



Columbia County Planning Commission
114 South 2nd Street, Dayton, WA 99328
Regular Meeting Agenda
Monday, March 14, 2022 at 5:30 PM

Zoom link:

<https://us02web.zoom.us/j/82900579353?pwd=WUQ2b0c2Yy9CUFNUL3hqeGVNM2lXQT09>

Phone access: 1 253 215 8782

Meeting ID: 829 0057 9353

Passcode: 203786

- 1) Call to Order
- 2) Roll Call and Establish Quorum
- 3) Approval of Agenda
- 4) Approval of Meeting Minutes
 - a. February 14, 2022
- 5) Public Hearing
 - a. None
- 6) Old Business
 - a. Continue review of wireless communication facilities draft code
- 7) New Business
 - a. Review Use Matrix
 - i. Rock Quarries
 - ii. Private Schools
 - b. Election of Officers
- 8) Commissioners Reports
- 9) Planning and Building Department Update
 - a. Enforcement Update
 - b. Wetlands complex CUP
- 10) Comments from the public and items not present on the agenda.
- 11) Adjournment
 - a. Next regular meeting: Monday, March 14, 2022 at 5:30 p.m.



Columbia County Planning Commission
114 South 2nd Street, Dayton, Washington 99328
Meeting Minutes
Monday, February 14, 2022 @ 5:30 PM

- 1) Call to Order
 - a. Chair Chuck Reeves called to order the regular meeting of the Columbia County Planning Commission at 5:30 p.m. The meeting was held in the Planning Department conference room and was also available via the Zoom platform.
- 2) Roll Call and Establish Quorum
 - a. Commission members: Chuck Reeves, Peter Paolino, and Bill Carter were present in person. Jason Towery was present via Zoom.
Staff: Dena Martin, Planning Manager, Clint Atteberry, Building Official, and Dale Slack, Prosecuting Attorney were present in person.
Commissioner: Ryan Rundell was present in person with Commissioners, Marty Hall, Charles Amerein viewing via Zoom. (Commissioners observed the meeting but did not take part in any discussion.)
Public: Cara Watts, Vicki Beckmeyer, and Stan Hoyeki were present in person.
- 3) Approval of Agenda
 - a. *Agenda was approved unanimously.*
- 4) Approval of Meeting Minutes
 - a. January 10, 2022
 - i. *Meeting minutes were approved unanimously.*
- 5) Public Hearing
 - i. None
- 6) Old Business
 - a. Continued discussion of zoning/code enforcement
 - i. Different types of violations were discussed and enforcement actions.

- a) It was agreed that zoning violations are to be dealt with proactively.
- b) Comments were received that nuisance complaints should be allowed to be made anonymously for safety of the complainant.

ii. Violation Enforcement

- a) There was discussion regarding violation enforcement. Lack of remediation by the offender can require an expensive abatement by the county, with the County often unable to recoup costs in a timely manner. An example was given that there is an existing outstanding abatement lien in excess of \$50,000.00.

iii. RV Stays

- a) Staff requested recommendations on how to enforce timelines on RV park stays in excess of the 30 or 180 day maximum. The prosecuting attorney noted that one of the parks allowing extended stays is also the location of ongoing law enforcement issues.
- b) Tracking stays and enforcement options were discussed. The prosecutor noted that any enforcement must be equitable and equally applied to all RV parks.

iv. Land Use Decisions

- a) The prosecuting attorney suggested reviewing the County code to see if the process for allowing commercial and retail business could be simplified or streamlined.

7) New Business

- a. None

8) Commissioner Reports

- a. None

9) Planning Manager Report, Dena Martin

- a. Bluewood Overflow Project

- i. Permitting is complete and approved.
- b. Wetlands Complex CUP
 - i. Application was received February 14, 2022.
- c. Shorelines Master Program Grant update
 - i. Martin met with regional planners on February 11, 2022 to develop a timeline, budget and begin grant implementation.
- d. Restrictive covenants
 - i. Staff has become aware that there are multiple restrictive covenants in both the City and County that could impact building permits and land use decisions. Staff is working with the assessor's office and auditor to identify these covenants and build a database to refer to when issuing permits.
- e. City Contract
 - i. The Dayton City Council approved a contract with AHBL for consulting planning services. The County will continue to provide permit-related planning services.
- f. Building update
 - i. Atteberry commented that the assisted living facilities are moving forward and that permit intake has increased.

10) Comments from the public and items not present on the agenda.

- a. None.

11) Adjournment

- a. *Reeves adjourned the regular meeting of the Columbia County Planning Commission at 7:01 p.m.*
- b. Next regular meeting: Monday, March 14, 2022 at 5:30 p.m.

Charles G. Reeves, Chair

Date

Attest:

Dena Martin, Planning Manager

Date

CHAPTER 18.86 - WIRELESS COMMUNICATIONS FACILITIES

18.86.010 - Purpose.

The purpose of this chapter is to provide placement, design and screening criteria for all wireless communication facilities (“WCFs”) in the county in order to protect the public health, safety, general welfare, and quality of life in the county while preserving the rights of wireless communication providers. By enacting this chapter, it is Columbia County’s intent to:

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- (1) Ensure access to reliable wireless communications services throughout all areas of Columbia County;
- (2) Encourage the use of Existing Structures for the collocation of Telecommunications Facilities
- (3) Encourage the location of Support Structures, to the extent possible, in areas where any potential adverse impacts on the community will be minimized;
- (4) Facilitate the responsible deployment of Telecommunications Facilities in residential areas to ensure comprehensive wireless services across Columbia County;
- (5) Minimize the potential adverse effects associated with the construction of Monopoles and Towers through the implementation of reasonable design, landscaping, and construction practices;
- (6) Ensure public health, safety, welfare, and convenience.

Commented [KR1]: I added this section based on feedback during the meeting.

Definitions.

For the purpose of this chapter, the following words and phrases shall have the meanings ascribed to them as follows:

- A. Antenna-- An apparatus installed on a support structure designed for the transmission or reception of radio or electromagnetic frequency signals, including, but not limited to, panels, dishes, whips, or other similar equipment.
- B. Co-location-- The shared use of a WCF by more than one wireless communication provider.
- C. Wireless Communication Facility (“WCF”) -- Equipment at a fixed location that enables wireless communications between user equipment and a communications network, including but not limited to, the enclosure where the support structure, antennae, accessory equipment, fences and any other equipment necessary for transmission or reception of radio or electromagnetic frequency signals are located.
- D. Wireless Communication Providers – An entity that provides wireless communication services using radio or electromagnetic frequency signals.
- E. Existing structure – Previously erected Support Structure or any other structure, including but not limited to, buildings and water tanks, to which WCFs can be attached.
- F. Support Structure(s) -- A structure such as a tower, billboard, building, or other existing or proposed structure designed to support or capable of supporting wireless facilities other than a structure in the right-of-way designed solely for the co-location of small wireless facilities.
- G. Tower – A structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities

18.86.020 - Exemptions.

- A. In the event an emergency or disaster is declared for the area, the Columbia County Planning Manager or Planning Commission ~~director~~ may exempt WCFs from the requirements of this chapter during the duration of such emergency or disaster.
- B. Telecommunications Facilities and Support Structures that were legally permitted on or before the date this Ordinance was enacted shall be considered a permitted and lawful use.

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Consider separate requirements for large and small cell facilities

18.86.030 - Location of wireless communication facilities.

A. It is the policy of the county to locate WCFs in the county according to the following order of preference (highest to lowest preference):

1. ~~Co-location at an existing tower used to WCF.~~
2. ~~Co-Location Attached on an existing structure that is not a tower, such as non-buildings (not residential buildings, structures), communication towers, and utility facilities. Preference is to the fascia of buildings or mechanical penthouses.~~
3. Co location (on one support structure) with other WCFs.
4. In agricultural zones as permitted in the use matrix.
5. In residential zones as permitted in the use matrix.
6. ~~Other locations deemed necessary by wireless communication providers with proof that preferred locations cannot meet the coverage needs.~~

B. WCFs shall be located where the existing topography, vegetation, buildings, or other structures provide the greatest amount of screening. ~~These are typically located in open spaces with no screening -- Do we need this?~~

C. ~~New WCF towers~~ WCFs shall not be located within one mile ~~(measured from tower structure to tower structure)~~ of any other WCF ~~tower~~ except when located on an existing building ~~structure or structure, wireless facility (that is, without support structures)~~. For the purposes of this section, all distances shall be measured in a straight line without regard to intervening structures, from the ~~basenearst point of the proposed wireless communication support structure to the basenearst point of the existing another wireless communication support structure.~~ ~~Needs discussion. This has been an area of contention.~~

D. WCFs located in a right-of-way shall meet the requirements of the abutting or closest zone (as measured from the support structure or the attached facility).

E. ~~There was discussion about towers being required to be one and one-half times the height of the tower, off of a roadway.~~

18.86.040 - Design standards.

A. Signs or advertising devices other than certification, warning, or other legally required seals or signs shall not be placed on or attached to WCFs.

B. Accessory equipment shall meet the following standards:

1. All accessory equipment associated with the operation of the WCF shall be located within a building ~~or~~ enclosure, ~~or underground vault~~ that complies with the development standards of the zoning district in which the accessory equipment is located.
2. Accessory equipment enclosures shall be visually compatible with the surrounding buildings (such as, same construction material as primary building(s), same color, etc.) and include screening of the structure from view, ~~and shall be subject to approval by the Planning Commission regional planning director.~~
3. Accessory equipment enclosures shall be limited to the housing of radio, electronic and related power equipment, and shall not be used for any other purpose, including storage.

C. All WCFs shall employ concealment technology in their design, construction, and maintenance in order to reduce the WCFs aesthetic impacts to the maximum extent possible. Such concealment technology shall include, at a minimum, the following: ~~Is this wanted/necessary? It is not the current practice. If not, delete items 1 & 2 as well.~~

1. All ~~new towers antenna support structures~~ and antennas shall be painted a non-reflective color, subject to approval by the ~~Planning Commission regional planning director~~, which blends into the nearby surroundings of the WCF to minimize the visual impact of the support structure or antennas.
2. To the maximum extent reasonably practical, WCFs ~~should~~ shall be designed to resemble an object other than a WCF that is already present in the local environment, such as a tree, a street light, utility pole or traffic signal. It may include the use of colors or materials to blend into the building materials from which a structure is constructed. Examples of concealment

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technology include, but are not limited to, the use of innovative site design techniques, existing or new vegetation and landscaping, paint and other surface treatments, alternative antenna configuration and/or selection, utilization of antenna support structures designed to resemble features in the natural environment, i.e., trees, and any other practice which screens the WCF from observation from roadways, residences, and other properties or otherwise has the effect of reducing the aesthetic impacts associated with the WCF.

- D. All screening for ~~attached~~ WCFs co-located on existing buildings shall be compatible with the existing architecture, color, texture, and or materials of the building and when located on roofs shall avoid the "porcupine effect" through camouflage or other technique acceptable to the regional planning director. Same as C – seems more of a concern in town
- E. All WCF support structures and accessory equipment shall be secured and enclosed with a fence not less than six (6) feet in height as deemed appropriate by the Planning Commission. The Planning Commission may waive the requirement if it is deemed that a fence is not appropriate or needed at the proposed location.
- F. Foundations and structures upon which antenna are to be mounted shall be designed to accommodate at least two carriers' antenna. What does that mean in practical/building terms?
- G. Fencing, if permitted or required, shall conform to the following:
 - 1. No fence shall exceed the height permitted for the respective zone in which the facility is to be located. The fencing surrounding the WCF may be of a chain link material.

~~F.H.~~ Lighting for the WCF may be used for security reasons only and shall be shielded to prevent off site glare. All exterior lighting shall be subject to approval by the Planning Commission, regional planning director. In no case except when specifically required by the Federal Aviation Administration (FAA) or the Federal Communications Commission (FCC) or other state or federal agency will the WCF support structure be lighted.

18.86.050 - Height standards.

- A. The height of the WCF support structure is inclusive of any attachments.
- B. The maximum height of any WCF shall be one hundred ninety-nine (99) ~~forty~~ feet, excluding WCFs located in- For any height greater than the right of way. The maximum height of WCFs in the right of way, a variance shall be at fifty (50) feet required through hearing with the hearing examiner. Recent towers have been 199' and 195'. Higher towers may mean more colocation opportunities. What is industry need? Consider higher height limits outside military flight path zones?

~~18.86.060 – Height related to existing utility poles:~~

~~A.C.~~ In the case of existing utility poles, light standards, etc., if the utility pole is unable to support the attachment (as verified by a structural engineer or other qualified professional) the existing utility pole may be replaced. In no case shall the height of the replacement utility pole be greater than fifty (50) feet one hundred five percent of the original height. The diameter of the new utility pole shall not exceed one hundred ten percent of the original utility pole diameter.

18.86.070 - Noise.

- A. Noise from stand by power generators shall have mufflers and or other attenuation devices to avoid becoming a nuisance to adjacent residences. Is this standard? Should it be a requirement in A-1 zones far from residences?

18.86.080 - Co-location.

- A. All applicants shall cooperate in good faith with existing WCF operators in co-locating additional antennas on support structures and/or on existing buildings provided provide the existing operator has received a permit for such use at said site, from the county.
- B. No conditional use permit for the placement or construction of a WCF within 1 mile of an existing tower or support structure shall be issued unless the applicant presents to the Planning Commission credible evidence establishing to a reasonable degree of certainty the following:

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- 1) No existing tower or support structure is located within the area in which the applicant's equipment must be located; or
- 2) No existing tower or support structure within the area in which the applicant's equipment must be located is of sufficient height to meet applicant's requirements and the deficiency in height cannot be remedied at a reasonable cost; or
- 3) No existing tower within the area in which the applicant's equipment must be located has sufficient structural strength to support applicant's equipment and the deficiency in structural strength cannot be remedied at a reasonable cost; or
- 4) The applicant's equipment would cause electromagnetic interference with equipment on the existing tower(s) or support structure(s) within the area in which the applicant's equipment must be located, or the equipment on WCF would cause interference with the applicant's equipment and the interference, from whatever source, cannot be eliminated at a reasonable cost; or
- 5) The fees, costs or contractual provisions required by the owner in order to co-locate on an existing tower or support structure are unreasonable relative to industry norms; or
- 6) The applicant demonstrates that there are other factors that render existing tower or support structure unsuitable or unavailable and establishes that the public interest is best served by the placement or construction of a new tower.

B.C. All applicants shall exercise good faith in cooperating in co-locating with other wireless communication providers and sharing the permitted site, provided such proposed shared use does not prevent or unreasonably interfere with the existing use (i.e., significant interference in broadcast or reception capabilities as opposed to competitive conflict or financial burden). Such good faith cooperation shall include sharing technical information necessary to evaluate the feasibility of co-location. In the event a dispute arises as to whether a wireless communication provider has exercised good faith in accommodating other users, the county may require a third party technical study at the expense of either or both the applicant and the existing operator as to the feasibility of co-locating. Failure to comply with the co-location requirements of this chapter may result in the denial of a permit request or revocation of an existing permit.

18.86.090 - Discontinuation of use.

- A. Lawfully erected WCFs that are no longer being used shall be removed promptly from the premises, no later than six months after the discontinuation of use, except as otherwise provided by law. A WCF is considered abandoned if it ceases to provide wireless communication services that are substantially consistent with the application and/or purposes for which the WCF was constructed for six or more months (occasional use shall not affect the six-month period). Such removal shall be in accordance with property health and safety requirements and all ordinances, rules and regulations of the county. The wireless communication provider shall send to the county a copy of the discontinuation notice required by the FCC at the time the notice is sent to the regulatory agency.
- B. All facilities determined to be abandoned and not removed within the required six-month period from the date of notice shall be in violation of this chapter and operators of the facility and the owners of the property shall be **subject to penalties for violations under the enforcement provisions of the zoning code**. The county may remove all abandoned facilities following the six-month removal period at the operators' expense. Facilities removed by the county shall be stored for no less than thirty days and thereafter be disposed of by public auction, if deemed to be of value by the county, or otherwise as permitted by law.

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18.86.100 - Permit submittal requirement.

- A. In addition to the information required by any other part of the county code, the following items shall be required for any application for land use, development or construction permit for a WCF:
 1. A statement providing the reasons for the location, design and height of the proposed tower or antennas.
 2. The contact name managing the facility. This ~~shall~~ will include the telephone number(s) and mailing address.
 3. A map showing any existing, and/or approved WCFs within the vicinity (approx. 2 miles) of the proposed new WCF facilities site (not required of co-located facility).

4. A current overall system plan for the county, showing facilities presently constructed or approved and propagation maps showing the before and after coverage with the new WCF facility (not required of co-located facility).
5. Evidence satisfactory to the Planning Commission regional planning director demonstrating that co-location is unfeasible on existing towers or buildings and existing tower facility sites for reasons of structural support structures capabilities, safety, available space, or failing to meet service coverage area needs.
6. If visible from offsite, a site/landscaping plan showing the specific placement of existing structures, trees, and other significant site features; and indicating type and location of plant materials proposed to be used to screen WCF components and the proposed color(s) for the communication facility.
7. A statement that:
 - a. For new towers, the applicant agrees to allow for the co-location of additional WCF equipment by other wireless communication providers on the applicant's structure. Sounds positive, but are there potential downfalls that we are unaware of?
 - b. That the applicant agrees to remove the facility within six months after the use of the site is discontinued.
8. Plans showing how connections to utilities will occur, the ownership of those utilities, and any proposed rights of way cuts or easements (not required for co-location facilities).
9. Documents demonstrating that any necessary easements or property rights have been obtained. At minimum the following should be provided:
 - a. Site plan indicating ownership adjacent to the subject site including full name, parcel number(s) and all parcel lines to a typical architectural or engineering scale.
 - b. The site plan shall include the access easement to a public right-of-way.

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2022

Planning Commission Current Roster

Seat #	BOCC Dis	Name/Address	Phone Numbers	E-mail	Appointed Date / Term Expires
1	2	William Carter (Vice Chair) 1135 North Touchet Road Unincorporated Columbia Co.	Home: 509-382-2961 Cell: 509-240-0558		Appointed Date: 12/16/2019 Last Appointment Date: 12/16/2019 Term Expires: 12/31/2022 OPMA Training: 02/21/2020
2	2 F L O A T	Jason Towery 2005 Tucannon Road, Unincorporated Columbia Co.	Home: 509-843-1556	tucannonventures@aol.com	Appointed Date: 01/15/2014 Last Appointment Date: 12/21/2020 Term Expires: 12/31/2024 OPMA Training: 01/29/2021
3	1	Vacant			Appointed Date: Last Appointment Date: Term Expires: 12/31/2024 OPMA Training:
4	2 F L O A T	Peter Paolino* 105 E. Richmond Ave. Dayton, WA 99308	Cell: 509-386-0582	Pepto172@gmail.com	Appointed Date: 12/14/2020 Last Appointment Date: 12/1/2020 Unexpired Term Ending: 12/31/2022 OPMA Training: 02/8/2021
5	3	Charles Reeves (Chair) 719 West Commercial Street, Unincorporated Columbia Co.	Home: 509-382-2856 Work: 509-382-2661 Cell: 509-520-4133	cg_reeves@hotmail.com	Appointed Date: 11/19/2018* Last Appointment Date: 12/16/2019 Term Expires: 12/31/2023 OPMA Training: 01/11/2021

*Filled unexpired term

Next term for appt

Commissioners

#1 Ryan Rundell

#2 Marty Hall

#3 Charles Amerein