



*Selah Planning Commission
Regular Meeting
Tuesday, July 19, 2016
5:30 p.m.
City Council Chambers*

*Chairman:
Commissioners:*

Christina Morehead
Dillon Pendleton
Lisa Smith
Eric Miller
Carl Torkelson

CITY OF SELAH
115 West Naches Avenue
Selah, Washington 98942

City Planner:
Secretary:

Harmit Bedi
Caprise Groo

AGENDA

- A. Call to Order - Chairman
- B. Roll Call
- C. Agenda Changes
- D. Communications
 - 1. Oral

This is a public meeting. If you wish to address the Commission concerning any matter that is not on the agenda, you may do so now. Please come forward to the podium, stating your name and address for the record. The Chairman reserves the right to place a time limit on each person asking to be heard.

- 2. Written - None

- E. Approval of Minutes
 - 1. May 17, 2016

- F. Public Hearings

- 1. Old Business - None
- 2. New Business – Review of Draft Capital Facilities element of Selah Comprehensive Plan.

- H. Reports/Announcements
 - 1. Chairman
 - 2. Commissioners
 - 3. Staff

- I. Adjournment

Next Regular Meeting: To Be Announced

City of Selah
Planning Commission Minutes
Of
May 17, 2016

Selah Council Chambers
115 W. Naches Ave.
Selah, Washington 98942

A. Call to Order

The meeting was called to order by Chairman Quinnell at 5:33 p.m.

B. Roll Call

Members Present: Commissioners: Torkelson, Smith, and Quinnell.
Members Absent: Commissioner Miller and Pendleton
Staff Present: Harmit Bedi, City Planner, Caprise Groo, Secretary
Guest:

C. Agenda Changes : None

D. Communications

1. Oral- None
2. Written- None

E. Approval of Minutes

1. March 15, 2016

Commissioner Smith made a motion to approve the minutes.

Commissioner Torkelson seconded the motion.

Chairman Quinnell had a motion and a second to approve the minutes. He called for a voice vote and the minutes were approved with a vote of 3-0.

F. Public Hearings

1. Old Business – None
2. New Business – File No. 915.95.16-01- New Cingular wireless PCS, LLC/AT&T Mobility/Ryka Consulting Notice of Application
 - i. Variance to allow the replacement of an existing 110'± communication tower with a new 101 foot tower, and
 - ii. Adjustment to allow the reduction of 20 foot rear set back standard.

Chairman Quinnell turned the floor over to Mr. Bedi, The City Planner.

Mr. Bedi corrected a typo in the paper work. He stated the Tele-Communication Tower is 100 foot. He stated that the item was a replacement of an existing tower with a new tower. He stated that the reason for the variance is the height of the tower and set back issues. Mr. Bedi presented the issue in a slide presentation. (Attached) (Staff report and exhibits attached) Mr. Bedi stated that Staff recommended approval with additional conditions (letter attached) Mr. Bedi asked if the Commission had any questions.

Chairman Quinnell asked the Proponent to speak.

Ms. Jennifer Taylor stated she was the representative for AT & T. She pointed out that the current Tele-Communication Tower was red and white and did not have a light.

Mr. Bedi discussed FAA/FCC regulation on color and Staff discretion of color.

Commissioner Smith asked if the white paint was reflective.

Ms. Taylor stated that it was not reflective.

Discussion ensued about color and coverage capacity.

Ms. Taylor had a question about condition 11.

Mr. Bedi answered the question about plan submissions.

Chairman Quinnell asked if anyone was against the Tele-Communication Tower Application. He stated for the record that no one was against it. He asked for public comment-none. He asked for discussion-none. He asked for a motion.

Commissioner Torkelson motioned to accept Tele-Communication Tower Application with all conditions including paint choice.

Commissioner Smith seconded the motion.

Chairman Quinnell called for a voice vote and the Tele-Communication Tower Application passed with a vote of 3-0.

G. General Business

1. Old Business – None
2. New Business- None

H. Reports/Announcements

1. Chairman- None
2. Commissioners- None
3. Staff-

Mr. Bedi stated he got an email and there should be two chapters presented by YCOG next month.

I. Adjournment

Commissioner Smith motioned to adjourn the meeting, Commissioner Torkelson seconded the motion. Chairman Quinnell adjourned the meeting at 5:57 pm with a voice vote of 3-0.

Chairman

City of Selah
PLANNING COMMISSION

Telecommunication Tower
File: 915.95.16-01

CITY OF SELAH
Harmit Bedi
DEPARTMENT OF PLANNING
May 17, 2016

- **Applicant:**

New Singular Wireless PCS,LLC/AT&T/
RYKA Consulting
918 S. Horton Street, Suite 1002
Seattle, Washington

- **Property Owner:**

Elltell Wireless, Inc.

Facility owned by the City of Yakima

Subleased to Cingular and AT&T

- **Applications for:**

- i. Variance to allow the replacement of an existing 100'± communication tower with a new 101 foot tower.

- ii. Administrative Adjustment for reduction of rear set back from required 20 ' to 14½ feet from east property line and 9½ from south property line.

- Location:

On the summit of the ridge about 4,200 feet east of Lookout Point Road

Tax Parcel: 181311-13004

(2.3 miles southeast Crusher Canyon Road)

Zoning: R-1 (Residential, Single – Family)

Location



Location



Aerial View



Distant View



Very Distant View



View to Selah



View to Yakima



Existing Location at Site



Close Up Location



Relocation Site



Close Up Location



View with Fence



Various Elements

- Land Uses Surrounding Area
- Environmental Review
- Critical Area
 - Geological Hazardous
 - Fish and Wildlife Conservation Area
 - Comprehensive Plan – Future – Low Density Resi
 - Public Interest

Staff Recommendation

- **Approval with Conditions.**

City of Selah
PLANNING DEPARTMENT

Cingular Wireless PCS, LLC / AT&T Mobility / Ryka Consulting

915.95.16.01 Variance and Adjustment

List of Exhibits

1. May 17, Staff Report for Variance (1)
2. May 17, Staff Report for Adjustment (1A)
3. Application for Variance (2)
4. Site Plan and Elevations as modified March 25, 2016 (3)
5. Emails between staff and applicant concerning application & tower location (4)
6. Surveys of project site (5)
7. Priority Habitat and Species Report (6)
8. Subject Property Map (6A)
9. Emails correspondence with Washington Department of Fish and Wildlife (7)
10. Subject Property map(8)
11. Aerial Photograph of the Site (9)
12. Notice of Application (10)
13. Affidavit of Publication (11)
14. Affidavit of Mailing (12)

Administrative Adjustment

15. Application for Administrative Adjustment (13)
16. Notice of Application (14)
17. Affidavit of Mailing (15)

CITY OF SELAH PLANNING COMMISSION

STAFF REPORT

May 17, 2016

FILE NO.: ZONING VARIANCE 915.95.16-01

PROPOSAL: Variance to allow the replacement of an existing 100'+/- communication tower with a new 101 foot tower. As an existing Class 3 use, the tower may be re-established as it previously existed if damaged or destroyed (SMC 10.02.050(c)). The tower is being relocated approximately 50 feet within the fenced and improved part of the site in order to minimize service interruptions during reconstruction. Since this is typical for this type of land use, it is being considered to be consistent with the requirement of being re-established as it existed previously. As a non-conforming structure, the tower must be brought into conformance with current development standards (SMC 10.36.040(a)). A variance is being required for the reconstructed tower to exceed the 35 foot height limit of the One Family Residential (R-1) zoning district.

PROPONENT: Cingular Wireless PCS, LLC, AT&T Mobility, Ryka Consulting

PROPERTY OWNER: Elltell Wireless, Inc. The communication facility is owned by the City of Yakima under a lease with the property owner. The City (Yakima) is subleasing the tower to applicants Cingular and AT&T.

LOCATION: On the summit of the ridge about 4,200 feet east of Lookout Point Road. (Tax Parcel Number: 181311-13004).

APPLICATION AUTHORITY AND JURISDICTION: Selah Municipal Code, Chapter 10.30.030 (Variances). SMC 10.02 and 10.06 as they pertain to Class 3 Uses. Communication towers are defined in Appendix A to Chapters 10.02 through 10.48 as "a structure upon which can be mounted a pole, mast, whip, antenna, or any combination thereof used for radio, television, cellular or microwave telecommunications, broadcast transmission or line-of-sight relay".

Communication Towers are listed as a Class 3 use in all zoning districts by Table 10.28A-11 and are subject to the standards and requirements of SMC 10.28.040(h). As an existing Class 3 use, the communication tower may be allowed to continue even though it has not been through the review procedures of the zoning ordinance and may not fully comply with the standards. It may be reestablished as it previously existed if damaged or destroyed.

As a nonconforming structure (SMC 10.36.020), a variance is required in order for the tower to exceed the 35 foot height limitation of the R-1 zone (SMC 10.36.020(a)).

PUBLIC FACILITIES AND UTILITY SERVICES: The only utilities serving the site are electrical power and telephone.



ACCESS: Access to the site is by an access easement improved with a dirt road that extends east from the end of Lookout Point Road and provides access to other communication towers in the vicinity. The application does not document a right of legal access. However, based on staff experience with another communication tower using this access road and the fact that the communication facility is existing, legal access to the site is presumed.

LAND USE, ZONING & PHYSICAL CHARACTERISTICS OF THE SITE: The site is located at the summit ridge of Lookout Point and overlooks the City of Selah and the City of Yakima. It is a fenced 3,750 square foot area improved with the existing communication tower and associated structures. The site and all surrounding properties are zoned One-Family Residential (R-1) and designated Low Density Residential by the Future Land Use Map of the Comprehensive Plan.

Most of the surrounding land use is vacant land. There are two existing communication towers in the vicinity ranging from 150 to approximately 3,000 feet away from the site, and a third approved 35 foot high tower, 800 feet away from the site. The nearest residential areas are located on Lookout Point Road about 4,200 feet west of the site and in the vicinity of South 7th Street and Harris Avenue about the same distance to the north. Other nearby structures and land uses include a City water reservoir about 4,000 feet west of the site and above-ground electric transmission lines. Steep slopes descend both to the north and to the south. The Naches River is at the bottom of the slope to the south and along with U.S. Highway 12 forms a physical boundary separating the Cities of Selah and Yakima.

ENVIRONMENTAL REVIEW: The project is categorically exempt from SEPA under WAC 197-11-800(25)(a) which exempts the replacement of existing equipment on existing or replacement towers that does not substantially change their physical dimensions. Under WAC 197-11-800(25)(b)(v), the proposal does not “substantially change the physical dimensions” because it does not increase the height of the tower by more than ten percent or 20 feet and equipment mounted on the tower does not protrude from the edge of the structure by more than 20 feet at the level of the appurtenance.

CRITICAL AREAS: The project site was evaluated for potentially being in two critical areas based on its location. Geologically hazardous areas include several categories, the most likely being “erosion hazard areas”, which are areas that have three characteristics: A slope of 15% or greater, soils identified by the NRCS as unstable with a high potential for erosion; and areas that are exposed to the erosion effects of wind or water (SMC 11.50.150(a)(2)(A)). Slope on the site is less than 15%. The NRCS soil classification of the site is Starbuck-Rock outcrop complex which is not identified by the Soil Survey for Yakima County as being either unstable or having a high erosion potential. Mapping of erosion hazard areas maintained by Yakima County also does not show this site being in an effected area. There is no evidence that the site has any of the characteristics of the other geological hazardous areas identified in the critical areas ordinance.

The second potential critical area is Fish and Wildlife Conservation Areas (SMC 11.50.120) which is described as the areas identified by the Washington Department of Fish and Wildlife under the Priority Habitat and Species Program (SMC 11.50.120(a)). The first of two classifications for these areas is “Critical” meaning an area that state or federal endangered, threatened and sensitive species has a

primary association, including anadromous fish species and habitats requiring special consideration under RCW 36.70A.172(1). The second classification: "awareness" includes all other priority habitats and species identified by WDFW.

Mapping obtained from the WDFW website shows the site location very near but outside of the designated Shrub-Steppe Habitat Area. The Washington Department of Fish and Wildlife was consulted and states that the area is somewhat isolated from other shrub-steppe habitat areas and bordered by other development, so the project is not expected to have additional cumulative impact, especially since locating near existing towers. Recommendations are to place towers as close to existing towers as possible to reduce impacts to wildlife and minimize fire risk. Also revegetation of disturbed soils using native plant species to reduce the spread of noxious invasive weeds and fire safety practices to ensure that construction and maintenance of the tower does not lead to increased fire risk.

DEVELOPMENT STANDARDS: As an existing Class 3 use, the proposed structure may be replaced as it existed previously. As a structure that is non-conforming only because it does not meet current building area, height, setback or other development standards may be continued, remodeled or enlarged provided that any enlargement meets the current development standards (SMC 10.36.040). A lawfully established structure that is destroyed is required to meet applicable building area, height, setback and other development standards when restored, unless an administrative adjustment or variance is granted (SMC 10.36.020(a)). The structure is not being enlarged, so conformance to current development standards may not be required under SMC 10.36.040. But since the tower is being replaced, it may require conformance to SMC 10.36.020(a), so it was determined a variance should be required to exceed the 35 foot height limitation.

The tower also does not meet all of the principal structure setbacks (criterion #5), which in this case are 20 feet from the front and rear lot lines and 5 feet from the side lot lines (SMC 10.08.090, Table 8-3). The tower (as measured from the nearest leg of the structure) is 14 feet from the east property line. If shifted six feet to the west, it would be 20 feet and consistent with the standard. The determination of this line as the rear property line is based on the discretion given to the building official under the definition of "Lot Line, Front" to determine the front lot line. The rear lot line is, by definition, opposite and most distant from the front. The building official's determination of the front lot line is based on owner preference and public safety issues.

The equipment building and other accessory structures meet the accessory setback standards, with the possible exception of a diesel generator that is four feet from the property line. Since none of the accessory structures are being replaced under this application, they are allowed to continue as non-conforming structures of an existing Class 3 use.

VARIANCE: The requirements for a variance are that it is not contrary to the public interest and the comprehensive plan and where literal enforcement of the zoning standards would result in undue hardship. Other requirements are that the Planning Commission has the authority to impose conditions on an approval and that a variance cannot be granted to allow a use not permitted in the underlying zoning district or to allow density exceeding that allowed by the Comprehensive Plan. Neither is the

case for this proposal as indicated by SMC 10.28.040(h)(4) which expressly provides for the consideration of a height variance for a communication tower and that as a non-residential use, the density limitations of the comprehensive plan do not apply.

Comprehensive Plan: The Future Land Use designation of the site is Low Density Residential, which under the plan provides areas of residential development up to 5 dwelling units per gross acre. Clustering of units within the permitted density range is encouraged to preserve open space, steep slopes, drainageways, etc. It accommodates agriculture until such time as it is converted to residential use. The plan neither supports nor prohibits the location of communication towers, but they have been permitted in the R-1 zone through Class 3 Review by the zoning ordinance.

The following Comprehensive Plan goals, objectives and policies are or may be relevant to this proposal:

Objective LUGM 4: Assure that land use policies and patterns adequately protect and preserve resource lands, critical areas, water supplies, water bodies and other significant areas.

Policy HSG 1.6: Replace nonconforming uses with appropriate conforming uses.

Goal: Provide appropriate protection for recognized habitat and critical areas

Policy ENV 4.3: Support regional efforts for the protection of fish and wildlife habitat consistent with science-based criteria to protect the natural values and functions of those habitats. Fish and wildlife habitat protection considerations should include: 1). The physical and hydrological connections between different habitat types to prevent isolation of those habitats; 2). Diversity of habitat types both on a local and regional scale; 3). Large tracts of fish and wildlife habitat; 4). Areas of high species diversity; 5). Locally or regionally unique or rare habitats; 6). Winter range and migratory bird habitat of seasonal importance.

Policy ENV 4.6: Protect the habitat of *Washington State Listed Species of Concern and Priority Habitats and Species* in order to maintain their populations.

Policy ENV 4.7: Cooperate with resource agencies to prioritize habitats and provide appropriate measures to protect them according to their respective values.

The proposed use is only nonconforming with respect to its height, so it should not be considered to be an inappropriate use under Policy HSG 1.6 (which as a policy from the Housing Element of the plan may not be relevant to this action). Also under the Federal Telecommunications Act, siting of the tower may be allowed even if it does not meet local land use standards if established that there is a coverage gap in service and if demonstrated that there is no less intrusive alternative. These findings could also be considered unique circumstances to support approval of the variance.

Based on comments received from the Washington Department of Fish and Wildlife and other documentation in the record, the site is located near a priority habitat area, warranting protection

under Policy ENV 4.6, but the area is already somewhat isolated and of lower value. Appropriate measures have been identified and can be provided consistent with Policies ENV 4.3 and 4.7.

The Public Interest: The purpose of the R-1 zone is to provide for single-family residential development where urban governmental services are currently available or will be extended by the proponent to facilitate development at no public cost (SMC 10.12.010). Specific intents of 10.12.010 include providing for an orderly, phased transition from vacant or partially developed to single-family development and ensuring that R-1 uses will facilitate future urban development and extension of utilities. Communication towers are permitted Class 3 uses in the R-1 zone and there is no indication that the proposed use is contrary to these purposes and intents, especially since it is replacing an existing facility.

Required Variance Criteria:

- 1. That special circumstances applicable to the subject property, including size, shape, topography, location or surroundings do exist:**

The special circumstances that are applicable to the subject property are that the existing tower location is necessary to provide coverage in the public interest including public service telecommunications for the City of Yakima and public commercial telecommunication service. Also that the existing tower is now providing these public telecommunication services; reducing tower height could hamper or eliminate its ability to provide service to all of the existing entities and force them to locate elsewhere.

- 2. That because of such special circumstances, strict application of this title would deprive the subject property of rights and privileges enjoyed by other properties in the vicinity under identical zoning district classification:**

Requiring the tower to be less than the proposed height would hamper its ability to provide the telecommunication functions that are necessary and in the public interest and which are similar to services being provided by other towers in the vicinity.

- 3. That the granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zoning district classification in which the property is situated:**

The surrounding R-1 zoned property is mostly undeveloped and the proposed tower is the replacement of a similar tower already in existence. The only improvements in the vicinity are other communication towers and limited utilities. Granting the variance may avoid creating a coverage gap and the necessity of public telecommunication service providers having to find another location to provide telecommunication services to the public.

- 4. That the special circumstances do not result from the actions of the applicant:**

The locational characteristics of this site that make it superior for this use do not result from the actions of the applicant, and other locations in the vicinity that might have equal characteristics are under the same zoning.

5. That the variance is the minimum variance that will make possible the reasonable use of the land, building or structure:

The variance allows the tower to be replaced at the same elevation as the existing facility. Reducing the height of the tower would likely reduce its ability to accommodate all of the entities that are now using it or to provide for additional co-location of communication facilities.

6. That the granting of a variance will be in harmony with the general purpose and intent of this title, the specific zoning district and the comprehensive plan:

The variance does not substantially impact the R-1 zoning district and the land use is an allowed class 3 use. The proposal is consistent with the comprehensive plan because the existing facility is not a nonconforming land use and reasonable measures can be taken to protect the nearby priority habitat area, which is not of significant value. This tower is currently providing for co-location of communication facilities, which is consistent with this title and which is to be given preferential consideration where there is no height increase (SMC 10.28.040(h)(3)).

7. That the administrative adjustment or administrative modification provisions of this chapter were either not applicable or were insufficient to provide the relief sought from the standards of this title:

These provisions were not applicable due to the following zoning ordinance provisions:

- a. Administrative adjustment may not be used to increase height standards (SMC 10.30.020(d)(2)).
- b. A variance is required to allow the increase in height of a communication tower beyond the standard of the underlying zoning district (SMC 10.28.040(h)(4)).

RECOMMENDATION: Approval subject to the following conditions.

1. Height limitation of 101 feet as shown by the application and substantial conformance to the site plan and elevations submitted with the application except as modified by this decision.
2. Consistent with the zoning ordinance requirements for camouflaging the tower, the tower shall not be painted red, white, or any other bright color but shall be painted gray, green or other darker color that blends with the surroundings. No lights shall be installed on the tower unless

the administrative official is provided with written documentation from the FAA, FCC or a State agency with jurisdiction over aviation that states specifically that such lighting is required on this tower.

3. Making the tower available for co-location of telecommunication facilities consistent with SMC 10.28.040(h)(3) is authorized and encouraged and the City shall not require additional zoning review for the addition of such facilities provided that they do not increase the height of the tower at the time of their installation.
4. Tower width shall not be increased beyond that shown in the site plan and elevations submitted with the application in order to reduce visual impact as required by the zoning ordinance.
5. Security lighting fixtures shall be shielded, directed or located to not shine on neighboring properties or to be visible from a distance.
6. New equipment buildings or other ground level appurtenances may be installed subject to compliance with the building code and subject to the following conditions:
 - a. Conformance to zoning setbacks for accessory buildings.
 - b. Painted or siding installed that is gray, green or other darker color that blends with the surroundings.
 - c. They shall be located in the existing fenced area on the site as shown by the site plan.
7. Submittal of a pre-construction drainage plan and sediment control plan prior to building permit issuance. Special inspections for concrete and rebar will be required.
8. Soils disturbed during the project shall be revegetated using native plant species to reduce the spread of noxious invasive weeds.
9. Project shall be completed within one year of the final decision approving the variance. Completion includes the removal of the existing tower, which may occur after construction of the new tower has begun. Extensions may be requested as authorized by the zoning ordinance, but must be requested in writing prior to the completion date.

CITY OF SELAH PLANNING COMMISSION
SUPPLEMENTAL STAFF REPORT
May 17, 2016

FILE NO.: ZONING VARIANCE 915.95.16-01; ADMINISTRATIVE ADJUSTMENT...

PROPONENT: Cingular Wireless PCS, LLC, AT&T Mobility, Ryka Consulting

AMENDED PROPOSAL: In addition to the height variance being proposed, the application has been amended to include an administrative adjustment to allow the reduction of the 20 foot rear setback standard of the One Family Residential (R-1) zoning district. The tower (as measured from the nearest leg of the structure) is 14½ feet from the east property line and 9½ feet from the south property line. Regardless of which lot line is considered to be the rear, the 20 foot principal structural setback, a specific requirement for communication towers under SMC 10.28.040(h)(5), must be adjusted. The side setback standard is being met, regardless of which lot line it is considered to be measured from.

The reasons given by the applicant for the administrative adjustment include the small size of the parcel; the placement of other structures within the fenced project site; that the small parcel on which they are located was previously approved for this use and that adjacent properties also have telecommunication uses. The applicant states that the reduced setback would not significantly affect adjacent properties.

The size of the subject parcel is 75 feet by 50 feet (3,750 square feet) providing limited room to place the structures, which other than the tower, are not being substantially relocated or reconfigured. Based on records obtained from the Yakima County Assessor dating to 1987, the parcel was created by an exempt division, probably under RCW 58.17.040(8), for the purpose of leasing land for personal wireless services facilities, although staff has not determined this for certain. The owner of record of the subject property is Elltell Wireless, Inc. while the larger parcel from which it was segregated is shown by County records to be owned by Ellensburg Telephone Co., Inc. County records show the mailing addresses for these two entities to be the same. This is consistent with the creation of the small parcel for lease and suggests that both parcels are effectively part of a larger single property, being used for telecommunications (there is another communication tower on the larger parcel).

DETERMINATION OF SIDE AND REAR LOT LINES: The determination of which lot line is the rear property line, and which is the side is based on the definition of "Lot Line, Front" from Appendix A to Chapters 10.02 through 10.48. This definition states that generally the front lot line is the property line separating the lot from a street. "Street" in turn is defined by the Zoning Ordinance to mean a public or private right-of-way affording principal means of access to abutting property. The rear lot line is, by definition, opposite and most distant from the front. When there is uncertainty as to which lot line is the front, the determination is made by the Building Official based on owner preference and public safety issues.



In this relatively remote, undeveloped location, there does not seem to be any public safety factors that would dictate the preference to one lot line over the other. Nor has the applicant (or owner) indicated a preference. The property is served by a private road along its north line, indicating that it is the front lot line according to the zoning ordinance definition. The south line would be the rear lot line and the other two lot lines would be sides. Based on this determination, the setback adjustment would be 10½ feet allowing for a 9½ foot setback from the south lot line. At 14½ feet from the east property line, the side setback standard is being met.

ADMINISTRATIVE ADJUSTMENT: Some development standards may be administratively adjusted to accommodate the purpose and intent of the zoning district involved and flexibility of development (SMC 10.02.050(b)(2)). The standard may be adjusted or modified if the administrative official (the Planning Commission in this case) finds that it is consistent with the criteria of SMC 10.30.020(b)(1) through (5), that it is not one of the standards that cannot be adjusted under SMC 10.30.020(a) or (d) and that there are no other specific procedures and criteria provided for elsewhere in Title 10 to reduce or modify the standard (SMC 10.30.020(e)). Adjustment of the setback standard as proposed is not precluded under any of these provisions.

Required Administrative Adjustment Criteria – The adjustment is consistent with:

1. The intent and purposes of the specific zoning district and the particular standard being adjusted.

There are no substantial impacts on the R-1 zoning district as a result of reducing the setback. The response to Variance Criterion #6 from the staff report is incorporated by reference to support this statement. The impact on the property adjoining the rear lot line is minimal because of its existing ownership, use, relatively remote location and the otherwise undeveloped nature of this and other surrounding properties.

There is no intent statement given for setback standards, although they are usually required to provide privacy, light, air, emergency access, and in the case of front setbacks and setbacks that border streets, to provide separation from the street and to accommodate off-street parking. None of these factors are being compromised due to the remoteness of the site, lack of residential development, ownership and land use of the property adjacent to the rear lot line.

2. Balancing the flexibility of the adjustment with the health, safety and general welfare of individual neighborhoods and the community.

The nearest individual neighborhoods are ¼ of a mile or more away from the site, far enough to not be meaningfully affected by a setback reduction for the tower. Any effect would be on future development permitted in the R-1 zone. Since the property bordering the site on the south is owned by and used for telecommunications, this effect would be limited to other surrounding properties which are all farther from proposed tower placement than required by setback standards.

3. Coordinating development with adjacent land uses and the physical features of the site.

The proposed tower is being relocated on the site, rather than being replaced in its current location in order to reduce the interruption of service for telecommunication service providers. Due to the small size of the site, there is limited available space and it must avoid other facilities on-site that are not being relocated. The only adjacent land uses are other communication towers which would not be impacted by the proposed reconstruction.

4. Maintaining the minimum adjustment necessary to accommodate the proposed use.

According to the applicant, the proposed location as shown on the site plan is necessary due to the small size of the site and the location and configuration of other existing improvements.

5. The adjustment is of distinct and direct benefit to the adjoining property owners and the community at large.

The tower provides necessary telecommunications service to the community at large including service by public agencies. The tower could be sited under the Federal Telecommunications Act if shown that its denial would result in a gap in coverage. The tower provides for co-location of communication facilities, which is consistent with Title 10 and which is to be given preferential treatment where there is no height increase (SMC 10.28.040(h)(3)).



CITY OF SELAH

VARIANCE APPLICATION

Assigned File No. 915.95.16-01

APPLICATION REQUIREMENTS (print or type information)

Date Submitted/Received By: fee paid 2/5/16

- Non-Refundable Application Fee See SMC Title 20, Chapter 20.04.
- Site Plan (one copy, B&W, drawn to scale, maximum size 11" x17")

THE APPLICATION AND REQUIRED SUBMITTALS MUST BE COMPLETED AND SUBMITTED BEFORE THE APPLICATION IS ACCEPTED AS COMPLETE BY THE CITY.

APPLICANT'S NAME: New Cingular Wireless PCS, LLC / AT&T Mobility - on behalf of Ryka Consulting - Christine Contreras

APPLICANT'S ADDRESS: 918 S Horton St, Suite 1002 Seattle, WA 98134

[Handwritten Signature]
Signature

TELEPHONE: (work) 206-523-1941 (home) N/A

NAME OF LEGAL PROPERTY OWNER: 3004 -ELLTEL Wireless 3005-Schwerdtfeger Revocable
(If different from applicant) Living Trust

ADDRESS: _____

N/A Ground lease provided. Tower owned by City of Yakima - City to retain
Signature ownership.

TELEPHONE: (work) _____ (home) _____

Tax Parcel # 181311-13004 / 3005 Legal description of property: _____

* See Site Plan for full legal description

(attach if lengthy)

Zoning Classification: Class 3 - R-1

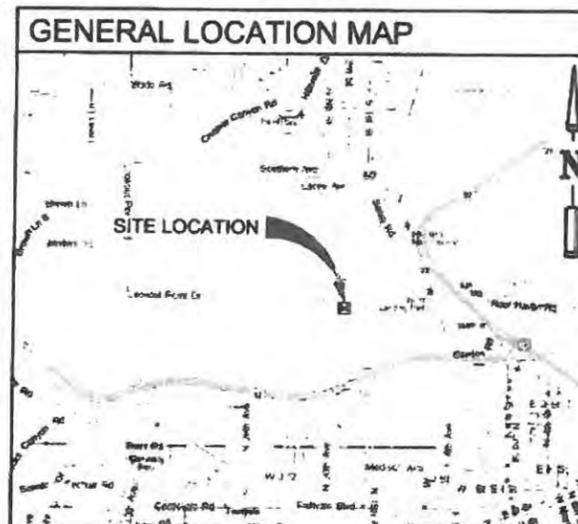
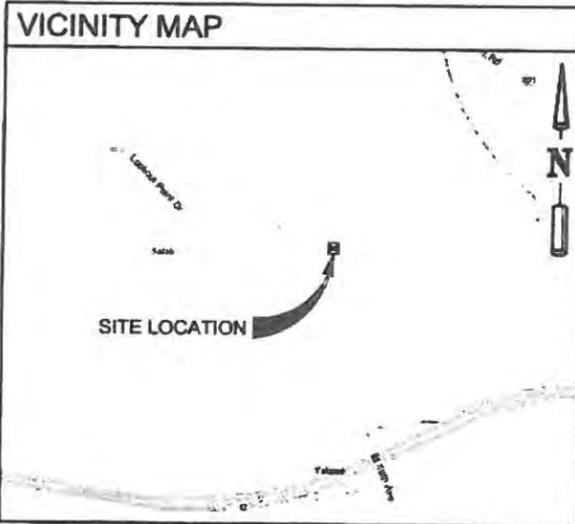
Comprehensive plan designa





SELAH
 2.3 MILES SOUTHEAST CRUSHER CANYON
 SELAH, WA 98942
 YAKIMA COUNTY
YA01
 FA: 10098221

NOTE:
 PER RFDS REV 3.0 DATED 03-27-15



PROJECT TEAM

APPLICANT:
 NEW CINGULAR WIRELESS, LLC.
 16221 NE 72nd WAY, RTC 3
 P.O. BOX 97061
 REDMOND, WA 98052

TOWER OWNER:
 CITY OF YAKIMA
 129 N 2ND ST
 YAKIMA, WA 98901
 (509) 575-6048

PROJECT ENGINEER:
 CORNERSTONE ENGINEERING, INC.
 16926 WOODINVILLE-REDMOND RD N.E. STE 210
 WOODINVILLE, WA 98072
 MARK W OLSON, P.E.
 (425) 487-1732

PROJECT LEAD:
 DANIEL KELLY
 (425) 214-9749
 daniel.kelly@mastec.com

PROJECT CONSULTANT:
 MASTEC
 1203 114TH AVE SE
 BELLEVUE, WA 98004
 (425) 214-7000

CONSTRUCTION MANAGER:
 RON EVENSON
 (206) 550-9322
 revenson@mastec.com

PROPERTY OWNER (PARCEL 3004):
 ELLTEL WIRELESS INC
 TBD

SITE ACQUISITION / ZONING:
 CHRISTINE CONTRERAS
 (206) 523-1941
 ccontreras@rykaconsulting.com

PERMITTING:
 CHRISTINE CONTRERAS
 (206) 523-1941
 ccontreras@rykaconsulting.com

PROPERTY OWNER (PARCEL 3005):
 SCHWERTFEGGER REVOCABLE LIVING TRUST
 TBD

RF ENGINEER:
 KEN MOTT
 (206) 829-0075
 kmott@mastec.com

DRAWING INDEX

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BY OTHERS

DWG	DESCRIPTION
C1	100' EHRSHMAN SELF SUPPORT TOWER
E01	SPREAD FOOTING FOUNDATION 100' EEI SSTA
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APPROVAL/SIGN OFF OF DRAWINGS

CONSULTANT	DATE	SIGNATURE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
SITE ACQUISITION		
LANDLORD'S REPRESENTATIVE		

CARRIER	DATE	SIGNATURE
PROJECT MANAGER		
CONSTRUCTION MANAGER		
RF ENGINEER		
INTERCONNECT		
OPERATIONS		
COMPLIANCE		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REDLINED

DRIVING DIRECTIONS

FROM NEW CINGULAR WIRELESS IN REDMOND, WA:
 HEAD EAST ON NE 72nd WAY, GO 144 FT.
 TURN RIGHT ONTO 164th AVE NE, GO 203 FT.
 TURN RIGHT ONTO BEAR CREEK PKWY, GO 0.3 MI.
 TURN LEFT ONTO LEARY WAY NE, GO 0.3 MI.
 TURN SLIGHTLY LEFT TO MERGE ONTO WA-520 W, GO 0.4 MI.
 MERGE ONTO WA-520 W, GO 4.6 MI.
 TAKE I-405 S EXIT TOWARD RENTON, GO 0.2 MI.
 MERGE ONTO I-405 S, GO 3.2 MI.
 TAKE EXIT #11 TO MERGE ONTO I-90 E TOWARD SPOKANE, GO 101 MI.
 TAKE EXIT #110 FOR I-82 EUS-97 S TOWARD YAKIMA, GO 1.1 MI.
 CONTINUE ONTO I-82 EUS-97 S, GO 25.5 MI.
 TAKE EXIT #26 FOR WA-821 N TOWARD SELAH, GO 0.3 MI.
 TURN RIGHT ONTO WA-821 N, GO 0.2 MI.
 TURN LEFT ONTO WA-823 S, GO 3.2 MI.
 TURN RIGHT ONTO E NACHES AVE, GO 0.4 MI.
 CONTINUE ONTO CRUSHER CANYON RD, GO 1.5 MI.
 TURN LEFT ONTO LOOKOUT POINT DR, GO 0.8 MI.
 TURN LEFT ONTO LOOKOUT POINT DR (GATE ACCESS REQ'D), GO 1.5 MI.
 ARRIVE AT THE SITE ON THE RIGHT

LEGAL DESCRIPTION

SEE SHEET A-1 FOR LEGAL DESCRIPTION

PROJECT INFORMATION

CODE INFORMATION:
 ZONING CLASSIFICATION: R1
 BUILDING CODE: IBC 2012
 CONSTRUCTION TYPE: V-B
 OCCUPANCY: GROUP U
 JURISDICTION: CITY OF SELAH
 PROPOSED BUILDING USE: TELECOMM

PARCEL NUMBER:
 18131113004

AREA OF PARCEL:
 ±3,750 SQ. FT. (±0.08 ACRES)

PROJECT AREA:
 ±185 SQ. FT. (EQUIPMENT AREA)

NEW IMPERVIOUS AREA:
 0 SQ. FT.

SITE LOCATION (BASED ON NAD 83):
 LATITUDE: 46° 37' 49.74" N (46.630484)
 LONGITUDE: 120° 32' 05.75" W (-120.534932)
 TOP OF STRUCTURE: 101.0' (TOWER & FOUNDATION)
 BASE OF STRUCTURE: ±1,769.0' AMSL

GENERAL INFORMATION:
 1. PARKING REQUIREMENTS ARE UNCHANGED. (NON ASSIGNED TECH PARKING)
 2. TRAFFIC IS UNAFFECTED.

PROJECT DESCRIPTION

- REPLACE & RELOCATE (1) 100' HIGH LATTICE TOWER (BY ERSHMANN ENGINEERING INC)
- REPLACE & RELOCATE (9) PANEL ANTENNAS
- REPLACE & RELOCATE (6) TMA'S
- REPLACE & RELOCATE ALL ANTENNA MOUNTING HARDWARE
- REPLACE ALL COAX CABLES
- REPLACE & RELOCATE (1) ICE BRIDGE
- RELOCATE (6) REMOTE RADIO HEADS (RRH)
- RELOCATE (1) SURGE SUPPRESSION DISTRIBUTION UNIT
- RELOCATE (E) MICROWAVE ANTENNA
- ADD (3) PANEL ANTENNAS
- ADD (6) REMOTE RADIO HEADS (RRH)
- ADD (1) SURGE SUPPRESSION DISTRIBUTION UNIT
- ADD (6) DIPLEXERS
- ADD (2) POWER CABLES
- ADD (1) FIBER CABLE
- ADD (1) FIBER SLACK BOX
- ADD (1) DC12 SURGE PROTECTION UNIT
- ADD RED AND WHITE PAINT PER FAA GUIDELINES

PLANS PREPARED BY:

CORNERSTONE ENGINEERING, INC.
 16926 WOODINVILLE-REDMOND RD N.E. SUITE 210
 WOODINVILLE, WA 98072
 PHONE: 425.487.1732
 EMAIL: cel@cornerstone-engr.com
 WWW.CORNERSTONE-ENGR.COM

PROJECT INFO:

YA01

SELAH

2.3 MILES SOUTHEAST CRUSHER CANYON
 SELAH, WA 98942
 YAKIMA COUNTY

ISSUED FOR:

CONSTRUCTION

REV.: DATE: ISSUED FOR: BY:

5	03-25-16	REVIEW COMMENTS	AJB
4	02-29-16	PER COMMENTS	LJS
3	02-01-16	FINAL PER CITY COMMENTS	LJS
2	01-16-16	FINAL PER CLIENT REVISION	DRA

DRAWN BY: JRF CHK.: MWO APV.: MWO

CURRENT ISSUE DATE: **03-25-16**



JURISDICTIONAL APPROVAL:

EXHIBIT 3

PROPRIETARY INFORMATION:

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS AND OMISSIONS. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN WHICH IS RELATED TO NAMED CLIENT IS STRICTLY PROHIBITED.

DRAWING TITLE: **TITLE SHEET**

DRAWING NUMBER: **T-1 5**

CEI JOB NUMBER: LTE 3C/4C 14-13046

GENERAL NOTES:

- DRAWINGS ARE NOT TO BE SCALED, WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAMMATIC PURPOSES ONLY, UNLESS NOTED OTHERWISE. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE PROJECT AS DESCRIBED IN THE DRAWINGS AND OWNER'S PROJECT MANUAL.
- PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION CONTRACT DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER VERBALLY AND IN WRITING.
- THE ARCHITECT/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE ARCHITECT/ENGINEER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTORS PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK UNLESS DIRECTED OTHERWISE.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
- ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
- GENERAL CONTRACTOR SHALL PROVIDE, AT THE PROJECT SITE, A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT. THIS SET IS A WAGED CONTRACT DOCUMENT ONLY IF THE TITLE SHEET IS STAMPED "FOR CONSTRUCTION" AND EACH SUCCESSIVE SHEET BEARS THE ARCHITECT'S SIGNED WET STAMP.
- THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
- SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
- CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
- CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
- CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION. REMOVE ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR OILSPILDS OF ANY NATURE.
- THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
- THE CONTRACTOR SHALL PROVIDE THE CLIENT PROPER INSURANCE CERTIFICATES NAMING CLIENT AS ADDITIONAL INSURED, AND CLIENT PROOF OF LICENSE(S) AND PE & PD INSURANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND COORDINATING ALL INSPECTIONS.
- CAUTION! CALL BEFORE YOU DIG! BURIED UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY NOT BE COMPLETE. CONTACT THE ONE-CALL UTILITY LOCATE SERVICE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. DIAL 811.
- CONTRACTOR TO DOCUMENT ALL WORK PERFORMED WITH PHOTOGRAPHS AND SUBMIT TO CLIENT ALONG WITH REDLINED CONSTRUCTION SET.
- CONTRACTOR TO DOCUMENT ALL CHANGES MADE IN THE FIELD BY MARKING UP (REDLINING) THE APPROVED CONSTRUCTION SET AND SUBMITTING THE REDLINED SET TO THE CLIENT UPON COMPLETION.
- FOR COLLOCATION SITES: CONTACT TOWER OWNER REPRESENTATIVE FOR PARTICIPATION IN BID WALK.
- GENERAL CONTRACTOR IS TO COORDINATE ALL POWER INSTALLATION WITH POWER COMPANY AS REQUIRED. CONTRACTOR TO REPORT POWER INSTALLATION COORDINATION SOLUTIONS TO NETWORK CARRIER REPRESENTATIVE, PROJECT CONSTRUCTION MANAGER AND ARCHITECT.
- ANY SUBSTITUTIONS OF MATERIALS AND/OR EQUIPMENT, MUST BE APPROVED BY CLIENT CONSTRUCTION MANAGER.
- IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE PENETRATION OF EXISTING ROOFING MATERIALS OCCUR, THE GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING OWNER AND BUILDING ROOFING CONTRACTOR OF RECORD FOR INSTALLATION, PATCH, REPAIR OR ANY AUGMENTATION TO THE ROOF, AND HAVE THE WORK GUARANTEED UNDER THE ROOFING CONTRACTOR'S WARRANTY FOR MOISTURE PENETRATION OR ANY OTHER FUTURE BREACH OF ROOFING INTEGRITY.
- IN THE CASE OF ROOFTOP SOLUTIONS WITH THE INSTALLATION OF ANTENNAS WITHIN CONCEALED (SHROUDED) SUPPORT FRAMES OR TRIPODS, THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE FRP DESIGNER/FABRICATOR TO ENSURE THAT THE FINAL FRP SHROUD IS SIMULATING (IN APPEARANCE) DESIGNATED EXISTING EXTERIOR BUILDING FACADE MATERIALS, TEXTURES, AND COLORS. THE CONTRACTOR SHALL FURTHERMORE ENSURE THE USE OF COUNTERSINK FASTENERS IN ALL FRP CONSTRUCTION. WHEN PHOTO SIMULATIONS ARE PROVIDED, THE CONTRACTOR SHALL ENSURE THAT FINAL CONSTRUCTION REPRESENTS WHAT IS INDICATED IN PHOTO SIMULATIONS. SHOP DRAWINGS SHALL BE PROVIDED TO THE GENERAL CONTRACTOR, CONSTRUCTION COORDINATOR, AND ARCHITECT PRIOR TO FABRICATION AND CONSTRUCTION.
- IN THE CASE OF ROOFTOP SOLUTIONS FOR EQUIPMENT AND/OR ANTENNA FRAMES WHERE ANCHORING TO A CONCRETE ROOF SLAB IS REQUIRED, CONTRACTORS SHALL CONFIRM (PRIOR TO SUBMITTING BID) WITH CONSULTING CONSTRUCTION COORDINATOR AND ARCHITECT THE PRESENCE OF POST TENSION TENDONS WITHIN THE ROOF SLAB - RESULTING FROM AN UNDOCUMENTED DESIGN CHANGE IN THE EXISTING BUILDING "AS-BUILT DRAWING SET" - HAVING INDICATED AN ORIGINAL DESIGN SOLUTION OF REINFORCED CONCRETE W/ EMBEDDED STEEL REBAR. IN THE EVENT POST TENSION SLAB SOLUTION IS PRESENT, CONTRACTOR SHALL INCLUDE PROVISIONS FOR X-RAY PROCEDURES (INCLUDED IN BID) FOR ALL PENETRATION AREAS WHERE ANCHORING OCCURS.

28. GENERAL & SUB CONTRACTORS SHALL USE STAINLESS STEEL METAL LOCKING TIES FOR ALL CABLE TRAY TIE DOWNS AND ALL OTHER GENERAL TIE DOWNS (WHERE APPLICABLE). PLASTIC ZIP TIES SHALL NOT BE PERMITTED FOR USE ON CLIENT PROJECTS. RECOMMENDED MANUFACTURE SHALL BE: PANDUIT CORP. METAL LOCKING TIES MODEL NO. ML748-CP UNDER SERIES-304 (OR EQUAL). PANDUIT PRODUCT DISTRIBUTED BY TRARAC OF TACOMA, WA.

DESIGN CRITERIA:

THE STRUCTURAL DESIGN OF THIS PROJECT IS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2012 WITH WASHINGTON STATE BUILDING CODE AMENDMENTS (IBC 2012)

DESIGN LOADS:
DESIGN DATA FOR CITY OF SELAH, WA

-ROOF SNOW LOAD		N/A (NOT A ROOFTOP SOLUTION)
-BASIC WIND SPEED		110 MPH (3 SEC GUST)
-WIND EXPOSURE		B

CODE COMPLIANCE:

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES NOTING IN THESE PLANS IS TO BE CONSTRUCTED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

BUILDING/DWELLING CODE	IBC 2012 (STATE BUILDING CODE, WAC CHAPTER 51-51) IRC 2012 (STATE BUILDING CODE, WAC CHAPTER 51-57)
STRUCTURAL CODE	IBC 2012 (STATE BUILDING CODE, WAC CHAPTER 51-51)
PLUMBING CODE	UPC 2012 (STATE BUILDING CODE, WAC CHAPTER 51-58 AND 51-57)
MECHANICAL CODE	IMC 2012 (STATE BUILDING CODE, WAC CHAPTER 51-52)
ELECTRICAL CODE	NEC 2008 (LAWS, RULES & REG. FOR INSTALLING EL. WIRES & EQUIP. (WAC) 298-488)
FIRE/LIFE SAFETY CODE	IFC 2012 (STATE BUILDING CODE, WAC CHAPTER 51-54)

FACILITY IS UNHABITABLE AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE 2012 IBC BUILDING CODE.

CONCRETE NOTES:

- ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.
- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH CHAPTER 19 OF THE IBC 2012. STRENGTHS AT 28 DAYS AND MIX RATIO SHALL BE AS FOLLOWS.

TYPE OF CONSTRUCTION	28 DAY STRENGTHS (PSI)	W/C RATIO	MINIMUM CEMENT CONTENT PER CUBIC YARD
A. SLABS ON GRADE TOPPING SLABS CONCRETE PIERS	2,500 PSI	≤ 0.45	5 SACKS
B. ALL STRUCTURAL CONCRETE EXCEPT WALLS	4,000 PSI	≤ 0.45	6 1/2 SACKS
C. CONCRETE WALLS	4,000 PSI	≤ 0.45	8 1/2 SACKS

CEMENT SHALL BE ASTM C150, PORTLAND CEMENT TYPE I U.N.O.

- THE GENERAL CONTRACTOR SHALL SUPERVISE AND BE RESPONSIBLE FOR THE METHODS AND PROCEDURES OF CONCRETE PLACEMENT.
- ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, C816, C889 AND C1017. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2 OF THE IBC 2012.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, fy=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy=40,000 PSI. GRADE 60 REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A778. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED.
- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 6" AT SIDES AND ENDS.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, fy=60,000 PSI.
- NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE CONSULTANT.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
 - CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 - CONCRETE EXPOSED TO EARTH OR WEATHER (8# BARS OR LARGER) 2"
 - (#5 BARS OR SMALLER) 1 1/2"
 - CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND (SLABS, WALLS AND JOISTS) (#11 BARS AND SMALLER) 3/4"
 - (BEAMS, COLUMNS) (PRIMARY REINFORCEMENT, TIES, STIRRUPS, SPIRALS) 1 1/2"
- BARS SHALL BE SUPPORTED ON CHAIRS OR DOBIE BRICKS.
- ANCHOR BOLTS TO CONFORM TO ASTM A307.
- NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).
- ALL EXPANSION ANCHORS TO BE HLTI BRAND. ADHESIVE ANCHORS REQUIRE TESTING TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER.

STRUCTURAL STEEL NOTES:

- SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE PLACED TO THE CONSULTANT FOR REVIEW PRIOR TO FABRICATION.
- STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD BOLTING, EXPANSION BOLTS, AND THREADED EXPANSION ANCHORS) SHALL BE BASED ON THE A.I.S.I. "SPECIFICATION FOR THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION. SUPERVISION SHALL BE IN ACCORDANCE WITH IBC 2012 CHAPTER 22, BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE CONSULTANT. THE CONSULTANT SHALL BE FURNISHED WITH A COPY OF ALL INSPECTION REPORTS AND TEST RESULTS.
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - TYPE OF MEMBER
 - A. WIDE FLANGE SHAPE
 - B. OTHER SHAPE, PLATES AND ROD
 - C. PIPE COLUMNS
 - D. STRUCTURAL TUBING
 - E. ANCHOR BOLTS
 - F. CONNECTION BOLTS
- ALL MATERIAL TO BE HOT DIPPED GALVANIZED AFTER FABRICATION PER A123M/123M-13.
- ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.I. AND AWS STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70 XX ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.
- COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE, AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE A.I.S.I. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."
- BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (3/4" DIA.) AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.
- NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIA. ASTM A307 BOLTS UNLESS NOTED OTHERWISE.
- ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE DESIGN & CONSTRUCTION SPECIFICATION AND IN ACCORDANCE WITH ASTM A88 UNLESS NOTED OTHERWISE.
- ALL WELDS TO BE 1/4" FILLET UNLESS NOTED OTHERWISE.
- TOUCH UP ALL FIELD DRILLING AND WELDING WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED EQUAL.

TOWER/POLE NOTES:

- VERIFICATION THAT THE PROPOSED TOWER/POLE CAN SUPPORT THE PROPOSED ANTENNA LOADING IS TO BE DONE BY OTHERS.
- PROVIDE SUPPORTS FOR THE ANTENNA COAX CABLES TO THE ELEVATION OF ALL INITIAL AND FUTURE ANTENNAS. ANTENNA COAX CABLES ARE TO BE SUPPORTED AND RESTRAINED AT THE CENTERS SUITABLE TO THE MANUFACTURER'S REQUIREMENTS.

ABBREVIATED ROOFTOP SAFETY PROCEDURES (WHEN APPLICABLE):

(AS PER "ACCIDENT PREVENTION PROGRAM" - BY PERMISSION OF WREN CONSTRUCTION, INC. - 03/01/09)

FALL PROTECTION METHODS AND EQUIPMENT ROOF TOP INSTALLATIONS

- FOR WORK IS BEING PERFORMED WITHIN 25' OF AN UNPROTECTED ROOF EDGE, THE CONSTRUCTION SUPERVISOR SHALL DESIGNATE A TRAINED SAFETY MONITOR TO OBSERVE THE MOVEMENTS AND ACTIVITIES OF THE CONSTRUCTION WORKERS.
- SAFETY MONITOR SHALL WAARN CONSTRUCTION WORKERS OF HAZARDS (I.E., BACKING UP TOWARD A ROOF EDGE, ETC.) OR UNSAFE ACTIVITIES. THE SAFETY MONITOR MUST BE ON THE SAME ROOF AND WITHIN VISUAL AND VERBAL DISTANCE OF THE CONSTRUCTION WORKERS.
- CONSTRUCTION INVOLVING WORKERS TO APPROACH WITHIN 6' OR LESS OF AN UNPROTECTED ROOF EDGE, REQUIRES WORKERS TO USE SAFETY LINE.
- SAFETY LINE SHALL BE MINIMUM 3/8" DIAMETER NYLON, WITH A NOMINAL TENSILE STRENGTH OF 5400 LBS.
- SAFETY LINE SHALL BE ATTACHED TO A SUBSTANTIAL MEMBER OF THE STRUCTURE.
- SAFETY LINE LENGTH SHALL BE SET ALLOWING CONSTRUCTION WORKER TO REACH EDGE OF ROOF, BUT NOT BEYOND.
- SAFETY BELTS SHALL BE WORN BY ALL CONSTRUCTION WORKERS.
- MONTHLY SAFETY INSPECTION AND MAINTENANCE OF THE FALL PROTECTION EQUIPMENT SHALL OCCUR BY THE SAFETY COMMITTEE REPRESENTATIVES, INCLUDING:
 - INSPECTION OF CONSTRUCTION AREA FOR HAZARDS
 - USE OF AN INSPECTION CHECKLIST
 - INTERVIEWING WORKERS REGARDING SAFETY CONCERNS
 - REPORTING AND DOCUMENTING ANY HAZARDS
 - REPORTING HAZARDS TO THE SAFETY COMMITTEE FOR CONSIDERATION
 - POSTING RESULTS OF INSPECTION AND ANY ACTION TAKEN
 - RECEIVING AN UNBIASED REVIEW OF ONE'S OWN WORK AREA BY ANOTHER CO-WORKER SAFETY REPRESENTATIVE

REFER TO ROOFTOP WORK AREA SAFETY PROTOCOL NATIONAL ASSOCIATION OF TOWER ERECTORS 2009 PUBLICATION

REFERENCED OSHA REGULATIONS/STANDARDS SHALL BE REVIEWED BY TOWER ERECTORS, EQUIPMENT INSTALLERS, AND TOWER/ROOF TOP CONTRACTORS/SUBCONTRACTORS 29 CFR 1926.506 - SCOPE, APPLICATION, AND DEFINITIONS 29 CFR 1926.801 - DUTY TO HAVE FALL PROTECTION 19 CFR 1926.802 - FALL PROTECTION SYSTEMS CRITERIA AND PRACTICES

CALL TWO WORKING DAYS BEFORE YOU DIG!

811

NATIONAL UTILITIES UNDERGROUND LOCATE

SAFETY PRECAUTION SHALL BE IMPLEMENTED BY CONTRACTORS AT ALL TRENCHES IN ACCORDANCE WITH OSHA STANDARDS

ELECTRIC - RED - SNEAK - GREEN - GAS - YELLOW - TELEPHONE - BLUE - CABLE - PURPLE - WATER - WHITE - BLUE

SYMBOLS AND ABBREVIATIONS

AC	AIR CONDITIONING	MAX	MAXIMUM
AGL	ABOVE GRADE LEVEL	MECH	MECHANICAL
APPROX	APPROXIMATELY	MFL	METAL
BLDG	BUILDING	MGR	MANUFACTURE
BLK	BLOCKING	MN	MINIMUM
B.O.	BOTTOM OF	MISC	MISCELLANEOUS
B.O.S.	BOTTOM OF STEEL	N/A	NOT APPLICABLE
CLG	CEILING	NIC	NOT IN CONTRACT
CLR	CLEAR	N.S.	NEAR SIDE
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
CONC	CONCRETE	O.C.	ON CENTER
CONST	CONSTRUCTION	O.D.	OUTSIDE DIAMETER
CONT	CONTINUOUS	OH	OVERHEAD
DBL	DOUBLE	PLCS	PLACES
DIAB	DIAMETER	PLYWD	PLYWOOD
DIAG	DIAGONAL	PROJ	PROJECT
DN	DOWN	PROP	PROPERTY
DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
DWG	DRAWING	PSI	POUNDS PER SQUARE INCH
EA	EACH	PT	PRESSURE TREATED
EL	ELEVATION	REQ	REQUIRED
ELEC	ELECTRICAL	RM	ROOM
EQ	EQUAL	RO	ROUGH OPENING
EQUIP	EQUIPMENT	SCH	SCHEDULE
E.W.	EACH WAY	SHT	SHEET
EXT	EXTERIOR	SIMBL	SIMILAR
FIN	FINISH	SF	SQUARE FOOT
FLUOR	FLUORESCENT	SS	STAINLESS STEEL
FLR	FLOOR	STL	STEEL
F.S.	FAR SIDE	STRUCT	STRUCTURAL
FT	FOOT	STD	STANDARD
GALV	GALVANIZED	SQ FT	SQUARE FOOT
G.C.	GENERAL CONTRACTOR	SQ IN	SQUARE INCH
GRND	GROUND	SUSP	SUSPENDED
GYP BO	GYPHUM WALL BOARD	THK	THICK
HORIZ	HORIZONTAL	THRU	THROUGH
HR	HOUR	TANG	TINNED
HT	HEIGHT	T.O.	TOP OF
HVAC	HEATING VENTILATION AIR CONDITIONING	T.S.	TOP OF STEEL
I.D.	INSIDE DIAMETER	TYP	TYPICAL
IN	INCH	UNC	UNLESS NOTED OTHERWISE
INFO	INFORMATION	VERT	VERTICAL
INSL	INSULATION	V.I.F.	VERIFY IN FIELD
INT	INTERIOR	W/	WITH
IBC	INTERNATIONAL BUILDING CODE	WO	WITHOUT
LBS	POUNDS	WP	WATER PROOF
PLATE			
CENTERLINE			
EXISTING			
DETAIL NUMBER			
SHEET NUMBER			
		CHAIN-LINK FENCE	
		CHAIN-LINK FENCE W/ BARB WIRE	
		WOOD FENCE	
		TELEPHONE	
		POWER	
		GROUND WIRE	
		COAXIAL CABLE	

SPECIAL INSPECTIONS:

SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC 2012 SECTION 1704.

- SOILS/GEO TECHNICAL:
- SHORING INSTALLATION AND MONITORING
 - OBSERVE AND MONITOR EXCAVATION
 - VERIFY SOIL BEARING
 - SUBSURFACE DRAINAGE PLACEMENT
 - VERIFY FILL MATERIAL AND COMPACTION
 - VERIFY CONDITIONS AS ANTICIPATED
 - PILE PLACEMENT (AUGER CAST/DRIVEN PILE)
 - OTHER

- REINFORCED CONCRETE:
- REINFORCING STEEL AND CONCRETE PLACEMENT
 - PRESTRESSED/PRECAST CONCRETE FABRICATION AND ERECTION
 - BATCH PLANT INSPECTION
 - SHOTCRETE
 - GROUTING
 - OTHER

- STRUCTURAL STEEL:
- FABRICATION AND SHOP WELDS
 - ERECTION AND FIELD WELDS AND BOLTING
 - OTHER

- STRUCTURAL ALUMINUM:
- FABRICATION AND SHOP WELDS
 - ERECTION AND FIELD WELDS AND BOLTING
 - OTHER

- STRUCTURAL MASONRY:
- CONTINUOUS
 - PERIODIC
 - OTHER

OTHER: STRUCTURAL OBSERVATION FOR SEISMIC RESISTANCE
STRUCTURE HEIGHT > 75' PER IBC 1704.5

- ANCHORING TO CONCRETE:
- BOLTS INSTALLED IN CONCRETE
 - POST-INSTALLATION ADHESIVE ANCHORS
 - POST-INSTALLATION MECHANICAL ANCHORS

Your world. Delivered.

PLANS PREPARED BY:

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PROJECT INFO:

YA01

SELAH

2.3 MILES SOUTHEAST CRUSHER CANYON
SELAH, WA 98942
YAKIMA COUNTY

ISSUED FOR:

CONSTRUCTION

REV. DATE ISSUED FOR BY:

5	03-25-16	REVIEW COMMENTS	AJB
4	02-29-16	PER COMMENTS	LJS
3	02-01-16	FINAL, PER CITY COMMENTS	LJS
2	01-18-16	FINAL, PER CLIENT REVISION	DRA

DRAWN BY: CHK: APV:

JRF	MWO	MWO
-----	-----	-----

CURRENT ISSUE DATE:

03-25-16

LICENSE:

JURISDICTIONAL APPROVAL:

PROPRIETARY INFORMATION:

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DRAWING TITLE:

GENERAL NOTES

DRAWING NUMBER:

G-1 5

CEI JOB NUMBER: LTE 3C/4C 14-13046

THIS IS NOT A SURVEY

ALL INFORMATION AND TRUE NORTH HAVE BEEN OBTAINED FROM EXISTING DRAWINGS AND ARE APPROXIMATE.

LEGAL DESCRIPTION (PARCEL #: 3004)

BEG SE COR SEC, TH N 35°47' W 2647.79 FT TH S 89°15'35" W 573.75 FT, TH N 58°02'54" W 769.7 FT, TH N 31°57'08" E 165 FT TO TRUE POB, TH N 31°57'08" E 75 FT > TH N 31°57'08" E 75 FT, TH N 58°02'54" W 50 FT, TH S 31°57'06" W 75 FT, TH S 58°02'54" E 50 FT TO TRUE POB



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DRAWN BY: **JRF** CHK.: **MWO** APV.: **MWO**

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DRAWING TITLE:
SITE PLAN

DRAWING NUMBER:
A-1 5

CEI JOB NUMBER: **LTE 3C/4C 14-13046**

SITE ACCESS VIA LOOKOUT POINT RD

ADJACENT ZONING
 USE: COMMUNICATIONS
 ZONE: Ag
 TL#: 18131113006

SUBJECT ZONING
 USE: COMMERCIAL
 ZONE: R-1
 TL#: 18131113004
 ±3,750 SQ. FT.
 (±0.08 ACRES)

SUBJECT ZONING
 USE: AGRICULTURAL
 ZONE: R-1
 TL#: 18121113005

ADJACENT ZONING
 USE: AGRICULTURAL
 ZONE: R-1
 TL#: 18131111002

(E) GRAVEL ACCESS ROAD

(E) OTHER CARRIER'S MONOPOLE W/ FENCED ENCLOSURE

A-1.1 A-1.2

2

A-2

2

2

423'-6"
TO TOWER LEG

175'-3"
TO TOWER LEG

311'-9"
TO TOWER LEG

785'-0"
TO TOWER LEG

(E) WOOD UTILITY POLE W/ OVERHEAD POWER LINES (TYP)

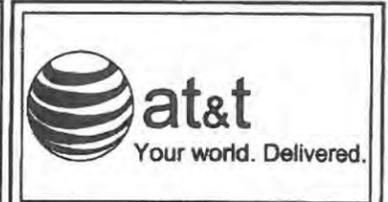
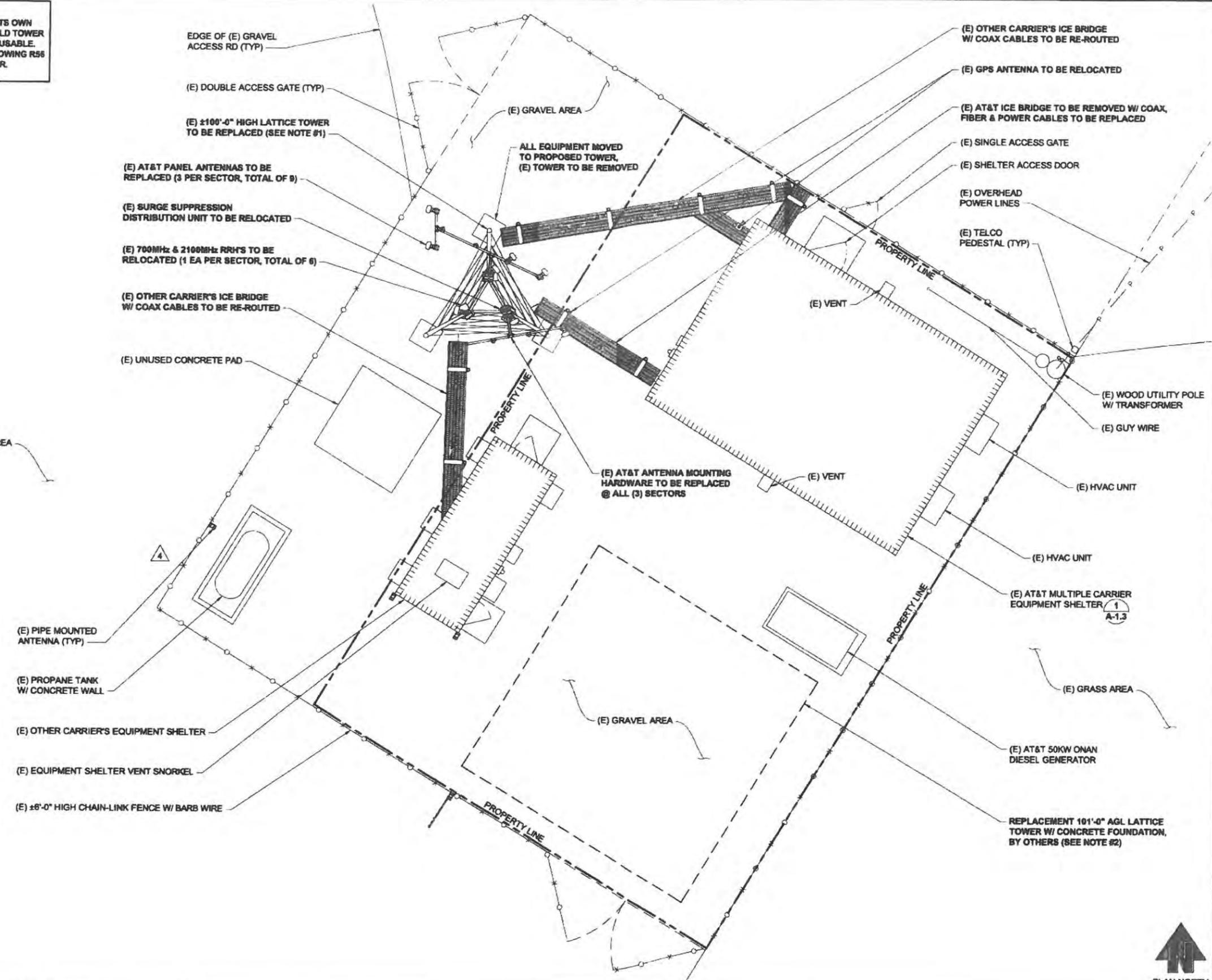
(E) MULTIPLE CARRIER EQUIPMENT SHELTER WITHIN (E) CHAIN-LINK FENCE ENCLOSURE
 PROPOSED 101'-0" AGL LATTICE TOWER W/ CONCRETE FOUNDATION (BY OTHERS)

SITE PLAN

22x34 SCALE: 1" = 60'-0" | 11x17 SCALE: 1" = 120'-0"



NOTE:
 1. AT&T SHALL BE RESPONSIBLE, AT ITS OWN EXPENSE, FOR DISMANTLING THE OLD TOWER IN A CONDITION THAT LEAVES IT REUSABLE.
 2. TOWER SHALL BE INSTALLED FOLLOWING R56 GROUNDING STANDARDS OR BETTER.
 3. SEE RF-1 FOR ANTENNA PLAN



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DRAWING TITLE: **EXISTING ENLARGED SITE PLAN**

DRAWING NUMBER: **A-1.1 5**

CEI JOB NUMBER: LTE 3C/4C 14-13046

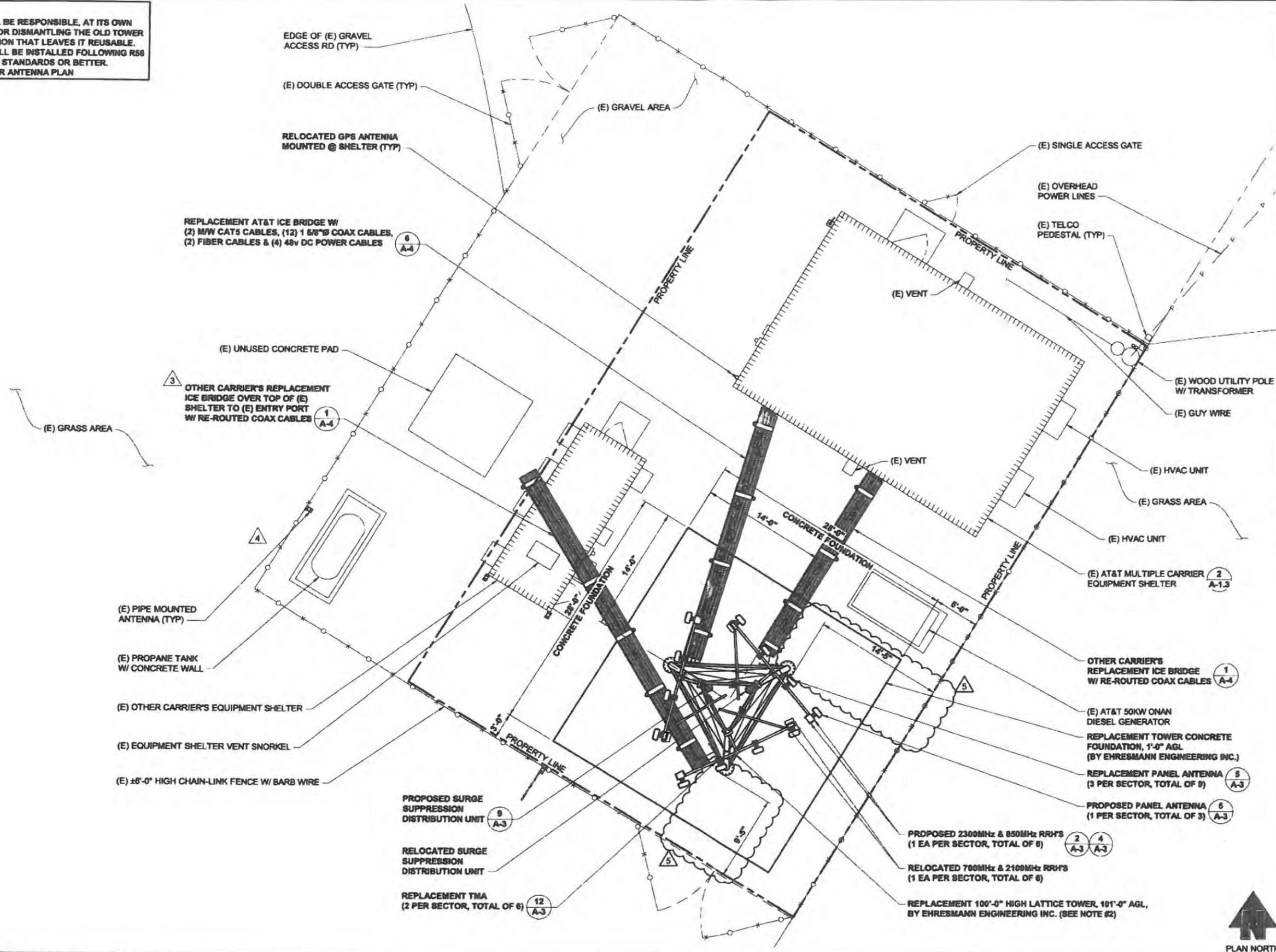
EXISTING ENLARGED SITE PLAN

22x34 SCALE: 3/16" = 1'-0" 11x17 SCALE: 3/32" = 1'-0"



1

NOTE:
 1. AT&T SHALL BE RESPONSIBLE, AT ITS OWN EXPENSE, FOR DISMANTLING THE OLD TOWER IN A CONDITION THAT LEAVES IT REUSABLE.
 2. TOWER SHALL BE INSTALLED FOLLOWING R58 GROUNDING STANDARDS OR BETTER.
 3. SEE RF-1 FOR ANTENNA PLAN



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DRAWING TITLE:
PROPOSED ENLARGED SITE PLAN

DRAWING NUMBER:
A-1.2 **5**
 CEI JOB NUMBER: LTE 3C/4C 14-13046

PROPOSED ENLARGED SITE PLAN

22x34 SCALE: 3/16" = 1'-0" 11x17 SCALE: 3/32" = 1'-0"





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 APV: MWO

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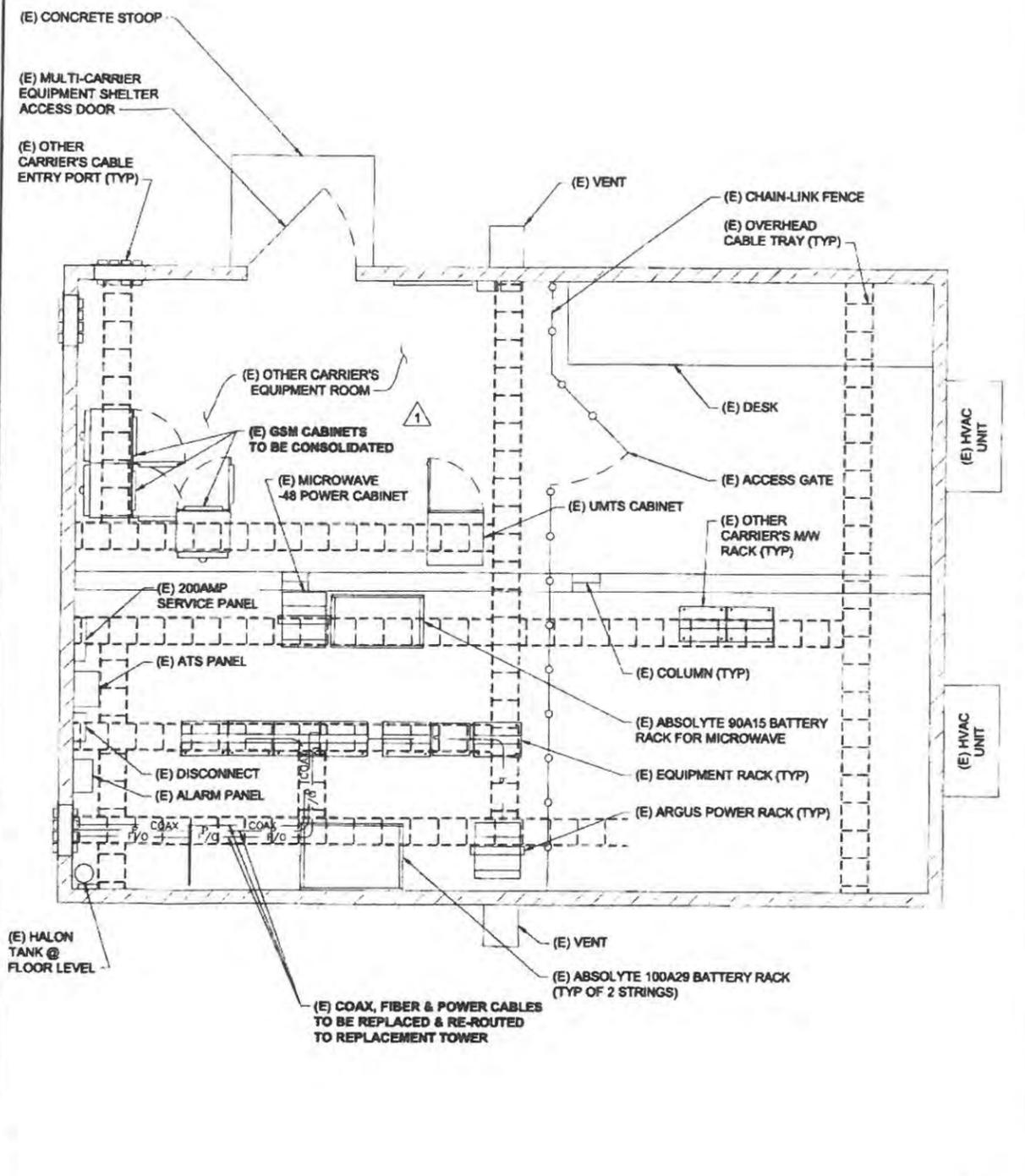
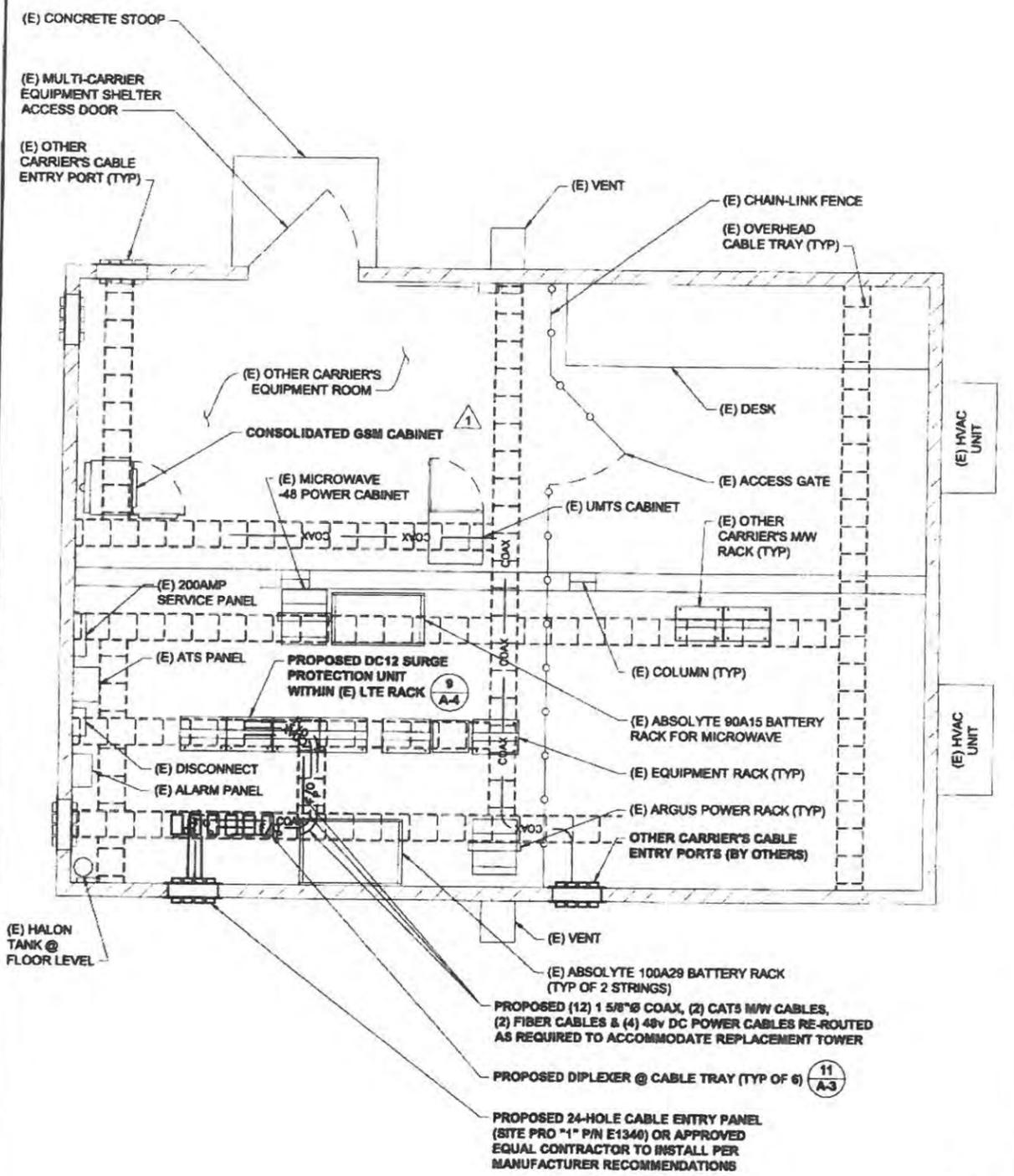


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DRAWING TITLE:
EXISTING & PROPOSED SHELTER PLANS

DRAWING NUMBER:
A-1.3 5
 CEI JOB NUMBER: LTE 3C4C 14-13046



PROPOSED SHELTER PLAN

22x34 SCALE: 3/8" = 1'-0" | 11x17 SCALE: 3/16" = 1'-0"

2

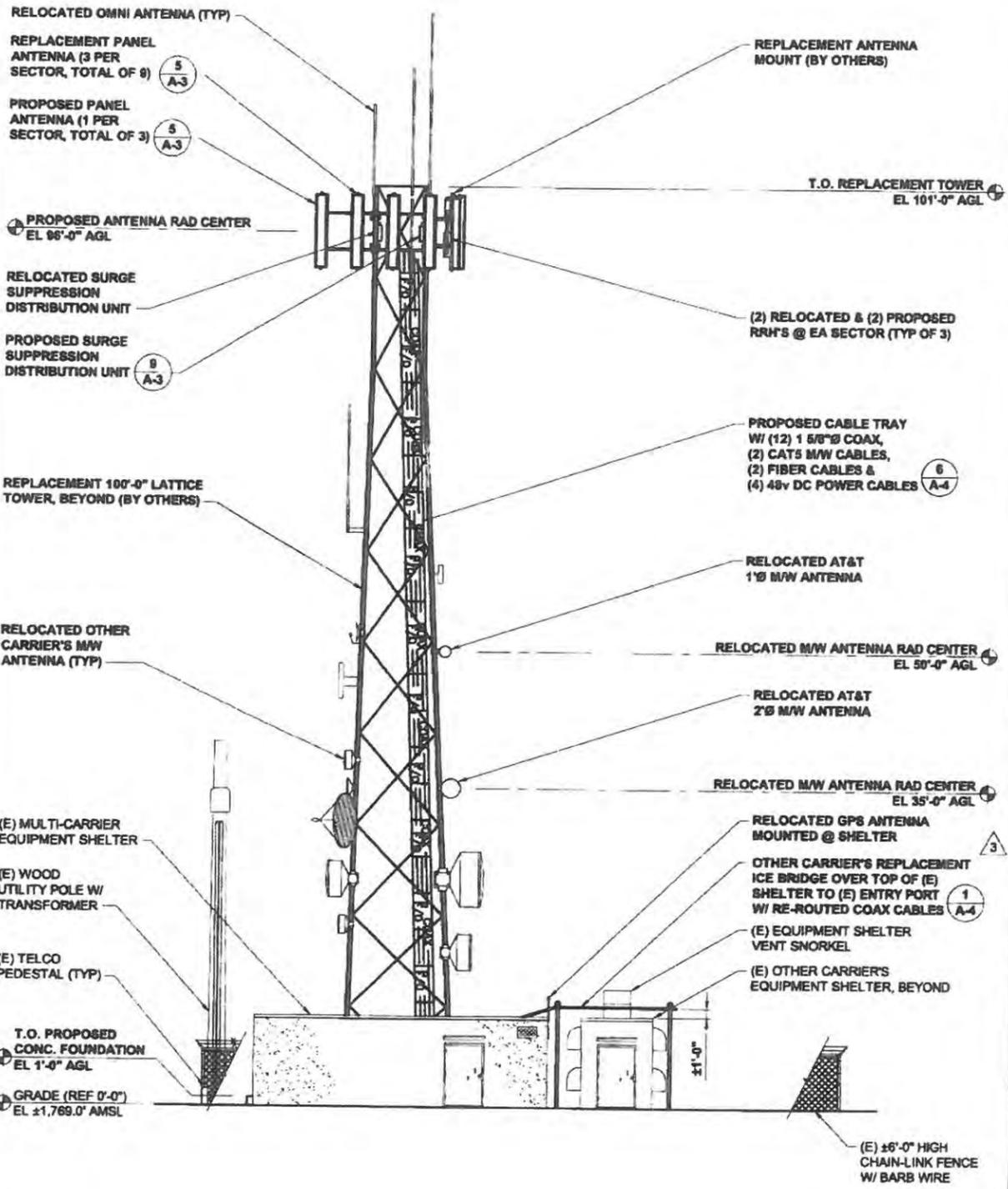
EXISTING SHELTER PLAN

22x34 SCALE: 3/8" = 1'-0" | 11x17 SCALE: 3/16" = 1'-0"

1

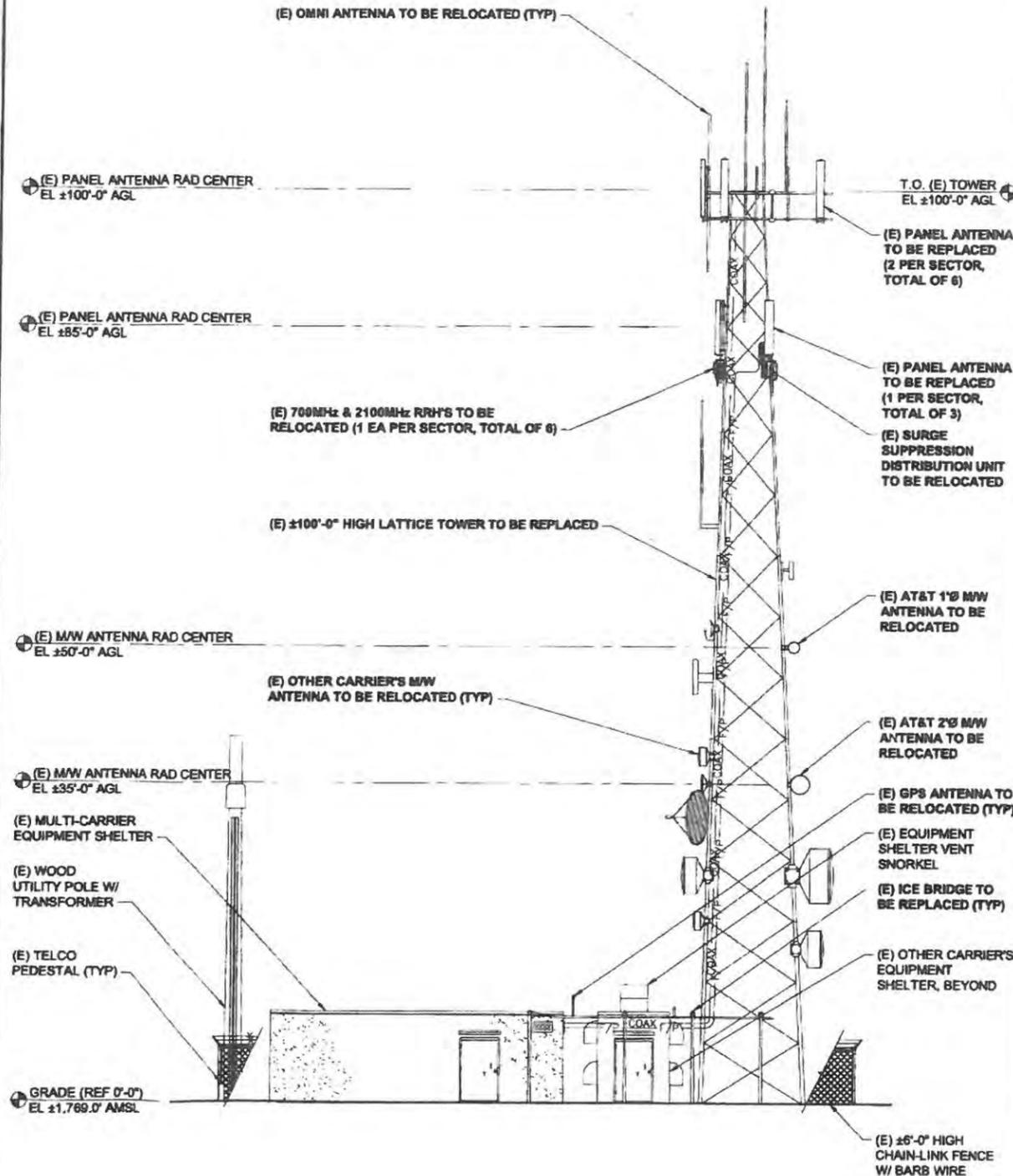
NOTES:

1. PAINT PROPOSED ANTENNAS, MOUNTING HARDWARE AND COAX TO MATCH EXISTING CONDITIONS.
2. SEE RF-1 FOR EXISTING & PROPOSED ANTENNA PLANS.
3. TOWER TO BE PAINTED PER FAA REQUIREMENTS, ORANGE AND WHITE ALTERNATING STRIPES.



PROPOSED NORTHEAST ELEVATION

22x34 SCALE: 1/8" = 1'-0" | 11x17 SCALE: 1/16" = 1'-0"



EXISTING NORTHEAST ELEVATION

22x34 SCALE: 1/8" = 1'-0" | 11x17 SCALE: 1/16" = 1'-0"



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DRAWN BY: JRF | CHK: MWO | APV: MWO

CURRENT ISSUE DATE: **03-25-16**



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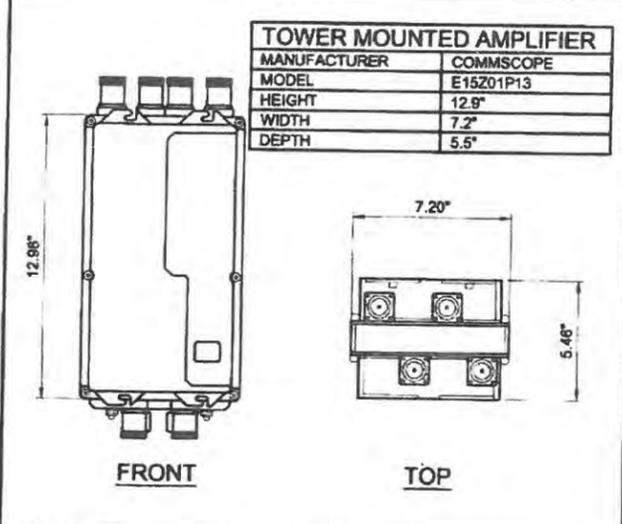
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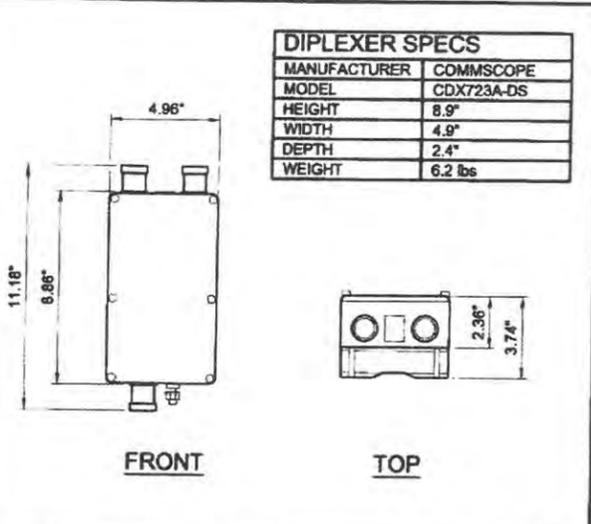
DRAWING TITLE: **EXISTING & PROPOSED NORTHEAST ELEVATIONS**

DRAWING NUMBER: **A-2** | **5**

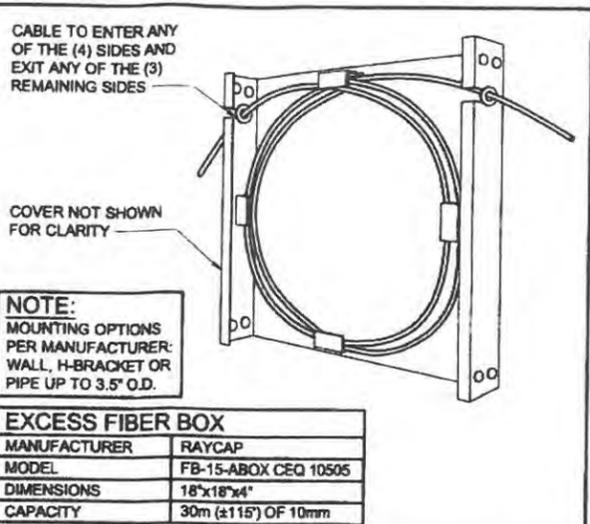
CEI JOB NUMBER: LTE 3C/4C | 14-13046



TOWER MOUNTED AMPLIFIER	
MANUFACTURER	COMMSCOPE
MODEL	E15Z01P13
HEIGHT	12.9"
WIDTH	7.2"
DEPTH	5.5"

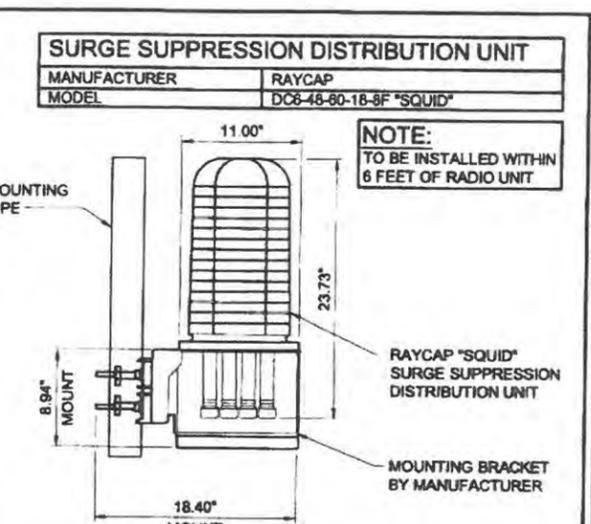


DIPLEXER SPECS	
MANUFACTURER	COMMSCOPE
MODEL	CDX723A-DS
HEIGHT	8.9"
WIDTH	4.9"
DEPTH	2.4"
WEIGHT	6.2 lbs



NOTE:
MOUNTING OPTIONS
PER MANUFACTURER:
WALL, H-BRACKET OR
PIPE UP TO 3.5" O.D.

EXCESS FIBER BOX	
MANUFACTURER	RAYCAP
MODEL	FB-15-ABOX CEQ 10505
DIMENSIONS	18"x18"x4"
CAPACITY	30m (±115') OF 10mm



SURGE SUPPRESSION DISTRIBUTION UNIT	
MANUFACTURER	RAYCAP
MODEL	DC6-48-60-18-8F "SQUID"

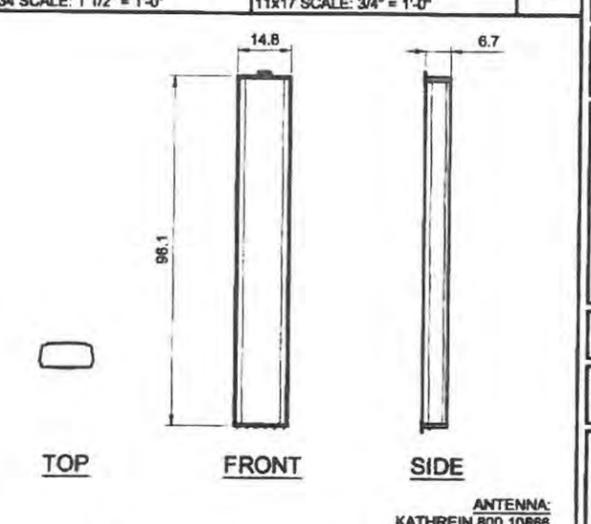
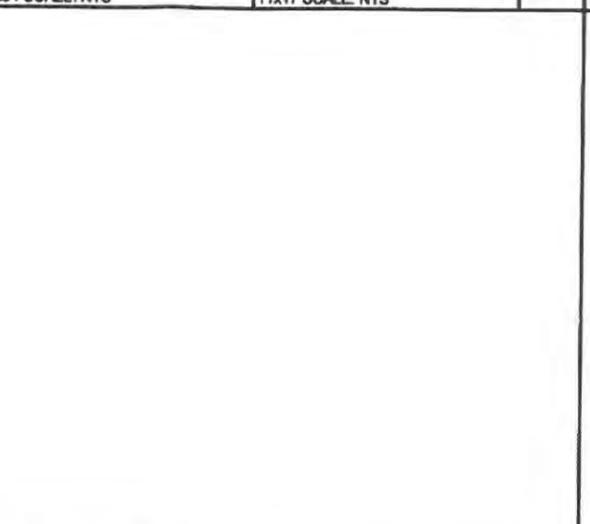
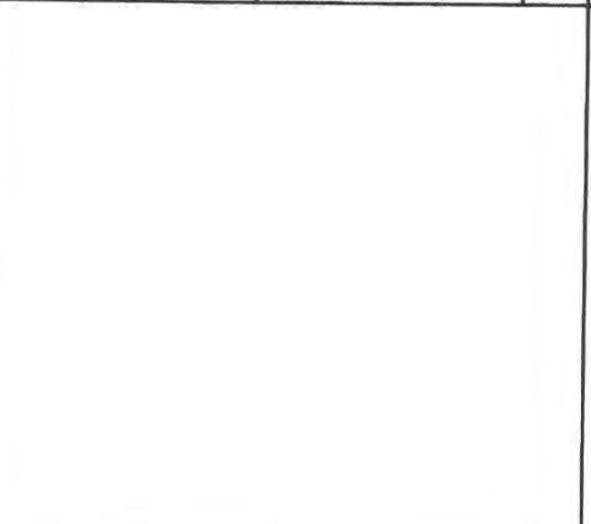
NOTE:
TO BE INSTALLED WITHIN
6 FEET OF RADIO UNIT

TMA DETAIL
22x34 SCALE: 3" = 1'-0" | 11x17 SCALE: 1 1/2" = 1'-0"

DIPLEXER DETAIL
22x34 SCALE: 3" = 1'-0" | 11x17 SCALE: 1 1/2" = 1'-0"

FIBER SLACK BOX
22x34 SCALE: NTS | 11x17 SCALE: NTS

SURGE SUPPRESSOR
22x34 SCALE: 1 1/2" = 1'-0" | 11x17 SCALE: 3/4" = 1'-0"

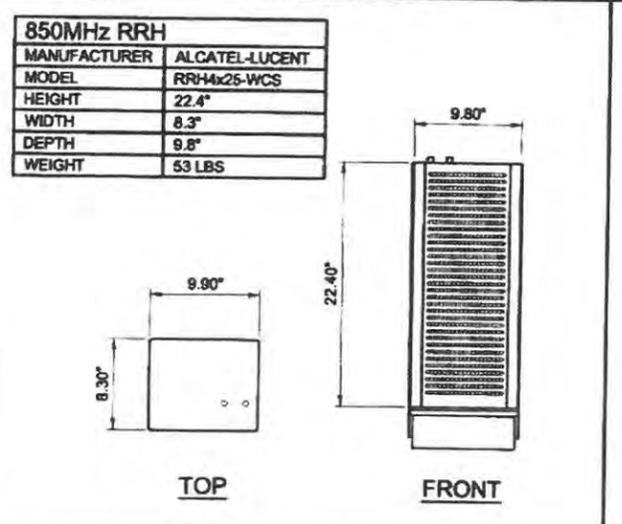


NOT USED
22x34 SCALE: NTS | 11x17 SCALE: NTS

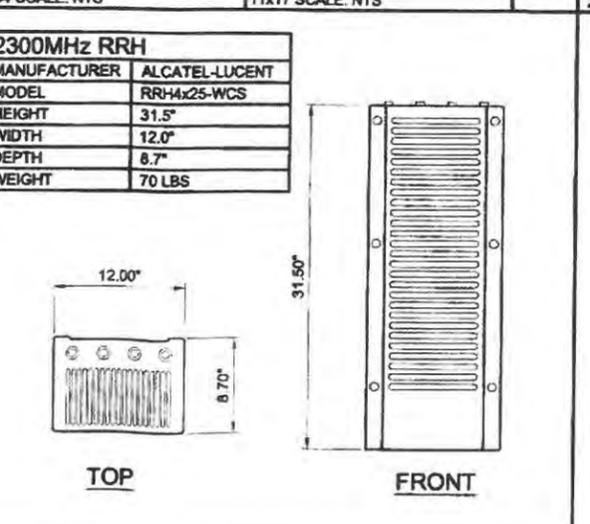
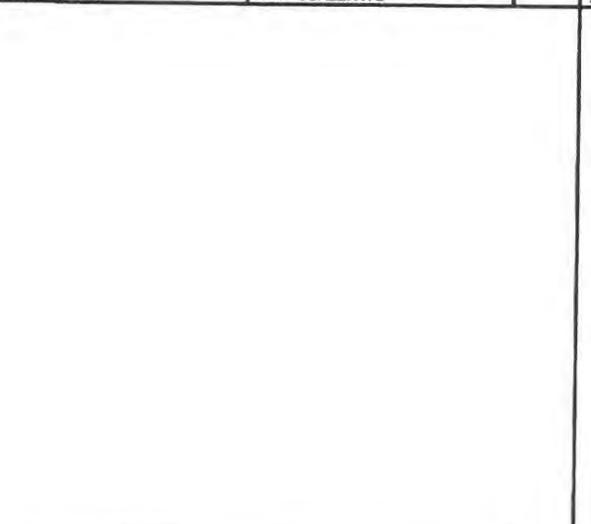
NOT USED
22x34 SCALE: NTS | 11x17 SCALE: NTS

NOT USED
22x34 SCALE: NTS | 11x17 SCALE: NTS

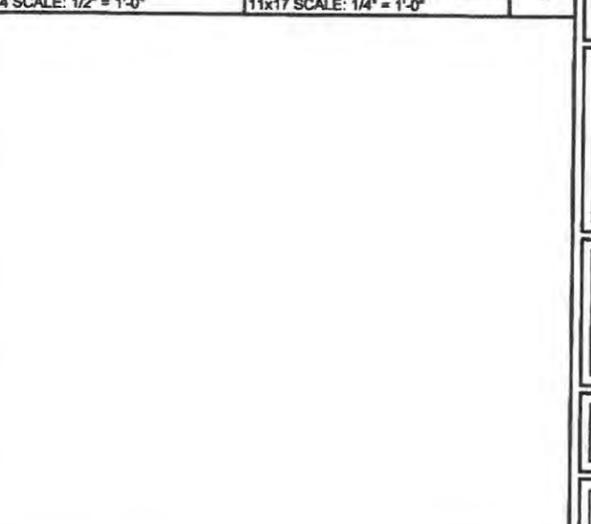
ANTENNA DETAIL
22x34 SCALE: 1/2" = 1'-0" | 11x17 SCALE: 1/4" = 1'-0"



850MHz RRH	
MANUFACTURER	ALCATEL-LUCENT
MODEL	RRH4x25-WCS
HEIGHT	22.4"
WIDTH	8.3"
DEPTH	9.8"
WEIGHT	53 LBS



2300MHz RRH	
MANUFACTURER	ALCATEL-LUCENT
MODEL	RRH4x25-WCS
HEIGHT	31.5"
WIDTH	12.0"
DEPTH	8.7"
WEIGHT	70 LBS



850MHz RRH
22x34 SCALE: 1 1/2" = 1'-0" | 11x17 SCALE: 3/4" = 1'-0"

NOT USED
22x34 SCALE: NTS | 11x17 SCALE: NTS

2300MHz RRH (WCS)
22x34 SCALE: 1 1/2" = 1'-0" | 11x17 SCALE: 3/4" = 1'-0"

NOT USED
22x34 SCALE: NTS | 11x17 SCALE: NTS



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YAKIMA COUNTY

ISSUED FOR: **CONSTRUCTION**

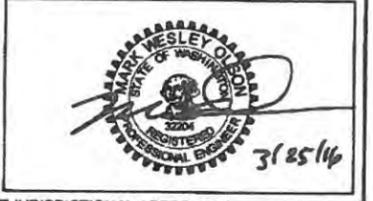
REV.: DATE: ISSUED FOR: BY:

5	03-25-16	REVIEW COMMENTS	AJB
4	02-29-16	PER COMMENTS	LJS
3	02-01-16	FINAL, PER CITY COMMENTS	LJS
2	01-18-16	FINAL, PER CLIENT REVISION	DRA

DRAWN BY: JRF | CHK: MWO | APV: MWO

CURRENT ISSUE DATE: **03-25-16**

LICENSURE:



JURISDICTIONAL APPROVAL:

PROPRIETARY INFORMATION:

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DRAWING TITLE: **DETAIL SHEET**

DRAWING NUMBER: **A-3** | **5**

CEI JOB NUMBER: LTE 3C4C | 14-13046



PLANS PREPARED BY:



PROJECT INFO:

YA01

SELAH

2.3 MILES SOUTHEAST CRUSHER CANYON
SELAH, WA 98942
YAKIMA COUNTY

ISSUED FOR:

CONSTRUCTION

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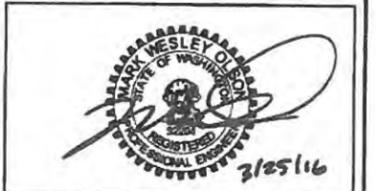
DRAWN BY: CHK: APV:

JRF MWO MWO

CURRENT ISSUE DATE:

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DRAWING TITLE:

DETAIL SHEET

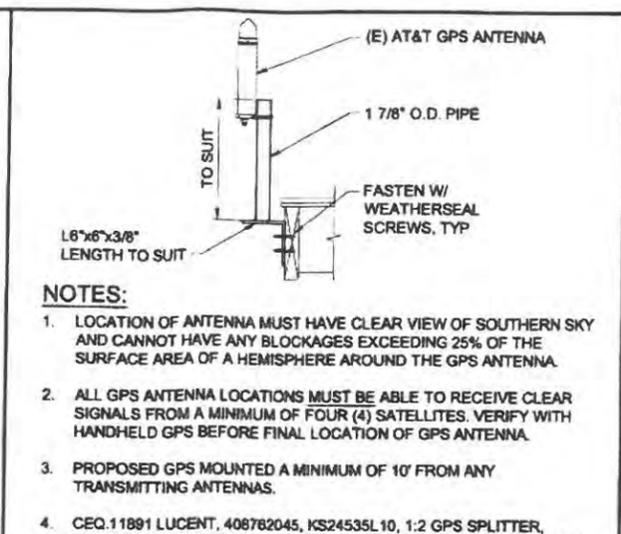
DRAWING NUMBER:

A-3.1 5

CEI JOB NUMBER: LTE 3C4C 14-13046

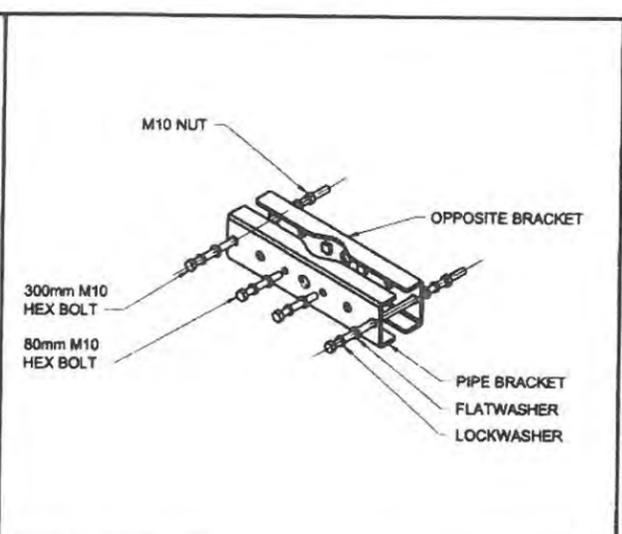
NOT USED
22x34 SCALE: NTS
11x17 SCALE: NTS

12 NOT USED
22x34 SCALE: NTS
11x17 SCALE: NTS



NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HANDHELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.
3. PROPOSED GPS MOUNTED A MINIMUM OF 10' FROM ANY TRANSMITTING ANTENNAS.
4. CEQ.11891 LUCENT, 408762045, KS24535L10, 1:2 GPS SPLITTER, ASSEMBLY TO BE USED FOR LTE GPS WHEN (2) NODE-B5 ARE USED.



NOT USED
22x34 SCALE: NTS
11x17 SCALE: NTS

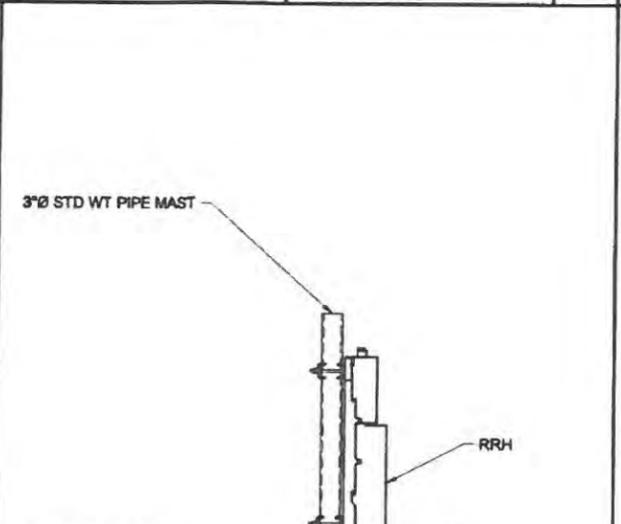
11 GPS ANTENNA
22x34 SCALE: NTS
11x17 SCALE: NTS

10 RRH BRACKET
22x34 SCALE: NTS
11x17 SCALE: NTS

9

NOT USED
22x34 SCALE: NTS
11x17 SCALE: NTS

8 NOT USED
22x34 SCALE: NTS
11x17 SCALE: NTS



KATHREIN STANDARD MOUNTING KIT		
NO.	PART NAME	QTY
1	FIXED CLAMP	4
2	HEX. CAP BOLT, M8	4
3	SPLIT WASHER, M8	8
4	HEX. NUT, M8	8

NOTE:
ALL CONNECTION COMPONENTS ARE STAINLESS STEEL 304 ASTM A276-304 MATERIAL

NOT USED
22x34 SCALE: NTS
11x17 SCALE: NTS

7

3 EQUIPMENT ATTACHMENT
22x34 SCALE: 1\"/>

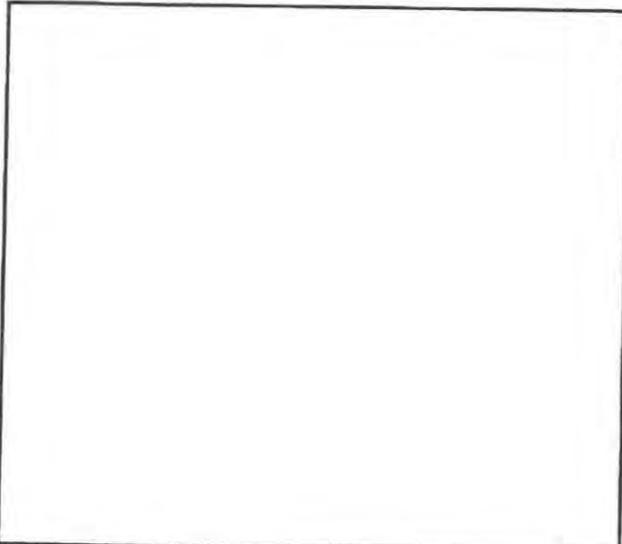
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11x17 SCALE: NTS

4 NOT USED
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11x17 SCALE: NTS

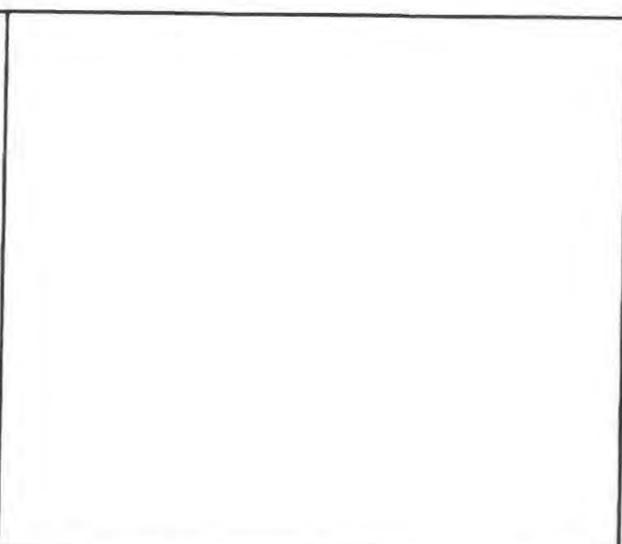
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2

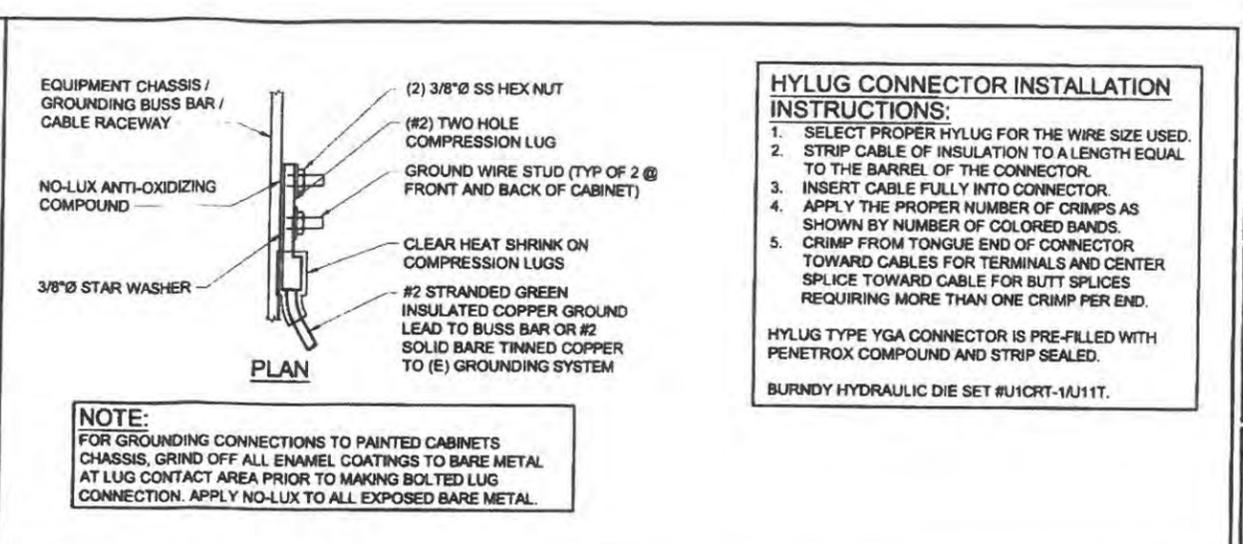
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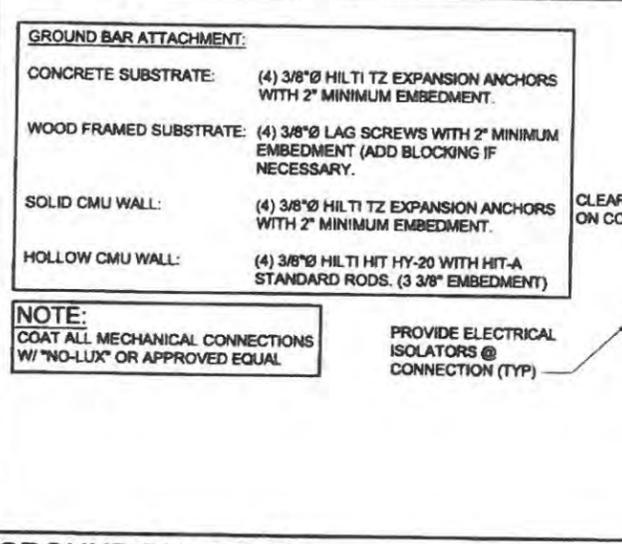
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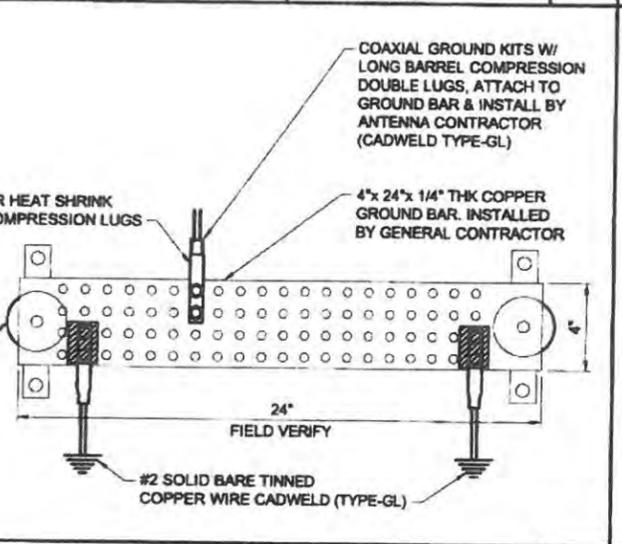
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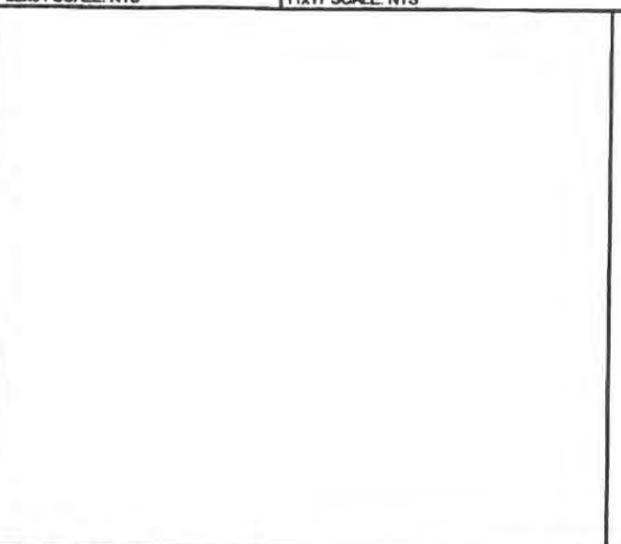
GROUND LUG CONNECTION
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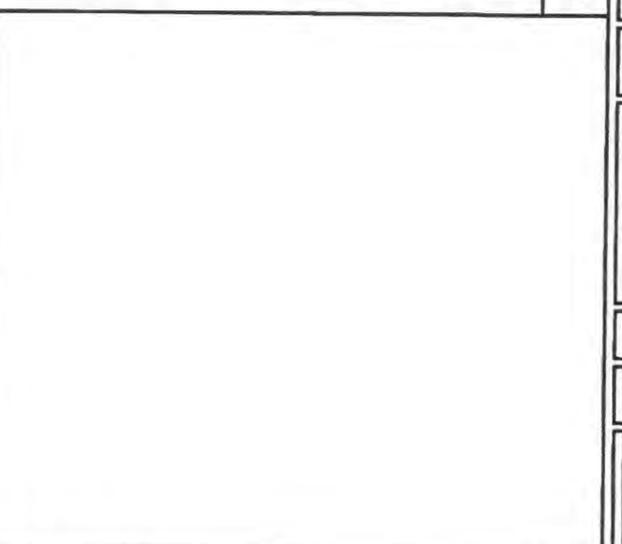
GROUND BUSS BAR
22x34 SCALE: NTS | 11x17 SCALE: NTS



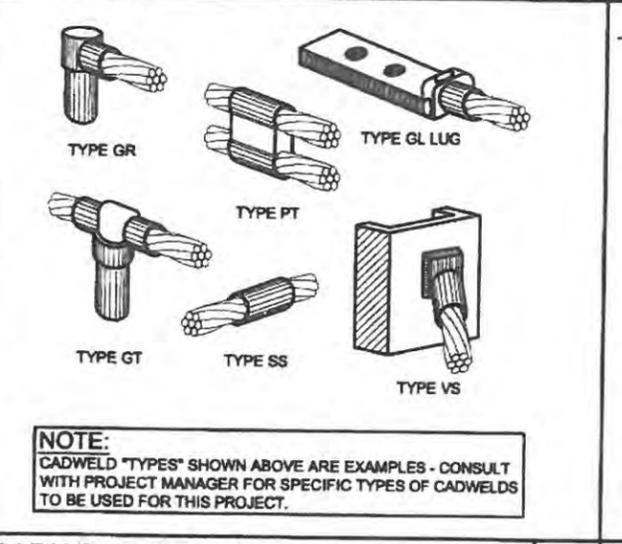
GROUND ROD DETAIL
22x34 SCALE: NTS | 11x17 SCALE: NTS



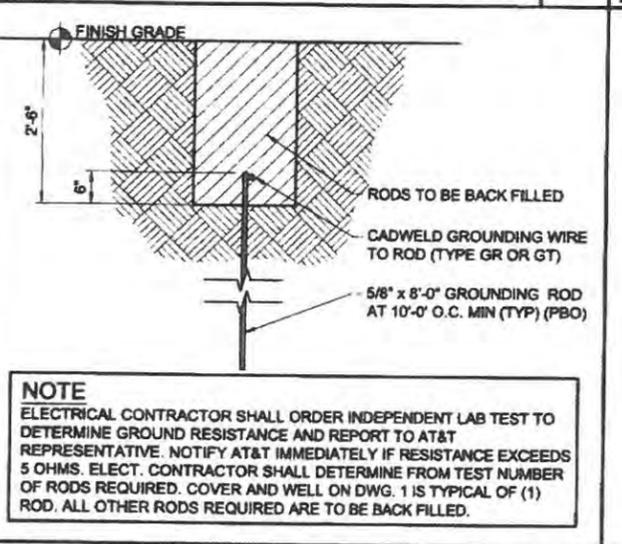
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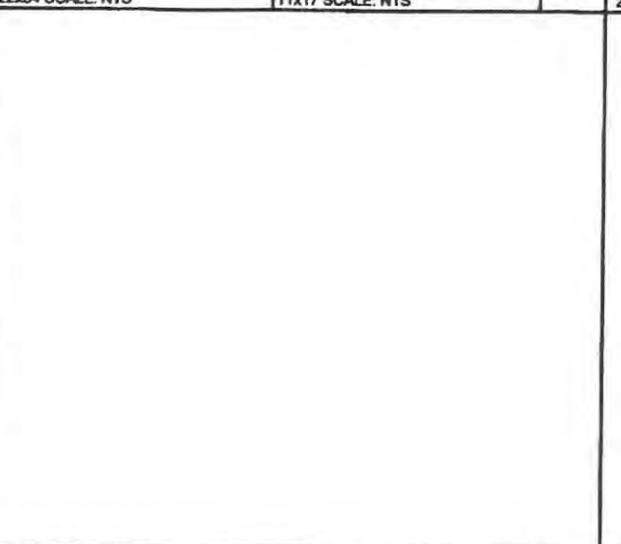
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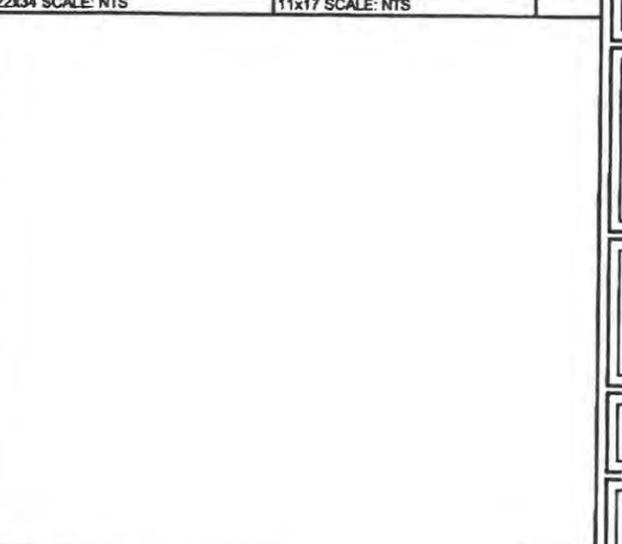
CADWELD DETAIL
22x34 SCALE: NTS | 11x17 SCALE: NTS



GROUND ROD DETAIL
22x34 SCALE: NTS | 11x17 SCALE: NTS



NOT USED
22x34 SCALE: NTS | 11x17 SCALE: NTS



NOT USED
22x34 SCALE: NTS | 11x17 SCALE: NTS

HYLUG CONNECTOR INSTALLATION INSTRUCTIONS:

1. SELECT PROPER HYLUG FOR THE WIRE SIZE USED.
2. STRIP CABLE OF INSULATION TO A LENGTH EQUAL TO THE BARREL OF THE CONNECTOR.
3. INSERT CABLE FULLY INTO CONNECTOR.
4. APPLY THE PROPER NUMBER OF CRIMPS AS SHOWN BY NUMBER OF COLORED BANDS.
5. CRIMP FROM TONGUE END OF CONNECTOR TOWARD CABLES FOR TERMINALS AND CENTER SPLICE TOWARD CABLE FOR BUTT SPLICES REQUIRING MORE THAN ONE CRIMP PER END.

HYLUG TYPE YGA CONNECTOR IS PRE-FILLED WITH PENETROX COMPOUND AND STRIP SEALED.
BURNDY HYDRAULIC DIE SET #U1CRT-1U11T.



PLANS PREPARED BY: **CORNERSTONE ENGINEERING, INC.**
16928 WOODVILLE-REDMOND RD NE, SUITE 210
WOODINVILLE, WA 98072
PHONE: 425.487.1732
EMAIL: ee@cornerstone-engr.com
WWW.CORNERSTONE-ENGR.COM

PROJECT INFO:
YA01
SELAH
2.3 MILES SOUTHEAST CRUSHER CANYON
SELAH, WA 98942
YAKIMA COUNTY

ISSUED FOR: **CONSTRUCTION**

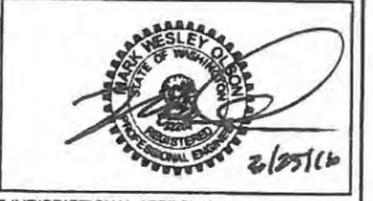
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DRAWING TITLE: **GROUNDING DETAILS**

DRAWING NUMBER: **E-1.1 5**

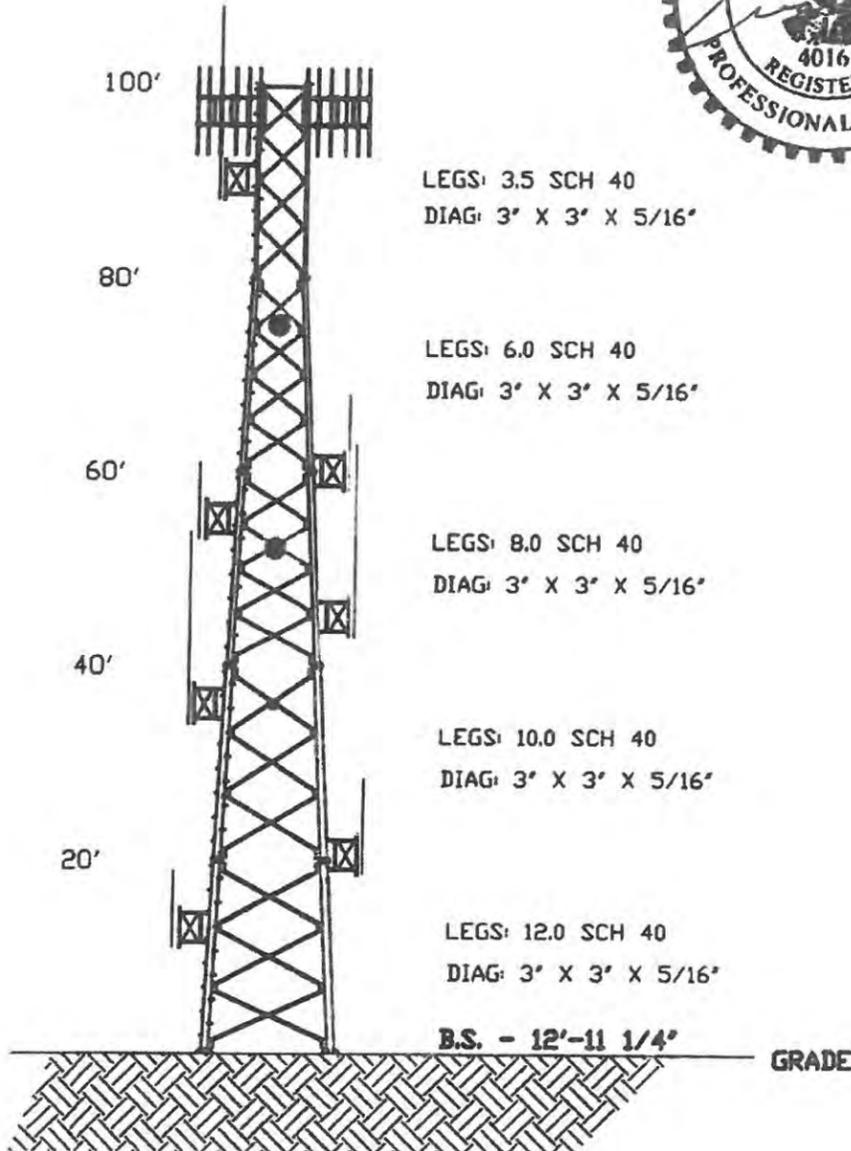
CEI JOB NUMBER: LTE 3C4C 14-13046

TOWER DESIGN LOADS:

- OPTION #1 - PROPOSED TOWER WITH
- PROPOSED ANTENNAS
- ANALYSIS PER TIA-222-G
- 85 MPH WIND & NO ICE
- 40 MPH WIND & 1/4" ICE
- STRUCTURAL CLASS III
- EXPOSURE CATEGORY C
- TOPOGRAPHIC CATEGORY 3
- CREST HEIGHT 686' FT
- YAKIMA COUNTY, WA

SITE INFORMATION:

- LATITUDE: 46° 37' 50.21" N
- LONGITUDE: 120° 32' 05.96" W
- LOOKOUT POINT RD
- SELAH, WA 98942



ELEV.	ITEM	RAD.	AZ.	LINE
100'	(3) 3' SIDEARMS			
100'	3" X 18' OMNI ANTENNA			1/2"
100'	3" X 6' OMNI ANTENNA			1/2"
100'	2" X 2' OMNI ANTENNA			1/4"
97'	(3) 14' EEI T-FRAMES			
97'	(18) 9442 RRH			
97'	(3) DC6-48 60-18-8F			(24x) 1 5/8"
97'	(12) TT08-19DB111-001 TMA			
97'	(15) BSA-M65-19R010-02			
97'	2" X 10' OMNI ANTENNA			1 5/8"
97'	3" X 18' OMNI ANTENNA			1 5/8"
95'	(2) 3' SIDEARMS			
95'	3" X 18' OMNI ANTENNA			1 5/8"
95'	2" X 10' OMNI ANTENNA			1 5/8"
90'	3' SIDEARM			
90'	20' 4-BAY DIPOLE			1/2"
75'	2' DISH	YES		1/4"
60'	3' SIDEARM			
60'	1' X 1' X 6' TMA			
60'	2' X 6' X 3' PANEL ANTENNA			1/4"
56'	3' SIDEARM			
56'	8' X 1' X 6' PANEL			1/4"
55'	3' SIDEARM			
55'	1' X 4' X 2' PANEL ANTENNA			1/4"
52'	2' DISH	YES		1/4"
50'	VHLP1-23			CAT 5
46'	3' SIDEARM			
46'	BMR10			7/8"
45'	3' SIDEARM			
45'	20' 1-BAY DIPOLE			LMR-400
37'	VHP2-180B-111			EW180
36'	3' SIDEARM			
36'	20' 2-BAY DIPOLE			1/2"
36'	1' HP DISH	YES		1/4"
35'	VHLPX2-18			CAT 5
26'	HP6-59	YES		LMR-400
25'	VHLP4-11			EW90
21'	3' SIDEARM			
21'	1' X 4' PANEL ANTENNA			1/4"
20'	VHL-P2-18			EW180, CNT-400
19'	3' SIDEARM			
19'	BMR10			7/8"
16'	VHLPX-4-18			EW90
13'	3' SIDEARM			
13'	2' X 8' OMNI ANTENNA			1/2"

NOTES:

1. TOWER DESIGNED ACCORDING TO TIA-222-G.
2. ANTENNA LOADS FROM MANUFACTURING SPECIFICATIONS AND ANDREWS BULLETIN 1015F.
3. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISION OF THE AMERICAN WELDING SOCIETY, A.W.S. D 1.1.
4. ALL TOWER MEMBERS SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. GALVANIZING SHALL CONFORM TO ASTM A123.
5. ALL BOLTS SHALL BE GALVANIZED ACCORDING TO THE STANDARD SPECIFICATION FOR ZINC COATING OF IRON AND STEEL HARDWARE, ASTM A153.
6. BOLTS
 - A. BOLTS IN TENSION ASTM A325
 - B. STEP BOLTS ASTM A307
7. ALL ITEMS MUST BE INVENTORIED AT THE TIME OF DELIVERY TO THE JOB SITE/STORAGE FACILITY. ANY SHORTAGES REPORTED AFTER THIS DELIVERY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR/OWNER

ANY PROBLEMS THAT OCCUR WITH SCHEDULING, TRANSPORTATION, DELIVERY, FOUNDATION INSTALLATION, ERECTION OR ANY ITEMS FURNISHED BY EEI MUST BE REPORTED IMMEDIATELY TO ALLOW EEI TIME TO TAKE CORRECTIVE MEASURES. EEI WILL MAKE EVERY EFFORT TO REPAIR/REPLACE NECESSARY ITEMS IN AN EXPEDITED MANNER AND/OR WILL PURSUE CORRECTIVE MEASURES IN THE MOST ECONOMICAL WAY POSSIBLE AT OUR DISCRETION. HOWEVER, UNDER NO CIRCUMSTANCES WILL EEI PAY FOR OR BE RESPONSIBLE FOR ANY DOWN TIME OR EXPENSES INCURRED DUE TO DOWN TIME.

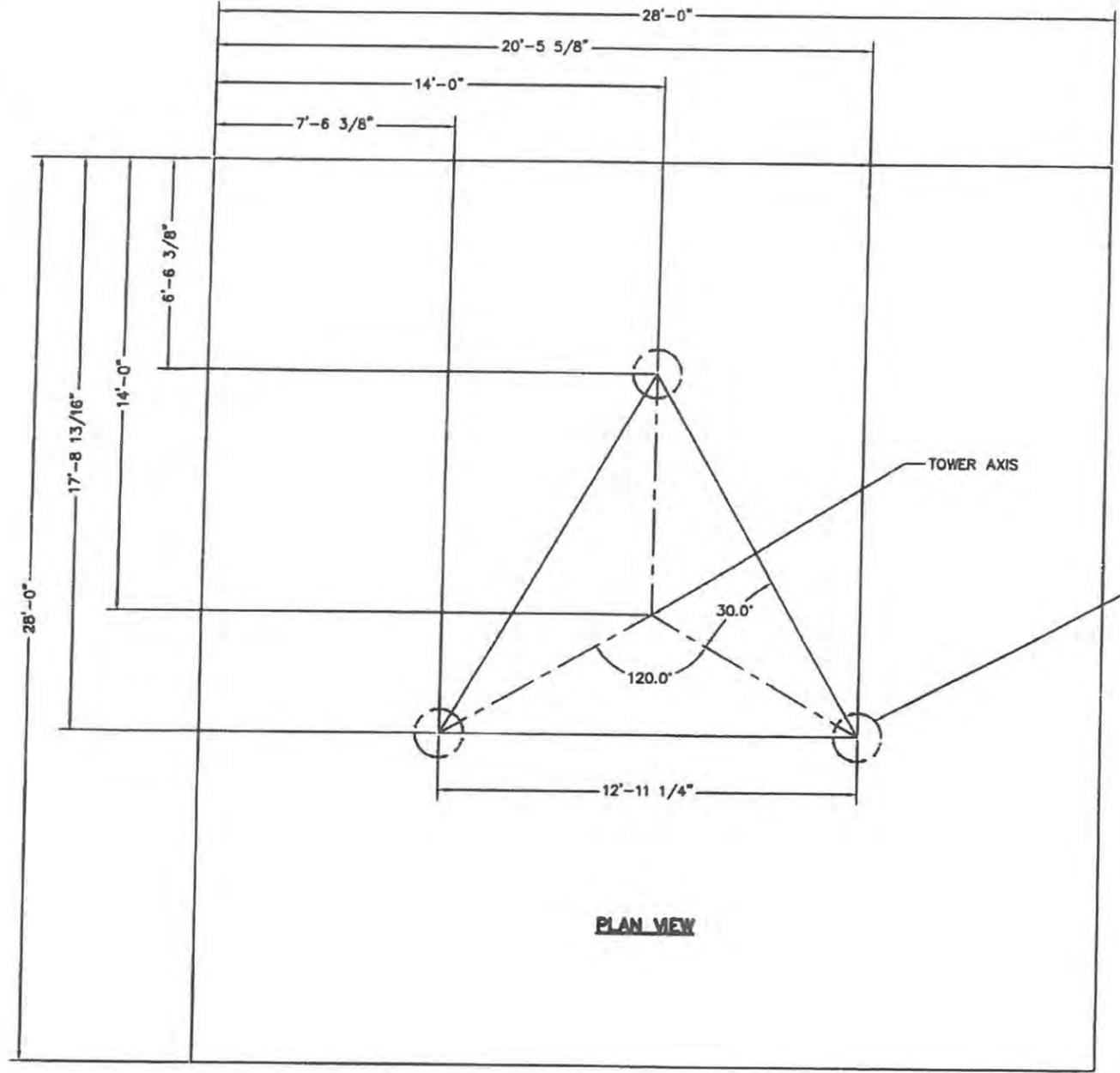
8. TOWER LEGS SHALL BE 50 KSI. ALL OTHER STEEL SHALL BE ASTM A36 MINIMUM.

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SITE: YA01 SELAH, WA

100' EHRESMANN SELF SUPPORTING TOWER	
EHRESMANN ENGINEERING, INC. CONSULTING ENGINEERS 4400 WEST 31ST STREET YANKTON, SD 57078 (605) 665-7532 (605) 665-9780	DATE: 07/31/15
	BY: TR
	CHECKED:
J.D. 94740	DWG # 94740-C1 SHT C1 OF

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PLAN VIEW

(12x) #1 1/4" ANCHOR BOLTS X 4'-0" LG - EVENLY SPACED ON A #17 7/8" BOLT CIRCLE

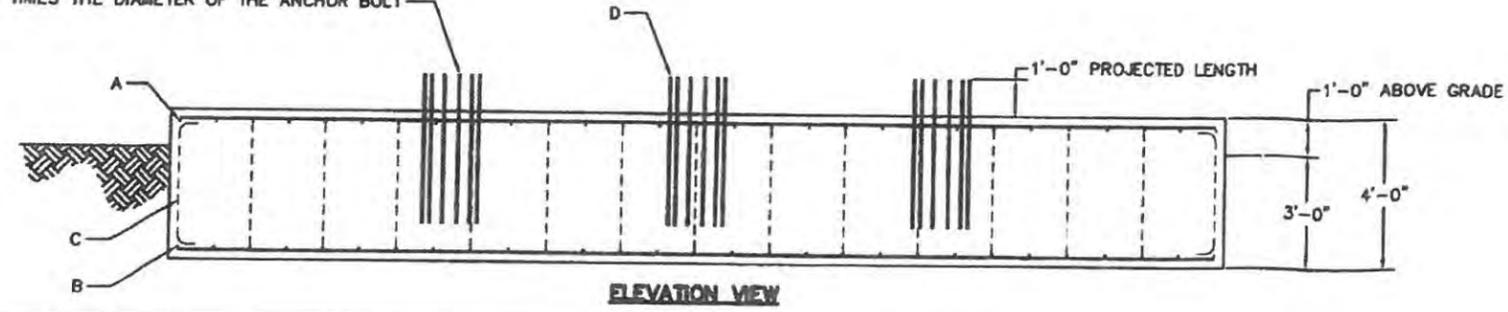
MATERIAL LIST				
ITEM	QTY	GRADE	DESCRIPTION	
A	58	60 KSI	#8 BARS (29x) EACH WAY (TOP)	27'-6"
B	58	60 KSI	#8 BARS (29x) EACH WAY (BOTTOM)	27'-6"
C	56	60 KSI	#6 BARS	6" 3'-2" 6"
D	36	105 KSI	1 1/4" # 105 KSI 4'-0" LONG AND 12" OF THREAD	4'-0"

QUANTITIES SHOWN ARE FOR ONE (1) SPREAD FOOTING FOUNDATION AS SHOWN.

NOTES:

- 1.) CONCRETE SHALL ATTAIN ULTIMATE COMPRESSION STRENGTH OF 4000 PSI AT 28 DAYS.
- 2.) REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE SPECIFICATIONS.
- 3.) 3" MINIMUM CONCRETE COVER ON ALL REINFORCING STEEL.
- 4.) SIDES OF EXCAVATIONS MAY REQUIRE TO BE BRACED OR SLOPED BACK AS REQUIRED FOR STABILITY AND IN ACCORDANCE WITH ALL APPLICABLE SAFETY REGULATIONS.
- 5.) DESIGN BASED ON SOILS REPORT BY MORRISON HERSHFIELD CORPORATION; DATED APRIL 1, 2013; PROJECT NO. 10623-A SELAH. CONTRACTOR TO REVIEW SOILS REPORT FOR POSSIBLE SPECIAL INSTRUCTIONS BY GEOTECHNICAL ENGINEERS.
- 6.) REINFORCING STEEL MEMBERS ARE TO BE EVENLY SPACED.
- 7.) STEEL AND CONCRETE QUANTITIES SHOWN ARE TOTAL FOR ONE SPREAD FOUNDATION AS SHOWN.
- 8.) IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PRACTICES AND PROCEDURES UTILIZED DURING WORK REQUIRED ON THE FOUNDATION DO NOT ENDANGER THE SAFETY OF ANY PERSONNEL NOT THE STRUCTURAL INTEGRITY OF THE FOUNDATION.
- 9.) ALL BACK FILL TO BE PLACED IN 6" LIFTS AND COMPACTED TO ASTM D-1557 STANDARDS.
- 10.) EXPOSED EDGES OF FOUNDATION TO BE CHAMFERED 1" X 45°.
- 11.) ACI STANDARDS APPLY TO BENDING REINFORCING STEEL (ACI 318-LATEST EDITION SECTION 7.2)
- 12.) USE STEEL TEMPLATES PROVIDED BY EEI FOR PROPER ANCHOR BOLT PLACEMENT.
- 13.) REFERENCE EEI "TERMS AND CONDITIONS RELATED TO SALES" AND "ANCHOR ROD TIGHTENING" SHEETS FOR ADDITIONAL NOTES.

THE CLEAR DISTANCE FROM THE TOP OF CONCRETE TO THE BOTTOM LEVELING NUT IS NOT TO EXCEED 1.0 TIMES THE DIAMETER OF THE ANCHOR BOLT



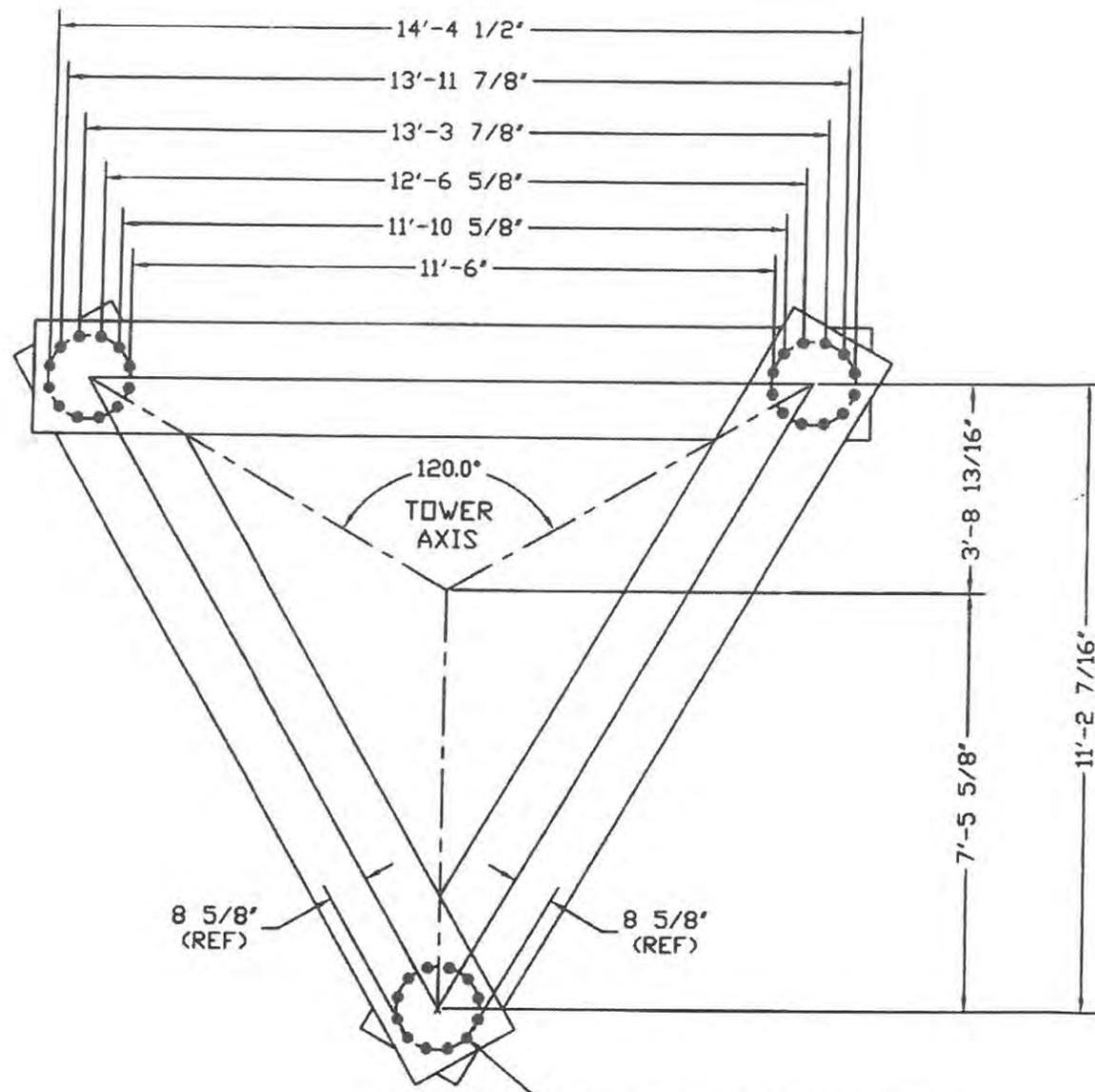
ELEVATION VIEW

DESIGN REACTIONS:

TOTAL SHEAR = 68.641 KIPS
 MAX. UPLIFT PER LEG = 352.276 KIPS
 MAX. COMP. PER LEG = 382.585 KIPS
 OVERTURNING MOMENT = 4168.973 FT KIPS
 CONCRETE QTY = 116.15 CU YDS

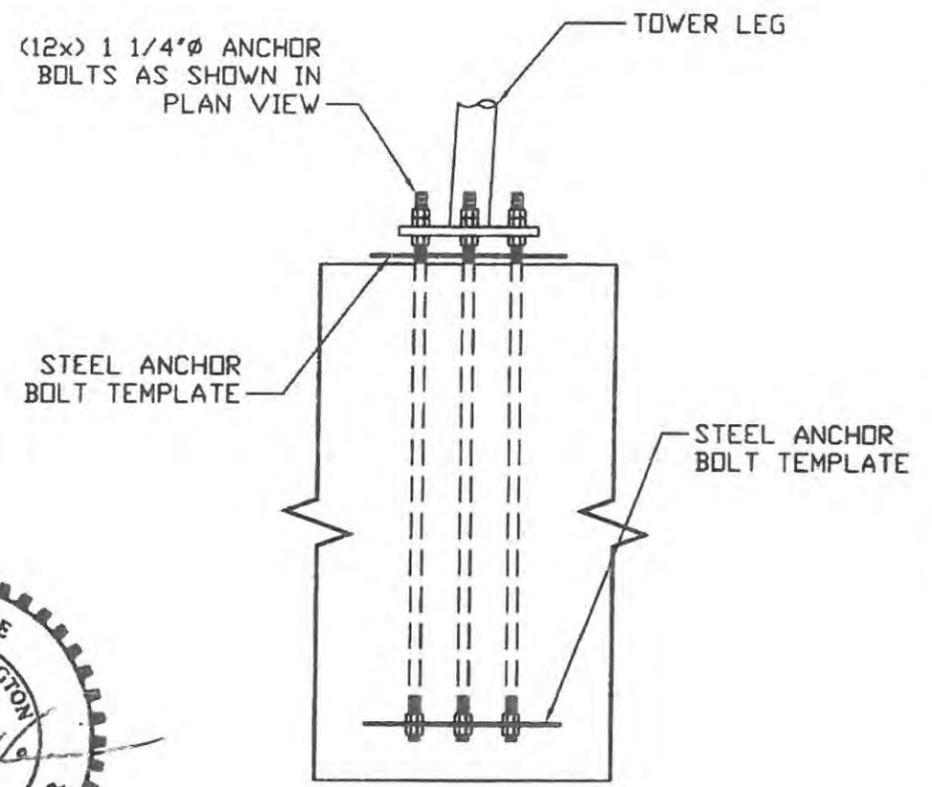
SITE: YA01 SELAH, WA

SPREAD FOOTING FOUNDATION 100' EEI SSTA	
EHRESMANN ENGINEERING, INC. CONSULTING ENGINEERS 4400 WEST 31st. STREET YANKTON, SD 57078 (605) 665-7532 (605) 665-9780	DATE: 07/31/15
	BY: TR
	CHECKED:
J.O. 94740	DWG # 94740E01 SHT E01 OF



TYPICAL PLAN VIEW ANCHOR BOLTS

(12x) 1 1/4"Ø ANCHOR BOLTS
USE STEEL ANCHOR BOLT
TEMPLATES, FURNISHED BY
EEI TO CORRECTLY PLACE
ANCHOR BOLTS IN PIERS.



BASE PLATE SETTING

- NOTES:**
- 1.) SET ANCHOR BOLTS IN TEMPLATE AND EMBED IN FRESH CONCRETE.
 - 2.) AFTER CONCRETE HAS SET REMOVE TOP TEMPLATE.
 - 3.) SET TOWER IN PLACE USING LEVELING NUTS TO PLUMB TOWER.



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SITE: YA01 SELAH, WA

FOUNDATION AND TEMPLATES	
EHRESMANN ENGINEERING, INC. CONSULTING ENGINEERS 4400 WEST 31st. STREET YANKTON, SD 57078 (605) 665-7532 (605) 665-9780	DATE: 07/31/15
	BY: TR
	CHECKED:
J.D. 94740	DVG # 94740E02 SHT E02 OF

Durant, Thomas

From: Christine Contreras <CContreras@rykaconsulting.com>
Sent: Monday, February 15, 2016 6:55 AM
To: Durant, Thomas; Graziano, Cindy
Cc: Groo, Caprise
Subject: RE: Variance and Building Permit for YA01 LTE 3C
Attachments: FW: AT&T Cell Site YA01 Selah: Proposed Tower Replacement

Hi Thomas,

Please also see the attached email, from our City of Yakima Landlord. It appears the second parcel listed on my application (18131113004) and the plans is the where the existing tower and proposed are located.

Let me know if you have any other questions!

Thank you,

Christine Contreras

RYKA CONSULTING

206.523.1941 Office

425.351.3392 Cell

206.260.7930 Fax

ccontreras@rykaconsulting.com

918 South Horton Street Suite 1002, Seattle, WA 98134

VISIT OUR REVAMPED WEBSITE

www.rykaconsulting.com



From: Christine Contreras
Sent: Friday, February 12, 2016 2:12 PM
To: 'Durant, Thomas'; Graziano, Cindy
Cc: Groo, Caprise
Subject: RE: Variance and Building Permit for YA01 LTE 3C

Hi Thomas,

Please my responses in red below and let me know if this answers all of your questions:

Christine Contreras

RYKA CONSULTING

206.523.1941 Office

425.351.3392 Cell

206.260.7930 Fax

ccontreras@rykaconsulting.com

918 South Horton Street Suite 1002, Seattle, WA 98134

VISIT OUR REVAMPED WEBSITE

www.rykaconsulting.com



From: Durant, Thomas [<mailto:tdurant@ci.selah.wa.us>]
Sent: Friday, February 12, 2016 12:30 PM
To: Christine Contreras; Graziano, Cindy
Cc: Groo, Caprise
Subject: RE: Variance and Building Permit for YA01 LTE 3C

Christine:

Your payment was receipted Feb 5, which starts the clock for the steps we have to take in processing the application.

I am doing the review for complete application and have a couple of questions.

County Assessor records show that the Schwerdtfeger Trust sold parcel 181311-13005 to Forbes Mercy on 12/8/2015. My assumption is that the lease and sublease gives your clients the legal right to do this project, which is the reason that neither of the property owners signed the application. But I wanted you to be aware of the change in ownership so that if it has any affect, you can respond to it. What I don't want to have happen is for Mr. Mercy to appear at the hearing and claim that you don't have the right to do this. Also, if you think the Assessor's record is wrong. It is not common, but it happens. **AT&T leases tower and ground space from the City of Yakima. The City of Yakima leases the ground space from the underlying property owner and they are working with them right now to execute a new Agreement, to show the new tower location and revise the terms of the Agreement. Our contact with the City of Yakima is Wayne Wantland, Information Technology Manager, with the City of Yakima. His phone number is (509) 575-6048, if you need to speak with him directly as well. AT&T is also working with the City of Yakima to re-paper our existing lease for a new Agreement to account for the new tower location and new terms (leases attached). The City of Yakima has equipment on the current tower, in addition to AT&T's existing equipment. The Amendment currently routing, that has been approved by the City, is to build the new tower in a new location and once construction is complete, AT&T and the City will move their equipment over to the new tower. The old tower will be dismantled in a condition that leaves it reusable, per the request of the City of Yakima. All parties have agreed to the new tower, location, and removing the old tower.**

Secondly, we weren't aware that you were going to relocate the new tower on the site. We assume that doing so is necessary to prevent a lapse in service while construction is taking place. Could you confirm that is the case, and that you recognize this action will not give you the authority to locate a new tower at the old tower site? **Yes, the reason we are building the new tower in a new location is so that we do not have significant down time. The City of Yakima and AT&T have both Agreed to this.**

If you can confirm these items, or let me know if I am misinterpreting the application materials in any way, we can proceed to making the complete application call and schedule the hearing. The next available date for the Planning Commission is Tuesday, March 15 (the commission meets at 5:30 PM). I think that date is achievable for this action. **If you deem my answers sufficient, please add AT&T's proposal to the next Planning Commission meeting, on March 15th.**

I look forward to hearing from you.

Thomas R Durant
Community Planner

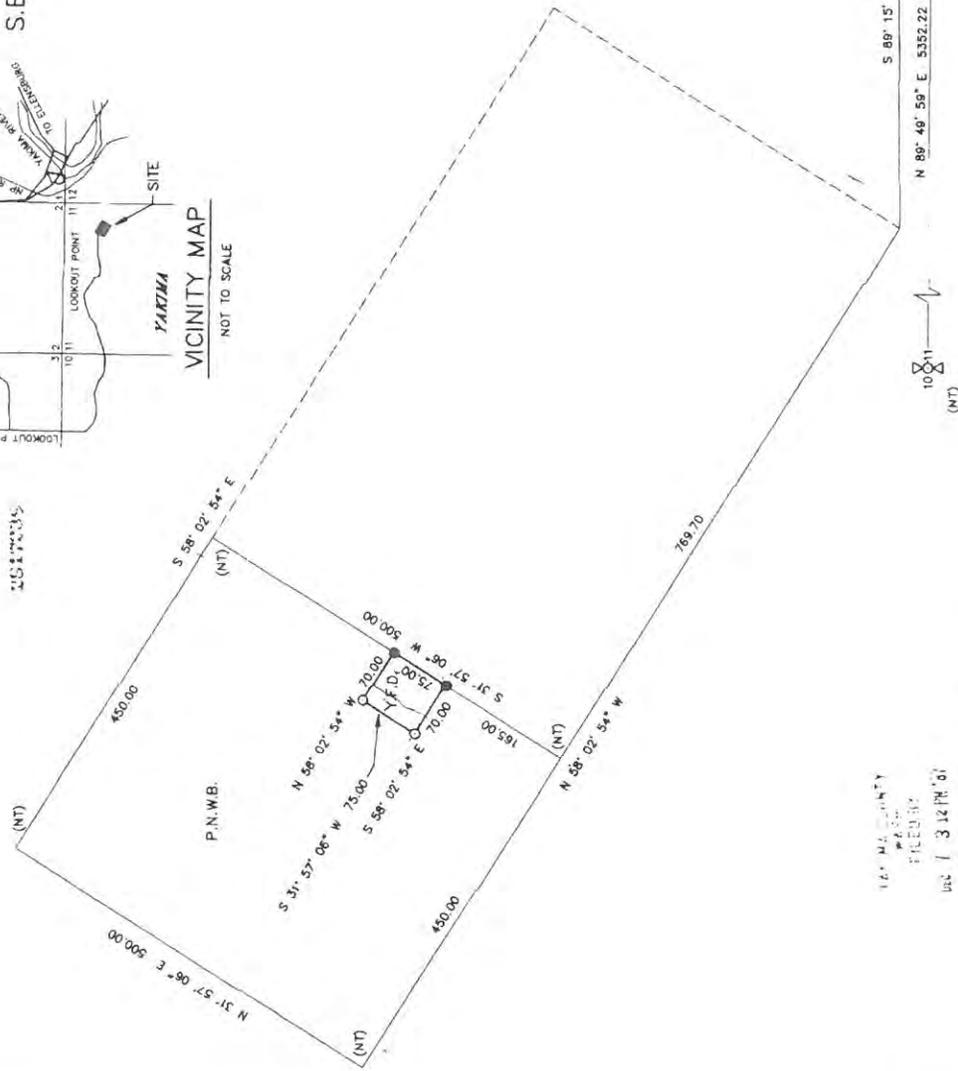
From: Christine Contreras [<mailto:CContreras@rykaconsulting.com>]
Sent: Friday, February 12, 2016 8:58 AM
To: Graziano, Cindy
Cc: Durant, Thomas; Groo, Caprise
Subject: RE: Variance and Building Permit for YA01 LTE 3C

Great, thank you!

RECORD SURVEY NO. 44-02

S.E. 1/4, N.E. 1/4, SEC. 11, T.13 N., R.18 E., W.M.
YAKIMA COUNTY, WASHINGTON

2817236



DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER, OF THE NORTHEAST QUARTER, OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., YAKIMA COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 11, AS SHOWN ON A RECORD SURVEY, FILED UNDER AUDITORS FILE NUMBER 2752846, AND RECORDED IN BOOK 39 OF SURVEYS, AT PAGE 90, RECORDS OF YAKIMA COUNTY AUDITOR; THENCE NORTH 0° 35' 47\"

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MOVE THE NORTHWEST LINE OF THE YAKIMA FIRE DEPARTMENT PARCEL 20 FEET TO THE NORTHWEST, AND IS SUPPLEMENTAL TO THE SURVEY RECORDED IN BOOK 39 AT PAGE 90.

LEGEND

- = FOUND 1/2" REBAR
- = SET 1/2" REBAR
- = NOT TIED THIS SURVEY



SCALE 1" = 100'
BASIS OF BEARING
R.S. BOOK 39 PG. 90

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 7 DAY OF APRIL 1987 AT 10:15 AM AND RECORDED AT THE REQUEST OF ROBERT H. STRATTON, P.L.S.
YAKIMA COUNTY AUDITOR INDEX NO. _____ FEE NO. _____

SURVEYOR'S CERTIFICATE

I, ROBERT H. STRATTON, A LICENSED LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE SURVEY RECORDING ACT OF 1973, AT THE REQUEST OF YAKIMA FIRE DEPT., AND ALL BEARINGS AND DISTANCES ARE CORRECT.
ROBERT H. STRATTON LS 14120 DATE 3/24/87

SURVEY FOR

Y.F.D. & P.N.W.B.
SELAH, WASHINGTON
RE # 929

BOB STRATTON SURVEYING
1350 GRANDRIDGE BLVD, SUITE 101A
KENNEWICK, WASHINGTON 99336
(509) 735-7364

DRAWN BY: D.S. JOB # 866
DATE: 12/1/87 SH. 1 OF 1
YFD.DWG



44-02

NE COR, SEC 11
 2" BRASS CAP IN CONC
 ON ROCK OUTCROPPING FND
 LS #9623
 SEE LCR 2M-792

1/4 COR, SEC 11
 2" ALUM CAP FND
 LS #16909

SE COR, SEC 11
 2" ALUM CAP IN CASE FND
 LS #21607, DATED 2014
 SEE LCR 785294

LEGAL DESCRIPTION

THAT PORTION OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., DESCRIBED AS FOLLOWS:

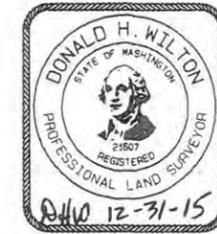
BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 11, 2594.5 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WEST 568.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 57°11' WEST, 769.7 FEET; THENCE NORTH 32°49' EAST, 500 FEET; THENCE SOUTH 57°11' EAST, 769.7 FEET; THENCE SOUTH 32°49' WEST, 500 FEET TO THE POINT OF BEGINNING.

NOTES

1. X DENOTES EXISTING FENCE
2. ○ DENOTES 1/2" REBAR WITH CAP NUMBER 21607 SET
3. ● DENOTES REBAR FOUND AS NOTED
4. — DENOTES ANCHOR
5. □ PP DENOTES POWER POLE
6. () DENOTES BEARING AND/OR DISTANCE FROM LEGAL DESCRIPTION
7. [] DENOTES BEARING AND/OR DISTANCE FROM R05 39-90
8. BOUNDARY PREVIOUSLY SURVEYED AND RECORDED IN BOOK 39 OF SURVEYS, PAGE 90, RECORDS OF YAKIMA COUNTY, WASHINGTON. SEE SAID SURVEY FOR FURTHER INFORMATION.
9. BEARINGS SHOWN ARE ON ASSUMED DATUM RELATIVE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M. BEING NORTH 0°06'00" EAST.
10. SURVEY PERFORMED WITH A SPECTRA PRECISION SP80 GNSS RECEIVER USING REAL TIME KINEMATIC PROCEDURES. MEASUREMENTS SHOWN HEREON ARE GROUND DISTANCES.
11. MONUMENTS SHOWN HEREON AS FOUND (FND) WERE VISITED IN OCTOBER 2015.
12. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY ENCUMBER OR BE APPURTENANT TO THE PARCEL SURVEYED.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF FORBES MERCY IN OCTOBER 2015.



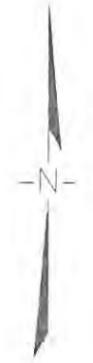
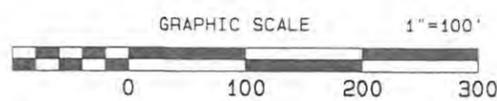
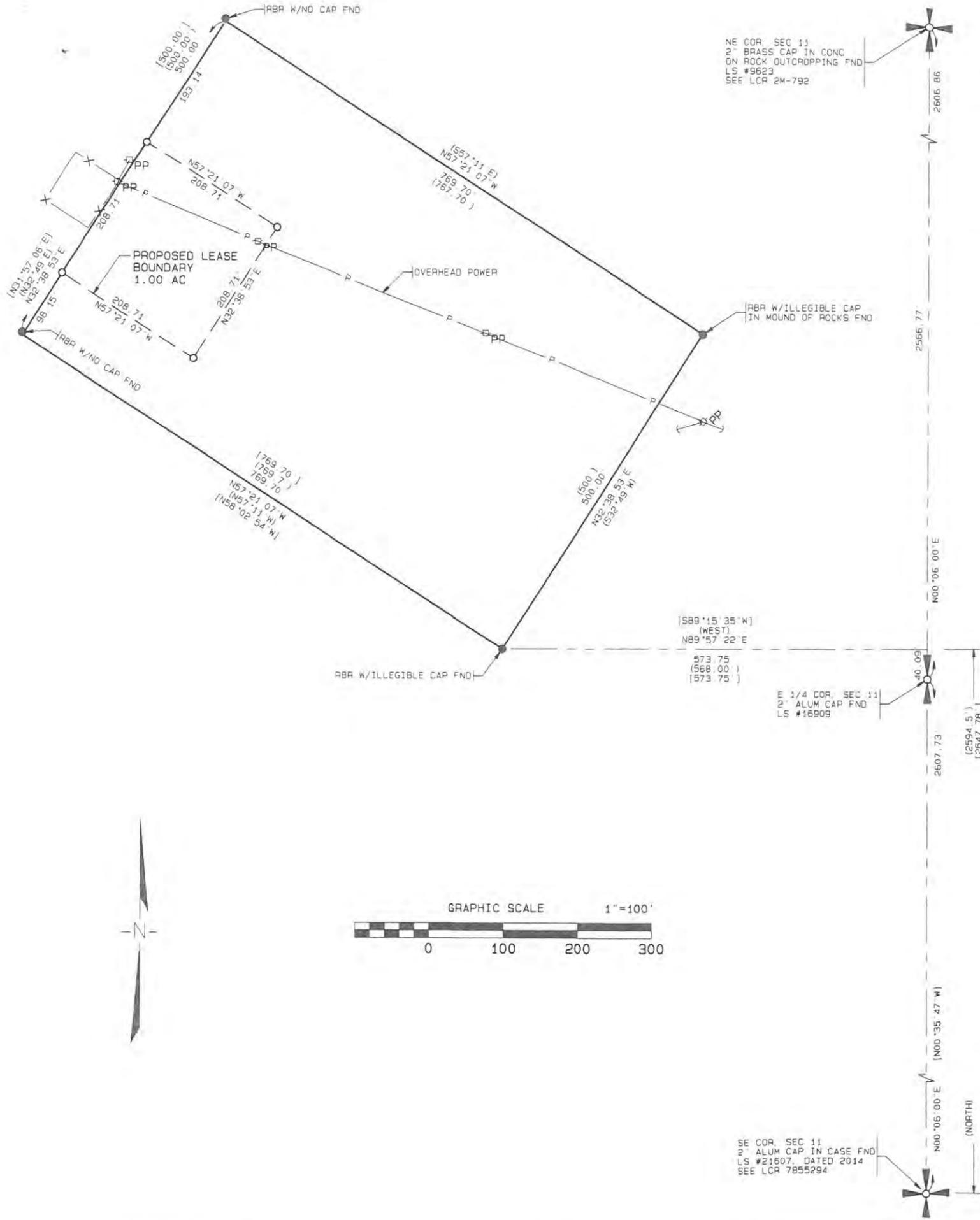
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 31 DAY OF December 2015 AT
ID:DDA AS SURVEY NUMBER 7896107 AT THE REQUEST

OF DON WILTON SURVEYING
 Charles Ross BY DEPUTY

DON WILTON SURVEYING PO BOX 2275 YAKIMA, WA 98907		509-454-8195
DRAWN OCT 5, 2015 DATE DRAWN OCT 2, 2015 SURVEY DATE 1 OF 1 SHEET	BOUNDARY SURVEY FOR FORBES MERCY SELAH, WA	JOB NO. 15072 T 13 N, R 18 EWM

SUR 7896107





WASHINGTON DEPARTMENT OF FISH AND WILDLIFE PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPlusPublic
REPORT DATE: 02/12/2016 10:47

Query ID: P160212104708

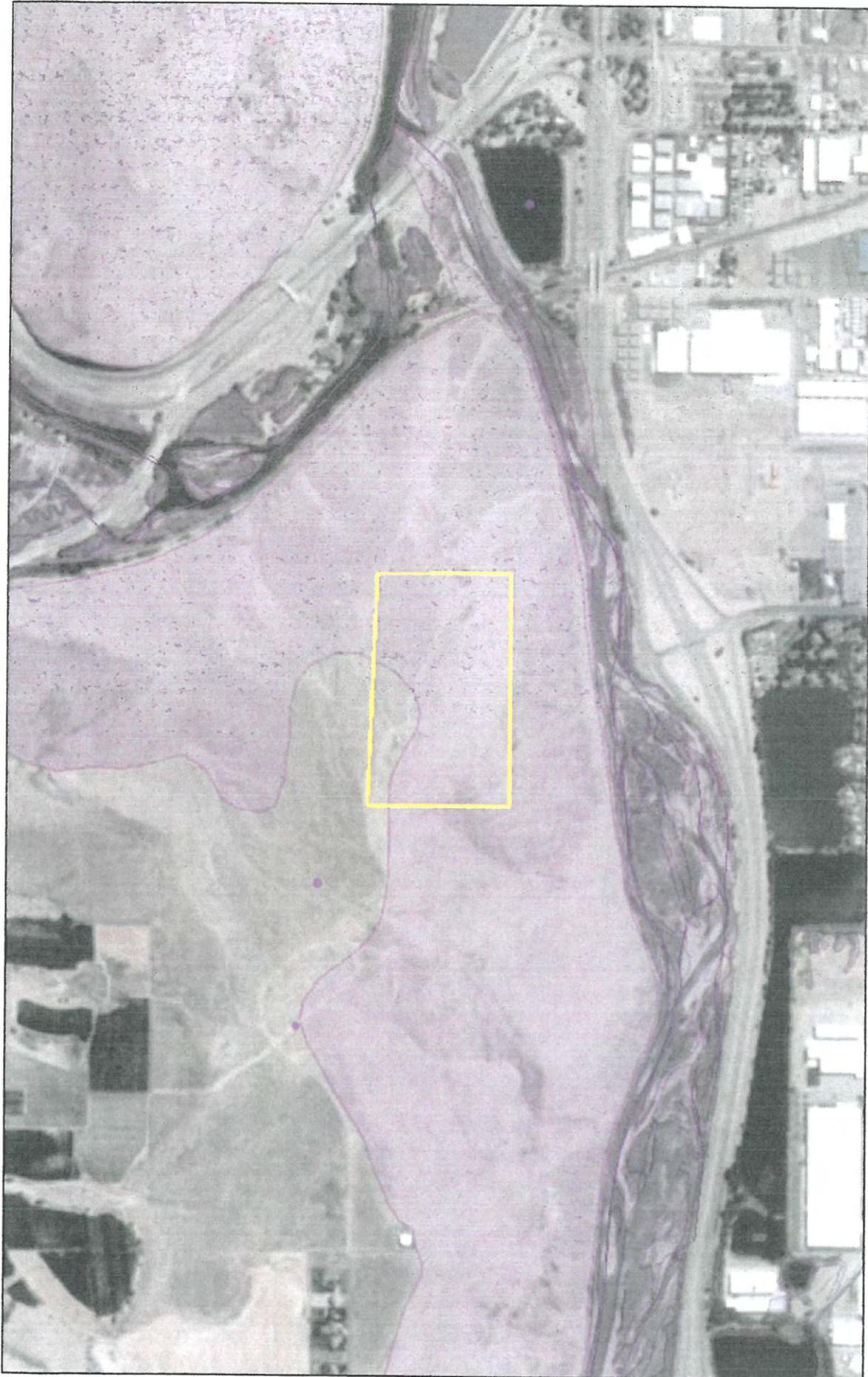


Common Name Scientific Name	Site Name Source Dataset Source Record Source Date	Priority Area Occurrence Type More Information (URL) Mgmt Recommendations	Accuracy	Federal Status State Status PHS Listing Status	Sensitive Data Resolution	Source Entity Geometry Type
Shrub-steppe	LOOKOUT POINT PHSREGION 901728	Terrestrial Habitat N/A	1/4 mile (Quarter)	N/A N/A	N AS MAPPED	WA Dept. of Fish and Wildlife Polygons
PHS LISTED						

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

02/12/2016 10:47

WDFW Test Map



February 12, 2016

- PHS Report Clip Area
- AS MAPPED
- TOWNSHIP
- PT
- SECTION
- QTR-TWP
- LN



Durant, Thomas

From: Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Sent: Wednesday, March 02, 2016 4:08 PM
To: Durant, Thomas
Subject: RE: Communication Tower Lookout Point Selah

Thomas,
Forbes Mercy asked a similar question of this area last year, I don't know if this is his application that you are reviewing or not. I'm copying my email response to him from October 9, 2015 below as the same response would pretty much apply to this one.

Thanks for checking.

Scott

Scott Downes
Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

Mr. Mercy,
We appreciate that you provided us advanced opportunity to review and comment on your proposed radio tower on Lookout Point near Selah Gap. I reviewed our records in that area and while the area is mapped as a shrub-steppe area of concern, it is somewhat isolated from other shrub-steppe habitat and bordered by other development. Thus, I do not believe that your facility is likely to have much additional cumulative impact from what is already there, especially since you are co-locating your tower near existing towers. While parts of this shrub-steppe area have burned in the recent past, it continues to provide habitat for wildlife moving between Selah Gap, the riparian corridors near the streams, and areas further east and west. WDFW would like to see efforts to reduce the overall footprint to the maximum extent possible and minimize fire risk. Perhaps this has already occurred, but if not consider trying to place the tower as near to the other two existing towers as possible to reduce further impacts to habitat.

Spread of invasive weeds and fire issues are a concern. We would like to see management practices (revegetation of disturbed soils using native plant species) applied to reduce the spread of noxious, invasive weeds in this area and fire safety practices to ensure that construction and maintenance of the tower does not lead to increase fire risk for the shrub-steppe surrounding the site.

I'm happy to answer additional questions that you may have.

Thanks,

Scott



Scott Downes

Fish & Wildlife Habitat Biologist
Washington Department of Fish and Wildlife
Region 3 Habitat Program
1701 South 24th Ave
Yakima, WA 98902-5720
Scott.Downes@dfw.wa.gov
Office-509-457-9307
Cell-509-607-3578

From: Durant, Thomas [<mailto:tdurant@ci.selah.wa.us>]
Sent: Wednesday, March 02, 2016 11:24 AM
To: Downes, Scott G (DFW)
Subject: Communication Tower Lookout Point Selah

Scott

Eric Bartrand referred me to you. Selah is processing an application to replace an existing 100' communication tower on Lookout Point with a tower of similar height and dimension in the same fenced area but about 50 feet away. It appears to be very near a PHS area labeled shrub-steppe. Do you have any comments or concerns about this?

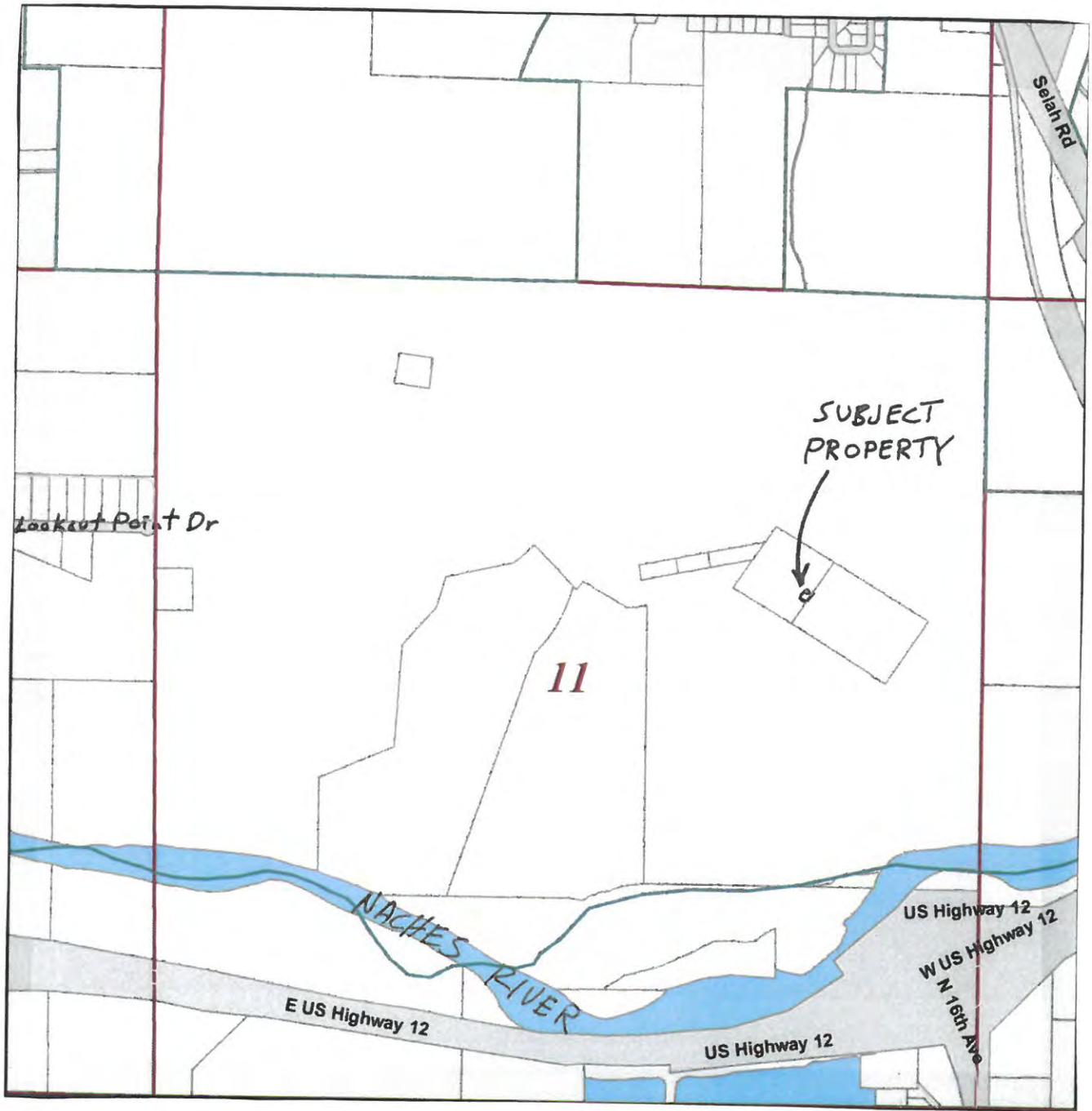
This is scheduled to go to the Planning Commission in two weeks. I apologize for the short notice, but it is exempt under SEPA as the replacement of an existing communication tower.

If you need more specifics, let me know.

Thank you

Thomas R Durant

Phone: 698-7365, if you call ask for either me or Harmit Bedi.



SUBJECT PROPERTY

SCALE: 1" = 1,000'

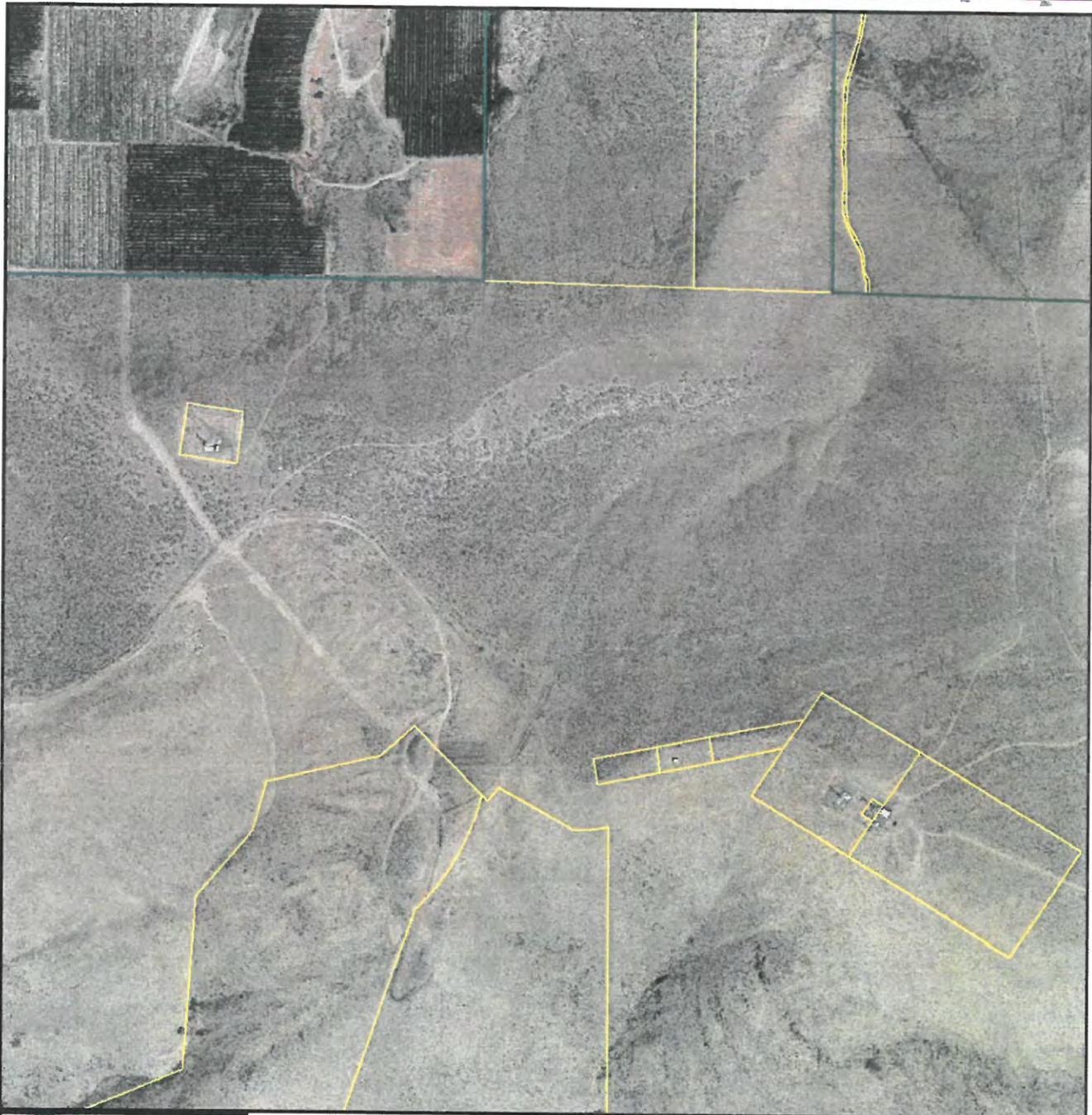
APPLICATION: Height Variance for Communication Tower

APPLICANT: NEW CINGULAR WIRELESS/AT&T MOBILITY/ RYKA



Yakima County GIS - Washington Land Information Portal

[Print Map]
[Close Map]



Map Center: **Range: 18 Township: 13 Section: 11**

2015 Ortho Photography

-  City Limits
-  Sections

WWW.YAKIMAP.COM
 Yakima County GIS
 128 N 2nd Street
 Yakima, WA 98901
 (509)574-2992

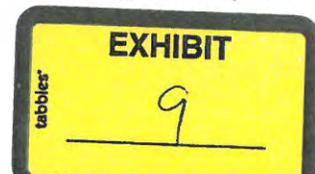


One Inch = 600 Feet

Feet 250 500 750 1000

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

Copyright (C) Yakima County GIS



**NOTICE OF DEVELOPMENT APPLICATION
OPPORTUNITY TO PROVIDE COMMENTS
NOTICE OF PLANNING COMMISSION OPEN RECORD
PUBLIC HEARING**

File No. 915.95.16-01 – New Cingular Wireless PCS, LLC / AT&T Mobility / Ryka Consulting Notice of Application.

Application: On February 5, 2016 the City of Selah Planning Department received a Variance application for a communication tower in the One-Family Residential (R-1) zone from New Cingular Wireless PCS, LLC / AT&T Mobility – on behalf of Ryka Consulting – Christine Contreras, 918 S. Horton St, Suite 1002, Seattle, WA 98134. The application was determined complete for processing on February 24, 2016. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Project Description Replace an existing 100 foot +/- high wireless communication tower with a new 101 foot tower. The facility is an existing Class 3 Use under SMC 10.02.050(C) but as a non-conforming structure (SMC 10.36.020) a variance is required for the tower to exceed the 35 foot height limitation of the R-1 zone. The new tower is to be located approximately 50 feet away from the existing tower location within the existing fenced area of the communication facility.

Location: On the summit of the ridge about 4,200 feet east of the east end of Lookout Point Drive in the City of Selah. (Yakima County Assessor Parcel Number: 181311-13004).

Environmental Review: The City of Selah, as the lead agency for this proposal under the State Environmental Policy Act (SEPA) has determined that the proposal is categorically exempt from SEPA under WAC 197-11-800(25).

Request for Written Comments on the Proposal Written comments concerning the proposed application will be accepted during the public comment period that ends at 5:00 p.m. on March 11, 2016. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax at 1 (509) 698-7372 or by e-mail at tdurant@ci.selah.wa.us. Reference a file number stated in this notice or "New Cingular Wireless/AT&T Mobility" in your correspondence.

Open Record Public Hearing Notice is hereby given that on Tuesday, March 15, 2016 commencing at 5:30 P.M., or as soon thereafter as practical, the City of Selah Planning Commission will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA on the Class 3 Use. All interested persons may appear and provide testimony on the application. SMC 21.09.030 and SMC 10.06.040 are pertinent to the hearing procedure. At the conclusion of the public hearing the Planning Commission will consider the matter and issue a recommendation to the City Council for approval, approval with conditions, or denial of the Variance application.

Application information including plans and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Dated this 26th day of February 2016.

/s/ Thomas R. Durant, Community Planner

(625300) February 26, 2016



Courtesy of Yakima Herald-Republic

**CITY OF SELAH
AFFIDAVIT OF MAILING**

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

I, Caprise Groo, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 26 day of Feb, 2016 caused to be mailed, 8 envelopes, containing a true and correct copy of a Notice of Variance Application File 915.95.16-01. Said envelopes mailed from Selah, WA. with the correct first class postage and addressed to the owners of property listed by the Yakima County Treasurer as being the legal owners of real property located within 600 feet of the proposal.

A listing of the interested parties to whom notice has been mailed is contained in file 915.95.16-01.

Caprise Groo

Caprise Groo

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

On this day personally appeared before me Caprise Groo to me known to be the individual referenced herein and who caused to be mailed the Notice of Variance Application File 915.95.16-01.

Given under my hand and official seal this 26th day of February, 2016.

Cynthia L Graziano

Cynthia L Graziano

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires 7/14/18.



CITY OF SELAH



ADMINISTRATIVE ADJUSTMENT APPLICATION

Assigned File No. _____

APPLICATION REQUIREMENTS (print or type information)

Date Submitted/Received By: _____

- Non-Refundable Application Fee
- Site Plan (one copy, B&W, drawn to scale, max. size 11" x 17")

THE APPLICATION AND REQUIRED SUBMITTALS MUST BE COMPLETED AND SUBMITTED BEFORE THE APPLICATION IS ACCEPTED AS COMPLETE BY THE CITY.

APPLICANT'S NAME: New Cingular Wireless PCS LLC (AT&T Mobility)
Contact: Jennifer Taylor with Ryka Consulting

APPLICANT'S ADDRESS: c/o Ryka Consulting

918 S Horton St #1002 Seattle, WA 98134

Jennifer Taylor
Signature

TELEPHONE: (work) 206-228-2127 (home) _____

NAME OF LEGAL PROPERTY OWNER: ELL TEL Wireless
(If different from applicant)

ADDRESS: _____

See lease previously submitted
Signature

TELEPHONE: (work) _____ (home) _____

Tax Parcel # 181311-13004 Legal description of property: _____

See Sheet A-1 of Site Plan

(attach if lengthy)

Zoning Classification: R-1 Comprehensive plan designation: Low Density Residential



**NOTICE OF DEVELOPMENT APPLICATION (REVISED)
OPPORTUNITY TO PROVIDE COMMENTS
NOTICE OF CONTINUED PLANNING COMMISSION OPEN
RECORD PUBLIC HEARING**

File No. 915.95.16-01 – New Cingular Wireless PCS, LLC / AT&T Mobility / Ryka Consulting Notice of Application.

Application: On February 5, 2016 the City of Selah Planning Department received a Variance application for a communication tower in the One-Family Residential (R-1) zone from New Cingular Wireless PCS, LLC / AT&T Mobility – on behalf of Ryka Consulting – Christine Contreras, 918 S. Horton St, Suite 1002, Seattle, WA 98134. The application was determined complete for processing on February 24, 2016. The decision on this application will be made within one-hundred twenty days of the determination of complete application.

Application Revision: On March 29, 2016 the applicant revised the application to include a request for administrative adjustment of the 20-foot rear setback standard of the R-1 zone. The tower is proposed to be located 9 1/2 feet and 14 1/2 feet from the south and east property lines respectively.

Project Description Replace an existing 100 foot +/- high wireless communication tower with a new 101 foot tower. The facility is an existing Class 3 Use under SMC 10.02.050(C) but as a non-conforming structure (SMC 10.36.020) a variance is required for the tower to exceed the 35 foot height limitation of the R-1 zone. The new tower is to be located approximately 50 feet away from the existing tower location within the existing fenced area of the communication facility.

Location: On the summit of the ridge about 4,200 feet east of the east end of Lookout Point Drive in the City of Selah. (Yakima County Assessor Parcel Number: 181311-13004).

Environmental Review: The City of Selah, as the lead agency for this proposal under the State Environmental Policy Act (SEPA) has determined that the proposal is categorically exempt from SEPA under WAC 197-11-800(25).

Request for Written Comments on the Proposal Written comments concerning the proposed application will be accepted during the public comment period that ends at 5:00 p.m. on May 6, 2016. You may mail your comments to Selah Planning Department, 222 So. Rushmore Road, Selah, WA 98942, send them by fax at 1 (509) 698-7372 or by e-mail at hbedi@ci.selah.wa.us. Reference a file number stated in this notice or "New Cingular Wireless/AT&T Mobility" in your correspondence.

Open Record Public Hearing Notice is hereby given that on Tuesday, May 17, 2016 commencing at 5:30 P.M., or as soon thereafter as practical, the City of Selah Planning Commission will conduct an open record public hearing in the Council Chambers, Selah City Hall, 115 W. Naches Ave. Selah, WA on the proposed variance and administrative adjustment. All interested persons may appear and provide testimony on the application. SMC 21.09.030 is pertinent to the hearing procedure. At the conclusion of the public hearing the Planning Commission will consider the matter and issue a decision for approval, approval with conditions, or denial of the variance and administrative adjustment applications.

Application information including plans and maps detailing the proposal are available during regular business hours at the Planning Department at 222 South Rushmore Road, Selah, Washington 98942. The staff report will be available approximately one week before the hearing. Contact the Planning Department with project, procedural or environmental questions.

Dated this 11th day of April 2016.

/s/ Harmit Bedi, City Planner

(636987) April 11, 2016



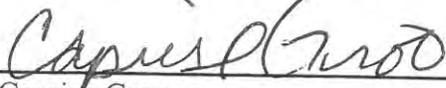
**CITY OF SELAH
AFFIDAVIT OF MAILING**

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

I, Caprise Groo, being first duly sworn on oath dispose and says:

I am an employee of the City of Selah, 222 South Rushmore Road, Selah, Washington; that I did on the 11th day of April, 2016 caused to be mailed, 8 envelopes, containing a true and correct copy of a Notice of Variance Application File 915.95.16-01. Said envelopes mailed from Selah, WA. with the correct first class postage and addressed to the owners of property listed by the Yakima County Treasurer as being the legal owners of real property located within 600 feet of the proposal.

A listing of the interested parties to whom notice has been mailed is contained in file 915.95.16-01.

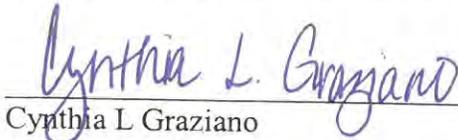


Caprise Groo

**STATE OF WASHINGTON
COUNTY OF YAKIMA**

On this day personally appeared before me Caprise Groo to me known to be the individual referenced herein and who caused to be mailed the Notice of Variance Application File 915.95.16-01.

Given under my hand and official seal this 11th day of April, 2016.



Cynthia L Graziano

Notary Public in and for the State of Washington, residing at Yakima, WA. My term expires 7/14/18.



May 19, 2016

Jennifer Taylor

RYKA Consulting

918 South Horton Street

Suite 1002

Seattle, Washington 98134

RE: Approval Letter

File Number: 915.95.16-01

City of Selah, Washington, 98942

Dear Ms. Taylor:

This is to advise you that the City of Selah Planning Commission during the regular meeting on May 17, 2016, consider the request for a Variance and an Administrative Adjustment (File Number: 915.95.16-01). The unanimous decision was to **Approve** the requested Variance and Administrative Adjustment with the following conditions:

1. Height limitation of 101 feet as shown by the application and substantial conformance to the site plan and elevations submitted with the application except as modified by this decision.
2. Consistent with the zoning ordinance requirements for camouflaging the tower, the tower shall not be painted red, white, or any other bright color but shall be painted gray, green or other darker color that blends with the surroundings. No lights shall be installed on the tower unless the administrative official is provided with written documentation from the FAA, FCC or a State agency with jurisdiction over aviation that states specifically that such lighting is required on this tower. The applicant may provide

documented proof from FAA/FCC to comply with their regulations regarding the paint selection.

3. Making the tower available for co-location of telecommunication facilities consistent with SMC 10.28.040(h)(3) is authorized and encouraged and the City shall not require additional zoning review for the addition of such facilities provided that they do not increase the height of the tower at the time of their installation.
4. Tower width shall not be increased beyond that shown in the site plan and elevations submitted with the application in order to reduce visual impact as required by the zoning ordinance.
5. Security lighting fixtures shall be shielded, directed or located to not shine on neighboring properties or to be visible from a distance.
6. New equipment buildings or other ground level appurtenances may be installed subject to compliance with the building code and subject to the following conditions:
 - a. Conformance to zoning setbacks for accessory buildings.
 - b. Painted or siding installed that is gray, green or other darker color that blends with the surroundings.
 - c. They shall be located in the existing fenced area on the site as shown by the site plan.
7. Submittal of a pre-construction drainage plan and sediment control plan prior to building permit issuance. Special inspections for concrete and rebar will be required.
8. Soils disturbed during the project shall be revegetated using native plant species to reduce the spread of noxious invasive weeds.
9. Project shall be completed within one year of the final decision approving the variance. Completion includes the removal of the existing tower, which may occur after construction of the new tower has begun. Extensions may be requested as authorized by the zoning ordinance, but must be requested in writing prior to the completion date.

10. The applicant shall submit "as-built" plans showing setbacks from the existing property lines, prior to obtaining Certificate of Occupancy. Those set back will be closest possible to the submitted site plans for variance and administrative adjustment. Those set back shall be the final setbacks and shall be considered as approved set back by the Planning Commission.
11. All approved conditions must be recorded on the plans submitted for approval by the City.

If you have any questions please contact me by calling 509-698-7365.

Thank you,

Sincerely,

Harmit Bedi, AICP

cc; Project File
Address File

STAFF REPORT

TO: Planning Commission, City of Selah
FROM: Shawn Conrad, Senior Planner, Yakima Valley Conference of Governments
DATE: July 19, 2016
SUBJECT: Comprehensive Plan Update: Draft Capital Facilities Element
ACTION REQUESTED: None; review and discussion only

Background

The Growth Management Act (GMA) requires fully planning jurisdictions to review and update their comprehensive plans, development regulations, and critical areas ordinance (CAO), every eight years as established by RCW 36.70A.130(5)(c). Selah's next GMA periodic update is due June 30, 2017. After this date, without a completed update, Selah will be unable to access Washington State road and water/wastewater infrastructure grants and loans.

As part of the GMA periodic update process, staff is now reviewing and updating the current Selah Comprehensive Plan – Capital Facilities Element.

Capital Facilities Element Review

Capital facilities are physical structures owned or operated by a government entity which provides or supports a public service. The Capital Facilities Element sets policy direction for determining capital improvement needs and evaluating proposed capital facilities projects. Because it is the mechanism the City of Selah uses to coordinate its physical and fiscal planning, the Capital Facilities Element serves as a check on the practicality of achieving other elements of the Comprehensive Plan. It also establishes funding priorities and a strategy for using various funding alternatives.

The Capital Facilities Element includes:

- An inventory of publicly owned capital facilities, including their locations and capacities;
- A forecast of the future needs for such facilities;
- The proposed locations and capacities of new or expanded capital facilities;
- A six year (minimum) plan for financing such facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and
- Inclusion of park and recreation facilities in the capital facilities element.

In addition, in the event that probable capital facilities funding falls short of meeting existing needs, the Land Use Element must be reassessed to ensure that the Capital Facilities Element and the Land Use Element are coordinated and consistent.

The current Capital Facilities Element draft includes updated six-year capital facilities improvement plans for water, wastewater, roads, parks, police services, and fire services.

CHAPTER EIGHT

Capital Facilities and Utilities Element

Introduction

Community facilities and services are important factors in the quality of life within the City of Selah and the UGA. For City residents and businesses, these facilities and services provide for the day-to-day needs, such as street networks, water and sewer, recreation, police, fire and schools. It is essential to review existing facilities and services in order to determine future provisions. These facilities and services must accommodate the incorporated area now and ultimately the unincorporated urban lands. If future service areas are not planned and designed to be consistent with the existing service area, it will become a time consuming and costly process to update and expand systems, which can restrict growth potential. Monitoring and planning for these future service areas must be done in compliance with Yakima County, which is responsible coordinating services within the unincorporated portion of the Selah UGA.

This section addresses the need for detailed planning and implementation of future capital facilities and utilities. Detailed facilities planning will be conducted in future studies. This section discusses the need for repairs, upgrades and maintenance of existing facilities, as well as future facilities and the factors to consider in their development. The location of future services and facilities is important to make sure that they are compatible with surrounding areas. The projected age composition of the community also affects the type of facilities that are necessary.

Special attention should focus on those facilities and services, such as public safety, schools and recreational activities that enhance the City of Selah and could draw new families to the community. The overall potential of the City is represented in the facilities and services it offers its residents. It also creates an opportunity for the community to develop landmarks and focal points that will enhance and define the City.

GMA Requirements

To comply with the Growth Management Act, the Comprehensive Plan must have a Capital Facilities Plan element consisting of:

- An inventory of publicly owned capital facilities, including their locations and capacities;
- A forecast of the future needs for such facilities;
- The proposed locations and capacities of new or expanded capital facilities;
- A six-year (minimum) plan for financing such facilities within projected funding capacities, clearly identifying sources of public money for such purposes; and
- A reassessment of the land use element. The land use element must be reassessed if the probable funding falls short of meeting existing needs. Also, the land use element must be reassessed to ensure that the land use plan, the capital facilities plan, and the financing plan are coordinated and consistent.

In addition, the Comprehensive Plan must have a Utilities Element consisting of the general location, proposed location, and capacity of all existing and proposed utilities, including, but not limited to, electrical lines, telecommunication lines, and natural gas lines.

The Selah Comprehensive Plan combines the capital facilities and utilities planning requirements into the Capital Facilities and Utilities Element.

Concurrency

The concurrency requirement in the GMA states that “.....public facilities and services...shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards” (RCW 36.70a.020). Concurrency requires that capital facilities be provided concurrent with development. In simple terms, this means that a city must ensure that public facilities and services are in place to serve the proposed use at the LOS set by the community. For example, this could include securing proof of available water supply before a building permit can be issued, or mitigating the impacts of development where it causes the LOS set for the transportation system to decline. The GMA only requires concurrency for transportation facilities but local governments can choose to require levels of service for other facilities as well. At this time, the City of Selah has chosen to only require that transportation facilities meet concurrency requirements (see the Transportation Element).

Transportation

Characteristics of the street system and other transportation facilities and services, as well as current and projected traffic levels of service, are discussed in the Transportation Element. Selah reviews and adopts a six-year Transportation Improvement Program (TIP) on an annual basis. The most recent TIP was adopted June 14, 2016 for the years 2017-2022. See Table 7, page 15 for a list of transportation projects, their estimated costs, and funding sources.

Water System

Existing Conditions

Distribution

The City of Selah provides water service to City customers. Existing conditions and projected needs are discussed in the City of Selah’s October 2014 Water System Plan prepared by HLA Inc., incorporated herein by reference, as amended. The purpose of the 2014 Water System Plan was to update the 2008 Water System Plan and continue to meet the City’s future water demands under GMA. The majority of this section draws from the 2014 Water System Plan, with revisions from City staff to bring the information up to date.

A water system is essential to the growth and development of a city. It is composed of three major components that are integrated to allow the system to function properly: supply, storage and distribution. The City is supplied water from five primary source wells on City-owned property with the combined pumping capacity of 6,350 gallons per minute (gpm), or 9.14 million

gallons per day (mgd). Normal production is limited to 5,550 GPM or 7.92 mgd.

The existing water system serves a combination of residential, commercial, industrial and public users within the City. The existing service area consists of approximately 1,460 acres, the majority of which is within the incorporated City. Approximately 61% (1, 707 acres) of the service area is zoned for residential development. As of this writing, there were 2,573 water connections in the service area.

The City's unincorporated UGA consists of an additional approximately 1,699 acres and represents the future water service area for the City of Selah.

Water pressures zones are geographic sections of a water distribution that are determined by elevation, and wherein a maximum pressure is established by pumping stations. The lowest pressure level (Zone 1) is served by three reinforced concrete reservoirs with the combined capacity of 1,022,000 gallons. Water from Zone 1 is boosted into the Zone 3 pressure level through three booster pump stations with a combined capacity of 2,850 gpm. Two reinforced concrete reservoirs serve Zones 2 and 3 with the combined capacity of 1,200,000 gallons. Zone 2 is supplied from Zone 3 through pressure reducing valves. Water from Zone 2 is boosted into the Zone 6 South pressure level through one duplex booster pump station with a capacity of 1,000 tghpm. One steel reservoir serves Zones 4 and 6 with a capacity of 1,192,000 gallons. Water from Zone 3 is also boosted into the Zone 5 North pressure level through one duplex booster pump station with a capacity of 500 gpm. Zone 4 North is supplied from Zone 5 North through pressure reducing valves. Two reinforced concrete reservoirs serve Zone 5 North with a total capacity of 317,000 gallons. Selah's total reservoir capacity is 3,731,000 gallons.

Water Consumption

Water consumption categories are single-family residential, commercial, industrial, political subdivision, outside single-family residential, apartment, mobile home court, irrigation only federal or state government, outside commercial, and city. Overall, the categories with the highest levels of water consumption are industrial and single-family residential. The average day water consumption for single-family residential uses in 2012 was 373 gallons per single-family residential service per day. From 2007 to 2012, the average day water consumption 406 gallons per single-family residential service per day. Annual single-family residential water consumption declined from 2007 to 2011 and then increased from 2011 to 2012. Industrial expansion and growth contributes to a steady demand for water. A large component of water consumption is due to irrigation of residential lands.

The industrial sector's major user in the City of Selah is the fruit industry, including two fruit warehouses and two fruit juice companies. The fruit warehouses account for the largest industrial consumption of water, which has peak water consumption in late fall/early winter peak use. Residential irrigation use increases during the warmer months of July and August.

Water Rights

Currently, the City has annual water rights of 4,760 acre-feet per year and instantaneous rights of 5,500 gpm. The Selah Water System Plan anticipates that water rights will become a limiting

factor in the City’s future capacity beyond the 20-year planning horizon of 2032 used in the Water System Plan. If population trends and demand projections change, water rights may be exceeded before 2032. Currently, the City requires that any proposed new development that will exceed the City’s current water right capacity transfer any water rights held by the developer to the City prior to approval of the new development.

Anticipated Growth

Future residential construction will most likely occur within Zones 2 through 5, which are between 1,200 and 1,560 feet (see Figure 3-1, 2014 Water System Plan – Static Pressure Zone Map). The Selah UGA was used in the water plan for locating and sizing future system components.

Water will continue to be a current and future issue for the City of Selah. Capital improvements and conservation methods should be addressed. To accommodate future growth, alternative sources of water or additional ground water rights for existing wells should be secured.

Chapter 9.15 of the Selah Municipal Code includes provisions and criteria for the City to provide water and sewer services outside of City limits.

Water System Needs

Table 1 summarizes Selah’s water system six-year capital improvement needs. Selah is also currently in ongoing discussions regarding the possibility of direct connectivity with water and sewer systems at the Yakima Training Center, a U.S. Army training center approximately three miles east of Selah. This project is in the very early stages of consideration and will continue to be further developed during the several years.

In addition, during the 20-year planning period, Selah would like to make improvements to sewer infrastructure in the older parts of town and plan for the preferred areas of infrastructure expansion into the UGA as annexations occur.

Table 1. Water System Capital Improvement Needs

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
1	Orchard Avenue Water Main Replacement and Upsizing	\$696,310	2019	DWSRF Loan/City
2	W. Naches Ave. Water Main Replacement and Upsizing	\$542,770	2019	DWSRF Loan/City
3	W. Bartlett Ave. and N. 7 th St. Water Main Replacement and Upsizing	\$929,170	2021-2035	DWSRF Loan/City
4	Lyle Loop Water Main Extension and PRV Station	\$297,760	2021-2035	DWSRF Loan/City

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
5	Goodlander Heights Water Main Replacement and Upsizing	\$823,510	2021-2035	DWSRF Loan/City
6	S. Second St. and Yakima Ave. Water Main Replacement and Upsizing	\$305,290	2021-2035	DWSRF Loan/City
7	Service Meter Replacement (to Auto Meter Read fund)	\$18,000/year	2015-2035	Delinquent Fees
8	Zone 6 Booster Pump Station	NA	2015-2035	Private
9	Tree Top Ross Plant Water Main Upsizing	NA	2015-2035	Private
10	North Park Center Loop to N. Wenas Rd.	NA	2015-2035	Private

Sanitary Sewer System

The City of Selah sanitary sewer system needs are discussed in the 2012 Selah Capital Facilities Plan, prepared by HLA Inc. and incorporated herein by reference, as amended. The plan includes a Sewer System Capital Improvement Program with recommended improvements through the year 2017. The Capital Improvement Program was updated through year 2023 by Selah staff.

The City of Selah wastewater facilities consist of a sewage collection system and a wastewater treatment facility. The existing sewage collection system serves a combination of residential, commercial, industrial, and public users within the City Limits. The existing wastewater service area boundary generally corresponds to the City Limits and is equal to approximately 2,800 acres. The current area served by the wastewater system includes approximately 1,560 acres. The sewage collection system consists of approximately 132,000 linear feet (LF) of pipe, of which about 125,000 LF is gravity sewer pipe. The majority of the pipe is 8-inch diameter.

The main wastewater treatment facility was originally constructed in 1936, with upgrades and expansions occurring in 1949, 1968, 1975, 1987, 1990, 2002, and 2003. Today the plant is an activated sludge plant operated in an extended aeration configuration, treating both municipal and industrial wastewaters. An industrial pretreatment facility for the pretreatment of food processing wastes was constructed in 1985. In 2008, Selah added to the pretreatment facility by constructing an industrial pretreatment clarifier.

The Selah main wastewater treatment facility receives municipal wastewater from the City and pretreated industrial wastewater from the City's industrial pretreatment facility. Wastewater from the south part of the City is lifted at the South Lift Station, and combines with effluent from the industrial pretreatment system. These then mix with municipal wastewaters from the north part of the City before entering the treatment plant at the influent building. Wastewater entering the influent building normally passes through a mechanically-cleaned perforated fine screen, with a screenings washer/press. After screening, wastewater is lifted into the aeration basins where,

after mixing with return activated sludge (RAS) from the clarifiers, most of the biological treatment occurs. Activated sludge exits the aeration basins and gravity flows to one of two center-feed final clarifiers (activated sludge settling tanks), where the denser (sludge) portion of the activated sludge is separated from the clarified effluent portion. Effluent from the clarifiers gravity flows to the UV disinfection channels. Disinfected effluent is gravity discharged to Selah Ditch.

Solids which settle in the clarifiers are either pumped back to the aeration basins as RAS for use in treating influent waste, or are removed from the process as WAS by pumping to the aerobic digester where solids undergo additional biological decomposition and stabilization. Sludge not recycled to the aeration basins is pumped to a holding tank and then aerated by two blowers. From the holding tank, the sludge is pumped to a centrifuge and eventually to the sludge dryer.

In 2007, the Washington Department of Ecology (WDOE) issued National Pollutant Discharge Elimination System (NPDES) Permit No. WA-002103-2 to the City of Selah for waste discharges.

Recommended Sanitary Sewer System Improvements

Table 2 summarizes sanitary sewer system capital improvement needs for the City of Selah.

Table 2. Sanitary Sewer System Capital Improvement Needs

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
1	Wixson Park, Park Avenue to South Third Street: Install 330 LF of 12" sewer main	\$84,000	2017	City
2	Fremont Ave.: Install 1,920 LF of 10" sewer main, including six manholes, connect to existing manhole at North Fourth Street	\$355,000	2017	City
3	Crusher Canyon 12" sewer main: Slade Road to existing 12" sewer main	\$700,000	2017	City
4	Southern Avenue/Eleventh Ave.: Install 250 LF of 15" sewer to connect to existing sewer under South First Street	\$64,000	2019	City
5	Manhole replacement/installation, 5 New Manholes: various locations	\$29,000	2020	City
6	Railroad Avenue, Bartlett Avenue/Naches Avenue Vicinity: Install 900 LF of 15" industrial pretreatment sewer main	\$224,000	2021	City
7	Railroad Avenue, Bartlett Avenue to Naches Avenue: Install 1,010 LF of 15" sewer main	\$268,000	2022	City
8	Railroad Avenue, Naches Avenue to Third Avenue: Install 1,270 LF of 18" sewer main	\$355,000	2023	City
9	BNSF R/W, Beginning at Eleventh Avenue Install 2,975 LF of 18" sewer main	\$791,000	2017	City

Solid Waste

The currently adopted regional waste management plan is the June 2010 Yakima County Solid and Moderate Risk Waste Management Plan, incorporated herein by reference. It is important to note the Solid Waste Management Plan applies Countywide, and that limited figures are given for the Selah UGA. For planning purposes, it has been assumed that the solid waste stream generated within these areas is typical of the waste stream generated Countywide.

The City of Selah contracts with Basin Disposal Industries for its residential and commercial solid waste collection. The solid waste is transported eight miles to the Terrace Heights Landfill (THLF). The THLF began operations in 1972. Principal users of the landfill include the Cities of Selah, Moxee, Union Gap, Yakima, and Tieton; the Town of Naches; Yakima Waste Systems; agricultural, construction, and food processing firms; self-haul businesses; and residential households. Yakima County maintains two transfer stations – the Lower Valley Transfer Station and the Terrace Heights Transfer Station.

The Solid and Moderate Risk Waste Management Plan estimates that Phase I of the THLF will reach capacity in about 2020. Phase 2 is estimated to reach capacity in 2016, but Yakima County may choose to reserve this area for emergency use. According to the Solid and Moderate Risk Waste Management Plan, the actual timing of closure will be affected by waste generation, recycling, and disposal rates, as well as landfill operations and design factors.

The Selah Landfill, operated by the Yakima County Health District until 1972 and by the Yakima County Public Works Department until its closure and abandonment in 1977, is listed as a hazardous site by the Washington State Department of Ecology. Based on an Ecology site assessment conducted in 1991, this site has minimal potential for groundwater contamination.

As part of the 2002 Yakima County Solid Waste Management Plan, a Solid Waste Advisory Committee (SWAC) was formed. The SWAC defines goals relating to recycling and waste reduction, and have developed standards and guidelines for the Solid and Moderate Risk Waste Management Plan.

Police and Fire Protection

Police Protection

The Selah Police Department is currently located in one station at 617 S. 1st Street (see Figure 1, page 0) and has 15 full-time commissioned police officers and two civilian employees. The Police Department also has reserve officer and chaplaincy programs, which consists of eight commissioned reserve officers and three police chaplains. The Department has three divisions: Patrol Operations, Investigations, and Community Services. Officers receive extensive training in various areas of crime scene and criminal investigations, interviewing and interrogation, and various specialty fields such as firearm instructor, defensive tactics instructor, E.V.O.C. (Emergency Vehicle Operations Course), and special assault investigations. The Police Department currently serves only the area within the City of Selah's city limits. The Department responds to emergency situations outside the City limits when requested by a law enforcement

agency having the primary responsibility. Calls for service/assistance have been steadily increasing.

The Police Department typically purchases two patrol vehicles for approximately \$120,000 annually, funded by Selah utilities fees. The Police Department is also considering pursuing a taser program which would cost approximately \$496, with tasers replaced every five years.

The City of Selah is currently considering alternatives for building a new police station, which would be part of a new City Hall complex. Estimated construction would be approximately \$7 to \$8 million. The City has hired consultants to complete a feasibility study for the project.

Fire

Fire protection services are provided throughout the entire Selah UGA by the City of Selah and Yakima County Fire District No. 2. District 2 covers approximately 65 square miles, including the City of Selah. The combined population of the City and District is approximately 23,000. Approximately 40% of District 2’s budget pertains to Selah, while the remaining 60% pertains to the rest of District 2. The Fire Department responds to approximately 1,400 calls per year; on average, 70% are EMS and 30% are fire-related calls. Station No. 1 and the District’s administrative office are located at the intersection of West Fremont Avenue and North 3rd Street, at 406 West Fremont (Figure 8-1).

There are currently four working stations in the District: Station 21 at 206 West Fremont Avenue, Station 22 at 1830 Harrison Road, Station 24 at 4251 North Wenas Road, and Station 26 at 121 Fink Road. The response time is 6.25 minutes, depending on the location of the station. The Selah Fire Department has approximately 57 personnel, including 51 paid-call volunteers and 6 career employees. Of the 51 volunteer firefighters, there are five Captains and five Lieutenants. Currently, the existing manpower is meeting the needs of the community, however, the Selah Fire Department anticipates adding one or two positions within the next four to six years.

Schools

Public schools are among Selah’s most important facilities and play a significant role in the quality of life of the community. Selah’s schools are summarized below.

Table 3. Educational Facilities, Selah School District, 2015-2016 School Year

Name of School	Address	Grades	Teachers	Enrollment (Average)	Capacity
Selah High School	801 N. First Street	9-12	43	983	1,000
Selah Middle School	411 North First Street	6-8	46	837	900
Selah Intermediate	1401 W. Fremont Ave.	3-5	43	759	900

Name of School	Address	Grades	Teachers	Enrollment (Average)	Capacity
John Campbell Primary	408 North First Street	K-2	55	809	Assessment needed
Preschool and Alternative Programs	104 W. Naches Ave., Suite H; 411 North First Street	Pre-K, 9-12	110 Pre-K, 86 Selah Academy	86	125 Pre-K, 80 Selah Academy

On February 14, 2012, Selah voters passed a \$30.5 million Selah School District Bond Measure to expand the Selah High School building to accommodate the addition of 9th grade, build a new 115,000-square-foot Selah Middle School for grades 6-8 to replace the existing Selah Junior High School, convert existing office space into school administration office space, and demolish the existing Robert Lince Elementary School. The High School expansion included addition of six classrooms and a gymnasium.

These improvements resulted in grade reconfiguration throughout the schools and decreased the number of school campuses from five to four. The Selah High School expansion and the new Selah Middle School construction projects were completed in time for the 2015-2016 school year.

According Selah School District administration, student enrollment throughout the District averaged 3,500 for the 2015-2016 school year.

Currently, the John Campbell Primary school has a very pressing need for more space. An assessment of current capacity is needed, which is made more difficult by the fact that many students are currently housed in portables. The need for space is partly driven by State legislation passed in 2014, the Washington Class Size Reduction Measure, which requires kindergarten through third grade classrooms to have no more than 17 students, if school districts intend to continue receiving Washington State education funds. The School District is currently preparing to embark on a feasibility study to explore solutions, and the District’s Facility Committee will reconvene in fall 2016 to address capacity issues and solutions.

Since Selah’s school system has a primary role in the City of Selah, as employer and partner in city service provision, improvements and maintenance of schools are very important. The City should continue to work with the school district because it is a critical element in the character and the quality of life of the community.

Parks and Recreation

The City of Selah parks and recreation needs are discussed in the Selah Comprehensive Parks and Recreation Plan 2014-2019, incorporated herein by reference, as amended. The plan includes a Parks and Recreation Capital Improvement Program with recommended improvements through the year 2019. This section includes updated information from City staff to bring the current needs up to date through 2023.

The City of Selah owns and operates 10 City parks encompassing approximately 45 acres, which are used for many types of outdoor recreational activities. The City and Selah School District signed an agreement authorizing joint use of these parks and recreational areas. In addition, the City owns and operates a public pool, civic center, and youth center.

Table 4 summarizes the characteristics of the existing parks and recreations facilities in the City of Selah.

Table 4. Parks and Recreation Facilities, Selah UGA

Park	Size (Acres)	Amenities
Carlson Park	16.5	4 softball fields, 1 youth softball field, high school baseball field, 8 tennis courts, playground, skate park, storage buildings, restrooms, picnic tables, walking path, paved parking lot, grassy areas
Legion Park	0.8	Lighted flagpole, open grassy area, parking, designated bike lane to park
McGonagle Park (Selah Little League)	9.8	4 little league baseball fields, storage building, concession stand, restrooms, picnic tables, walking path, paved parking lot, grassy areas
Playland Park	2.8	Playground, picnic shelter, grills, electrical outlets, drinking fountain, pit toilet, children’s play set, sand volleyball court, walking path, paved parking lot, river viewing deck, grassy areas, river access
Palm Park	1.0	Playground, picnic tables, paved basketball court, open grassy area
Sunrise Park	0.3	Picnic table, open grassy area
Trolley Park	0.25	Gazebo, bench seat, open grassy area, historical pictures, paved parking area
Veteran’s Park	0.5	Open grassy area, tribute flags, flower garden
Volunteer Park	5.0	Walking path, dog park (currently undeveloped)
Wixson Park	8.0	Pool, spray pool, slides, concession stand, playground, storage buildings, restrooms, picnic shelters, grills, electrical outlets, water, paved parking lot, grassy areas
Total	44.95	

In 2012, Selah passed a maintenance and operations bond for the existing pool. In November 2015, Selah passed a bond to construct two new swimming pools and other amenities at Wixson Park. The 20-year bond raised property taxes to cover the construction cost. The City is currently developing designs for the pool and anticipates construction will begin in 2017.

The Selah Parks and Recreation Six-Year Capital Improvement Program is summarized below. In the longer term, Selah would like to continue working toward the priorities outline in the Selah Comprehensive Parks and Recreation Plan, including increasing recreational

programming, promoting park improvement activities that encourage tourism, and creating a bicycle-friendly community.

Table 5. Parks and Recreation Facilities Capital Improvement Program

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
1	Pool: Develop Plans and Construct New Pool	\$5,000,000	2017	Grants, Bond
2	Wixson Park Improvements: Covered Gazebo	\$40,000	2018	City
3	Centennial Park Project: Develop and Construct	\$200,000	2018	Private
4	Warning Track Material, Infield Conditioner	\$8,000	2018	City
5	Carlson Park Improvements: Playground (big toy set)	\$50,000	2019	City, Grants
6	Legion Park Improvements: Benches, bike rack	\$20,000	2019	Legion Grant
7	Wixson Park Improvements: Concrete sidewalk to restrooms	\$60,000	2019	City
8	Civic Center: Sound & Projection System, Re-key (electronic)	\$10,000	2019	City, Grants
9	McGonagle Park Improvements: Pave lower parking lot	\$90,000	2020	City
10	Overlay Civic Center Parking Lot	\$90,000	2020	City
11	Infield Conditioner	\$6,500	2020	City
12	McGonagle Park Improvements: Playground (Big Toy Set)	\$50,000	2021	City, Grants
13	Develop Green Space for Youth Sports Complex	\$1,000,000	2021	City
14	Greenway Extension Playland Park	\$500,000	2021	ALEA/Bond
15	Playland Park Improvements: Restroom	\$40,000	2022	City, Grants
16	Volunteer Park Improvements: Develop/construct park	\$400,000	2022	RCO/City
17	Carlson Park Improvements Replace Lighting Hardball Field	\$300,000	2023	Local Partners
18	Palm Park Improvements Playground(Big Toy Set)	\$50,000	2023	City

Public Facilities

The existing public facilities operated by the City of Selah are described below and are mapped in Figure 1, page 0 and discussed below. The Police Station and Fire Station were discussed previously under Police and Fire Protection and the Selah Swimming Pool was discussed previously under Parks and Recreation.

Library

In 2005, the City annexed to the Yakima Valley Libraries system. Prior to 2010, the Selah Library was located in City Hall. In 2010, due to growth of the City, Selah entered a joint agreement with the Yakima Valley Libraries to co-lease a new building space. The new 4,000-square-foot Selah Library is located at 2016 South Second Street. The five-year lease included a purchase option which was exercised by Yakima Valley Libraries in 2015.

City Hall

City Hall is located at 115 West Naches Avenue and houses the city administrative offices: clerk's office; finance department; and municipal courts (see Figure 1, page 0). In addition, the Mayor, City Administrator, and City Attorney have offices in City Hall.

Currently, Selah is looking at financing options for a new City Hall because the current City Hall is overcrowded and outdated. The new City Hall complex would include a new police station. Construction is estimated to occur in 2019, with a preliminary budget of \$7-8 million. Currently, City-hired consultants are undertaking a feasibility study for the project.

Public Works

The newly constructed Public Works Office/Shop is located at 222 South Rushmore Road and houses the public works offices and shop bays. The facility also includes covered storage areas. The Public Works Department is responsible for water, sewer, streets, City planning and park maintenance.

Civic Center

The Selah Civic Center is located at 216 S. 1st Street. The Civic Center consists of a large banquet room and two smaller meeting rooms, a fully equipped kitchen, dining room, and foyer.

The current Civic Center is outdated and not sufficient for Selah's needs. The City has identified either renovation or replacement of the Civic Center as a mid-term need. Currently, possible funding options are being considered but there are no firm plans in place.

Youth Center

The Selah Youth Center is located at the Selah Civic Center, and includes recreational

equipment, arts and crafts, popcorn and snow cone machines, computers, outdoor sports equipment, and tables.

Table 6. Government Facilities Capital Improvement Program

Priority	Improvement	Estimated Cost	Estimated Start	Funding Source
1	City Hall / Police Station	\$7-\$8 million	2019	Local funds, grants
2	Reconstruct or renovate Civic Center	Unknown	Unknown	Local funds, grants

Utilities

Telecommunications

Ellensburg Telephone provides local telephone service. Ellensburg Telephone is an independent local exchange carrier founded in 1908. In addition to providing local telephone service, Ellensburg Telephone also offers nationwide long distance service, and Internet access featuring high speed DSL.

As communities grow, facilities are upgraded to ensure adequate service levels. To make additional services available, facilities are frequently upgraded with new technology. Local construction plans are submitted to obtain needed permits and authorizations from local government planning and public works departments.

Ellensburg Telephone currently provides telecommunications service to the Selah area, and does not expect difficulties in continuing to provide services to the future residents of Selah over the next twenty years.

Cellular communications services are included as a part of this element due to the increasingly important role they play in day-to-day transfer of information, and communication for business, emergency, and personal use. Cellular telephone service is provided by a number of companies, including AT&T, Nextel, Cingular, and Sprint. The increase in cellular use will require additional transmission site facilities, and the need for coordinated planning to ensure that permits and application are processed in a timely manner, and in a manner consistent with the Land Use Element of this Plan. It is expected that increased service and options will be available to Selah residents in the future.

Cable television service is provided by Charter Communications. Charter Communications foresees no capacity problems for providing service to future boundaries of Selah. The distribution system will need to expand, allowing for services to the areas experiencing development as a result of population growth.

Electricity

Electrical system are provided by Pacific Power. The substation that serves Selah is located along Goodlander Road. Pacific Power is currently meeting the needs of Selah and the UGA and plans to continue to do so during the planning period.

In 2009, Pacific Power built a new substation between Sunnyside and Grandview, which the company expects will upgrade capacity for the entire Yakima Valley and improve reliability. Pacific Power also plans to construct a new 40-mile, 230-kilovolt line connecting the Bonneville Power Administration substation near Vantage with Pacific Power's Pomona Heights power substation near Selah. The goal of the new line is to enhance operating flexibility and security of the regional electricity transmission grid. Alternatives under consideration for the project include routing the line around the northern or southern boundaries of the Yakima Training Center Military Reservation east of Selah. Pacific Power estimates that the line will be constructed in mid to late 2016.

Natural Gas

Cascade Natural Gas Corporation (CNG) builds, operates, and maintains the natural gas facilities serving Selah. CNG is an investor-owned utility, serving customers in sixteen counties within Washington State. Cascade Natural Gas provides natural gas for residential, commercial and industrial uses in Selah and the UGA.

Customer hook-up to the distribution system is governed by CNG's tariffs as filed with and approved by the Washington Utilities and Transportation Commission (WUTC). Connection to CNG's distribution system is solely demand driven. Connections cannot be planned in advance; rather, connections are initiated by customer requests.

Currently the existing natural gas system is fully functional and meeting the needs of the customers in Selah. Cascade Natural Gas Corporations Least Cost Plan, as filed with the WUTC, addresses the adequacy of service to be provided within the company's certified service area.

As the current provider of natural gas to the Selah UGA, Cascade Natural Gas Corporation is planning to continue meeting the needs of the Selah UGA during the planning period.

Six-Year Capital Facilities Program

Capital facilities are long-term fixed assets that have a significant long-term life cycle and substantial cost (i.e., the municipal domestic water distribution and sewage collection systems, sewage treatment plant and transportation network). These facilities require a policy for long-term financing rather than the annual budget cycle.

The six-year Capital Facilities Program will assist with annual budget decisions to incrementally fund these facilities. The six-year Capital Facilities Program is not a substitute, but a budgetary *tool*, for making budgetary decisions. A summary of identified capital facility requirements to implement the Selah UGA Comprehensive Plan is contained in Table 7 below. Since the comprehensive planning process is a continuing, evolving process, this six-year Capital Facilities Program will be continually reviewed and updated.

Selah’s Six Year Transportation Improvement Program, Water System Plan, Comprehensive Parks and Recreation Plan, and Capital Facilities Plan identified recommended projects, cost estimates, potential funding sources, and timing for project completion. These documents are incorporated by reference. In addition, staff provided updates to these plans to reflect recently completed projects or newly identified needs.

Table 7. Six-Year Capital Facilities Program

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Transportation			
Old Inland Empire Highway Improvements	2021	\$2,193,900	Local Funds, STP
Wine Country Road Pavement Preservation – Elm St. to Fir St.	2016-2017	\$243,000	Local Funds, TIB ²
Wine Country Road Improvements – Ash Ave. to Fir St.	2017	\$3,914,000	Local Funds, STP
Wine Country Rd. & McCreadie Rd. Signalization	2018	\$395,000	Local Funds, TIB
Larson St. Improvements – S. Fifth St. to Queen St.	2019	\$400,000	Local Funds, TIB
Stassen St. Improvements – Hillcrest to Velma Ave.	2019	\$342,000	Local Funds, TIB, PWTF
Birch Ave. Improvements – Wine Country Road to E. Third St.	2020	\$475,000	Local Funds, TIB, PWTF
Highland Rd. Improvements – Elm St. to E. City Limits	2021	\$3,000,000	Local Funds, TIB, PWTF
Water System			
OIEH and Elm St. Water Main Loop and Upsizing	2017	\$900,900	Local Funds, DWSRF, CDBG, other grant/loan
Cedar St. Water Main Upsizing	2018	\$371,363	Local Funds, DWSRF, CDBG, other grant/loan
N. Elm St. Water Main Upsizing	2018	\$255,480	Local Funds, DWSRF, CDBG, other grant/loan
W. 3 rd St. Water Main Upsizing	2018	\$359,726	Local Funds, DWSRF, CDBG, other grant/loan
W. 4 th St. Water Main Upsizing	2018	\$233,024	Local Funds, DWSRF, CDBG, other grant/loan
Glen St. Water Main Upsizing	2018	\$205,105	Local Funds, DWSRF, CDBG, other grant/loan
Future Well A/C	2020	\$1,772,936	Local Funds, DWSRF, CDBG, other grant/loan
New Reservoir and Transmission Main	2021	\$6,187,937	Local Funds, DWSRF, CDBG, other grant/loan

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
Wastewater System			
Wixson Park, Park Avenue to South Third Street: Install 330 LF of 12" sewer main	2017	\$64,000	City
Fremont Ave.: Install 1,920 LF of 10" sewer main, including six manholes, connect to existing manhole at North Fourth Street	2017	\$355,000	City
Crusher Canyon 12" sewer main: Slade Road to existing 12" sewer main	2017	\$29,000	City
Southern Avenue/Eleventh Ave.: Install 250 LF of 15" sewer to connect to existing sewer under South First Street	2019	\$224,000	City
Manhole replacement/installation, 5 New Manholes: various locations	2020	\$84,000	City
Railroad Avenue, Bartlett Avenue/Naches Avenue Vicinity: Install 900 LF of 15" industrial pretreatment sewer main	2021	\$268,000	City
Railroad Avenue, Bartlett Avenue to Naches Avenue: Install 1,010 LF of 15" sewer main	2022	\$355,000	City
Railroad Avenue, Naches Avenue to Third Avenue: Install 1,270 LF of 18" sewer main	2023	\$791,000	City
Water System			
Orchard Avenue Water Main Replacement and Upsizing	2019	\$696,310	DWSRF Loan/City
W. Naches Ave. Water Main Replacement and Upsizing	2019	\$542,770	DWSRF Loan/City
W. Bartlett Ave. and N. 7 th St. Water Main Replacement and Upsizing	2021-2035	\$929,170	DWSRF Loan/City
Lyle Loop Water Main Extension and PRV Station	2021-2035	\$297,760	DWSRF Loan/City
Goodlander Heights Water Main Replacement and Upsizing	2021-2035	\$823,510	DWSRF Loan/City
S. Second St. and Yakima Ave. Water Main Replacement and Upsizing	2021-2035	\$305,290	DWSRF Loan/City
Service Meter Replacement (to Auto Meter Read fund)	2015-2035	\$18,000/year	Delinquent Fees
Zone 6 Booster Pump Station	2015-2035	NA	Private
Tree Top Ross Plant Water Main Upsizing	2015-2035	NA	Private
North Park Center Loop to N. Wenas Rd.	2015-2035	NA	Private
Parks and Recreation			
Swim Pool Development or Renovation	2015-2017	\$2,165,000-\$5,165,000	Local Funds, CDBG, RCO ⁶

Need / Recommended Project	Estimated Timing	Estimated Cost	Potential Funding Source(s)
New Restrooms or Replacement	2015-2016	\$70,000	Local Funds, CDBG, RCO
Playground Equipment Upgrades	2017-2020	\$70,000	Local Funds, CDBG, RCO
Museum Facility	2015-2016	\$320,000	Local Funds, CDBG, RCO
Soccer Field Goal Posts	2016-2017	\$6,000	Local Funds, CDBG, RCO
Bike/Pedestrian Path Development	2018-2020	\$450,000	Local Funds, CDBG, RCO
Country Park Chip Seal/Parking Lot	2016	\$23,000	Local Funds, CDBG, RCO
Benches for Swim Pool at Westside Park	2015	\$6,000	Local Funds, CDBG, RCO
Swim Pool Underwater Light Replacement at Westside Park	2015	\$3,000	Local Funds, CDBG, RCO
Public Facilities			
City Hall / Police Station	2019	\$7-\$8 million	Local funds, grants
Reconstruct or renovate Civic Center	Unkown	Unknown	Local funds, grants

Funding Sources

The six-year capital facilities program reflects those improvements which the Comprehensive Plan elements identify as necessary to implement the Plan, along with potential funding sources. To identify these potential funding sources, it is important to review how capital improvements have been financed by the City in the past.

The City of Selah typically does not allocate general fund revenues for large capital facility projects. Rather, these are funded through bond issues, state and federal grants, the real estate excise tax, and accumulated water and sewer enterprise fund reserves.

The preferred method of funding public works capital improvements is through the accumulation of reserve funds from user fees. The main advantage of the “pay as you go” approach with reserve funds is that the City does not have to pay interest on borrowed money, and, in turn, can earn interest on the accumulated reserves.

Typically, large capital projects are financed through long-term bonded debt and other grants and loans.

General Obligation Bonds. General obligation bonds are backed by the value of the property within the jurisdiction (its full faith and credit). There are two types of general obligation bonds: voter-approved and councilmanic. Voter-approved bonds will increase the property tax rate, with the increased revenues dedicated to paying principal and interest on the bonds. Councilmanic bonds do not use a dedicated funding source. As a result, general fund monies required for payback will not be available for other government operations.

The Washington State Constitution places limits on the amount of bond indebtedness that any

city can incur. No city may incur debt in excess of 1.5% of the taxable property unless 3/5 of the voters of the community approve additional indebtedness. The additional indebtedness may be as much as 5% of the value of the taxable property for all types of capital projects, while an additional 5% may be allotted for projects supplying the city with water, artificial lights and sewer. School districts are also allowed an additional 5 percent for capital outlays, providing the extra 5 percent is voter-approved. Capital outlays include expenses for buildings, facilities, and major equipment.

In addition, the Washington State Legislature sets statutory debt limitations based on what the Legislature believes is a safe and reasonable amount of each type of jurisdiction to carry. For cities and towns, the statutory limit on non-voted general obligation debt is 1.5%, and 7.5% for the total general obligation debt. For school districts, the statutory limits are 0.375% and 5.0%, respectively.

Revenue Bonds. Revenue bonds are backed by the revenues received from the project that the bonds helped to fund. Such bonds are commonly used to fund utility improvements. A portion of the utility charge is set aside to pay off the bonds.

Special Assessment Bonds. (Local Improvement Districts, Transportation Benefit Districts, and Utility Improvement Districts). Special assessment bonds, repaid by assessments against the property benefited by the improvements, are used to finance projects within a specific geographic area, as opposed to those that will serve the entire jurisdiction.

Grant and Loan Programs

A variety of state and federal grant and loan programs fund capital facilities. Those most commonly used by central Washington municipalities include:

Department of Ecology Water Quality Funds. State grant and loan programs administered by the Department of Ecology include the Centennial Clean Water grant program, the Clean Water Act Section 319 program, the Revolving Fund loan program, and the Stormwater Financial Assistance grant program. Grants can be used for hardship wastewater facilities, nonpoint source activities, stormwater activities, stormwater facilities, and on-site sewage system projects. Loans fund wastewater facilities, stormwater activities and facilities, nonpoint source activities, and on-site sewage systems, as well as planning activities.

Department of Health Drinking Water State Revolving Fund (DWSRF). Department of Health DWSRF programs include the Pre-Construction Grant Program, Consolidation Grant Program, and Pre-Construction Loan Program. These programs fund water planning activities, engineering and design, environmental review, and other types of projects.

Washington Recreation and Conservation Office (RCO). RDO administers a variety of grant programs. The program most frequently used by local governments is the Land and Water Conservation Fund, which provides funding for local parks and recreational facilities.

Community Development Block Grant (CDBG). The Washington State CDBG program offers a

variety of funding programs. General Purpose Grants are available for planning and construction of public infrastructure, community facility, affordable housing, and economic development projects.

Washington Transportation Improvement Board (TIB). TIB has several grant programs for urban areas (cities with population greater than 5,000), including the Urban Arterial Program, Urban Sidewalk Program, and Urban Preservation Program.

WSDOT Safe Routes to School and Pedestrian and Bicycle Programs. The Safe Routes to School funds projects within one mile of schools that serve to increase the ability of children to walk or bike to school. The Pedestrian and Bicycle Program funds projects that improve safety and accessibility for bikers and walkers of all ages.

Federal Road Funding Programs. Federal road funding programs are enable by federal transportation legislation. The current federal transportation bill is FAST Act. The most significant funding programs for local governments are the Surface Transportation Program (STP) block grant, which funds road projects; and the Congestion, Mitigation, and Air Quality (CMAQ) program, which funds transportation projects and other related efforts that contribute air quality improvements and provide congestion relief.

Federal Non-motorized Transportation Funding. FAST Act also provides non-motorized transportation funding. Under former federal transportation bills, this funding was called Transportation Enhancements, and then the Transportation Alternatives Program. Under FAST Act, non-motorized transportation funding is part of the STP Block Grant.

The below summarizes how City of Selah plans to fund the water, sewer, and road projects.

Roadway Funding. Proposed funding of the recommended roadway projects is the continued use of a combination of tax monies (local funds), the State programs, and the Federal FAST Act programs. Over the past several years, TIB has been an attractive source of funds for smaller rural communities, but this attractiveness has generated a large number of applicants and resulted in increases competition for funding. The street budget should be reviewed annually and adjustments made to optimize the use of available funds.

Selah could also consider formation of a Transportation Benefit District (TBD). In 1987, the Legislature created Transportation Benefit Districts (TBD) as an option for local governments to fund transportation improvements. Since 2005, the Legislature has amended the TBD statute to expand its uses and revenue authority. Most recently in 2015, the Legislature amended the TBD statute to authorize TBDs to impose vehicle license fees of up to \$50 without a public vote, and also made it possible for cities to absorb the TBD in cases where the TBD has the same boundaries as the city.

A TBD is a quasi-municipal corporation and independent taxing district created for the sole purpose of constructing, improving and funding transportation improvements within the district. The legislative authority of a county or city may create a TBD by ordinance following the procedures set forth in RCW 36.73. The county or city proposing to create the TBD may include

other counties, cities, or transit districts through interlocal agreements.

A TBD can fund any transportation improvement contained in any existing state or regional transportation plan that is necessitated by existing or reasonably foreseeable congestion levels. TBD funds can be used for maintenance, preservation and reconstruction improvements to city streets and county roads. Funds can also be used for public transportation and transportation demand management strategies. TBDs have several revenue options that are subject to voter approval, and other revenue options that can be imposed without voter approval. However, to impose fees those are not subject to voter approval, the TBD boundaries must be countywide or citywide, or if applicable, unincorporated countywide.

Water System Funding. The 2014 Water System Plan recommended increases between 3-4% each year from 2014 to 2020 to continue a positive water fund balance and construct the recommended system improvements. The Water System Plan recommended improvements be funded through a combination of DWSRF loans, City water funds, and funds from the private sector paying for infrastructure associated with proposed development.

Sanitary Sewer System Funding. Selah annually reviews its sewer rates to ensure there is adequate revenue to operate the system, as well as fund necessary improvements. The City will continue to investigate funding improvements through grants and low-interest loan programs such as the Public Works Trust Fund, the Centennial Clean Water Fund, the State Revolving Fund, and other sources.

Storm Drainage System Funding. Storm drainage facilities are often constructed and funded as part of a street improvement project and this method should be continued in Selah. Other options for funding storm water drainage projects include:

- **Formation of Storm Drain Utility.** The utility would function as an enterprise fund, charging a monthly rate for commercial, industrial, and private individual users. Reserves in the utility fund would be accumulated from the excess revenues from user fees. The amount of the reserves would depend on the balance of operation and maintenance costs of the system versus the total revenue generated by the fees. The reserves could be used to finance any storm drain project authorized by the City Council or applied as a match to a major funding source.
- **Use of Local Public Powers.** If a Storm Drain Utility were formed, it would have the power to issue revenue bonds, but the City would be faced with paying interest as well as principal on those bonds. Other funding sources include the use of City street funds, general obligation bonds, and formation of local improvement districts to finance drainage improvements. However, general obligation bonds are typically reserved for general municipal needs, and it is difficult to generate support for local improvement districts when property which often creates runoff does not itself have a flooding problem.
- **State Assisted Resources.** Roadway projects that are financed in part by State (TIB programs) or Federal (FAST Act programs) funds contain provisions for improving the

storm drain system. This method should be continued for financing storm drain improvements. Other State and/or Federal funding programs associated with water quality improvement and enhancement may, in the future, make storm water treatment systems eligible for financial assistance.

- Private development. Expansion of storm drain facilities to newly developed areas is a common requirement of private developers. Construction of storm drain facilities is normally part of the roadway construction and is financed by the private developer.

Figure 1. City of Selah Public Facilities and Schools

