

**PLANNING COMMISSION MINUTES
SEDRO-WOOLLEY COMMUNITY CENTER**

December 18, 2001

Members Present: Don Van Etten, Jack Bryant, June Johnson,
Frank Martin, Steve Massey, Karl Shewmaker
and Dennis Klinger.

Staff: Jeroldine Hallberg, City Planner

Meeting called to order at 7:30

Additions:

Have been contacted by Tina Dykema and she would like to continue with Cell Tower ordinance as a school project.

Unidentified Commissioner would like executive session. Would like to discuss letter from mayor. Motion made by Frank Martin and Karl Shewmaker seconded. All in favor.

Public Comment:

No Comment

Commissioner Comments:

None

Approval of minutes:

Approval of minutes from November 27, 2001. Karl Shewmaker motioned and Dennis Klinger seconded. All were in favor.

Communications:

No communications

OLD BUSINESS:

CUP #72 SBA Cell Tower:

Summarize staff report. This is a proposal for a cell tower to 190' tall in a residential area. Received public comment from last months meeting. Kristi Park will go thru the issues that were of concern from last meeting. Public comment was closed at last meeting.

SBA Response handouts are available.

Kristi Park 14900 Interurban Ave S., Seattle, WA 98168-Proposing a 190' self support lattice tower at 811 N. Township. Answering the questions from last. Most of the

questions are answered in detail in the document that Jeroldine Hallberg provided for the Planning Commission last week.

1. Clarifying set backs from PSE lines: Was provided with a letter from PSE that there is no concern with their location in relation to the PSE lines.
2. Helicopter pad at DNR: There is no issue with DNR and SBA will comply with all FAA regulations.
3. Movement of the site: This site was picked specifically by SBA and Cingular for collocation opportunities and to optimize Cingular Cellular network. This space is well screened and will be mixed in with the existing utilities and surroundings.
4. Meets construction standards: All towers comply with EIA/TIA-222 standard. It is a structural engineering standard. All towers are designed by Valmont Engineering. Standards in Western Washington and Eastern Washington vary. All standards would meet Western Washington standards for wind and ice loads.
5. Site variation: picked the best for property owner and client.

Criteria in response to Comp Plan.

1. Conforms to comp plan: outlined in handout
2. Compatible with surrounding area: this area is in compliance, increasing some safety networks for the City, willing to work with police and fire to collocate receptors there so they can increase their network. This is well planned to be an asset to the community.
3. Conditions: Per staff recommendations. The setbacks that SBA will be using far exceed the underlying setbacks defined in the code for that zone. SBA would like the setbacks as depicted on the plans. 2. Demonstrate minimal visual impact to existing and future residential areas. We would like to strike this condition. We believe this condition is a condition of approval of how we comply with the CUP conditions for this zone.

No other questions were raised by the commission.

Findings: Motion made by Karl Shewmaker to accept findings on CUP #72, seconded by Dennis Klinger. All in favor.

Motion to accept the CUP #72 by Karl Shewmaker and seconded by Dennis Klinger. All in favor.

Jeroldine requested clarification on setbacks. Planning commission stated they were on the plans and they were accepted of that.

CUP #172 Mini Storage at 1209 State St.

Staff Report: the Second tape did not record at the previous. This will require us to re-advertise, re-notify and reopen the public hearing on this permit. There has been offer to the applicant to see if the Planning Commission would be willing to schedule a special

meeting in January. The earliest would be January 10th. Tom Swett's attorney will be contacting the City with a date.

Jack stated the 10th was his anniversary, he would not be able to attend. June stated she would not be able to attend either.

Jack stated if the 10th was a Thursday, he could make it, just not on Friday.

Commission agreed on the January 10th, 2002 as first choice and January 14th, 2002 as a second choice. This meeting would be to just hear the CUP #172 issue.

OLD BUSINESS:

Tina Dykema in attendance to present a proposal.

Tina Dykema 719 Brickyard Blvd, Sedro-Woolley. Would like to continue to working on draft Cell Tower Ordinance to complete this work. Would like the commission to readdress this issue and look at ordinance.

Unidentified commissioner agreed this is a good issue and she should continue working on this draft ordinance.

Commissioner Klinger: How do you zone for cell towers locations ahead of time?

Tina: There are many different aspects to this issue. There are definitions in the draft ordinance that are not in the code.

Chairman Bryant: If there isn't any information we can't make a decision.

Tina response: You have 2 copies of the ordinance. There are definitions in the draft ordinance that are not in the zoning codes that the commissioners have.

Jeroldine: There are 2 alternatives presented. 1) to have specific zones in which they are allowed. And 2) to have sets of conditions for the cell towers. I would like the planning commission to make the decision on which alternative to use.

June: Does she just need a yes or no on whether she should carry on as her own project or not?

Jeroldine: The reason that this came back to the Planning Commission is that it was stated at one time that we don't need an ordinance, just try to decide on a case by case issue. Tina would like to make the case that there will possibly be other applications of ones wanting to be located here.

June: Motioned that she would like to have Tina continue working on the Cell Tower Ordinance.

Motioned seconded by Karl Shewmaker. All in favor

NEW BUSINESS:

Letter from the Mayor regarding commissioner appointments. Jack read the letter into the record. Letter stated there are 3 commissions that are expired.

Director's Report:

Pending applications in various states of review. This will be presented regularly. I would like to know if this is enough information or would like to know more about each issue? I would like to keep you more informed of what is happening.

Chairman Bryant: This looks fine but as issues get closer, would like more information.

Unidentified commissioner: Asking how soon they could get information? 2 weeks, a month?

Jeroldine stated that e-mail addresses would be very helpful to send out information more quickly.

Jeroldine reviewed the applications that are open at this point.

Meeting Ended at _____.

Commissioners adjourned to Executive Session: