen, other

\_\_\_evergreen tree: fir, cedar, pine, other

\_\_\_shrubs

\_\_\_grass

- \_\_\_\_ pasture
- \_\_\_\_ crop or grain
- \_\_\_\_ Orchards, vineyards or other permanent crops.
- \_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_\_ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)
- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)
- e. List all noxious weeds and invasive species known to be on or near the site.

**5. Animals**

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)  
 birds: hawk, heron, eagle, songbirds, other:  
 mammals: deer, bear, elk, beaver, other:  
 fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

None

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)  
None known
- c. Is the site part of a migration route? If so, explain. [\[help\]](#)  
No
- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)  
None
- e. List any invasive animal species known to be on or near the site.

None

**6. Energy and natural resources**

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)  
Electric power for antennas
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

N/A

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No

- 1) Describe any known or possible contamination at the site from present or past uses.  
None known
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.  
None known
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.  
Diesel within the tank of a Diesel generator
- 4) Describe special emergency services that might be required.  
None
- 5) Proposed measures to reduce or control environmental health hazards, if any:  
None

## b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)  
None
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)  
Generator - testing for 15 minutes once a month and in the event of a power outage
- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)  
Vegetation recycle and manufacturing of concrete barriers
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No



- c. Describe any structures on the site. [\[help\]](#)  
None
- d. Will any structures be demolished? If so, what? [\[help\]](#)  
No
- e. What is the current zoning classification of the site? [\[help\]](#)  
Industrial
- f. What is the current comprehensive plan designation of the site? [\[help\]](#)  
Industrial
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)  
None
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)  
None known
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
No residence - 1 1 hr visit per month
- j. Approximately how many people would the completed project displace? [\[help\]](#)  
None
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
N/A
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
N/A

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
None
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
None

**10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)  
50' steel monopole with nonglare finish painted to blend
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)  
No views are obstructed
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)  
The proposed monopole will be painted to blend with its surroundings

**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)  
The monopole will not be lit and will not produce any glare.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)  
No. It will have a non-glare finish.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

## 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The Wenatchee River is to the east of the proposed site and Lincoln Park is .25 miles to the West.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A

## 13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

There are no structures on the property and no known structures in the vicinity that are over 45 years old. A NEPA is being done to determine this.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

This will be determined in the NEPA.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

None at this time.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

There is no loss, change to or disturbance to resouces.

## 14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site is served by S Wenatchee Ave. and access is via an existing driveway.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

Link Transit. Columbia Station is 1.25 miles north of the site. The closest transit stop is .09 miles to the north

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

This is a vacant lot and no additional parking spaces are required.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

1 vehicular trip per month.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

#### 15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No public services are required.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

#### 16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Electricity and telco will be required for the proposed facility. Chelan PUD will provide electricity and CenturyLink will provide the telco.

### C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Nancy Sears

Name of signee Nancy Sears

Position and Agency/Organization Smartlink LLC on behalf of AT&T

Date Submitted: \_\_\_\_\_

## D. supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

## ULS License

**700 MHz Lower Band (Blocks A, B & E) License - WQJU427 - AT&T Mobility Spectrum LLC**

Call Sign	WQJU427	Radio Service	WY - 700 MHz Lower Band (Blocks A, B & E)
Status	Active	Auth Type	Regular

**Rural Service Provider Bidding Credit**

Is the Applicant seeking a Rural Service Provider (RSP) bidding credit?

**Reserved Spectrum**

Reserved Spectrum

**Market**

Market	CMA006 - Boston-Lowell-Brockton-Lawrence-Haverhill, MA-NH	Channel Block	B
Submarket	0	Associated Frequencies (MHz)	000704.00000000-000710.00000000-000734.00000000-000740.00000000

**Dates**

Grant	07/24/2019	Expiration	06/13/2029
Effective	07/24/2019	Cancellation	

**Buildout Deadlines**

1st	12/13/2016	2nd	06/13/2019
-----	------------	-----	------------

**Notification Dates**

1st	10/30/2012	2nd	10/30/2012
-----	------------	-----	------------

**Licensee**

FRN	0014980726	Type	Limited Liability Company
-----	------------	------	---------------------------

**Licensee**

AT&T Mobility Spectrum LLC 208 S. Akard St. Dallas, TX 75202 ATTN Cecil J Mathew	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
---	---

**Contact**

AT&T Mobility LLC Cecil J Mathew 208 S Akard St. Dallas, TX 75202	P:(855)699-7073 F:(214)746-6410 E:FCCMW@att.com
--	---

**Ownership and Qualifications**

Radio Service Type	Mobile
Regulatory Status	Common Carrier Interconnected Yes

# TOWAIR Determination Results

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

### \*\*\* NOTICE \*\*\*

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

#### DETERMINATION Results

**PASS SLOPE(100:1): NO FAA REQ-RWY MORE THAN 10499 MTRS & 6173.72 MTRS (6.17370 KM) AWAY**

Type	C/R	Latitude	Longitude	Name	Address	Lowest Elevation (m)	Runway Length (m)
AIRP	R	47-24-21.00N	120-13-2.00W	PANGBORN MEMORIAL	DOUGLAS WENATCHEE, WA	370.9	2133.5999999999999

#### Your Specifications

##### NAD83 Coordinates

Latitude	47-24-09.6 north
Longitude	120-17-56.0 west

##### Measurements (Meters)

Overall Structure Height (AGL)	15.2
Support Structure Height (AGL)	15.2
Site Elevation (AMSL)	222.8

##### Structure Type

MTOWER - Monopole

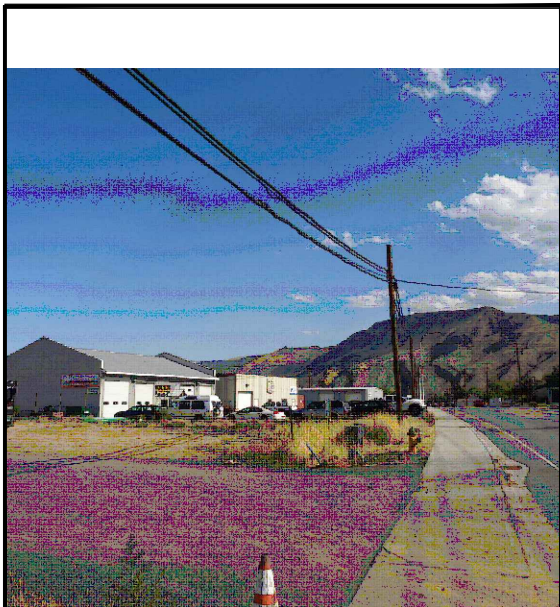
#### [Tower Construction Notifications](#)

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

CLOSE WINDOW







SITE PHOTO



at&t

PROJECT: AT&T NEW BUILD

SITE #: WN4622

FA #: 14747261

PTN #: 3801A0L16L

PACE #: MRWOR037721

USID #: 258064

SITE NAME: APPELYARD

SITE ADDRESS: 1465 & 1511 S WENATCHEE AVE  
WENATCHEE, WA 98801

COUNTY: CHELAN

JURISDICTION: CITY OF WENATCHEE

PROJECT SUMMARY

SITE NAME: APPELYARD  
 COUNTY: CHELAN COUNTY  
 ADDRESS: 1465 & 1511 S WENATCHEE AVE WENATCHEE, WA 98801

ZONING: I - INDUSTRIAL  
 LOT SIZE: 0.45 Ac & 3.4 Ac  
 APN: 222014230171 & 222014210050

SITE #: WN4622  
 FA#: 14747261  
 PTN#: 3801A0L16L  
 USE & OCCUPANCY GROUP: U - UTILITY & MISCELLANEOUS  
 CONSTRUCTION TYPE: IIB

LATITUDE: 47.401613' (47° 24' 05.81" N)  
 LONGITUDE: -120.297808' (-120° 17' 52.11" W)  
 GROUND ELEVATION: ±737.1'

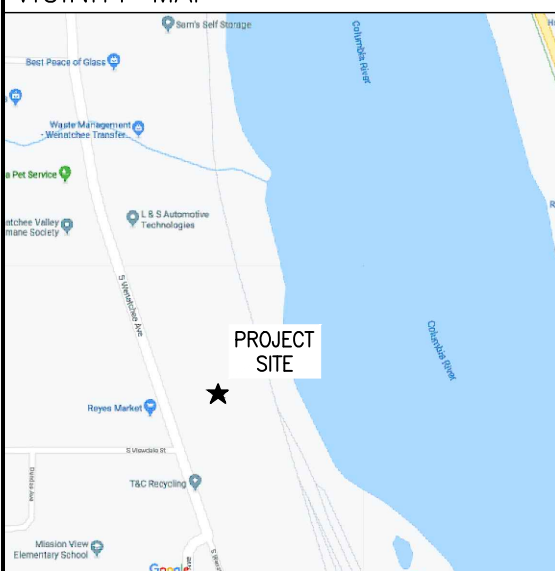
GROUND OWNER: TRIPLE L INVESTMENTS  
 ADDRESS: PO BOX 1725 WENATCHEE, WA 98807

LANDLORD CONTACT: BYRON LOIT (509) 699-0197

APPLICANT: NEW CINGULAR WIRELESS PCS, LLC  
 19801 SW 72ND AVENUE #200 TUALATIN, OR 97062

AT&T PROJECT MANAGER: VANESSA MEYER CROOKS  
 AT&T CONSTRUCTION: TOM LOGAN

VICINITY MAP



LOCATION MAP



DIRECTIONS:

- GET ON WA-520 W FROM LEARY WAY
- TAKE I-90 E TO WA-10/WA-970 IN KITITAS COUNTY
- TAKE EXIT 85 FROM I-90 E
- FOLLOW WA-970, US-97 N AND US-2 E TO S WENATCHEE AVE IN CHELAN COUNTY
- CROSS 1511 S WANATCHEE AVE TO GET TO 1465 S WANATCHEE AVE WENATCHEE, WA 98801

LEGAL DESCRIPTION

T 22N R 20EWM S 14 LOT 2 SP 1308 3.4000 ACRES

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WASHINGTON, CALL UTILITY NOTIFICATION CENTER  
 TOLL FREE: 1-800-424-5555 OR www.callbeforeyoudig.org

Know what's below. Call before you dig.

WASHINGTON STATE REQUIRES MIN OF 2 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

SHEET INDEX

SHEET	DESCRIPTION	REV
T-1	TITLE SHEET	0
LS-1	OVERALL SURVEY	
LS-2	SITE SURVEY	
SP-1	GENERAL NOTES	0
SP-2	SIGNAGE	0
C-1	SITE PLAN	0
C-1.1	COMPOUND PLAN	0
C-1.2	GRADING PLAN	0
C-2	ELEVATION	0

PROJECT LIST

LTE

- THESE DRAWINGS ARE BASED ON AT&T RFDS DOCUMENT DATED XX/XX/2019.
- CONTRACTOR TO CONFIRM LATEST VERSION OF THE RFDS WITH THE CD'S SCOPE OF WORK.

PROJECT DESCRIPTION

AT&T PROPOSES THE INSTALLATION OF AN UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING AN AT&T 6'-8" x 6'-8" VERTIV WIC SHELTER, GENERATOR, AND AT&T ANTENNA EQUIPMENT ON A 50' TALL MONOPOLE WITHIN A 50'x50' FENCED COMPOUND. NO WATER OR SEWER REQUIRED.

- NEW ANTENNA PLATFORM
- (16) NEW ANTENNAS
- (1) NEW MICROWAVE ANTENNA FOR FUTURE INSTALLATION (RESERVED LOADING)
- (24) NEW RRHs
- (3) NEW RAYCAP SURGE SUPPRESSORS
- (3) NEW FIBER LINES, (9) NEW DC POWER LINES, AND (2) NEW EW65 LINE
- (1) NEW PRE-FABRICATED EQUIPMENT SHELTER WITH NEW GPS ANTENNA, 1-TON WALL MOUNTED HVAC UNIT; ON CONCRETE PAD AND OUTDOOR 30KW DIESEL GENERATOR ON CONCRETE PAD
- NEW 200A ELECTRIC SERVICE

- ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT AT&T CONSTRUCTION INSTALLATION GUIDE.
- EXISTING CONDITIONS WILL BE CHANGED & VERIFIED IN FIELD. IF SIGNIFICANT DEVIATIONS OR DETERIORATIONS ARE ENCOUNTERED AT THE TIME OF CONSTRUCTION, A REPAIR PERMIT WILL BE OBTAINED & CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- THESE DRAWINGS ARE FULL SIZE & SCALABLE ON 11" x 17" SHEET SIZE.
- STATEMENT OF COMPLIANCE WITH ENERGY CODE IS NOT REQUIRED.
- SCOPE OF WORK DOES NOT INVOLVE MODIFICATIONS TO EXTERIOR ENVELOPE OF BUILDING, HVAC SYSTEMS OR ELECTRICAL LIGHTING.

PROJECT TEAM

SMARTLINK TEAM: 11410 NE 122ND WAY, SUITE 102 KIRKLAND, WA 98034

PROJECT MANAGEMENT: DAWN FANN (425) 343-3429

SITE ACQUISITION: DANIEL BAUM (206) 661-8053 daniel.baum@smartlinkllc.com

ZONING SPECIALIST: NANCY SEARS (425) 444-1434 nancy.sears@smartlinkllc.com

ENGINEER: INFINIGY ENGINEERING PLLC 2500 W. HIGGINS RD. SUITE 500 HOFFMAN ESTATES, IL 60169 (847) 648-4068

CONSTRUCTION: MASTEC

BUILDING CODES

2015 INTERNATIONAL BUILDING CODE  
 2015 NATIONAL ELECTRICAL CODE  
 2015 INTERNATIONAL MECHANICAL CODE

HTTPS://UP.CODES/CODES/WASHINGTON



THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY IN NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO INFINIGY AND AT&T MOBILITY SERVICES IS STRICTLY PROHIBITED.

Prepared By: **INFINIGY**

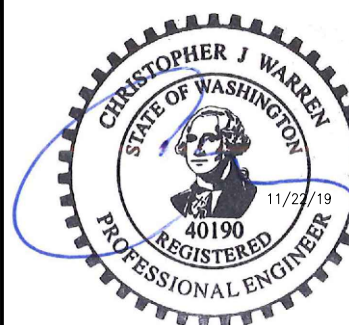
FROM ZERO TO INFINIGY  
 the solutions are endless  
 INFINIGY ENGINEERING PLLC  
 2500 W. HIGGINS RD. SUITE 500  
 HOFFMAN ESTATES, IL 60169  
 PHONE: 847-648-4068 | FAX: 518-690-0793  
 www.infinigy.com

Prepared For:



11410 NE 122ND WAY, SUITE 102  
 KIRKLAND, WASHINGTON 98034

Engineer Stamp:



Signed: \_\_\_\_\_ Date: \_\_\_\_\_

UNAUTHORIZED ALTERATION OR ADDITION TO THIS DOCUMENT IS A VIOLATION OF APPLICABLE STATE AND/OR LOCAL LAWS

Rev.	Submit / Revision	App'd	Date
0	ISSUED FOR ZONING	DZ	11/22/19
C	REVISED PER COMMENTS	JO	10/28/19
B	REVISED PER COMMENTS	DZ	10/15/19
A	90% ZONING DRAWING	RCD	08/14/19

Designed: ER Date: 11/22/19  
 Approved: PG Date: 11/22/19

Project Number: 499-037

Project Title: AT&T SITE ID: WN4622  
 FA LOCATION: 14747261  
 SITE ADDRESS: 1465 & 1511 S WENATCHEE AVE WENATCHEE, WA 98801

SITE NAME: APPELYARD

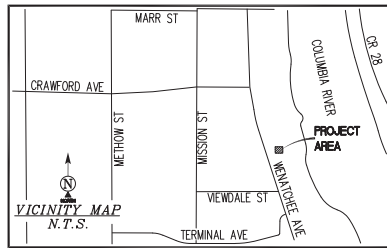
LTE

Drawing Scale: AS NOTED Date: 11/22/19

ZD

Drawing Title: TITLE SHEET

Drawing Number: T-1



**SURVEY DATE**  
09/05/2019

**BASIS OF BEARING**  
BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM WASHINGTON STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.

**BENCHMARK**  
PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY REAL TIME KINETIC (RTK) GPS DATA PROCESSED ON THE WASHINGTON STATE REFERENCE NETWORK (WSRN). ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NAVD88 DATUM.

**FLOOD\_ZONE**  
THIS PROJECT APPEARS TO BE LOCATED WITHIN OTHER AREAS "ZONE X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP ID #5300150625D, DATED 09/30/2004.

**UTILITY NOTES**  
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

**SURVEYOR'S NOTES**  
SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

**LESSOR'S LEGAL DESCRIPTION**  
LOTS 2 AND 3, AS DELINEATED ON SUB CITY BINDING SITE PLAT NO. 22, CHELAN COUNTY, WASHINGTON, RECORDED DECEMBER 7, 1995, IN BOOK SP-13, OF SHORT PLATS, PAGES 34 AND 35.

**NOTES CORRESPONDING TO SCHEDULE B**  
REFERENCE IS MADE TO NORTH MEDIAN TITLE & ESCROW, LLC FILE NO.: 15782, DATED AUGUST 21, 2019 AT 7:30AM. ALL EASEMENTS CONTAINED WITHIN SAID GUARANTEE AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. ITEMS 1, 3, 5, 6, 10, 14 & 16-18 ARE NOT SURVEY RELATED ITEMS.

2. RIGHT OF USE, CONTROL OR REGULATION BY THE UNITED STATES OF AMERICA IN THE EXERCISE OF POWERS OVER NAVIGATION; ANY PROHIBITION OR LIMITATION ON THE USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY WATERS WHICH MAY COVER THE LAND OR TO USE ANY PORTION OF THE LAND WHICH IS NOW OR MAY FORMERLY HAVE BEEN COVERED BY WATER.  
**(EXACT LOCATION INDETERMINATE - NOT SHOWN)**

4. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON THE LAND HEREIN DESCRIBED IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.  
**(EXACT LOCATION INDETERMINATE - NOT SHOWN)**

7. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
AREA AFFECTED: A PORTION OF SAID PREMISES  
PURPOSE: SLOPES AND FILL  
RECORDING NO.: 402813  
**(EXACT LOCATION INDETERMINATE - NOT SHOWN)**

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
AREA AFFECTED: A PORTION OF SAID PREMISES  
PURPOSE: EXISTING ROAD  
RECORDING NO.: 479666  
**(AS SHOWN ON SURVEY - DOES NOT AFFECT SURVEY)**

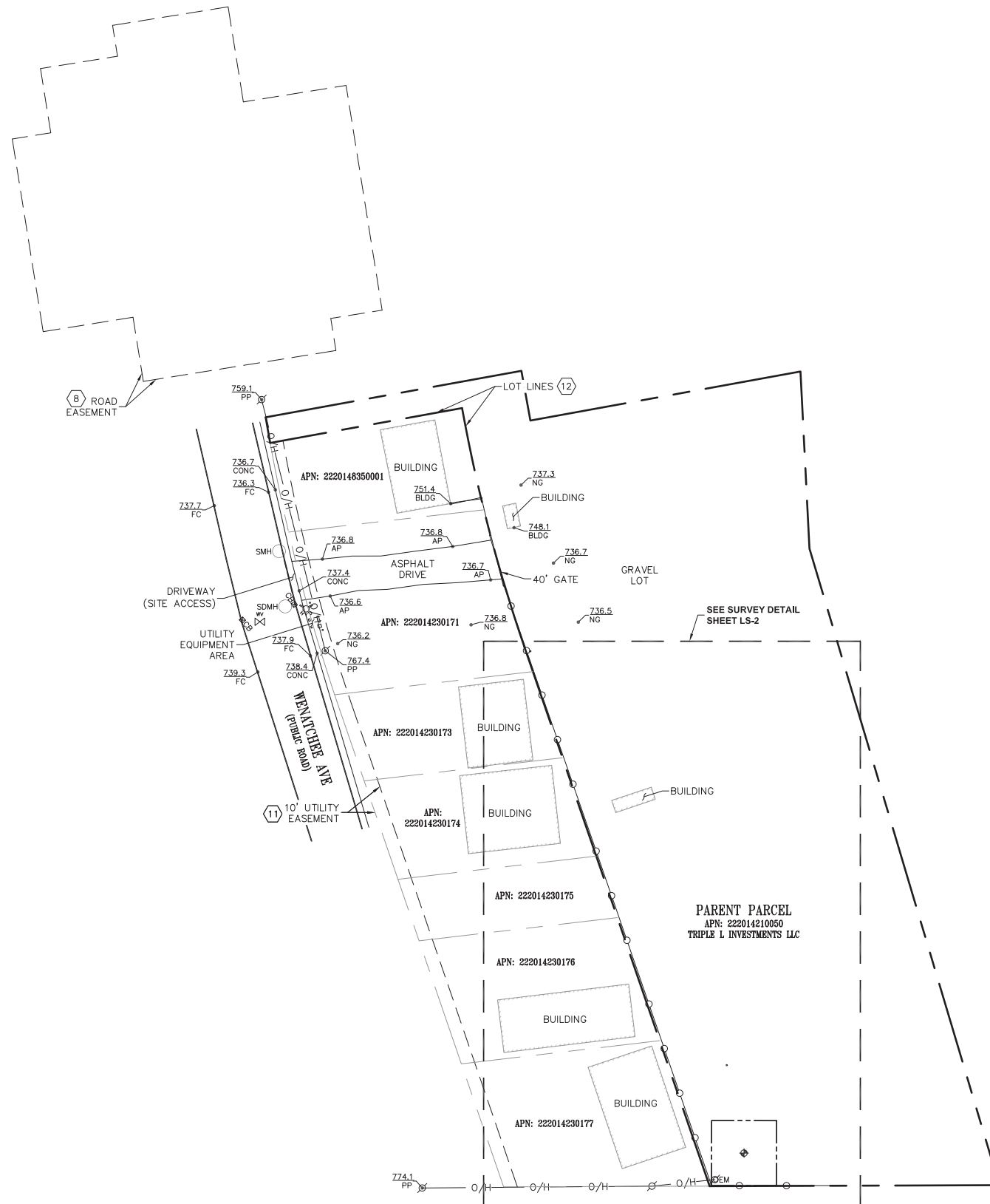
9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
AREA AFFECTED: A PORTION OF SAID PREMISES  
PURPOSE: ELECTRIC TRANSMISSION AND DISTRIBUTION LINE  
RECORDING NO.: 491423  
**(EXACT LOCATION INDETERMINATE - NOT SHOWN)**

11. ALL COVENANTS, CONDITIONS, RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SUB CITY BINDING SITE PLAT NO. 22, RECORDED UNDER RECORDING NO. 9512070063. THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.  
**(AS SHOWN ON SURVEY)**

12. ALL COVENANTS, CONDITIONS, RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY SURVEY, RECORDED UNDER RECORDING NO. 2285947. THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.  
**(AS SHOWN ON SURVEY)**

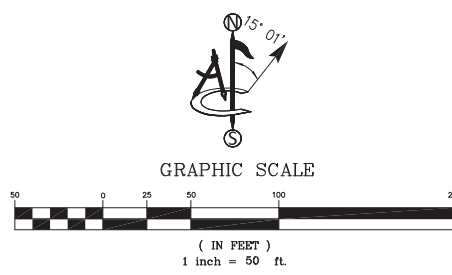
13. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
AREA AFFECTED: A PORTION OF SAID PREMISES  
PURPOSE: ACCESS  
RECORDING NO.: 2226701  
**(EXACT LOCATION INDETERMINATE - NOT SHOWN)**

15. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:  
AREA AFFECTED: A PORTION OF SAID PREMISES  
PURPOSE: INGRESS AND EGRESS  
RECORDING NO.: 2474762  
**(EXACT LOCATION INDETERMINATE - NOT SHOWN)**



POSITION OF GEODETIC COORDINATE  
LATITUDE 47° 24' 05.81" (47.401613) NORTH (NAD83)  
LONGITUDE 120° 17' 52.11" (120.297808) WEST (NAD83)  
GROUND ELEVATION @ 737.1' (NAVD88)

LEGEND			
CB	CATCH BASIN	LP	TOP OF LIGHT
GRV	TOP OF GRAVEL	BLDC	TOP OF BUILDING
SDMH	STORM DRAIN MANHOLE	AP	TOP OF ASPHALT
SMH	SEWER MANHOLE	PP	UTILITY POLE
HYD	FIRE HYDRANT	FC	FACE OF CURB
WV	WATER VALVE	NG	NATURAL GROUND
			POSITION OF GEODETIC COORDINATES
			SUBJECT PROPERTY LINE
			ADJACENT PROPERTY LINE
			CENTERLINE
			MAJOR CONTOUR INTERVAL
			MINOR CONTOUR INTERVAL



PROJECT INFORMATION:  
**WN4622**  
1465 S WENATCHEE AVE  
WENATCHEE, WA 98801  
CHELAN COUNTY

ORIGINAL ISSUE DATE:  
**09/19/2019**

REV.	DATE	DESCRIPTION	BY
A	09/09/19	PRELIM W/TITLE	LO

PLANS PREPARED BY:  
**INFINIGY**  
FROM ZERO TO INFINIGY  
the solutions are endless

CONSULTANT:  
**ambit consulting**  
410 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PH. (480) 659-4072  
www.ambitconsulting.us

DRAWN BY: \_\_\_\_\_ CHK.: \_\_\_\_\_ APV.: \_\_\_\_\_  
LO PD SR

LICENSER:  
**PRELIMINARY**

SHEET TITLE:  
**OVERALL SURVEY**

SHEET NUMBER:  
**LS-1**





PROJECT INFORMATION:

WN4622  
1465 S WENATCHEE AVE  
WENATCHEE, WA 98801  
CHELAN COUNTY

ORIGINAL ISSUE DATE:

09/19/2019

REV.: DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
A	09/09/19	PRELIM W/TITLE	LO

PLANS PREPARED BY:

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CONSULTANT:

410 E. SOUTHERN AVE.  
TEMPE, ARIZONA 85282  
PH. (480) 659-4072  
www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

LO	PD	SR
----	----	----

LICENSER:

**PRELIMINARY**

SHEET TITLE:

SITE SURVEY

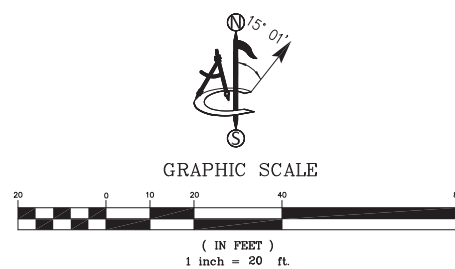
SHEET NUMBER:

LS-2

**LEGEND**

CB	CATCH BASIN	LP	TOP OF LIGHT
GRV	TOP OF GRAVEL	BLDG	TOP OF BUILDING
SDMH	STORM DRAIN MANHOLE	AP	TOP OF ASPHALT
SMH	SEWER MANHOLE	PP	UTILITY POLE
HYD	FIRE HYDRANT	FC	FACE OF CURB
WV	WATER VALVE	NG	NATURAL GROUND
	SPOT ELEVATION		POSITION OF GEODETIC COORDINATES
	SUBJECT PROPERTY LINE		ADJACENT PROPERTY LINE
	CENTERLINE		MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL		

POSITION OF GEODETIC COORDINATE  
LATITUDE 47° 24' 05.81" (47.401613°) NORTH (NAD83)  
LONGITUDE 120° 17' 52.11" (120.297808°) WEST (NAD83)  
GROUND ELEVATION @ 737.1' (NAVD88)



**GENERAL CONSTRUCTION**

- FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY:  
CONTRACTOR/CM – NEXIUS  
SUB-CONTRACTOR – T.B.D  
OWNER – AT&T WIRELESS
- ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.
- ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES, AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE ENGINEER PRIOR TO PROCEEDING.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFIRM TO ALL OSHA REQUIREMENTS AND THE LOCAL JURISDICTION.
- GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER DISCIPLINES.
- ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED WORKMAN IN ACCORDANCE WITH APPLICABLE CODES AND THE BEST ACCEPTED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.
- SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.
- WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
- THE CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
- GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND CONTRACTORS TO THE SITE AND/OR BUILDING.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.
- THE GENERAL CONTRACTOR SHALL MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A QT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. CONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO A) FALL PROTECTION, B) CONFINED SPACE, C) ELECTRICAL SAFETY, AND D) TRENCHING & EXCAVATION.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.
- THE AREAS OF THE OWNER'S PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.

- THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH UNIFORM GRADE AND COMPACTED TO 95 PERCENT STANDARD PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE. ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL PRE-APPROVED BY THE LOCAL JURISDICTION.
- ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.
- ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.
- CONTRACTOR SHALL SUBMIT A COMPLETE SET OF AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.
- CONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.
- THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE, AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).
- OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.
- NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE NEW.
- ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPRS WIRELESS SITES", "TECHNICAL SPECIFICATION FOR FACILITY GROUNDING", ATT-TP-76300, AND ATT-TP-76416. IN CASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.
- CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF CONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.
- CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.
- INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
- NO WHITE STROBE LIGHTS ARE PERMITTED. LIGHTING IF REQUIRED, WILL MEET FAA STANDARDS AND REQUIREMENTS.

**ANTENNA MOUNTING**

- DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO CURRENT ANSI/TIA-222 OR APPLICABLE LOCAL CODES.
- ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS NOTED OTHERWISE.
- ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS NOTED OTHERWISE.
- DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
- ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH LOCK NUTS, DOUBLE NUTS AND SHALL BE TORQUED TO MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL INSTALL ANTENNA PER MANUFACTURER'S RECOMMENDATION FOR INSTALLATION AND GROUNDING.
- ALL UNUSED PORTS ON ANY ANTENNAS SHALL BE CAPPED OFF WITH A DF-CAPKIT OR OTHER AT&T APPROVED METHOD, TO ENSURE ANTENNAS PERFORM AS DESIGNED.
- PRIOR TO SETTING ANTENNA AZIMUTHS AND DOWNTILTS, ANTENNA CONTRACTOR SHALL CHECK THE ANTENNA MOUNT FOR TIGHTNESS AND ENSURE THAT THEY ARE PLUMB. ANTENNA AZIMUTHS SHALL BE SET FROM TRUE NORTH AND BE ORIENTED WITHIN +/- 3° AS DEFINED BY THE RFDS. ANTENNA DOWNTILTS SHALL BE WITHIN +/- 0.5° AS DEFINED BY THE RFDS. REFER TO ND-00246.
- JUMPERS FROM THE TMA'S MUST TERMINATE TO OPPOSITE POLARIZATION'S IN EACH SECTOR.
- CONTRACTOR SHALL RECORD THE SERIAL #, SECTOR, AND POSITION OF EACH ACTUATOR INSTALLED AT THE ANTENNAS AND PROVIDE THE INFORMATION TO AT&T.
- TMA'S SHALL BE MOUNTED PER MANUFACTURER SPECIFICATION AND RECOMMENDATIONS.

**TORQUE REQUIREMENTS**

- ALL RF CONNECTIONS SHALL BE TIGHTENED BY A TORQUE WRENCH.
- ALL RF CONNECTIONS, GROUNDING HARDWARE AND ANTENNA HARDWARE SHALL HAVE A TORQUE MARK INSTALLED IN A CONTINUOUS STRAIGHT LINE FROM BOTH SIDES OF THE CONNECTION.
  - RF CONNECTION BOTH SIDES OF THE CONNECTOR.
  - GROUNDING AND ANTENNA HARDWARE ON THE NUT SIDE STARTING FROM THE THREADS TO THE SOLID SURFACE. EXAMPLE OF SOLID SURFACE: GROUND BAR, ANTENNA BRACKET METAL.

**FIBER & POWER CABLE MOUNTING**

- THE FIBER OPTIC TRUNK CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY. WHEN INSTALLING FIBER OPTIC TRUNK CABLES INTO A CABLE TRAY SYSTEM, THEY SHALL BE INSTALLED INTO AN INTER DUCT AND A PARTITION BARRIER SHALL BE INSTALLED BETWEEN THE 600 VOLT CABLES AND THE INTER DUCT IN ORDER TO SEGREGATE CABLE TYPES. OPTIC FIBER TRUNK CABLES SHALL HAVE APPROVED CABLE RESTRAINTS EVERY (60) SIXTY FEET AND SECURELY FASTENED TO THE CABLE TRAY SYSTEM. NFPA 70 (NEC) ARTICLE 770 RULES SHALL APPLY.
- THE TYPE TC-ER CABLES SHALL BE INSTALLED INTO CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY AND SHALL BE SECURED AT INTERVALS NOT EXCEEDING (6) SIX FEET. AN EXCEPTION; WHERE TYPE TC-ER CABLES ARE NOT SUBJECT TO PHYSICAL DAMAGE, CABLES SHALL BE PERMITTED TO MAKE A TRANSITION BETWEEN CONDUITS, CHANNEL CABLE TRAYS, OR CABLE TRAY WHICH ARE SERVING UTILIZATION EQUIPMENT OR DEVICES, A DISTANCE (6) SIX FEET SHALL NOT BE EXCEEDED WITHOUT CONTINUOUS SUPPORTING. NFPA 70 (NEC) ARTICLES 336 AND 392 RULES SHALL APPLY.
- WHEN INSTALLING OPTIC FIBER TRUNK CABLES OR TYPE TC-ER CABLES INTO CONDUITS, NFPA 70 (NEC) ARTICLE 300 RULES SHALL APPLY.

**COAXIAL CABLE NOTES**

- TYPES AND SIZES OF THE ANTENNA CABLE ARE BASED ON ESTIMATED LENGTHS. PRIOR TO ORDERING CABLE, CONTRACTOR SHALL VERIFY ACTUAL LENGTH BASED ON CONSTRUCTION LAYOUT AND NOTIFY THE PROJECT MANAGER IF ACTUAL LENGTHS EXCEED ESTIMATED LENGTHS.
- CONTRACTOR SHALL VERIFY THE DOWN-TILT OF EACH ANTENNA WITH A DIGITAL LEVEL.
- CONTRACTOR SHALL CONFIRM COAX COLOR CODING PRIOR TO CONSTRUCTION.
- ALL JUMPERS TO THE ANTENNAS FROM THE MAIN TRANSMISSION LINE SHALL BE PER AT&T STANDARDS.
- ALL COAXIAL CABLE SHALL BE SECURED TO THE DESIGNED SUPPORT STRUCTURE, IN AN APPROVED MANNER, AT DISTANCES NOT TO EXCEED 4'-0" OC.
- CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS REGARDING BOTH THE INSTALLATION AND GROUNDING OF ALL COAXIAL CABLES, CONNECTORS, ANTENNAS, AND ALL OTHER EQUIPMENT.
- CONTRACTOR SHALL GROUND ALL EQUIPMENT, INCLUDING TMA'S, RRR'S AND COAX CABLES AS A COMPLETE SYSTEM. GROUNDING SHALL BE EXECUTED BY QUALIFIED WIREMEN IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATION AND RECOMMENDATION.
- CONTRACTOR SHALL PROVIDE STRAIN-RELIEF AND CABLE SUPPORTS FOR ALL CABLE ASSEMBLIES, COAX CABLES, AND RET CONTROL CABLES. CABLE STRAIN-RELIEFS AND CABLE SUPPORTS SHALL BE APPROVED FOR THE PURPOSE. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- CONTRACTOR TO VERIFY THAT EXISTING COAX HANGERS ARE STACKABLE SNAP IN HANGERS. IF EXISTING HANGERS ARE NOT STACKABLE SNAP IN HANGERS THE CONTRACTOR SHALL REPLACE EXISTING HANGERS WITH PROPOSED SNAP IN HANGERS IF APPLICABLE.

**GENERAL CABLE AND EQUIPMENT NOTES**


- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ANTENNA, TMAS, DIPLEXERS, AND COAX CONFIGURATION, MAKE AND MODELS PRIOR TO INSTALLATION.
- ALL CONNECTIONS FOR HANGERS, SUPPORTS, BRACING, ETC. SHALL BE INSTALLED PER TOWER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL REFERENCE THE TOWER STRUCTURAL ANALYSIS/DESIGN DRAWINGS FOR DIRECTIONS ON CABLE DISTRIBUTION/ROUTING.
- ALL OUTDOOR RF CONNECTORS/CONNECTIONS SHALL BE WEATHERPROOFED, EXCEPT THE RET CONNECTORS, USING BUTYL TAPE AFTER INSTALLATION AND FINAL CONNECTIONS ARE MADE. BUTYL TAPE SHALL HAVE A MINIMUM OF ONE-HALF TAPE WIDTH OVERLAP ON EACH TURN AND EACH LAYER SHALL BE WRAPPED THREE TIMES. WEATHERPROOFING SHALL BE SMOOTH WITHOUT BUCKLING. BUTYL BLEEDING IS NOT ALLOWED. OTHER APPROVED WEATHERPROOFING METHODS PER AT&T SPECIFICATIONS ARE ALLOWED.
- IF REQUIRED TO PAINT ANTENNAS AND/OR COAX:
  - TEMPERATURE SHALL BE ABOVE 50° F.
  - PAINT COLOR MUST BE APPROVED BY BUILDING OWNER/LANDLORD.
  - FOR REGULATED TOWERS, FAA/FCC APPROVED PAINT IS REQUIRED.
  - DO NOT PAINT OVER COLOR CODING OR ON EQUIPMENT MODEL NUMBERS.
- ALL CABLES SHALL BE GROUNDED WITH COAXIAL CABLE GROUND KITS. FOLLOW THE MANUFACTURER'S RECOMMENDATIONS.
  - GROUNDING AT THE ANTENNA LEVEL.
  - GROUNDING AT MID LEVEL, TOWERS WHICH ARE OVER 200'-0", ADDITIONAL CABLE GROUNDING REQUIRED.
  - GROUNDING AT BASE OF TOWER PRIOR TO TURNING HORIZONTAL.
  - GROUNDING OUTSIDE THE EQUIPMENT SHELTER AT ENTRY PORT.
  - GROUNDING INSIDE THE EQUIPMENT SHELTER AT THE ENTRY PORT.

- ALL PROPOSED GROUND BAR DOWNLEADS ARE TO BE TERMINATED TO THE EXISTING ADJACENT GROUND BAR DOWNLEADS A MINIMUM DISTANCE OF 4'-0" BELOW GROUND BAR. TERMINATIONS MAY BE EXOTHERMIC OR COMPRESSION.

**STRUCTURAL STEEL NOTES:**

- ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH ASTM A36 UNLESS OTHERWISE NOTED.
- ALL WELDING SHALL BE PERFORMED USING E70XX ELECTRODES AND WELDING SHALL CONFORM TO AISC. WHERE FILLET WELD SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC "MANUAL OF STEEL CONSTRUCTION". PAINTED SURFACES SHALL BE TOUCHED UP.
- BOLTED CONNECTIONS SHALL BE ASTM A325 BEARING TYPE (3/4") CONNECTIONS AND SHALL HAVE MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
- NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A 307 BOLTS UNLESS NOTED OTHERWISE.
- INSTALLATION OF CONCRETE EXPANSION/WEDGE ANCHOR. SHALL BE PER MANUFACTURER'S WRITTEN RECOMMENDED PROCEDURE. THE ANCHOR BOLT, DOWEL OR ROD SHALL CONFORM TO MANUFACTURER'S RECOMMENDATION FOR EMBEDMENT DEPTH OR AS SHOWN ON THE DRAWINGS. NO REBAR SHALL BE CUT WITHOUT PRIOR CONTRACTOR APPROVAL WHEN DRILLING HOLES IN CONCRETE. SPECIAL INSPECTIONS, REQUIRED BY GOVERNING CODES, SHALL BE PERFORMED IN ORDER TO MAINTAIN MANUFACTURER'S MAXIMUM ALLOWABLE LOADS.
- ALL EXPANSION/WEDGE ANCHORS SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. THE ANCHOR BOLT DOWEL AND ROD SHALL BE STAINLESS STEEL WITH STAINLESS STEEL WASHERS.

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Prepared For:



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KIRKLAND, WASHINGTON 98034

Engineer Stamp:



Signed: \_\_\_\_\_ Date: \_\_\_\_\_

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A	90% ZONING DRAWING	RCD	08/14/19
Rev.	Submital / Revision	App'd	Date

Designed: ER Date: 11/22/19  
Approved: PG Date: 11/22/19

Project Number: 499-037

Project Title: AT&T SITE ID:  
WN4622  
FA LOCATION:  
14747261  
SITE ADDRESS:  
1465 & 1511 S WENATCHEE AVE  
WENATCHEE, WA 98801  
SITE NAME:  
APPLEYARD  
LTE

Drawing Scale: AS NOTED Date: 11/22/19



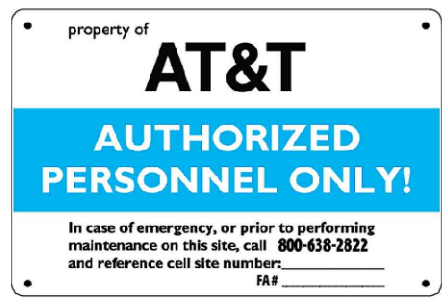
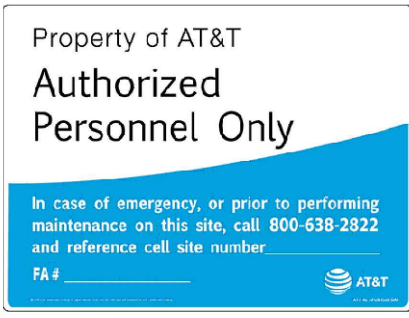
Drawing Title: GENERAL NOTES

Drawing Number: SP-1




THE CUSTODIAN OF THIS STATION'S LICENSE IS:

AT&T  
**ATTENTION TO: FCC GROUP**  
 208 S. AKARD STREET, RM 1016  
 DALLAS, TX 75202  
 855-699-7073  
 FCCMW@att.com

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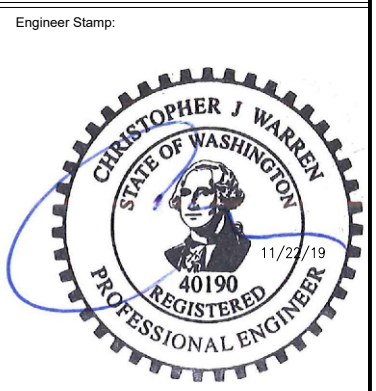
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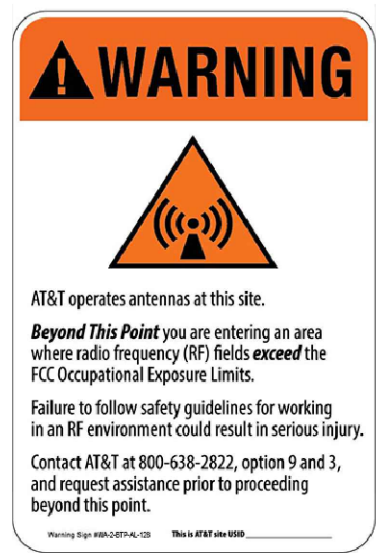
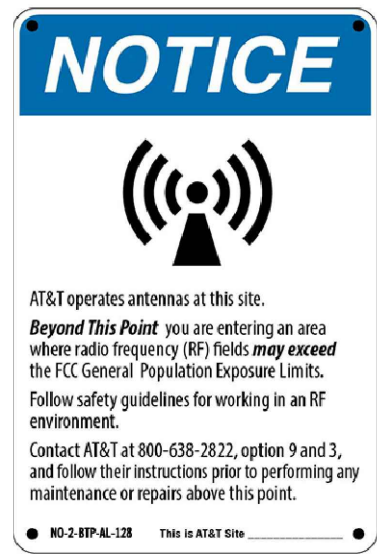
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1 SITE IDENTIFICATION SIGNAGE (OR APPROVED EQUAL)  
 SP-2



2 HAZARDOUS MATERIAL SIGNAGE (OR APPROVED EQUAL) (IF REQUIRED)  
 SP-2



3 RF SIGNAGE (OR APPROVED EQUAL)  
 SP-2

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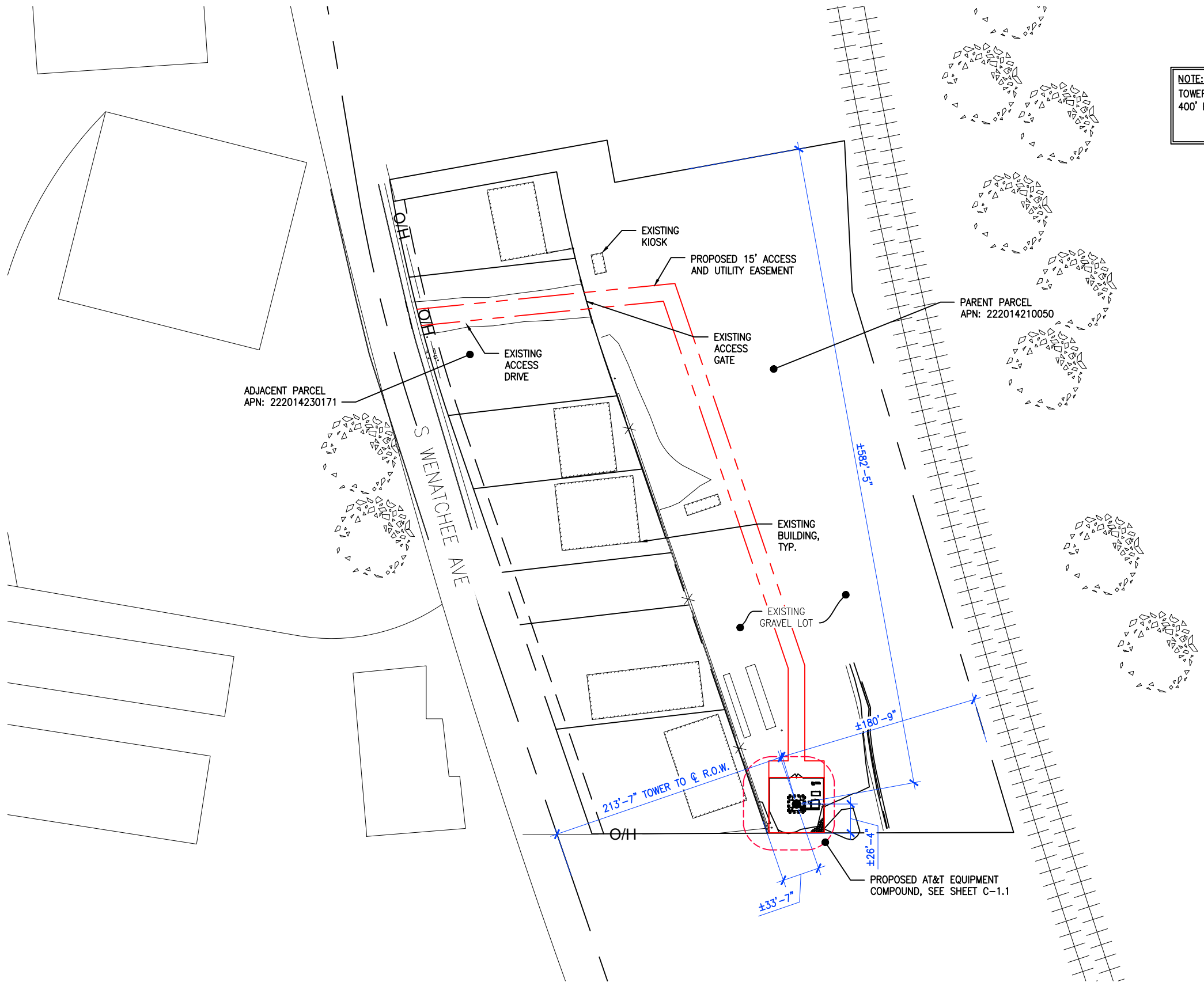
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 SITE NAME: APPELYARD  
 LTE

Drawing Scale: AS NOTED Date: 11/22/19 **ZD**

Drawing Title: SIGNAGE

Drawing Number: SP-2



**NOTE:**  
TOWER IS APPROXIMATELY  
400' FROM COLUMBIA RIVER

ADJACENT PARCEL  
APN: 222014230171

PARENT PARCEL  
APN: 222014210050

S WENATCHEE AVE



1 OVERALL SITE PLAN  
C-1

200' 0 100' 200' SCALE: 1"=200'-0" (24x36)  
(OR) 1"=100'-0" (11x17)

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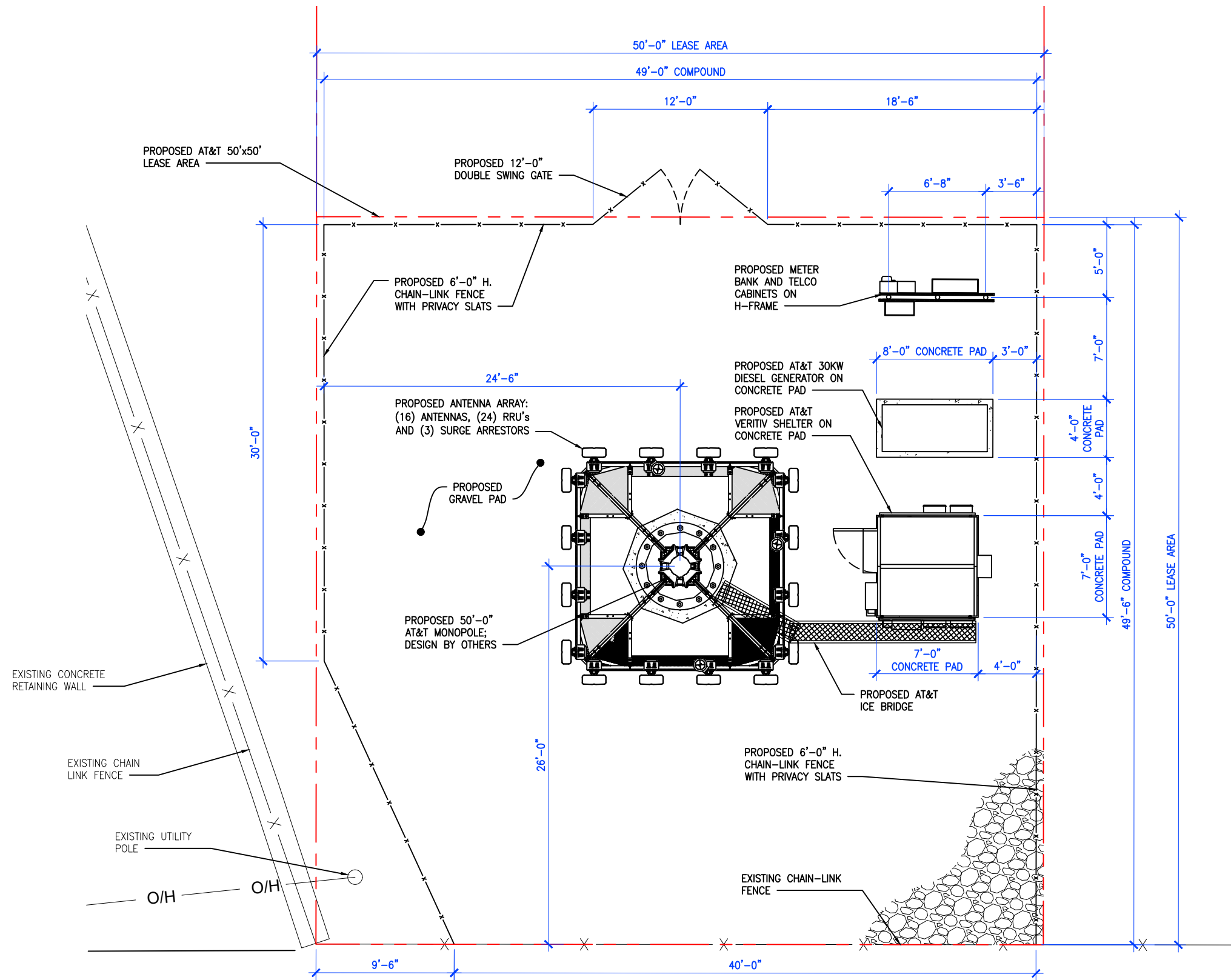
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Drawing Scale: AS NOTED Date: 11/22/19



Drawing Title: SITE PLAN

Drawing Number: C-1



1  
C-1.1  
COMPOUND PLAN

CALLLED NORTH

0 1' 2' 4' SCALE: 1/4"=1'-0" (24x36)  
(OR) 1/8"=1'-0" (11x17)

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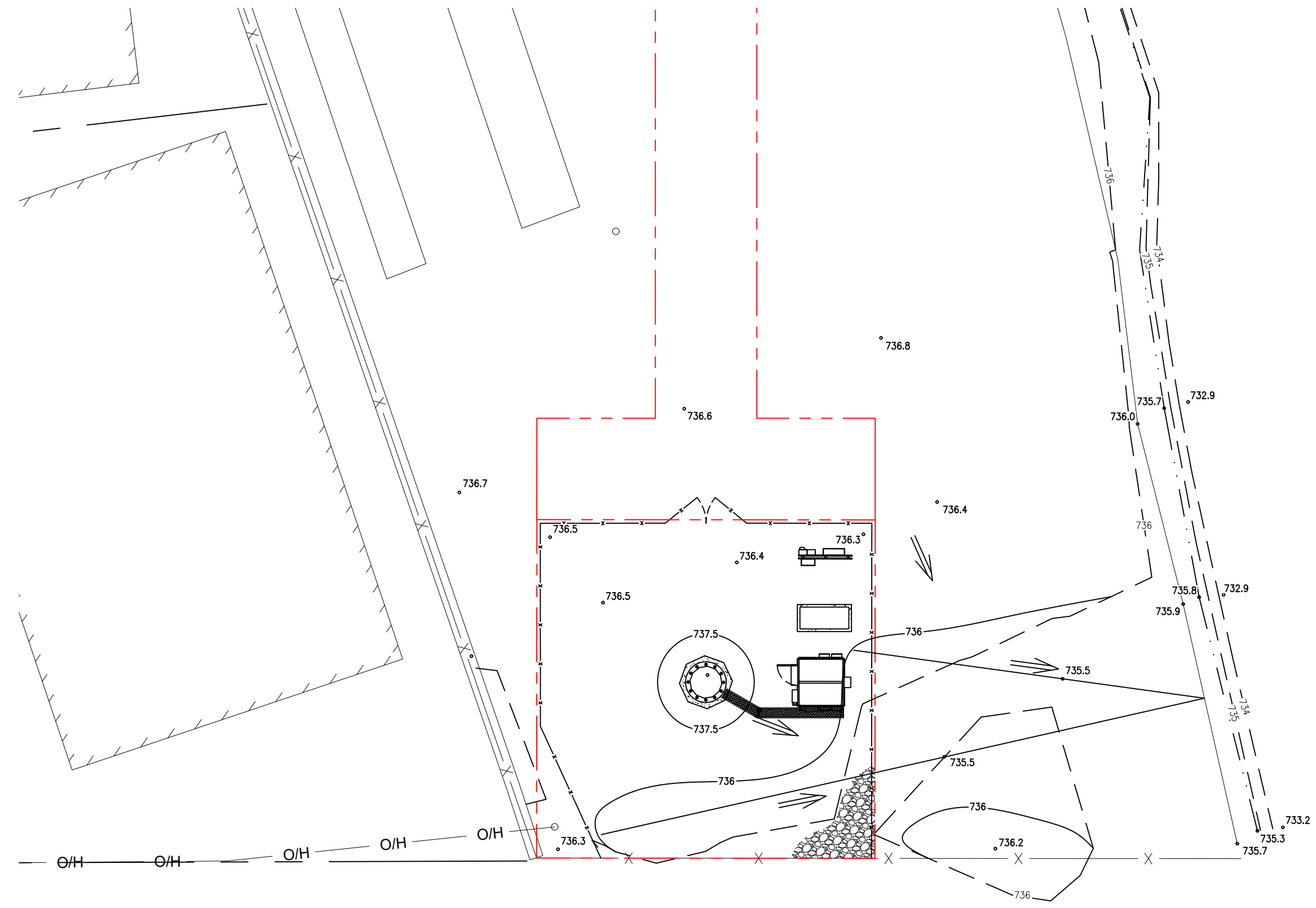
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Drawing Scale: AS NOTED Date: 11/22/19

Drawing Title: COMPOUND PLAN

Drawing Number: C-1.1





CALLED NORTH

1 GRADING PLAN  
C-1.2

SCALE: 1/4"=1'-0" (24x36)  
(OR) 1/8"=1'-0" (11x17)

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SITE NAME: APPELYARD  
LTE

Drawing Scale: AS NOTED Date: 11/22/19

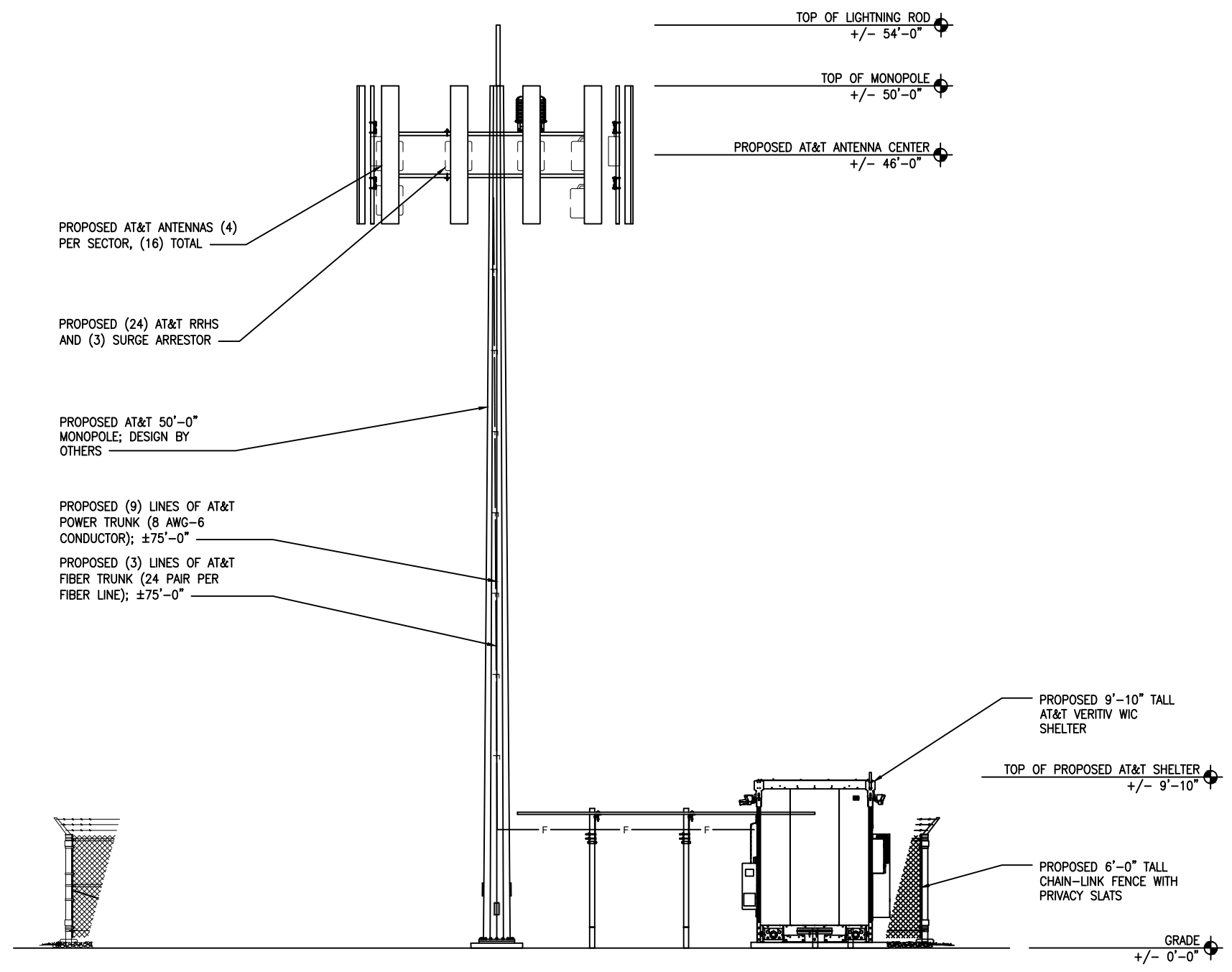
**ZD**

Drawing Title: GRADING PLAN

Drawing Number: C-1.2



**NOTE:**  
ANTENNAS AND TOWER SHALL BE PAINTED TO BLEND WITH SURROUNDINGS IN A DARK GREEN OR BROWN



1 PROPOSED ELEVATION  
C-2

0 1' 2' 4' SCALE: 1/4"=1'-0" (24x36)  
(OR) 1/8"=1'-0" (11x17)

Carrier:  
  
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY IN NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO INFINIGY AND AT&T MOBILITY SERVICES IS STRICTLY PROHIBITED.

Prepared By:  
**INFINIGY**  
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INFINIGY ENGINEERING PLLC  
2500 W. HIGGINS RD. SUITE 500  
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www.infinigy.com

Prepared For:  
  
11410 NE 122ND WAY, SUITE 102  
KIRKLAND, WASHINGTON 98034

Engineer Stamp:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
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Rev.	Submit / Revision	App'd	Date
o	ISSUED FOR ZONING	DZ	11/22/19
c	REVISED PER COMMENTS	JO	10/28/19
B	REVISED PER COMMENTS	DZ	10/15/19
A	90% ZONING DRAWING	RCD	08/14/19

Designed: ER Date: 11/22/19  
Approved: PG Date: 11/22/19

Project Number: 499-037

Project Title: AT&T SITE ID: WN4622  
FA LOCATION: 14747261  
SITE ADDRESS: 1465 & 1511 S WENATCHEE AVE WENATCHEE, WA 98801  
SITE NAME: APPELYARD  
LTE

Drawing Scale: AS NOTED Date: 11/22/19 **ZD**

Drawing Title: ELEVATION

Drawing Number: C-2

## **Attachment B**

City of Wenatchee Engineering and Building Division comment letters

**From:** [Cliff Burdick](#)  
**To:** [Ruth Traxler](#)  
**Subject:** RE: City of Wenatchee - agency comment request for CUP-19-07  
**Date:** Monday, December 30, 2019 10:43:23 AM

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Ruth,

Below are comments related to this project:

1. Obtain a Building permit for facility construction.
2. Provide a Geo-technical Engineering Analysis.

Sincerely,

Cliff

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**From:** Ruth Traxler <RTraxler@WenatcheeWA.Gov>  
**Sent:** Thursday, December 19, 2019 1:41 PM  
**To:** Ruth Traxler <RTraxler@WenatcheeWA.Gov>  
**Subject:** City of Wenatchee - agency comment request for CUP-19-07

**Agency Comment Request for CUP-19-07 (ATT Wireless Facility)**

**Project File No.:** CUP-19-07 (ATT Wireless Facility)  
**Project Location:** 1465 and 1511 S. Wenatchee Avenue, Wenatchee; and identified by Assessor's Parcel Nos.: 22-20-14-210-050 and 22-20-14-230-171  
**Applicant:** Smartlink, LLC  
**Owner:** Triple L Investments, LLC  
**Application Date:** December 3, 2019  
**Determination of Complete Date:** December 18, 2019  
**Notice of Application Date:** December 19, 2019

**Proposed Project Description:** The City of Wenatchee received a Conditional Use Permit (CUP) application for a new personal wireless communication facility, located south of the intersection of Crawford Avenue and S. Wenatchee Avenue, at 1465 S. Wenatchee Avenue. Access to the facility will be provided by way of an easement across 1511 S. Wenatchee Avenue. The facility includes a 50-foot monopole tower, an equipment cabinet, a 30kw diesel generator, and a six-foot chain link fence with security wire surrounding the facility. The tower will contain the following equipment: 16 antennas, one microwave, 24 RRUs, three surge protectors, and fiber / DC cables. The tower and related equipment will be painted to blend with the environment, and the paint will have an anti-glare finish. The facility area encompasses approximately 2,500 square feet of the parcel described above and is currently used for storage. The proposed use and related facilities meet the definition of "wireless communication tower," as described in WCC Chapter 10.08, Definitions. Wireless communication towers require a Conditional Use Permit in the Industrial (I) zoning district (WCC Section 10.10.020, District use chart).

**From:** [Donald Nelson](#)  
**To:** [Ruth Traxler](#)  
**Subject:** RE: City of Wenatchee - agency comment request for CUP-19-07  
**Date:** Monday, January 13, 2020 2:01:57 PM  
**Attachments:** [image001.png](#)

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Greetings,

NO Conditions of Approval by Public Works Engineering, only comments about stormwater.

Comment on the provided SEPA Checklist:

**3. Water**

c. Water runoff (including stormwater)

- 1) Describe the source of runoff (including Storm Water) and method of collection and disposal... Where will this water flow? Will this water flow into other waters? ...

Information:

Public Works Engineering Staff comment:

This is applicable as part of a greater plan of development per WCC 9.20

These are the comments provided during the PRE-APP-19-52 dated on September 26<sup>th</sup>, 2019:

- **STORM**
  - If site storm system or portions of the site don't drain to the City storm pipe, then the on-site retention requirement is to retain to the 25-yr, SCS Type 1A, 24-hr, 2.04" depth rainfall event according to City of Wenatchee Comprehensive stormwater plan.
  - Possible on-site water quality system required.
  - Construction and Post Construction Storm Water WCC Chapter 9.20 applicability to all land disturbing activity disturbing greater than or equal to one (1) Acre or less than one acre when part of a common plan of development.
  - Storm system requires City Engineer approval.
  - An erosion sediment control plan will need to accompany the application.

These are code requirements rather than conditions of approval, PW Engineering does not have any conditions of approval for this Conditional Use Permit CUP-19-07.

Provide a stormwater report and storm water system with the building permit submittal.

Regards,

***Donald M. Nelson, P.E.***  
**Development Review Engineer**  
**Engineering Division,**  
**Public Works Department**



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