



# BUSINESS OF THE CITY COUNCIL CITY OF SNOQUALMIE

**AB23-118**  
**October 9, 2023**  
**Discussion**

## AGENDA BILL INFORMATION

|                         |  |   |
|-------------------------|--|---|
| <b>TITLE:</b>           | WIRE2023-0001: Wireless Communication Facilities Permit and Conditional Use Permit Discussion  | <input checked="" type="checkbox"/> Discussion Only   |
| <b>PROPOSED ACTION:</b> | Review and receive the Hearing Examiner's report and recommendation for approval of a new wireless communication facility in the City of Snoqualmie. | <input type="checkbox"/> Action Needed:<br><input type="checkbox"/> Motion<br><input type="checkbox"/> Ordinance<br><input type="checkbox"/> Resolution |

|                |                     |                |           |
|----------------|---------------------|----------------|-----------|
| <b>REVIEW:</b> | Department Director | Emily Arteche  | 9/26/2023 |
|                | Finance             | n/a            |           |
|                | Legal               | n/a            |           |
|                | City Administrator  | Mike Chambless | 9/27/2023 |

|                    |  |  |  |
|--------------------|--|--|--|
| <b>DEPARTMENT:</b> | Community Development  |  |  |
|                    | <b>STAFF:</b> Emily Arteche, Community Development Director; Andrew Levins, Planning Consultant  |  |  |
|                    | <b>COMMITTEE:</b> Community Development  |  | <b>COMMITTEE DATE:</b> October 2, 2023 |
|                    | <b>EXHIBITS:</b><br>1. Hearing Examiner Findings and Recommendation of Approval<br>2. Staff’s Report to the Hearing Examiner<br>3. WCFP and CUP Application Plan Set |  |  |

|                                |        |
|--------------------------------|--------|
| <b>AMOUNT OF EXPENDITURE</b>   | \$ n/a |
| <b>AMOUNT BUDGETED</b>         | \$ n/a |
| <b>APPROPRIATION REQUESTED</b> | \$ n/a |

## SUMMARY

### INTRODUCTION

CoreOne Consultants, on behalf of Dish Wireless, applied for a wireless communications facilities permit and conditional use permit for a proposed wireless facility on property located at 7917 Center Boulevard in the City. As required by the Snoqualmie Municipal Code, the wireless facility is a stealth facility and is designed to appear as the third story of an existing nonresidential building. The application is a Category III decision with a Hearing Examiner recommendation and final decision on the application made by City Council.

### BACKGROUND

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, on property subject to the Snoqualmie Ridge I mixed use final plan. 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 most ancillary equipment proposed to be located within the existing void of the false second level of the building. An additional access ladder with anticleimbing security measures is proposed on the west side of the building.

#### **ANALYSIS**

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 not 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.

The application studied collocation alternatives and determined that a greater degree of wireless service would be provided from this location than others existing in Snoqualmie. Due to height and aesthetic restrictions, the proposal is not designed for additional collocation, but could be modified in the future if the Municipal Code were amended to allow increased height for stealth wireless facilities. The applicant submitted a radio frequency power density analysis, which found that the power density would not exceed FCC limits for the general population in areas that are accessible to the public.

One public comment was received in favor of the application. City staff found that the design of the proposed facility is consistent with the requirements of the Snoqualmie Municipal Code in its report to the Hearing Examiner. Based on their analysis and findings, the Hearing Examiner has recommended approval of WCF.

#### **Next Steps**

As a Category III decision, the City Council makes the decision to approve, deny, or condition the application.

#### **PROPOSED ACTION**

**None. Discussion only.**