

The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344

Telephone (509) 488-5686 Fax (509) 488-0102

June 24, 2019

Jamison Cavallaro Vetocitel LLC 4004 Kruse Way Place, Suite 220 Lake Oswego, OR 97035

Re: Cingular Wireless Tower Conditional Use Permit - Notice of Completeness

Dear Jamie:

As the authorized representative for this project, all correspondence will be directed to you.

We have reviewed the submittals for this project, and have determined it complete for further review as of the date of this letter. This Notice of Completeness does not preclude the City from requesting additional information during the review process.

Now that the application has been determined to be complete, the next steps in the process are to post a notice board onsite, mail notice to property owners within 300', notify relevant agencies and departments, and publish notice in the newspaper and at City Hall. The applicant is responsible for posting the notice board. As we discussed, you intend to have a local representative post the notice board soon after the documents are ready. Therefore I have set the comment period to close July 9, which means the notice board must be posted by June 25. An affidavit of posting is required at least seven days before the end of the comment period. The public hearing is scheduled for July 29 at 3 PM.

If you have any questions, feel free to contact me at ahenning@othellowa.gov or 509-331-2710.

Cordially,

Anne Henning

Community Development Director

anne Henning

Note: The Laminated Notice of Application for Notice Board Posting (4 pages) & Affidavit of Posting will be available for your local staff to pick up.

Pilgrim Lutheran Church, 640 Elm Street, Othello, WA 99344
 New Cingular Wireless PCS LLC, 16331 NE 72nd Way, Redmond, WA 98502
 New Cingular Wireless PCS LLC, 19801 SW 72nd Ave Suite 200, Tualatin, OR 97062



The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686 Fax (509) 488-0102

Notice of Development Application/Optional DNS/Public Hearing

The City of Othello Community Development Department has received an application for development review, as described below. You are invited to comment on this proposed project, receive notice of and participate in any hearings, and request a copy of the decision once made.

Project Name: AT&T Wireless Communication Tower

Date Application Submitted	June 19, 2019	Date Determined Complete	June 24, 2019
Notice of Application	June 24, 2019		
Comment Due Date	July 9, 2019	Public Hearing	July 29, 2019

Project Description: Construct a 100'-tall tri-pole wireless communication tower camouflaged as a church bell tower.

Project Location: Pilgrim Lutheran Church property, 640 E. Elm Street, described as Tax #155 Othello Tracts. Parcel #1529030680155. The specific site is a 30' x 30' area west of the existing parking lot and 100' east of the southwest corner of the property. The church is in the R-2 Zone.

Project Applicant: New Cingular Wireless PCS (AT&T), Redmond WA & Tualatin OR

Environmental Review: The City of Othello has reviewed the proposed project for probably adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) for this project. The optional DNS process in WAC 197-11-355 and Othello Municipal Code (OMC) 19.09.040(b) is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by the date noted above to City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at ahenning@othellowa.gov.

As lead agency, the city expects that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21, WAC 197-11-355, and OMC 13.04. No additional mitigation under SEPA is expected to be required.

Required Permits: The following local, state, and federal permits/approvals are needed for the proposed project: Conditional Use Permit, Building Permit, Request for a building permit on unplatted property.

Required Studies: Radio Frequency Justification for location and height of tower **Existing Environmental Documents:** None

Consistent with the Comprehensive Plan ___x_ Yes ____ No

Preliminary determination of development regulations that will be used for project mitigation and consistency: OMC 13.04, SEPA; 16.68, Personal Wireless Telecommunications Facilities; Title 17, Zoning; Title 19, Development Code; and Othello Comprehensive Plan.

Public Hearing: Monday, July 29, 3:00 PM; City Council Chambers, Othello City Hall

Information regarding this application can be obtained by contacting city staff at the contact listed below or in person at City Hall, 500 E. Main Street, Othello, WA 99344.

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Written comments may be submitted in person or by mail at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at ahenning@othellowa.gov.

An accurate mailing address for those mailing comments must be included or they will not qualify as a party of record and, therefore, may not have standing to appeal the decision.

Public Comment Deadline: July 9, 2019

SEPA Options

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Othello must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS Determination of Significance**: The impacts cannot be mitigation through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- MDNS Mitigation Determination of Non-Significance: The impacts can be addressed through conditions of approval, or;
- **DNS Determination of Non-Significance**: The impacts can be addressed by applying the Othello Municipal Code.

If no substantive comments which warrant the changing of the SEPA determination stated above, the **SEPA Determination Date will be** <u>July 10, 2019</u> (the next business day after the comment period ends).

Responsible Official: Anne Henning, Community Development Director

APPEALS

The City's procedural compliance with SEPA may be appealed to the Hearing Examiner by the applicant or any "Party of Record". Per WAC 197-11-680(3)(iii), appeals on SEPA procedures are limited to review of the final threshold determination and final EIS (if any). To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline and include an accurate mailing address.

The final decision by the Hearing Examiner on the project may be appealed pursuant to RCW 36.70C, Judicial Review of Land Use Decisions.

Attachments

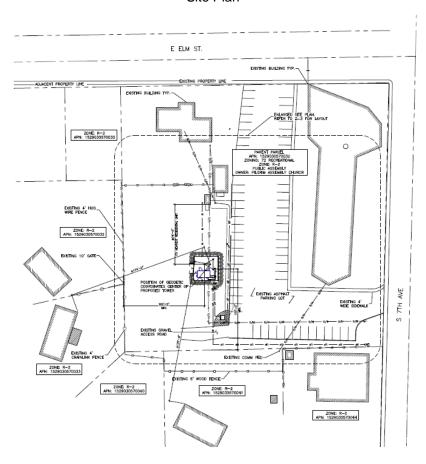
- Environmental Checklist
- Land Use Application Attachments 1 through 9
 - o 1 Project Narrative
 - o 2 Statement of Code Compliance
 - o 3 Radio Frequency Justification
 - o 4 FCC-MPE Letter
 - o 5 FCC Licenses
 - o 6 FAA Towair Determination
 - o 7 Jurisdiction Correspondence
 - o 8 Alternative Site Correspondence
 - o 9 Photo Simulations
- Land Use Application Attachment 10: Zoning Drawings

Review copies have been routed to:

x Building	_x_ Health District	_x_ DAHP
x City Engineer	_x_ Avista Energy	_x_ Dept. of Ecology
x Public Works	_x_ Big Bend Co-op	_x_ WSDOT
x Othello Police	_x_ Communications Company	_x_ WDFW
x Parks	_x_ Gas Company	_x_ US Fish & Wildlife
x ACFD #5	_x_ Telephone Company	_x_ Colville Tribes
x County Assessor	_x_ Irrigation District	_x_ Nez Perce Tribe
County Auditor	_x_ Bureau of Reclamation	_x_ Wanapum Tribe
County Bldg/Planning	_x_ ACDC	_x_ Yakama Nation
County Public Works	_x_ Port of Othello	



Site Plan



Anne Henning

Subject:

From: Anne Henning

Sent: Monday, June 24, 2019 2:24 PM

To: Tim Unruh (tunruh@othellowa.gov); Shawn O'Brien (sobrien@othellowa.gov); Terry

Clements (tclements@othellowa.gov); Phil Schenck (pschenck@othellowa.gov); Amy

Hurlbut; Gary Lebacken (glebacken@acfd5.com); Sherri Brewer (sherrib@co.adams.wa.us); Sandy Burchell; Timm Taff; Ian Eccles (ian.eccles@avistacorp.com); Mark Hay; Big Bend Electric Cooperative

(kmesserschmidt@bbec.org); David Givens; Sam Grant (sam.grant@cngc.com); Downs, Lindsay; Mears, Tobias; Erik McVay (erik.k.mcvay@centurylink.com); Robin Adolphsen;

Lay, Clyde; Jonathan Brooks (jwbrooks@usbr.gov); Janis Rountree (janis@growadamscounty.com); Chris Faix (chris@portofothello.com); (sepa@dahp.wa.gov); SEPA Register (SEPARegister@ecy.wa.gov); Bill Gould

(gouldw@wsdot.wa.gov); Eric Pentico (Eric.Pentico@dfw.wa.gov); 'US Fish & Wildlife -

Columbia National Wildlife Refuge'; Patrick Baird (keithb@nezperce.org);

(rbuck@gcpud.org); Johnson (johnson@yakama.com); Kate Valdez (kate@yakama.com);

'Guy.Moura@colvilletribes.com' AT&T Cell Tower CUP - NOA

Attachments: AT&T cell tower NOA optional DNS.pdf

Notice of Application is attached for a conditional use permit for a new 100' cell tower with stealth design to appear as a church bell tower.

Please submit any comments by July 9. The optional DNS process is being used; this may be your only opportunity to comment on the environmental impacts of the project.

I will email the attachments separately since they are large files.

This is a large packet of information, so I will not plan to send any paper copies this time, unless you let me know you need them.

Anne Henning

Community Development Director City of Othello ahenning@othellowa.gov 509-331-2710



Anne Henning

From: Anne Henning

Sent: Monday, June 24, 2019 2:25 PM

To: Tim Unruh (tunruh@othellowa.gov); Shawn O'Brien (sobrien@othellowa.gov); Terry

Clements (tclements@othellowa.gov); Phil Schenck (pschenck@othellowa.gov); Amy

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(rbuck@gcpud.org); Johnson (johnson@yakama.com); Kate Valdez (kate@yakama.com);

'Guy.Moura@colvilletribes.com'

Subject: AT&T Cell Tower CUP - Environmental Checklist
Attachments: AT&T cell tower SEPA Checklist - with notes.pdf

This is email 2 of 4.

Anne Henning

Community Development Director City of Othello ahenning@othellowa.gov 509-331-2710



Abundant Land Bountiful Life

Anne Henning

From: Anne Henning

Sent: Monday, June 24, 2019 2:26 PM

To:Tim Unruh (tunruh@othellowa.gov); Shawn O'Brien (sobrien@othellowa.gov); Terry
Clements (tclements@othellowa.gov); Phil Schenck (pschenck@othellowa.gov); Amy

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(rbuck@gcpud.org); Johnson (johnson@yakama.com); Kate Valdez (kate@yakama.com);

'Guy.Moura@colvilletribes.com'

Subject: AT&T Cell Tower CUP - Attachments 1-9

Attachments: Cingular Wireless submittal - Attachments 1-9.pdf

This is email 3 of 4.

Anne Henning

Community Development Director City of Othello ahenning@othellowa.gov 509-331-2710



1

Anne Henning

From: Anne Henning

Sent: Monday, June 24, 2019 2:26 PM

To: Tim Unruh (tunruh@othellowa.gov); Shawn O'Brien (sobrien@othellowa.gov); Terry Clements (tclements@othellowa.gov); Phil Schenck (pschenck@othellowa.gov); Amy

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Columbia National Wildlife Refuge'; Patrick Baird (keithb@nezperce.org);

(rbuck@gcpud.org); Johnson (johnson@yakama.com); Kate Valdez (kate@yakama.com);

'Guy.Moura@colvilletribes.com'

Subject: AT&T Cell Tower CUP - Attachment 10

Attachments: Cingular Wireless Plans - Zoning Drawings.pdf

This is email 4 of 4.

Anne Henning

Community Development Director City of Othello ahenning@othellowa.gov 509-331-2710





PUBLIC NOTICE REQUIREMENT AFFIDAVIT OF POSTING

Othello Municipal Code 19.07.070, *Notice of Application*, requires that the property be posted by the applicant, with a land use sign having specific information, and the sign be maintained at least 15 days prior to end of the comment period.

I <u>Tamison</u> <u>Cavallago</u> declare that on <u>June 25, 2019</u>, the property was posted with a land use sign and said sign has been maintained with the required information posted through the end of the comment period.

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

This document is hereby signed and submitted as evidence for the file.

Signature

Jamison K. Covall

(Please print name)

RECEIVED BY

IUN 2 5 2019

OTHELLO BUILDING & PLANNING



Notice of Public Hearing & Notice of Application with Optional DNS

City of Othello Hearings Examiner - AT&T Wireless Communication Tower

New Cingular Wireless PCS (AT&T) submitted an application June 19 to construct a 100'-tall cell tower camouflaged as a bell tower at Pilgrim Lutheran Church, 640 E. Elm St. The application was determined complete and notice of application was issued June 24. Required permits are conditional use permit, building permit, and request to build on unplatted property. The City of Othello has reviewed the proposal for probable adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS). All impacts are expected to be mitigated by existing regulations. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The application may be reviewed and written comments accepted until 5:00 PM on July 9 at City Hall, 500 E. Main Street, Othello.

Public Hearing: The City of Othello Hearing Examiner will hold a public hearing on the conditional use permit Monday, July 29 at 3:00 PM at Othello City Hall, Council Meeting Room, 500 E. Main Street, Othello, WA.

The Council Meeting Room is handicap accessible. Arrangements to reasonably accommodate special needs, including accessibility or an interpreter, will be made with 24-hour advance notice.

For additional information contact the City of Othello at 509-488-5686.

Anne Henning, Community Development Director Publish: 7-3-19

Anne Henning

From:

Cecilia Suarez <csuarez@columbiabasinherald.com>

Sent:

Monday, June 24, 2019 2:51 PM

To:

Anne Henning

Subject:

Re: Legal Notice - AT&T Tower

Good Afternoon Anne

Received Thank you I have this scheduled for July 3, 2019 in the Sun Tribune

Cecilia Suarez Johnson Legal/Obituary Coordinator Columbia Basin Herald 509-765-4561 ext.100

On Mon, Jun 24, 2019 at 2:31 PM Anne Henning ahenning@othellowa.gov> wrote:

Please publish the attached one time in the legal notices of the Othello Sun Tribune.

Please confirm the publication date. I believe the next possible date is July 3.

Thanks,

Anne Henning

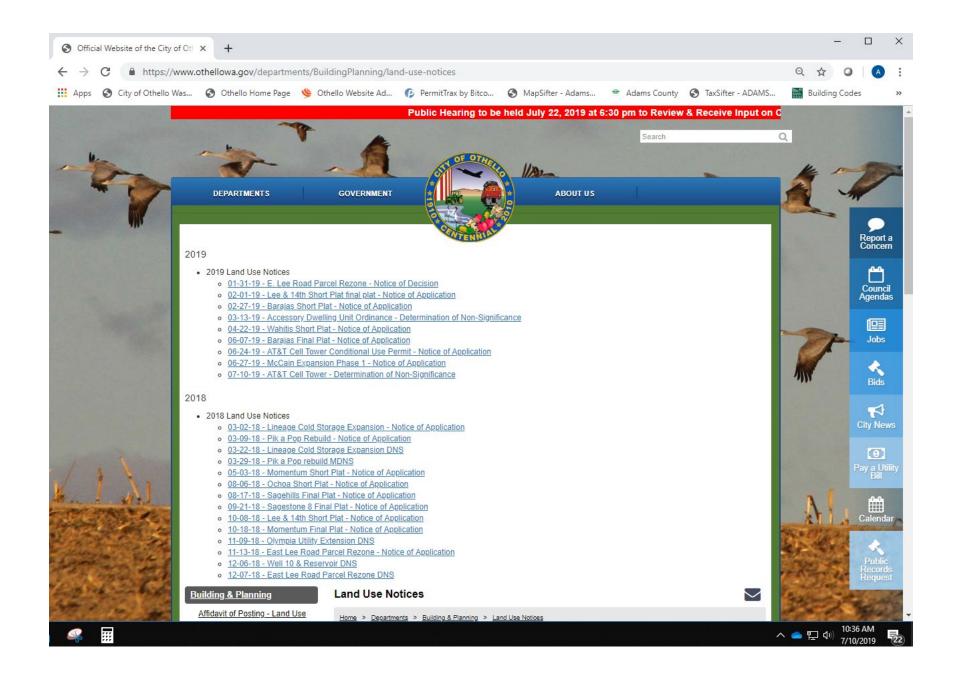
Community Development Director

City of Othello

ahenning@othellowa.gov

509-331-2710







The City of Othello

500 East Main Street OTHELLO, WASHINGTON 99344 Telephone (509) 488-5686 Fax (509) 488-0102

Public Hearing Notice

The City of Othello Hearing Examiner will hold a public hearing on the following project Monday, July 29, 2019, 3:00 PM; City Council Chambers, Othello City Hall.

Project Name: AT&T Wireless Communication Tower Conditional Use Permit

Project Description: Construct a 100'-tall tri-pole wireless communication tower camouflaged as a church bell tower.

Project Location: Pilgrim Lutheran Church, 640 E. Elm Street, Tax #155 Othello Tracts. Parcel #1529030680155. The specific site is a 30' x 30' area west of the existing parking lot and 100' east of the southwest corner of the property.

More Information

Information regarding this application can be obtained by contacting city staff at the contact listed below or in person at City Hall, 500 E. Main Street, Othello, WA 99344.

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered by the Hearing Examiner.

Written comments may be submitted in person or by mail at City Hall, 500 E. Main Street, Othello, WA 99344 or via e-mail at ahenning@othellowa.gov.

An accurate mailing address for those providing comments must be included or they will not qualify as a party of record and, therefore, may not have standing to appeal the decision.

Public Comment Deadline: July 29, 2019, 3:00 PM

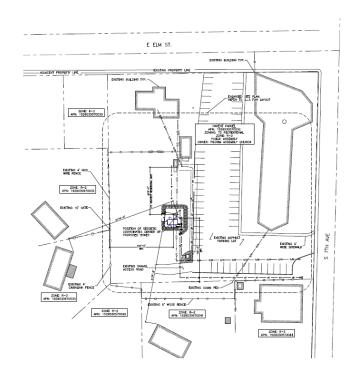
Vicinity Map



Proposed Appearance



Site Plan



Mailed 7-15-19 30

Othello School District 1025 S 1st Ave

Othello WA 99344

Martin & Esperanza Tapia

735 E Juniper St

Othello WA 99344

Erika Heist

415 S 7th Ave

Othello WA 99344

Hector Flores & Ernestia Jacuez

PO Box 734

Othello WA 99344

Isela Casados

705 E Elm St

Othello WA 99344

Jose Mendoza

440 S 8th Ave

Othello WA 99344

David Valdez

530 E Elm St

Othello WA 99344

Florindo Duran & Beatriz Callieja

PO Box 431

Othello WA 99344

Jorge Mondragon

549 S 5th Ave

Othello WA 99344

Robert & Jeanette Surgeon

PO Box 755

Othello WA 99344

Northwest District Council, Assemblies

of God

35131 SE Douglas St, Ste 300

Snoqualmie WA 98065

Othello School District

1025 S 1st Ave

Othello WA 99344

Anthony Martinez & Denise Garza

425 S 7th Ave

Othello WA 99344

Paul & Bernice Snyder

422 S 8th St

Othello WA 99344

Ed & Patricia Swan

725 E Elm St

Othello WA 99344

Bernard & Lynette Sulzman

9558 Rosecrans Ave

Bellflower CA 90706

Jack Laursen

550 E Elm St

Othello WA 99344

Abel & Erica Gomez

533 S 5th Ave

Othello WA 99344

Luciano & Mary Gauna

544 S 6th Ave

Othello WA 99344

Nancy Roth

700 S 7th Ave

Othello WA 99344

Porfirio & Maria Luna

5210 Blue W Blue Heron

West Richland WA 99352

Sacred Heart Catholic Parish

616 E Juniper St

Othello WA 99344

Paula Aronica & William Laing

720 E Juniper St

Othello WA 99344

Lucy Ochoa

441 S 7th Ave

Othello WA 99344

Yolimar Acevedo

735 E Elm St

Othello WA 99344

Carrie Redding

501 S 5th Ave

Othello WA 99344

Jose Valdez & Daniela Gomez

517 S 5th Ave

Othello WA 99344

Roy & Fonda Maggard

532 S 6th Ave

Othello WA 99344

Bernabe & Colleen Velazquez

565 S 5th Ave

Othello WA 99344

John & Eileen Lawrence

630 S 6th Ave

Othello WA 99344

EARIBIT 12				
Michael Roth	Donald & Angela Kirkwood	Larry & Delma Bauer		
1023 S Sundance	660 S 6th Ave	501 S 6th Ave		
Othello WA 99344	Othello WA 99344	Othello WA 99344		
Anselmo & Mirtala Cantu	Javier Villa	Raul Garza Jr.		
606 E Elm St	608 E Elm St	834 Garza Rd		
Othello WA 99344	Othello WA 99344	Othello WA 99344		
Petra Jimenez & Yesenia Patino	Pilgrim Lutheran Church	Lori Jahns		
2170 W June St	640 E Elm St	565 S 6th Ave		
Othello WA 99344	Othello WA 99344	Othello WA 99344		
		5		
Robin & Anna Perry	David Jaimes & Maria Diego	Everett & Angela Cole		
659 S 6th Ave	625 E Ash St	PO Box 93		
Othello WA 99344	Othello WA 99344	Othello WA 99344		
Rogelio Nava	Fernando & Esmeralda Castro	Ramona & Raul Garza		
602 S 7th Ave	595 S 6th Ave	834 Garza Rd		
Othello WA 99344	Othello WA 99344	Othello WA 99344		
Amando & Beatrice Deleon	Rodrigo & Maria Quezada	Yesenia Abundiz & Humberdo Abundiz		
400 S 15th Ave	615 E Ash PL	645 E Ash PL		
Othello WA 99344	Othello WA 99344	Othello WA 99344		
Adrian Silva & Alma Sauceda	Karen Rodriguez	Donna Hilmes		
PO Box 681	601 E Ash St	605 E Ash St		
Othello WA 99344	Othello WA 99344	Othello WA 99344		
Reynaldo & Christina Gonzalez	Kathleen Harris	Gary & Tiffany Lebacken		
655 Ash St	665 E Ash St	570 E Ash St		
Othello WA 99344	Othello WA 99344	Othello WA 99344		
Kathryn Davey	Donald Godfrey	Aurora Martinez		
600 E Ash St	610 E Ash St	620 E Ash St		
Othello WA 99344	Othello WA 99344	Othello WA 99344		
Official WA 33344	Citical WA 33344	C		
Felipe Huerta	Christopher & Denise Eckelbarger	Shirley Tennant		
630 E Ash St	PO Box 35	650 E Ash St		

Othello WA 99344

Othello WA 99344

Othello WA 99344

Nancy Roth 700 S 7th Ave Othello WA 99344

Upper Columbia Mission 3715 S Grove Rd

Spokane WA 99224

Alan & Avia Thompson

207 E Main

Ritzville WA 99169

Evelyn Hallquist C/O Patty Davey

PO Box 553

Peshastin WA 98847

Housing Authority of Othello 335 N 3rd Ave Othello WA 99344 Alan & Avia Thompson

207 E Main

Ritzville WA 99169

Upper Columbia Mission

3715 S Grove Rd

Spokane WA 99224

LDS Church RE Division /503-1125

50 E North Temple St

Salt Lake City UT 84150

LDS Church RE Division /503-1125

50 E North Temple St

Salt Lake City UT 84150

Sara & Joel Garza

645 E Ash

Othello WA 99344

Alan & Avia Thompson

207 E Main

Ritzville WA 99169

Michael & Vikki Conrad

2053 W Atkinson Rd

Othello WA 99344

Maria Marquez

630 S 8th Ave

Othello WA 99344

