



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Woodridge Water Tank Omni Antenna

Proposal Address: 1843 128th Ave SE

Proposal Description: Administrative Conditional Use approval to attach one Omni Antenna to the Woodridge Water Tank. Proposal also includes ancillary ground equipment.

File Number: **14-129713-LA**

Applicant: Global for Nexius
Sunny Ausink, NextNAv

Decisions Included: Administrative Conditional Use, Process II
Land Use Code 20.30E

Planner: Leah Chulsky, Associate Planner

State Environmental Policy Act
Threshold Determination:

Determination of Non-Significance (DNS)

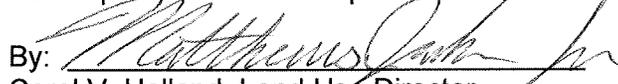


Carol V. Helland
Environmental Coordinator

Director's Recommendation:

Approval with Conditions

Michael A. Brennan, Director
Development Services Department

By: 

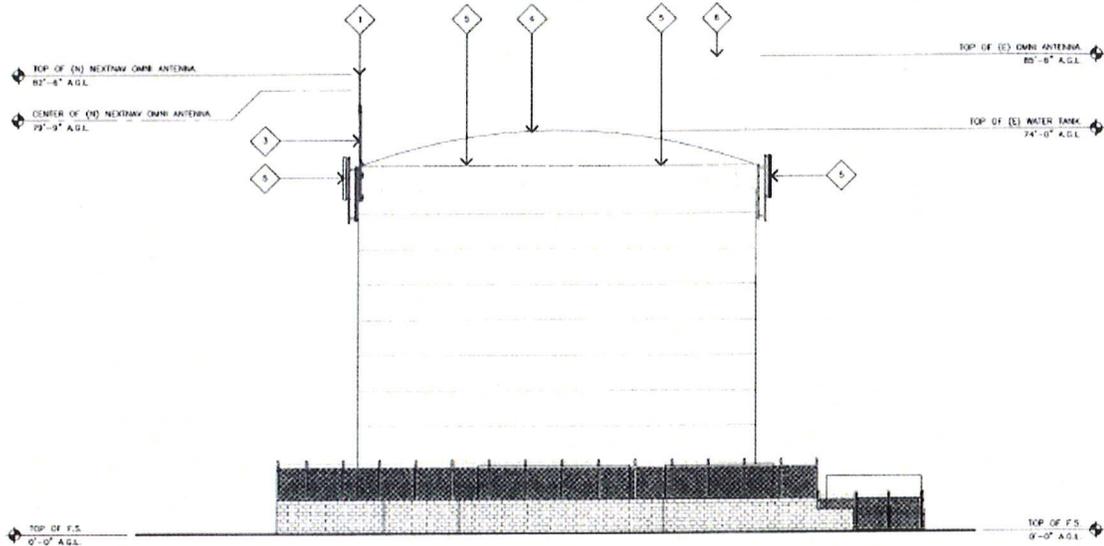
Carol V. Helland, Land Use Director

Notice of Application: July 10 2014
14-day Comment Period: July 24, 2014
Decision Publication Date: September 4, 2014
Appeal Deadline: September 18, 2014

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6864. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

I. Request/Proposal Description

Applicant is requesting to install one Omni Antenna on the Woodridge Water Tank located at 12525 SE 19th Pl. The antenna will be painted to match the existing water tank. Associated ground equipment will be located at the base of the tank and will be screen with landscaping. The purpose of this antenna is to allow the carrier to accommodate identified coverage and capacity needs within the coverage area.

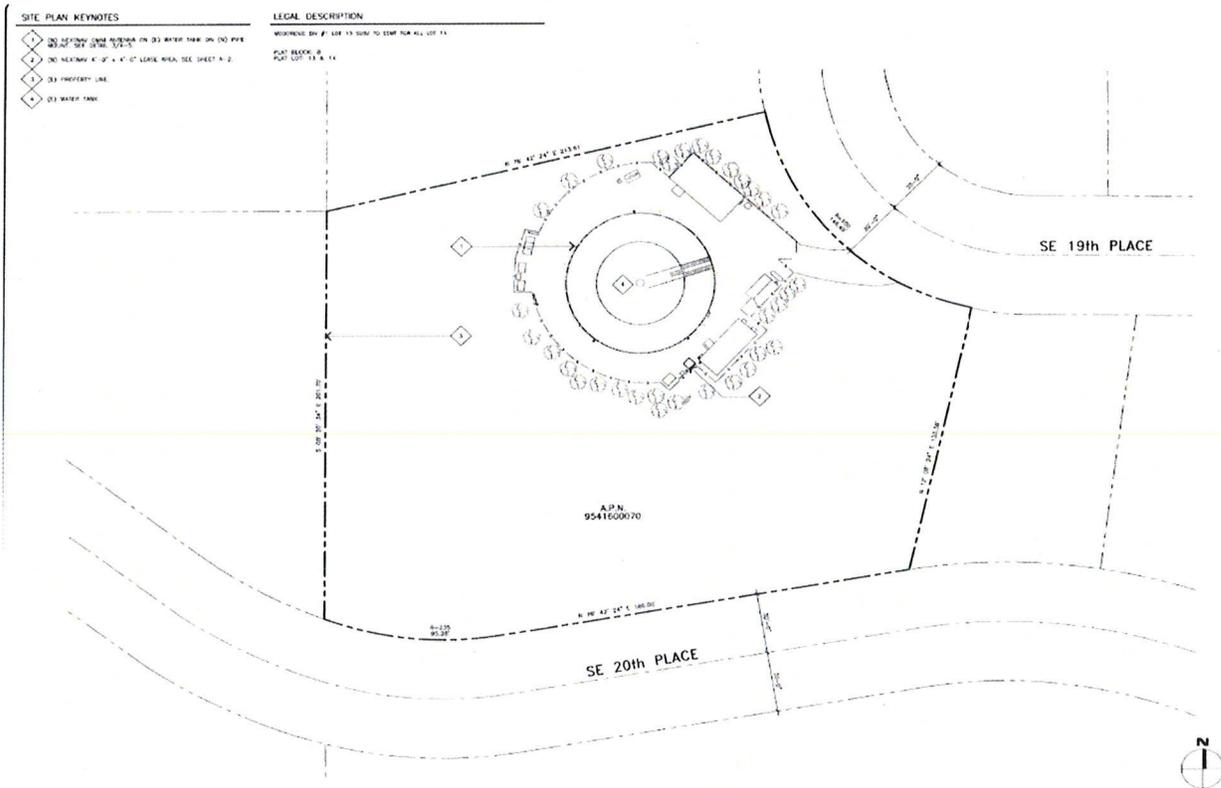
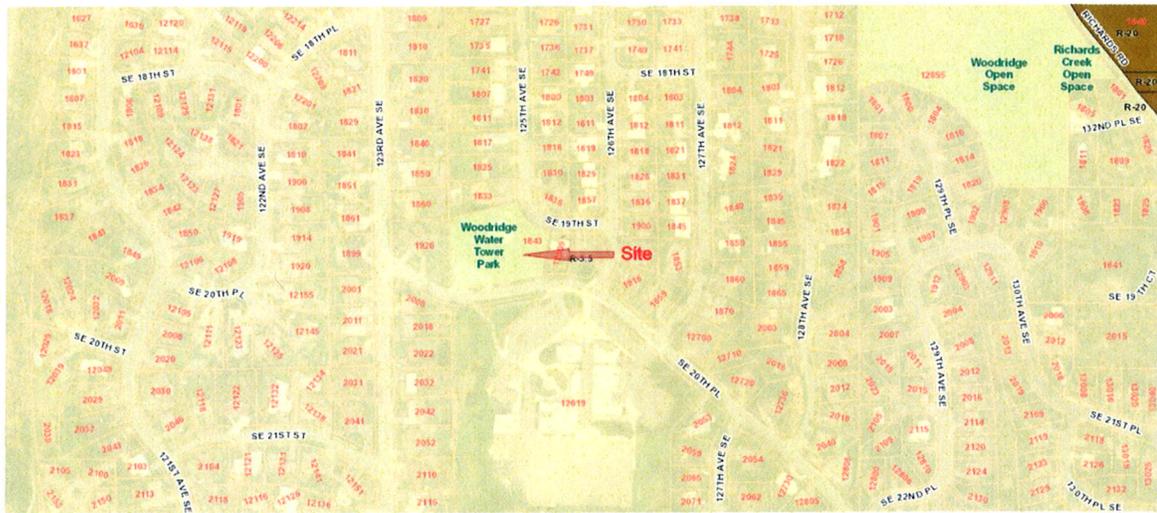


II. Site Description and Context

The project site is located within a Single Family Residential (R-3.5) land use district, and is located on the Woodridge Water Tank within the Woodridge Water Tank Park. The site is surrounded by single family residences to the north, east and west. Across SE 20th Place to the south is Woodridge Elementary School.



The water tank is located in the northern portion of the property adjacent to 125th Ave SE. No other modifications to the water tank are proposed.



III. Environmental Impacts of the Proposal

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance

is the appropriate threshold determination under the State Environmental Policy Act requirements.

IV. Public Comment and Response

The City initially notified the public of this proposal on July 10, 2014 with mailed notice and publication in the Weekly Permit Bulletin. Two, double-sided public information signs were installed at the site entrances on the same day. As of the date of this staff report, no comments have been received.

IV. Applicable Decision Criteria / Findings and Conclusions

Compliance with the decision criteria of Land Use Code Section 20.30E.140 (Administrative Conditional Use) is discussed below.

A. The administrative conditional use is consistent with the Comprehensive Plan.

As conditioned, the proposal is consistent with the City of Bellevue's Comprehensive Plan regarding wireless communications facilities. The Comprehensive Plan Utilities Policies listed below are especially relevant to the City's decision on this application:

Policy UT-40: Requires the reasonable screening and/or architecturally compatible integration of all new above-ground facilities.

Policy UT-41: Protect Bellevue's aesthetic quality and infrastructure investment from unnecessary degradation caused by the construction of telecommunication infrastructure.

Policy UT-53: Requires all utility equipment support facilities to be aesthetically compatible with the area in which they are placed by using landscape screening and/or architecturally compatible details and integration.

Policy UT-55: Requires the placement of personal wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.

Finding: The one Omni Antenna will be co-located with eight existing antenna arrays located at the top of the water tank. In addition, the antenna will be painted to match the existing water tank. The proposed ground equipment will be integrated within the developed site and screened with landscaping. Therefore, the resulting wireless facility would remain aesthetically compatible with the existing site and surroundings, as there would be very little visible change.

XXXXXX

XXXXXX



Policy UT-43: Encourages consolidation on existing facilities where reasonably feasible and where such consolidation leads to fewer impacts than would construction of separate facilities.

Finding: The proposal includes continuation of the consolidation of wireless facilities on an existing water tank, which includes eight separate panel antenna arrays.

Policy UT-66: For infrastructure opportunities on city property, other than street right-of-way, encourage the use of appropriate city owned properties for lease to install wireless communication equipment that is compatible with existing city uses of the sites and consistent with land use requirements.

Finding: Next/Nav is building a carrier-grade solution for indoor and urban locations. For devices equipped with Next/Nav's technology, when a subscriber calls 911, the first responder can accurately locate the caller within 1-2 meters. The site was selected to provide optimal coverage within the area which is currently underserved. The proposed location provides coverage along 123rd Ave SE, SE 20th St, Interstate 405 and Richards Road. This is the best structure in the area to provide the needed coverage within the identified area.

Policy UT-61: Minimize visual impact of personal wireless communication facilities by encouraging system designs in the following preferred and descending order: 1) attached to public facility structures, building mounted, or integrated with utility poles, light standards, and signal supports; 2) co-located on utility poles, light standards, signal supports; and 3) free standing towers.

Finding: A single omni antenna will be visually integrated into an existing 84 foot existing water tank which currently contains eight antenna arrays. Collocation on an existing structure is preferable to construction of an entirely new WCF in a separate location.

B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: The proposed omni antenna will be painted to match the existing water tank to which it will be attached; the design will remain compatible with the existing character, appearance, and physical characteristics of the subject property and immediate vicinity.

C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: There are no improvements proposed to the existing water tank. However, the proposed antenna is located on a site that is already served by adequate public facilities, including streets, fire protection and utilities.

D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.

Finding: The proposed omni antenna will not substantially modify the existing water tank. A condition of approval will require the omni antenna to be painted to match the existing water tank and other existing panel arrays. Therefore, this Administrative Conditional Use will not be detrimental to uses or property in the immediate vicinity of the subject property, as no substantial visible change would result from this proposal.

Refer to Conditions of Approval regarding antenna color, the removal of abandoned sites, and removal upon undergrounding in Section VI of this staff report.

E. The administrative conditional use complies with the applicable requirements of this Code.

Finding: As conditioned, the proposed omni antenna complies with the location and design preferences as detailed in LUC 20.20.195. Further, the proposal meets all specific Land Use Code requirements applicable to non-exempt wireless communications facilities per LUC 20.20.195.D.

V. Decision

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, and City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the proposal subject to the following conditions:

VI. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

Compliance with Bellevue City Codes and Ordinances

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including but not limited to:

<u>Applicable Codes & Ordinances</u>	<u>Contact Person</u>
Clearing & Grading Code – BCC 23.76	Tom McFarlane, 425-452-5207
Construction Codes – BCC Title 23	Building Division, 425-452-6864
Fire Code – BCC 23.11	Adrian Jones, 425-452-6032
Land Use Code – BCC Title 20	Leah Chulsky, 425-452-6834
Noise Control – BCC 9.18	Leah Chulsky, 425-452-6834
Sign Code – BCC Title 22	Leah Chulsky, 425-452-6834
Right-of-Way Use Code 14.30	Tim Stever, 425-452-4294
Utility Code – BCC Title 24	Mark Dewey, 425-452-6179

1. Noise & Construction Hours

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal Holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to the Development Services Department (DSD), work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

Reviewer: Leah Chulsky, Development Services Department
Authority: Bellevue City Code 9.18.020.C & 9.18.040

2. Disturbance: The applicant shall fully restore, to the satisfaction of the City of Bellevue, any areas disturbed and or damaged during construction or future maintenance of the proposed facility.

Reviewer: Leah Chulsky, Development Services Department
Authority: Land Use Code 20.20.195D.4.c

3. Paint to Match: The antennas and all ancillary components shall be painted to match the pole and existing panel antenna arrays.

Reviewer: Leah Chulsky, Development Services Department
Authority: Land Use Code 20.20.195.B.2.f

Exhibits:
A. Project Plans
B. SEPA Checklist



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Global for Next/Nav

LOCATION OF PROPOSAL: 1843 228th Ave SE

DESCRIPTION OF PROPOSAL: Administrative Conditional Use approval to attach one Omni Antenna to the Woodridge Water Tank. Proposal includes ancillary ground equipment.

FILE NUMBERS: 14-129713-LA **PLANNER:** Leah Chulsky

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **9/18/2014**
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


Environmental Coordinator

9/3/2014
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- Attorney General ecyvolyef@atg.wa.gov
- Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: City of Bellevue

Proponent: NextNav - Sunny Ausink

Contact Person: Sunny Ausink

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 15400 SE 30th Place, Suite#101, Bellevue, WA 98007

Phone: 206-446-0448

Proposal Title: WA-SEA0149 Woodridge Water Tank

Proposal Location: 12525 SE 19th Place, Bellevue, WA 98005

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: NextNav proposes to locate (1) new omni antenna to existing water tank and add ancillary ground equipment.
2. Acreage of site:
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): N/A
8. Proposed land use: NextNav proposes to locate (1) new omni antenna to existing water tank.
9. Design features, including building height, number of stories and proposed exterior materials: EXISTING WATER TANK HEIGHT IS AT 112'-0", proposed omni antenna, is a whip antenna.
10. Other

Estimated date of completion of the proposal or timing of phasing:

Construction will begin upon receipt of applicable permits.

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

YES, POSSIBLE UPGRADE OR ANTENNAS REPLACEMENT IF NEW TECHNOLOGY IS NEEDED.

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

SEPA checklist

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known

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List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

SEPA DNS, Administrative Conditional Use Approval and Construction permit.

Please provide one or more of the following exhibits, if applicable to your proposal.

(Please check appropriate box(es) for exhibits submitted with your proposal):

- Land Use Reclassification (rezone) Map of existing and proposed zoning
- Preliminary Plat or Planned Unit Development
Preliminary plat map
- Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- Building Permit (or Design Review)
Site plan
Clearing & grading plan
- Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: Flat Rolling Hilly Steep slopes Mountains Other

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

This is an existing water tank facility.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

None Known.

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

None Known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Minimal filling and grading to site, proposed ground equipment is contained within a 4'x4' lease area.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion could only occur from heavy machinery moving about the site during construction.

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

Approximately 16 square feet.

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

Best management practices will be used during construction.

*Mitigated by application
of BCC 23.76*

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Minimal emissions would result from the proposal. Any possible emissions will be from vehicles entering and leaving site during construction.

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

None.

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

Not Applicable.

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 .

- (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.

None

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

None

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

No

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

None

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

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

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.

Not applicable

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

Not Applicable

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

None

Mitigated by application
of BCC 23.76

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

Not Applicable - this is an existing water tank facility.

b. What kind and amount of vegetation will be removed or altered?

Not Applicable.

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

None

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

~~None~~ Screening of ground equipment required

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

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

None Known

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

No

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

None

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

The project will require access to existing Electrical Power and Telephone.

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 the proposal? List other proposed measures to reduce or control energy impacts, if any:

None Proposed

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

(1) Describe special emergency services that might be required.

None

(2) Proposed measures to reduce or control environmental health hazards, if any.

None

b. Noise

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

The only noise will be from the existing radio equipment which is comparable to the sound of an air conditioner.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None Needed.

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

None proposed.

*mitigated by application
of BCC 9.18*

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Existing City of Bellevue water tank in an R3.5 zone, surrounding zoning is residential.

- b. Has the site been used for agriculture? If so, describe.

No

- c. Describe any structures on the site.

Existing City of Bellevue water tank.

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

None

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

R3.5 Residential

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

R3.5 Residential

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Not Applicable

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

None

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

Not applicable - this is an existing unstaffed facility.

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

None proposed.

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

The proposal is a passive use which will not have negative impact on the surrounding properties.

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?

Existing water tank is 112'-0" tall.

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

None

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

New omni antenna is a whip antenna and will be painted to match water tank.

11. Light and Glare

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

None

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

No

c. What existing off-site sources of light or glare may affect your proposal?

Not Applicable

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

None

12. Recreation

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

None identified.

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

Not Applicable

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

None .

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No

b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.

None

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

None

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. No public transportation will be needed for this unmanned wireless telecommunications facility.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Not applicable-site will not require public access.

c. How many parking spaces would be completed project have? How many would the project eliminate?

The site will not eliminate any parking stalls.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

None

e. Will the project 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? If known, indicate when peak volumes would occur. The site will require approximately one (1) visit per month by a technician for site maintenance purposes.

g. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

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

Not Applicable

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

Not Applicable

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.

The site will require power and telephone service.

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..... Sunny Ausink

Date Submitted..... 04-24-2014

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