TOWN OF YARROW POINT  
PLANNING COMMISSION SPECIAL MEETING MINUTES  
January 8, 2018

The following is a condensation of the proceedings and is not a verbatim transcript.

CALL TO ORDER:  
Amy Pellegrini, Planning Commission Chair, called the meeting to order at 7:05 p.m.

PRESENT:  

Chairperson: Amy Pellegrini  
Commissioners: Trevor Dash  
Chuck Hirsch  
Carl Hellings  
Jennifer Whittier  
Staff: Town Clerk Anastasiya Warhol  
Town Deputy Clerk Austen Wilcox  
Town Planner Mona Green  
Guests: Project Applicant, Angela Raymond  
Project Applicant, Tami Drew  
Resident Cheryl, Pietromonaco  
Resident Andy Valaas

APPEARANCES:  
June 19, 2017 Meeting Minutes  
June 26, 2017 Special Meeting Minutes  
July 17, 2017 Meeting Minutes  
September 18, 2017 Meeting Minutes  
October 10, 2017 Council & Planning Commission Joint Study Session

MOTION: Commissioner Hirsch moved to approve the minutes of the June 19, 2017 Regular Meeting. Commissioner Hellings seconded the motion.  

VOTE: 4 For, 0 Against. Motion carried.

MOTION: Commissioner Hirsch moved to approve the minutes of the June 26, 2017 Special Meeting. Commissioner Hellings seconded the motion.  

VOTE: 4 For, 0 Against. Motion carried.
MOTION: Commissioner Hirsch moved to approve the minutes of the July 17, 2017 Regular Meeting. Commissioner Hellings seconded the motion.

VOTE: 4 For, 0 Against. Motion carried.

MOTION: Commissioner Hirsch moved to approve the minutes of the September 18, 2017 Regular Meeting. Commissioner Hellings seconded the motion.

VOTE: 4 For, 0 Against. Motion carried.

MOTION: Commissioner Hellings moved to approve the minutes of the Council & Planning Commission Joint Study Session. Commissioner Hirsch seconded the motion.

VOTE: 4 For, 0 Against. Motion carried.

STAFF REPORTS:
Town Planner Mona Green stated there has been a decrease in building activity.

Clerk-Treasurer Warhol reported that a new Councilmember for Position No. 1 will be sworn in during the January Council Meeting. The Town’s attorney retired at the end of 2017, and the Town is interviewing candidates.

REGULAR BUSINESS:

SS 17-12  Public Hearing - Verizon represented by Centerline Solutions has applied for a Variance for modification to an existing wireless facility:

Chairperson Pellegrini recused herself from the discussion and decision-making due to an upcoming employment engagement in a related field.

Town Planner Mona Green asked the Commissioners if they had any ex-parte communications with any parties that would prevent them from arriving at an unbiased decision. There were none.

Town Planner Mona Green gave an overview of the proposal:

Verizon Wireless proposes to replace its existing cellular monopole and ground-mounted equipment with a new monopole and upgraded equipment, all to be located within the current fenced area. The replacement pole will be 45’ in height, the same height as the existing pole.

The existing monopole with attached street light arm is located within Town right-of-way, to the west of 92nd Avenue NE, on the south side of NE 33rd Street, adjacent to the SR 520 corridor. The existing Verizon pole is the slimmer of the two at that location. The second pole (AT&T, also painted green) will not be impacted by the Verizon proposal.

Verizon has requested two variances:
(1) A setback variance in order to allow the replacement pole to continue to be sited in its nonconforming location of 66’8” from the nearest private property line rather than the required 70’ (YPMC 17.30.060.A.3);

(2) An equipment height variance in order to exceed the allowed height of equipment structures from five feet to six feet (YPMC 17.30.080.F.1).

The Verizon facility was originally constructed under the ownership U.S. West Wireless, with a five-year lease signed in 1998. This was prior to the adoption of the Town’s zoning regulations regarding wireless facilities; the lease terms dictated the conditions under which U.S. West Wireless could build and operate its facility. In 2003, a renewal was signed with Qwest, the entity taking over for U.S. West Wireless. Two years later (2005), Verizon became the owner/operator of the cell tower. At some point, the lease was renegotiated with Verizon. Although the cell tower is standing, the ground-mounted equipment was removed and the site has not been operational for several years.

Project applicant from Centerline Solutions, Angela Raymond, representing Verizon Wireless, presented information regarding the proposed improvements, how Verizon selected the site, and the geographical area the new equipment is proposed to serve. The Commission had questions regarding cell tower radiation. Town Planner Green advised the Commissioners that the Town does not regulate radiation levels; rather the FCC governs these requirements. Ms. Raymond stated that the proposal meets the FCC guidelines.

The Chairperson opened the Public Hearing at 8:08 PM.

Resident Cheryl Pietromonaco, 3445 92nd Ave NE, asked what the penetration and impacts of the site will have on health. Ms. Pietromonaco referenced research she has done and has concerns the Planning Commission has not received enough supporting information on potential health effects to make a decision.

Resident Andy Valaa, 4439 94th Ave NE, requested information on why a 6’ high cabinet was necessary, rather than the allowed 5’ high cabinet. He also asked for further information regarding the GPS antennas.

The Chairperson closed the Public Hearing at 8:17 PM

Commissioner Chuck Hirsch inquired whether the Town asked the FCC if the proposal is in compliance with their standards. Ms. Green stated there is a report in the submittal supporting compliance with FCC regulations. The Town does not independently verify signed and stamped engineering documents, but relies upon the expertise of the professional who affixed her/his name to the study.

The Chairperson re-opened the Public Hearing at 8:27 PM

Resident Andy Valaa, 4439 94th Ave NE, assumes that relay brackets will be installed and questions the height of them.

The Chairperson closed the Public Hearing at 8:29 PM

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Further discussion ensued among Commissioners regarding the application and the various factors that must be considered when rendering a decision.

The Commissioners voted on the variance criteria applicable to both of the variance requests. Their decisions are captured in the approval document incorporated and attached to these Minutes.

**ADJOURNMENT:**

**MOTION:** Commissioner Pellegrini moved to adjourn the meeting at 9:02pm. Commissioner Hirsch seconded the motion.

**VOTE:** 4 For, 0 Against. Motion carried.

**APPROVED:**

Amy Pellegrini, Chair

**ATTEST:**

Anastasiya Warhol, Clerk-Treasurer

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