



# 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

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

<b>PROJECT NAME:</b>	Velocitel Wireless Communication Facility
<b>REVIEW PROCESS:</b>	Type 3 w/ SEPA
<b>FILE NUMBER:</b>	CUP2019-00006/SEP2019-00004
<b>ZONING:</b>	Agriculture (AG)
<b>FUTURE LAND USE DESIGNATIONS:</b>	Agricultural Resource
<b>PARCEL NUMBER:</b>	181132-21001
<b>PROPOSAL:</b>	The proposal is for a new wireless communication facility on a currently vacant parcel. The facility will be within a 50' x 50' fenced area and includes a 150' monopole (with 10-foot lightning rod) and related structures.
<b>PROPERTY OWNERS:</b>	Elmer E. Arreola 6250 Lateral B Road Wapato, WA 98951
<b>AGENT/APPLICANT:</b>	Velocitel Attn: Tom McAuliffe 4004 Kruse Way Place, Suite 220 Lake Oswego, OR 97035
<b>PREPARED BY:</b>	Jacob Clay, Project Planner
<b>RECOMMENDATION:</b>	Approval with the following conditions

### RECOMMENDATION

Based on the findings and analysis, staff recommends APPROVAL of the Type 3 Conditional Use Permit for a new wireless communication facility, as described in application CUP2019-00006/SEP2019-00004, subject to the following conditions:

1. **Time Limit:** The conditions of approval for this Conditional Use Permit must be completed within three (3) years of the date of the Hearing Examiner's decision. Extension of time for cause may be granted pursuant to Subsection 19.30.100(4)(c) of the Yakima County Zoning Ordinance.
2. The applicant shall obtain **all** necessary Building and Fire Safety Division permits relevant to this proposal prior to the occupancy and/or use of any structures. Please contact the Yakima County Public Services Department: Building and Fire Safety Division at (509) 574-2300.
3. The applicant shall obtain an addressing permit and road approach permit prior to issuance of building permits. Evidence of issuance shall be provided to the Yakima County Planning Division.
4. 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. The applicants shall also fill out and submit FAA Form 7460-1, unless they can provide documentation from the FAA that it is no longer needed.
5. 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.
6. 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.

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

7. The project shall be completed in conformance with the project description and site plan submitted with the application referenced as file number CUP2019-00006/SEP2019-00004. Any changes may require a modification to this authorization. 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.
8. 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 one hundred eighty days after the antenna is no longer operational.
9. The applicants shall ensure that a vision clearance triangle as described in YCC 19.10.040(7)(b) is maintained.
10. The applicants shall ensure that fencing and lighting installed meet the requirements as outlined below and in YCC 19.10.040.

11. The applicants shall retain all surface water runoff on-site and comply with the requirements of YCC 12.10.250. Any natural drainageways must not be altered or impeded. A Washington State Department of Ecology Construction Stormwater Permit may be required for construction that disturbs more than one acre of ground.

Based upon information supplied by the applicant, a review of the Yakima County Comprehensive Plan - *Horizon 2040* and a review of the Yakima County Code Title 19 (the Unified Land Development Code), the Administrator enters the following:

### **FINDINGS AND ANALYSIS**

#### **Location:**

1. Located on the south side of Branch Road, approximately 338 feet east of the intersection of Brown Avenue and Branch Road, and approximately 2.5 miles west of the City of Harrah, WA. (Parcel No. 181132-21001)

#### **Project Description:**

2. The applicants are proposing to install a new wireless communication facility on a currently vacant parcel. The intent is to provide expanded cellular coverage on the Yakama Indian Reservation and provide better support to the FirstNet Nationwide Safety Public Broadband Network. The facility will be within a 50' x 50' fenced area and include a 150' monopole (with additional 10' lighting rod), radio equipment cabinets, and a backup generator. The tower will be engineered to also accommodate future equipment collocations. The monopole, antennas, and appurtenances will be painted to match in a natural, anti-glare finish. The facility will be unplumbed and unstaffed. There will be occasional field visits 1-2 times per month. The site will be operational 24 hours a day, 7 days a week. Access to the leased area will be via a driveway from Branch Road. A fire apparatus turnaround will be provided at the end of the driveway for emergency vehicles.

#### **Zoning, Land Use, and Comprehensive Plan:**

3. Pursuant to the Yakima County Unified Land Development Code, Title 19, the subject property is located within the Agriculture (AG) zoning district. The purpose of the AG zoning district is to “preserve and maintain areas for the continued practice of agriculture by limiting the creation of small lots, permitting only those new uses that are compatible with agricultural activities, protection of agricultural lands of long-term commercial significance, and providing measures to notify and separate especially sensitive land uses from customary and innovative agricultural land management practices” (YCC 19.11.010(1)(b)).

In accordance with the Yakima County Comprehensive Plan – *Horizon 2040*, the property is designated Agricultural Resource. The intent of this designation is to implement the Growth Management Act planning goal related to maintaining and enhancing natural resource-based industries, which includes productive agricultural industries. The *Horizon 2040* policy that applies to the proposed wireless communication facility is as follows:

#### 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.

The subject parcel is currently 42.53 acres in size and is vacant. Neighboring parcels are within the AG zoning district and the Rural – 10/5 zoning district. Neighboring parcels are vacant with agricultural production on them.

**Jurisdiction and Process:**

4. This proposal is being reviewed as 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 19.11.010-2, there is no specified building height in the AG zoning district. YCC 19.18.490(2) defines the levels of review for communications towers that are located in zoning districts without height limitations. YCC 19.18.490(2)(c) states that “towers that are 100 feet or greater 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.”

**Notice of Application**

5. A Notice of Application, Notice of Completeness and Notice of Hearing was mailed to adjoining property owners on February 27, 2019. The public hearing was set for April 18, 2019 and noticed as such. Notice was provided in accordance with the applicable ordinance requirements in the following manner:

Mailing of hearing notice to property owners w/in 300 feet:	February 27, 2019
Publishing of hearing date in the Yakima Herald-Republic:	February 27, 2019
Posting of hearing notice on the property:	April 3, 2019

**Comments**

6. Comments were received from Yakima County Transportation Division (Finding 9c), Yakima County Building & Fire Safety (Finding 9e), Yakima County Water Resources (Finding 9I) and Yakima Health District (Finding 11). There have been no comments during the public

comment period as of April 3, 2019. The public comment period for this proposal is open until the date of the open record public hearing on April 18, 2019 at 9:30am.

**Environmental Review:**

7. According to the Yakima County Critical Areas maps, there are no critical areas on the subject parcel. This application is subject to review under the State Environmental Policy Act (SEPA) as it is not considered exempt from the review process (WAC197-11-800(25)(a)).

*Staff Finding: Yakima County is lead agency under SEPA and performed environmental review under file number SEP2019-00004. 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 March 15, 2019 of a Determination of Non-Significance (DNS).*

**Review Criteria for Towers and Support Structures:**

8. The following provisions govern the placement of towers and support structures, as outlined in YCC 19.18.490:
  - a. Towers that are located in zoning districts without height limitations and are 100 feet or greater in height shall be subject to Type 3 review.

*Staff Finding: The project site is located within the AG zoning district, which does not have a specified maximum building height. As the proposed tower will be 160' tall, as measured from finished grade to the top of the monopole and the top of the proposed antennas, the proposal is subject to 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.

*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.

*Staff Finding: Based on the provided site plan, the proposed tower does not appear to encroach on the required setbacks of the AG zoning district. The required setbacks are discussed in Section 9(f) 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.

*Staff Finding: The proposed tower is not within an Airport Safety Overlay. Therefore, this provision does not apply to the proposed communication tower.*

- e. Towers located in the R/ELDP-40, AG, MIN, M-1, and M-2 zoning districts that qualify as a Type 3 use, but will be removed within three years, are considered temporary in nature and may be reviewed as a Type 2 use by the Reviewing Official. An extension of one year may be requested by the applicant. No more than two extensions will be granted by the Reviewing Official.

*Staff Finding: The applicants are proposing to construct a permanent tower in the AG zoning district. Therefore, this provision does not apply to the proposed communication tower.*

- f. 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.

*Staff Finding: According to the application, the proposal is for a new tower that will meet all required setbacks established under YCC Table 19.11.010-2 and YCC 19.18.490. The tower and all attachments will be painted to match in a neutral-colors, anti-glare finish. The tower could not be placed differently on the site to reduce visual impacts because the subject parcel is generally flat and visible from public rights-of-way. The applicant submitted photo simulations that show what the proposed site will look like.*

*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 FCC and FAA color and lighting requirements for aircraft safety purposes.*

- g. 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.

*Staff Finding: This recommendation 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.*

- h. 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.

*Staff Finding: A personal wind energy tower is not proposed as part of this project.*

- i. Towers will be located not nearer than 50 feet from an edge of right-of-way or easement of a public or private road.

*Staff Finding: According to the provided site plan, the proposed tower will be over 50' from the edge of the county right-of-way.*

- j. 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.

*Staff Finding: The applicants have proposed to construct one tower as a part of this project and the subject parcel contains no other towers. This parcel will only have one tower, array, or rotor/turbine. In the future, one additional tower will be allowed with additional land use review.*

- k. 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.

*Staff Finding: The applicants are proposing a 50' x 50' facility that contains the monopole tower and associated ground equipment. Ground equipment will include an equipment pad, radio equipment cabinets, and an emergency backup power generator.*

**Development Standards:**

- 9. The development standards that generally apply for the type of project being proposed are as follows:

- a. **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 tower will conform to all of the applicable regulations of Title 19 and the AG zoning district, provided the above conditions are met.*

- b. **Yards, Lots, Open Space and Off-Street Parking and Loading Spaces:** (YCC 19.10.040(2)(a)) “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. The lot size, width, depth, shape and orientation shall be in accordance with the applicable zoning laws.”

*Staff Finding: The proposed tower will meet the minimum requirements for yards.*

- c. **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 Transportation Division provided the following comments:

“Site will required addressing, Applicant will be required to submit a addressing application to the County Roads Department.

Yakima County Roads has no record of road approach permit for the location of this proposal. Per title 10.08.020 and 19.10.040 (3) as required by RCW 36.75.130 the applicant shall obtain a RAP from the Yakima County Transportation Division for all existing accesses to the county roadway system. The fact that the road approach application is in conjunction with a CUP must be disclosed by the applicant at the time of application. No future building permits can be issued without the completion and approval of a RAP.”

*Staff Finding: The applicants are proposing to access the site via a new driveway from Branch Road. The applicant shall apply for an address permit through Yakima County Transportation Division prior to issuance of building permits. The applicant shall apply for a road approach permit through the Yakima County Transportation Division prior to issuance of building permits.*

- d. **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 YCC 19.18.490. The AG zoning district does not have a specified maximum building height. YCC 19.18.490(2) defines the levels of review for communications towers that are located in zoning districts without height limitations. YCC 19.18.490(2)(c) states that “towers that are 100 feet or greater in height shall be subject to Type 3 review”. As the*



*proposal is for a 150' monopole communication tower within the AG zoning district, the project is being reviewed as a Type 3 use with a SEPA.*

- e. **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 Division had the following comment:

“No flood plains located on parcel. Building permit required for proposed structures in addition to fire code and supplemental permits as needed.. No other issues or concerns.”

*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.*

- f. **Setbacks, Easements and Right-of-Way:** (YCC 19.10.040(6) & Table 19.11.010-2) Front setbacks from a designated classified road shall have a structural setback of 25 feet from the edge of right-of-way. Buildings and structures in the AG zoning district also have a ten (10) foot interior side and rear setback from property lines.

*Staff Finding: The proposed tower does not appear to encroach on the required road or property line setbacks. Additional setbacks set by YCC 19.18.490 are addressed under Finding 8 of this recommendation.*

- g. **Vision Clearance Triangles at Intersections and Driveways:** (YCC 19.10.040(7)(b)) “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 Finding: The applicants shall ensure that a vision clearance triangle as described in YCC 19.10.040(7)(b) is maintained at the access point.*

- h. **Maximum Building Height and Lot Coverage:** (YCC 19.10.040(8)(a) & Table 19.11.010-2) Building height is considered to be the vertical distance from grade plane to the average height of the highest roof surface. The maximum building height is intended to maintain building and structure heights that are compatible with the character and intent of the zoning district. Lot coverage is the percentage of the area of a lot covered by buildings, accessory structures, or other impervious surfaces. According to Table 19.11.010-2, the maximum building height and the maximum lot coverage in the AG zoning district are not specified.

*Staff Finding: As there is no specified maximum lot coverage and no specified maximum building height, this project will not exceed those standards.*

- i. **Fences, Walls and Recreational Screens:** (YCC 19.10.040(9)) 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.”

*Staff Finding:* The applicants are proposing to fence in the 50' x 50' lease area with a 6' chain link fence. Barbed wire will be placed at the top and the total fence height will be approximately 7'. Per YCC 19.10.040(9)(a)(iii)(C), there is no specified maximum fence height in the AG zoning district, however fences must meet the height requirements of YCC Title 13.

- j. **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.” Figures 19.10.040-3 and -4 of the Yakima County Code contain examples of exterior lighting sources and fixtures.

*Staff Finding:* According to the application, no exterior lighting is proposed. In the future, if exterior lighting is proposed the applicants shall ensure that any exterior lighting installed meets the requirements as outlined above and in 19.10.040(10).

- k. **Floodplain Development:** (YCC 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. Yakima County will utilize existing flood hazard data and mapping to assist applicants with the layout and design of their proposal. If the potential adverse impacts cannot be mitigated through the Flood Hazard Permit under YCC 16A.05, 16C.05 and 16D.05, a critical areas and shoreline permit will be required under Yakima County Critical Areas and Shoreline codes.”

*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.

- l. **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:

“Stormwater must be retained on site. Since the project is less than one acre in size a stormwater plan is not required. 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. A U.S. Environmental Protection Agency or Washington State Department of Ecology Construction Stormwater Permit may be required.”

*Staff Finding: The applicants will be required to retain all surface water runoff on-site and comply with the requirements of YCC 12.10.130. Any natural drainageways must not be altered or impeded. For questions regarding soils and stormwater information, contact the Water Resources Division at (509)574-2300.*

**Parking and Loading:**

10. According to YCC 19.22.020, no off-street parking or loading spaces shall be placed, constructed, located, relocated or modified after adoption of this Title without first receiving a development permit from the Reviewing Official. YCC 19.22.050(2) allows the Reviewing Official to make a determination to evaluate a proposed land use based closely on similar land uses 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, one gravel parking space is proposed. The area proposed for the ground equipment is approximately 144 square feet. As one space is required for each 800 square feet of gross floor area, the Reviewing Official has determined that the one proposed parking space is sufficient at this time.*

*Parking facilities within this zoning district shall be surfaced with a minimum of screened gravel or crushed rock, or better. 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.*

**Sewer and Water:**

11. According to YCC Table 19.25-1 and YCC Table 19.25-2, new structures in the AG zoning district require connection to either an existing public water system or an individual well and a County sewer system or an individual on-site septic system. Yakima Health District had the following comment on the project:

“This project does not utilize and drinking water and does not produce wastewater. YHD has no objections to this project moving forward.”

*Staff Finding: This proposal is for 150’ tall communication tower on a 42.53 acre vacant parcel. The facility is proposed to be uninhabited, unplumbed, and unstaffed. As 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 no additional water or sewer requirements are needed at this time.*

## **CONCLUSION AND RECOMMENDATION**

Based upon the above findings, Yakima County staff recommends **APPROVAL** of the Type 3 Conditional Use Permit for a wireless communication facility and a 150' monopole tower, subject to conditions.

G:\Development Services\Projects\2019\CUP\Type 3\CUP19-006 -Area 01 -AG -New Communication Facility and Tower\CUP2019-0006\_Velocitel\_130\_R105\_jcc2)\_jwe\_FINAL.docx

*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.*