

**YAKIMA COUNTY HEARING EXAMINER**

**February 27, 2025**

**HEARING EXHIBIT LIST**

**File Nos.: CUP2024-00061/ADJ2024-00013/SEP2024-00032 – US Cellular Communication Tower**  
**Staff Contact: Daniel DeBord, Project Planner II**

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# Public Services

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LISA H. FREUND – Director

## YAKIMA COUNTY PLANNING DIVISION Findings and Recommendation Of the Administrative Official

In the matter of the application by	)	File No. CUP2024-00061
	)	ADJ2024-00013
	)	SEP2024-00032
Yakima County Fire District 2 and	)	
Dan MacKinney, Wireless Site Technology	)	
	)	
For a Type 3 Review of a Communication	)	
Tower	)	
	)	
At 1830 Harrison Road, Yakima, WA.	)	

### **I. INTRODUCTION**

On November 13, 2024, the Yakima County Public Services Department: Planning Division received a Conditional Use Permit (CUP), Administrative Adjustment Permit (ADJ), and State Environmental Policy Act (SEPA) application from Dan MacKinney to establish a Communication Tower under a Communication Tower land-use. The subject Parcel 191420-33007 is located on the south side of Harrison Road (State Route (SR) 823), in the southwest corner of the intersection of Harrison Road and State Route 821, approximately one and two-thirds-mile northeast of the City of Selah.

### **II. SUMMARY OF RECOMMENDATION**

Because the application to establish a Communication Tower and adjust standards for parking, landscaping and site screening is supported by evidence and analysis allowing favorable consideration of the application under the Unified Land Development Code (ULDC) 19.30.80 and 19.18.480, the Administrative Official recommends **Approval** of the Yakima County Fire District 2 and Dan MacKinney application, subject to conditions to assure compliance with **Horizon 2040** (The Yakima County Comprehensive Plan) and pertinent development criteria, standards and regulation. Those conditions are set out in Section V.

### **III. FINDINGS**

Based on the application, lack of comments received during the comment period, and a review of the pertinent provisions of **Horizon 2040** and the Yakima County Code, including the YCC 19,

the Administrative Official makes the Findings set out in this Section III. Any finding more properly determined to be a conclusion is deemed to be such.

## **1. PROPERTY INFORMATION:**

Project Name:	Fire District #2 US Cellular Communication Tower
Zoning Designation:	Highway/Tourist Commerical (HTC)
Future Land Use Designation:	Urban Public
Subject Parcel Number(s):	191420-33007
Property Acreage:	9.72 acres
Property Owner:	Yakima County Fire District #2
Mailing Address:	206 W Fremont Selah, WA 98942
Applicant/Agent:	Dan MacKinney, Wireless Site Technology, LLC
Mailing Address:	2900 N Government Way, #440 Coeur D'Alene, ID 83815

## **2. PROPERTY DESCRIPTION:**

The subject property houses Fire District #2's fire station facility for the City of Selah. Besides the fire station, there are 2 storage buildings, 2 LPG tanks, and 10 designated parking spaces. Total building square footage onsite is roughly 6,924 SF. Previous land use permits include CUP2017-00101, VAR2017-00062, and MOD2020-00001.

## **3. PROJECT DESCRIPTION:**

The applicants are proposing to establish a 50' x 50' fenced communication facility that includes an 80-foot-tall monopole tower topped with a 4-foot lightning rod and radio equipment cabinet on a concrete slab in an existing gravel area of a fire station property in the Highway/Tourist Commercial (HTC) Zoning District. The fenced enclosure will have a 6-foot-tall chain-link fence with vinyl privacy slats that will be topped with three strands of barbed wire. The monopole will be painted to blend into surrounding infrastructure and reduce glare. Existing underground power from within the nearby right-of-way will be extended to the facility. Three gravel parking spaces will be provided for occasional maintenance by employees. Additionally, they request an administrative adjustment to the County's parking, landscaping, and site screening standards.

## **4. ZONING AND COMPREHENSIVE PLAN DESIGNATION:**

The site is within the Highway/Tourist Commercial (HTC) Zoning District, and within the Urban Public designation of ***Horizon 2040***. The "HTC Zoning District is areas for commercial establishments that offer accommodations, supplies, services or recreational opportunities to the traveling public. The HTC zoning district is also intended to provide appropriate space and, in particular, sufficient depth from the street to satisfy the needs of modern commercial development where access depends on motor vehicles; and, to encourage developing the zoning district with such uses and in such a manner as to minimize traffic hazards and interference from highway-oriented businesses. This zoning district is further intended to

permit only those uses that promote and enhance the recreation and tourism industry and to prevent the intrusion of incompatible, non-tourist uses that would be overly disruptive or would directly compete with shopping areas of nearby communities. The zoning district shall only be located at freeway interchanges, along or at the intersections of state highways or recognized tourist routes and the approaches thereto.”

Parcels surrounding the subject parcel range in size from 1.76 to 20.55 acres. Land uses include low density residential, a mix of residential and agriculture, and undeveloped land. Zoning to the north is Rural-10/5, to the south and east is HTC, and to the west is Remote/Extremely Limited Development Potential.

The Yakima County Comprehensive Plan (**Horizon 2040**) goals and policy that are related to the proposal are the following:

#### **Natural Setting**

**Policy NS 6.5:** Encourage new telecommunications towers to be located and designed to minimize visual and land use impacts.

#### **Utilities**

**Goal UT 18:** Promote reliable and cost-effective telecommunication systems to facilitate communication among members of the public, public institutions, and business.

**Policy UT 18.1** The County’s development regulations should be flexible and receptive to innovations and advances in telecommunications technology.

**Policy UT 18.2** Minimize visual impacts when authorizing the siting of new telecommunication facilities by requiring low visibility technology, including: reduced heights; low mass/slender profile poles; use of existing towers and buildings; co-locating multiple users on a single site/facility; and, requiring abandonment of older telecommunication sites when new site approvals are authorized.

**Staff Finding:** *The subject parcel is zoned HTC, as it is located at the intersection of SR 823 and 821, a short distance from Interstate 82. The proposed use of a communication tower is categorized as a Type 3 use in the HTC Zoning District according to Allowable Land Use Table in YCC Table 19.14-1 and YCC 19.18.490. Type 3 uses are not generally appropriate throughout the zoning district. However, Type 3 uses can be allowed if conditioned to assure compliance with the **Horizon 2040** and approved by a Hearing Examiner under YCC 19.30.100 and YCC 16B.03.030(1)(c). This is in line with **Horizon 2040**’s goal to encourage communication towers to be located, as needed, in the County. A Visual Impact Assessment was completed by Tower Engineering Professionals and indicated that the project has been designed to minimize potential adverse impacts to the viewshed. The tower is to be less than 150’ in height and will be painted a light gray color which will blend in with the existing infrastructure, vegetation, and hilly landscape. The tower is to be unlit and have finishes with low reflectivity. The tower is anticipated to foster communication among members of the public in the surrounding area, the travelling public, public institutions, and business, as it will improve coverage, relieve capacity issues, and support the new 5G technology. Further*

*discussion about fostering communication among public institutions is found in Findings 7 and 10(h). There are no existing towers within the vicinity that can be utilized for co-location to meet signal transmission and reception objectives for the proposed facility.*

## **5. HEARING EXAMINER JURISDICITION:**

This proposal is being reviewed as a communication tower, which is defined in YCC 19.01.070(3) as:

*“...any tower, pole, mast, whip or antenna or any combination thereof used for transmitting electronic communication through the air. This definition includes towers erected for use in the amateur radio service.”*

According to YCC Table 19.14-1, the land-use review for communication towers is subject to standards stipulated in YCC 19.18. YCC 19.18.490(1) establishes the levels of review for communications towers that are located in zoning districts with height limitations. According to YCC Table 19.11.040-2, the building height limit in the HTC Zoning District is 45 feet. YCC 19.18.490(1) continues to state that towers in the HTC that do not qualify for a Type 1 review (under 50 feet in height) or Type 2 review (70 feet or less in height) shall be subject to Type 3 review. Type 3 uses are generally not appropriate throughout the zoning district and require Hearing Examiner review of the application. According to YCC 16B.03.030(1)(c), “Type 3 applications are quasi-judicial actions and require an open record public hearing by the Hearing Examiner. The Hearing Examiner’s written decision constitutes the final decision.”

## **6. NOTICE OF APPLICATION:**

After the application was submitted, an internal notice of project review was emailed to representatives of the Building and Fire Safety Division (see Finding 10(e)(v) below), the Water Resources Division (see Finding 10(e)(x) below), the Roads Department (see Finding 10(e)(iii) below), and the Yakima Health District (see Finding 10(e)(xii) below). Comments are attached to this decision for further review and are addressed in the findings below.

A Notice of Application, Notice of Completeness and Notice of Environmental Review was mailed to adjoining property owners and interested agencies on December 19, 2024, with a comment period ending on January 2, 2025. The SEPA Notice of Final Determination of Non-Significance (DNS) was issued on February 4, 2025. Noticing was provided in accordance with the applicable ordinance requirements in the following ways:

Notice Type	Date of Notice
Mailing of Notice of Application, Notice of Completeness, Notice of Environmental Review, and Notice of Hearing sent to property owners w/in 300 feet and interested agencies	December 19, 2024
Publishing a legal notice regarding the Preliminary Threshold Determination in the Yakima Herald-Republic	December 19, 2024

Emailing or mailing of the Final Threshold Determination (DNS) sent to the applicants and Interested Agencies	February 4, 2025
Posting of the hearing notice on the property	February 10, 2025

## **7. COMMENTS:**

No external comments were received during the comment period. However, one comment was received on January 6, 2025, after the public 14-day comment period ended on January 2, 2025. The comment was submitted by the Washington Department of Transportation (WDOT) and is summarized below:

The subject property has a WSDOT access permit but must be updated to include the additional use with Mark Kaiser at the South-Central office at (509) 577-1668. The operation of a communication facility and future co-locates can interfere with WSDOT's radio system creating a public safety concern. WSDOT encourages cooperative testing of the systems and future co-locates to correct any issues by contacting Jacob Prilucik at (509) 577-1635.

*Staff finding: Although this comment was received after the official comment period had ended, it is permissible per YCC 16B.08.030(3) for the comments to be considered as testimony or comments submitted during the open record hearing. Therefore, the comment is being submitted into the record as a comment to be considered by the Hearing Examiner. Staff have also addressed the comment in Findings 10(e)(iii) below. The comment about the need for testing the communication systems is addressed in Findings 10(h).*

## **8. ENVIRONMENTAL REVIEW:**

This application is subject to review under the State Environmental Policy Act (SEPA) as it is not considered exempt from the review process because the communication tower is proposed to be within a commercial zoning district and greater than 60-feet in height (WAC197-11-800(25)(a)).

*Staff Finding: The proposed project is not in Shoreline jurisdiction. No Critical Areas are mapped on the parcel or would be impacted by the project. Yakima County is the lead agency under SEPA and performed environmental review under file number SEP2024-00032. The lead agency has determined that the subject proposal will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). Yakima County issued a Final Action on February 4, 2025, of a Determination of Non-Significance (DNS).*

## **9. REVIEW CRITERIA FOR TOWERS:**

As outlined in YCC 19.18.490, “the following provisions shall govern the placement of towers (amateur radio, communication, anemometers and personal wind energy) and support structures as defined in Section 19.01.070:”

- a. Towers that are located in zoning districts with height limitations and are greater than 70 feet in height shall be subject to Type 3 review.

*Staff Finding: The project site is located within the HTC Zoning District, which does have a specified maximum building height of 45 feet. As the proposed tower will be 80 feet tall with a 4-foot lightning rod on top, making its total height above ground 84 feet it is subject to a Type 3 review.*

- b. “Proposals to co-locate on existing towers, buildings, structures and facilities without an increase in height and have antennae, rotors and other attachments with a diameter of less than nine feet, the tower shall be subject to Type 1 review. Towers with an increase of less than ten percent of the tower height are subject to a Type 1 modification if a higher threshold of review is not exceeded” (YCC 19.18.490(3)).

*Staff Finding: The applicants are proposing to construct a new tower. The project does not involve modifications or co-location of antennas on an existing tower.*

- c. “All towers and items fixed thereto, guy wires, or supports shall meet the setback standards of the zoning district in which they are located. Greater setbacks may be required by the Reviewing Official” (YCC 19.18.490(4)) and “Towers will be located not nearer than 50 feet from an edge of a right-of-way easement of a public or private road” (YCC 19.18.490(10)).

*Staff Finding: Based on the provided site plan, the proposed tower does not appear to encroach on the required setbacks of the HTC Zoning District. The required setbacks in the HTC are further discussed in Finding 10(d) of this recommendation below.*

- d. “All towers and items affixed thereto, guy wires, or supports shall adhere to the requirements of the Airport Safety Overlay (ASO), when applicable” (YCC 19.18.490(5)).

*Staff Finding: The proposed tower is not within an Airport Safety Overlay. Therefore, this criterion does not apply to the proposed communication tower. In addition, the applicants' consultant conducted an airspace analysis and concluded that filing the Federal Aviation Administration (FAA) Form 7460-1 is not required, as well as registering the tower with the Federal Communication Commission per a Tower, Obstacle, and Wire Awareness Information Registration (TOWAIR) determination. It should be noted that the proposed tower is under the flight path of Yakima Training Center of the Army and the NW Training Range of the Navy. The Army, Navy, and FAA were notified by email on December 19, 2024, through their designated email addresses, via the Notice of Application, Notice of Completeness, Notice of Environmental Review, and Notice of Hearing but no comments were received during the comment period. Additionally, the applicants indicated in their application that they also attempted to reach the Army but did not receive a response.*

- e. “With consideration to engineering and structural requirements, towers shall be subject to the following visual compatibility standards.

- a. Towers, rotors/turbines and antenna should reflect the visual characteristics of the structure to which it is attached, or the surrounding environment in which it is placed. This should be achieved through the use of colors and materials, as appropriate. When located on structures such as water towers, the placement of the antenna or rotor/turbine on the structure should reflect the following order of priority to minimize visual impact:
  - A. A location as close as possible to the center of the structure;
  - B. Along the outer edges or side-mounted, provided that, in this instance, additional means, such as screens should be considered and may be required on a case-by-case basis; and
  - C. When located on the outer edge or side mounted, be placed on the portion of the structure less likely to be seen from adjacent lands containing, in descending order of priority: existing residences, public parks and open spaces, and public roadways.
- b. To the extent that there is no conflict with the color and lighting requirements of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA) for aircraft safety purposes, transmission support structures shall be designed to blend in with existing surroundings to the extent feasible. This should be achieved through the use of compatible colors and materials, and alternative site placement to allow the use of topography, existing vegetation or other structures to screen the proposed transmission support structure from adjacent lands containing, in descending order of priority: existing residences, public parks and open spaces, and public roadways.
- c. The requirements of Subsection 19.18.490(5) may be modified by the Reviewing Official to achieve greater levels of screening than that which would be available by using the stated setback during the review process" (YCC 19.18.490(7)).

*Staff Finding: Requirement for attaching a tower to a structure do not apply as the tower will be attached to the ground. The applicants shall ensure that the tower will reflect the visual characteristics of the surrounding environment in which it is placed, using colors and materials as appropriate. Transmission support structures shall be designed to blend in with existing surroundings to the extent feasible, provided there is no conflict with the Federal Communications Commission and Federal Aviation Administration color and lighting requirements for aircraft safety purposes. Requiring greater setbacks for screening will not be necessary as the location of the proposed tower is already farther away than the required setbacks and the project has been designed to minimize impacts to the viewshed, as discussed in Section 4 above.*

- f. "Towers and support structures shall be removed within a year of ceasing use or operation. Antennas shall be removed from support structures within one hundred eighty days after the antenna is no longer operational" (YCC 19.18.480(8)

*Staff Finding: This code citation conditions that the tower and support structures shall be removed within one year should it ever become non-operational. Should antennas become non-operational, they shall be removed from support structures within 180 days. This is conditioned within the ongoing conditions stated below.*

- g. "Turbines on personal wind energy towers shall be designed, installed and operated so noise generated by the system shall not exceed fifty decibels (50dba) measured from the nearest property line, except during short term events such as utility outages and severe wind storms" (YCC 19.18.490(9)).

*Staff Finding: A personal wind energy tower is not proposed as part of this project. If there are any future desires to add turbines to the proposed communication tower, the applicants should reach out to the Yakima County Planning Division to determine if additional land-use/environmental reviews are required.*

- h. "Towers will be located not nearer than 50 feet from an edge of right-of-way or easement of a public or private road" (YCC 19.18.490(10)).

*Staff Finding: Based on the provided site plan, the proposed tower does not appear to encroach on any required right-of-way setback. The proposed tower is located from the edge of the following right-of-ways: from the north (SR 823): 90 feet, from the east (SR 821): 353 feet, and from the west (S Pomona Road): 555 feet.*

- i. "No more than one tower, array, or rotor/turbine per parcel in residential districts (SR, RT, RS, R-1, R-2, R-3), and no more than two towers, arrays, or rotors/turbines per parcel in all other zoning districts shall be permitted" (YCC 19.18.490(11)).

*Staff Finding: The applicants have proposed constructing one tower as a part of this project and the subject parcel contains no other towers.*

- j. "Support structures and towers may include an equipment enclosure, structure, shelter, cabinet, box or vault designed for and used to house and protect the electronic equipment for air conditioning, ventilation, or auxiliary electricity generators" (YCC 19.18.490(12)).

*Staff Finding: The applicants are proposing a 50' x 50' enclosed area that contains the monopole tower and associated ground equipment, including a radio equipment cabinet and equipment H-frames. The tower and site are designed to accommodate the current proposed equipment and additional carriers in the event of future co-location.*

## **10. DEVELOPMENTAL STANDARDS:**

For Type 3 or 4 reviews, the Administrative Official is charged to prepare written findings and conclusions stating specific reasons, upon which the decision or recommendation to approve, approve with conditions or deny the application is based. The minimum criteria required to be considered under YCC 19.30.080(7) are set out and analyzed in turn below.

- a. The present and future needs of the community will be adequately served by the proposed development and the community as a whole will be benefited rather than injured;

*Staff finding: Based on a review of the submitted application materials, the proposed communications tower will be a benefit to the community in providing*

*increased telecommunication services, provided all conditions stipulated in the Hearing Examiner's final decision are met.*

- b. The proposed use is compatible with neighborhood land uses, the goals, objectives and policies of the Comprehensive Plan, and the legislative intent of the zoning district;

*Staff finding: This criterion is addressed in Finding 4 above.*

- c. The site of the proposed use is adequate in size and shape to accommodate the proposed use;

*Staff finding: The subject property is 9.72 acres, which is sufficient to accommodate the communications tower along with the accessory 50' x 50' fenced in area. This criterion is further addressed in Findings 9(c) and (i) above and Finding 10(d) below.*

- d. All setbacks, spaces, walls and fences, parking, loading sitescreening, landscaping and other features required by this Title;

- i. Setbacks, Easements and Right-of-Way: (YCC 19.10.040(6) & Table 19.11.040-2) Roads with a right-of-way or vehicular access easements more than 60 feet in width require a 25-foot setback from edge of right-of-way or easement in the HTC Zoning District. Roads with 60 feet or less right-of-way or access easement have a 50-foot setback from the planned centerline of the right-of-way or access easement. Buildings and structures in the HTC also have a 10-foot interior side and rear setback from property lines.

*Staff Findings: Based on the submitted site plan, the proposed tower meets the required road and property line setbacks.*

- ii. Fences, Walls and Recreational Screens: (YCC 19.10.040(9) and 19.30.080(7)(d)) The provisions of YCC 19.10.040(9) "shall govern the location and height of fences and walls, to allow access to properties by utility employees and emergency response personnel and to maintain good appearance of residential areas and visual access along residential streets and between lots." The height of a fence includes the fence and all attachments, including posts and barbed wire at the top but excluding ornaments 12 inches or less in height.

*Staff Finding: The applicants are proposing to fence in the 50' x 50' lease area with a 6' chain link fence that has three strands of barbed wire placed on top. This is below the eight-foot maximum fence height allowed behind the front yard setback in the HTC Per YCC 19.10.040(9)(a)(iii)(B).*

- iii. Parking and Loading: YCC 19.22.050 allows the Reviewing Official to determine which parking standards apply based on similar land uses when not listed in Table 19.22-2. The closest land use to communication towers that is

listed in Table 19.22-2 is “Utility Services.” According to Table 19.22-2 “Utility Services” require one space for each 800 square feet of gross floor area.

***Staff Finding:** According to the application, three gravel parking spaces are proposed. The area proposed for the ground equipment is approximately 2,500 square feet. As one space is required for each 800 square feet of gross floor area, the Reviewing Official has determined that the three proposed parking spaces are sufficient. Parking must be graded and drained, so all surface water is disposed of on-site, and any grading and drainage facilities are to be designed according to accepted engineering standards, YCC 12.10, and the Stormwater Management Manual for Eastern Washington. The three parking spaces shall be installed prior to the commencement of use. According to the application, the use does not require loading or unloading. As such, loading requirements do not apply.*

A. Construction and Maintenance: “All off-street parking lots, driveways, travel ways, parking aisles, vehicle storage and vehicle sales lots having a capacity of three or more vehicles, shall be constructed in the following manner: ...Parking facilities within Urban Growth Areas...Highway/Tourist Commercial...areas shall be paved with two inches thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the Reviewing Official, to eliminate dust and/or mud per ULDC 19.22.070(1)(a)(i).

***Staff Finding:** The existing 82,875-square-foot developed area is both paved (26,125 square feet) and graveled (49,500 square feet). The proposed shared approach from Harrison Road is paved 75 feet to a fence and gate located to the west that leads to the proposed communication facility lease area that is entirely hard-compacted gravel. Paving continues from the shared approach to around the fire station, including its parking lot, and to the entrance of a detached storage building. The applicants have requested an adjustment to the requirement to pave the entire travel way and proposed three parking spaces for the communication facility and allow them to remain as the existing compacted gravel. The applicant has submitted an administrative adjustment to the parking standards and the analysis is addressed in Finding 11 below.*

B. Landscaping of Parking Lots: YCC 19.21.030(2)(e) requires parking lots within Urban Growth Areas, RS, HTC, and RT zones to be landscaped a minimum of 10% of the total area used for parking spaces and maneuvering to and from those spaces.

***Staff Findings:** This criterion does not apply to the proposed development because the three parking spaces for the tower is not shared with the parking spaces for the fire station and parking lots are define as a facility serving 5 or more parking spaces per YCC 19.01.070.*

iv. Sitescreening and Landscaping: YCC 19.21.030(1) states “Any proposed new use, including any outdoor storage area, shall provide maintained landscape planting and sitescreening under this Chapter to accomplish the legislative intent stated in Section 19.21.010.”

A. Property Perimeters along Street Frontages: “Along the street frontage of properties zoned...HTC...: a minimum three-foot wide planting area of Standard B (Low Buffer) is required (YCC 19.21.030(2)(b)(i)(B)) where development is occurring (YCC 19.21.030(2)(j)). Standard B consists of plantings provide a continuous screen that will achieve and maintain a three to four-foot height within three years of project completion so as to buffer views into and out of the site; provided that the plants shall be evergreen when adjacent to parking areas to block headlights. Groundcovers shall be included as necessary to fill in the planting area.

Staff Findings: *The applicants have requested an adjustment to the requirement to provide Standard B landscaping and sitescreening. Instead, they are proposing to provide a site obscuring 50-foot by 50-foot chain link fence that will surround the communication equipment on the ground. The fence will be 6 feet in height with vinyl privacy slats that will almost entirely obscure communication equipment and structures on the ground except for the tower (for diagrams, see Attachment B and C). Requiring low buffer planting along the perimeter of the property where development is occurring would not screen any of the communications equipment or structures on the ground and would seem out of place since no other landscaping is present along the perimeter. For a discussion on how the tower's impact to the viewshed is minimized, see Section 4 and Findings 9(e) above. The applicant has submitted an administrative adjustment to the parking standards and the analysis is addressed in Finding 11 below.*

B. Property Perimeters Not along Street Frontages: YCC 19.21.030(2)(c) requires planting strips as specified by YCC Table 19.21-1 to be provided along all property lines that abut other parcels except where adjacent to railroads or where buildings are lawfully built with no setback from the property line.

Staff Findings: *Per Table 19.21-1, there are no specified sitescreening requirements along adjacent property lines for properties located within the HTC Zoning District that are abutting parcels in the HTC, Rural-10/5, and Remote/Extremely Limited Development Potential.*

- e. The proposed use complies with other development and performance standards of the zoning district and this Title;
  - i. Conformity with All Regulations Required: (YCC 19.10.040(1)) “Any development, structure or part shall conform to all of the regulations specified

in this Title for the situation and zoning district in which they are located in order to be authorized, erected, constructed, reconstructed, moved or structurally altered.”

*Staff Finding: The proposed communication tower will conform to all YCC Title 19 standards, and the applicant is required to obtain local, state, and federal permits as applicable. The applicants are required to provide evidence that all required federal and state permits have been obtained prior to commencement of construction.*

- ii. Yards, Lots, Open Space and Off-Street Parking and Loading Spaces: (YCC 19.10.040(2)(a) and 19.30.080(7)(d)) “Yards or lots created after the effective date of this Title shall meet at least the minimum requirements established by this Title and shall not be smaller than the minimum standards established in Chapters 19.10 through 19.18 . . .”

*Staff Finding: Minimum yard size is defined by the required setbacks, plus any open space requirements. As proposed, this project will comply with the setback standards of YCC 19.11.030. No new lots are proposed. The applicants are not proposing to share yard, open space, or parking with uses outside of the project area. Off-street parking standards are discussed in Finding 10(d)(iii) above.*

- iii. Access Required: (YCC 19.10.040(3)) “All new development shall have a minimum of 20 feet of lot frontage upon a public road or be served by an access easement conforming to the dimensional requirements of Sections 19.23.040 and 19.23.050 to provide for access to the development. The approach location shall be reviewed by the County Engineer for compliance with YCC Chapter 10.08. Approach connections to other public roads are subject to review by the applicable agency. Verification of legal access and a valid road approach permit shall be required prior to final approval of any permit granted under this Title.”

The Yakima County Roads Department provided the following comment:

“This parcel fronts a state highway. County Roads has no jurisdiction.”

WSDOT provided the following comment:

The subject property has a WSDOT access permit but must be updated to include the additional use with Mark Kaiser at the South-Central office at (509) 577-1668.

*Staff Finding: Based on the comments from the Yakima County Roads Department, no permit is required from them at this time. The applicants are proposing to access the site via an existing access entrance onto Harrison Road for the fire station and a proposed 20-foot-wide access easement after that to the lease area for the communication facility. The applicants are required to*

*provide proof of an updated WSDOT access permit and the recorded access easement that is proposed prior to the issuance of building permits.*

iv. Land Uses: (YCC 19.10.040(4)) “Uses allowed within a zoning district are listed as permitted, administrative or conditional uses in the Allowable Land Use Table 19.14-1 within Chapter 19.14.”

*Staff Finding: According to Table 19.14-1 Allowable Land Uses, communication towers are reviewed under the criteria stipulated under YCC 19.18.490. As the proposed 80-foot tower is in the HTC Zoning District it is subject to a Type 3 review.*

v. Building Permits Required: (YCC 19.10.040(5)) “No building or other structure shall be erected, moved, added to or structurally altered without a permit issued by the Building Official under RCW 19.27 and YCC Title 13. No building permit shall be issued, except in conformity with this Title.”

The Building and Fire Safety Division provided the following comments:

“Based upon the information submitted, all new construction and modifications to existing structures require building permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Codes at time of building permit submittal. Building permits and Building Codes are based upon the buildings use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.”

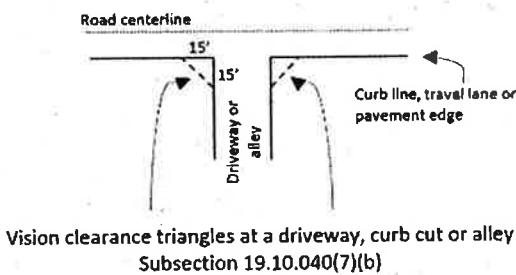
“Proposed Tower will require Building Permits with Supplemental Permits. Any groundwork prior to the issuance of building permits will require a separate Grading & Excavation Permit. All submittals are to comply with the current adopted International Building Code with Washington State Amendments as well as the current adopted Washington State Energy Compliance Code”

“Based upon the information submitted, all new construction and modifications to existing structures require fire permits. All construction or change of use is required to comply with all applicable provisions of the current adopted International Fire Codes (IFC) with Washington State Amendments and the current adopted Yakima County Codes (YCC). Fire Permits and Fire Codes are based upon the buildings use and construction type.”

*Staff Finding: The applicants will be required to obtain and finalize any necessary permits for the proposed tower. For more information on building and fire code permits, please contact the Building and Fire Safety Division at (509)574-2300.*

vi. Vision Clearance Triangles at Intersections and Driveways: (YCC 19.10.040(7)(b)) Driveways, Curbcuts and Alleys. "This Subsection applies only to uses established under this Title. A vision clearance triangle shall be maintained at all driveways and curbcuts, and the intersection of an alley with a public street for vision and safety purposes. The vision clearance triangle shall measure 15 feet along the perpendicular street curb lines or pavement edge, or travel lane of the public street and 15 feet along the driveway or alley, as illustrated [in Figure 19.10.040-2]. The third side of the triangle shall be a straight line connecting the 15-foot sides described above. No sign or associated landscaping shall be placed within this triangle so as to materially impede vision between the heights of two and one-half and ten feet above the centerline grade of the streets."

*Staff Findings:* The applicants are not proposing any work near any vision clearance triangle. The applicants shall ensure that a vision clearance triangle as described in YCC 19.10.040(7)(b) is maintained at the access onto the Harrison Road, as illustrated below:



Vision clearance triangles at a driveway, curb cut or alley  
Subsection 19.10.040(7)(b)

vii. Maximum Building Height and Lot Coverage: (YCC 19.10.040(8)) and Table 19.11.040-2) Lot coverage is defined as "the percentage of the area of a lot covered by buildings, accessory structures, or other impervious surfaces" (YCC 19.01.070(12)). Building height is defined as "the vertical distance from grade plane to the average height of the highest roof surface" (YCC 19.01.070(2)). The maximum building height is intended to maintain building and structure heights that are compatible with the character and intent of the zoning district. YCC 19.10.040(8)(a) states that chapters YCC 19.11 through YCC 19.18 list the maximum building and structure heights. In the HTC Zoning District, according to Table 19.11.040-2, the maximum building height is 45 feet, and the maximum lot coverage is 80 percent.

*Staff Finding:* The total property area is 9.72 acres or 423,403.2 square feet. The total developed area, which would also encompass the proposed communication facility, is 82,875 square feet. The lot coverage is therefore 19.6 percent, which is well under the 80-percent maximum. Tower height is discussed in Findings 5, 8, and 9(a). Other than the tower, the maximum height of the tallest structure within 50-foot by 50-foot enclosed area is a metal grate support structure for a cable that is 8 feet 6 inches in height. This is well under maximum height limit of 45 feet.

viii. Exterior Lighting: (YCC 19.10.040(10)) “Exterior lighting is regulated to minimize light pollution to neighboring properties and encourage true-color, full-spectrum light rendition in projects. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby residential use or interfere with the safe operation of motor vehicles.”

*Staff Finding: According to the application, the tower will be unlit, as it is not required by the FAA. There will be a manually operated, down shielded light installed at the radio equipment slab to illuminate the equipment cabinet for serving as needed. The applicants shall ensure that any exterior lighting installed meets the requirements as outlined above and in 19.10.040(10), with the exception being any lighting required by state or federal statutes.*

ix. Floodplain Development: (ULDC 19.10.040(11)) “A pre-application meeting and a Flood Hazard Permit application is required for all new development in floodplains in order to minimize and mitigate potential adverse impacts to property and infrastructure while reducing risks to public health and safety.”

*Staff Finding: Based on the Yakima County Critical Areas maps, the subject property is not located within a floodplain. As such, a pre-application meeting was not required for this proposal.*

x. Stormwater Requirements: (YCC 19.10.040(12)) Stormwater quality and quantity concerns for project permits can be addressed through YCC Chapter 12.10, the State Environmental Policy Act environmental review process, or through the requirements of the Washington Department of Ecology. This is to ensure public and private development projects comply with National Pollution Discharge Elimination System (NPDES) permit requirements under the Federal Clean Water Act (CWA) where applicable.

The Water Resources Division provided the following comments:

“Ongoing Conditions:

- I. Stormwater must be retained on site.
- II. Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.”

*Staff Findings: Based on the comments from the Water Resources Division, all stormwaters must be retained on site. Any natural drainageways cannot be altered or impeded without the approval of the Water Resources Division.*

xi. Signs: (YCC 19.20) According to YCC 19.20.030(1), “All on-premises signs are accessory uses and shall be subject to the same procedural and review requirements as the principal use, except that new signs accessory to existing or approved uses may be reviewed as modifications to existing or approved uses under Section 19.35.030.” All proposed signs are subject to the review procedures of Title 19

and the standards of Chapter 19.20, which include Table 19.20-1 Type of Signs Permitted, Table 19.20-2 Number of Signs Permitted, Table 19.20-3 Maximum Area per Sign Face, and Table 19.20-4 Sign Height and Setbacks.

*Staff Findings:* *The applicants have indicated the only signage proposed is those required to meet regulatory requirements. Signage required by federal, or state laws do not require additional review by the Yakima County Planning Division (YCC 19.20.040(8)). Any future signage could require land-use by the Yakima County Planning Division.*

xii. Sewer and Water: (YCC Tables 19.25-1 and 19.25-2) According to YCC Table 19.25-1 and YCC Table 19.25-2, new structures in the HTC Zoning District require, in the order of priority, connection to an area-wide public water supply system, an existing public water system, or an individual well and a regional sewer system, community on-site sewage system, or an individual on-site septic system.

The Yakima Health District provided the following comments:

“A septic clearance will be required prior to issuance of building permit. Please contact YHD at YHD.Help.Desk@co.yakima.wa.us or 509-249-6508 for more information or to apply.”

*Staff Finding:* *Prior to the issuance of building permits, the applicant must provide evidence of an approved septic clearance from the Yakima Health District to provide evidence that the fire station's septic system will not be impacted by the proposed development. Because the communication facility is proposed to be uninhabited, unplumbed, and unstaffed and the water and sewer options under YCC Tables 19.25-1 and 19.25-2 are required only if a proposed structure requires potable water and sewage disposal, it has been determined that connections to a water and/or sewer system is not required.*

f. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use;

*Staff finding:* *No employees will be stationed at the communication facility that will operate on a 24-hour basis. Only occasional visits by a maintenance technician in a maintenance vehicle, one to two visits over a three-to-four-month period, is anticipated. Such light traffic and/or use is unlikely to necessitate improvements to streets or highways. No comments were received internally or externally indicating potential issues regarding this criterion. Therefore, the Reviewing Official determines this criterion is sufficiently addressed and mitigated.*

g. The proposed use will have no substantial adverse effect on abutting property or the permitted use thereof;

*Staff finding:* *Type 3 uses are generally not appropriate for the zoning district; however, they can be conditioned to minimize potential adverse effects. As part of*

*the Type 3 conditional use permit process, neighboring property owners within 300' of the subject property were notified of the project, as were various agencies at various times throughout the review of the application (see Finding 6 above). This recommendation is a review of potential impacts on neighboring properties and contains required conditions to be completed prior to the use and ongoing conditions to ensure compatibility with surrounding neighboring properties (refer to Finding 9(f) above).*

- h. In the case of residential uses, the housing density of the development is consistent with the existing zoning densities, or the Comprehensive Plan, and that all other aspects of the development are consistent with the public health, safety, and general welfare for the development and for adjacent properties; and

*Staff finding: This proposal does not involve residential uses. The operation of a communication facility and future co-locates can interfere with WSDOT's radio system creating a public safety concern. Therefore, it is a condition of this recommendation that cooperative testing of the communication systems be conducted by contacting Jacob Prilucik at (509) 577-1635 to correct any interference issues, as well as the testing of future co-locates. Provided all the conditions are met, the proposed communication tower will be consistent with the public health, safety, and general welfare for the development and for adjacent properties.*

- i. The development complies with all criteria in Chapter 19.18 applicable to the proposed use, unless otherwise administratively adjusted.

*Staff finding: This criterion is addressed in Finding 9 above.*

## **11. REVIEW CRITERIA FOR ADMINISTRATIVE ADJUSTMENTS**

The applicants are proposing two adjustments to development standards. Firstly, YCC 19.22.070(1)(a)(i) states that the parking area and travel way shall be paved with two inches thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the Reviewing Official. The applicant is proposing instead that they be allowed to keep these areas as existing, hard-compacted gravel. Secondly, YCC 19.21.030(2)(b)(i)(B) and YCC 19.21.030(2)(j) requires that the site screening Standard B be established along the street frontages where development is occurring. The applicant is requesting that no site screening along street frontages or landscaping be required. YCC 19.35.020(5) allows for an administrative adjustment of the Yakima County Code if the Reviewing Official finds that the adjustment and/or reduction in standard is consistent with:

- a. The purpose and intent of Comprehensive Plan policies that relate to the specific adjustment being proposed and this Title;

*Staff Finding: In accordance with the Yakima County Comprehensive Plan (**Horizon 2040**), the subject parcel is designated Urban Public. The intent of this designation is to provide for adequate land for land uses that include, but not limited to, government buildings and service*

*centers, public parks and recreational spaces, educational institutions, libraries, cemeteries, museums and churches.*

*The Comprehensive Plan contains a Natural Setting element that is to, in part, "secure a balanced or sustainable approach to future development". The following goal and policy from the Natural Settings Element apply to the proposed adjustment:*

*Goal NS 6: Protect property values by improving the appearance of the Yakima Valley.  
NS 6.5 Encourage new telecommunications towers to be located and designed to minimize visual and land use impacts.*

*NS 6.7 Include landscaping, signage and other aesthetic standards in the commercial and industrial site plan review process.*

*The policies within Goal NS 6 address the importance of urban visual surrounding and help to protect property values by improving the appearance of the county. The applicants have proposed to not provide sitescreening and landscaping along the street frontage for the communication facility, which is required under YCC 19.21.030(2)(b)(i)(B)). Instead, the applicants are proposing to install 6-foot chain link fence (with 1 feet of barbed wire at the top) with vinyl privacy slats that will encompass and almost entirely obscure all ground equipment and structures (except the tower and a small upper portion of an equipment cabinet (which is 7-foot 6-inches in height) and metal grate support structure (8-foot 6-inches in height)(for diagrams, see Attachment B and C). Requiring low buffer planting along the perimeter of the property where development is occurring would not screen any of the communications equipment or structures on the ground and would seem out of place since no other landscaping is present along the perimeter. In addition, no comments were received regarding the visual impact of the communication facility or the effect on property values. A 6-foot fence with vinyl privacy slats is also better for security and public safety. As all ground equipment and structures (except for the tower) will almost entirely be screened from view, it can be determined that the proposed fence and landscaping adjustments are not likely to worsen the appearance of the Yakima Valley or negatively affect property values. For a discussion on how the tower's impact to the viewshed is minimized, see Section 4 and 9(e) above. Note that a 80-foot tower cannot be screened from view but only minimized in impact.*

*The applicants have also proposed to adjust the paving requirement for the parking area and a portion of the travel way to the lease area. The request is to instead leave these areas as existing, hard-compacted gravel. Proposing these areas to remain compacted gravel, as a large portion of the fire station already is, is also not likely to worsen the appearance of the Yakima Valley or negatively affect property values.*

*The proposed adjustments to sitescreening and landscaping requirements and paving are consistent with the general purpose and intent of Horizon 2040.*

- b. The purpose and intent of the specific zoning district and the standard being adjusted;

*Staff Finding:* *The intent of the HTC Zoning District is to facilitate the establishment of commercial enterprises that offer accommodations, supplies, services or recreational opportunities to the traveling public, minimize traffic hazards and interference from highway-oriented businesses, permit only those uses that promote and enhance the recreation and tourism industry and to prevent the intrusion of incompatible, non-tourist uses that would be*

*overly disruptive or would directly compete with shopping areas of nearby communities. Granting the proposed adjustments to sitescreening and landscaping and paving requirements would not be contrary to any of the intents of the HTC Zoning District.*

*The intent of the sitescreening and landscaping standards, in part, is to improve the overall appearance of the community to increase its marketability and protect the character of adjacent zoning districts. A 50-foot by 50-foot area is to be fenced in and the site obscured by vinyl privacy slats (for diagrams, see Attachment B and C). The screening as proposed is sufficient and still meets the intent of the sitescreening and landscaping standards.*

*The intent of requiring asphaltic surfaces in Urban Growth Areas is to eliminate dust and/or mud. The applicants have proposed to instead keep the parking area and a portion of the travel way in the existing, hard-compacted gravel. Due to the minimal need to traverse the gravel area by a maintenance technician in a vehicle about one to two times in a three-to-four-month period, impacts from dust and mud would be negligible. Based on this, it can be determined that the proposed standard will meet the intent.*

- c. Maintaining the minimum administrative adjustment necessary to accommodate the proposed use;

*Staff Finding: According to the application, the proposed fence in lieu of Standard B sitescreening and landscaping along the street frontage is the minimum adjustment necessary for the proposal. Keeping the parking area and a portion of the travel way as hard-compacted gravel are also the minimum adjustments needed.*

- d. Balancing the flexibility of the administrative adjustment with the health, safety and general welfare of individual neighborhoods and the community; and

*Staff Finding: As part of the administrative adjustment process, neighboring property owners within 300' of the subject property were notified of the project, as were various agencies. No comments were received from the neighboring residents and only one notified agency commented (WSDOT, regarding testing for radio interference and updating an access permit). Provided all of the conditions of this decision are met, the requested adjustments will not adversely affect the health, safety, and general welfare of the neighborhood or community.*

- e. The placement or design of structures will maximize solar access for the production of solar energy;

*Staff Finding: This proposal does not involve adjustments that affect solar access for production of solar energy.*

## **12. Consistency Analysis (YCC 16B.06.020)**

As part of project review, the reviewing official will determine if a proposed project is consistent with Yakima County's applicable development regulations or, in the absence of applicable regulations, the adopted Yakima County Comprehensive Plan. Consistency should be determined in the project review process by considering four factors found in applicable plans and regulations (RCW 36.70B.040). They are as follows:

- a. The type of land use;

*Staff Finding:* According to Table 19.14-1 Allowable Land Uses, communication towers are reviewed under the criteria stipulated under YCC 19.18.490. YCC 19.18.490(1) defines the levels of review for communications towers that are located in zoning districts with height limitations, such as the HTC Zoning District. YCC 19.18.490(1) states that towers in zoning districts with height limitations that do not qualify for a Type 1 review (under 50 feet in height) or Type 2 review (70 feet or less in height) shall be subject to Type 3 review. As the proposal is for an 80-foot monopole communication tower within the HTC Zoning District, the project is being reviewed under Type 3 procedures. With Type 3 uses, an open record public hearing is required to provide agencies and neighboring property owners with an additional opportunity to present issues or concerns that can be evaluated by the Hearing Examiner. This land use has been reviewed for consistency with the surrounding area and can be determined consistent with the Comprehensive Plan and with Title 19, provided all required conditions are met.

- b. The level of development, such as units per acre or other measures of density;

*Staff Finding:* This proposal does not involve increasing residential density. As conditioned, the communication tower will be consistent with the Comprehensive Plan, the current development standards of the zoning district, and all state and federal requirements as applicable.

- c. Infrastructure, including public facilities and services needed to serve the development;

*Staff Finding:* As required under Finding 10(e)(iii) above, the applicants must demonstrate legal proof of access to the properties prior to issuance of building permits.

- d. The characteristics of the development, such as development standards.

*Staff Finding:* As conditioned, the character of the development will be consistent and compatible with applicable development standards and the purpose and intent of the HTC Zoning District, providing all conditions stipulated are met and all state requirements as applicable are continually adhered.

#### IV. CONCLUSIONS.

1. The application materials and received comments include evidence and analysis that supports a conclusion that the proposed Land Use, if appropriately conditioned, is consistent with YCC 19.18.060 and the general development standards in YCC Title 19.
2. Except, as otherwise expressly provided, a Reviewing Official is authorized by YCC 19.30.100 to impose conditions on an approval to assure compliance with YCC Title 19 and other relevant provisions of Yakima County Code. This recommendation contains a set of proposed conditions that largely serve this purpose. Any approval should include those conditions, subject to adjustment based on the results of the open record hearing. Similarly, conditions that mitigate for material impacts identified in the Findings should also be included in the approval.

3. The Findings above and these Conclusions support a recommendation for approval of CUP2024-00061/ADJ2024-00013/SEP2024-00032.

## V. RECOMMENDATION.

Based on the findings, analysis, and conclusions above, the Administrative Official recommends **Approval with Conditions** of the application by Yakima County Fire District 2 and Dan MacKinney (Wireless Site Technology) to establish the proposed Tower, which consists of a 80-foot communication tower with a 4-foot lightning rod and accessory electrical/radio equipment, within a 50-foot by 50-foot fenced in area, as described in application CUP2024-00061/ADJ2024-00013/SEP2024-00032, subject to the following conditions:

1. The conditions of approval must be completed within (3) three years of the date of the Hearing Examiner's decision. Please note that the Hearing Examiner's decision and time limit pertains to this conditional use action authorized for this approved land use only and does not include timelines associated with other permits (for example building permits). Failure to comply with all conditions will result in the revocation of this permit. The Hearing Examiner's Final Decision includes the following conditions and the above findings as described.
2. The applicant shall apply for all Building and Fire Life Safety permits for the proposed structures, sign, and site preparation. All permits for the proposed structures, sign, and site preparation must be issued, inspected, and finalized prior to occupancy. The applicant shall ensure that the project meets all Americans with Disabilities (ADA) requirements. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300.

***The following conditions must be met prior to the issuance of Building Permits. Failure to comply with these conditions can result in the revocation of this permit.***

3. The applicant shall obtain all necessary local, state, and federal permits relevant to the construction and operation of the communication tower prior to commencement of construction. Proof of approval shall be supplied to the Planning Division before the expiration of the time limit set forth in the Conditional Use Permit.
4. Prior to the issuance of building permits, the applicant must provide evidence of an approved septic clearance from the Yakima Health District to provide evidence that the fire station's septic system will not be impacted by the proposed development.
5. The applicants are required to provide proof of an updated WSDOT access permit and the recorded access easement that is proposed prior to the issuance of building permits.
6. The applicants shall ensure that the tower will reflect the visual characteristics of the surrounding environment in which it is placed, using colors and materials as appropriate, in accordance with YCC 19.18.490(7). Transmission support structures shall be designed to blend

in with existing surroundings to the extent feasible, provided there is no conflict with FCC and FAA color and lighting requirements for aircraft safety purposes.

**The following conditions must be met prior to the issuance of the Certificate of Occupancy or the commencement of use. Failure to comply with these conditions can result in the revocation of this permit.**

7. The applicant shall provide and install three (3) parking spaces in the existing developed area with compacted gravel. Parking spaces and the travel way are allowed to remain graveled. Parking and travel way must be graded and drained, so all surface water is disposed of on-site and any grading and drainage facilities are to be designed according to accepted engineering standards, YCC 12.10, and the Stormwater Management Manual for Eastern Washington.
8. The owners, their grantees and assignees in interest will abide by the terms of YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement attached to the decision. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions.
9. Cooperative testing of the tower's and WSDOT's communication systems must be conducted to correct any interference issues, and evidence of such must be provided to the Planning Division. Contact Jacob Prilucik with WSDOT at (509) 577-1635.

**The following are ongoing conditions that apply for the life of the permitted use. Failure at any time to comply with these conditions can result in the revocation of this permit.**

10. The project shall be completed in conformance with the application materials (which include but is not limited to site plan, narrative, forms, and plans) submitted with the application referenced as file number CUP2024-00061/ADJ2024-00013/SEP2024-00032. Any changes may require a modification to this authorization or result in the revocation of this permit. If changes are planned in the future, please contact the Yakima County Public Services Department: Planning Division at (509) 574-2300 for assistance with the permitting process.
11. Should the tower ever become non-operational, the tower and the support structures shall be removed within a year of ceasing use or operation. Antennas shall be removed from support structures within 180 days after the antenna is no longer operational.
12. If future co-locates are added to the communication facility, cooperative testing of the tower's and WSDOT's communication systems must be conducted to correct any interference issues, and evidence of such must be provided to the Planning Division. Contact Jacob Prilucik with WSDOT at (509) 577-1635.
13. Exterior lighting for all uses and signs shall be directed downward and otherwise arranged, fully shaded, screened, shielded, and of a design that results in the light being directed onto the site and of an intensity or brightness that does not reflect or cause glare or light intrusion into any adjacent or nearby properties. The exception being any exterior lighting mandated by state and federal regulations.

14. Any future signage could require additional land-use review. The applicants shall reach out to the Yakima County Planning Division prior to the installation of any signage to determine if land-use review is required.
15. Stormwater must be retained on site. Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.

**Attachments:**

- A. YCC 16B.07.050 – Compliance, Extension, Expiration and Reinstatement
- B. Internal Comments
- C. Site plan
- D. Email regarding the tallest structure within the enclosure dated February 5, 2025
- E. Comment letter from WSDOT dated January 6, 2025

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, nation origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*



# Compliance, Extension, Expiration and Reinstatement (YCC 16B.07.050)

- (1) Compliance with Conditions and Safeguards of Project Permit. It is the affirmative duty of a project permit holder and the land owner (as applicant) to comply with any conditions made a part of the terms under which the approval of a project permit was granted as authorized by Yakima County Code. The applicant shall complete all required conditions, submit documentation that all conditions were met and request County inspection or review to determine that the requirements have been fulfilled within the timeframe specified in the decision and any authorized extensions. When the conditions of the project permit have been met within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the applicant shall provide a letter certifying that the conditions were met to the Administrative Official to document compliance.
- (2) Extension of Any Approved Project Permit. A valid project permit, other than a preliminary plat, may be extended one time only for up to one additional year by action of the Administrative Official.
  - (a) Requests for extensions shall be made in writing, shall be submitted to the Planning Division prior to the expiration date and shall be accompanied by the final approved site plan showing the location and size of any development or work already completed on the project. Such extension request shall present a timeline that identifies when each of the conditions of the decision has or will be completed and shall detail unique and special circumstances that prohibited the commencement or completion, or both, of the use authorized.
  - (b) The Administrative Official shall review the request without public notice or hearing and issue the decision within fourteen days from the receipt of the completed request. The Administrative Official may:
    - (i) Approve the extension based on a work schedule provided by the applicant to assure the work will be completed according to a modified schedule, or
    - (ii) Disapprove the extension.
  - (c) The Administrative Official shall mail the decision to the applicant and shall specify the decision as final unless appealed to the Hearing Examiner under the provisions of Chapter 16B.09 of this Title. Conditions of approval listed previously in the Notice of Decision issued pursuant to 16B.07.010 through 16B.07.030 of this Chapter may be appealed only according to the procedures and time periods specified in YCC 16B.09.010 and are not subject to appeal again following any decision or determination of the Administrative Official made under this Section 16B.07.050.

Attachment: A

(3) Failure to Complete Approved Permit Conditions within Specified Timeframe and Failure to Comply with Permit Decisions or Conditions.

- (a) Expiration. If compliance with the terms of the project permit approval has not occurred within the timeframe specified by the decision and any subsequent extension authorized by the applicable code, the project shall be considered expired by time limitation and the land use approval shall be null and void. Expiration of a project permit granted pursuant to Yakima County Code shall not be subject to appeal.
- (b) Violations. A project permit issued or processed pursuant to any applicable Title listed in YCC 16B.01.020 will be deemed in violation of this Code if it is ascertained that the application included any false information material to the project permit approval, or if it develops that the conditions and safeguards made a part of the terms under which the approval was granted are not being maintained. Such violations of project permit approval shall be subject to Chapter 16B.11 and other remedies available to Yakima County under any applicable law to enforce conditions of permit approvals, remedy land use and code violations or abate those violations including without limitation YCC Title 13.
- (c) Compliance agreement. The applicant and the County may enter into a compliance agreement to complete the required conditions subject to appropriate fees to compensate the County in preparing, recording and implementing the compliance agreement. On terms acceptable to the Administrative Official, in his or her sole discretion, the County may offer an extension of time to complete the required conditions of approval subject to appropriate fees to compensate the County in preparing, recording and implementing any such compliance agreement; provided, however, that no compliance agreement may be used in lieu of the permit process to remove or negotiate conditions of approval.

(4) Reinstatement. Where a project permit has expired, the applicant may apply to have the permit reinstated and the work authorized by the original permit can be recommenced, provided the following are met:

- (a) The applicant submits a written request not more than sixty days after the original permit or authorized extension expired.
- (b) The applicant provides a timeline for successful achievement of all conditions upon which the Administrative Official can agree.
- (c) The codes under which the original permit was issued and other laws which are enforced by Yakima County have not been amended in any manner which affects the work authorized by the original permit.
- (d) No changes have been made or will be made in the original plans and specifications for such work.
- (e) The applicant submits a reinstatement fee. The fee for a reinstated permit shall be seventy percent of the amount required for a new project permit pursuant to YCC Title 20.
- (f) Where the request for reinstatement does not comply with all of the preceding criteria in this Subsection, a new project permit application must be submitted and processed as a new project, at full permit fees.



# Yakima County Public Services

## Workflow Comments

CUP2024-00061

128 North 2nd Street \* Fourth Floor, Courthouse \* Yakima, WA 9890  
(509) 574-2300 \* FAX (509) 574-2301

Date Printed: 2/5/2025

## Workflow History

Attachment: B

Task	Status	Comment	Date	Staff
Address Review	No Comment		11/18/2024	Victor Shaul
Building Review	Complete	<p>Based upon the information submitted, proposals to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed require Building, Fire, Mechanical and/or Plumbing Permits. All construction is required to comply with all applicable provisions of the current adopted International Building Codes with Washington State Amendments and Washington State Energy Code. Building permits and Building Codes are based on the building's use and construction type. For commercial projects, the entire site, which includes buildings, structures, facilities, elements, and spaces, temporary or permanent, shall be accessible to individuals with disabilities. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.</p> <p>Adopted applicable Washington State and Yakima County Amended Building Codes:</p> <p>Building (Non-Residential): International Building Code (IBC);</p> <p>Building (Residential): International Residential Code (IRC);</p> <p>Mechanical: International Mechanical Code (IMC);</p> <p>Plumbing: Uniform Plumbing Code;</p> <p>Fire: International Fire Code (IFC);</p> <p>Existing Buildings: International Existing Building Code (IEBC).</p> <p>Energy Codes (Commercial): Washington State Energy Code-Commercial (WSEC-C).</p> <p>Energy Codes: (Residential): Washington State Energy Code-Residential (WSEC-R).</p> <p>Accessibility (Commercial): International Building Code (IBC), Chapter 11, Appendix E and ICC A117.1-2009 Accessible and Usable Buildings and Facilities.</p> <p>Electrical: Washington State Department of Labor and Industries.</p>	11/25/2024	Richard Hembree
Code Enforcement Review	Comments	Not Required	11/18/2024	Janna Jackson

Current Planning Review	Complete		12/10/2024	Daniel De Bord
Env. Planning Review	Complete	The proposed project is not in Shoreline jurisdiction. No Critical Areas are mapped on the parcel or would be impacted by the project. The tower is over 60 feet in height and is therefore not exempt from SEPA per WAC 197-11-800(25). See SEP24-32	12/6/2024	Daniel De Bord
Fire Review	Complete	FIRE: Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or use changes must comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Codes are based on the building's use and construction type.	11/18/2024	Douglas Werts
Flood/Hazard Review	Complete	Based on current FEMA mapping and GIS overlay, the entire parcel or building site is outside the FEMA-designated 100-year floodplain/floodway. Flood-resistant materials and construction methods are not required.	11/25/2024	Richard Hembree
Health Dist. Review	Complete w/Conditions	A septic clearance will be required prior to issuance of building permit. Please contact YHD at YHD.Help.Desk@co.yakima.wa.us or 509-249-6508 for more information or to apply.	11/15/2024	Kait Wolterstorff
Long Range Planning Review	Comments Not Required		11/18/2024	Aaron Cohen
PC Building Review	Complete w/Conditions	Proposed Tower will require Building Permits with Supplemental Permits. Any groundwork prior to the issuance of building permits will require a separate Grading & Excavation Permit. All submittals are to comply with the current adopted International Building Code with Washington State Amendments as well as the current adopted Washington State Energy Compliance Code.	11/20/2024	Amber Savala
Transportation Review	Complete	This parcel fronts a state highway. County Roads has no jurisdiction.	11/18/2024	Victor Shaul
Water Resources Review	Complete	Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250. Floodplain/Floodway see comments for Flood/Hazard review.	11/18/2024	Carolyn Ehlis

## Related Record Workflow History

CUP2024-00061

RECORD ID	Task	Status	Comment	Date	Staff
EAC2024-00024	Address Review	Comments Not Required		6/21/2024	VICTOR.SHAUL
EAC2024-00024	Building Review	Comments	<p>Based upon the information submitted, a building permit is required for proposals to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed require Building, Fire, Mechanical and/or Plumbing Permits (IBC, S.105.1). All construction is required to comply with all applicable provisions of the current adopted International Building Codes (IBC, S.101.2) with Washington State Amendments. Building permits and Building Codes are based on the building's use and construction type. A complete building code compliance plan review will be performed when construction drawings are submitted for building permits.</p> <p>Adopted applicable Washington State and Yakima County Amended Codes: Non-Residential Uses: International Building Code (IBC); Mechanical: International Mechanical Code (IMC); Plumbing: Uniform Plumbing Code; Fire: International Fire Code (IFC).</p> <p>Electrical: Washington State Department of Labor and Industries.</p>	6/24/2024	RICHARDH
EAC2024-00024	CEP Prep	Route to Scanning	6/18/24: Routed to scanning. -MM	6/18/2024	MARLENEM
EAC2024-00024	Code Enforcement Review	Comments Not Required		6/25/2024	JANNAJ
EAC2024-00024	Current Planning Review	Comments	<p>When a Type 3 CUP application is submitted, it is reviewed for completeness. Once it is determined complete, a Notice of Application and a Notice of Completeness are sent to the applicants, neighboring property owners and to agencies with</p>	7/22/2024	DD21750

jurisdiction to start a 2-week comment period. A legal notice is also placed in the newspaper. When SEPA accompanies an application, there may be a second comment period. After the comment periods are over, the Planning Division writes a recommendation to the Hearing Examiner. A hearing is held and the Hearing Examiner then makes the final decision on whether or not the application is approved. This is about a 3-4 month process. If the application is approved, the applicants have 3 years to meet the conditions of approval.

The following fees are required when a Type 3 CUP application is submitted:

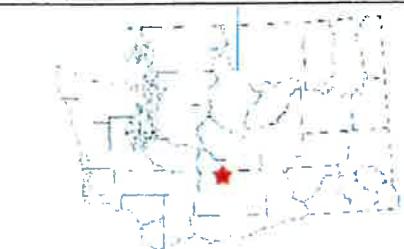
Type 3 CUP Application:  
\$1,925.00  
Transportation Review: \$95.00  
Noticing: \$25.00  
Legal Notice: \$225.00

Hearing examiner fees are determined after the hearing is held and can be between \$1,000 and \$5,000.

EAC2024-00024	Division Assignment	Planner Assigned		6/20/2024	JASONE
EAC2024-00024	Early Assistance Meeting	Draft Summary Letter		7/24/2024	DD21750
EAC2024-00024	Env. Planning Review	Comments	See comment section	7/9/2024	DD21750
EAC2024-00024	Fire Review	Comments	FIRE: Based on the information submitted, all new construction and modifications to existing structures require fire permits. All construction or use changes must comply with all applicable provisions of the currently adopted International Fire Codes with Washington State Amendments and the currently adopted Yakima County Ordinances. Fire Permits and Codes are based on the building's use and construction type. No new structure is associated with this project. There are no additional requirements from the fire code.	6/21/2024	DOUGLASEW
EAC2024-00024	Flood/Hazard Review	Comments	Based on current FEMA mapping and GIS overlay, the entire parcel or building site is outside the	6/24/2024	RICHARDH

<p>FEMA-designated 100-year floodplain/floodway. Flood-resistant materials and construction methods are not required.</p>				
EAC2024-00024	Health Dist. Review	Comments	A septic clearance will be required to ensure this project does not encroach on setbacks to the septic tank or drainfield. Contact the Yakima Health District Help Desk at 509-249-6508 or yhd.help.desk@co.yakima.wa.us for application materials and guidance.	7/3/2024 KAITGW
EAC2024-00024	Intake	Fees not required - route to CEP		6/18/2024 JULIAW
EAC2024-00024	Intake	Route to Manager		6/20/2024 CASEYDD
EAC2024-00024	Long Range Review	Comments Not Required		7/11/2024 PHILH
EAC2024-00024	PC Building Review	Comments	Proposed Tower will require Building Permits with Supplemental Permits. Any groundwork prior to the issuance of building permits will require a separate Grading & Excavation Permit. All submittals are to comply with the current adopted International Building Code with Washington State Amendments as well as the current adopted Washington State Energy Compliance Code.	7/18/2024 JESSICAP
EAC2024-00024	Review	Summary Letter Issued		7/25/2024 DD21750
EAC2024-00024	Scanning	Route to File Prep		6/20/2024 CASEYDD
EAC2024-00024	Transportation Review	Comments	The installation of a communications tower has no impact on the county road system. No conditions or mitigation required.	7/9/2024 VICTOR.SHAUL
<p>Any work in the right of way requires a right of way use permit.</p>				
EAC2024-00024	Water Resources Review	Comments	Ongoing Conditions: * Stormwater must be retained on site. * Any natural drainageways must not be altered or impeded. Upland drainage, if any, must be conveyed through the property in accordance with criteria found at YCC 12.10.250.	7/9/2024 JACKW

## STATE LOCATION



## SITE LOCATION



## DRIVING DIRECTIONS

FROM SEATTLE, WA: TAKE YOUR PREFERRED ROUTE TO I-90 E, THEN USE THE RIGHT TWO LANES TO TAKE EXIT 110 FOR I-82 E/US-97 S TOWARD YAKIMA. CONTINUE ON I-82 E/US-97 S, AND TAKE EXIT 26 FOR WA-821 N TOWARD WA-823/SELAH. FOLLOW WA-821 N, TURN RIGHT ONTO WA-821 N, THEN TURN LEFT ONTO WA-823 S. YOUR DESTINATION WILL BE ON THE LEFT.

## PROJECT TEAM

## PROJECT CONTACT:

NAME: U.S. CELLULAR CORPORATION  
ADDRESS: 8410 W. BRYN MAWR  
CITY, STATE, ZIP: CHICAGO, IL 60631  
CONTACT: JON SCARBOROUGH

## TOWER OWNER:

NAME: U.S. CELLULAR CORPORATION  
ADDRESS: 8410 W. BRYN MAWR  
CITY, STATE, ZIP: CHICAGO, IL 60631  
CONTACT: JON SCARBOROUGH

## CIVIL ENGINEER:

NAME: TEP OPCO LLC  
ADDRESS: 326 TRYON ROAD  
CITY, STATE, ZIP: RALEIGH, NC 27603-3530  
CONTACT: ANDREW R. BERGLUND, P.E.  
PHONE: (919) 661-6351

## ELECTRICAL ENGINEER:

NAME: TEP OPCO LLC  
ADDRESS: 326 TRYON ROAD  
CITY, STATE, ZIP: RALEIGH, NC 27603-3530  
CONTACT: ANDREW R. BERGLUND, P.E.  
PHONE: (919) 661-6351

PROPOSED 80-FT MONOPOLE  
(84-FT OVERALL HEIGHT)

SITE NAME:

POMONA

SITE NUMBER:

348492

SITE ADDRESS (E911 ADDRESS TBD):

1830 HARRISON RD  
YAKIMA, WA 98901  
(YAKIMA COUNTY)

## INDEX OF SHEETS

NO.	SHEET TITLE	REV
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-	SITE SURVEY	-
C-1	SITE PLAN	3
C-2	COMPOUND DETAIL	3
C-3	TOWER ELEVATION	3
C-4AB	CABINET & FOUNDATION DETAILS	2
C-5	ICE BRIDGE & PPC CABINET DETAILS	2
C-6A	FENCE DETAILS	3
C-6B	MAN GATE & BOLLARD DETAILS	3
C-7	SIGNAGE DETAILS	2
C-8	SOIL & EROSION CONTROL PLAN	2
C-9	SILT FENCE DETAILS	2
C-10A	ANTENNA MOUNTING DETAILS	2
C-10B	ANTENNA SPECIFICATIONS & EQUIPMENT MOUNTING DETAILS	2
C-11ABC	MICROWAVE MOUNTING DETAILS & SPECIFICATIONS	2
C-12	C-BAND/DoD PLUMBING DIAGRAM	2
C-13	LABELING STANDARDS I & II	2
E-1	ELECTRICAL NOTES	2
E-2	ONE-LINE DIAGRAM & POWER PANEL SCHEDULE	2
E-3	POWER/TELCO PLAN	2
E-3AB	EQUIPMENT H-FRAME & SERVICE RACK DETAILS	2
E-4,5	COMPOUND & EQUIPMENT GROUNDING PLAN	2
E-6,7,8	GROUNDING DETAILS I, II, III	2
N-1	PROJECT NOTES	2
	APPENDIX	
	COLLAR MOUNT SPECIFICATIONS	

## PROJECT INFORMATION

LATITUDE: N 46° 40' 49.37" (NAD '83)\*  
LONGITUDE: W 120° 29' 05.73" (NAD '83)\*  
EXISTING GROUND ELEVATION: 1175.2' ± (NAVD '88)\*  
PROPOSED GROUND ELEVATION: 1175.2' ± (NAVD '88)

\* INFORMATION PER 1-A CERTIFICATION PROVIDED BY STRATTON SURVEYING & MAPPING, PC, DATED JUNE 24, 2024.

TOWER TYPE: 80' MONOPOLE (84' OVERALL)  
LOADING TYPE: 64T64R  
ACCESS ISSUES: N/A  
GATE COMBO: 8722

## STRUCTURAL NOTE

STRUCTURAL STATUS:

- MOUNT SA - N/A
- TOWER SA - N/A

## SCOPE OF WORK

## TOWER SCOPE:

PROPOSED EQUIPMENT:  
 (3) NOKIA A900 C-BAND/DoD ANTENNAS  
 (3) SECTOR MOUNTS (SABRE P/N: C10857804-5278)  
 (1) COMMSCOPE VHPX13-11W/A MICROWAVE  
 (2) AVIAT ODU 600V2 RRUS  
 (2) CNT-400 COAX CABLES  
 (1) SWIVEL KNUCKLE TEBACK KIT (SABRE P/N: C10179001DP)  
 (1) 1/4" HYBRID LINE  
 (1) RAYCAP RUSOC-6267-PP-48  
 (4) GROUND BARS  
 (TOWER TOP, ANTENNA HEIGHT, MICROWAVE HEIGHT, AND BASE OF TOWER)

## RADIO &amp; ANTENNA JUMPERS:

(6) POWER JUMPERS FROM RAYCAP TO C-BAND/DoD ANTENNAS  
 (6) FIBER JUMPERS FROM RAYCAP TO C-BAND/DoD ANTENNAS

## GROUND EQUIPMENT SCOPE:

PROPOSED EQUIPMENT:  
 (1) 7'x10' CONCRETE PAD  
 (1) CHARLES EQUIPMENT CABINET  
 (3) 10'-0" ICE BRIDGE SECTIONS INCLUDED  
 (1) 17'-0" IN LENGTH REQUIRED PER DESIGN  
 (1) 6'-0" IN LENGTH REQUIRED PER DESIGN  
 (1) RAYCAP RUSAC-6346-P-240-MTS PPC EQUIPMENT CABINET  
 (2) JUNCTION BOX  
 (1) GROUND BAR ON EQUIPMENT H-FRAME  
 (1) GROUND BAR ON EQUIPMENT PAD  
 (1) RAYCAP RUSAC-6346-P-240-MTS PPC EQUIPMENT CABINET  
 (1) MULTI-GANG METER SERVICE RACK WITH TELCO BOX  
 (COORDINATE WITH LOCAL UTILITY COMPANY)  
 (1) 200A POWER METER & SERVICE ENTRANCE DISCONNECT  
 (3) 5' UNISTRUTS FOR H-FRAME AND U-BOLTS FOR MOUNTING  
 (4) 9' UNISTRUTS FOR H-FRAME AND U-BOLTS FOR MOUNTING  
 (8) 7' UNISTRUTS FOR SERVICE RACK & U-BOLTS FOR MOUNTING

## SPECIAL REQUIREMENTS:

ANTENNA AZIMUTHS:  
 CONTRACTOR SHALL VERIFY AZIMUTHS PRIOR TO CONSTRUCTION. CONTRACTOR TO REQUEST RF SHEET FROM CM, DO NOT GO ONLY OFF DRAWINGS.

## UTILITIES:

POWER COMPANY: PACIFIC POWER & LIGHT  
CONTACT: CUSTOMER SERVICE  
PHONE: (888) 221-7070  
METER # ON SITE: N/A

TELCO COMPANY: MW TO SELAH BUTTE  
(348315)  
CONTACT: N/A  
PHONE: N/A  
PEDESTAL # NEAR SITE: N/A



PLANS PREPARED FOR:

**uscellular**  
8410 W. BRYN MAWR AVE  
CHICAGO, IL 60631

PROJECT INFORMATION:  
**POMONA**  
**SITE #:** 348492  
 (E911 ADDRESS TBD)  
 1830 HARRISON RD.  
 YAKIMA, WA 98901  
 (YAKIMA COUNTY)

PLANS PREPARED BY:



326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351  
www.tepgroup.net

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3	11-07-24	CONSTRUCTION
2	10-30-24	CONSTRUCTION
1	10-24-24	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: RJB CHECKED BY: TMD

SHEET TITLE:

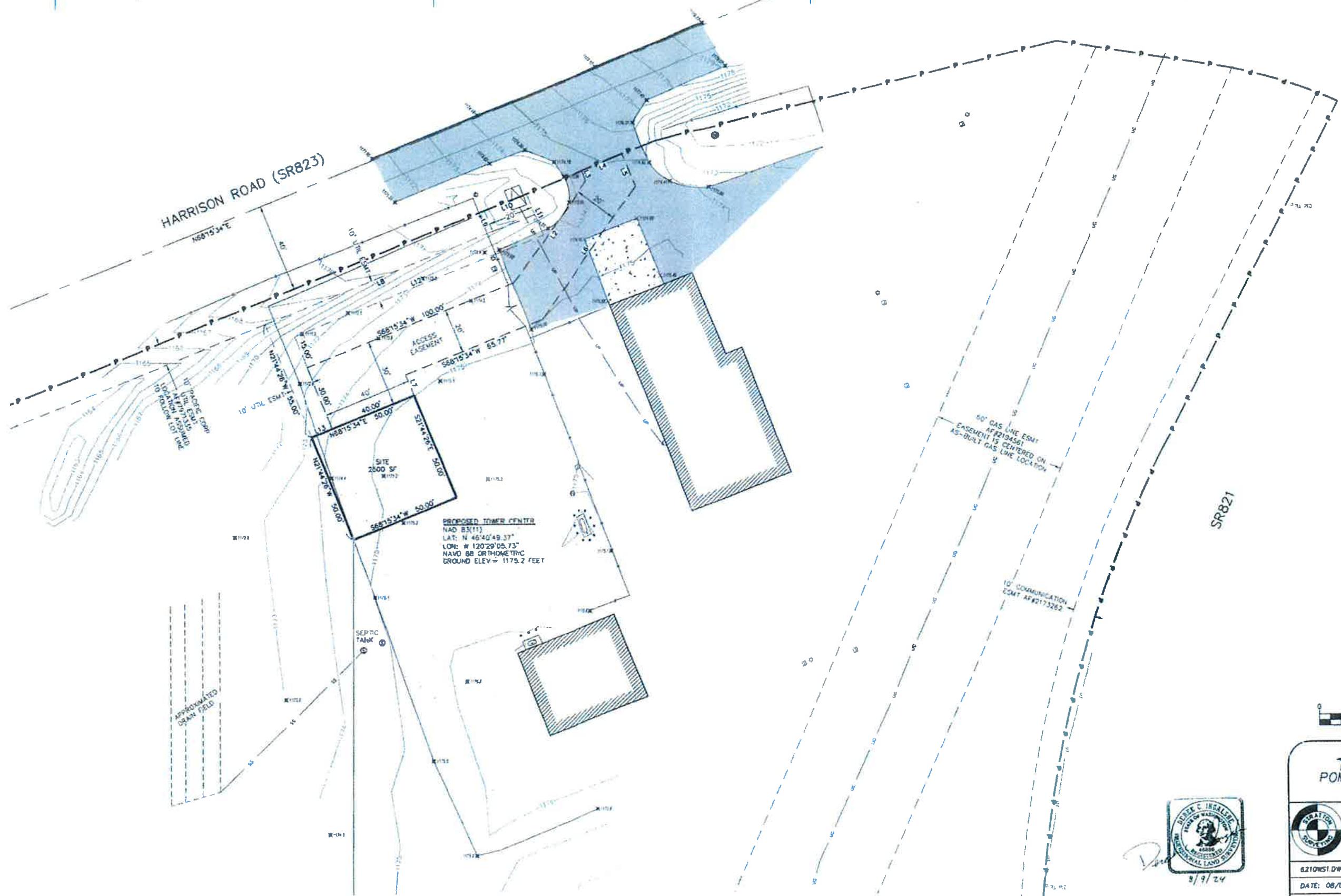
## TITLE SHEET

SHEET NUMBER:	REVISION:
T-1	3

TEP #338806-135200



SW 1/4 OF THE SW 1/4 OF SEC. 20, T.14N., R.19E., W.M.,  
YAKIMA COUNTY, WASHINGTON



## **NOTES:**

- 1 THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE WASHINGTON STATE SOUTH ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM (NAD 83/2011). BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON 06/17/2024.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE TOWER IS LOCATED IN ZONE "X," AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, ACCORDING TO FEMA COMMUNITY PANEL #53077C0736D, DATED 11/18/2009.

**PLANS PREPARED FOR:**

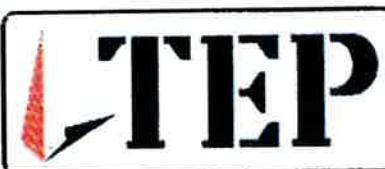


8410 W. BRYN MAWR AVE  
CHICAGO, IL 60631

**PROJECT INFORMATION:**

**POMONA  
SITE #: 348492**  
(E911 ADDRESS TBD)  
1830 HARRISON RD.  
YAKIMA, WA 98901  
(YAKIMA COUNTY)

PLANS PREPARED BY-



326 TRYON ROAD  
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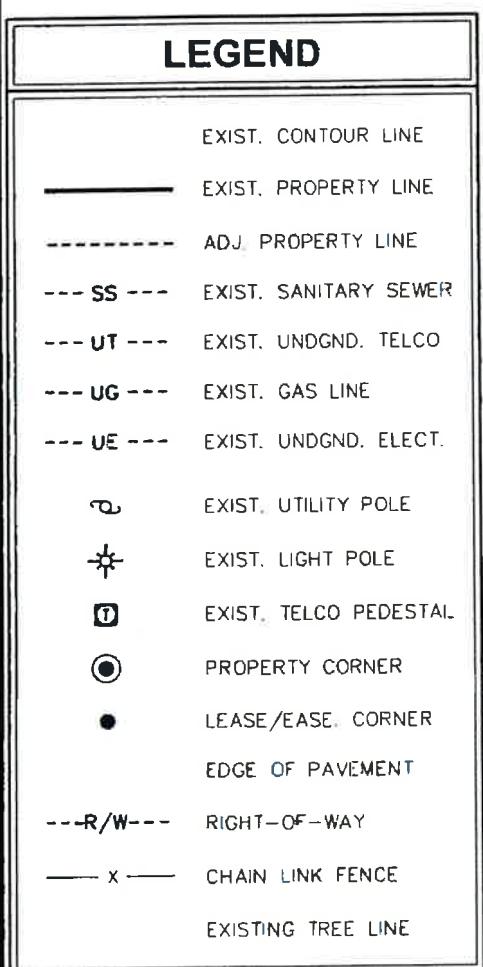
November 7, 2024

3	11-07-24	CONSTRUCTION
2	10-30-24	CONSTRUCTION
1	10-24-24	PRELIMINARY
REV	DATE	ISSUED FOR:

**DRAMS DR.**

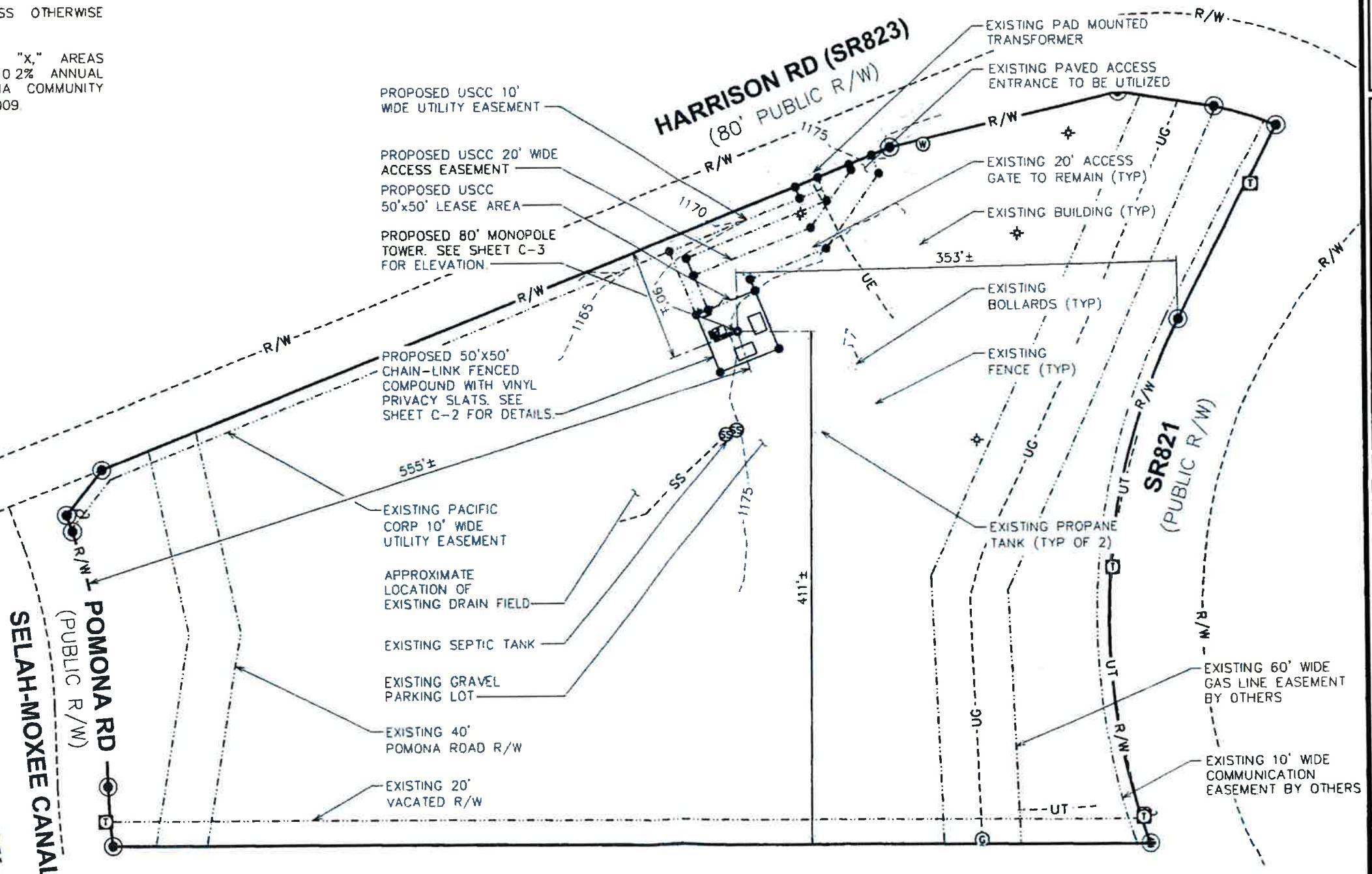
## SITE PLAN

SHEET NUMBER:	REVISION:
<b>C-1</b>	<b>3</b>
TEP#1338806 435200	



## SITE PLAN

SCALE: 1" = 100'

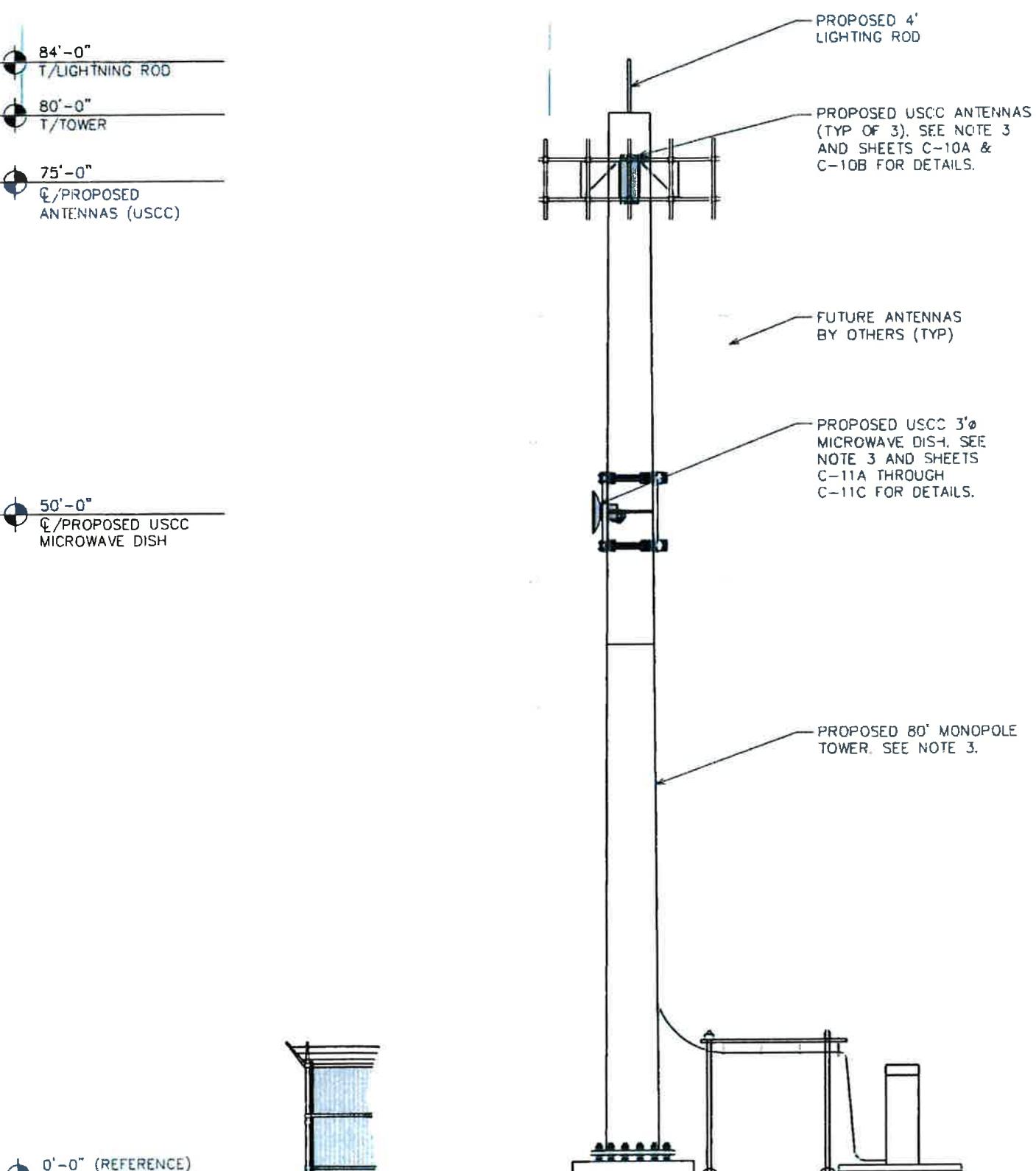


A horizontal scale bar with tick marks at 0, 100, and 200. The text "SCALE IN FEET" is centered below the bar.



## NOTES:

1. PROPOSED CABLES TO BE RUN PER SPECIFICATIONS OF PASSING STRUCTURAL ANALYSIS.
2. TOWER SHALL BE CONSTRUCTED OF GALVANIZED STEEL OR PAINTED PER APPLICABLE STANDARDS OF THE FAA OR OTHER APPLICABLE FEDERAL OR STATE AGENCY.
3. TOWER AND APPURTENANCES SHALL BE PAINTED BY THE MANUFACTURER OR CONTRACTOR, AS APPLICABLE.
4. TOWER ELEVATION SHOWN FOR REFERENCE ONLY. VERIFY ACTUAL TOWER DESIGN & LOADING WITH TOWER DRAWINGS FROM MANUFACTURER AND/OR PASSING STRUCTURAL ANALYSIS PRIOR TO CONSTRUCTION.



EUPEN HYBRID CABLE LENGTH	
PROPOSED RAYCAP QUANTITY AT GROUND LEVEL:	1
HYBRID CABLE RUN TO TOWER:	17-FT
TOWER TOP RAYCAP:	75-FT
TOTAL ESTIMATED LENGTH OF HYBRID CABLE:	92-FT
TOTAL EST. LENGTH OF HYBRID CABLE (ROUNDED UP):	100-FT

JUMPER INFO	
FIBER JUMPER LENGTH FROM RAYCAP TO RRU	
C-BAND/DoD	
ALPHA SECTOR:	5-M (16.4-FT)
BETA SECTOR:	5-M (16.4-FT)
GAMMA SECTOR:	5-M (16.4-FT)
POWER JUMPER LENGTH FROM RAYCAP TO RRU	
C-BAND/DoD	
ALPHA SECTOR:	5-M (16.4-FT)
BETA SECTOR:	5-M (16.4-FT)
GAMMA SECTOR:	5-M (16.4-FT)

## TOWER ELEVATION

SCALE:  $\frac{1}{32}$  = 1'-0"

0 8 16  
SCALE IN FEET

PLANS PREPARED FOR:

**uscellular**  
8410 W. BRYN MAWR AVE  
CHICAGO, IL 60631

PROJECT INFORMATION:  
**POMONA**  
**SITE #:** 348492  
(E911 ADDRESS TBD)  
1830 HARRISON RD.  
YAKIMA, WA 98901  
(YAKIMA COUNTY)

PLANS PREPARED BY:

**TEP**

326 TRYON ROAD  
RALEIGH, NC 27603-3530  
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www.tepgroup.net

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November 7, 2024

3	11-07-24	CONSTRUCTION
2	10-30-24	CONSTRUCTION
1	10-24-24	PRELIMINARY
REV	DATE	ISSUED FOR:
DRAWN BY: RJB	CHECKED BY: TRD	

SHEET TITLE:  
**TOWER ELEVATION**

SHEET NUMBER: **C-3** REVISION: **3**  
TEP #336806 435200

PLANS PREPARED FOR:



PROJECT INFORMATION:

**POMONA**  
**SITE #:** 348492

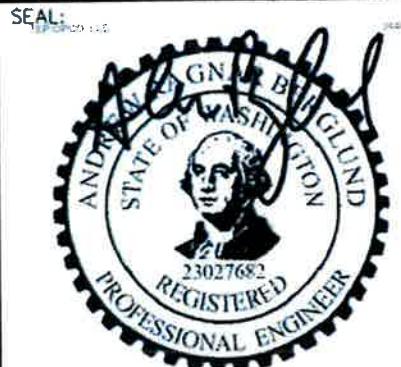
(E911 ADDRESS TBD)  
1830 HARRISON RD.  
YAKIMA, WA 98901  
(YAKIMA COUNTY)

PLANS PREPARED BY:



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November 7, 2024

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2	10-30-24	CONSTRUCTION
1	10-24-24	PRELIMINARY
REV	DATE	ISSUED FOR:

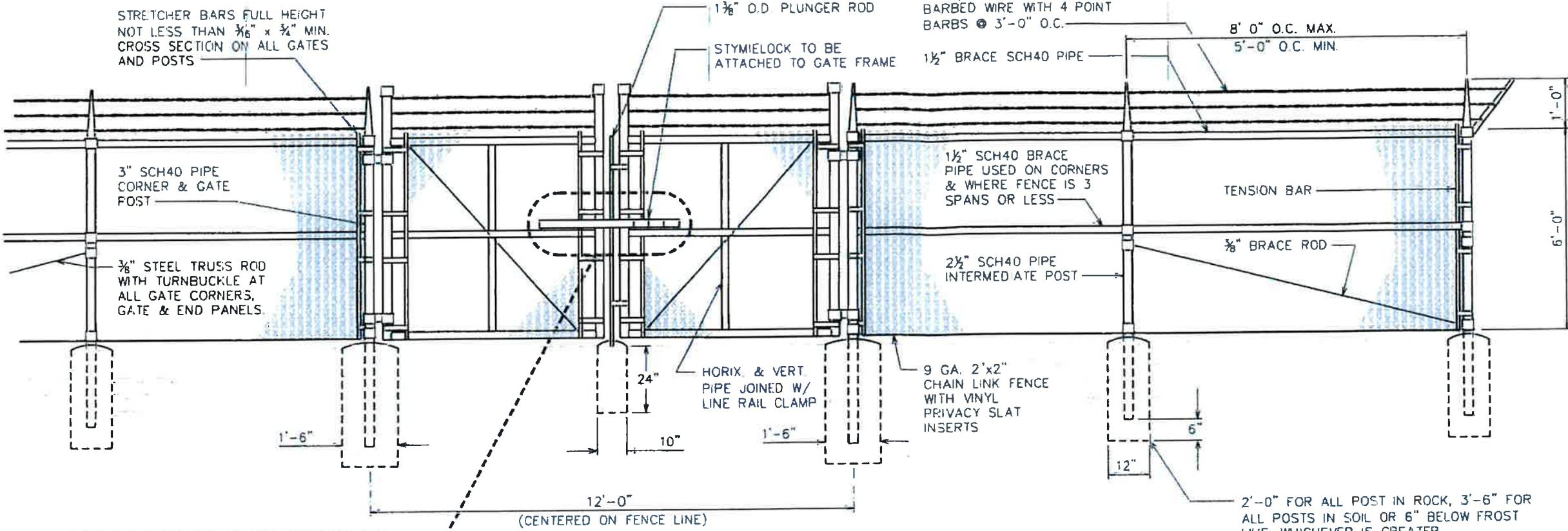
DRAWN BY: RJB CHECKED BY: THD

SHEET TITLE:

## FENCE DETAIL

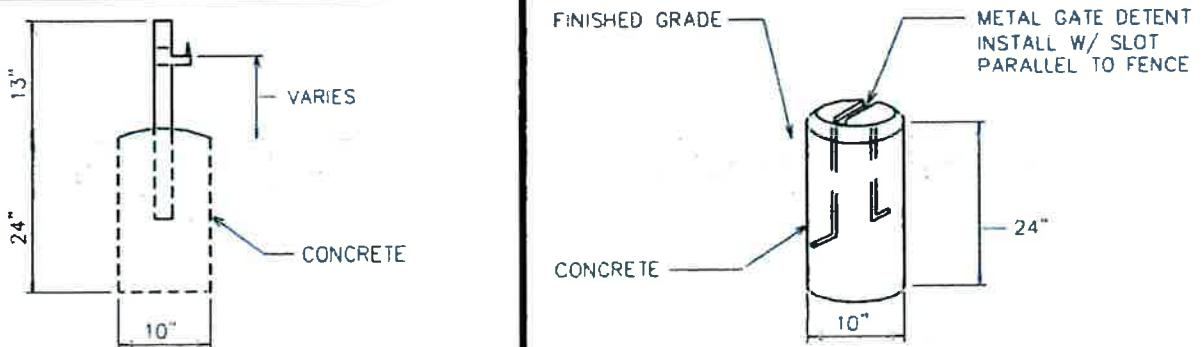
SHEET NUMBER:	REVISION:
<b>C-6A</b>	3

TEP#338806 435200



## TYPICAL FENCE ELEVATION

SCALE: N.T.S.

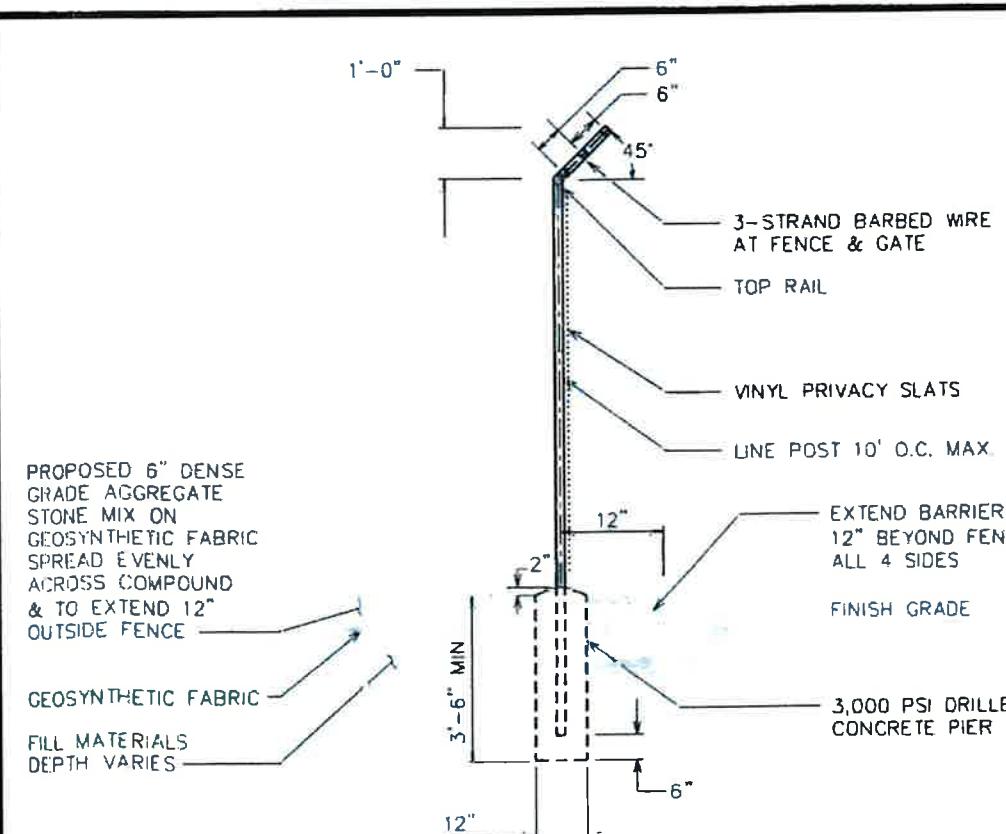


## GATE STOP / KEEPER DETAIL

SCALE: N.T.S.

## GATE DETENT DETAIL

SCALE: N.T.S.



## FENCE / BARBED WIRE ARM DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:



8410 W. BRYN MAWR AVE  
CHICAGO, IL 60631

PROJECT INFORMATION:

**POMONA**  
**SITE #: 348492**

(E911 ADDRESS TBD)  
1830 HARRISON RD.  
YAKIMA, WA 98901  
(YAKIMA COUNTY)

PLANS PREPARED BY:



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2	10-30-24	CONSTRUCTION
1	10-24-24	PRELIMINARY

REV DATE ISSUED FOR:

DRAWN BY: RJB CHECKED BY: THD

SHEET TITLE:

**MAN GATE &  
BOLLARD DETAIL**

SHEET NUMBER: REVISION:

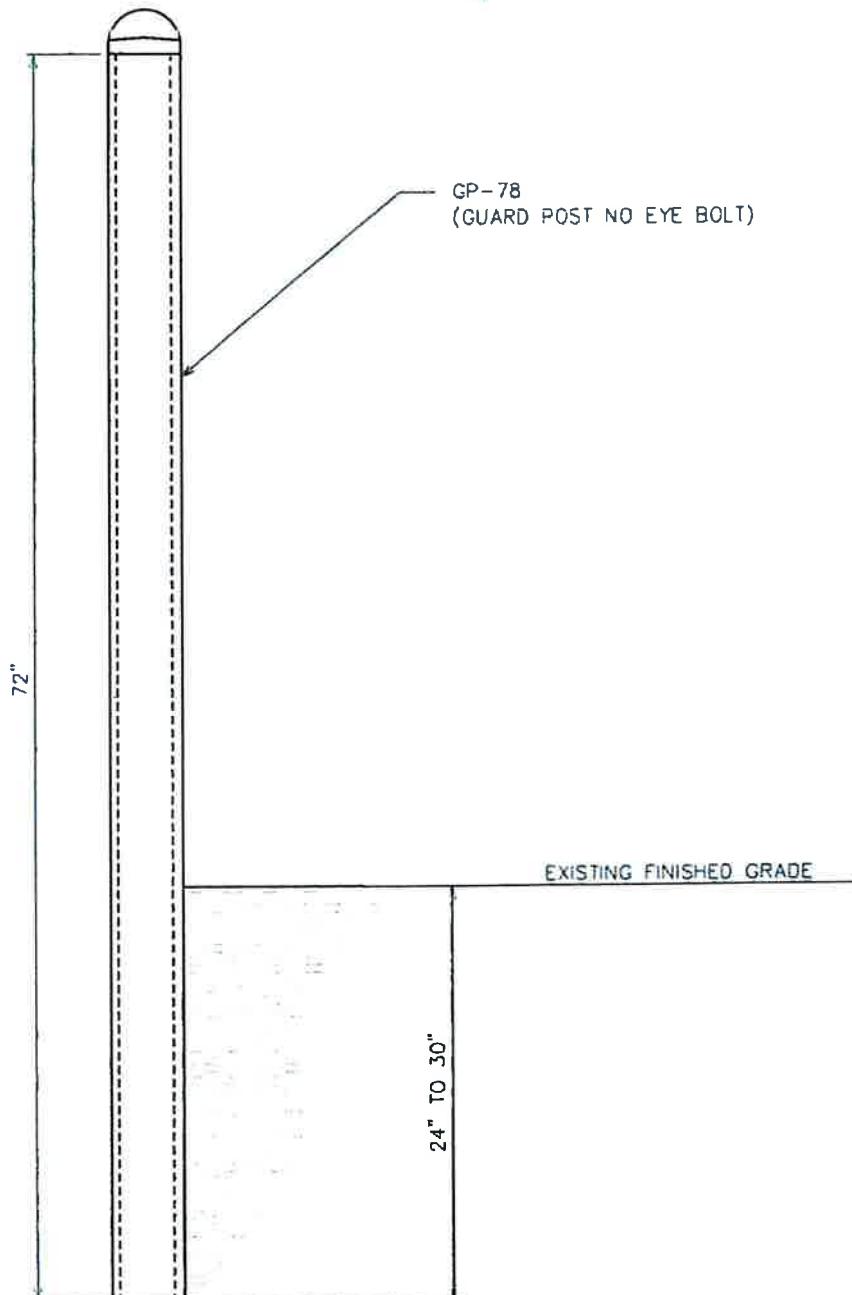
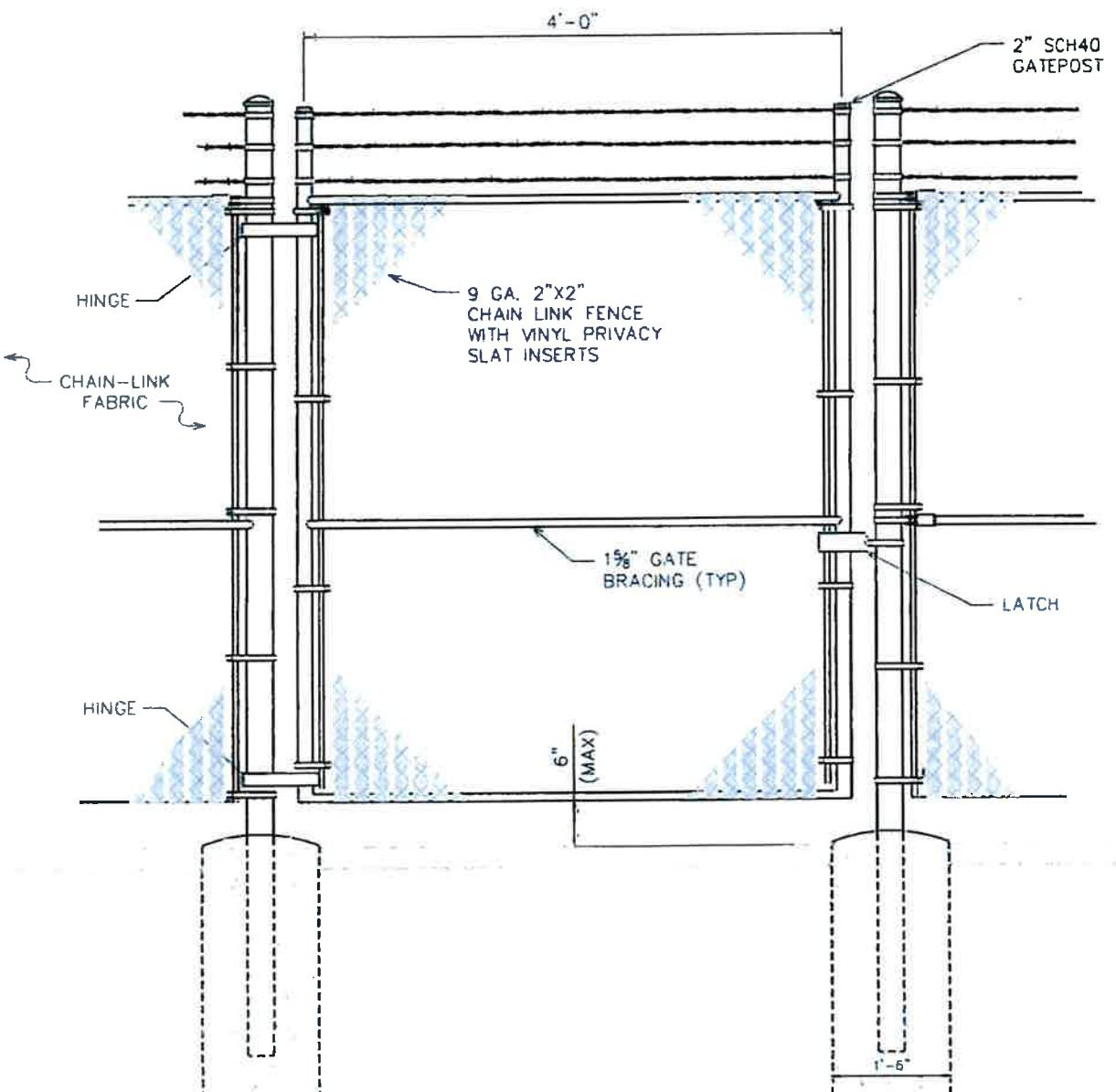
**C-6B** 3  
TEP#1338206 435200

**MAN GATE DETAIL**

SCALE: N.T.S.

**BOLLARD DETAIL**

SCALE: N.T.S.



## NOTES:

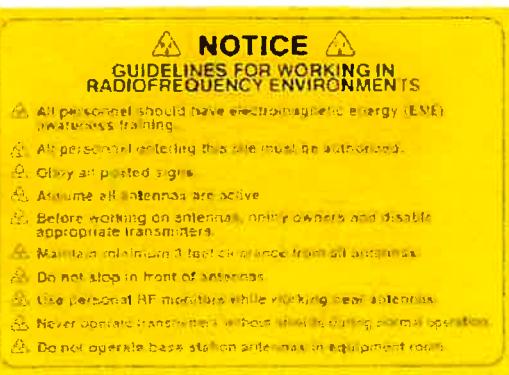
1. SIGNS SHALL BE MADE OF ALUMINUM WITH  $\frac{1}{4}$ " HOLES  $\frac{1}{2}$ " FROM EACH CORNER TO HANG SIGNS ON FENCE.
2. SIGNS SHALL BE INSTALLED AS FOLLOWS:  
GATE: NO TRESPASSING, RF GUIDELINES, RF WARNING, NFPA SULFURIC ACID, AUTHORIZED PERSONNEL ONLY  
INTERIOR OF FENCE GATE: EXIT SIGN
3. SIGNS SHALL BE INSTALLED WITH CENTER AT 5' ABOVE FINISHED GRADE.

## NO TRESPASSING OPERATIONS LICENSED BY THE FEDERAL GOVERNMENT

PERSONS VANDALIZING THIS FACILITY  
WILL BE PROSECUTED UNDER APPLICABLE  
FEDERAL, STATE AND LOCAL LAWS.

PRIOR TO ENTRY OR IN CASE OF  
EMERGENCY CONTACT U.S. CELLULAR:  
(888) 944-9400

SITE NUMBER 348492



① NO TRESPASSING SIGN

SIZE: 22" x 22" (0.063" ALUMINUM)  
(TO BE MOUNTED ON GATE)

② RF GUIDELINES

SIZE: 6" x 4"  
(TO BE MOUNTED ON GATE)



⑤ REFLECTIVE EXIT SIGN

SIZE: 10" x 7"  
(TO BE MOUNTED TO INTERIOR GATE FENCE)



③ RF WARNING SIGN

SIZE: 10" x 14"  
(TO BE MOUNTED ON GATE)



⑥ AUTHORIZED PERSONNEL ONLY SIGN

SIZE: 14" x 10"  
(TO BE MOUNTED ON GATE)

## Sulfuric Acid



Colorless to dark-brown, oil, odorless liquid. Corrosive, causes severe burns to eyes/skin/respiratory tract. May cause blindness. Chronic: tooth erosion, GI disturbances, and dermatitis. Reaction with water produces excessive heat.

CAS No. 766-93-9

PLANS PREPARED FOR:



8410 W. BRYN MAWR AVE  
CHICAGO, IL 60631

PROJECT INFORMATION:

**POMONA**  
**SITE #:** 348492

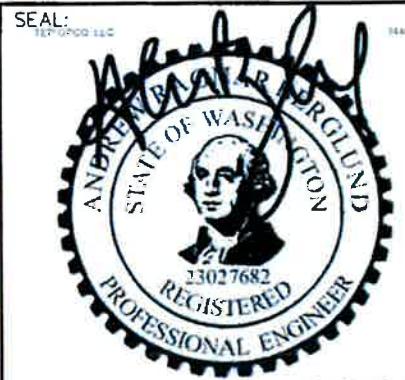
(E911 ADDRESS TBD)  
1830 HARRISON RD.  
YAKIMA, WA 98901  
(YAKIMA COUNTY)

PLANS PREPARED BY:



326 TRYON ROAD  
RALEIGH, NC 27603-3530  
OFFICE: (919) 661-6351  
www.tepgroup.net

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2	10-30-24	CONSTRUCTION
1	10-24-24	PRELIMINARY
0	09-04-24	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: RJB CHECKED BY: THD

SHEET TITLE:

## SIGNAGE DETAILS

SHEET NUMBER:	REVISION:
C-7	2

TEP#336806.435200

## TYPICAL SIGNS AND SPECIFICATIONS

SCALE: N.T.S.

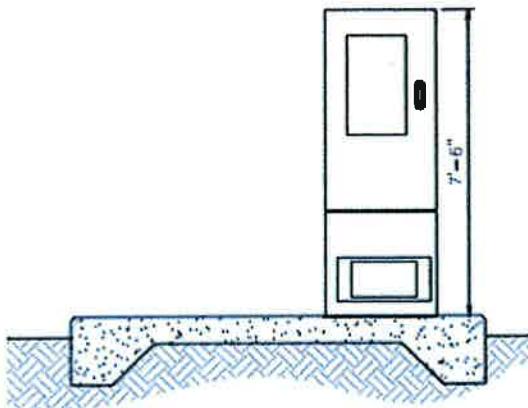
**Daniel De Bord**

**From:** Dan MacKinney <[dan@wirelessitetechology.com](mailto:dan@wirelessitetechology.com)>  
**Sent:** Wednesday, February 5, 2025 7:52 AM  
**To:** Daniel De Bord  
**Subject:** RE: CUP24-61/ADJ24-13/SEP24-32: Height

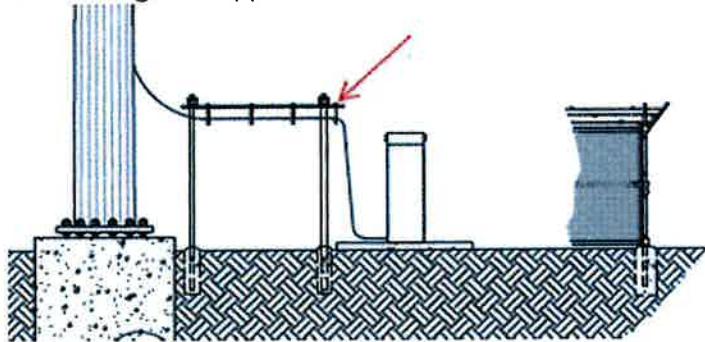
Attachment: D

**CAUTION** : This email originated from outside of this organization. Please exercise caution with links and attachments.

The equipment cabinet is 7'-6", page C-4A.



The metal grate support structure for the cable that extends from the cabinet to the tower is about 8'6", page C-5.



Dan

**From:** Daniel De Bord <[Daniel.DeBord@co.yakima.wa.us](mailto:Daniel.DeBord@co.yakima.wa.us)>  
**Sent:** Tuesday, February 4, 2025 10:39 PM  
**To:** Dan MacKinney <[dan@wirelessitetechology.com](mailto:dan@wirelessitetechology.com)>  
**Subject:** CUP24-61/ADJ24-13/SEP24-32: Height

Dan,

Disregarding the tower, what is the tallest structure in the enclosed area and what is its height?

Thanks,

***Daniel De Bord***

Planner III, Zoning and Subdivision  
Yakima County Public Services, Planning Division  
128 North Second Street  
4<sup>th</sup> Floor, County Courthouse  
Yakima, WA 98901  
(509)574-2300



Register for Public Services online permitting portal [here](#). Apply for Planning applications and check the status now by visiting [YakimaCountyPermits.us](#).

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at <https://yakimacountypermits.us/CitizenAccess/Default.aspx>. Please note, not all Planning applications can be applied for online. If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to [Planning\\_Info@co.yakima.wa.us](mailto:Planning_Info@co.yakima.wa.us) or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4<sup>th</sup> floor of the Yakima County Courthouse at 128 N. 2<sup>nd</sup> Street, Yakima, WA 98901.

**This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).**  
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**Washington State  
Department of Transportation**

**South Central Region**  
2809 Rudkin Road  
Union Gap, WA 98903 1648  
509.577.1600 / FAX: 509.577.1603  
TTY 1.800.833.6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

January 6, 2025

Attachment: E

Public Services

JAN 06 2025

Received By: JD

Yakima County Public Services  
128 North Second Street  
Yakima, WA 98901

Attention: Daniel DeBord, Planner III

Subject: SEP2024-00032, US Cellular  
SR 823 milepost 4.63 right, Fire District No. 2

We have reviewed the proposed project and have the following comments.

- The subject property is adjacent to State Route 823 (SR 823), is a Class 3 Access Managed highway with a posted speed limit of 55 miles per hour. The property has an existing permitted access at milepost 4.63 right. This access may continue to be used; however, the permit must be updated to include the additional use. The applicant is required to contact Mark Kaiser at the WSDOT - South Central Region Office at (509) 577-1668 to update the permit.
- As a public safety agency, WSDOT assists with the response to emergencies in which life and property are threatened. Some communications facilities operate at frequencies that interfere with our radio system. Because of this, there is the potential for reception problems for our mobiles operating in those areas. To prevent potential interference with the two systems, we encourage the proponent to do cooperative testing with the WSDOT to identify any problems that may be corrected through the installation of specific protective or interference devices. The applicant should contact Jason Boyd of the WSDOT - South Central Region Office at 577-1980 to discuss any potential interference or coordinate any testing.

In addition, we are concerned with potential interference from any facilities that may co-locate on this site in the future. To prevent potential interference between our system and any future system, we encourage the proponent to coordinate future co-locates with the WSDOT. Cooperative testing with the WSDOT could be done for these facilities, and any interference corrected through the installation of specific protective or interference devices.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

Stephen P. (Phil) Nugent  
Region Planning Manager

SPN: jjp/mnk

cc: SR 823, File 2024\_001  
Pedro Perez, Area Maintenance Superintendent  
Jason Boyd, Senior Telecommunications Specialist

\\\wsdot.loc\scdfs00\Public\459005\DEVREV\SR823\2024\_BZ3\_001\_YakCo\_SEP2024-00032\_US\_Cellular\YakCo\_SEP2024-00032\_US\_Cellular.docx

FEB 10 2024

## Evidence of Sign Posting

Received By *99*

## SIGN POSTING PROCEDURES AND CERTIFICATION

The applicant is required to post one or more public hearing notification signs at the site of the land use proposal. The applicant is responsible for obtaining the sign(s) from the Yakima County Planning Division and for posting and maintaining the sign(s) as prescribed below (YCC 168 05 030 (4))

1. The sign(s) shall be placed on the property a minimum of 15 days before the scheduled public hearing date.
2. If the public hearing is continued, delayed, or postponed, the sign(s) shall be replaced or amended to accurately describe the new date, place, and time for the public hearing.
3. If the property has more than one (1) street frontage, a sign shall be placed facing each street.
4. If the property under consideration does not have any abutting street, consult with the Planning Division staff regarding the appropriate location for the sign(s).
5. The sign(s) shall be firmly affixed on the property in a place visible from the adjoining streets.
  - a. The sign(s) shall be placed within five (5) feet of the public right-of-way, and
  - b. The sign(s) shall be a minimum of two (2) feet above the ground.
  - c. The sign(s) shall be positioned to have no visual obstructions and to be readily seen.
6. The status of the sign(s) should be checked frequently and fallen or destroyed sign(s) shall immediately be replaced; new sign(s) are available from the Planning Division if needed for an additional fee; and
7. The sign(s) shall be posted and maintained throughout the approval process and then removed by the applicant within five (5) days after the public hearing. The sign board(s) shall be returned to the Planning Division no later than 7 days after the hearing date or a reimbursement fee for the board will be added to the final billing.

Fifteen (15) days prior to the public hearing the applicant is required to certify that the sign(s) have been posted and maintained as required. Applicants are also required to submit a photo showing the posted sign(s) as viewed from the abutting street(s). Failure to comply with these requirements will cause the public hearing to be canceled and rescheduled for a later date.

THE FOLLOWING CERTIFICATION IS TO BE COMPLETED AND SUBMITTED TO THE PLANNING DIVISION A MINIMUM OF 15 DAYS PRIOR TO THE PUBLIC HEARING.

I, Don M. Kinney, (printed name) hereby state that I have received a copy of the Sign Posting Procedures and that the required sign(s) have been posted and maintained as prescribed in the Sign Posting Procedures.

Don M. Kinney - Yakima Site Technology LLC 2/10/2025  
 Signature of Applicant for Yakima MS Standard Date  
 (Signature) for Yakima MS Standard 2/10/2025

For Official Use Only

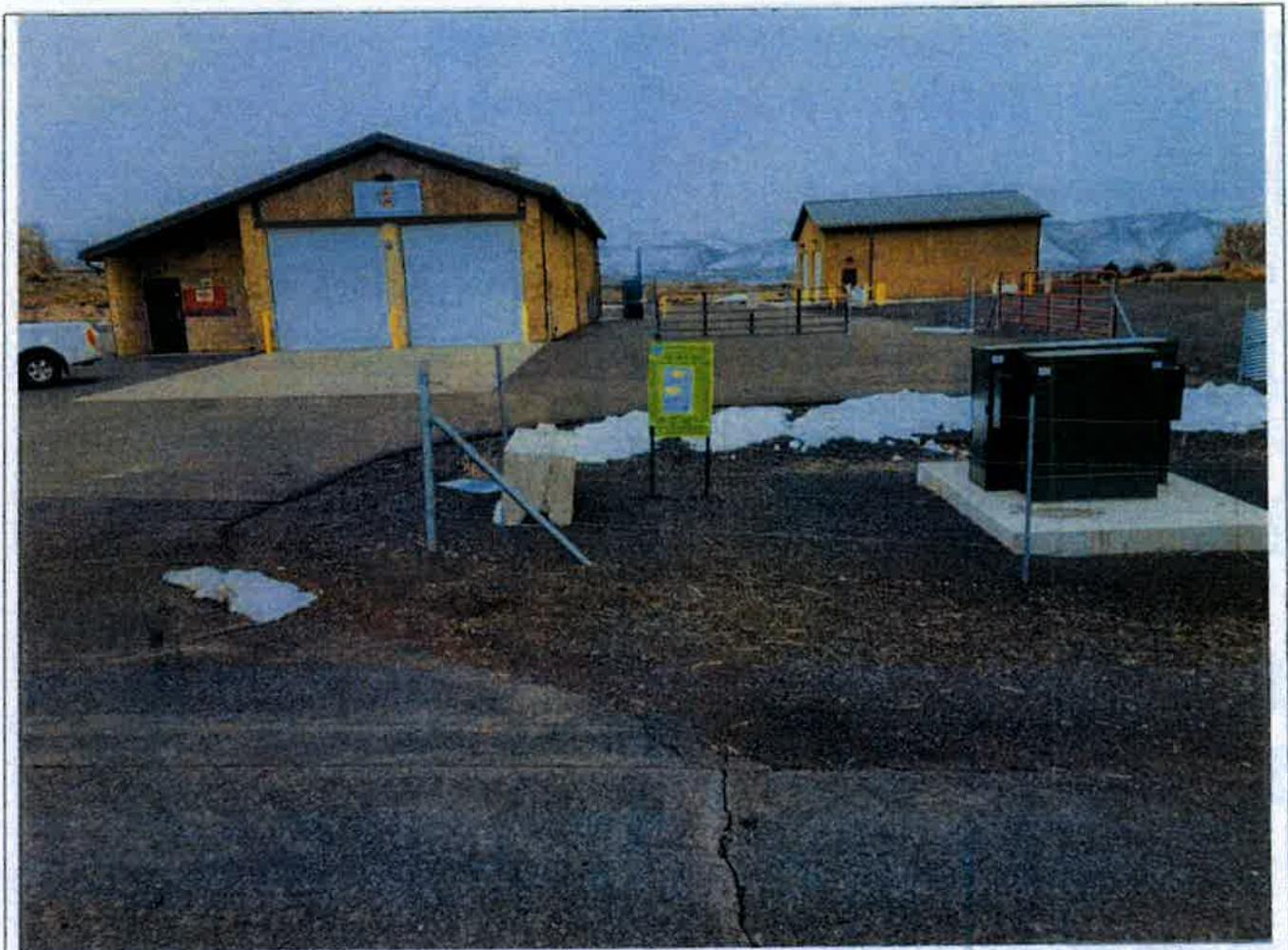
Case Number CUP2024 00061/ADJ2024-00013/SEP2024-00032Date Received 2/10/25 Planner Daniel De BortComments Meets requirements 99

1

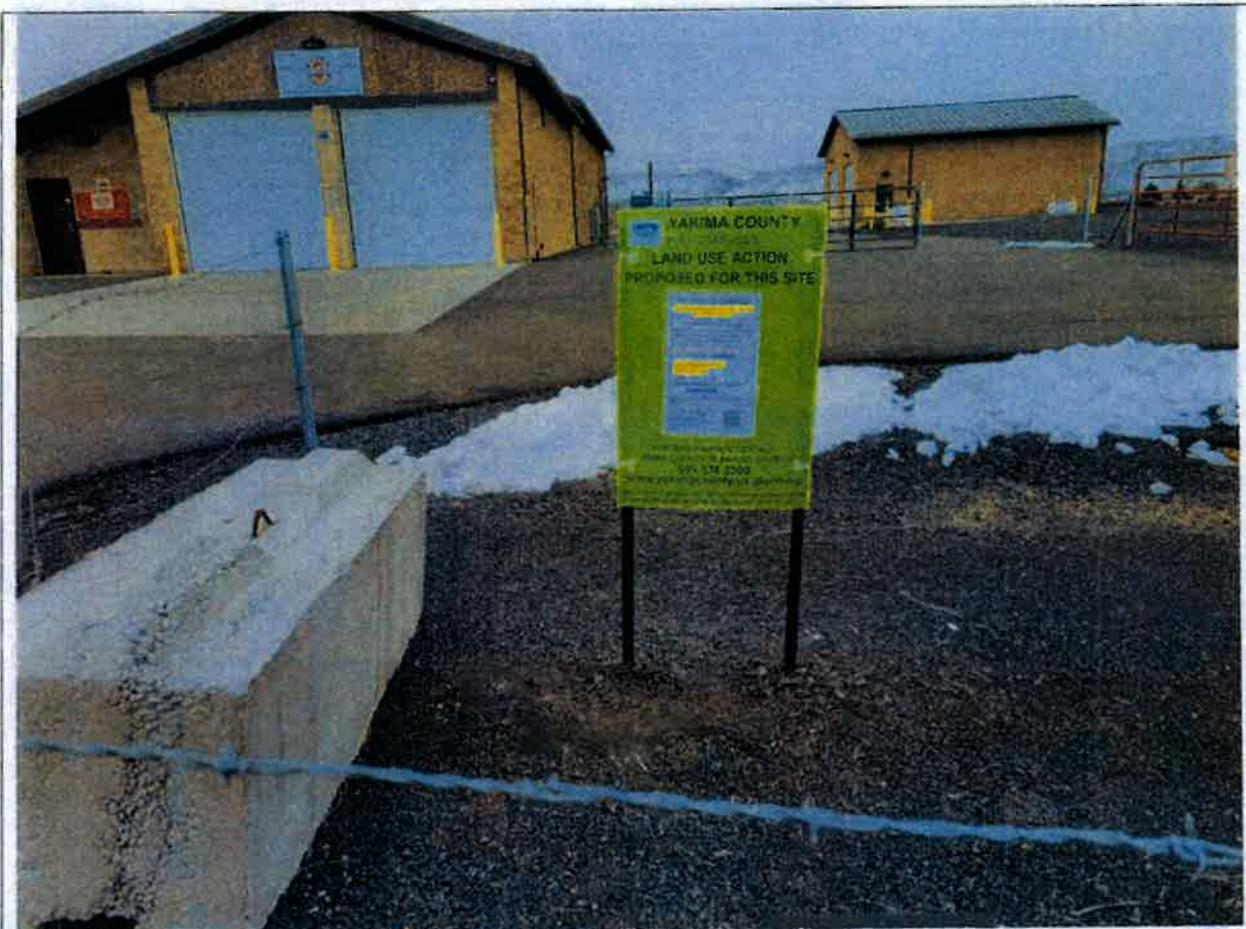
FILED

HEARING EXAMINER

EXH # 1 DATE 2-10-25  
 FILE NO. CUP 2025-001



②



(3)

 YAKIMA COUNTY  
PUBLIC SERVICES  
LAND USE ACTION  
PROPOSED FOR THIS SITE

PROPOSED CHANGE

FOR PROPERTY AT 100 [REDACTED]

Washington Street in the [REDACTED] [REDACTED]

Land Use Board of Appeals (LUBA) [REDACTED]

and Yakima County [REDACTED]

Planning Division [REDACTED]

will consider a [REDACTED]

on [REDACTED] [REDACTED]

Time: 10:15 AM

Location: [REDACTED]

Information: [REDACTED]

For more information, contact [REDACTED]

Yakima County [REDACTED]

509-574-2300

FOR INFORMATION CONTACT  
YAKIMA COUNTY PLANNING DIVISION

509-574-2300

[www.yakimacounty.us/planning](http://www.yakimacounty.us/planning)

NOTICE NOT TO BE REMOVED WITHOUT PROPER AUTHORIZATION  
APPLICATION MAY BE REVIEWED - 4TH FLOOR COURTHOUSE

4



# Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901  
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

*LISA H. FREUND – Director*

DATE: February 4, 2025

TO: Yakima County Fire District 2, Dan MacKinney, and Interested Agencies

FROM: Daniel De Bord — Yakima County Public Services: Planning Division

SUBJ: CUP2024-00061/ADJ2024-00013/SEP2024-00032 - US Cellular/Fire  
District 2 Cell Tower  
Final Threshold Determination

Enclosed are the Decision and Final Threshold Determination - Determination of Non-Significance for the placement of an 80-foot-tall communication tower on the property. Please review the attached documents for information on conditions of approval, and your appeal options. If you have any questions on the project or the appeal process, please contact Daniel De Bord, Planner III, at (509) 574-2300.

(5)

FILED  
HEARING EXAMINER  
EXH # 2 DATE 2/14/25  
FILE NO. CUP24-001

**FINAL**  
**DETERMINATION OF NON-SIGNIFICANCE**  
(Notice of Action)

---

1. **Description of Proposal:** The applicants are proposing to establish a 50' x 50' fenced communication facility with an 80' tall monopole tower and radio equipment cabinet on a concrete slab in an existing gravel area of a fire station property in the Highway/Tourist Commercial (HTC) Zoning District. The fenced enclosure will have a six-foot tall chain-link fence with vinyl privacy slats that will be topped with three strands of barbed wire. The monopole will be painted to blend into surrounding infrastructure and reduce glare. Existing underground power from within the nearby right-of-way will be extended to the facility. Three graveled parking spaces will be provided for occasional maintenance by employees. Additionally, they request an administrative adjustment to the County's parking, landscaping, and site screening standards.
2. **File Number:** CUP2024-00061/ADJ2024-00013/SEP2024-00032
3. **Owner:** Yakima County Fire District 2 (Contact: Chief Jim Lange)  
206 W Fremont  
Selah, WA, 98942
4. **Proponent:** Dan MacKinney, Wireless Site Technology, LLC  
2900 N Government Way, #440  
Coeur D'Alene, ID, 83815
5. **Location of Proposal:** 1830 Harrison Road, Yakima. The subject parcel is located on the south side of Harrison Road, in the southwest corner of the intersection of Harrison Road and State Route 821, approximately 1 2/3-mile northeast of the City of Selah. Parcel no. 191420-33007)
6. **Lead Agency:** Yakima County Planning Division
7. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, and other information on file with the lead agency. To view the application materials online to go <https://yakimacountypermits.us> (select Planning tab, enter record number(s) in the search box and hit enter, select the record info drop down, and then select attachments) or you can view a copy of the determination at the Planning Division on the 4th floor of the Courthouse. Environmental documents include the SEPA checklist, this threshold determination, and submittal materials.
8. **Comment and Appeal Information:** This Final DNS is issued under WAC 197-

11-340(2). There is no further comment on it. You may appeal this SEPA threshold determination to Yakima County Hearings Examiner within 14 days. For information on the appeal processes, or on other issues relating to this proposal, contact **Daniel De Bord, Planner III** at (509) 574-2300.

8. **SEPA Responsible Official:** Thomas Carroll



Jason Earles, Current Planning Manager

9. **Designee:**

10. **Address:**  
128 N. 2<sup>nd</sup> St.  
4<sup>th</sup> Floor Courthouse  
Yakima, WA 98901

11. **Date:** February 4, 2025

G:\Development Services\Projects\2024\SEP\SEP24-032\_CUP24-061\_ADJ24-013 HC Fire District #2 Communication Tower\Noticing

*Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.*

*If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.*

Marivel Garcia  
Joe Stump  
Jase Testerman  
Troy Havens  
Jack Wells

Jason Earles  
Tua Vang  
David Haws  
Ivan Klingele  
Nellie Soptich

WA. State Dept. of Ecology  
Attn: Jessica Swift  
[crosepacordinator@ecy.wa.gov](mailto:crosepacordinator@ecy.wa.gov)

Yakama Nation  
Cultural Resources  
[jessica@Yakama.com](mailto:jessica@Yakama.com)  
[corrine.camuso@Yakama.com](mailto:corrine.camuso@Yakama.com)  
[THPO@Yakama.com](mailto:THPO@Yakama.com)

Yakama Nation Environmental  
[enviroreview@yakama.com](mailto:enviroreview@yakama.com)

Superintendent  
Bureau of Indian Affairs  
P.O. Box 632  
Toppenish, WA 98948

Bureau of Indian Affairs  
[Nichole.pebeahsy@bia.gov](mailto:Nichole.pebeahsy@bia.gov)

Rebecca Chu  
EPA Region 10  
[R10-NEPA@epa.gov](mailto:R10-NEPA@epa.gov)

Yakima Health District  
Help Desk  
[yhd@co.yakima.wa.us](mailto:yhd@co.yakima.wa.us)

Robert Bright  
Air Traffic & Airspace Officer  
Joint Base Lewis-McChord  
[robert.d.bright10.civ@army.mil](mailto:robert.d.bright10.civ@army.mil)

WA Dept. of Fish & Wildlife  
Janell Shah and Scott Downes  
[Janell.shah@dfw.wa.gov](mailto:Janell.shah@dfw.wa.gov)  
[Scott.downes@dfw.wa.gov](mailto:Scott.downes@dfw.wa.gov)  
[r3planning@dfw.wa.gov](mailto:r3planning@dfw.wa.gov)

[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)

Clean Air Agency  
186 Iron Horse Court, Suite 101  
Yakima, WA 98901

Dan MacKinney  
Wireless Site Technology, LLC  
2900 N. Government Way #440  
Coeur D Alene, ID 83815

Yakima County Fire District #2  
Chief Jim Lange  
206 W. Fremont  
Selah, WA 98942

Selah-Moxee Irrigation District  
P.O. Box 166  
Moxee, WA 98936

Fire Chief  
Fire District # 2  
206 W. Fremont Avenue  
Selah, WA 98942

Selah School District #119  
Attn: Shane Backlund  
316 W. Naches Ave.  
Selah, WA 98942-1117

City of Selah – Planning  
222 S. Rushmore Road  
Selah, WA 98942

Pacific Power & Light  
ATTN: Clarke Satre  
500 N. Keys Road  
Yakima, WA 98901

WSDOT  
[SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov)

Federal Aviation Administration  
2200 W. Washington  
Yakima, WA 98903

Yakima Training Center  
970 Firing Center Road Bldg 140  
Yakima, WA 98901-9399

Kent Mathes  
Northwest Training Range Complex  
3730 N. Charles Porter Ave BLDG 385  
Oak Harbor, WA 98278-5000

(8)

AGENCY MAILING LIST

HIGHLIGHTED = MAILED

CUP24-061/ADJ24-013/SEP24-032  
2/4/2025  
12 LABELS

## Bryon Ross

---

**From:** Bryon Ross  
**Sent:** Tuesday, February 4, 2025 8:02 AM  
**To:** Internal Agencies; crosepacoordinator@ecy.wa.gov; jessica@yakama.com; corrine\_camuso@yakama.com; thpo@yakama.com; Yakama SEPA; nichole.pebeahsy@bia.gov; r10-nepa@epa.gov; Yakama SEPA; robert.d.bright10.civ@army.mil; Shah, J (DFW); Downes, Scott G (DFW); r3planning@dfw.wa.gov; SEPA Register; James Lange; dan@wirelessitetechnology.com; WSDOT Planning  
**Cc:** Daniel De Bord  
**Subject:** CUP2024-00061/ADJ2024-00013/SEP2024-00032 Final Threshold Determination  
**Attachments:** CUP2024-00061-ADJ2024-00013-SEP2024 Final Threshold Determination.pdf



### Bryon Ross

Planning Office Specialist  
Yakima County Public Services  
128 N 2<sup>nd</sup> St, 4<sup>th</sup> Floor  
Yakima, WA 98901  
Phone: 509-574-2300

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FILE NO.: CUP2024-00061/ADJ2024-00013/SEP2024-00032  
NOTICE OF FINAL THRESHOLD DETERMINATION  
**-AFFIDAVIT OF MAILING**

STATE OF WASHINGTON      )  
                                    ) ss.  
COUNTY OF YAKIMA      )

I, Bryon Ross, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF FINAL THRESHOLD DETERMINATION a true and correct copy of which is enclosed here-with; that a NOTICE OF FINAL THRESHOLD DETERMINATION addressed to the applicant, agent and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 4<sup>TH</sup> Day of February, 2025.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true this 4<sup>TH</sup> Day of February, 2025.



---

Bryon Ross  
Office Specialist

(10)

FILED  
HEARING EXAMINER  
EXH # 3 DATE 2-4-25  
FILE NO. CUP2024-0061



# Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901  
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

LISA H. FREUND - Director

DATE: December 19, 2024  
TO: Jim Lange, Dan MacKinney, Adjacent Property Owners, and Interested Agencies  
FROM: Daniel De Bord, Yakima County Public Services Department: Planning Division  
SUBJ: Record No.: CUP2024-00061/ADJ2024-00013/SEP2024-00032 – US Cellular Cell Tower Facility  
Notice of Application, Notice of Completeness, Notice of Environmental Review, Notice of Hearing

## DESCRIPTION OF PROPOSAL

Owner: Yakima County Fire District #2; Chief Jim Lange

Applicant: Dan MacKinney, with Wireless Site Technology, LLC

Location: 1830 Harrison Road, Yakima. The subject parcel is located south side of Harrison Road, in the southwest corner of the intersection of Harrison Road and State Route 821, approximately 1½-mile northeast of the City of Selah.

Tax Parcel No.: 191420-33007

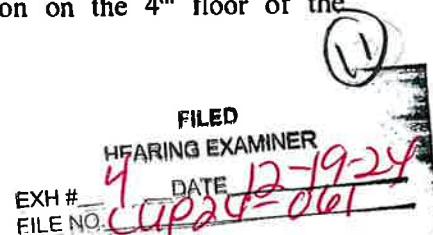
Application Submittal Date: November 13, 2024

Completeness Date: December 10, 2024

**Proposal:** The applicants are proposing to establish a 50' x 50' fenced communication facility with an 80' tall monopole tower and radio equipment cabinet on a concrete slab in an existing gravel area of a fire station property in the Highway/Tourist Commercial (HTC) Zoning District. Also, the applicants are proposing to extend underground power from within the nearby right-of-way. Additionally, they are requesting an administrative adjustment to the County's parking, landscaping, and site screening standards.

## ENVIRONMENTAL REVIEW

A land use application has been submitted on the subject property. This proposal is subject to environmental review. The Yakima County Planning Division is lead agency for this proposal under the State Environmental Policy Act (SEPA). The application materials and SEPA documents can be viewed online at the Accela Citizen Access Permit Portal, at <https://yakimacountypermits.us> (select the Planning tab, enter the record number(s) in the search box and hit enter or Search, select the Record Info drop down arrow, and then select Attachments) or you can view a copy of the application materials and SEPA documents at the Planning Division on the 4<sup>th</sup> floor of the Courthouse.



## **COMMENT INFORMATION**

Your views on the proposal are welcome, and any person may provide written or email comments on issues related to the proposal. The public comment period is fourteen (14) calendar days following the date of this Notice of Application.

To be considered prior to making the final SEPA determination and recommendation to the Hearing Examiner, comments must be received by **4:00 p.m., January 2, 2025**, and all submitted comments must identify the name and physical or post office address of the sender.

Mailed comments on this project must be postmarked on or before the last day of the comment period. Mail or drop off your comments on this project to the **Yakima County Planning Division at 128 N. 2<sup>nd</sup> St., 4<sup>th</sup> Floor Courthouse, Yakima, WA 98901**. Emailed comments must be sent to **Planning\_Info@co.yakima.wa.us**. Be sure to reference the above record number(s) in your correspondence.

Yakima County expects to issue a Determination of Nonsignificance (DNS) for this proposal. The optional process authorized by WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a final threshold determination will be made without an additional comment period.

Notice of the final determination and final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information. If you have any questions on this proposal, please call **Daniel De Bord, Planner III**, at (509) 574-2300 or 1-800-572-7354 ext. 2300.

## **NOTICE OF PUBLIC HEARING**

An open record public hearing is scheduled before the Hearing Examiner on Thursday, February 27, 2025, at 9:30am. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to <https://www.yakimacounty.us/2566/Upcoming-Public-Hearings>. The link will provide information with the options to either "Join the meeting via Microsoft Teams" or to call in on a telephone.

If you wish to speak during the Public Hearing, there will be an allotted time for public comments. You will then be asked to state your name and provide your contact information into the record. Virtual/telephonic participants should not mute or unmute themselves; the host will do this for you. All virtual participants must put their names in the Microsoft Teams Meeting application window.

Your views on the proposal are welcome, and any person may provide written comments on issues related to the tower. Written comments or other exhibits to be received at or prior to the hearing may be submitted as follows:

- o Via email to: [planning\\_info@co.yakima.wa.us](mailto:planning_info@co.yakima.wa.us)
- o Via mail to: **Daniel De Bord, 4<sup>th</sup> Floor County Courthouse, 128 North Second Street,**

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

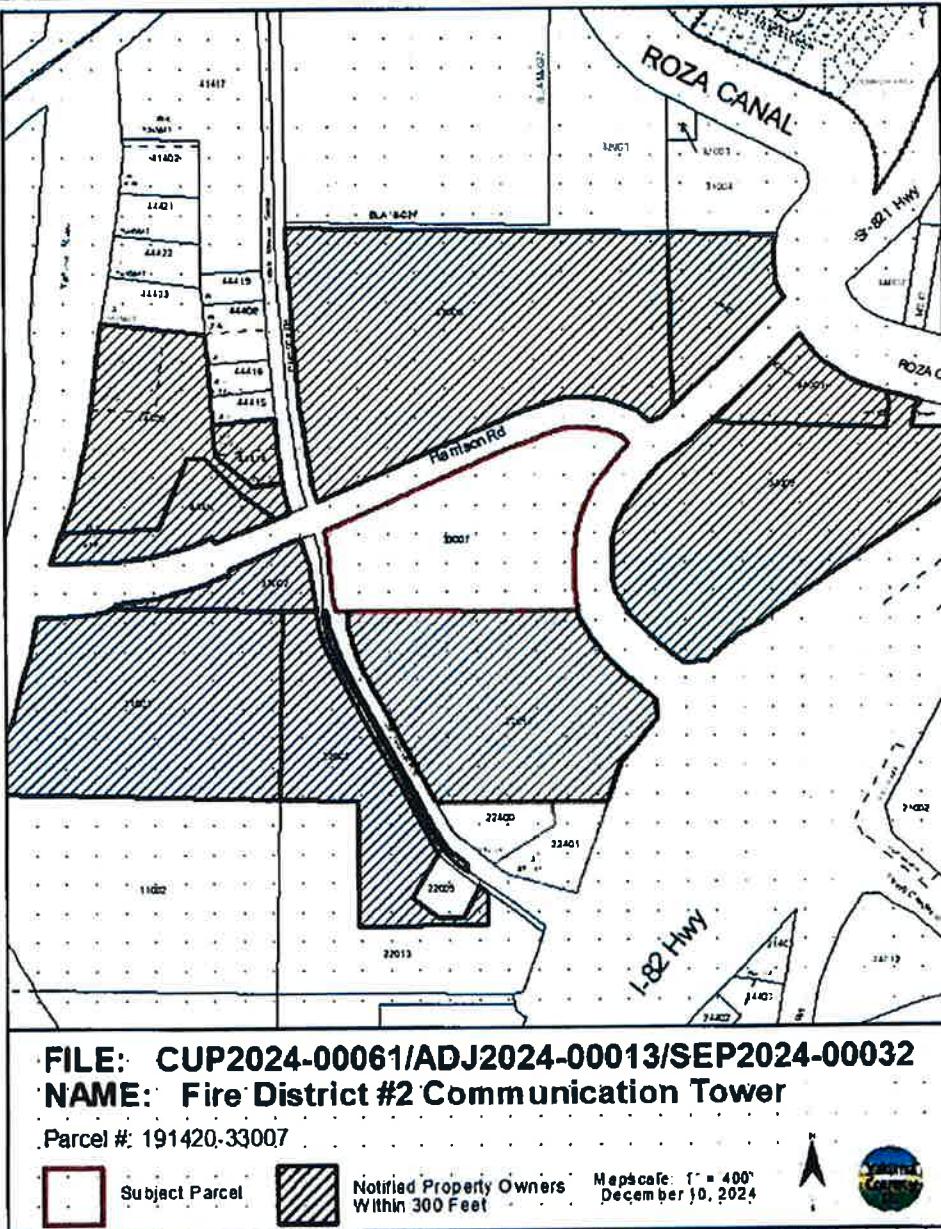
If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll-free relay service 1-800-433-6384 and ask the operator to dial 509-574-2300.

Yakima WA 98901.

Comments submitted up to and during the hearing will be considered. Be sure to reference the above record number in your correspondence. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

Interested parties may request copies of the hearing notice or participate in the hearing. A staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: <https://www.yakimacounty.us/843/Hearing-Examiner>.

**Notice Map (for reference purposes only):**



Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

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**Yakima County Public Services  
Planning Division  
Notice of Application, Notice of Completeness,  
Notice of Environmental Review, Notice of Hearing**

**File No.: SEP2024-00032/CUP2024-00061/ADJ2024-00013 - MacKinney/Fire District #2**

**Description of Proposal:** The applicants are proposing to establish a 50' x 50' fenced communication facility with an 80' tall monopole tower and radio equipment cabinet on a concrete slab in an existing gravel area of a fire station property in the Highway/Tourist Commercial (HTC) Zoning District. Also, the applicants propose to extend underground power from within the nearby right-of-way. Additionally, they request an administrative adjustment to the County's parking, landscaping, and site screening standards.

**Location of Proposal:** 1830 Harrison Road, Yakima. The subject parcel is located south side of Harrison Road, in the southwest corner of the intersection of Harrison Road and State Route 821, approximately 1 2/3-mile northeast of the City of Selah. Parcel no. 191420-33007

**Determination:** This proposal is subject to environmental review. Yakima County, as lead SEPA agency for this proposal, expects to issue a DNS for this proposal. The optional process authorized by WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a final threshold determination will be made without an additional comment period.

**An open record public hearing** is scheduled before the Yakima County Hearing Examiner on Thursday, February 27, 2025, at 9:30 am. The hearing will be conducted both in-person in the BOCC Conference Room (Yakima County Courthouse Basement, Room B33, 128 N. 2nd Street, Yakima) and virtually/telephonically using Microsoft Teams. For joining information go to <https://www.yakimacounty.us/2566/Upcoming-Public-Hearings>. A Planning Division staff report on the project will be available about a week before the hearing on the Yakima County Hearing Examiners webpage at: <https://www.yakimacounty.us/843/Hearing-Examiner>.

**Comment and Appeal Information:** To view the application materials online go to <https://yakimacountypermits.us> (*select the Planning tab, enter record number(s) in the search box and hit enter or Search, select the Record Info drop down, and then select Attachments*) or you can view a copy of application materials at the Planning Division on the 4<sup>th</sup> floor of the courthouse. This proposal is subject to environmental review. Your views on the proposal are welcome, and any person may provide written or email comments on issues related to the proposal. The public comment period is fourteen (14) calendar days following the date of this Notice of Application. To be considered prior to making the final SEPA determination and recommendation to the Hearing Examiner, comments must be received **by 4:00 p.m., January 2, 2025**, and all submitted comments must identify the name and physical or post office address of the sender. Mailed comments on this project must be postmarked on or before the last day of the comment period. Mail or drop off your comments on this project to the **Yakima County Planning Division at 128 N. 2<sup>nd</sup> St., 4<sup>th</sup> Floor Courthouse, Yakima, WA 98901**. Emailed comments must be sent to **Planning\_Info@co.yakima.wa.us**. Be sure to reference the above record number(s) in your correspondence. Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call **Daniel De Bord, Planner III**, at (509) 574-2300 or 1-800-572-7354 ext 2300.

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.



Yakima County ADA Coordinator  
128 N. 2nd Street, Room B27  
Yakima, WA 98901  
(509) 574-2210  
7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 19<sup>th</sup> day of December 2024

Published: Thursday, December 19, 2024

Bill: Acct.# 10826, Planning

Marivel Garcia  
Joe Stump  
Jase Testerman  
Troy Havens  
Jack Wells

Jason Earles  
Tua Vang  
David Haws  
Ivan Klingele  
Nellie Soptich

WA. State Dept. of Ecology  
Attn: Jessica Swift  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

Yakama Nation  
Cultural Resources  
[jessica@Yakama.com](mailto:jessica@Yakama.com)  
[corrine.camuso@Yakama.com](mailto:corrine.camuso@Yakama.com)  
[THPO@Yakama.com](mailto:THPO@Yakama.com)

Yakama Nation Environmental  
[enviroreview@yakama.com](mailto:enviroreview@yakama.com)

Superintendent  
Bureau of Indian Affairs  
P.O. Box 632  
Toppenish, WA 98948

Bureau of Indian Affairs  
[Nichole.pebeahsy@bia.gov](mailto:Nichole.pebeahsy@bia.gov)

Rebecca Chu  
EPA Region 10  
[R10-NEPA@epa.gov](mailto:R10-NEPA@epa.gov)

Yakima Health District  
Help Desk  
[yhd@co.yakima.wa.us](mailto:yhd@co.yakima.wa.us)

Robert Bright  
Air Traffic & Airspace Officer  
Joint Base Lewis-McChord  
[robert.d.bright10.civ@army.mil](mailto:robert.d.bright10.civ@army.mil)

WA Dept. of Fish & Wildlife  
Janell Shah and Scott Downes  
[Janell.shah@dfw.wa.gov](mailto:Janell.shah@dfw.wa.gov)  
[Scott.downes@dfw.wa.gov](mailto:Scott.downes@dfw.wa.gov)  
[r3planning@dfw.wa.gov](mailto:r3planning@dfw.wa.gov)

Dan MacKinney  
Wireless Site Technology, LLC  
2900 N. Government Way #440  
Coeur D Alene, ID 83815

Selah School District #119  
Attn: Shane Backlund  
316 W. Naches Ave.  
Selah, WA 98942-1117

Selah-Moxee Irrigation District  
P.O. Box 166  
Moxee, WA 98936

Clean Air Agency  
186 Iron Horse Court, Suite 101  
Yakima, WA 98901

Fire Chief  
Fire District # 2  
206 W. Fremont Avenue  
Selah, WA 98942

WSDOT  
[SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov)

City of Selah – Planning  
222 S. Rushmore Road  
Selah, WA 98942

Pacific Power & Light  
ATTN: Clarke Satre  
500 N. Keys Road  
Yakima, WA 98901

WSDOT  
Aviation Division  
[SCPlanning@wsdot.wa.gov](mailto:SCPlanning@wsdot.wa.gov)

Yakima Training Center  
970 Firing Center Road Bldg 140  
Yakima, WA 98901-9399

Kent Mathes  
Northwest Training Range Complex  
3730 N. Charles Porter Ave BLDG 385  
Oak Harbor, WA 98278-5000

Federal Aviation Administration  
2200 W. Washington  
Yakima, WA 98903

AGENCY MAILING LIST

HIGHLIGHTED = EMAILED

CUP24-061/ADJ24-013/SEP24-032  
12/18/2024  
11 LABELS

19142922014 AARON & TERESA SHEA 61 S POMONA RD YAKIMA, WA 98901	19142034009 ABRAHAM BRAMBILLA 131 STATE ROUTE 821 YAKIMA, WA 98901	19142033007 FIRE DISTRICT #02 206 W FREMONT SELAH, WA 98942
19142033002 WA STATE DEPT OF TRANSPORTATION PO BOX 12560 YAKIMA, WA 98909 19142034003 IVERSON FINANCIAL LLC 191 HERITAGE HILLS DR SELAH, WA 98942	19141944410 G DOUGLAS & BARBARA L WILLIAMS 90 RIVERS EDGE LN YAKIMA, WA 98901 19142922008 UPPER VALLEY FARMS LLC 270 MAPLEWAY RD SELAH, WA 98942	19142033006 IVERSON FINANCIAL LLC 191 HERITAGE HILLS DR SELAH, WA 98942
19142922006 SELAH-MOXEE IRRIGATION DISTRICT 915 ADAMSVIEW RD YAKIMA, WA 98901	19141944414 ROBERT EDWIN & SARAH ELIZABETH MILLER 61 RIVERS EDGE LN YAKIMA, WA 98901	(11)

## Bryon Ross

---

**From:** Bryon Ross  
**Sent:** Thursday, December 19, 2024 8:05 AM  
**To:** Internal Agencies; crosepacoordinator@ecy.wa.gov; jessica@yakama.com; corrine\_camuso@yakama.com; thpo@yakama.com; Yakama SEPA; nichole.pebeahsy@bia.gov; r10-nepa@epa.gov; Health District E-Mail; robert.d.bright10.civ@army.mil; Shah, J (DFW); Downes, Scott G (DFW); r3planning@dfw.wa.gov; SEPA Register; WSDOT Planning; James Lange; 'dan@wirelessitetechology.com'  
**Cc:** Daniel De Bord  
**Subject:** CUP2024-00061/ADJ2024-00013/SEP2024-00032 Notice of Application - Notice of Completeness - Notice of Environmental Review and Notice of Hearing  
**Attachments:** CUP2024-00061 ADJ2024-00013 SEP2024-00032 Notice of Application - Notice of Completeness - Notice of Environmental Review and Notice of Hearing.pdf



**Bryon Ross**

Planning Office Specialist  
Yakima County Public Services  
128 N 2<sup>nd</sup> St, 4<sup>th</sup> Floor  
Yakima, WA 98901  
Phone: 509-574-2300

**This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).**

**CONFIDENTIALITY NOTICE:** This electronic mail transmission may contain legally privileged, confidential information belonging to the sender. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact sender and delete all copies.



## Bryon Ross

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Thursday, December 19, 2024 8:57 AM  
**To:** Bryon Ross  
**Subject:** SEPA record published

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

The SEPA admin reviewed and published [SEPA record number 202405496, "Fire District #2 US Cellular Communication Tower".](#)

Lead Agency File Number: SEP2024-00032, CUP2024-00061, ADJ2024-00013.

It will now be available to the public.

From: Amber Johnson  
Email: [separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)  
Phone number: (509) 723-5677



**Bryon Ross**

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Thursday, December 19, 2024 8:23 AM  
**To:** Bryon Ross  
**Subject:** Your SEPA Record Has Been Submitted!

**CAUTION** : This email originated from outside of this organization. Please exercise caution with links and attachments.

The Department of Ecology has received a new SEPA record from Bryon Ross at Yakima County with a File Number of: SEP2024-00032/CUP2024-00061/ADJ2024-00013.  
Your record is being reviewed by an administrator.

From: Bryon Ross  
Email: bryon.ross@co.yakima.wa.us  
Phone number: (509) 574-2326

20

FILE NO.: CUP2024-00061/ADJ2024-00013/SEP2024-00032  
NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF  
ENVIRONMENTAL REVIEW AND NOTICE OF HEARING  
**-AFFIDAVIT OF MAILING**

STATE OF WASHINGTON      )  
                                    ) ss.  
COUNTY OF YAKIMA      )

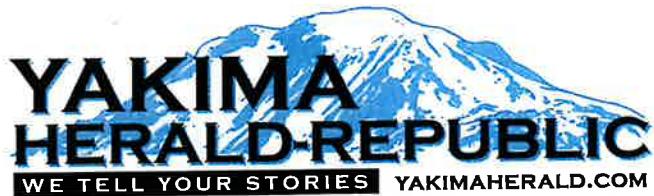
I, Bryon Ross, being first duly sworn, and as an employee of the Yakima County Public Services, Planning Division, dispatched through the United States Mails, or otherwise by electronic mail, a NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW AND NOTICE OF HEARING a true and correct copy of which is enclosed here-with; that a NOTICE OF APPLICATION, NOTICE OF COMPLETENESS, NOTICE OF ENVIRONMENTAL REVIEW AND NOTICE OF HEARING was addressed to the applicant, agent and parties of record pursuant to Yakima County Code Title 16B.05, that said parties are individually listed on the Mailing List retained by the Planning Division and that said notice was mailed by me on the 19<sup>TH</sup> Day of December, 2024.

That I mailed said notice in the manner herein set forth and that all of the statements are made herein are just and true this 19<sup>TH</sup> Day of December, 2024.

  
\_\_\_\_\_  
Bryon Ross  
Office Specialist

21  
FILED  
HEARING EXAMINER  
EXH # 5 DATE 12-19-24  
FILE NO. CUP24-001

Yakima Herald-Republic  
PO Box 9668  
Yakima, WA 98909



**Yakima County Planning Division**  
**Bryon Ross**  
**Courthouse - Room 417**  
**128 N 2ND STREET**  
**Yakima, WA 98901**  
**USA**

Order Confirmation	
Order #:	90089
Order Ref #:	
Date:	12/17/2024
Advertiser #:	23402
Advertiser Name:	Yakima County Planning Division
Agency #:	
Agency Name:	
Account Manager:	Simon Sizer ssizer@yakimaherald.com

**\$ 321.90**

Ad No.	Date	Description	Position	Format
472270	12/19/2024	Yakima County Public Services Planning Division Notice of Application, Notice of Completeness, Notice of Environmental Review, N	Yakima Herald Republic Broadsheet - CL-Legals	3.46 x 10.85 in x 2.0000 col.
472271	12/19/2024	Yakima County Public Services Planning Division Notice of Application, Notice of Completeness, Notice of Environmental Review, N	Yakima Herald Republic CL Online	3.46 x 10.85 in x 2.0000 col. - CL-Legals

Summary	
Total Net Amount	\$ 321.90
Taxes	\$ 0.00
Total Amount	\$ 321.90

**Remittance Address:**

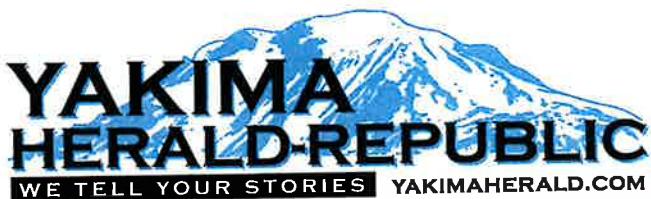
Yakima Herald-Republic  
PO Box 3667  
Seattle, WA 98124  
Tel: (206) 464-2550

(22)

FILED  
HEARING EXAMINER  
EXH # 60 DATE 12/19/24  
FILE NO. CCUP24-001

**Yakima Herald-Republic**

PO Box 9668  
Yakima, WA 98909



**Classified Category:** Legals|Public Notices

**Yakima County Public Services**

**Planning Division**

**Notice of Application, Notice of Completeness,  
Notice of Environmental Review, Notice of Hearing**

**File No.: SEP2024-00032/CUP2024-00061/ADJ2024-00013 -**

**MacKinney/Fire District #2**

**Description of Proposal:** The applicants are proposing to establish a 50' x 50' fenced communication facility with an 80' tall monopole tower and radio equipment cabinet on a concrete slab in an existing gravel area of a fire station property in the Highway/Tourist Commercial (HTC) Zoning District. Also, the applicants propose to extend underground power from within the nearby right-of-way. Additionally, they request an administrative adjustment to the County's parking, landscaping, and site screening standards.

**Location of Proposal:** 1830 Harrison Road, Yakima. The subject parcel is located south side of Harrison Road, in the southwest corner of the intersection of Harrison Road and State Route 821, approximately 1 2/3-mile northeast of the City of Selah. Parcel no. 191420-33007

**Determination:** This proposal is subject to environmental review. Yakima County, as lead SEPA agency for this proposal, expects to issue a **DNS** for this proposal. The optional process authorized by WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposal.** The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. After all comments have been received and considered, a final threshold determination will be made without an additional comment period.

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**Comment and Appeal Information:** To view the application materials online go to <https://yakimacountypermits.us> (select the Planning tab, enter record number(s) in the search box and hit enter or Search, select the Record Info drop down, and then select Attachments) or you can view a copy of application materials at the Planning Division on the 4th floor of the courthouse. This proposal is subject to environmental review. Your views on the proposal are welcome, and any person may provide written or email comments on issues related to the proposal. The public comment period is fourteen (14) calendar days following the date of this Notice of Application. To be considered prior to making the final SEPA determination and recommendation to the Hearing Examiner, comments must be received by 4:00 p.m., January 2, 2025, and all submitted comments must identify the name and physical or post office address of the sender. Mailed comments on this project must be postmarked on or before the last day of the comment period. Mail or drop off your comments on this project to the Yakima County Planning Division at 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Emailed comments must be sent to [Planning\\_Info@co.yakima.wa.us](mailto:Planning_Info@co.yakima.wa.us). Be sure to reference the above record number(s) in your correspondence. Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call Daniel De Bord, Planner III, at (509) 574-2300 or 1-800-572-7354 ext 2300.

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Yakima County ADA Coordinator  
128 N. 2nd Street, Room B27

Yakima, WA 98901

(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

Dated this 19th day of December 2024

(90089) December 19, 2024

(23)

## Bryon Ross

**From:** Simon Sizer <ssizer@yakimaherald.com>  
**Sent:** Tuesday, December 17, 2024 3:06 PM  
**To:** Bryon Ross  
**Subject:** RE: CUP2024-00061/ADJ2024-00013/SEP00032 MaKinney/Fire District #2 - Notice of Application, Notice of Completeness, Environmental Review and Notice of Hearing  
**Attachments:** Order\_confirmation.pdf

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

Good afternoon. I have scheduled this legal notice for December 19<sup>th</sup>, for a cost of \$321.90.

--  
Simon Sizer | legal & obituary clerk  
Yakima Herald-Republic  
Phone: (509) 577-7740

**From:** Bryon Ross <bryon.ross@co.yakima.wa.us>  
**Sent:** Tuesday, December 17, 2024 12:15 PM  
**To:** Simon Sizer <ssizer@yakimaherald.com>  
**Subject:** CUP2024-00061/ADJ2024-00013/SEP00032 MaKinney/Fire District #2 - Notice of Application, Notice of Completeness, Environmental Review and Notice of Hearing

Publishing Date: Thursday, 12/19/24

Bill: Acct#10826, Planning



**Bryon Ross**

Planning Office Specialist  
Yakima County Public Services  
128 N 2<sup>nd</sup> St, 4<sup>th</sup> Floor  
Yakima, WA 98901  
Phone: 509-574-2300

**This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).**

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24

## Bryon Ross

---

**From:** Bryon Ross  
**Sent:** Tuesday, December 17, 2024 12:15 PM  
**To:** Simon Sizer  
**Subject:** CUP2024-00061/ADJ2024-00013/SEP00032 MaKinney/Fire District #2 - Notice of Application, Notice of Completeness, Environmental Review and Notice of Hearing  
**Attachments:** Legal Notice\_jhl.docx

Publishing Date: Thursday, 12/19/24

Bill: Acct#10826, Planning



**Bryon Ross**

Planning Office Specialist  
Yakima County Public Services  
128 N 2<sup>nd</sup> St, 4<sup>th</sup> Floor  
Yakima, WA 98901  
Phone: 509-574-2300

**This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).**

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(25)

NOV 13 2024



# GENERAL APPLICATION FORM

Yakima County Public Services  
 128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
 (509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

Received By: DL  
 Revised 4/30/20

Zoning District: <u>HC</u>	(Staff Use Only - Fill In / Circle As Applicable)		
Proposed Land Use: <u>Tower</u>	Reviewed By: <u>DL</u>		
Overlay: Airport / Greenway / Floodplain	Case #(s): <u>LVP24-061</u>	Date Submitted: <u>11/13/2024</u>	
UGA: <u>Selah</u>	CAO/Shoreline: <u>N/A</u>	TOJ24-013	<u>11/13/2024</u>
Sewer: Septic Clearance / As Built		SEP24-032	<u>11/13/2024</u>
Potable Water: N/A or Exempt			
Purveyor: _____	YCWRS Well: _____		
FAAR: _____	WUI-FD: _____	M / H / E	_____
Occupancy: A B E F H I M R R1 R2 R3 S U			
Type of Construction: IA IIA IIIA IB IIB IIIB IVA IVB VA VB			
Name of Short Plat, Subdivision or Manufactured Home Park: _____	Lot or Space # _____		

**Please Tell Us About Your Proposal:** (If you need assistance call us at (509) 574-2300 or in person during office hours)

Parcel Numbers(s): A. <u>191420-33007</u>	B. _____	C. _____
Property Owner's Name: <u>Yakima County Fire District #2 (Contact Chief Jim Lange, 509-698-7610)</u>		
Day Phone: <u>(208) 699-0237 (Dan)</u> Company (if any): _____		
Mailing Address: <u>206 W. Fremont</u> City: <u>Selah</u> State: <u>WA</u> Zip: <u>98942</u>		
Subject Property Address: (if Different) <u>1830 Harrison Road, Yakima</u>		
E-mail Address: <u>james.lange@selahwa.gov</u>		
Scope of Work: Develop 50' x 50' fenced communication facility with a 80' painted monopole tower with radio equipment cabinet on a concrete slab on existing gravel area, utilize existing road approach, extend UG power from R/W, no landscaping		
Are you requesting the Optional Consolidated Permit Review Process as provided under YCC 16B.03.060? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
<b>Applying For A Building Permit? Please Fill Out The Following:</b> Number of Bedrooms: Existing: _____ New: _____ Total: _____ Total Number of Bathrooms: _____ <input type="checkbox"/> New <input type="checkbox"/> Addition Size/Dimensions: _____ Square Footage: _____		
<b>Construction Valuation (Contractor Estimate) \$</b>		

How will you provide legal domestic water for your project? Please check one below:

- Water right permit from Department of Ecology (Please attach a copy to this application) EXH # 1 DATE 11-13-24  
 FILE NO. CUP24-061
- Letter from an approved water purveyor stating the ability to provide water, or
- A Yakima County Water Resource System (YCWRS) domestic well within the Agriculture zoning district, or
- A Yakima County Water Resource System (YCWRS) domestic well outside of the Agriculture zoning district, or
- Other adequate evidence of interest in a suitable water right held for mitigation proposed by an existing water bank, or
- Yakama Nation Water Code permit for properties located within the exterior boundaries of the Yakama Nation, or
- Documentation that the well site is located outside the Yakima River watershed.

Please note that evidence of an adequate water supply must be submitted to Yakima County prior to the issuance of the permit.

By signing this form, I agree to the following:

- I hereby state as true that all ownership interests of the property have reviewed the proposal as presented in the application materials and support the proposed change(s).
- I hereby give Yakima County permission to enter my property during this review to inspect my property as needed.
- I hereby agree to pay all additional fees associated with the processing of this application including but not limited to the Hearing Examiner fees, Transportation fees or any other fees that may be associated with the proposed project.

CONTINUE ON BACK 

- I hereby acknowledge that the application with the Yakima County Permit Services Department has been filled out completely.
- I hereby acknowledge that verification of an approved potable water supply is a requirement and part of the procedure to obtain a permit from Yakima County.
- I shall provide Yakima County with proof of an adequate water source as indicated in Ordinance 13-2017 or obtain a YCWRS domestic well permit.
- I understand that Yakima County shall be held harmless for misinterpretation or misrepresentation of documents to obtain my permits.
- I am aware my Permit WILL NOT be issued until I provide proof of an approved source of potable water and associated documentation.

*(If the property is owned by a corporation or LLC please attach documentation showing that the person signing has the authority to sign on behalf of the corporation or LLC.)*

**Please Fill Out This Section In Blue or Black Ink. (Please check the box to indicate the primary contact person)**

**Property Owner Signature:** James Lange **(required)** Date: 11/12/2024

**Check If You Are Acting As Your Own Contractor – (Signature required at declaration at bottom of page)**

**Applicant/Agent:** Dan MacKinney, Wireless Site Technology, LLC

Day Phone: ( ) (208) 699-0237 (Dan) Company (if any) for Yakima MSA Limited Partnership

Mailing Address: 2900 N. Government Way #440 City: Coeur D Alene State: ID ZIP: 83815

E-mail Address: dan@wirelesssitetechnology.com

**Signature:** Dan MacKinney Digitally signed by Dan MacKinney  
DN:cn=Dan MacKinney,o=ou  
email=dan@wirelesssitetechnology.com,c=US  
Date: 2024.11.12 12:28:54 -08'00'

**Contractor Name:** \_\_\_\_\_

Day Phone: ( ) \_\_\_\_\_ Company (if any) \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Contractor License Number: \_\_\_\_\_

**Signature:** \_\_\_\_\_ Date: \_\_\_\_\_

*If there are additional owners, provide an attachment in the same format and with the same declarations*

**This Section To Be Completed For Construction Permits Only**

**Pursuant to RCW 19.27.095 (2)(i-ii) The requirement for a fully completed construction application shall include:**

- i. The name, address, and phone number of the office of the lender administering the interim construction financing, if any: OR
- ii. The name and address of the firm that has issued a payment bond, if any, on behalf of the prime contractor for the protection of the owner, if the bond is for an amount not less than 50% of the total amount of the construction permit.

If for any reason the information requested below is not available at the time of application, the applicant shall provide the information as soon as it can be reasonably obtained.

**Lending Agency Name:** \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

I acknowledge by checking this box that this project has no lending agency for construction financing.

**Bonding Agency Name:** \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

I acknowledge by checking this box that this project has no bonding agency.

**If you are the Property Owner and Acting as Your Own Contractor, Please Complete the Following Declaration:**

- I acknowledge that I am applying for a permit thru the Yakima County Public Services Department.
- I also acknowledge that I am not a licensed contractor, specialty or general, or that I am not acting as a contractor and wish to be exempt from the requirements of the Washington State Contractor's Act, per RCW 18.27.090, and will abide by all provisions and conditions of the exemption as stated.
- I agree that if I use the assistance of any person(s) to provide labor and/or assistance, I will retain only contractors registered and currently licensed as required under the laws of the State of Washington.

I (print name) \_\_\_\_\_ certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

**Owner Signature:** \_\_\_\_\_ Date: \_\_\_\_\_

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## Table of Contents

- Proposal Summary
- Proposal and Site Description
- Letter of Authorization from Yakima MSA Limited Partnership Dan MacKinney, Wireless Site Technology, LLC
- Yakima County Planning Application Forms
  - a. General Application
  - b. Conditional Use Permit
  - c. Administrative Adjustment
- Application Attachments
  - Attachment 1, Color Selection Sample
  - Attachment 2, FAA/FCC Evaluation
  - Attachment 3, Site Visual Impact Assessment with Photo Simulations
- Statement of Code Compliance – Conditional Use Permit and Administrative Adjustment
- Zoning Drawings Plan Set
- SEPA Environmental Checklist

November 12, 2024

Yakima County Public Services  
Planning Division  
128 N. 2nd St., 4th Floor Courthouse  
Yakima, WA 98901

RE: Type 3 CUP with Administrative Adjustment & SEPA  
80' communication tower with fenced compound  
US Cellular Site ID: Pomona #348492  
Site Location: 1830 Harrison Rd., Yakima, WA  
Map/Tax lot: 191420-33007

On behalf of Yakima MSA Limited Partnership (US Cellular), we are submitting the application for a Conditional Use Permit and Administrative Adjustment to request approval of the development of a new wireless communication facility including an 80' steel monopole tower on the property the Yakima County Fire Protection District #2. A SEPA Environmental Checklist is also included in this request.

A Proposal Summary Sheet is provided with this cover letter, as well as a Proposal and Site Description and a Table of Contents that itemizes the documentation submitted with this application to support the request.

If you need additional information, or have any questions, please let me know.

Sincerely,

*Dan MacKinney*

Dan MacKinney  
Wireless Site Technology, LLC  
Site Consultant to Yakima MSA Limited Partnership  
208.699.0237



November 11, 2024

Yakima County Public Services  
128 N. 2nd St. Fourth Floor Courthouse  
Yakima, WA 98901

RE: New Communication Tower Facility  
Site #348492 Pomona  
1830 Harrison Road, Yakima  
APN 191420-33007

To whom it may concern,

Please be advised that Yakima MSA Limited Partnership (UScellular) is proposing to construct a new communication tower facility at the above location. Dan MacKinney of Wireless Site Technology, LLC is a contractor for UScellular whose responsibilities include acting on UScellular's behalf regarding the application, approval and permitting processes.

If you have any questions or require further information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Scarborough".

Jon Scarborough  
Sr. Project Manager  
UScellular  
8410 West Bryn Mawr Ave.  
Chicago, IL 60631  
Ph: 540-598-5285



# CONDITIONAL USE PERMIT FORM

FINAL  
Revised: 052819

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

Please answer all of the following questions as completely as possible. (If a question is not applicable, write N/A.) In your narrative, please describe your project in detail to help reviewers understand what you want to accomplish.

1. What are you proposing? <u>80' communication tower w/ fenced compound</u>	Annotation by Planner
2. Have you had an Early Assistance Meeting? <input checked="" type="checkbox"/> Yes, Case no. <u>2024-00024</u> <input type="checkbox"/> No	
3. Are you:  a. Proposing a <b>new</b> structure(s). <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  b. Changing the Use of an <b>existing</b> structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  I. If you answered yes to either a. and/or b. above, what is the structure used for? Provide details (such as: type of business, estimated customers/guests, will the new structures be pertinent to any existing structures).  Wireless communication facility (passive use). No customers or guests. Tower structure and fenced area designed for colocation.	
II. What are the dimensions (length, width, height) of new structure(s)? 80' painted monopole tower within a 50' x 50' fenced compound.	
4. Will the project be conducted entirely within a structure? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  a. If No, describe the outdoor activities (e.g., outdoor eating, playground, park):  Radio equipment will be placed in a cabinet upon a concrete slab adjacent to the tower.	
What is the approximate square footage, or seating capacity of your outdoor use area(s)?  Concrete Slab for equipment cabinet is 7' x 10'.	31

b. What type of noises will the outdoor use generate? (e.g. music, machinery, vehicles)

Cabinet mounted cooling fan for radio equipment temperature control.

EMPLOYEES

5. Number of Full-time 0 Part-time 0 Seasonal 0

6. Maximum number at any given shift \_\_\_\_\_

7. What are the days & hours of operation? (List all)

Monday Hours 24

Tuesday Hours 24

Wednesday Hours 24

Thursday Hours 24

Friday Hours 24

Saturday Hours 24

Sunday Hours 24

8. Will the operation be seasonal? If so, list months

No

PARKING & LOADING (YCC 19.22)

9. How many **existing** parking spaces do you have? 0

a. Surface type (e.g., paved, gravel, dirt)? \_\_\_\_\_

10. How many **new** parking spaces are you proposing? 3

a. Surface type (e.g., paved, gravel, dirt)? gravel

11. Does the use require loading or unloading from trucks or other large vehicles?

Yes  No (If yes, designate areas on your site plan.)

*Note: Depending on the proposed use, Americans with Disabilities Act (ADA) facilities may be required. Our Building Division can assist you.*

SIGNS (YCC 19.20) Only 19.20.040(8) Non-reviewed signs.

12. Will you have signage?  Yes  No (if yes, please use the separate sign form.)

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PRIVATE ROAD OR SHARED DRIVEWAY (YCC 19.23)

13. If you are on a Private Road or Shared Driveway, is there an existing Road Maintenance Agreement? Using same driveway approach on SR823 as Fire District

Yes  No (If yes, please attach a copy to your application)

14. What is the name of the private road? n/a

15. Is the road paved, gravel, dirt? \_\_\_\_\_

16. What is the width of the road? \_\_\_\_\_

17. Do you have a recorded access easement?  Yes  No Width? 20'

18. Have you been told you may need to do Road Improvements?  Yes  No

a) If yes, have you met with the Transportation Division?  Yes  No

Please explain

STORMWATER

19. How are you proposing to manage your stormwater runoff? If you have questions pertaining to stormwater runoff you can talk with our Water Resources Division.

No change to existing surface flows. Stormwater to be retained on site and percolate via non-hard surface in the undeveloped areas of the larger parcel underlying the applicant's leasehold space.

20. Will the proposal disturb more than one acre of ground?  Yes  No

FENCES (YCC 19.10.040(9))

21. Is there an **existing** fence?  Yes  No (If yes, answer the following)

- a. Fence Material \_\_\_\_\_
- b. Is the fence a view obscuring fence?  Yes  No
- c. Is there barbed wire on the top of the fence?  Yes  No
- d. What is the total height of the fence (including the barbed wire)?  
\_\_\_\_\_

22. Are you proposing a **new** fence?  Yes  No (If yes, answer the following)

- a. Fence Material chain link with vinyl privacy slats
- b. Will the fence be a view obscuring fence?  Yes  No
- c. Will you be placing barbed wire on the top of the fence?  Yes  No
- d. What is the total height of the fence (including the barbed wire if proposed)? 7' = 6' fencing + approximately 1' for barbed wire

23. Are you proposing, or do you have a retaining wall and/or recreational screen?  
 Yes  No (If yes, please describe)

#### SITESCREENING AND/OR LANDSCAPING (YCC 19.21)

24. Does your proposed use require?

Sitescreening?  Yes  No (e.g., fences, walls)

Landscaping?  Yes  No (e.g., trees/shrubs/groundcover)

If yes, what type (E.g., trees/shrubs/groundcover/view obscuring)?

Landscaping Standard B along street frontage.

Administrative Adjustment requested for Standard B using site obscuring chain link fence with privacy slats at the perimeter of the facility space.

*Indicate the locations on your site plan, E.g. parking areas, along street frontages, perimeters.*

What is the proposed source of irrigation water? N/A

#### OUTDOOR LIGHTING (YCC 19.10)

25. Is any outdoor lighting proposed?  Yes  No

Downshielded, manually operated to illuminate radio equipment cabinet

*If yes, indicate type and the locations on your site plan.*

#### WATER

26. Does this project require potable water?  Yes  No

27. What is the proposed source of potable water?

a.  Public Water: Name of provider: \_\_\_\_\_

b.  Community Well: What is the well ID number? \_\_\_\_\_

i. Parcel # where the well is located? \_\_\_\_\_

ii. Is there an existing Well Maintenance Agreement?  Yes  No

*(If yes, please attach a copy with this application)*

c.  Shared Well

i. Parcel # where the well is located? \_\_\_\_\_

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ii. Is there an existing Well Maintenance Agreement?  Yes  No

*(If yes, please attach a copy with this application)*

d.  Individual Well

e.  Other, explain: \_\_\_\_\_

#### SANITARY DISPOSAL

28. Does this project require sanitary disposal?  Yes  No

29. What is the proposed method of sanitary disposal?

a.  Public Sewer: Name of provider: \_\_\_\_\_

b.  Community Septic System:  
Parcel where the septic system is located \_\_\_\_\_

c.  Individual Septic System

d.  Other, explain: \_\_\_\_\_

#### COMPLETION OF PROPOSAL

30. What is your proposed timeline for completing your proposal? If phases are proposed, please describe in detail.

Construction in Q2 and/or Q3 2025

***Use this form to answer the questions. Use addition pages as needed.***

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.

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# ADMINISTRATIVE ADJUSTMENT FORM

FINAL  
Revised 5/5/2021

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

## Zoning Ordinance Requirement and Adjustment Requested: (Answer the following)

1. Is this adjustment being processed under the Optional Consolidated Permit Review Process?

Yes  No

2. Type of Adjustment Requested (Check as applicable)

Setbacks: Which setback is proposed to be adjusted?  Front  Side  Rear

Parking:  Loading

Sign height  Building height

Fence height  Walls and Recreational Screens

Site screening  Landscaping

Lot coverage  Waste and Recycling Storage

Siting Criteria for manufactured homes located outside UGA,  Roof Pitch  Roof materials  
and outside RT, RS zoning districts:  Pit setting  Siding materials

*NOTE: Mobile Homes constructed prior to June 15, 1976 do not meet the current safety standards as a "Manufactured Home". Before these older mobile homes can be moved to a new location within Yakima County, the Department of Labor and Industries (L&I) must do a Fire Life Safety Inspection. You will need to provide Yakima County Public Services Department a copy of L&I's Fire Safety Certificate prior to issuance of the placement permit.*

Washington State Department of Labor and Industries

15 West Yakima Ave., Yakima 98902  
(509) 454-370

Other: Driveway Surface

3. Zoning standard

requires: Low Buffer landscaping, asphalt paving or equivalent driveway and parking surface  
(example: 15-foot rear yard setback from southern property line, or 6-foot fence along west property line)

4. Proposed standard: 6' chain link fence w/ privacy slats, no landscaping, use existing gravel driveway & parking area

(example: 10-foot rear yard setback from southern property line, or 8-foot fence along the west property line)

5. Why is the proposed adjustment needed?

Incompatibility of landscaping with site developed area; hardship and inappropriateness of driveway surface relative to the proposed use that generates minimal traffic and site visits.

6. Are there other alternatives to your design that could be made in order to meet the standard?  Yes  No  
*If Yes, explain:*

Fencing with vinyl privacy slats = No; Landscaping = No; Driveway = equivalency review requested

7. What is the minimum adjustment needed to accommodate the proposed use?

vinyl privacy slats = site obscuring/screening; landscaping = not required; compacted gravel = deemed equivalent driveway surface

8. How will the proposed adjustment impact your neighbors?

Fence material = immaterial visually; superior screening method; Landscaping & Driveway surface = no impact

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9. Are there developments in the neighborhood that are similar to your proposal?  
 Yes  No

10. Are there physical features, such as topography, right-of-way, and existing constraints on the property?  
 Yes  No

*If Yes, explain:*

**Answer the following questions if you are requesting an adjustment to the sign standards:**

11. What is the proposed sign? Height: Size: Shape: Color:

12. How many signs are proposed?

13. What is the proposed location of the sign?

14. What is the proposed landscaping associated with the sign?

15. How does the proposed sign relate to the immediate area?

16. Is the sign associated with a multiple-use complex?  Yes  No

*If yes, explain how the available sign area will be allocated between tenants or leasable spaces:*

**Answer the following questions if you are requesting an adjustment to Site Screening or Landscaping standards:**

17. Is the adjustment needed due to inadequate sunlight?  Yes  No

18. What is the distance between the proposed structure and the existing structures on the adjoining property?

N = 820'; W = 750'; S = 490', E = 650'

19. What is the proposed setback from the front of the new structure? 90' front setback to parcel line

20. Does the area in front of the building have any of the following?  Decorative paving/pavers  Trees  
 Planters  Other Amenities (*explain*) no

21. Are you proposing to utilize Xeriscape (drought tolerant) landscaping?  Yes  No

22. Is there existing vegetation within the required landscaping areas?  Yes  No

If yes, describe size, location, and type:

Yakima County will make reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of Yakima County, should contact the Yakima County ADA Coordinator at 509-574-2210 as soon as possible but no later than 48 hours before the scheduled event.

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## **PROPOSAL and SITE DESCRIPTION**

### **1. Project Overview**

The applicant, Yakima MSA Limited Partnership ("MSA"), also known as US Cellular, is an FCC licensed wireless communication service provider. MSA is expanding and upgrading its wireless communication network to improve its current operating technologies coverage, capacity and support 5G technology. To facilitate this work, MSA is proposing to develop a new wireless communication facility located approximately 0.1 miles west on Hwy 823 (Harrison Rd) from the intersection with Hwy 821.

The tower is proposed as 80 ft. steel monopole, painted light gray, and shall be in the center of a proposed 50' x 50' fenced compound. The new facility will resolve capacity issues and improve coverage in MSA's service network.

Through the EAC process and review of the YCC, it was resolved that the new facility requires:

- a) a Conditional Use Permit with Type 3 review,
- b) Administrative Adjustments for various proposed design elements, and
- c) a SEPA review.

As will be demonstrated in the application materials, the proposed facility meets the applicable YCC criteria for a Conditional Use Permit and the granting of the Administrative Adjustments to design standards that will not be inconsistent with the purpose and intents of the HTC zone and standard being adjusted, nor inconsistent with the related Comprehensive Plan policies.

### **2. Project Details**

- **Property.** The parcel underlying the site is addressed as 1830 Harrison Rd., Yakima and is approximately 606' x 828' x 270" x 992' (9.72 acre). The property is owned by Yakima County Fire District #2. MSA has executed a lease with Yakima County Fire District #2.
- **Zoning – Use.** The property is zoned Highway Tourist/Commercial (HTC) and is currently developed with Station 22 and a storage building. It has a paved approach from Harrison Road to the Station roll-up doors and around the perimeter of the station building and to the entrance of the storage building. The balance of the developed area is graveled. The total developed area is approximately 82,875 sf. of which approximately 26,125 sf. is covered by paved areas and 6,924 sf. by structures. The balance of the developed area is graveled – approximately 49,500 sf.

- **Site Location.** The proposed facility is located to the west of the station building and north of the storage building in the graveled area.

Setbacks Table

From parcel lines:  
(approximate)

- From north: fence (65'); tower (90')
- From east: fence (328'); tower (353')
- From south: fence (386'); tower (411')
- From west: fence (530'); tower (555')

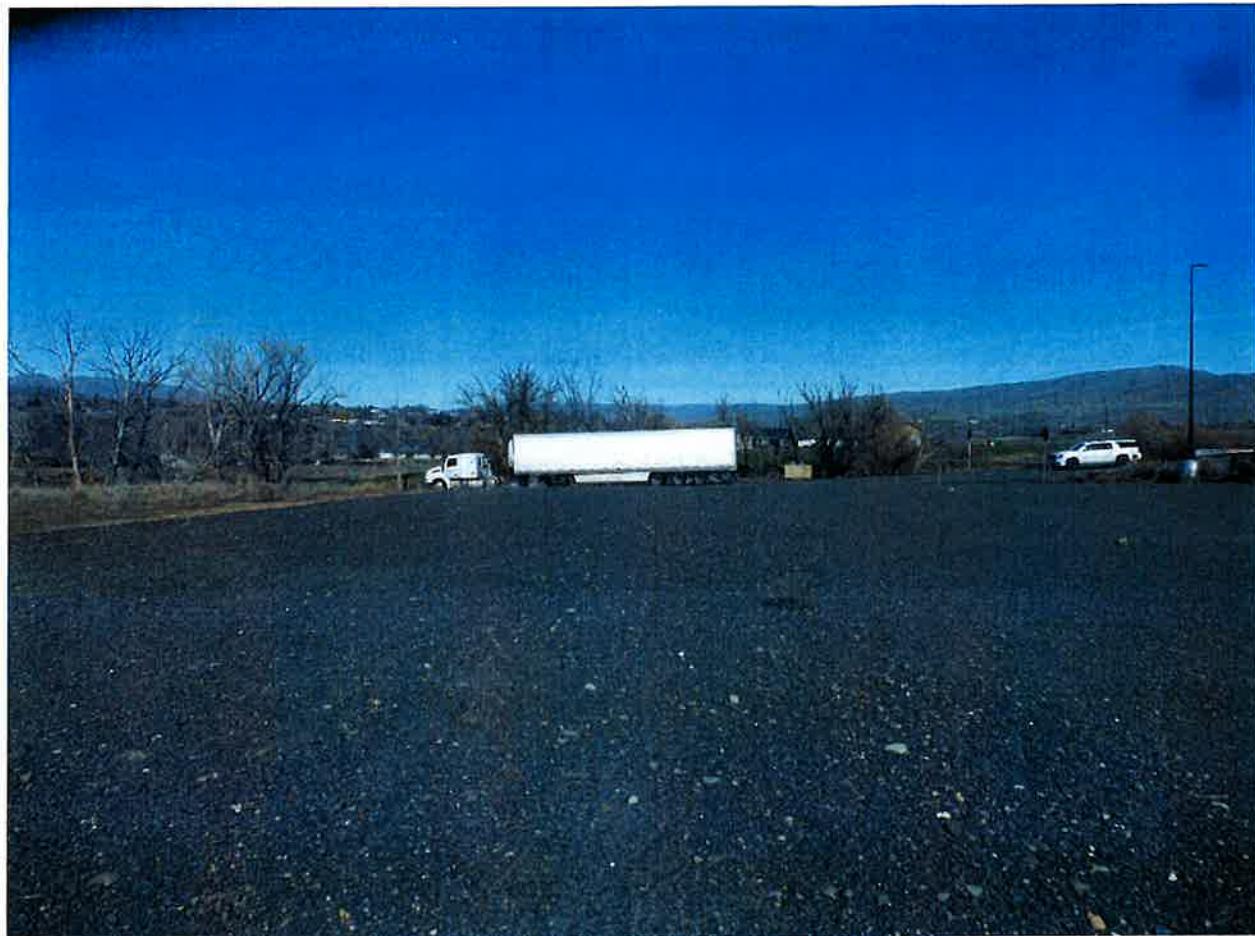
From nearby off-parcel occupied structures:  
(approximate)

- From north: tower (805')
- From southeast: tower (780')
- From south: tower (495')
- From west: tower (730')

Adjacent Uses Table

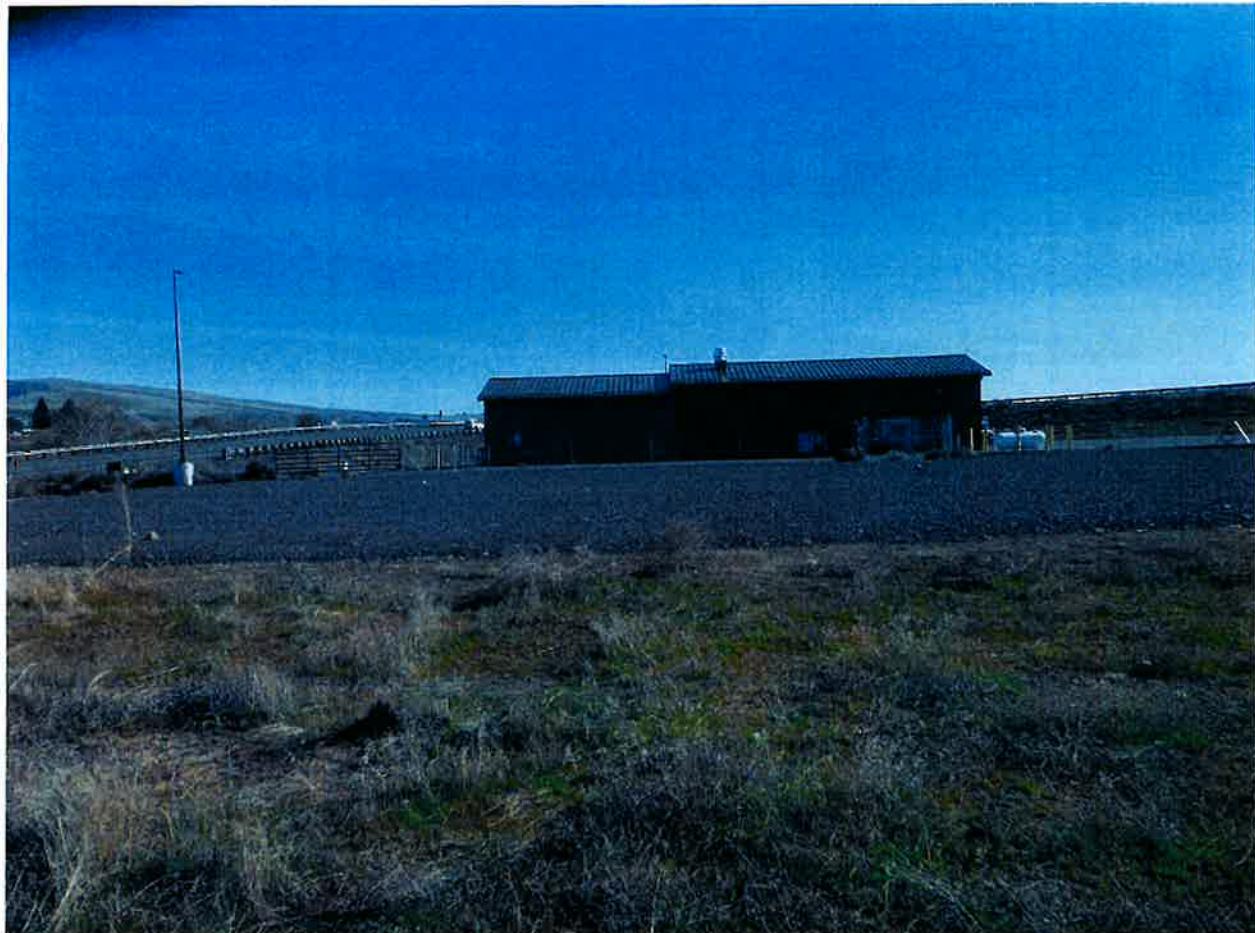
- To the North across Harrison Rd. is SFR and agricultural use
- To the East is SFR and agricultural use
- To the south are SFR's and agricultural use
- To the west are SFR's and agricultural use

Conditional Use Permit, Administrative Adjustment, SEPA  
Wireless Communication Facility  
US Cellular Site ID: Pomona #348492  
Project Location: 1830 Harrison Rd., Yakima, WA



**LOOKING NORTH**

Conditional Use Permit, Administrative Adjustment, SEPA  
Wireless Communication Facility  
US Cellular Site ID: Pomona #348492  
Project Location: 1830 Harrison Rd., Yakima, WA



**LOOKING EAST**

(41)

Conditional Use Permit, Administrative Adjustment, SEPA  
Wireless Communication Facility  
US Cellular Site ID: Pomona #348492  
Project Location: 1830 Harrison Rd., Yakima, WA



**LOOKING SOUTH**

Conditional Use Permit, Administrative Adjustment, SEPA  
Wireless Communication Facility  
US Cellular Site ID: Pomona #348492  
Project Location: 1830 Harrison Rd., Yakima, WA



**LOOKING WEST**

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- **Proposed Development.**

- Space. The developed space consists of the fenced compound, the existing gravel for a driveway, and underground utility service extensions. The lease space is 50' x 50' with a 20' wide access easement extending from Harrison Rd. across the paved area of the fire station to the SW gravel area. The 10' wide utility easement runs south parcel along the west fence of the gravel area.
- Fenced Enclosure. Fencing at the facility is proposed as 6' high chain link topped by 3 strands of barbed wire. The fencing will receive privacy slats (color tbd.) to obscure the view of the interior of the fenced area. (See Figure 4 and 5 below for example of vinyl privacy slats installed.)
- Facility Surface. The surface of the facility within the fenced enclosure that is not covered by concrete slab or other project components will be covered with gravel over a weed barrier.
- Tower. The 80' metal monopole tower is located in the center of the 50' x 50' fenced area and will be painted light gray. The proposed light gray color is Sherwin Williams SW9143 Cadet (See Attachment 1 for a color sample.) The color proposed is based upon a field visit by the engineer that prepared the Site Visual Impact Assessment. The tower is designed to support multiple other antenna arrays.
- Antennas and Radios. The applicant's cellular antennas and remote radio units will be located at the top and painted to match the tower. (See Attachment 1 for a color sample)
- Utilities. Electrical and fiber optic services are anticipated to extend to the facility following the proposed 10' wide utility easement along the west and south parcel lines.
- Radio Equipment Cabinet. The radio equipment cabinet will be placed upon a 7' x 10' concrete slab. Cables will extend from the equipment cabinet to the tower via a metal cable support structure and up the tower to the antennas.
- Lighting. The tower will be unlit. Lighting is not required by the FAA. There will be a manually operated, down shielded light installed at the radio equipment slab to illuminate the equipment cabinet for servicing, if needed.
- Signs. The only signage for the facility will be placed on fence facing the access driveway. The signage will meet regulatory requirements, be safety notices and

site identifying with emergency contact information. (See Figure 5 below for example of typical signage.)

- Driveway and Turnaround. The compacted gravel area in front of the fenced area is approximately 35' x 50' with an additional 35' x 50' area from the existing gate at the edge of the paved area adjacent to it comprise the access driveway and turn around area in front of the compound. There is a 50' wide gravel strip adjacent to the east side of the fenced area as well.
- Parking. The compacted gravel area in front of the fenced area can accommodate the three (3) parking spaces required as determined in the EAC review.
- Access from Harrison Rd. (WA-823). The Washington Department of Transportation was advised of the proposed project. Per Mark Kaiser, WSDOT – Planning, the access connection permit will need to be updated, but no additional work on the approach is required currently.
- Septic Clearance. A Septic Clearance Application has been submitted to the Yakima County Health District.

*(The following Figures 1 – 3 are extracted from the Zoning Drawing plan set provided in the application document submittal.)*

See Figure No. 1, Site Plan for details of the site placement within the host parcel.

See Figure No. 2, Site Layout for a close-up view of the proposed site and conditions.

See Figure No. 3, Tower Elevations for details on the proposed monopole structure and an elevation drawing.

Conditional Use Permit, Administrative Adjustment, SEPA  
 Wireless Communication Facility  
 US Cellular Site ID: Pomona #348492  
 Project Location: 1830 Harrison Rd., Yakima, WA

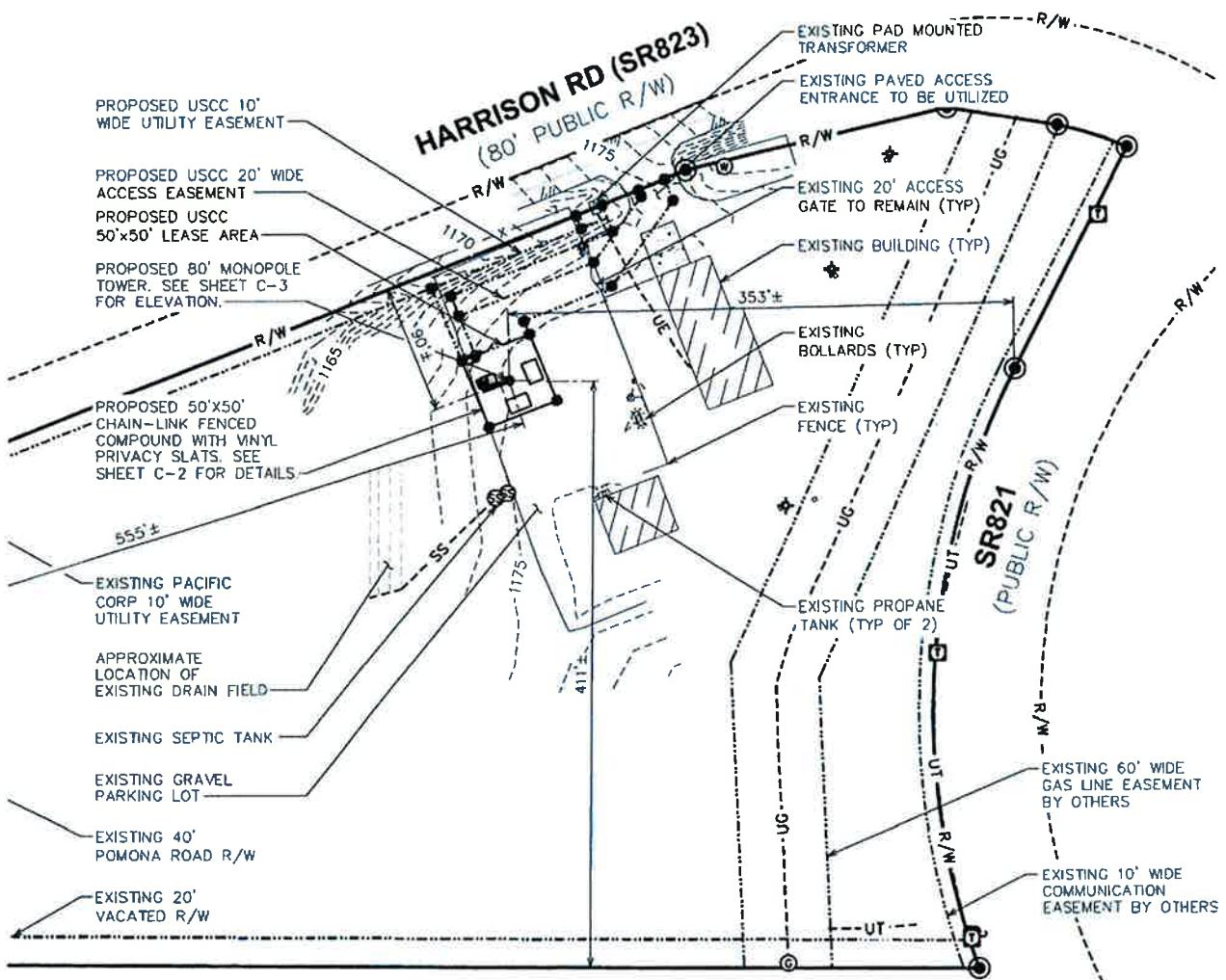


Figure No. 1, Site Plan

Conditional Use Permit, Administrative Adjustment, SEPA  
 Wireless Communication Facility  
 US Cellular Site ID: Pomona #348492  
 Project Location: 1830 Harrison Rd., Yakima, WA

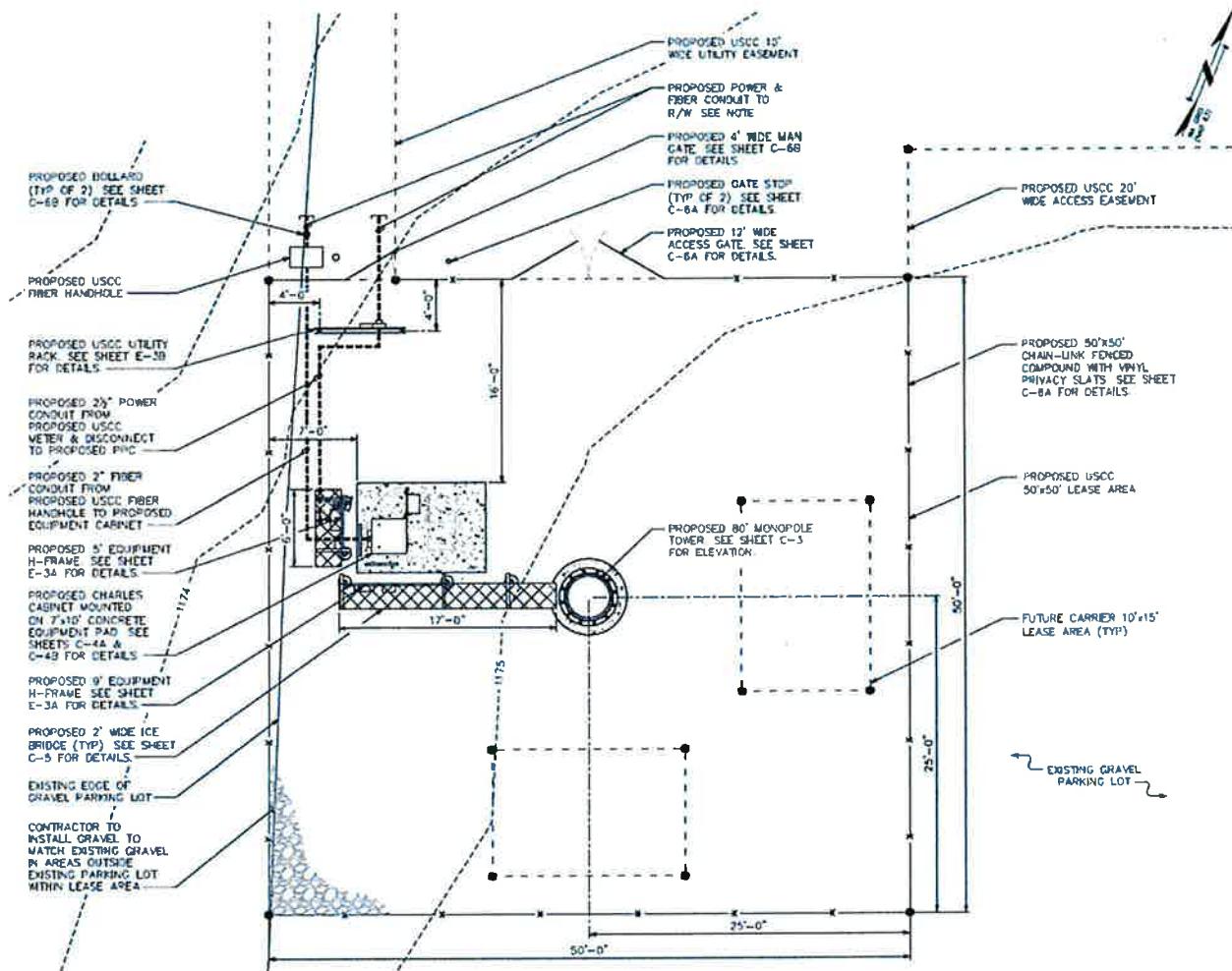


Figure No. 2, Site Layout

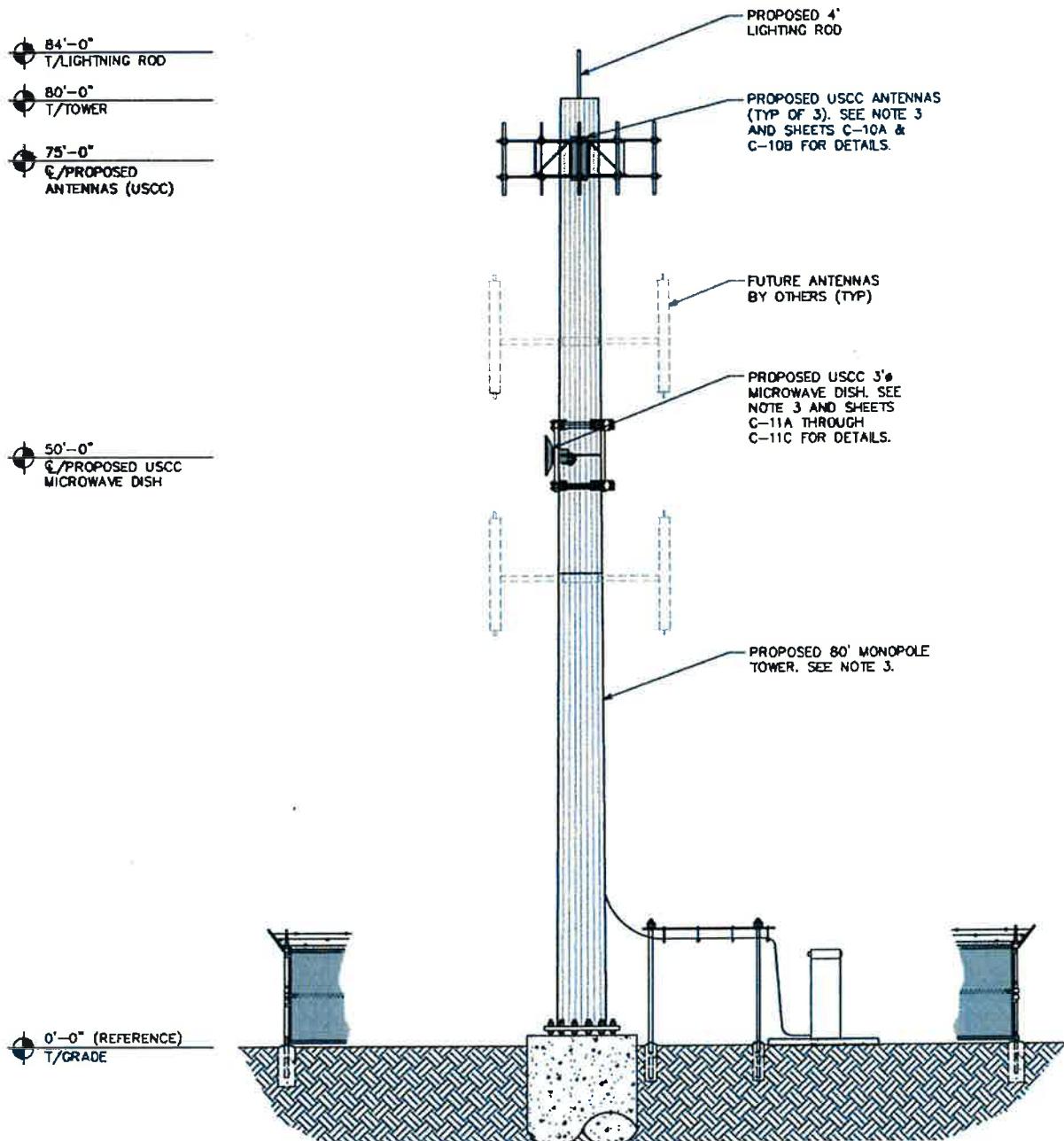
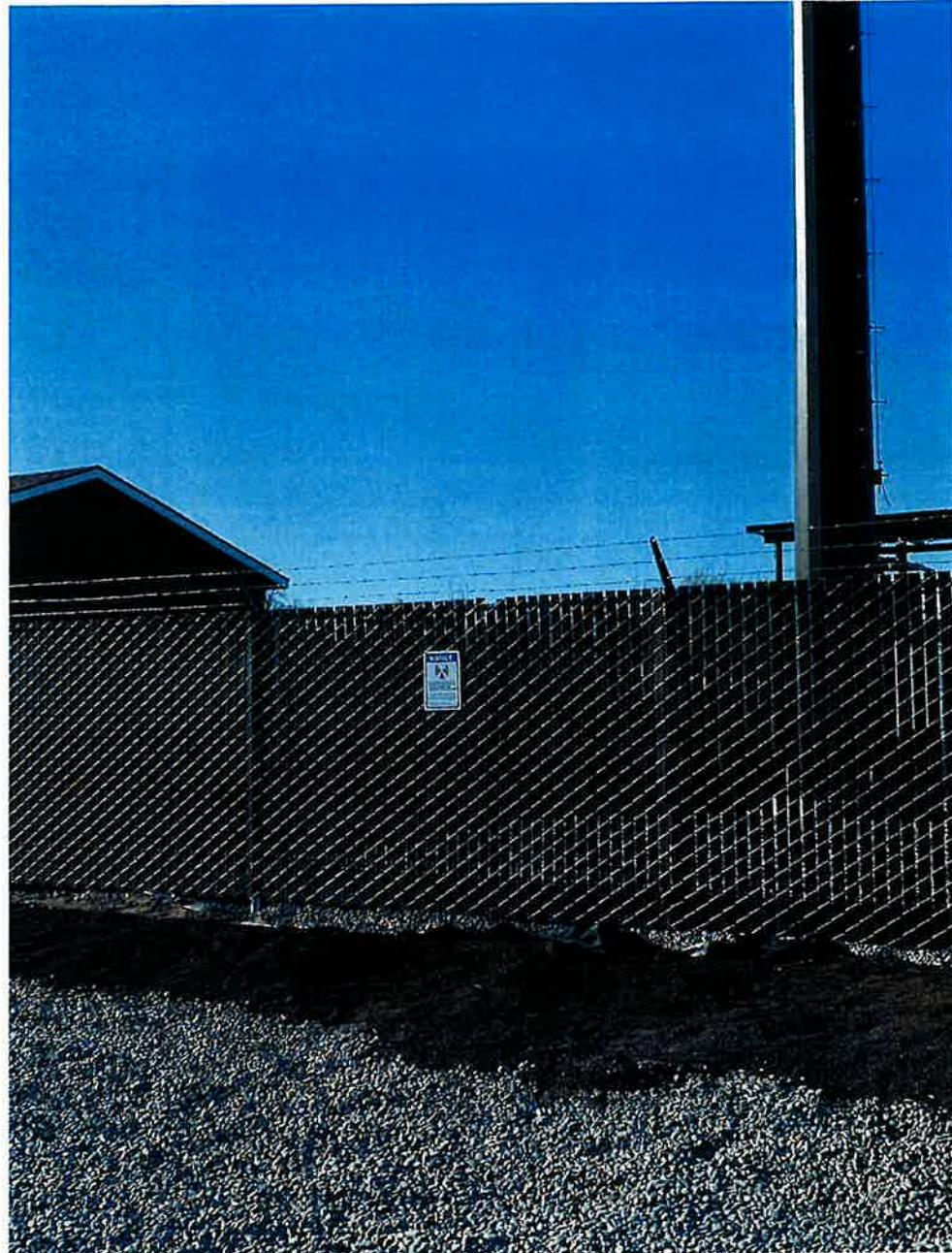


Figure No. 3, Tower Elevation

Conditional Use Permit, Administrative Adjustment, SEPA  
Wireless Communication Facility  
US Cellular Site ID: Pomona #348492  
Project Location: 1830 Harrison Rd., Yakima, WA



**Figure No. 4, Vinyl Privacy Slats**



**Figure No. 5, Typical Site Signage with privacy slats**

### **3. Airspace**

- The applicant's consultant conducted an airspace analysis and concluded that FAA/FCC filings are not required for a tower of the height proposed. (See Attachment 2.)
- Army. Proposal information was sent twice to this email for comment; however, no reply was received. [usarmy.ytc.imcom-central.cal.hq@mail.mil](mailto:usarmy.ytc.imcom-central.cal.hq@mail.mil).

(50)

- Navy. Proposal information was sent twice to this individual by email for comment; however, no reply was received. Kim Preacher, [Kimberly.preacher@navy.mil](mailto:Kimberly.preacher@navy.mil)

#### **4. Septic Clearance**

There is a septic tank and drain field on the property. The locations are identified on the third page of the plan set provided with the application. A Septic Clearance Application has been to the Yakima County Health District.

#### **5. Screening & Camouflaging**

Through both the setback from existing occupied structures on adjacent properties, topography and painting of the tower and its appurtenances, the proposal is designed to minimize the visual impact to adjoining properties and the surrounding environment.

##### **• Screening**

- All ground-based radio equipment and the base of the tower will be largely obscured from view by the vinyl privacy slats.
- Setback distances shown on page 2 Setback Table above show the significant distance of the facility from the S, E, & W property lines and identifies the distance to the nearby N property line.
- Setback distances shown on page 2 Setback Table above demonstrates the significant distance of the facility and tower from the nearest occupied structures to the N, E, S & W.
- Considering these setbacks the applicant deems that screening via privacy slats is sufficient to buffer the view of the equipment enclosure and base of the tower. Furthermore, considering the setbacks and adjacent uses, landscaping outside of the fenced area on the parent parcel along the length of the right of way line opposite the facility or along that same length but just the outside of the perimeter fencing of the compound provides no additional screening benefit to meet the code intent to provide a visual buffer between streets and structures.
- Topography conceals the view of the tower and fenced area from some vantage points, both on adjacent parcels and when travelling other connector streets.

- **Camouflaging**

- The Tower Engineering Professionals team visited the proposed facility location and floated a balloon to the height of the tower. Photographs from various vantage points and distances were obtained to support a Visual Impact Assessment.
- Based upon their visit and review of the surrounding area, they proposed the color Sherwin Williams SW9143 Cadet for the tower and its appurtenances.
- Topography and the natural environment also buffer the view of the tower from various vantage points.
- A Visual Impact Assessment of the proposed communication facility and tower has been prepared by Tower Engineering Professionals and submitted with this application. (See Attachment 3)

## **6. RF Engineering Statement**

Jerry Cavasso, US Cellular RF engineer, conducted the analysis of the need for this proposed wireless communication facility and prepared the guidance for the location search. He explained that the purpose of the site is relieve capacity issues at the current site that service this vicinity. It will resolve issues such as degraded signals, slow throughput and dropped calls. Two areas that the site needs to cover are processing plant to the west and the Army facility to the east. Furthermore, Mr. Cavasso evaluated a tower of less than 80' which places the antenna transmission center line at approximately 75' is the minimum required to provide sufficient signal strength and transmission distances to meet the technical objectives for the new site.

Additionally, there are no towers within the vicinity that can be utilized for colocation to meet the signal transmission and reception objectives for the proposed facility.

## **7. Conditional Use Permit**

MSA is requesting a Conditional Use Permit. YCC 19.18.49(1)(c) requires a Type III review when a proposed tower in excess of the underlying height of the zone (45' in the HTC) and also greater than 70'.

See the Statement of Code Compliance for MSA statements regarding compliance with the Conditional Use Permit and other criteria.

## **8. Administrative Adjustments**

Various design elements either require review/acceptance by the Reviewing Official or an Administrative Adjustment. See the pictures above to broaden an understanding of the setting relative to the Administrative Adjustment requests.

The Administrative Adjustments and requested determinations by the Reviewing Official for acceptance of the designs proposed are in the determination of the applicant consistent with:

- (a) The purpose and intent of Comprehensive Plan policies;
- (b) The purpose and intent of the specific zoning district and the standard being adjusted;
- (c) Are the minimum necessary to accommodate the proposed use; and
- (d) Balances the flexibility of the YCC with the health, safety and general welfare of individual neighborhoods and the community.

#### **19.21.030 Sitescreening and Landscaping**

The project area for this application is not the entire parcel, but a leasehold that does not abut any parcel lines. The developed area is a 50' x 50' space within a leasehold along with a driveway and utilities within access and utility easements. The proposed facility is not located at the minimum setback from the parcel line along a right of way which is 25', but is located 65' from the right of way. The adjacent properties to the host parcel are zoned HTC, R/ELDP and Rural-10/5.

YCC 19.21.030(2)(b) identifies that Standard B (Low Buffer) is required.

Standard B. This standard provides for plantings that shall provide a continuous screen that will achieve and maintain a three to four-foot height within three years of project completion, so as to buffer views into and out of the site

The project design provides for vinyl privacy slats in a 6' high chain link fence to meet the Sitescreening and Landscaping standard.

Property Perimeters Along Street Frontages. The proposed 50' x 50' fenced compound is 65' from the nearest property line to the north. Currently there is gravel from the right of way to the proposed site area. Landscaping along the right of way fence or even if setback 20' and placed along the edge of the level gravel pad would provide no site screening or use buffering value in the applicant's opinion. Additionally, there is no landscaping installed currently on the property that is already developed with a fire station and storage building.

Given that the use is a passive use facility, a vehicle would rarely be parked at the location for a period of time exceeding 4 hours and that may occur infrequently, possibly 1-2x every 3-4 months. The project specific purpose/intent of any screening and landscaping would be to serve to buffer the view of equipment within the fenced area and the base of the tower and improve the overall appearance of the community. The proposed site screening (a site obscuring fence) along the perimeter of the developed project area better serves the purpose

of screening and buffering, than the Standard B planting criteria. The addition of landscaping along a 50' section of the property at or near the right of way would be visually out of place and not necessarily improve the overall appearance of the property.

The applicant deems that the proposed screening design with no landscaping sufficiently meets and likely exceeds the intent of the comprehensive plan, the zone and the standard and that no additional screening benefit is derived by landscaping. Therefore, the applicant is requesting that the Reviewing Official grant an Administrative Adjustment for the chain link fence with vinyl privacy slats to meet the requirements of this standard.

#### **19.22.070 Parking and Loading**

Per the meeting summary for EAC2024-00024, the Reviewing Official determined that Utility Service is the similar land use based upon Table 19.22-2 with the resultant determination that three parking spaces are required for the 2,500 sf fenced area. The project access design includes a 30' x 40' area adjacent to the north side of the fenced area. While the nature of the project and use does not support the need for three parking spaces, the design of the project provides for adequate space to meet that determination; therefore, the determination is not being contested, nor is an Administrative Adjustment being requested for the number of parking spaces.

Currently there is asphalt paving from the right of way for approximately 75' to the existing fence and gate. On the other side of the fence where the site is proposed to be developed, there is a compacted gravel area of approximately 18,700 sf. The fenced area will be 2,500 sf of this area. The proposed driveway surface is to be the compacted gravel that exists currently. The gravel area to access the facility will only be traversed by the maintenance technician by 1-2 vehicle trips in a 3-4 month period. It is only a distance of about 85' from the existing paving to the facility over the gravel.

Compacted gravel driveways may become rather "hard" and may be considered impervious because the compacted gravel can reduce infiltration from the previous existing pervious surfaces; i.e., grass. The intent of the YCC standard for asphaltic surfacing (or equivalent) is to eliminate dust and/or mud. The applicant deems that the very low frequency usage of the driveway combined with the nature of compacted gravel supports a determination by the Reviewing Official that the gravel driveway is sufficient to meet the intent of the comprehensive plan, the zone and the standard.

YCC 19.22.070(a)(i) provides that an equivalent surfacing can be found acceptable by the Reviewing Official. Therefore, the applicant is requesting that the Reviewing Official grant an Administrative Adjustment for the gravel driveway to meet the requirements of this standard.

See the Statement of Code Compliance for additional MSA statements regarding compliance with the YCC criteria applicable to the proposed use and Administrative Adjustment requests.

## **SUMMARY & CONCLUSION**

Yakima MSA Limited Partnership is proposing to develop a communication facility with a 80' painted monopole tower within a 50' x 50' compound enclosed by chain link with vinyl privacy slats served by a driveway consisting of the existing gravel. This facility will allow MSA to improve the capacity and coverage of its wireless network enhancing the service offering to the community. This proposal will also support emergency services by the availability of robust wireless services.

Through the use of a light gray finish throughout the tower structure and privacy slats in the facility chain link fencing, the proposed facility will blend with the surrounding area to the extent reasonable and buffer the views from the surrounding vicinity.

The proposed development meets the goals of the YCC and Horizon 2040. MSA asserts that the proposal can be found to comply with the applicable provisions of the YCC and respectfully requests Yakima County's consideration of the application and approval at the earliest possible date, in order for MSA to proceed with the development of the facility that is deemed to be a benefit to the community at large.

Conditional Use Permit, Administrative Adjustment, SEPA  
Wireless Communication Facility  
US Cellular Site ID: Pomona #348492  
Project Location: 1830 Harrison Rd., Yakima, WA

### Proposal Summary

**Applicant:** Yakima MSA Limited Partnership, also known as "US Cellular"  
8410 West Bryn Mawr Ave.  
Chicago, IL 60631

**Agent/Applicant Representative:** Wireless Site Technology, LLC  
2900 N. Government Way #440  
Coeur D Alene, ID 83815  
Contact: Dan MacKinney  
(208) 699-0237  
[dan@wirelesssitetechnology.com](mailto:dan@wirelesssitetechnology.com)

**Property Owner:** Yakima County Fire District #2  
206 W. Fremont  
Selah, WA 98942  
Contact: Chief Jim Lange  
(509) 698-7610

**Site ID:** Pomona #348492

**Project Location:** 1830 Harrison Rd., Yakima, WA

**Parcel ID:** Parcel 191420-33007

**Request:** Conditional Use Permit, Administrative Adjustment, SEPA

#### **Proposal Summary:**

Yakima MSA Limited Partnership is proposing to construct a wireless communication facility including an 80' painted monopole tower within a 50' x 50' fenced compound utilizing an existing graveled way for access from existing paved area with electric and fiber optic services extended from the nearest suitable points of connection on property or at the parcel line.

Complete details of this proposal are provided within the document titled ***Proposal and Site Description***. Supporting documentation is itemized on the attached ***Table of Contents*** as provided with this application.

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Conditional Use Permit, Administrative Adjustment, SEPA  
Wireless Communication Facility  
US Cellular Site ID: Pomona #348492  
Project Location: 1830 Harrison Rd., Yakima, WA

Attachment 2, FAA/FCC Evaluation

**OPINION LETTER**

July 17, 2024

**FAA & FCC Not Required**

Lori Lee  
 US Cellular Corporation  
 8410 W. Bryn Mawr Ave, Suite 700  
 Chicago, IL 60631

RE: **348492 - Pomona, WA Airspace Analysis**  
**Latitude (NAD-83): 46° 40' 49.37" N**  
**Longitude (NAD-83): 120° 29' 05.73" W**  
**Ground Elevation: 1175.0 ft GE**  
**Tower tip height: 84.0 ft AGL**  
**Overall height: 1259.0 ft AMSL**



Dear Ms. Lee,

Our airspace analysis results for the 348492 - Pomona, WA site are as follows:

1. **Per AIRSPACE, filing an FAA Form 7460-1 is not required for the proposed tower height of 84.0 ft AGL (1259.0 ft AMSL). The maximum allowable height for not filing an FAA Form 7460-1 is 200 ft.**
2. **FCC's TOWAIR Determination indicates that this Structure does not require registration as it would PASS SLOPE (25:1): NO FAA REQ-HELIPORT 2382.92 MTRS (2.38289 KM) AWAY. The maximum allowable height for not filing an ASR is 200 ft AGL.**
3. The proposed site is 1.284 nm NW from the nearest public landing facility – FCT: Vagabond AHP and it is 6.771 nm West from Z99: Mettie Airstrip. At an overall height of 1259.0 ft AMSL, it does not exceed FAR 77.9 (a) or FAR 77.9 (b) Notice Criteria for Z99 airport. This airport has both Circling and Straight-In instrument approach procedures. It does not exceed any glide slopes of Z99 airport. FCT: Vagabond AHP is a heliport type landing facility and Z99: Mettie Airstrip is an airport type landing facility is associated with the city of Yakima, WA.
4. The proposed site does not exceed any of the instrument approach procedures of Z99 airport.
5. The nearest private landing facility is 98WA: Zirkle Fruit Company, which is a heliport type landing facility not eligible for study under FAR Part 77 sub-Part C. It is 0.93 nm SW from the proposed site.
6. The proposed 84.0 ft AGL tower would not adversely affect low altitude en route airways and/ or VFR routes in the area.
7. The nearest AM tower is KYAK, which is 4.65 mi (7485 meters) away bearing 179.23°. KYAK AM is operating a non-directional type antenna system. As noted per the FCC AM Tower Locator and per FCC regulation 13-115, Section 1.30002, the structure will not require a "Proof of Performance" measurement study before and after construction. The electrical height of the studied antenna is: 29°. Your structure is not within 1 wavelength of this station. The wavelength for this AM station is 322 meters. The critical tower height is 54 meters.
8. Marking and lighting are not required for the proposed tower height of 84.0 ft as FAA notification is not required.
9. All Wireless Applications Corp. analyses are based on the latest AIRSPACE, FAA Notice Criteria Tool and FCC TOWAIR programs.

If you have any questions, please do not hesitate to call. Thank you.

Ronald W. Lageson, Jr.  
 425-643-5000 (office)  
 425-649-5675 (fax)

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Telecom Engineering

Services

The Site Sync Platform



Conditional Use Permit, Adm. & Ctrative Adjustment, SEPA  
Wireless Communication Facility  
US Cellular Site ID: Pomona #348492  
Project Location: 1830 Harrison Rd., Yakima, WA

**Attachment 3, Site Visual Impact Assessment**

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October 14, 2024

Jon Scarborough  
Yakima MSA Limited Partnership  
8410 W Bryn Mawr, Suite 700  
Chicago, IL 60631

Subject: Pomona (348492) Site Visual Impact Assessment  
Monopole Communications Tower, 80-ft AGL (84-ft AGL with appurtenances)  
1830 Harrison Road, Yakima, Washington

Dear Mr. Scarborough,

TEP, Inc on behalf of Yakima MSA Limited Partnership, completed a Visual Impact Assessment for a proposed 80-ft AGL (84-ft AGL overall with appurtenances) painted monopole communications tower to be located at 1830 Harrison Road, east of a portion of Pomona Road, west of a portion of County Road 821, west from Selah Fire Department Station 2, Yakima, Yakima County, WA; latitude: N 46° 40' 49.37", longitude: W 120° 29' 05.73" (NAD 83). On Wednesday September 11, 2024, TEP personnel deployed a 5.5-ft diameter orange CloudBuster balloon at 84-ft AGL (to top of balloon) from 10:15 a.m. to 1:30 p.m. PST. The weather at the time of the balloon flight was partly cloudy, with good visibility, and approximately 68 to 74 degrees Fahrenheit with some approximately 5 – 7 mph wind gusts.

During the balloon test, photographs were taken from twenty-six (26) publicly accessible locations within a 0.5-mile radius, the Federal Communications Commission (FCC) designated visual area of potential effect (APE) for the proposed site. Photographs were taken by Lilly Geer of TEP with a Kodak Pixpro AZ405 camera. Utilizing these photographs, TEP completed four (4) pictorial representations (photo simulations) to simulate the view of the proposed painted monopole tower from various locations surrounding the proposed site.

The proposed tower project is located on the northeastern portion of an approximately 9.72-acre parcel designated by the Yakima County Tax Assessors Office as Parcel #19142033007, herein referred to as the parent property. The parent property is currently zoned "67 Service – Governmental" and is reportedly owned by the Yakima County Fire District. According to the zoning map for Yakima County, WA, the surrounding land uses to the south & west primarily consist of residential and undeveloped land uses; with the south adjoining property use identified as "11 – Single Unit" and the west adjoining property use identified as "91 – Undeveloped Land." The surrounding land uses to the east primarily consist of low-density residential land uses; with the east adjoining property use identified as "11 - Single Unit." The surrounding land uses to the north primarily consist of low-density residential land uses; with the north adjoining property use identified as "18 – Other Residential." According to the Yakima County Assessor's Office, all of the surrounding land uses are all zoned "Rural" and "Highway Tourist/Commercial" within Yakima County, WA and the proposed telecommunications facility is considered outside of the City of Yakima jurisdictional boundaries. The proposed tower facility is located in a portion of Yakima County, WA where the majority of the surrounding area is occupied by agricultural, low-density residential, and municipal land uses.

The Visual Impact Assessment concluded that the proposed 80-ft AGL (84-ft AGL overall) painted monopole tower will be visible from most of the surrounding areas located inside the assessed 0.5-mile; however, the proposed tower will not be visible from those areas located outside and/or just within the assessed 0.5-mile radius that are obstructed by the existing topography, buildings, and vegetation surrounding the parent property to the south, east, north, and west (See Attached Photographs #3, 6, 9, 13, 16, 17). The proposed tower was slightly visible from the publicly accessible portions of the highway, agricultural, commercial, and residential areas located just within the assessed 0.5-mile radius to the north, west,

4700 Dahlia Street, Denver, CO 80216

[lgeer@tepgroup.net](mailto:lgeer@tepgroup.net)

(b)



south, and southeast. The proposed tower will be visible from Interstate 82, as well as from most of the north, west, south and east adjoining properties; however, visibility will be limited to the upper portions of the tower, with most views only containing the top 30% of the structure from most vantages (See Attached Photographs).

Although the proposed tower will be partially visible from most publicly accessible areas within the assessed 0.5-mile visual APE and only slightly visible from areas located outside of and/or just within the assessed 0.5-mile visual APE, the proposed project has been specifically designed to minimize potential adverse impacts to the viewshed. The proposed monopole telecommunications tower will be less than 100-ft AGL in height and will be painted using Sherwin Williams (SW9143) Cadet which will minimize glare and better blend the structure with the skyline and surrounding infrastructure.

In most places that the proposed tower will be visible, it will be partially or mostly obstructed from view by the existing infrastructure, vegetation, and hilly landscape. The visual analysis survey documented that the viewshed currently features steel streetlights, power distribution lines, well-established trees, commercial buildings, and a prominent orange & blue gas station sign (See Attached Photographs, notably Photo-Location #14 and 15). These features are consistent throughout the area and given the tower's proposed design and color, the structure will blend in well with the existing infrastructure observed throughout the viewshed.

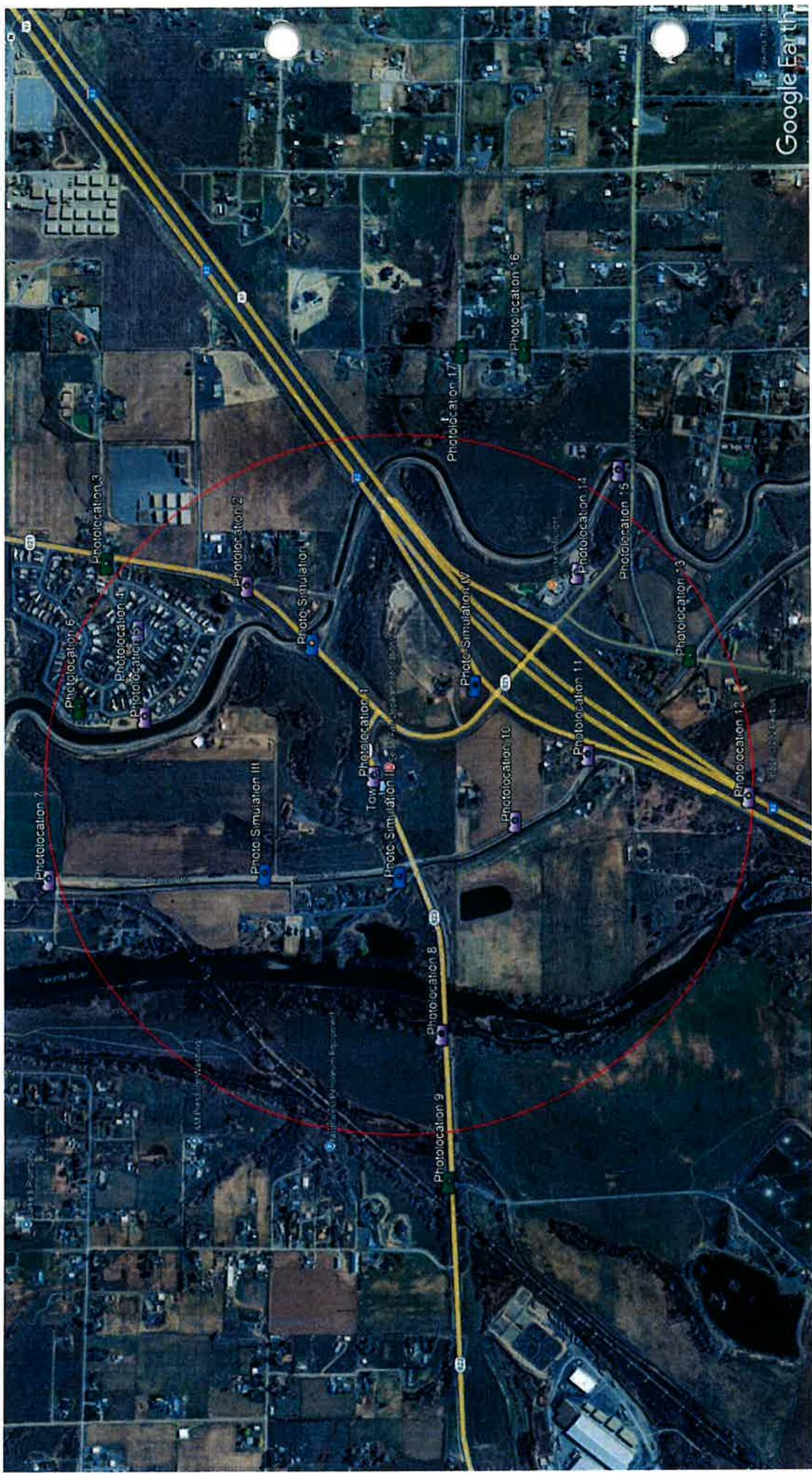
Additionally, existing buildings and vegetation obscure the full tower from view and the landscape features rolling hills that minimize the tower's visibility specifically in locations to the northeast, east, and southeast (See Attached Photographs). Finally, the proposed monopole tower is anticipated to be an unlit structure and have finishes with low-reflectivity. Therefore, it is the opinion of TEP that the proposed structure is anticipated to be visibly subordinate to the landscape from the majority of the high-traffic, publicly accessible areas within the aforementioned visual APE, and will not adversely impact surrounding public viewsheds (See Attached Photo Simulations I-IV).

Attached is the photograph location map and the pictorial representations (photo simulations) of the proposed tower along with the original photographs taken at the time of the pedestrian visual impact survey. Please don't hesitate to contact me with any questions or concerns regarding this report.

Sincerely,

Lilly Geer  
Environmental Scientist  
TEP Inc.







## PROPOSED VIEW: Photo-Simulation I



SITE #: 348492  
SITE NAME: POMONA  
ADDRESS: 1830 HARRISON R  
YAKIMA, WA 98901  
COUNTY: YAKIMA

TOWER

VIEW 4

VIEW 2

VIEW 3

VIEW 1

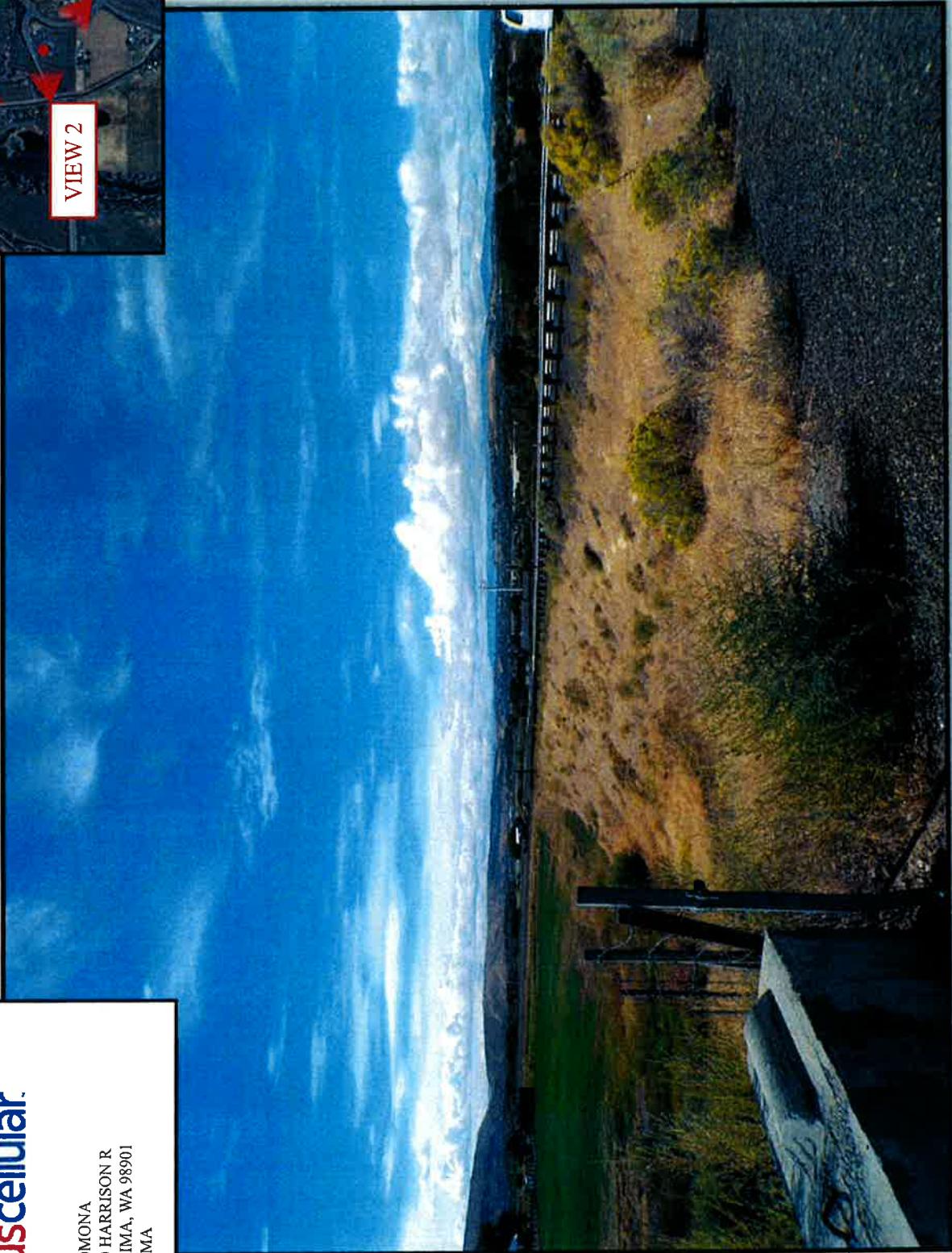


PHOTO RENDERED BY TOWER ENGINEERING PROFESSIONALS, INC.

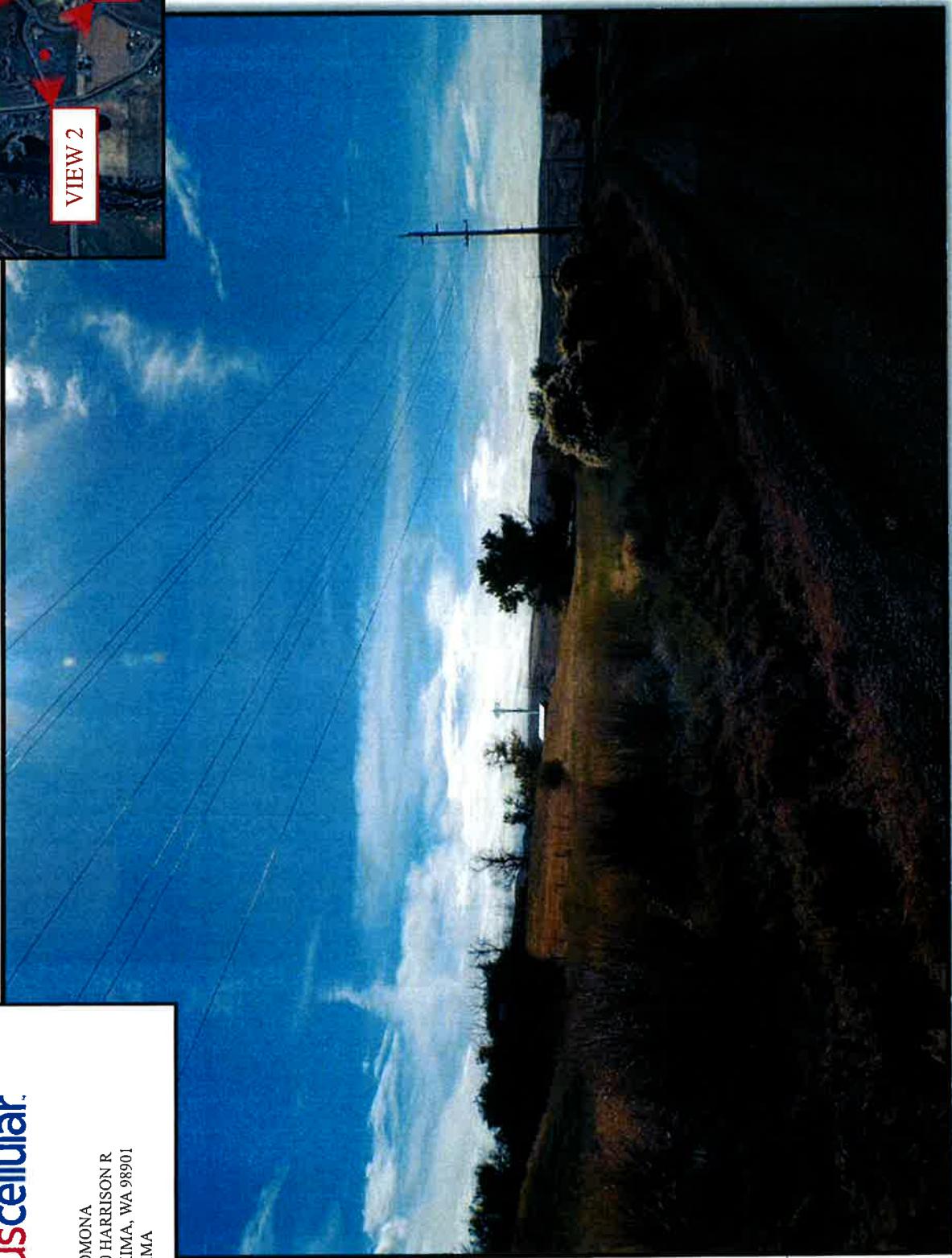
## PROPOSED VIEW: Photo-Simulation II



## PROPOSED VIEW: Photo-Simulation III

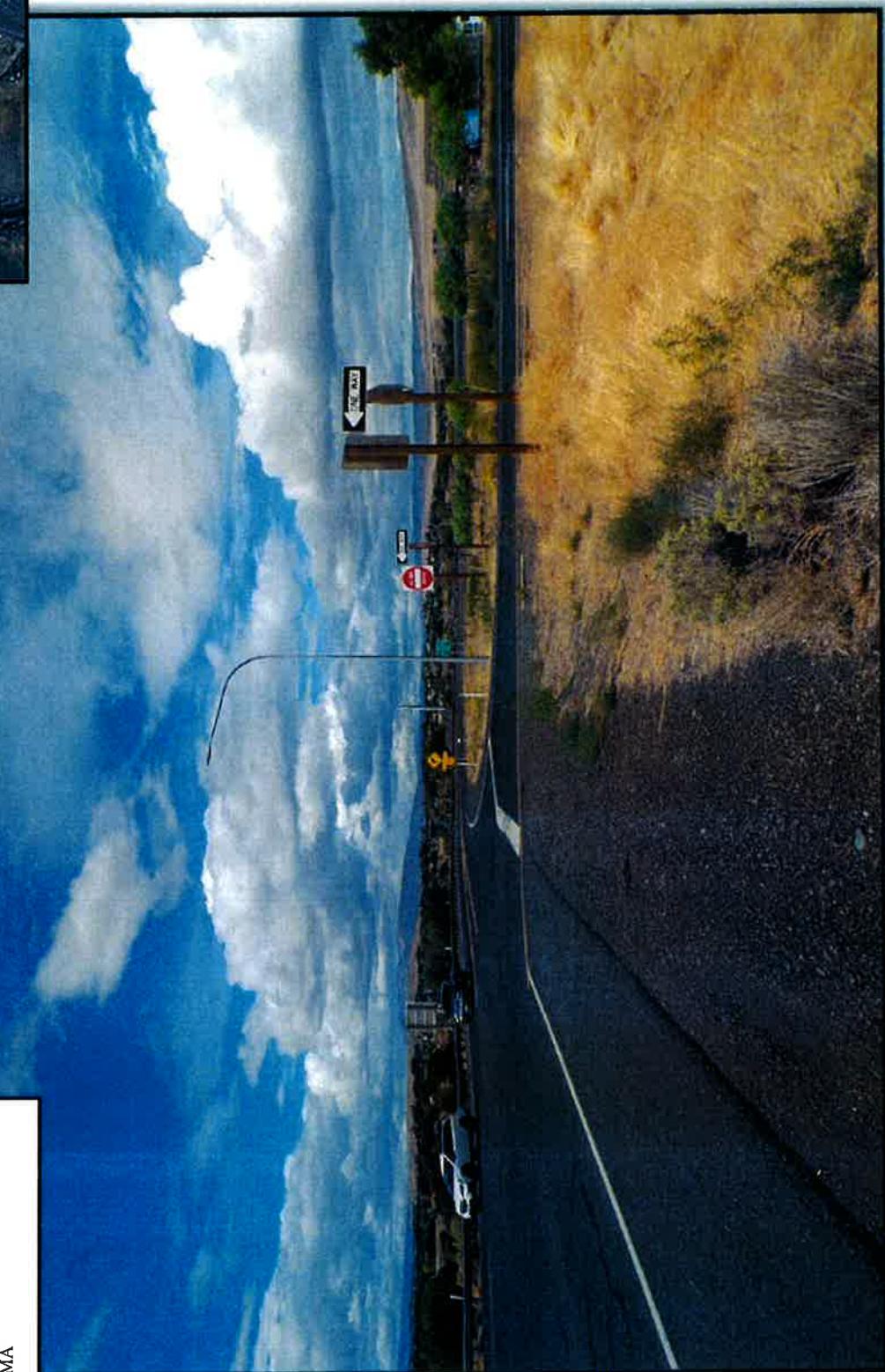


SITE #: 348492  
SITE NAME: POMONA  
ADDRESS: 1830 HARRISON R  
COUNTY: YAKIMA

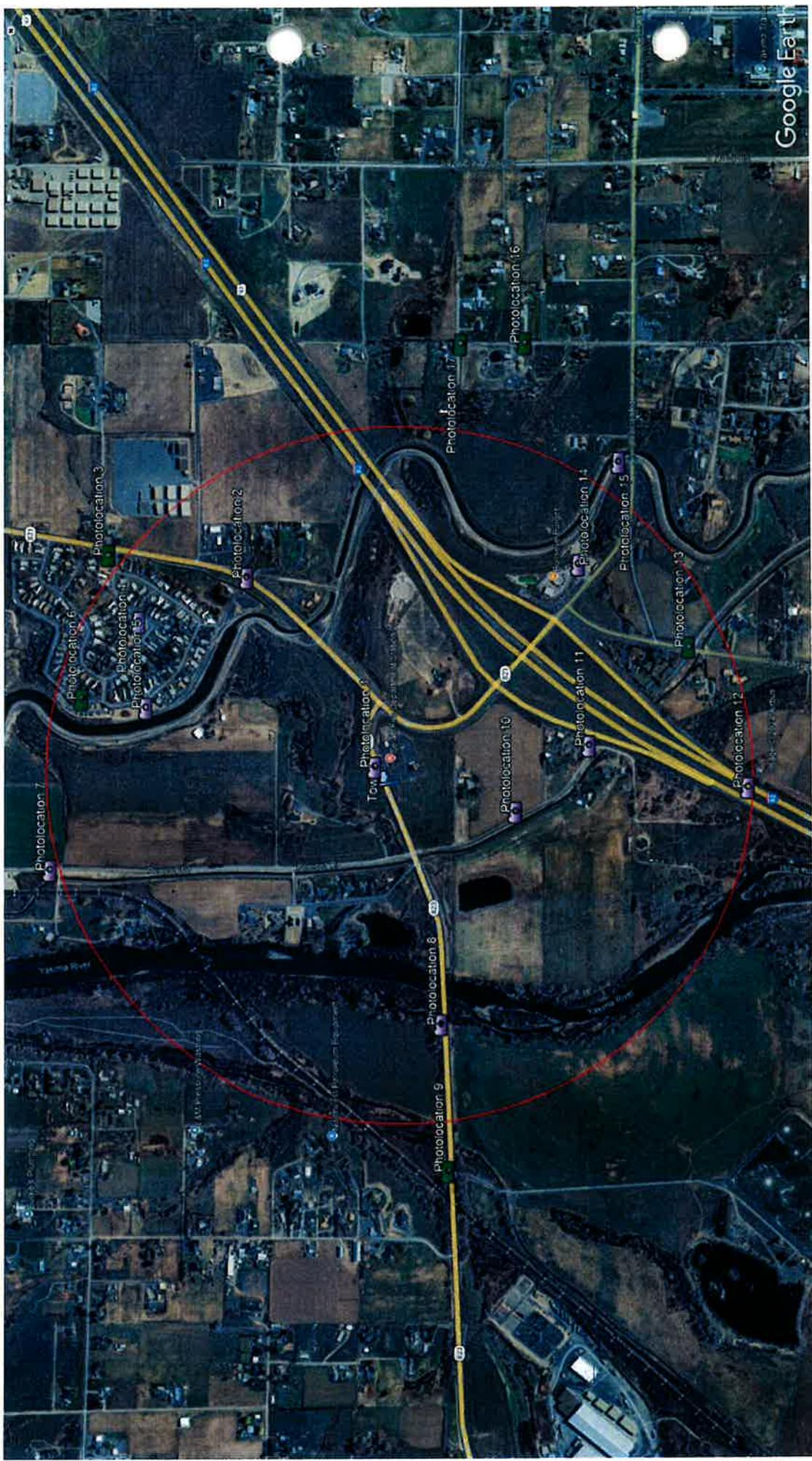


66

## PROPOSED VIEW: Photo-Simulation IV



67



STEP uscellular

### Photograph Reconnaissance Locations (#1-18)

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

(68)

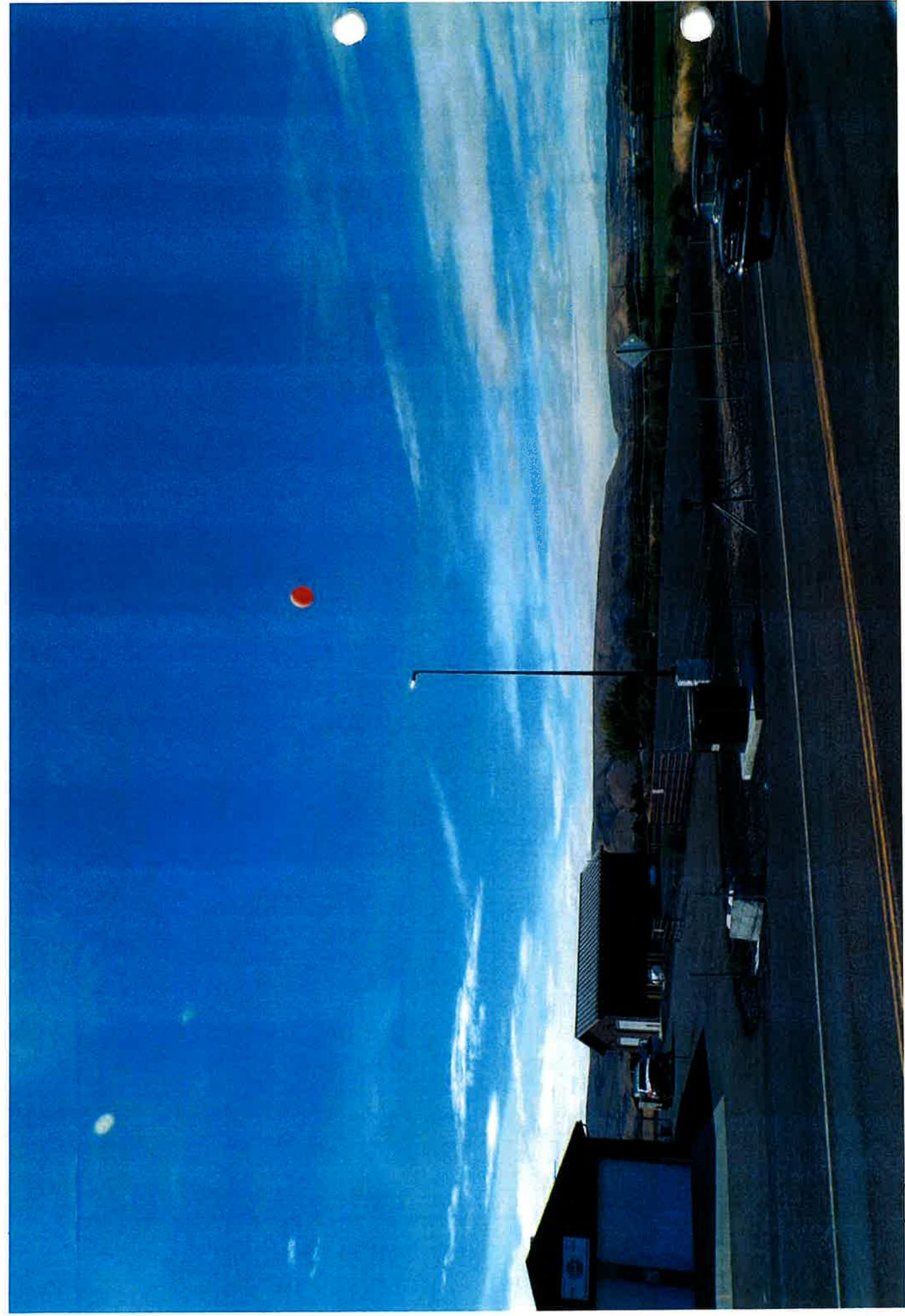
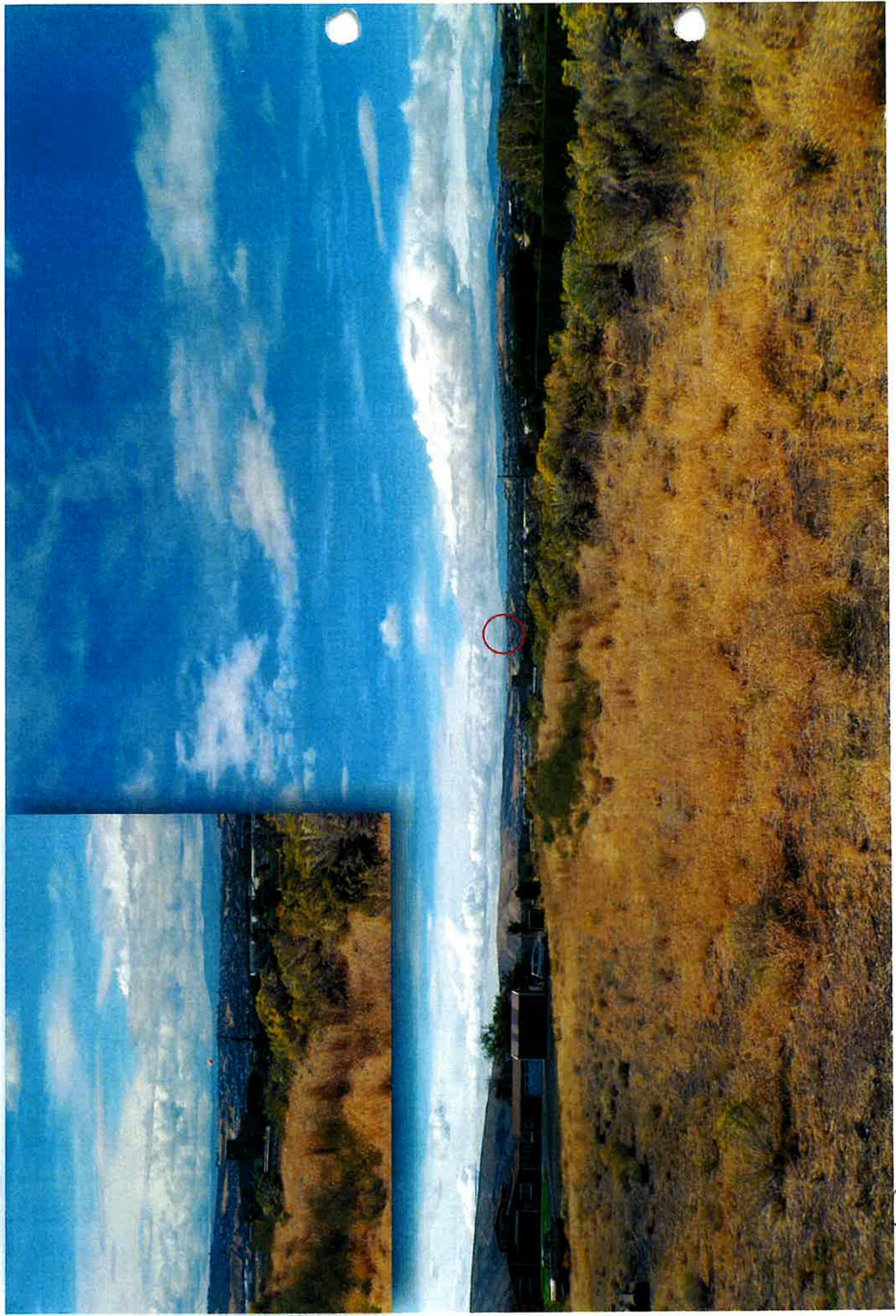


Photo-Location #1

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

69  
T-EP uscellular

Balloon is visible - approx. 145' NE of proposed tower



70  
TIEP uscellular

**Photo-Location #2**

*Balloon is visible - approx. 1,870' NE of proposed tower*

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

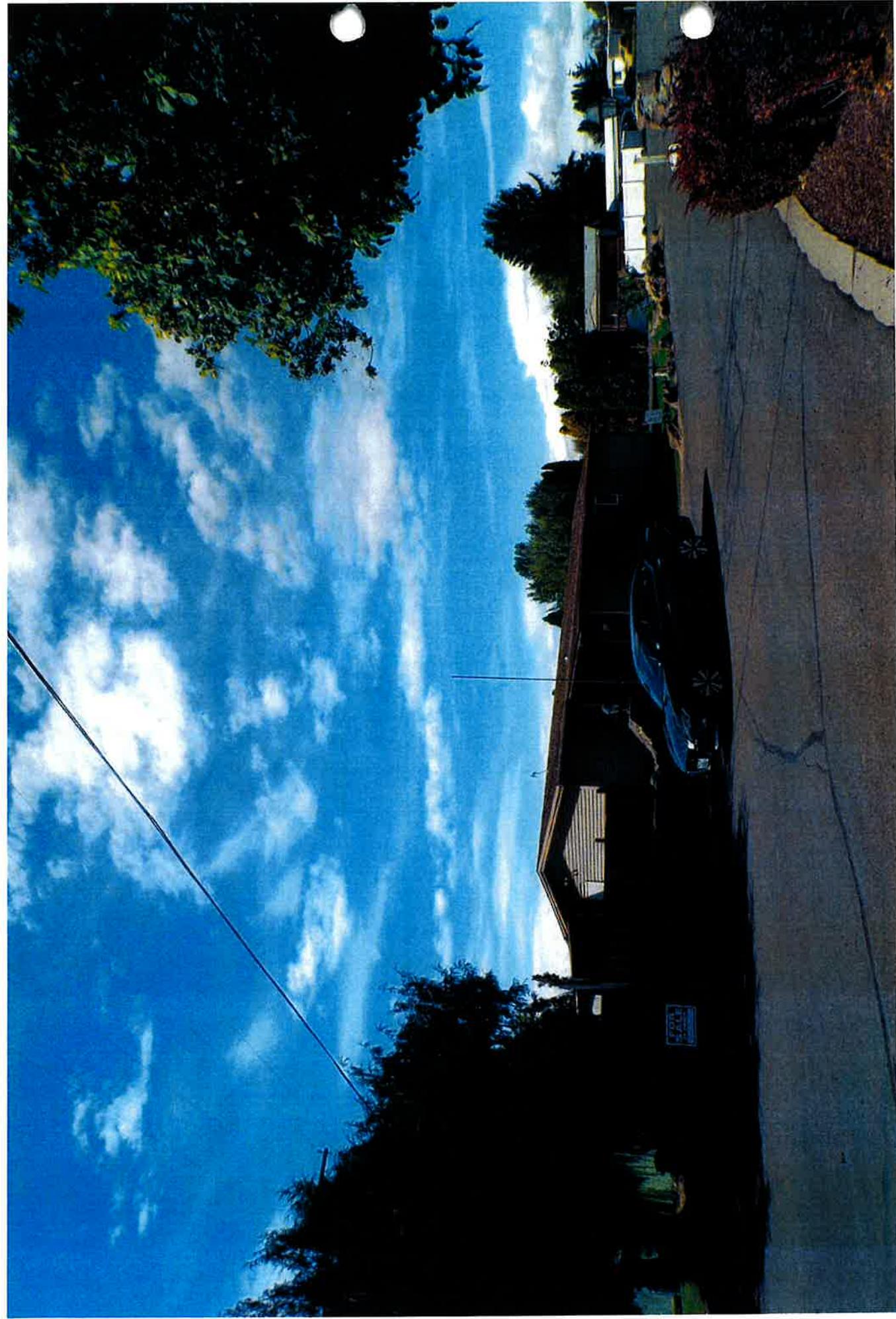


Photo-Location #3

*Balloon is not visible - approx. 2,770' NE of proposed tower*

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

71

T-EP  uscellular

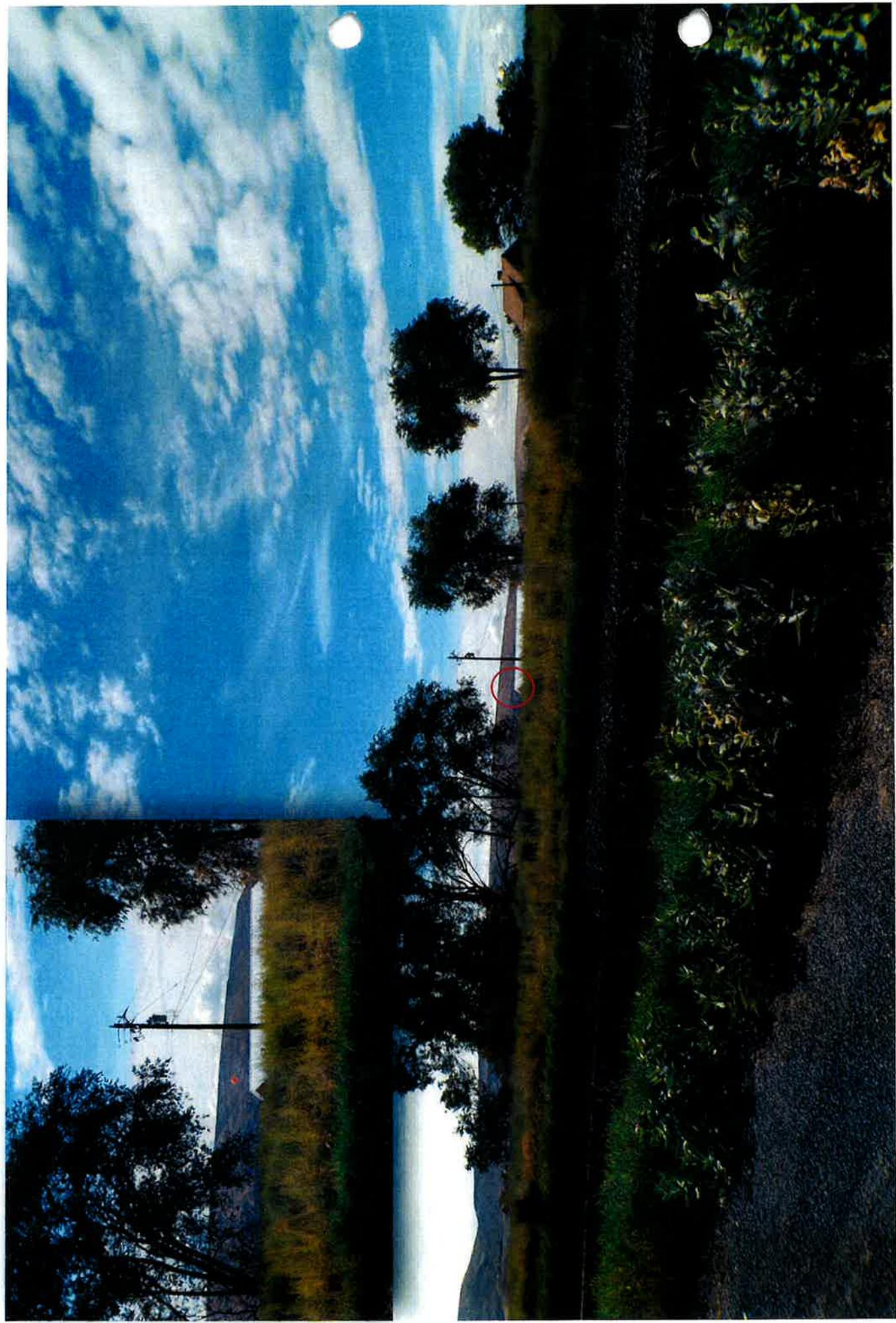


Photo-Location #4

Ponoma (348492)  
1830 Harrison Road  
Yakima, WA 98908

72  
T-EP uscellular

*Balloon is visible - approx. 2,280' N-NE of proposed tower*

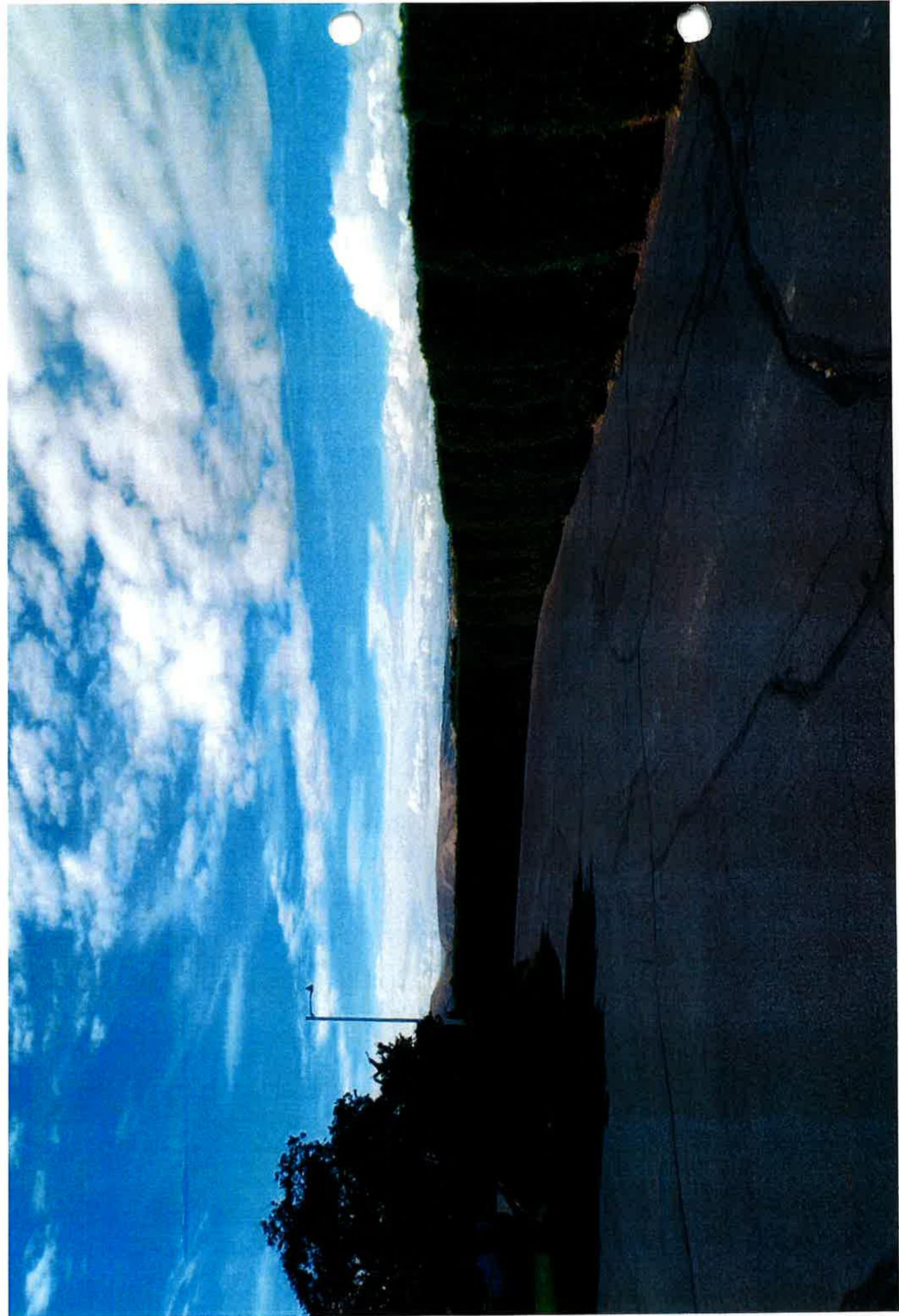


 **T-Mobile** uscellular

**Photo-Location #5**

*Balloon is visible - approx. 2,000' N-NE of proposed tower*

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908



74  
TEP uscellular

**Photo-Location #6**

*Balloon is not visible - approx. 2,430' N-NE of proposed tower*

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

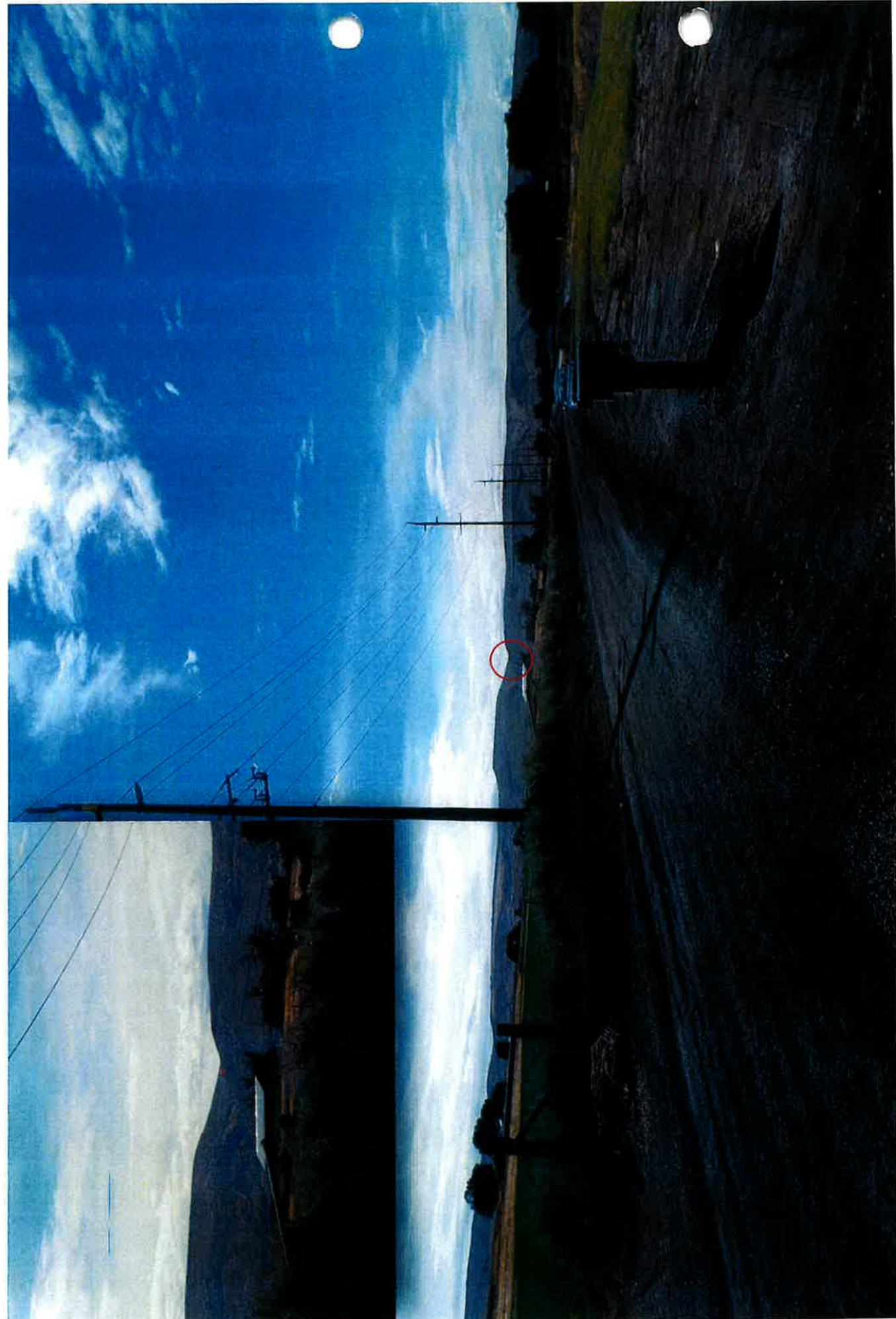


Photo-Location #7

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98902

Balloon is visible - approx. 2,690' N-NW of proposed  
tower

TRIP  uscellular

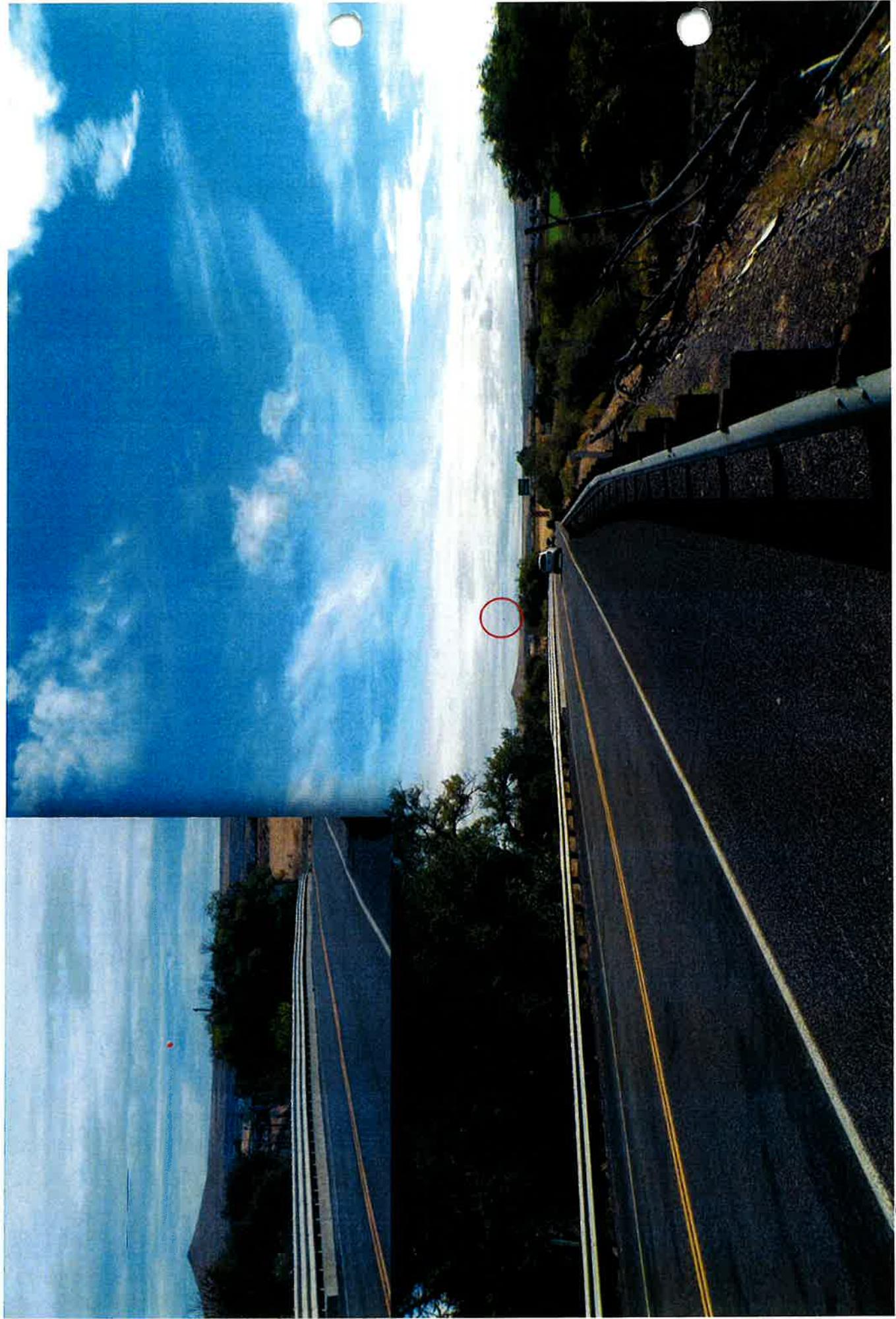


Photo-Location #8

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

*Balloon is visible - approx. 1,890' W of proposed tower*

76  
TIE  uscellular

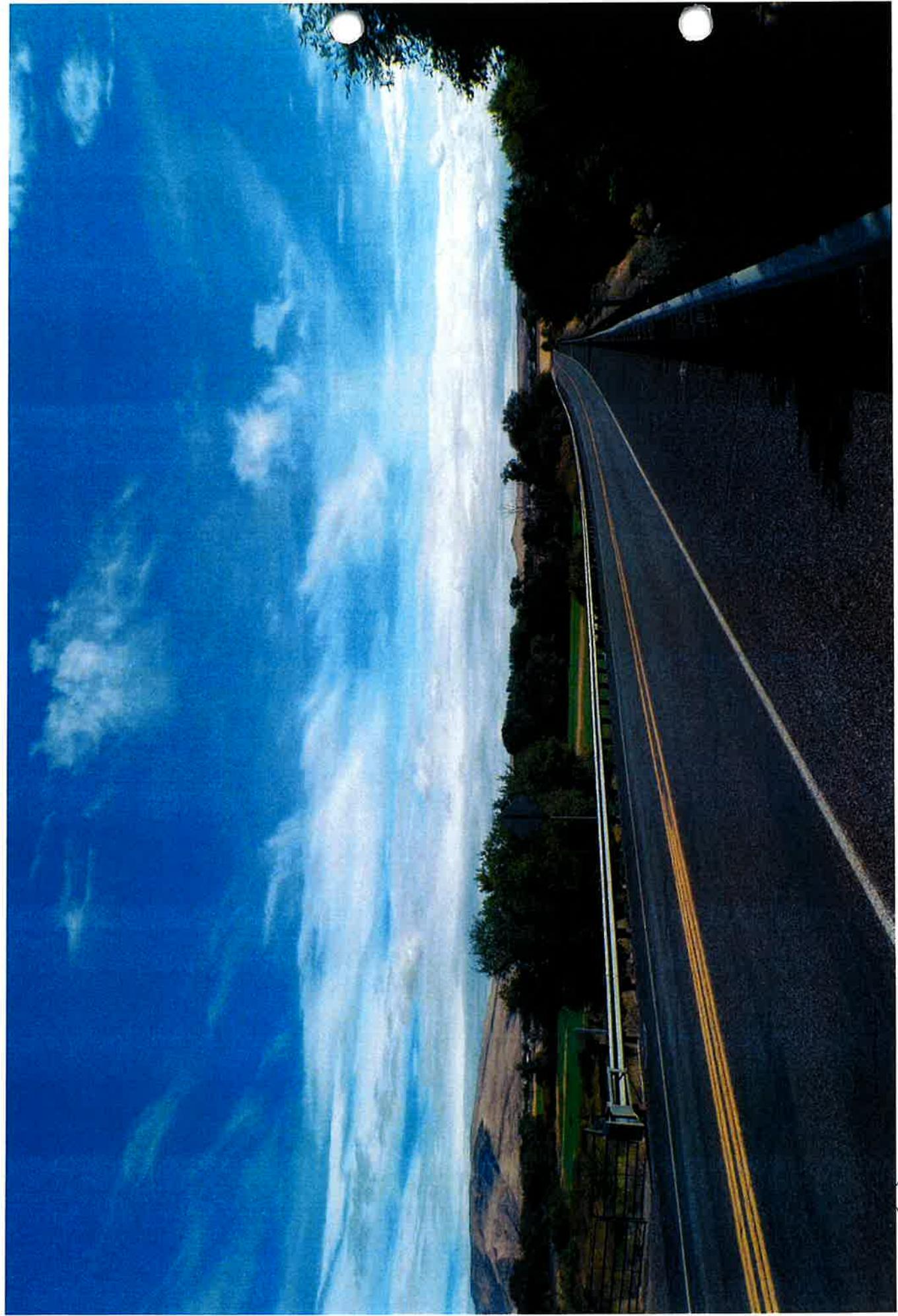


Photo-Location #9

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

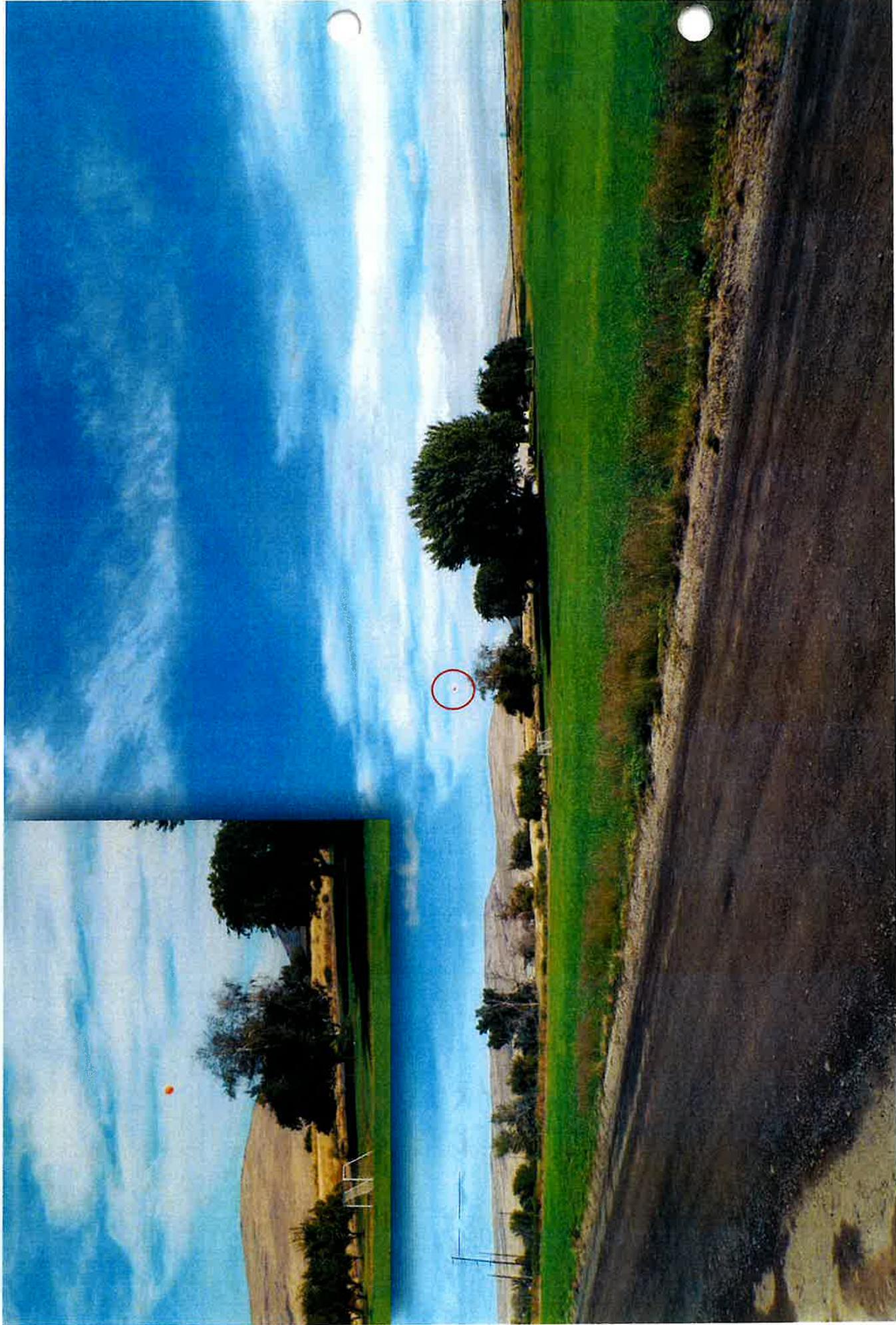
*Balloon is not visible - approx. 3,000' W of proposed tower*

77

Photo-Location #10

Balloon is visible - approx. 900' S-SW of proposed tower

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908



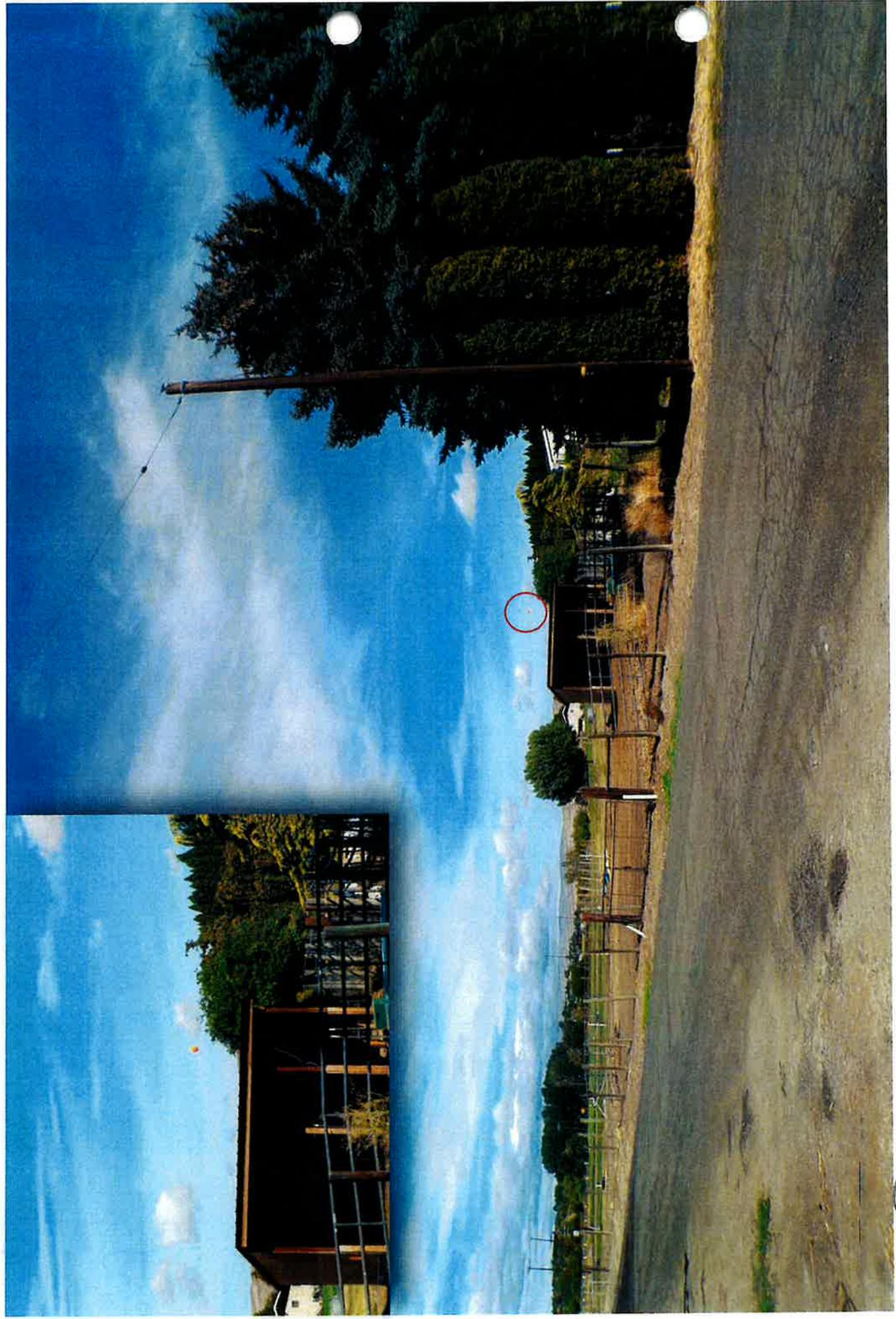


Photo-Location #11

79 TEP uscellular

Ponoma (348492)  
1830 Harrison Road  
Yakima, WA 98908  
Balloon is visible - approx. 1,400 'S-SE of proposed  
tower

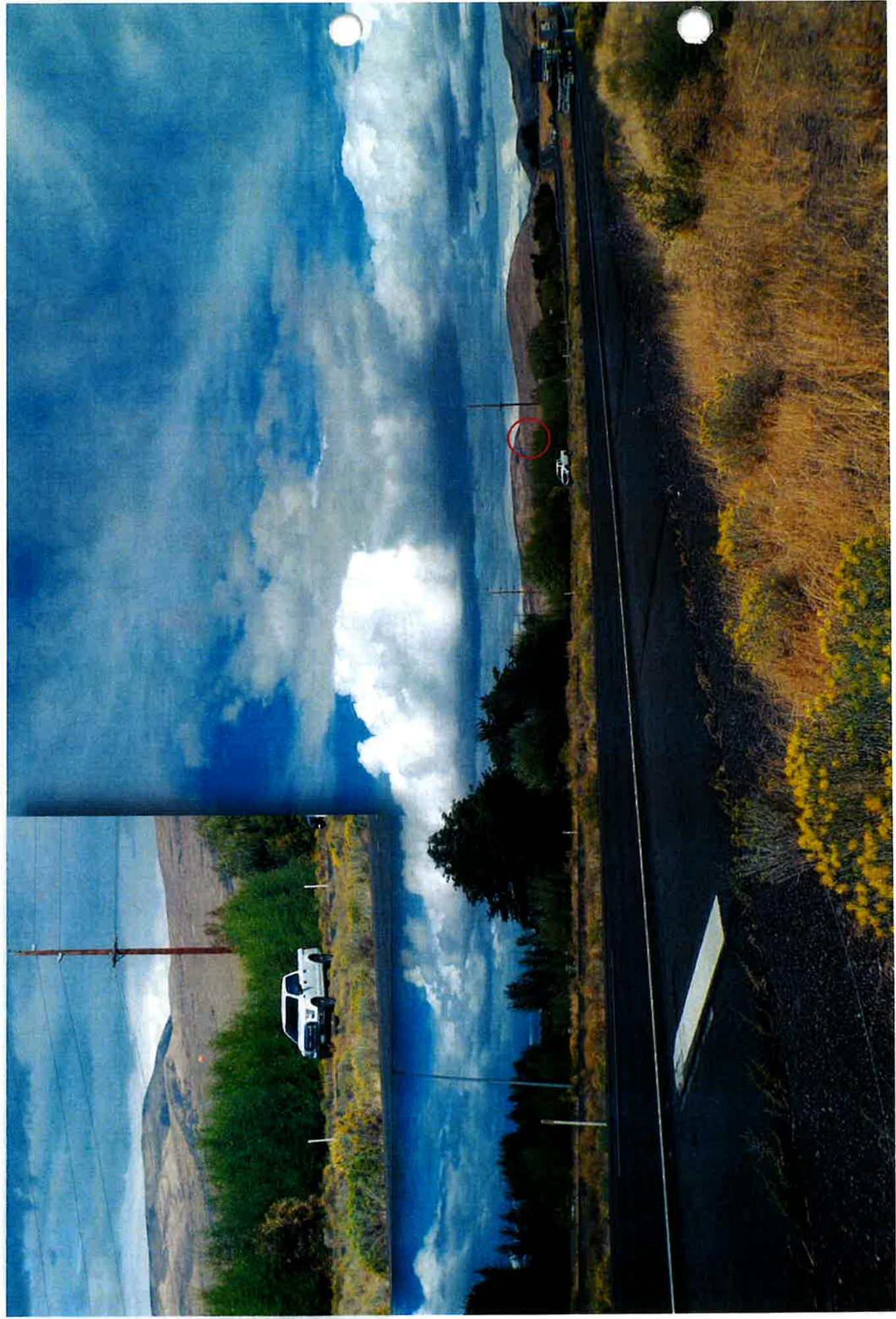


Photo-Location #12

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908  
*Balloon is visible - approx. 2,580' S of proposed tower*



uscellular

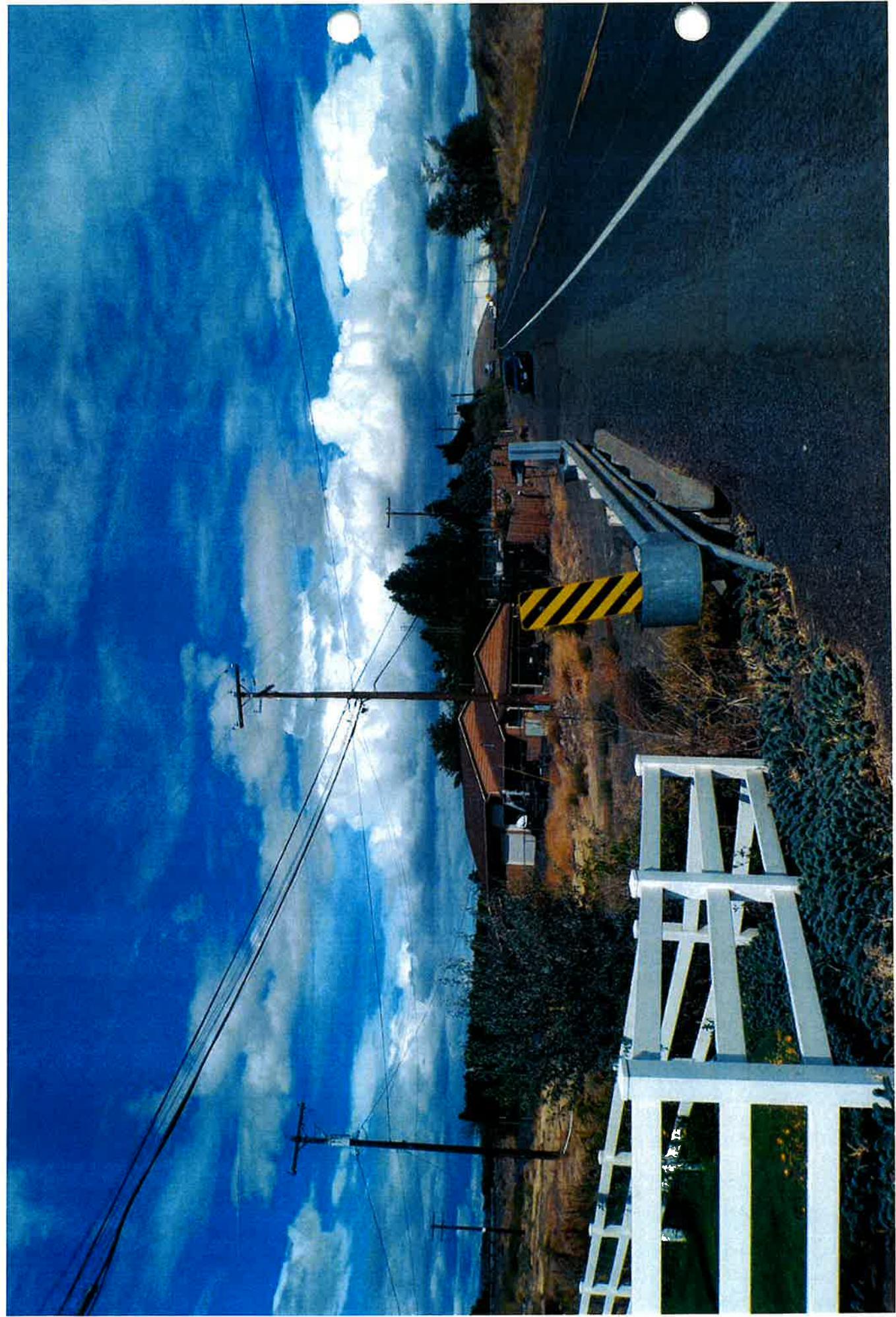


Photo-Location #13

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

Balloon is not visible - approx. 2,400' S-SW of  
proposed tower

82

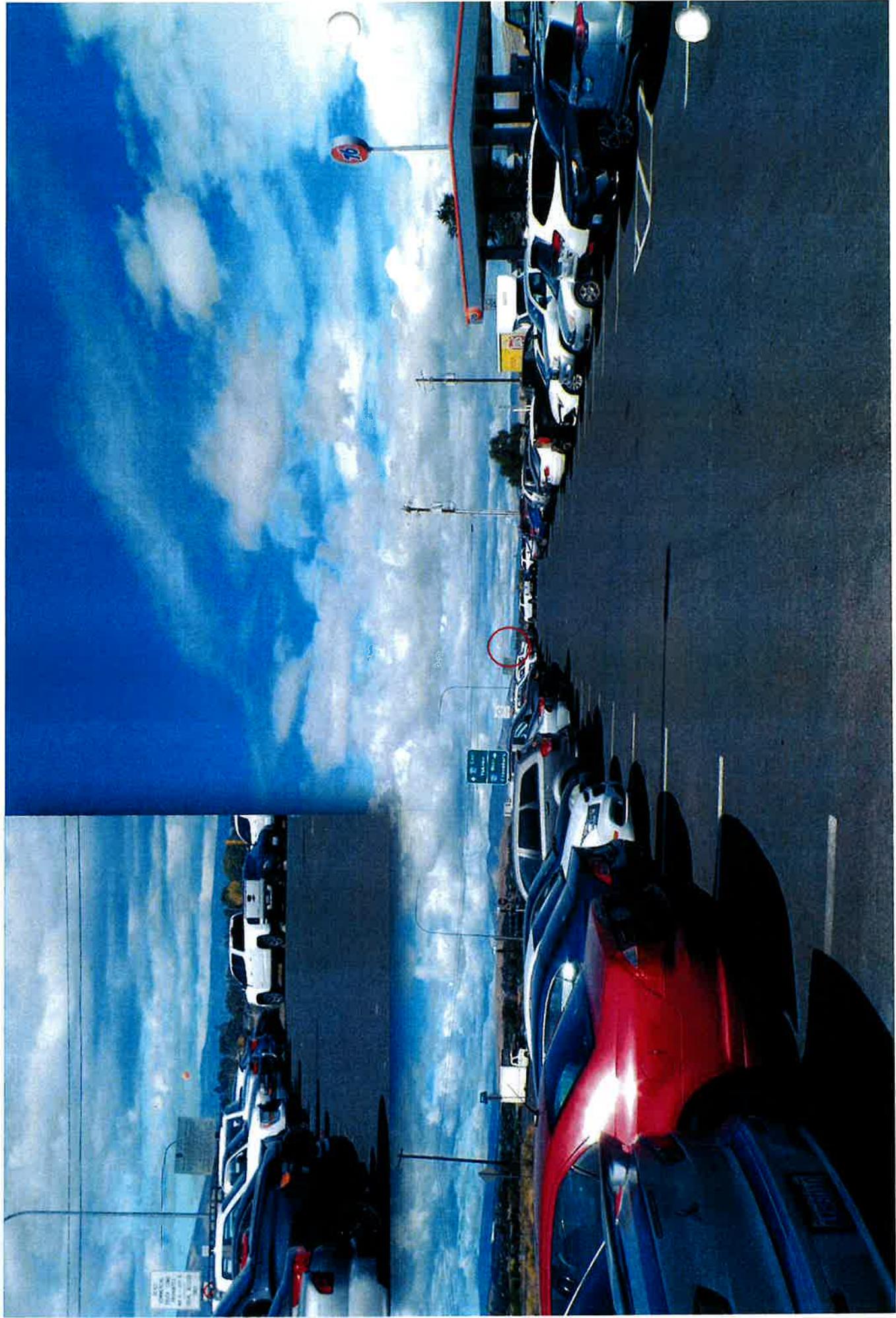
82

TEP  uscellular

**Photo-Location #14**

*Balloon is visible - approx. 2,100' SE of proposed tower*

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908



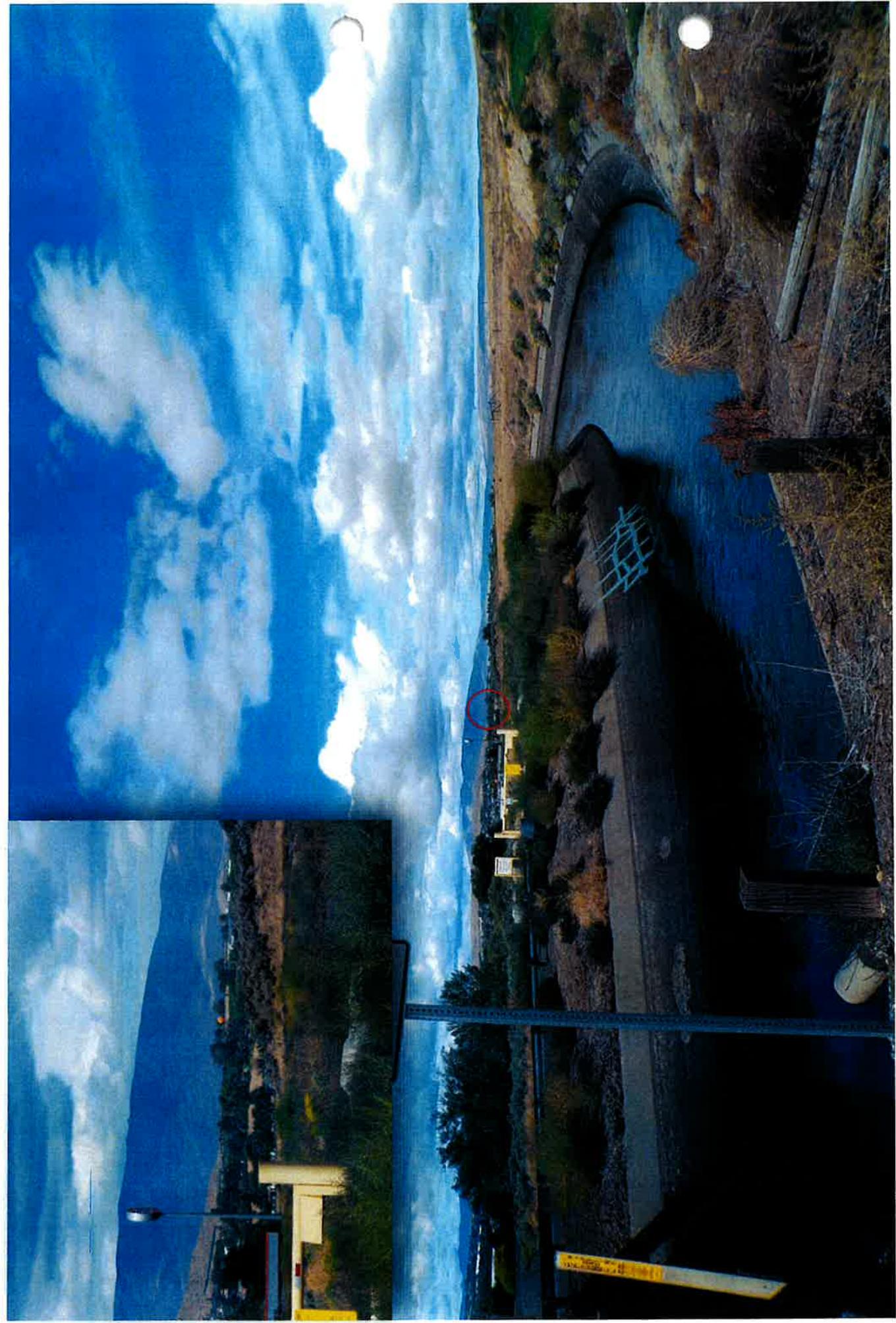


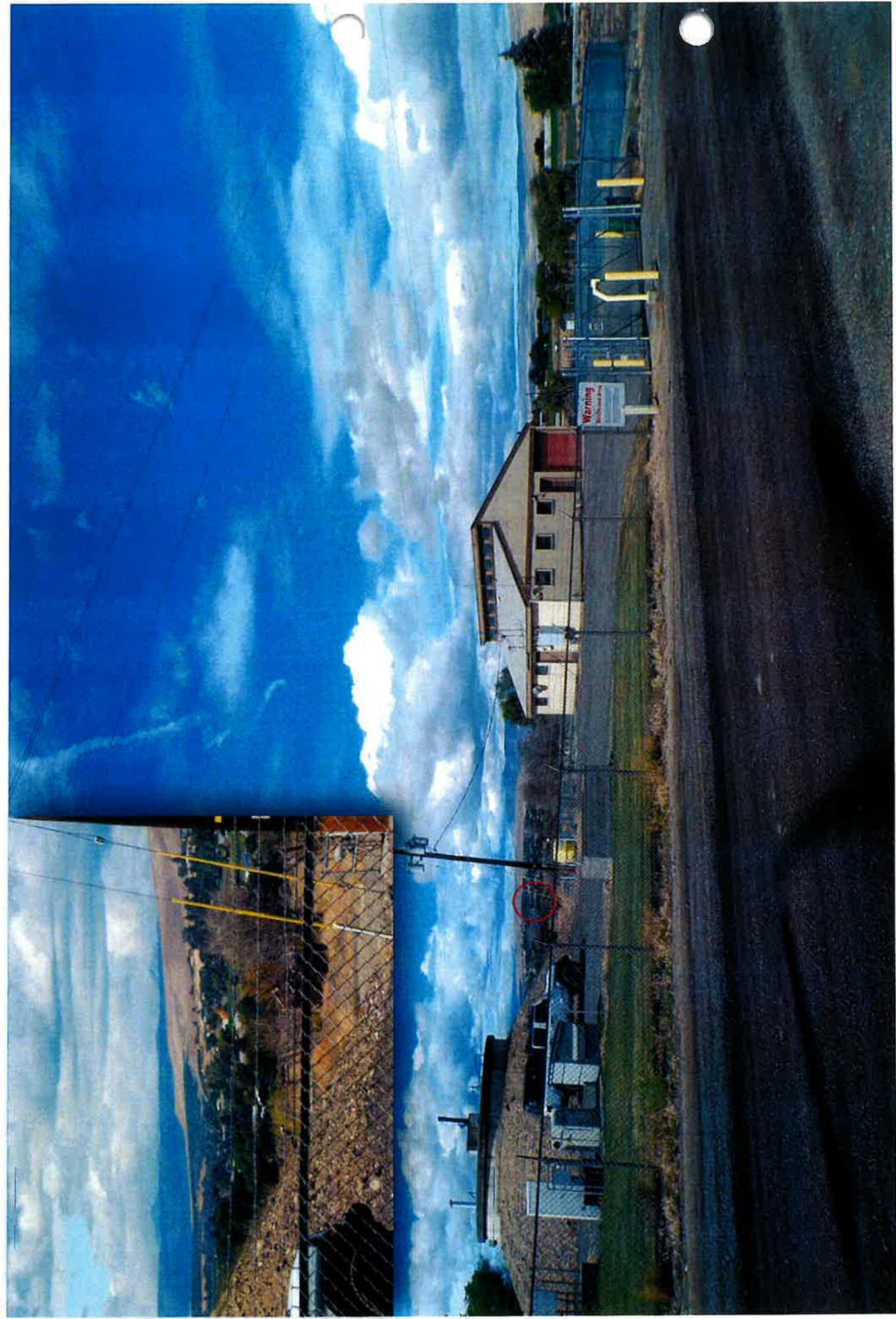
Photo-Location #15

Balloon is visible - approx. 2,960' SE of proposed tower

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

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TEP uscellular



 TEP uscellular

**Photo-Location #16**

*Balloon is partially visible - approx. 3,400' E-SE of proposed tower*

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

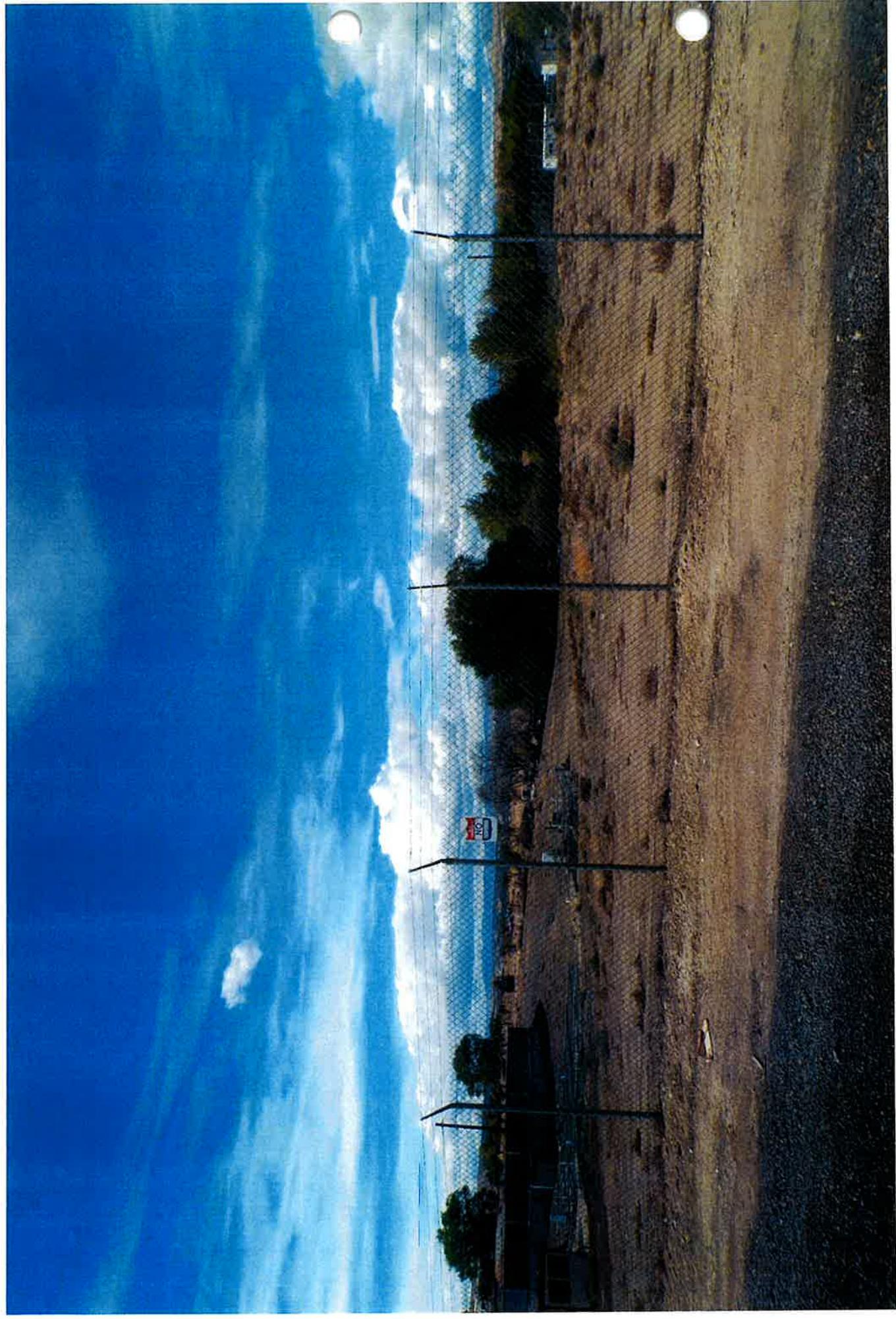


Photo-Location #17

*Balloon is not visible - approx. 3,300' E of proposed tower*

Pomona (348492)  
1830 Harrison Road  
Yakima, WA 98908

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Conditional Use Permit, Administrative Adjustment, SEPA  
Wireless Communication Facility  
US Cellular Site ID: Pomona #348492  
Project Location: 1830 Harrison Rd., Yakima, WA

Attachment 1, Color Selection Sample



Sherwin Williams SW9143 Cadet

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**SEPA**  
**ENVIRONMENTAL CHECKLIST**  
**SUBMITTAL SUPPLEMENT**

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

Form # PLN ENR 003-SSI-A  
Revised: 8/12/14

**WAC 197-11-960 Environmental checklist.**

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter [43.21C](#) RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

*Use of checklist for nonproject proposals:*

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

*(For Staff Use Only)*

DATE: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_

PROJECT #: \_\_\_\_\_

CASE #: \_\_\_\_\_

**RELATED FILES:**

1. Name of proposed project, if applicable:

Pomona (348492)

2. Name of applicant:

Dan MacKinney  
Yakima MSA Limited Partnership

3. Address and phone number of applicant and contact person:

208-699-0237

4. Date checklist prepared:

September 25, 2024

5. Agency requesting checklist:

Yakima County Department of Community Development

6. Proposed timing or schedule (including phasing, if applicable):

October 1st, 2024 - December 1st, 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, the Tower will have capacity for colocation.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Phase I Environmental Site Assessment  
FCC National Environmental Policy Act (NEPA) Checklist  
Cultural Resource Assessment

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.

No known applications are pending for government approvals.

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

Not applicable - no known government approvals needed.

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.)

The proposed 80-ft AGL (84-ft AGL with appurtenances) self-support communications tower is located at 1830 Harrison Road, Yakima, WA near the intersection of County Road 821 and Harrison Road, north of the City of Yakima, within Yakima County, WA. The subject property is located on the northeast portion of an approximately 9.72-acre parent property identified as Parcel ID: 19142033007 by the Yakima County, WA Property Appraiser. The proposed action area is anticipated to include the 50-ft x 50-ft fenced tower compound with an associated 20-ft x 200-ft access & utility easement. The proposed tower is anticipated to be an unlit structure.

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.

The proposed 80-ft AGL (84-ft with appurtenances) self-support communications tower is located at 1830 Harrison Road, Yakima, WA, near the intersection of County Road 821 and Harrison Road, north of the City of Yakima, within Yakima County, WA, Tax ID: 19142033007  
 Latitude: 46°40'49.37"N  
 Longitude: 120°29'5.73"W

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site (circle one):  flat, rolling, hilly, steep slopes, mountainous, other.....

b. What is the steepest slope on the site (approximate percent slope)?

Highest Elevation: 1170-ft

Lowest Elevation: 1166-ft

Approximate percent slope: Less than 1%

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.

The soil is Ritzville silt loam which is well drained, found on hillslopes, and nonhydric in Yakima.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known within the immediate vicinity of the proposed action area.

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.

A proposed 50-ft x 50-ft fenced tower compound with an associated 200-ft x 30-ft access & utility road. The direct area of potential affect (APE) will be a total of ~8,697-ft<sup>2</sup> (0.2-acres)

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Yes, but erosion will be controlled with proposed best management practices (BMPs), including but not limited to silt fencing and straw wattles.

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Less than 0.1% impervious surfaces will be added to the subject property.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Construction BMP's included but not limited to silt fencing and straw wattles.

## 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.

During construction, equipment/vehicle emissions and dust are expected. Construction should occur over ~8 weeks. Upon completion the facility will be accessed ~1 to 2 times every 3 months.

b. Are there any offsite sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

## 3. Water

a. Surface:

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.

None known within the immediate vicinity of the proposed action area. The nearest identified surface water feature is an unnamed irrigation canal approximately 600-ft west of the proposed action area which flows into the Yakima River.

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.

No.

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.

Not applicable.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

qd

6) Does the proposal involve any discharges of waste materials to surface water? If so, describe the type of waste and anticipated volume of discharge.

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No.

b. Ground:

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.

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.

None known.

c. Water runoff (including storm water):

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.

Storm water run-off will flow off-site and presumably follow local topography to the west. Runoff will eventually infiltrate the soil and/or flow into the irrigation canal which leads to Yakima River.

2) Could waste materials enter ground or surface waters? If so, generally describe.

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, runoff water, and drainage pattern impacts, if any:

BMPs including but not limited to silt fencing and straw wattles to be utilized during construction.

**4. Plants**

a. Check the types of vegetation found on the site: None, site area is gravelled.

Deciduous tree: Alder, maple, aspen, other

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Evergreen tree: fir, cedar, pine, other

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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?

No vegetation will be removed or altered except a negligible number of weeds (tumbleweed, Russian thistle, cheat grass) that have encroached on the gravel parking lot.

c. List threatened and endangered species known to be on or near the site.

The USFWS Yakima County Official Species List dated September 4, 2024, for the project indicated the possible presence of one (1) federally terrestrial species: Gray Wolf (*Canis lupus*), two (2) federally threatened terrestrial species: North American Wolverine (*Gulo gulo luscus*), Yellow-billed Cuckoo (*Coccyzus americanus*), one (1) federal candidate species: Monarch Butterfly (*Danaus plexippus*), one (1) federally threatened aquatic species, Bull Trout (*Salvelinus confluentus*).

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

*Bassia scoparia (kochia)* was found near the site which is listed as a Class B Weed.

## 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:

Birds: Hawk, heron, eagle, songbirds, other:

Mammals: Deer, bear, elk, beaver, other:

Fish: Bass, salmon, trout, herring, shellfish, other:

Swallows (*Hirundinidae spp.*) were observed flying near the site. No other animals were observed on or near the site.

b. List any threatened and endangered species known to be on or near the site.

No threatened and endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

No migration routes are known to occur in or within the immediate vicinity of the proposed project.

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d. Proposed measures to preserve or enhance wildlife, if any:

The proposed tower will be under 200-ft tall, will be unlit, will not utilize guy-wires, and will not be located within a wetland, on a mountaintop, or in any other areas known to have frequent foggy conditions.

STAFF USE ONLY

e. List any invasive animal species known to be on or near the site.

None were noted within the vicinity of the proposed action areas during the site inspection completed by TEP OPCO, LLC (TEP) personnel.

**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.

Electric to operate radio equipment cabinet.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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:

None.

**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.

None known at this time.

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.

Batteries containing lead-acid or sulfuric acid may be utilized within antenna equipment shelters within the fenced compound.

4) Describe special emergency services that might be required.

None.

5) Proposed measures to reduce or control environmental health hazards, if any:

None.

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**b. Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None known.

STAFF USE ONLY

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.

None known.

3) Proposed measures to reduce or control noise impacts, if any:

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.

Currently this land is of municipal use as a fire station and the adjacent properties are zoned for residential and agricultural use. This proposal will not affect the current land uses on any nearby or adjacent properties.

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?

The project site is currently being used as a parking lot associated with a fire station. Historically, the project site was agricultural land from approximately 1936-1958. By 1981 the fire station had been built on the parent property and in 2019 the existing gravel parking lot was built. Since this land has already been converted into non-farm use there will be no (0) acres of farmland or forest land that will be converted into nonfarm or nonforest use.

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.

A fire station ~78-ft east and one (1) outbuilding ~83-ft south of the project site were observed near the project area.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Highway Commercial

f. What is the current comprehensive plan designation of the site?

The future land use in the Comprehensive Plan is "Urban Public".

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Not applicable.

h. Has any part of the site been classified critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

No employees, this will be an unmanned facility.

j. Approximately how many people would the completed project displace?

Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project will be submitted to Yakima County Planning & Zoning for applicable review and permits.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Project will be submitted to Yakima County Community Development Department Planning Division for applicable review and permits.

## 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

c. Proposed measures to reduce or control housing impacts, if any:

Not applicable.

## 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?

An 80-ft (84-ft with appurtenances) self support communications tower is being proposed. The tower will be comprised of galvanized steel which will be painted to reduce glare and blend in with the surrounding environment.

b. What views in the immediate vicinity would be altered or obstructed?

The telecommunications tower will be visible from the immediate vicinity of the north, south, east, and west, within the assessed 0.5-mile area. TEP conducted a visual impact balloon survey and found the tower to be obstructed from view in many public places by existing buildings. The tower will be visible outside of the 0.5 mile radius except in those areas that are obstructed by the existing topography, buildings, and vegetation.

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c. Proposed measures to reduce or control aesthetic impacts, if any:

The proposed self-support tower will be less than . -ft AGL in height and will be an unlit structure. The tower is expected to be visibly subordinate to the landscape from the majority of public accessible areas aforementioned visual APE and will not adversely impact surrounding viewsheds.

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**11. Light and glare**

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None, the tower will be an unlit self-support structure.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No.

c. What existing offsite sources of light or glare may affect your proposal?

None known.

d. Proposed measures to reduce or control light and glare impacts, if any:

The tower will be painted and will not be lit up to reduce light and glare impacts.

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity?

None are known within the immediate vicinity of the projected area.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposal will not displace any existing recreational uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable.

**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.

Washington's State Historic Preservation Office's online database. The file search identified one (1) property eligible or listed in the NRHP within the visual APE. No (0) previously recorded historic properties were identified within the direct APE. No (0) archaeological sites determined listed or eligible for the NRHP were identified within the direct or visual APEs. No (0) artifacts, features, or other signs of historic or prehistoric cultural activities were observed during the pedestrian inspection or shovel testing. Based on research by TEP personnel, there are no historic properties in the APE. Therefore, it is the opinion of TEP that the proposed tower will have no effect on historic properties due to no historic properties in the APE.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is 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.

There are no (0) artifacts, features, or other signs of historic or prehistoric cultural activities that were observed during the pedestrian inspection. The Roza Canal is approximately 0.44-miles northeast of the site and TEP has conducted a Cultural Resource Assessment and found no adverse effects of the tower on the Roza Canal.

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

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TEP conducted a cultural resources assessment in accordance with Section 106, assisting U.S. Cellular Corporation. The project is located on part of the SW 1/4 of the SW 1/4 of Section 20, Township 14 N, Range 19 E, W.M., Washington. This project is located on Tax ID: 19142033007 identified by the Yakima County Tax Assessor's Office. The WISARD online database search identified no (0) historic properties within the 0.50-mile visual APE or the direct APE. It is the opinion of TEP that the proposed construction the self-support communications tower will have no effect on historic properties, as there were no historic properties identified in the APE.

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.

Not applicable.

#### 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.

Harrison Road is the public street serving the site. The proposal includes a small access road leading off Harrison Road to access the site.

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?

Not applicable, no transit stop in the nearby vicinity.

c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The site is currently behind a locked gate and is not being used as a parking lot and will not add or eliminate any parking spaces.

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).

This proposal should not include any new or improvements to the existing road.

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

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?

Once the site is built, the technicians will only need to access the site for routine maintenance. Access will not be required on a daily basis.

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:

Traffic to and from the site will be minimal once construction is completed.

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## 15. Public services

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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.

Public services that would be needed for the site are emergency services (police & fire), which already exist in the area.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None known.

## 16. Utilities

a. Circle utilities currently available at the site:  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.

Electronic Power to be installed to the tower site. Telecommunications fiber optic may be installed to tower site at a later date. [All utility installations to take place within designated access & utility easement]

## C. SIGNATURE

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: Dan MacKinney

Digitally signed by Dan MacKinney  
DN: cn=Dan MacKinney, o, ou,  
email=dan@wirelessitechnology.com, c=US  
Date: 2024.11.12 12:29:57 -08'00'

Date Submitted: 11/12/2024

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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(do not 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, flood plains, 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.

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# SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Form # PLN ENR 003-SC-A  
Revised 4/1/10

## Submittal Checklist

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

(For staff use only)

<b>APPLICANT:</b> Yakima MSA Limited Partnership (by Dan MacKinney)	<b>PROJECT #:</b>
<b>PHONE:</b> (208) 699-0237	<b>CASE #:</b>
<b>PROJECT DESCRIPTION (from application form):</b> Communication facility including an 80' monopole tower in a 50' x 50' fenced compound.	<b>PC/SPC:</b>
	<b>DATE SUBM:</b>

**NOTE:** Your application is not considered complete for processing until all applicable items have been submitted.

**NOTE:** It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be required to the construction plans, resulting in wasted or additional consultant and permit fee costs.

## SEE INSTRUCTIONS ON PAGE 2

Required Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. <b>Complete SEPA Application Form</b> * Did the property owner of record sign? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO * Is there a contact phone number listed? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	List other related applications (zoning, subdivision, etc.):	<input type="checkbox"/>
2. <b>Completed Environmental Checklist</b> • Are all questions answered? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO • Did the property owner of record sign? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (OWNER'S AGENT)		<input type="checkbox"/>
3. <b>Complete written description of the project.</b>		<input type="checkbox"/>
4. <b>Site Plan</b> • Are all Site Plan Requirements met? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO • Are all structures shown? (see air photos) <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO • Are all Critical Areas present shown? N/A <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO • Have reproducible copies been provided? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input type="checkbox"/>
5. <b>Appropriate fees paid</b>		<input type="checkbox"/>

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*NOTE: Representatives must be listed on the Application Form, with their signature.*

(10)



# SEPA ENVIRONMENTAL REVIEW

(State Environmental Policy Act)

Form # PLN ENR 003-SC-A  
Revised 4/1/10

## Submittal Checklist

Yakima County Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901  
(509) 574-2300 • 1-800 572-7354 • FAX (509) 574-2301 • [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

### Instructions for SEPA Environmental Review Submittal Checklist

#### **1. Complete SEPA Application Form**

Fill out the application form with person, property, and project information that applies to your proposal. Fill out the non-shaded areas. County staff will fill out the shaded area of the application form. List the main parts of the project (residence, bridge, business, addition, etc.). Be sure to include signatures and contact information of all owners of the properties in question.

#### **2. Completed Environmental Checklist**

Fill out the Environmental Checklist. It is a series of questions designed to provide the reviewing agency with information to determine possible effects to the environment. Not all questions will apply to a particular project. Answer the questions as thoroughly as possible so that the reviewer has a full understanding of the project. Thorough responses reduce delays caused by having to request additional information.

#### **3. Complete Written Description of the Project**

Describe the different things you are proposing to do, why you are doing them, and how you will do the work. Refer to the Environmental Checklist to help you describe all the parts of the project. Be sure your description is consistent with the Environmental Checklist answers. A staff planner can provide assistance on this subject.

#### **4. Site Plan**

Provide a site plan. The information sheet on preparing Site Plans describes the information that you need to show. Site plans need to include all things related to the project and described in the Environmental Checklist. The site plan must be drawn to scale with distances listed. A graphic scale (like a picture of a ruler) must be shown on the drawing so that enlargement copies can still be usable. A copy of the site plan must be provided at a size that we can use to make photocopies.

#### **5. Fees Paid**

Permit fees must be paid before the review process begins.

## David Lukaczer

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**From:** David Lukaczer  
**Sent:** Tuesday, November 12, 2024 5:04 PM  
**To:** Dan MacKinney; Planning\_Info  
**Subject:** RE: CUP & SEPA application submittal #1 (EAC2024-00024) Site #348492

Good Afternoon,

We have processed your application for a Type 3 Conditional Use Permit (CUP) with associated request for administrative adjustment and review under the Washington State Environmental Policy Act (SEPA). All Land Use review fees are due prior to moving forward with review of the application. The following fees are associated with this case:

CUP – Type 3 Fee: \$1,925  
Environmental Review Fee (SEPA): \$295  
Legal Notice Fee: \$225  
Administrative Adjustment Fee: \$100 (Consolidated with Type 3 Application)  
Transportation Review Fee: \$95  
Public Noticing Fee: \$25  
Total Fees Due: \$2,665

Please note that fees associated with the hearing examiner's review of this type 3 application will be bill to the applicant following the conclusion of the public hearing and/or review process.

Please let us know if you have any questions, otherwise please let me know when you will be ready to pay, as payment has to be received within 24 hours of invoicing.

Thank You,



*David Lukaczer*

Planner II – Current Planning  
Yakima County Public  
Services  
128 N 2<sup>nd</sup> St, 4<sup>th</sup> Floor  
Yakima, WA 98901  
Phone: 509-574-2300

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at: <https://yakimacountypermits.us/CitizenAccess/Default.aspx>. Please note, not all Planning applications can be applied for on-line. If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to [Planning\\_Info@co.yakima.wa.us](mailto:Planning_Info@co.yakima.wa.us) or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4<sup>th</sup> Floor of the Yakima County Courthouse at 128 N. 2<sup>nd</sup> Street, Yakima, WA 98901.

**This email and replies to it are subject to public disclosure under Washington state statute (RCW 42.56 - Public Records Act).**

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distribution or taking any action based on the contents of this electronic mail is strictly prohibited. If you have received this electronic mail in error, please contact the sender and delete all copies.

**From:** Dan MacKinney <[dan@wirelesssitetechnology.com](mailto:dan@wirelesssitetechnology.com)>  
**Sent:** Tuesday, November 12, 2024 12:48 PM  
**To:** Planning\_Info <[Planning\\_Info@co.yakima.wa.us](mailto:Planning_Info@co.yakima.wa.us)>  
**Subject:** CUP & SEPA application submittal #1 (EAC2024-00024) Site #348492

**CAUTION :** This email originated from outside of this organization. Please exercise caution with links and attachments.

As per Mr. De Bord's guidance below, attached please find:

A zip file containing:

1. General Application
2. Conditional Use Application
3. Administrative Adjustment Application
4. Cover Letter
5. Supporting documents
  - a. Summary
  - b. Table of Contents
  - c. Letter of Authorization
  - d. Proposal and Site Description
  - e. Project Plans
6. SEPA Checklist

**NOTE that by separate email a document file titled "348492 Attachment 1 to 3" will be submitted. Submitting separately due to file size.**

\*\*As per below, fees will be paid electronically; therefore, when timely please provide the amounts and instructions for payment through the Portal.

Let me know if you have any questions or do not find the documents as detailed above or need any other documents to confirm that the submittal is complete for fee calculations.

Thank you.

Dan

**From:** Daniel De Bord <[Daniel.DeBord@co.yakima.wa.us](mailto:Daniel.DeBord@co.yakima.wa.us)>  
**Sent:** Friday, November 01, 2024 3:15 PM  
**To:** Dan MacKinney <[dan@wirelesssitetechnology.com](mailto:dan@wirelesssitetechnology.com)>  
**Subject:** RE: EAC2024-00024: Application submittal

Dan,



Sorry, but for a CUP application we are not able to receive that through Accela Citizen Access (ACA) portal. However, you may submit your application digitally by emailing it to the “Planner of the Day” to [planning\\_info@co.yakima.wa.us](mailto:planning_info@co.yakima.wa.us). Do this first. The Planner of the Day will confirm by email that he has received the application and whether or not it is complete enough to create a case.

You may pay the fees by credit card online through the [Accela Citizen Access \(yakimacountypermits.us\)](http://yakimacountypermits.us), after creating an account. Let us know that you are ready to pay and we will invoice your fees on our end and let you know what your case number is, so you can pay through the ACA. Once we let you know what your case number is and that the fees are ready to be paid, you will have 24 hours to pay the fees or the activity will be cancelled. The application is not officially taken in until fees are paid. Sorry that this is so complicated, but this is the system we have to work with.

You always have the option to mail in your application and check or drop them off in person as some other options.

Best,

*Daniel De Bord*

Planner III, Zoning and Subdivision  
Yakima County Public Services, Planning Division  
128 North Second Street  
4<sup>th</sup> Floor, County Courthouse  
Yakima, WA 98901  
(509)574-2300



Register for Public Services online permitting portal [here](#). Apply for Planning applications and check the status now by visiting [YakimaCountyPermits.us](http://YakimaCountyPermits.us).

If you are wanting to submit any documentation related to an existing application, check the status of an existing application, or are wanting to submit a new application for review please visit the Public Services online permitting portal at <https://yakimacountypermits.us/CitizenAccess/Default.aspx>. Please note, not all Planning applications can be applied for online. If the application type you are wishing to apply for does not appear as an option then you can either e-mail your application materials to [Planning\\_Info@co.yakima.wa.us](mailto:Planning_Info@co.yakima.wa.us) or you can come into the Public Services Department office and meet with a staff member. Public Services Department office hours are Monday – Friday from 8:00 am – 4:00 pm and we are located on the 4<sup>th</sup> floor of the Yakima County Courthouse at 128 N. 2<sup>nd</sup> Street, Yakima, WA 98901.

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