



Phone (425) 888-1555
Fax (425) 831-6041

CITY OF SNOQUALMIE
P.O. Box 987
Snoqualmie, Washington 98065
www.ci.snoqualmie.wa.us

CITY OF SNOQUALMIE
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF FINDINGS AND RECOMMENDATION
DISH WIRELESS, CENTER BOULEVARD
(WIRE2023-0001)

A. SUMMARY OF PROPOSED ACTION:

This report summarizes Staff's review and recommendation of the application for a conditional use permit ("CUP") and wireless communication facility permit ("WCFP") and site plan permit. The application proposes nine antennas to be located within a new stealth structure designed to architecturally screen antenna equipment atop an existing nonresidential building located at 7917 Center Boulevard in the City of Snoqualmie, Washington, with ancillary equipment supporting the operation of the antennas located in the existing void of a false second story over the existing commercial space and on the roof of the building. Pursuant to SMC 14.30.020.B, the application is a Category III decision and requires a predecision open record hearing and decision by City Council.

B. GENERAL INFORMATION:

Property Owner:	Snoqualmie Ridge Center, LLC
Applicant:	Dish Wireless
Agent:	Jamo Stephenson, CoreOne Consulting
Location:	Section 26, Township 24N, Range 07W
Comprehensive Plan Designation:	Mixed Use
Zoning:	Mixed Use
MUFP Land Use Designation:	Neighborhood Center Retail
Existing Use:	Commercial and Retail Uses
Proposed Use:	Wireless Communication Facility

C. BACKGROUND AND PROPOSAL

The City Council of Snoqualmie approved the Snoqualmie Ridge I Master Plan ("SRI") Mixed Use Final Plan ("MUFP") on September 15, 1995. 7917 Center Boulevard is located within SRI on lands the MUFP designates as "neighborhood center retail" and implements development standards and design guidelines for uses in this area. The SRI MUFP and development standards do not provide conditions or development standards for wireless communications facilities.

The City Council of Snoqualmie adopted Ordinance 817 adding Chapter 17.77, *Wireless Communication Facilities* to the Snoqualmie Municipal Code ("SMC") on April 27, 1998. Chapter 17.77

addresses the siting and construction of wireless communication facilities in the city, consistent with applicable federal and state law. A primary goal of SMC Chapter 17.77 is the preservation of the existing visual and aesthetic character of the city and its natural viewsheds. SMC Section 17.77.040 Table 1, requires macrocell facilities to obtain both a WCFP and a CUP in areas designated for neighborhood business by an approved mixed use final plan, and to utilize stealth screening to reduce the visual impacts of the facility on its surroundings.

Section 1.042 of the SRI development standards states that the SRI development standards control where there is conflict with the SMC, and that the SMC controls where the development standards are silent. The SRI MUFP and development standards do not regulate or impose conditions specific to wireless communications facilities within the master plan area; therefore, the current application is regulated by SMC Chapter 17.77, any applicable MU zone standards found in SMC Chapter 17.30, and any other applicable Chapters of the SMC.

CoreOne Consulting applied on May 8, 2023 for a site plan permit, WCFP and CUP for a proposed wireless communication facility ("WCF") located at 7917 Boulevard in the City of Snoqualmie, Washington (Exhibit 2 through Exhibit 16). The City deemed the application complete on May 28, 2023 (Exhibit 17). Notice of application (Exhibit 18) was initially mailed to property owners within 500 feet and published in the Seattle Times on June 12, 2023, with the original comment period ending on June 26, 2023 consistent with SMC 14.30.060. Due to delays in the on-site notice posting of the notice of application, the comment period was extended to July 12, 2023 after the applicant provided proof of posting (Exhibit 20). One public comment was received from a property owner within the mailing radius in favor of the project during the comment period (Exhibit 19). The applicant provided revised submittal materials (Exhibit 21 through Exhibit 23) on August 17, 2023 based on comments made by the City. A notice of public hearing with the revised predecision open record hearing date was posted on the project site, mailed to property owners within 500 feet of the subject site, and published in the Seattle Times on September 1, 2023 (Exhibit 24).

The design of the stealth wireless communication facility includes nine antennas, up to eighteen remote radio units, and three surge protection devices located behind stealth screening that is designed to look like the third story of the existing building. The proposed stealth structure will be clad with siding material and a cornice element that mimics the architectural features and colors of the existing building and screens the wireless equipment from view as seen from any angle on the ground and adjacent properties. An equipment support cabinet and access ladder will be placed on the main roof level, with the majority of ancillary equipment proposed to be located within the existing void of the false second level of the building. An additional access ladder with anticlimbing security measures is proposed on the west side of the building.

A multi-family apartment development is located west of the site, commercial and retail development is located north and east of the site, and business park development is located south of the site across Snoqualmie Parkway. The project area is at the corner of the intersection of Center Boulevard Southeast and Snoqualmie Parkway and is visible to those driving and walking by the site.

D. SEPA COMPLIANCE:

The application proposes the construction of a wireless service facility with stealth screening atop an existing structure. WAC 197-11-800(25) states that the siting of wireless service facilities that is less than 60 feet in height and located in a commercial zone is categorically exempt from the requirements of the State Environmental Policy Act ("SEPA"). The current application does propose a wireless service tower that is greater than or equal to 60 feet. The SMC has adopted WAC 197-11-800 by reference. Therefore, the current application is exempt from SEPA review.

E. APPLICABLE CITY ORDINANCES, PLANS, POLICIES AND AGREEMENTS:

1. The Snoqualmie Municipal Code
2. The Snoqualmie Vicinity Comprehensive Plan 1994 with 2017 Amendments
3. The Snoqualmie Ridge I Mixed Use Final Plan

F. PROPOSED FINDINGS:

1. The applicant submitted an application for a CUP and WCFP on May 8, 2023.
2. The application was deemed complete on May 28, 2023.
3. Notice of Application was posted in the Seattle Times and mailed to property owners within 500 feet of the property on June 12, 2023, and as a result a single comment was received in favor of the project on June 22, 2023.
4. Notice of Application was posted on-site on July 12, 2023.
5. The application lies within the Mixed Use "MU" zone and is located within the Snoqualmie Ridge I Master Plan area on lands designated for Neighborhood Center Retail by the MUFP. SMC Section 17.77.040, Table 1 requires that applications for macrocell facilities mounted on non-residential buildings on lands designated for neighborhood businesses by an approved MUFP in an MU zone obtain a CUP and a WCFP.

Staff response: A conditional use permit is required.

6. The CUP application seeks authorization only for the establishment of a WCFP.

Staff response: The WCFP, and all other site development and construction elements, are subject to the applicable sections of the SMC and will be addressed through the applicable permit processes.

Conditional Use Permit Requirements

7. SMC Chapter 17.55.030.B establishes the criteria by which the Hearing Examiner evaluates conditional use permits within the City. Staff recommends the following findings in evaluating the consistency with these criteria:

- a. The proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity.

Staff response: The proposed facility will not create detrimental impacts to the public realm, and the application has provided documentation sufficient to demonstrate that the proposed activity will operate at levels of noise and radio wave frequency that are not injurious to members of the public or surrounding property. Areas where levels of radio wave frequency could prove injurious are not accessible to the public and are demarcated as required by federal and state authorities.

- b. The proposed use shall meet or exceed the same standards for parking, landscaping, yards, and other development regulations that are required in the district it will occupy.

Staff response: The applicant has provided information sufficient to demonstrate that the proposed use will meet or exceed applicable performance standards as described in the findings of this report.

- c. The proposed development shall be compatible generally with the surrounding land uses.

Staff response: The applicant has provided designs and architectural simulations sufficient to demonstrate that the proposed development is compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building, and site design, and is consistent with the requirements for a stealth WCF found in Chapter 17.77 of the SMC.

- d. The proposed use shall be in keeping with the goals, objectives, and policies of the comprehensive plan.

Staff response: The proposed WCF is consistent with the intent of the City of Snoqualmie Comprehensive Plan policy 7.6.6 requiring the use of screening and setbacks for communication utility infrastructure to minimize visual impacts and increase compatibility with adjacent uses. The proposal is also consistent with objective 9.3 of the Plan, providing for adequate and reliable utility facilities that meet the demands of existing customers and future public and private development.

- e. All measures shall be taken to minimize the possible adverse impacts which the proposed use may have on the area in which it is located.

Staff response: To the extent feasible, the applicant has demonstrated that all measures have been taken to minimize adverse impacts the proposed use may have on the surrounding area. These measures include studying collocation opportunities and current wireless service levels within the proposed service area, and the minimizing of visual impacts using techniques such as the placement of ancillary equipment into the void of an existing structure and the construction of a stealth structure that matches the architecture of an existing building.

Wireless Communication Facility Design and Development Standards Consistency

- 8. SMC Section 17.77.040 establishes the siting location hierarchy for wireless communication facilities within the City. The location proposed by the current application is within an area designated for neighborhood center retail uses in an approved mixed use final plan and is numbered tenth on the siting hierarchy described by SMC 17.77.040.C.

Staff response: As a result of the application's position on the siting hierarchy, SMC 17.77.040.A requires the information in SMC 17.77.030 be provided as part of the application. Except for a landscape plan for the property, the materials in SMC 17.77.030 have been provided. Staff concurs with the applicant that no landscape plan is required to evaluate the proposal as all work occurs atop and within an existing building. Staff believes information provided pursuant to SMC 17.77.030 is sufficient to evaluate the full proposal.

- 9. SMC Section 17.77.040, Table 1 requires applications for macrocell facilities located on lands designated for neighborhood business uses by an approved MUFP obtain a WCFP and a CUP, and that stealth facilities are required.
- 10. SMC 17.77.020.BB defines stealth structures as wireless communication facilities, including, but not limited to, microcells, antennas, equipment cabinets, and any other ancillary equipment that is integrated as an architectural feature of a structure so that the purpose of the facility for providing wireless services is not readily apparent as seen from any street or any adjacent property, improved or unimproved. The addition of landscaping, walls, fences, or grading as camouflaging or screening techniques does not make an otherwise visible facility a stealth facility.

Staff response: The design of the WCF is consistent with the definition of stealth structures found in SMC 17.77.020.B. The WCF is an integrated addition to the third story of the

existing commercial structure and will be an extension of the building architecture, appearing a false third story.

11. 17.77.050.A.1 establishes that monopole facilities shall be designed to accommodate at least three telecommunications providers.

Staff response: No monopole facilities are proposed; therefore, this standard does not apply.

12. 17.77.050.A.2 establishes that stealth structures shall be designed to accommodate the collocation of other antennas whenever economically and technically feasible or aesthetically appropriate, as determined by the hearing examiner or director, as appropriate.

Staff Response: In their letter responding to Staff comments (Exhibit 21), the applicant indicated that designing the stealth screening to accommodate collocation is infeasible due to height restrictions. SMC Section 17.77.050.C.1.c.iv limits the height of roof-mounted antennas to fifteen feet above the roof proper of the existing buildings. Because the antennas themselves are approximately six feet tall and require clearance from the top of the existing building, Staff concurs collocation is not feasible within proposed stealth screening at the current location.

13. 17.77.050.A.3. establishes that upon request of the applicant, the director or hearing examiner as applicable may waive the requirement that new support structures accommodate the collocation of other service providers if it finds that collocation at the site is not essential to the public interest, or that the construction of a shorter support structure with fewer antennas will promote community compatibility.

Staff response: The proposal is to construct a wireless communication facility atop an existing nonresidential structure. No new support structures as defined by SMC Chapter 17.77 are proposed; therefore, this standard does not apply.

14. 17.77.050B.1 establishes that support structures shall be designed and placed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and existing structures so as to:

- a. 17.77.050.B.1.a Use existing site features to screen as much of the total wireless communication facility as possible from prevalent views;

Staff response: The proposal has a limited ability to make use of existing site features to screen the wireless communication facility from prevalent views. There is little mature vegetation in the area and the stealth structure will be visible from the surrounding area because it will be constructed atop an existing building at a prominent street corner. The stealth screening techniques will minimize these visual impacts. The application is consistent with the intent of this provision.

- b. 17.77.050.B.1.b Use existing site features as a background so that the total wireless communication facility blends into the background with increased sight distances.

Staff response: At increased site distances the wireless communication facility will appear a cohesive architectural feature of the existing building. There are no existing site features that are capable of otherwise reducing visual impacts. Stealth screening techniques are proposed to reduce visual impacts. The application is consistent with the intent of this provision.

15. 17.77.050.B.2 allows the community development director or hearing examiner to condition approval of a WCFP or CUP to reduce its impacts.

Staff response: The SMC provides regulations that address potential visual impacts, such as the requirement for stealth screening, among others. The hearing examiner may recommend additional conditions as deemed necessary.

16. 17.77.050.B.3: No portion of any antenna array shall extend beyond the property lines.

Staff response: The proposal does not include any features that will extend beyond the property lines, and is consistent with this requirement.

17. 17.77.050.B.4: No net loss in required parking spaces or required on-site landscaping shall occur as a result of the installation of any wireless facility or associated equipment.

Staff response: The application does not propose to modify or remove any parking or site landscaping and is consistent with this requirement.

18. 17.77.050.C.1.a requires the number of antennas shall be the minimum required for receiving and transmitting signals to provide the needed capacity, frequency and/or coverage pattern as confirmed by the information required by SMC 17.77.030.C.

Staff response: The project narrative supplied by the applicant (Exhibit 7) indicates various alternatives were studied contemplating the provisions of the SMC that require wireless communication facilities to implement the smallest footprint possible while servicing the proposed coverage area. The application is consistent with this provision.

19. 17.77.050.C.1.b requires flush mount antennas to occur within 12 inches of the building face.

Staff response: No flush mounted antennas are proposed; therefore, this standard does not apply.

20. 17.77.050.C.1.c establishes that roof-mounted antennas shall be set back as far from the building edge as possible or otherwise screened to minimize visibility from the public right-of-way and adjacent properties, and shall conform to the following height restrictions related to the existing building:

- a. 17.77.050.C.1.c.i Fifteen feet (per ATT comment/change) measured to the top of a tubular antenna above the roof proper at the point of attachment;

Staff response: No tubular antennas are proposed; therefore, this comment does not apply.

- b. 17.77.050.C.1.c.i Fifteen feet measured to the tip of a whip antenna above the roof proper of the existing building at the point of attachment;

Staff response: No whip antennas are proposed; therefore, this standard does not apply.

- c. 17.77.050.C.1.c.iii Five feet measured to the top of a parabolic dish above the roof proper of the existing building at the point of attachment;

Staff response: No parabolic dishes are proposed; therefore, this standard does not apply.

- d. 17.77.050.C.1.c.iv Fifteen feet above the roof proper of the existing building at the point of attachment measured to the top of a directional panel antenna.

Staff response: The maximum height of the directional panel antennas above the roof proper of the existing building is 42'-4"; therefore, the proposal is consistent with this requirement.

21. Neither SMC Chapter 17.30 nor the SRI development standards establish height restrictions for stealth screening structures in the MU neighborhood center retail zone.

Staff response: SMC 17.77.050.C.1.c.iv establishes the relative height limit for these structures for the purposes of this application.

22. 17.77.050.C.1.d establishes that antennas shall be camouflaged to the extent feasible and located to minimize views from residential structures and rights-of-way.

Staff response: The proposal includes stealth screening that will camouflage the wireless communication facility from the view of adjacent residential structures and rights-of-way. The application is consistent with this provision. This screening is depicted in photo simulations provided by the applicant in Exhibit 8.

23. 17.77.050.C.1.e Antennas shall be screened from residential views and public rights-of-way in a manner that is architecturally compatible with the building on which it is located.

Staff response: The stealth screening proposed for the wireless communication facility will utilize stucco cladding and cornice details that match the color and architectural detailing of the existing building. The application is consistent with this provision.

24. 17.77.050.C.2 establishes requirements for antennas for wireless communication facilities to be mounted on existing structures other than buildings or street poles.

Staff response: The proposal is a wireless communication facility mounted atop an existing building; therefore, this provision does not apply to the application.

25. 17.77.050.C.3 regulates antennas mounted to street or utility poles.

Staff response: The proposal does not include features regulated by this provision; therefore, this provision does not apply to the application.

26. 17.77.050.D.1 establishes that equipment enclosures and other accessory equipment for building-mounted wireless communication facilities shall be located within the building upon which the antenna is located.

Staff response: The equipment enclosure for the wireless communication facility occurs within the void of the false second story, located above the existing commercial space. The application is consistent with this provision.

27. 17.77.050.D.2 establishes that equipment enclosures and other accessory equipment associated with antenna located upon an existing structure which is not a building or upon a new freestanding support structure shall be located underground or within an adjacent building designed to be compatible with surrounding buildings.

Staff response: The application is for an antenna upon a building; therefore, this provision does not apply.

28. 17.77.050.D.3 allows the hearing examiner to authorize aboveground equipment enclosures if specific criteria are met.

Staff response: No aboveground equipment enclosures are proposed outside of the existing structure; therefore, this provision does not apply.

29. 17.77.050.D.4 regulates macrocell equipment enclosures, including buildings, cabinets, and shelters.

Staff response: The proposal does not include any new equipment enclosures in the form of a building, large cabinet, or shelter. All equipment associated with the wireless communication facility is proposed to occur within the existing building, with some smaller equipment located upon the roof. The application is consistent with this provision.

30. 17.77.050.D.5 regulates accessory equipment buildings, cabinets, and shelters related to wireless communications facilities.

Staff response: No accessory equipment buildings, cabinets, or shelters are proposed as part of the application; therefore, this provision does not apply.

31. 17.77.050.E.1 establishes that colors and materials for WCFs shall be nonreflective and chosen to minimize visibility. Unless otherwise required by law, facility surfaces, including support equipment and buildings, shall be painted or textured using colors to match or blend with the primary background to achieve a facility that is compatible with the existing buildings, neighborhood character, and/or that blends with the surrounding setting. The final colors and color scheme shall be approved by the director or hearing examiner, as applicable.

Staff response: The stealth screening structure will be painted and textured using colors that match with the existing building, extending the architectural details from below up to the wireless communication facility. The application is consistent with this provision.

32. 17.77.050.E.2 establishes that all camouflaged facilities shall be designed to visually and operationally blend into the surrounding area in a manner consistent with existing development on adjacent properties. The camouflaged facility shall be designed to closely resemble in size and appearance an object or feature that would be commonly found in the area, including, but not limited to, a flagpole or a native conifer tree. Except for the latter, antennas for such facilities shall be concealed by the support structure. The camouflaged facility shall also be appropriate for the specific site, and should not stand out from its surrounding environment. The design details of any camouflaged "monopine" facility, including the colors, bark, and tree branch spacing, shall be subject to review and approval by the director or hearing examiner, as applicable, as part of the WCF or WCUP decision.

Staff response: The proposed wireless communication facility will be a "stealth" facility, and is not a new, standalone camouflage facility such as a flagpole or imitation conifer tree. Therefore, this provision should not apply.

33. 17.77.050.E.3 establishes that stealth structures shall be designed as an integrated architectural feature of another structure, such as a clock, steeple or bell tower, so that the purpose of the facility for providing wireless services is not readily apparent as seen from any street or any adjacent property.

Staff response: the stealth structure proposes to extend the architectural features and detailing of the existing building to create a uniform appearance between the building and the proposed wireless communication facility. The facility will appear as a third story of building volume on the corner of the structure and will be visible as seen from the street intersection below and adjacent properties. No additional detailing, such as a clock tower or steeple, is proposed.

34. 17.77.050.E.4 establishes that wireless communications facilities or support structures shall not be lighted or marked unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

Staff response: No lights or markings are proposed. The application is consistent with this provision.

35. 17.77.050.E.5 regulates signage upon a wireless communication facility.

Staff response: No signage of any kind is proposed as part of the application; therefore, this provision does not apply.

36. 17.77.050.E.6 establishes that all existing and required landscaping shall be maintained in a healthy condition by the service provider for the life of the facility.

Staff response: The application does not propose to modify the landscaping or landscaping maintenance plans of the existing buildings, and is consistent with this provision.

37. 17.77.050.E.7 establishes that WCF equipment enclosures, buildings, and/or fences or walls shall be designed and constructed to be consistent with the design standards or guidelines for the applicable zoning district, or with the design standards or guidelines adopted pursuant to an approved mixed use final plan, planned residential plan, planned commercial/industrial plan or similar master development plan.

Staff response: The application is subject to the conditions of the SRI MUFP and the design guidelines and development standards established by those documents. Wireless communication facilities are not regulated by any document pertaining to SRI, and SRI Section 1.054 indicates that where the SRI development standards are silent the SMC shall govern. Therefore, consistency with this provision is determined based on overall consistency with the design requirements established by SMC Chapter 17.77. Staff will make a recommendation to the hearing examiner based on its review, and the hearing examiner will ultimately determine consistency with the design standards of SMC 17.77.

38. 17.77.050.F establishes regulations for monopole wireless communication facilities.

Staff response: The proposal does not include any monopole facilities; therefore, this section should not apply.

39. 17.77.050.G.1 establishes regulations for monopole structures located adjacent to any property designated for residential uses on the official zoning map.

Staff response: The proposal does not include any monopole facilities; therefore, this standard should not apply.

40. 17.77.050.G.2 establishes that, except as specified in subsection 17.77.050.D.3.a, WCF equipment enclosures shall comply with the setback requirements for the applicable zoning district; provided, setbacks shall be sufficient to meet or exceed the noise standards set forth in the performance standards of SMC 8.16.050.H and 9.36.020. As part of any wireless communication facility application, the service provider or its representative shall furnish the city with information prepared by a qualified professional regarding the operating decibel (dB) level of the proposed installation, as measured at the property line nearest the proposed location, to ensure that noise generated by the proposed WCF will comply with the performance standards of SMC 8.16.050.H.

Staff response: The applicant has indicated that equipment noise will not be perceptible at the property line because it will be enclosed within an existing structure.

41. 17.77.050.G.3 applies to utility poles used as support structures.

Staff response: No utility poles are proposed to be used as support structures in the application; therefore, this provision should not apply.

Site Plan Review

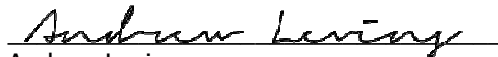
42. The proposal includes an application for a site plan permit. SMC 17.80.035.D requires the community development department review proposed plans where a change of use or increase in impacts is created beyond what was previously evaluated.

Staff response: City Staff has evaluated the site plan permit application based on the criteria in SMC 17.80.055. Stamped approval shall be provided to the applicant when an approved WFCP and CUP is obtained for the application.

G. RECOMMENDATION:

Staff finds the application has provided information sufficient to determine consistency with the Snoqualmie Municipal Code, City of Snoqualmie Comprehensive Plan, and Snoqualmie Ridge I Development Standards. Staff finds that the proposed use will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the district in which the subject property is situated, that the proposed use meets applicable performance standards found in Chapter 17.77 of the SMC and of the SRI development standards, that the proposed development will be compatible generally with the surrounding land uses in terms of traffic and pedestrian circulation, building, and site design, that the proposed use shall be in keeping with the goals and policies of the comprehensive plan, and that all feasible measures will be taken to minimize the possible adverse impacts which the proposed use may have on the area in which it is located. Pursuant to the findings of this staff report, the Community Development Department recommends that the Wireless Communication Facility Permit and Conditional Use Permit (WIRE2023-0001) be **APPROVED**.

RECOMMENDATION SIGNED BY:


Andrew Levins
Land Use Planning Consultant
City of Snoqualmie

09/01/2023
Date

WIRE2023-0001 EXHIBIT LIST:

Exhibit No.	Description	Date Received
1	Staff Report and Recommendation to the Hearing Examiner	09/01/2023
2	Pre-Application Form	05/08/2023
3	General Land Use Application Form	05/08/2023
4	Wireless Communication Facilities Permit Application Form	05/08/2023
5	Conditional Use Permit Checklist	05/08/2023
6	Justification of Documents not Necessary for CUP Review	05/08/2023
7	Project Narrative	05/08/2023
8	Photo Simulations	05/08/2023
9	Letter of Authorization	05/08/2023
10	Application Plan Set	05/08/2023
11	Structural Analysis	05/08/2023
12	NIER Report	05/08/2023
13	Proposed Service Area Coverage Study	05/08/2023
14	Title Report	05/08/2023
15	List Addresses within 500 Feet of Property	05/08/2023
16	SEPA Checklist	05/08/2023
17	Notice of Completeness	05/30/2023
18	Notice of Application, Affidavit of Mailing	06/12/2023
19	Public Comment Received on Notice of Application	06/22/2023

Exhibit No.	Description	Date Received
20	Revised Notice of Application, Affidavit of Posting	07/07/2023
21	Applicant Response to City Comments	08/17/2023
22	Revised Plan Set with Engineer's Stamp	08/17/2023
23	Applicant Engineer's Credentials	08/17/2023
24	Notice of Public Hearing	09/01/2023