



Community Development Department
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December 12, 2022

Michael Birndorf
Smart Link, Real Estate Specialist
Michael.birndorf@smartlinkgroup.com

RE: Waiver request for reduced landscape setback for the wireless facility at the Lower Prune Hill water reservoir.

Dear Mr. Birndorf,

As per CMC 18.35.070.B., a 15-foot landscape buffer is required to screen the wireless communications shelter on the subject property however; the approval authority may grant a waiver from this requirement based on findings that a different requirement would better serve the public interest.

The site plan provided shows the existing natural on-site vegetation buffer/forested area on the property. This buffer extends approximately 225' to the east and 25' to the south of the proposed equipment shelter/building location, which exceeds the 15' requirement. This buffer includes several large trees and shrubs, including a large conifer tree that is immediately south of the proposed shelter. As previously described, this buffer screens the site from the south and east. Removing existing natural landscaping in this area to plant new landscaping would not serve the public interest. Further, there are no homes to the south and east that have views of the shelter.

The area to the north and west of the proposed equipment shelter/building location is mostly open lawn. As proposed, a 5-foot evergreen hedge will be planted as a buffer that will provide an opaque screen. The primary objective of the landscaping is to provide a visual screen for the shelter. This can be achieved with the proposed 5' buffer that includes an evergreen hedge that can grow to 10'-15' in height at maturity, which would fully screen the 10'-4" tall shelter. The existing topography slopes down from the road (NW 18th) approx. 7'-9', which further mitigates any visual impact from the neighborhood. Based on the forgoing, the public interest is better served with the proposed tall and opaque 5' landscape buffer than a wider buffer that doesn't provide a solid screen. Installing a 15' landscape buffer around the shelter could compromise the operations of the water reservoir, as the city needs to maintain access around the shelter, particularly to the west and south. Your waiver is justified per the information provided above and on file.

Sincerely,

A handwritten signature in black ink, appearing to read "Yvette Sennewald", written in a cursive style.

Yvette Sennewald
Senior Planner