



CITY COUNCIL
VIRGIL CLARKSON
Mayor

JASON HEARN
Deputy Mayor

JEFF GADMAN
LENNY GREENSTEIN
RON LAWSON
CYNTHIA PRATT
ANDY RYDER

CITY MANAGER
SCOTT SPENCE

LACEY CITY COUNCIL AGENDA
NOVEMBER 7, 2013
7:00 P.M.
420 COLLEGE STREET, LACEY CITY HALL

CALL TO ORDER:

1. **PLEDGE OF ALLEGIANCE**
2. **APPROVAL OF AGENDA & CONSENT AGENDA ITEMS***
 - A. [Worksession Minutes of October 3, 2013](#)
 - B. [Council Minutes of October 10, 2013](#)
 - C. [Worksession Minutes of October 17, 2013](#)
 - D. [Council Minutes of October 24, 2013](#)

** Items listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

3. **PUBLIC RECOGNITIONS AND PRESENTATIONS:**
4. **PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA***

The City Council will allow comments under this section on items **NOT already on the agenda. Where appropriate, the public will be allowed to comment on agenda items as they are addressed during the meeting.*

5. **PUBLIC HEARING:**
 - A. [Public Hearing on 2014 Budget Revenues](#) (Troy Woo)
 - B. [Public Hearing on 2014 Budget](#) (Troy Woo)
6. **PROCLAMATION:**
7. **REFERRAL FROM PLANNING COMMISSION:**
8. **REFERRAL FROM HEARINGS EXAMINER:**
 - A. [Conditional Use Permit #13-159 – Verizon Wireless](#) (Samra Seymour)
9. **RESOLUTIONS:**
 - A. [AWC Benefit Trust](#) (Liz Gotelli)
 - [Resolution regarding AWC Benefit Trust](#)
 - [Authorize City Manager to sign Interlocal Agreement](#)

10. **ORDINANCES:**
 - A. [Ordinance amending LMC relating to Graffiti/Public Nuisance](#) (*Dusty Pierpoint*)
11. **MAYOR'S REPORT:**
12. **CITY MANAGER'S REPORT:**
13. **STANDING GENERAL COMMITTEE:**
 - A. [Utilities Committee](#) (10.04.13)
 - B. [Community Relations & Public Affairs Committee](#) (10.07.13)
 - C. [Transportation Committee](#) (10.08.13)
14. **OTHER BUSINESS:**
15. **BOARDS, COMMISSIONS, AND COMMITTEE REPORTS:**
 - A. Mayor Virgil Clarkson:
 1. Intercity Transit Authority (IT)
 2. Mayors' Forum
 3. Thurston Regional Planning Council (TRPC)
 - B. Deputy Mayor Jason Hearn:
 1. Joint Animal Services Commission (JASCOM)
 2. HTPA-Human Trafficking
 - C. Councilmember Cynthia Pratt:
 1. Energy Advisory Committee
 2. LOTT
 3. Olympic Region Clean Air Agency (ORCAA)
 4. Thurston Council for Children & Youth
 - D. Councilmember Andy Ryder:
 1. Business Resource Center
 2. Economic Development Council (EDC)
 3. Transportation Policy Board (TPB)
 4. Visitor & Convention Bureau (VCB)
 - E. Councilmember Ron Lawson:
 1. Community Action Council (CAC)
 2. HOME Consortium
 3. Solid Waste Advisory Committee (SWAC)
 - F. Councilmember Jeff Gadman
 1. Health & Human Services Council (HHSC)
 2. Regional Sustainability Task Force
 3. Thurston County Law & Justice Council
 - G. Councilmember Lenny Greenstein
 1. Emergency Medical Services (EMS)
 2. TCOMM911
 3. Water Resource Inventory Area 11 (WRIA)
16. **ADJOURN**

**MINUTES OF LACEY CITY COUNCIL WORKSESSION
THURSDAY, OCTOBER 3, 2013
LACEY CITY HALL
7:00 P.M.**

COUNCIL PRESENT: V. Clarkson, J. Hearn, A. Ryder, R. Lawson, L. Greenstein,
C. Pratt

COUNCIL EXCUSED: J. Gadman

STAFF PRESENT: S. Spence, T. Woo, R. Walk, D. Schneider, C. Litten, L.
Gotelli, P. Brooks, D. Pierpoint

**COUNCILMEMBER LAWSON MOVED TO APPROVE THE AGENDA. COUNCILMEMBER PRATT
SECONDED. MOTION CARRIED.**

BUDGET WORKSHOP

Self-Funded Health Care Program:

Carol Wilmes, Program Manager, AWC Employee Benefit Trust, stated that in 2013, the Trust Board of Trustees explored the option of transitioning to a Self-Funded Health Care Program to take advantage of potential cost-savings to members. The State Risk Manager recently approved the AWC Trust's application to self insure the medical plans through Group Health and Regency Blue Shield, the Vision Service Plan, and Washington Dental Service plan effective January 1, 2014. The Trust Board of Trustees has committed to fully fund the Health Care Program reserves at the actuarial recommendation of \$15,420,000.

The AWC Employee Benefit Trust transition to self-insured in 2014 will result in a 0.0% rate increase in medical, dental and vision insurance for participating cities. AWC had projected a 12% increase for medical expenses in 2014. This transition will result in a cost avoidance of approximately \$360,000 for the City next year.

Impacts to employees and employers will be very minimal, resulting in the same coverage levels, same provided network and same claim processing. To finalize this change, all cities buying medical coverage through AWC will have to adopt a new inter-local agreement.

The resolution and interlocal agreement will be on the Council agenda for November 7 for consideration.

2014 Pre-Budget Workshop:

Troy Woo, Finance Director, gave a presentation on the City's current financial position, and a projection of revenues and expenditures for the next five years. Troy stated that 2014 budget is in its final stages. Similar to last year, Troy acknowledged the benefit of the budget workshop to receive Council guidance on key issues before finalizing the budget.

Based on the 2014 budget assumptions, staff projects a deficit of approximately \$763,000 in 2014. The City's sales tax projection is equal to projected 2013 collection level. And, the projected property tax levy rate is estimated at \$1.27 / \$1,000 AV. Scott Spence, City Manager, discussed a budget strategy to meet the goals of the City Council and at the same time maintain historical service levels.

In order to balance the 2014 proposed budget, the following measures are recommended by the City Manager and Finance Director:

1. AWC Benefit Trust Change to self-insured:
 - This action will result in a 0% increase to medical rates. As a result, the City will avoid approximately \$360,000 in medical expenses based on annual historical rates of 12%.
2. Shift the remaining portion of the utility tax allocation from the Parks and Open Space not used for maintenance and operation back to the General Fund:
 - Since 1989, 1.0% of the City's utility tax dedicated to the Parks and Open Space fund was used for future park purchases. Over the years, this fund began to support the ongoing maintenance and operations of the Regional Athletic Complex and Rainier Vista Community Park. This proposal would take the remaining dollars allocated for future park purchases and transfer them to the General Fund. Scott noted that Lacey has the largest municipal park system in Thurston County.
3. Use committed pension contribution reserves specifically for pension expenses to balance the remainder of the budget.

Troy Woo, Finance Director, also asked for Council direction related to funding increases in the 2014 proposed budget.

With much discussion concerning the action to balance the budget as well as to adjust property taxes and utility rates, Council concurred with the following actions:

1. Exercise Council authority to increase property taxes by 1%, which would raise an additional \$53,000.

2. Approve a six-year rate schedule to implement the Stormwater Comprehensive Plan. In the first three years, the rate would increase annually by 9%, and in the last three years, the rate would increase annually by 6%.

Council questioned whether all of the utility capital improvement projects identified in the budget proposal needed to be completed in the near future, or whether projects could be delayed to minimize rate increases. In response to Council's questions, Troy stated the list of utility projects has been thoroughly scrutinized, and some projects have been delayed.

3. Approve a first-year rate increase of 5% for the Wastewater Comprehensive Plan. Capital improvement projects are estimated to cost \$24 million.
4. Accept the major revenue projections as presented.
5. Agree to shift a portion of the utility tax allocation historically dedicated to Parks and Open Space for future park purchases and transfer to the General Fund.
6. Agree to use committed pension contribution reserves to balance the budget.

Mayor Clarkson adjourned the meeting at 9:25 p.m.

**MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
OCTOBER 10, 2013, IN LACEY COUNCIL
CHAMBERS.**

- CALL TO ORDER: Mayor Clarkson called the meeting to order at 7:00 p.m.
- PLEDGE OF ALLEGIANCE: Mayor Clarkson led the pledge of allegiance.
- COUNCIL PRESENT: V. Clarkson, J. Hearn, C. Pratt, J. Gadman, R. Lawson, L. Greenstein, A. Ryder
- STAFF PRESENT: S. Spence, T. Woo, Ken Ahlf , R. Walk, S. Egger, L. Gotelli, D. Pierpoint, L. Flemm, P. Edmonds
- APPROVAL OF AGENDA AND CONSENT AGENDA: Consent Agenda Items:
(a) Worksession Minutes of September 10, 2013
(b) Council Minutes of September 26, 2013
- COUNCILMEMBER GADMAN MOVED TO APPROVE THE CONSENT AGENDA AND AGENDA. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.**
- PUBLIC COMMENT: Laura Worf, Executive Officer of Olympia Master Builders (OMB), introduced OMB's new Government Affairs Director, Adam Frank.
- Mayor Clarkson recognized Sandra Romero, Thurston County Commissioner, and Mike Beehler, Planning Commissioner.
- PUBLIC HEARING: Peter Brooks, Water Resources Manager, introduced Art Starry, Environmental Health Director with Thurston County Public Health. Mr. Starry provided regulatory information related to septic systems, and

background information on the septic systems in Tanglewilde.

Mr. Brooks provided a briefing on the formation of ULID 22 in Tanglewilde East (3-B) and Skokomish Way for the construction of wastewater facilities. The estimated cost of the project, if all properties in the district fully connect to the wastewater system, is \$3,776,411. The property owners along Skokomish Way will have the option to fully connect to the system, but will not be required to connect at this time.

A resolution was passed by the Lacey City Council on September 12, 2013, declaring its intent to form a ULID and setting a public hearing date for October 10, 2013. The purpose of the hearing will be to receive input from property owners as to whether the District should be formed allowing the project to proceed.

Recently, City staff held a pre-hearing public meeting for interested residents regarding the formation of ULID 22, and was surprised by the opposition to forming a ULID from residents on Skokomish Way.

City staff explained to those attending the meeting, that it is not the City's intent to require residents to form a ULID. Under the ULID residents may decline to hookup to sewer from their home to the street at this time, however they would still be responsible for paying for the pipe and lateral estimated at about \$14,000 per home.

Mayor Clarkson opened the public hearing at 8:13 p.m. to consider comments from property owners within the proposed ULID 22 regarding the formation of a Utilities Local Improvement District for the construction of wastewater facilities.

Public comment was received from a number of residents who live on Skokomish Way, and who are opposed to forming the ULID. (See attached public hearing sign-in sheet.) They expressed concern over the high cost of the ULID, little information received about possible alternatives, confusion over the survey

that was mailed to residents, and calculations of the Equivalent Residential Units (ERUs).

One comment was received from a duplex owner, who noted that the septic systems will fail eventually, and will cost more if they wait.

Mayor Clarkson closed the hearing at 9:30 p.m.

COUNCILMEMBER GADMAN MOVED TO TABLE ORDINANCE 1420 TO FORM ULID 22 FOR THE CONSTRUCTION OF WASTEWATER FACILITIES UNTIL THE OCTOBER 17 WORKSESSION. COUNCILMEMBER RYDER SECONDED.

COUNCILMEMBER GADMAN WITHDREW HIS ORIGINAL MOTION. COUNCILMEMBER RYDER WITHDREW HIS SECOND.

COUNCILMEMBER GREENSTEIN MOVED NOT TO APPROVE ORDINANCE 1420 TO FORM ULID 22 FOR THE CONSTRUCTION OF WASTEWATER FACILITIES, AND POSTPONE FURTHER DISCUSSION UNTIL THE OCTOBER 17, 2013, WORKSESSION. COUNCILMEMBER GADMAN SECONDED. MOTION CARRIED.

Mayor Clarkson called for a 5-minute recess at 9:45 p.m., and reconvened the meeting at 9:50 p.m.

**REFERRAL FROM
HEARINGS EXAMINER:**

Ryan Andrews, Associate Planner, presented Council with a request to approve the Wood's Glen Preliminary Subdivision Application and PRD; Project No. 11-177.

South Puget Sound Habitat for Humanity submitted a preliminary planned residential development and preliminary subdivision application to subdivide a 4.85 acre parcel zoned Moderate Density Residential into a 33 cottage housing community. The site is located at 4405 37th Avenue SE.

The public hearing was conducted on September 17, 2013. No members attended and no written public

comments were received. The Hearings Examiner recommended approval based on conditions of approval as suggested by staff.

COUNCILMEMBER RYDER MOVED TO APPROVE THE WOOD'S GLEN PRELIMINARY SUBDIVISION APPLICATION AND PRD: PROJECT NO. 11-177. COUNCILMEMBER LAWSON SECONDED. MOTION CARRIED.

CITY MANAGER'S
REPORT:

Lori Flemm, Parks & Recreation Director, presented Council with a request to amend LMC 2.44 related to Parks Rules and Regulations.

The City Council has reviewed the proposed modifications to the Rules and Regulation of the Board of Parks Commissioners and finds the proposed modifications appropriate.

COUNCILMEMBER PRATT MOVED TO APPROVE THE AMENDMENTS TO LMC 2.44 RELATED TO PARKS RULES AND REGULATIONS. COUNCILMEMBER LAWSON SECONDED. MOTION CARRIED.

Councilmember Ryder asked for clarification on Rule #22, which prohibits skateboards, in-line skates, roller skates, scooters, or bicycles on any parking lot.

Ms. Flemm said the intent of Rule 22 is to allow the use in parking lots in order to access recreational facilities.

Councilmember Pratt withdrew her original motion.

COUNCILMEMBER PRATT MOVED TO APPROVE THE AMENDMENTS TO LMC 2.44 RELATED TO PARKS RULES AND REGULATIONS, AND AMEND RULE #22 TO ALLOW THE USE IN PARKING LOTS IN ORDER TO ACCESS RECREATIONAL FACILITIES. COUNCILMEMBER GADMAN SECONDED. MOTION CARRIED.

Peter Brooks, Water Resources Manager, requested Council to authorize the City Manager to execute an interlocal agreement allowing the City of Olympia to provide wastewater service to a designated portion of Lacey service area along Sleater-Kinney Rd. NE.

The Cities of Lacey and Olympia both operate similar but independent wastewater collection utilities with service areas generally defined by their respective city limits and urban growth areas. Both utilities utilize the LOTT Clean Water Alliance for wastewater treatment. Sleater-Kinney Rd. NE currently defines the dividing line between the two utilities north of 6th Ave. NE. In order to provide service to properties in their service area, the City of Olympia has recently constructed a new sewage pump station and associated mains along a portion of the Sleater-Kinney corridor.

Lacey currently has limited infrastructure in this area, which would require significant and costly infrastructure improvements for any property to make improvements needing access to a wastewater utility. While there are some properties in this area with development potential, the majorities of the properties are already developed with low density residential structures and are utilizing on-site septic systems for wastewater disposal. At present, the cost of infrastructure needed to serve this area would present a significant challenge to potential development/re-development, and would be simply cost prohibitive for an existing property owner wishing to convert from on-site septic to Lacey sewer.

With Olympia's recent addition of wastewater collection infrastructure in this area, engineering staff from the two cities have come to the mutual conclusion that there are several properties located in Lacey's wastewater service area that could benefit by connecting to Olympia's wastewater collection system. Lacey staff believes that it would be more efficient and cost-effective to both the utilities and individual property owners if they were allowed to connect to Olympia's wastewater system by eliminating the need to construct an additional Lacey-owned wastewater collection system along side

Olympia's existing collection system. The City of Olympia has sufficient capacity to serve this area.

In order for the affected properties to connect to Olympia's wastewater utility an interlocal agreement is needed to formally amend each city's wastewater service area. The proposed change in service provider would be limited to only those 22 properties identified in the ILA and would have no expiration; this would be a permanent change to the service areas.

Additionally, this proposal would only affect the cities respective wastewater utilities, no other utilities or jurisdictional boundaries would be affected. As each property chooses to connect to sewer, they would become a City of Olympia sewer customer and would be responsible for paying connection fees and utility rates according to Olympia's adopted fee schedule at that time.

The Department of Ecology has approved the service area changes as proposed. The Olympia City Council has approved the interlocal agreement at their October 1, 2013, Council meeting.

COUNCILMEMBER GADMAN MOVED TO AUTHORIZE THE CITY MANAGER TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT ALLOWING THE CITY OF OLYMPIA TO PROVIDE WASTEWATER SERVICE TO A DESIGNATED PORTION OF LACEY SERVICE AREA ALONG SLEATER-KINNEY RD NE. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

Peter Brooks, Water Resources Manager, requested Council to authorize the City Manager to sign a Wholesale Water Agreement with Thurston Public Utility District (PUD).

A few years ago the maximum contaminant level for arsenic in drinking water was reduced by the United States Environmental Protection Agency (EPA). The water from the well serving the Covington neighborhood, located off of 22 Avenue NE, exceeds the revised EPA contaminant levels for arsenic. As a

result, the Thurston PUD, which provides water service to the Covington neighborhood, had to either add treatment to the well supplying water to the neighborhood or find another water source.

The PUD's initial effort was to have Lacey provide water through an intertie authorized under a water supply agreement. Lacey's Resolution 917, however, was in effect at that time of request, which limited the approval of water connections outside city limits without additional water rights. Without the ability to find another water source, the PUD initiated the design of a water treatment facility. The Washington State Department of Health Office of Drinking Water (DOH) granted the PUD additional time under a compliance agreement. DOH specified a September 30, 2013, deadline for the completion of the treatment facility.

In May of this year, the Lacey City Council rescinded resolution 917 thus providing an opportunity for the PUD to negotiate a water supply agreement and saving the cost of constructing the treatment facility, which had been designed.

The agreement provides for water supply to the PUD via a master meter and charges the PUD the same rates that would be charged to a comparable number of Lacey out-of city residential customers. Total water supplied under this agreement equates to 3.3 acre-feet per year to service 15 single-family homes.

On October 4, 2013, the Utilities Committee reviewed the proposal and recommended forwarding to full Council for approval.

COUNCILMEMBER LAWSON MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN A WHOLESALE WATER AGREEMENT WITH THURSTON PUBLIC UTILITY DISTRICT. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

Scott Spence, City Manager, announced that the "Envision Lacey" open house will be held on Tuesday,

October 15, at 5:30 p.m. in the Council Chambers. This is an opportunity for the public to learn about the project and provide feedback. Additional events will be held through the year-long community feedback process.

COUNCILMEMBER LAWSON MOVED TO SUSPEND THE STANDING GENERAL COMMITTEES AND BOARDS AND COMMISSIONS REPORTS UNTIL THE OCTOBER 17, 2013, WORKSESSION. COUNCILMEMBER RYDER SECONDED. MOTION APPROVED.

ADJOURNMENT: Mayor Clarkson adjourned the meeting at 10:20 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____

CITY OF LACEY PUBLIC HEARING

ULID 22 – TANGLEWILDE EAST

Please Print

	NAME	EMAIL OR PHONE
1	KIM, KWANG SOO	
2	Jee WILLIAMS	
3	Rosemarie Dougherty	
4	THOMAS HERRERA	
5	Todd Monohon	
6	Judy Collins	
7	Mary E. Auvion	
8	James & Rebecca Perander	
9	Hildegard Peck	

	NAME	EMAIL OR PHONE
✓	10 Richard Lemke	
✓	11 Cheri Lemke	
✓	12 Wesley & KAT Morgan	
✓	13 Nancy A Rushton	
✓	14 CHARLES WRIGHT	
✓	15 Paula Truener	
✓	16 Darlene Binner	
✓	17 Pate Gillispie	
✓	18 Pamela M Mahan	
✓	19 COPT F Mahan	
✓	20 Sid + Debbie Hobbs	

	NAME	EMAIL OR PHONE
v	21 Ruby A. Duval	[REDACTED]
✓	22 RANDY RAJACA	
⊗	23 Ann Lyse	
✓	24 Pat Allen	
+	25 LYNN B. MARELLE	
+	26 DAN VANHEMERT	
+	27 MICHAEL S. MOORE	
✓	28 HAROLD D COV	
⊗	29	
	30	
	31	

	NAME	EMAIL OR PHONE
32	MONEY BAPTISTE	[REDACTED]
33	CARLA BAPTISTE	
34	Doug & Gini Thomas	
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**MINUTES OF LACEY CITY COUNCIL WORKSESSION
THURSDAY, OCTOBER 17, 2013
LACEY CITY HALL
7:00 P.M.**

COUNCIL PRESENT: V. Clarkson, J. Hearn, A. Ryder, R. Lawson, L. Greenstein, C. Pratt, J. Gadman

STAFF PRESENT: S. Spence, T. Woo, K. Ahlf, C. Litten, L. Gotelli, P. Brooks, D. Pierpoint, S. Egger, T. Palmateer

COUNCILMEMBER LAWSON MOVED TO APPROVE THE AGENDA. COUNCILMEMBER GADMAN SECONDED. MOTION CARRIED.

LOTT STATE OF THE UTILITY REPORT

Michael Strub, Executive Director, presented the LOTT 2013 State of the Utility Report, an annual review of the LOTT Clean Water Alliance's performance over the past year. The report highlights LOTT's key accomplishments and activities planned for 2013. The mission of the LOTT Clean Water Alliance is to preserve and protect public health and the environment by cleaning and restoring water resources for our communities

In 2012, LOTT's accomplishments included treating over 4.6 billion gallons of wastewater, producing over 300 million gallons of Class A Reclaimed Water, and managing over \$750 million worth of facilities. At the same time, LOTT was actively involved in several large-scale capital projects – most notably the Primary Sedimentation Basins project at the Budd Inlet Treatment Plant and the Membrane Replacement project at the Martin Way Reclaimed Water Plant.

Reclaimed Water

Production of reclaimed water continued to grow at the Budd Inlet Reclaimed Water Plant, due to new uses of the water in the East Bay area. At the Martin Way Reclaimed Water Plant, production dropped significantly, as the plant was taken off-line in September to allow for construction of the Membrane Replacement project. The project is scheduled for completion by the fall of 2013, when production of reclaimed water will begin again. Estimated project cost is \$3.2 million.

Primary Sedimentation Basins

The Primary Sedimentation Basins project at the Budd Inlet Treatment Plant replaces one of the oldest pieces of the wastewater treatment plant at an estimated cost of \$60 million dollars.

2014 Finance Rate Plan

The proposed 2014 Finance/Rate Plan sets the Wastewater Service Charge at \$35.01 per month per ERU, and the Capacity Development Charge at \$4,924.54 per ERU. The projected increase is 3% inflation index.

Groundwater Recharge Scientific Study

In 2012, LOTT initiated work on the Groundwater Recharge Scientific Study – a long-term, large-scale collaborative effort of the four LOTT partner governments, with participation from other interested parties, including the Squaxin Island Tribe and the Washington State Department of Ecology. The study will provide data currently lacking regarding local groundwater conditions, levels of compounds of potential concern in the environment, levels in wastewater and reclaimed water, and the fate and transport of residual compounds when reclaimed water is reused or recharged. LOTT contracted with HDR Engineering, Inc. to assist with phase one of the study. Work completed in 2012 included a literature review of the State of the Science and establishment of a Community Advisory Group to assist with the public involvement activities related to the study. Estimated cost of the study is \$4.5 million.

TOURISM PROMOTION AREA (TPA) UPDATE

Liz Gotelli, Human Resources and Public Affairs Director, provided an update of the Tourism Promotion Area (TPA).

The TPA would raise funds to promote tourism, market conventions, trade shows and the local travel industry as well as to recruit sporting events for Thurston County. Lodging businesses within the TPA would charge and collect a special assessment of \$2.00 per room/day, raising an estimated \$400,000 to \$900,000, depending on actual occupancy rates.

In order to establish a countywide TPA that includes the municipalities with applicable lodging businesses, an inter-local agreement with the Cities of Olympia, Tumwater, Lacey and Yelm is required by RCW 35.101.040 (2).

On October 1, 2013, the County published and distributed its Resolution of Intention to establish a Tourism Promotion Area, with notice for a public hearing on October 29, 2013. The Resolution of Intention was prepared after the County received a petition from hotel and motel operators representing over 60 percent of the total rooms available for lodging in Thurston County.

To date, five hotels out of the eight hotels in Lacey (i.e., Candlewood, Holiday Inn Express, La Quinta, Quality Inn Lacey, and Super 8 Lacey) representing 374 rooms out of a total of 652, or 57 percent, have indicated a willingness to participate in the TPA.

The Cities of Olympia and Tumwater took action on the inter-local agreement on October 15. The City of Yelm is scheduled to take action on October 22.

The inter-local agreement addresses the following key areas:

- The agreement is intended to provide a supplemental source of funding for tourism promotion in Thurston County. While it is not intended to modify existing funding or support for tourism promotion, it also does not and cannot bind the current Council for future Councils to specific funding amounts for the Visitor and Convention Bureau.
- A seven-member Thurston County Hotel and Motel Commission will be established to advise the Board of County Commissioners on the expenditure of revenues collected.
- The Board of County Commissioners will contract with a TPA Manager to administer the activities and programs of the TPA and to prepare an annual budget.
- Thurston County will retain indirect administrative costs for maintaining the fund. At no time will the amount be greater than five percent of the annual revenue received. Councilmember Ryder raised concerns about the County collecting an administrative fee for maintaining the fund, when they will contract with the Olympia, Lacey Tumwater Visitor and Convention Bureau to administer the activities. He noted in other counties, the administrative fee has been waived.
- If the inter-local agreement is terminated, Thurston County will expend any remaining unallocated revenue for tourism promotion in Thurston County. In the event of the dissolution of the TPA, all property and equipment purchased by the TPA Manager will revert to the County and be utilized for the promotion of tourism in Thurston County.

COUNCILMEMBER GADMAN MOVED TO AUTHORIZE THE CITY MANAGER TO SIGN THE IGA TO ESTABLISH THE THURSTON COUNTY TOURISM PROMOTION AREA. COUNCILMEMBER PRATT SECONDED. MOTION CARRIED.

TANGLEWILDE EAST ULID (3-B)

Scott Egger, Public Works Director, briefed the Council on options for establishing a ULID for Tanglewilde East (3-B) following testimony at a public hearing on October 10, 2013.

Originally, the City was petitioned by Tanglewilde East 3-B requesting assistance in forming a ULID to finance sewer connection to wastewater facilities, because of their failing community septic system. Following this request, the City polled

property owners on Skokomish Way to determine whether they would like to participate in the ULID. The majority of property owners on Skokomish Way responded positively so the City took the necessary steps to include Skokomish Way properties in the ULID. Concerns were expressed by Skokomish Way property owners at the hearing that the cost of the ULID (approximately \$28,000 per household) created a financial hardship for them.. Therefore the City Council voted to not form the ULID which included Skokomish Way and asked Staff to investigate forming a new ULID structured to only include Tangelwilde 3B.

During the Worksession, Staff briefed the Council on the benefits of hiring a specialized appraiser to perform a financial benefit analysis on a few sample properties within Tanglewilde East 3B. The financial benefit analysis will estimate the benefit that the ULID provides to those sample properties. This analysis will provide Staff and Council guidance on whether to proceed with the formation of a new ULID.

COUNCILMEMBER RYDER MOVED TO AUTHORIZE THE CITY ATTORNEY TO MOVE FORWARD WITH AN APPRAISAL AND RISK ANALYSIS IN FORMING A ULID. COUNCILMEMBER PRATT SECONDED. MOTION CARRIED.

STANDING GENERAL COMMITTEES

General Government & Public Safety Committee

Councilmember Lawson reported the Committee met on September 20, 2013, to discuss amendments to Parks Rules and Regulations, and the naming of Longs Pond at Woodland Creek Community Park.

Finance & Economic Committee

Mayor Clarkson reported the Committee met on September 23, 2013, and received an update from the Economic Development Council regarding the Cluster Analysis Study, and the JBLM White Paper.

BOARDS & COMMISSIONS REPORTS

ORCAA

Councilmember Pratt reported that DOE has funds available to reduce diesel emissions.

Sustainable Thurston Regional Task Force

Councilmember Gadman reported the economic section of the Sustainable Development Plan will be enhanced with new language.

TCOMM

Councilmember Greenstein reported the Board is in the process of reviewing the 2014 draft preliminary budget and has concerns about budget issues. The Board will receive a budget presentation at its next meeting. In other business, the Board is seeking clarification about discrepancies in revenue received by TCOMM.

EDC

Councilmember Ryder reported the EDC applied for and received a Small Business Administration grant to fund a Women's Business Resource Center.

TPB

Councilmember Ryder reported the Board will meet to discuss the I-5 traffic corridor.

VCB

Councilmember Ryder reported the creation of the Tourism Promotion Area is moving forward. In other business, the VCB has negotiated a 20% reduction on the rental rate at its location on the capitol campus.

Human Trafficking

Deputy Mayor Hearn reported the Human Trafficking Impact Summit was a great success and has initiated conversation about the issue.

Intercity Transit

Mayor Clarkson reported discussions continue about the need for public transit in the northeast area of Lacey. The lack of federal funding has had a significant impact on public transit.

Mayor Clarkson adjourned the meeting at 9:13 p.m.

**MINUTES OF A REGULAR MEETING OF THE
LACEY CITY COUNCIL HELD THURSDAY,
OCTOBER 24, 2013, IN LACEY COUNCIL
CHAMBERS.**

CALL TO ORDER: Mayor Clarkson called the meeting to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor Clarkson led the pledge of allegiance.

COUNCIL PRESENT: V. Clarkson, C. Pratt, J. Gadman, R. Lawson, L. Greenstein, A. Ryder

COUNCIL EXCUSED: J. Hearn

STAFF PRESENT: S. Spence, T. Woo, D. Schneider, R. Walk, S. Egger, L. Gotelli, D. Pierpoint, L. Flemm, C. Litten, S. Schelling, R. Schoessel

APPROVAL OF AGENDA
AND CONSENT AGENDA: Consent Agenda Items:
(a) Final subdivision approval for Hawks Prairie
Phase 2 Unit 14 – Jubilee Fox Run (Project No.
13-119)

**COUNCILMEMBER LAWSON MOVED TO
APPROVE THE CONSENT AGENDA AND
AGENDA. COUNCILMEMBER GREENSTEIN
SECONDED. MOTION CARRIED.**

ORDINANCE: Ordinance No. 1420 authorizes the Finance Director or City Manager to conduct the sale of revenue bonds.

Troy Woo, Finance Director, stated debt financing is needed to fund the City's utility Capital Improvement Programs (CIP). The combined Water and Sewer (including Stormwater) bond issue par amount is an estimated \$8,420,000. This amount includes proceeds to fund the required revenue bond reserve, which is typically equal to the average annual debt service. The proposed bonds will have a 20-year repayment schedule and provide funding for 2013 and 2014 Water and Stormwater CIP projects.

The water system projects were identified within the adopted Water Comprehensive Plan and 5-Year Water Rate Study. The plan and study also identified the issuance of revenue bonds in 2013, 2015, and 2017, so the proposed revenue bond issue is advancing according to schedule.

The City will be pledging water, wastewater, and stormwater revenues for a combined bond credit. The pledge of specific revenues makes the proposed revenue bonds different than general obligation bonds, which are secured by the general taxing power of the City.

Section 4 of the proposed bond ordinance appoints the Finance Director or the City Manager in the absence of the Finance Director, as the City's designated representative and authorizes the designated representative to conduct the sale of the bonds when the terms are deemed the most advantageous to the City. The designated representative can approve the final terms of the bonds if they are within the following key parameters:

- Principal amount shall not exceed \$9,200,000
- Date of delivery may not be later than December 1, 2014
- Interest rates of any bond cannot exceed 5.5 percent and the true interest cost may not exceed 5.5 percent
- The bonds cannot mature later than November 1, 2033
- Purchase price of the bonds must be between 98 percent and 120 percent of the stated principal amount of the bonds

Nancy Neraas, the City's appointed bond counsel reviewed the bond covenants as outlined in the proposed ordinance. David Trageser, the City's appointed bond underwriter, reviewed the bond issuance schedule and presented current bond market conditions.

At its August 26, 2013, meeting, the Finance and Economic Development Committee reviewed the utilities' debt need and the City Council adopted a

reimbursement resolution relating to this debt issue on September 12, 2013. Staff noted the issuance of the revenue bonds is consistent with the Water, Stormwater and Wastewater Comprehensive Plans and utility rates.

COUNCILMEMBER RYDER MOVED TO APPROVE ORDINANCE NO. 1420 AUTHORIZING THE FINANCE DIRECTOR OR CITY MANAGER TO CONDUCT THE SALE OF REVENUE BONDS FOR CAPITAL IMPROVEMENT PROGRAMS. COUNCILMEMBER GADMAN SECONDED. MOTION CARRIED.

Mayor Clarkson recessed the meeting at 7:20 p.m. for a five minute break prior to the City Manager's budget presentation and reconvened the meeting at 7:25 p.m.

CITY MANAGER'S REPORT:

Scott Spence, City Manager, presented the 2014 Proposed Budget to the Lacey City Council. This year's total proposed budget is \$111,536,883, an \$8,154,319 increase compared to the 2013 total budget. The increase is the result of a change in practice to how utility taxes are receipted into the budget, transfers of 2013 bond debt proceeds, how debt payments will be appropriated when retiring utility revenue bonds, and one-time capital transfers.

The General Fund Budget is the primary revenue source used to pay for direct services, such as police, parks and recreation, public works, community development and streets. The proposed General Fund Budget for 2014 totals \$38,252,878, a \$3.1 million, or an 8.8% increase.

At the time of budget preparation, there was a projected deficit of approximately \$763,000 to the General Fund. Balancing the 2014 Budget requires multiple solutions. A portion of the City's utility tax applied to the Parks and Open Space Fund is proposed to be dedicated to the General Fund. Also, the City's insurance provider, Association of Washington Cities (AWC) changed the status of its medical coverage to self-insured. This restructuring will allow increases in medical to be avoided in 2014.

Finally, the remainder of the projected budget deficit will be balanced by using one-time reserves set aside for pension contribution increases.

The proposed Utilities Fund is 53% of the total City Budget. Significant activity will occur in all three utilities— water, wastewater, and stormwater. A single-year rate increase of \$0.82 per month is being proposed for wastewater. A multi-year increase is proposed for Lacey's stormwater utility, nine percent for three years and a six percent adjustment for another three years. For a single-family residence, the stormwater rate increase will be approximately \$0.67 per month in the first year, if approved. Almost \$17 million projects are scheduled in 2014 within the three utilities.

Over the last five years, the City has reduced its workforce by almost 5%. The number of full-time employees (FTE) per 1,000 population has fallen from 6.63 in 2009 to 5.51 in 2014. This year's budget incorporates a new position within Public Works to design and administer utility infrastructure projects.

The proposed 2014 budget maintains core city services and addresses priorities identified by the Lacey City Council. Public infrastructure projects are a centerpiece of the proposed 2014 budget. Highlights include the Smart Corridors Improvement Program, completion of major utility work, continued work on Phase 2 of the Martin Way/Marvin Road Interchange Justification Report, and the Neighborhood Overlay Program.

Other significant priorities include design work for the Lacey Museum at the Depot Project, a renewed agreement with the South Sound Military and Communities Partnership, Golf Club Road extension, and the Land Use Comprehensive Plan update anchored by *Envision Lacey*, the Woodland District Strategic Plan, industrial recruitment, military and veterans' initiatives, and the first phase of the Wayfinding Signage Program.

Budget Timeline:

November 7, 2013

- 2014 Proposed Budget Hearing (1st)
- 2014 Revenue Source Hearing

November 21, 2013

- Adopt Property Tax Levy Rate
- Adopt 2014 Utility Rates
- 2014 Proposed Budget Hearing (Final)

December 6, 2013

- 2014 Budget Adopted

Mr. Spence acknowledged the efforts of the City Council, the Executive Team, Troy Woo, Finance Director, Pam Meredith, Accounting Manager, Steve Kirkman, Public Affairs Sr. Management Analyst, and Sandy Boyce, Public Affairs Communication Specialist, in preparation of the 2014 Budget, which is balanced and delivers essential services to Lacey residents and utility customers.

ADJOURNMENT:

Mayor Clarkson adjourned the meeting at 8:32 p.m.

MAYOR: _____

ATTESTED BY CITY CLERK: _____

DATE APPROVED: _____



LACEY CITY COUNCIL MEETING
November 7, 2013

SUBJECT: 2014 Revenue Hearing

RECOMMENDATION: Conduct 2014 Revenue Hearing

STAFF CONTACT: Scott Spence, City Manager 
Troy Woo, Finance Director 

ORIGINATED BY: Troy Woo, Finance Department

ATTACHMENTS: 1. [General Fund Revenue Sources – Table](#)
2. [2014 Budget Revenue By Category – Pie Chart](#)

FISCAL NOTE:

PRIOR REVIEW: Proposed property tax increase and proposed utility rate increases were reviewed by the full City Council (10/3/13 Worksession) and the Finance and Economic Development Committee (10/28/13).

BACKGROUND:

Chapter 251, Laws of 1995, codified as RCW 84.55.120, requires that a public hearing be conducted on revenue sources for the coming year's budget, including the consideration of possible increases in property tax revenues. This hearing, currently scheduled for November 7, must be conducted before setting next year's property tax levy. The City Council is scheduled to set the 2014 property tax levies on November 21, 2013.

2014 General Fund revenues are projected to increase \$3,091,729 or 8.8 percent. A table titled "General Fund Revenue Sources" (see attached) provides a comparison of the 2013 amended budget revenues and the 2014 proposed revenue budget.

Sales tax continues to be the single largest resource for the General Fund followed by service fees, utility taxes, and property taxes. The 2014 Budget Revenue By Category –

Pie Chart (see attached) illustrates the projected 2014 General Fund revenues by category in terms of percentage of the total General Fund Budget.

SIGNIFICANT GENERAL FUND REVENUE CHANGES

- The 2014 property tax projection includes an increase of \$164,037 or 3.05 percent. The adjustments consist of a combination of new construction additions (\$92,497), exercising the 1.0 percent revenue limit (\$53,700), and adjustments from refunds (\$17,840). The overall total assessed value is increasing \$253.9 million or 6.2 percent. The new construction value increased \$70.2 million. The new construction value increase is important, because it increases the overall assessed valuation without being subject to the 1.0 percent revenue limit, which lowers the individual property impact from property taxes. The City’s regular property tax levy is estimated to be \$5,534,066. The City’s regular property tax levy rate is projected to decrease \$0.0393 to \$1.2780 per \$1,000 of assessed valuation.
- The year-to-date 2013 sales tax collections have increased compared to 2012. As of the end of October 2013 sales taxes are 1.13 percent higher compared to 2012. Although 2013 is showing gains in sales tax, the 2014 projections are cautious due the continued slow recovery, decreasing construction activity, and inconsistent gains. The 2012 fourth largest sales tax category, construction of buildings, has experienced a 42.7 percent decline in 2013. Based on the year-to-date building permit activity, construction levels are not expected improve. Through the first 10 months of 2013, overall sales taxes were lower than the previous year in four of the reporting months and sales taxes are nowhere near the peak levels of 2008. Using a conservative approach, 2014 sales taxes are expected to increase a modest 0.91 percent. The following table shows the top 20 sales tax category collections over the last 12 months.

	<u>Year-To-Date</u>			<u>Last 12</u>
	<u>This Year</u>	<u>Last Year</u>	<u>% Chg</u>	<u>Months</u>
General Merchandise Stores	1,574,353	1,517,873	3.7	1,854,828
Food Services, Drinking Places	691,720	655,733	5.5	822,297
Sporting Goods, Hobby, Books	568,547	526,969	7.9	668,213
Building Material and Garden	433,046	382,411	13.2	515,671
Specialty Trade Contractors	320,585	331,230	-3.2	402,506
Miscellaneous Store Retailers	325,419	290,339	12.1	394,380
Construction of Buildings	271,694	474,044	-42.7	335,789
Motor Vehicle and Parts Dealer	267,926	282,432	-5.1	323,292
Food and Beverage Stores	217,527	232,778	-6.6	268,289
Wholesale Trade, Durable Goods	216,487	201,910	7.2	255,946
Telecommunications	208,087	203,427	2.3	249,027
Electronics and Appliances	207,360	212,051	-2.2	242,410
Repair and Maintenance	164,752	154,857	6.4	196,307
Clothing and Accessories	148,925	140,593	5.9	177,474

Administrative and Support Svc	121,371	148,840	-18.5	147,897
Nonstore Retailers	124,547	91,795	35.7	141,550
Professional, Scientific, Tech	110,242	83,974	31.3	136,785
Furniture and Home Furnishings	109,882	101,195	8.6	132,205
Amusement, Gambling, and Rec	92,196	107,364	-14.1	112,136
Rental and Leasing Services	<u>79,852</u>	<u>77,611</u>	2.9	<u>95,539</u>
	6,254,518	6,217,426		7,472,542

- Overall utility tax collections are projected to increase \$46,281 in 2014 due to rate increases, growth related demands, and adjustments from trend analysis. Beginning in 2014, 100 percent of the utility tax will be receipted into the Current Expense Fund. Utility taxes will continue to provide resources to the Current Expense Fund to the Street, Capital Equipment, and Parks and Open Space Funds through interfund transfers. The utility tax is considered a general purpose tax, so it is more appropriately levied and receipted by the Current Expense Fund. The result of this change is an increase to revenues and expenses due to the additional budget necessary to make the interfund transfers.
- Service fees are projected to decrease \$312,956 in 2014. The decrease is mainly due to Washington State BARS Manual (Budgeting, Accounting, and Reporting System) updates that eliminate certain interfund transactions. Common facilities and administrative interfund charges were eliminated and expenses will now be directly charged to the funds that received the benefit of the service. Other services fees included in this category are recreation program fees and engineering services.
- A decrease of \$14,970 is expected from other taxes (business & occupation, admission, and gambling taxes). The business and occupation tax budget is being decreased \$9,970 based on actual collections. No change to admissions taxes is being projected and gambling taxes are projected to decrease \$5,000 based on trend analysis.
- The broad category of all other miscellaneous revenues is projected to increase \$2,116,973 in 2014. The most significant increase (\$2,836,239) relates to the aforementioned utility tax change. This category is decreased by \$447,966 due to the elimination of certain interfund transactions.
- The use of beginning cash is increased \$207,414. The use of City Council established committed reserves for pension rate stabilization and economic development (Woodland Square form base code revisions) are the reasons for the increase.

ARTERIAL STREET FUND REVENUES

The funding sources for the Arterial Street Fund include real estate excise tax (REET), grants, motor vehicle fuel tax (MVFT), and mitigation fees. Since the housing peak, there

has been a significant decrease to the REET collections. Due to the condition of the housing market, the 2014 REET projections are \$1,064,764. This is slightly less than the previous five year's REET average of \$1,184,944. REET collections peaked in 2006 with collections of \$2.94 million.

The transfer-in of \$850,000 from the General Fund was suspended in 2013 Budget. This strategic budget action was necessary to balance the 2013 General Fund Budget. This transfer funded the \$1.0 million annual street overlay program. Although, this General Fund transfer continues to be suspended, the annual street overlay program will continue in 2014 through the use of City Council committed reserves.

UTILITY FUND REVENUES

Rate revenues for the Water, Wastewater, and Stormwater utilities fund both operations and capital improvement programs. In the Water and Wastewater Funds, the capital improvement program is also funded through one-time connection fees called general facilities charges.

During 2012, the City's recommendations from its multi-year water rate study were adopted, so the water rates are scheduled to increase 6.5 percent annually through 2017. The proposed rate increase will address projected operation and maintenance expenses, fund the 2013-2017 capital improvement program, and pay debt service. No action is required by the City Council.

2012 was the last year of a multiple year rate schedule for wastewater. For 2013, the City Council adopted a cost of living adjustment of 3.0 percent to help offset significant increases recommendations that were expected from the upcoming rate study. The City's Wastewater Comprehensive Plan, which includes a multiple year rate recommendation, is still in the development stages. This plan is not expected to be adopted until early 2014. The early draft of the Wastewater Comprehensive Plan recommends 5.0 percent per year increases through 2019. Staff is currently working with the City's consultant to schedule specific capital improvement program (CIP) projects. The first draft rate recommendations assumed average CIP expenditures rather than specific amounts. This is not expected to change the rate significantly. Significant factors in the Comprehensive Plan that will impact rate increases include a \$23.9 million CIP, system reinvestment level of 50 percent of depreciation expense, and a \$6.4 million debt issue in 2016. In anticipation of multi-year rate increases that exceed inflation, it is recommended that a 5.0 percent Wastewater rate increase be adopted for 2014. The proposed monthly rate will increase \$0.82 per month. The 2014 residential rate will be \$17.30 per month. The LOTT proposed budget assumes a 3.0 percent rate increase for 2014. The 2014 LOTT residential rate will increase \$1.02 to \$35.01.

The 2013 Stormwater rate increase of 3.0 percent was the first rate increase since 2009. The Utilities and Finance and Economic Development Committees received Stormwater Comprehensive Plan Finance Chapter presentations. On October 22, an open house on the proposed Stormwater rate changes was conducted to provide Lacey ratepayers

additional information. The significant factors contributing to the proposed rate increase include compliance with the new Phase II Western Washington Municipal Stormwater Permit, \$6.1 million CIP, 25 percent of annual depreciation system reinvestment funding level, and a \$1.8 million debt issue in 2018. The Stormwater Comprehensive Plan proposes 9.0 percent per year rate increases for the years 2014 through 2016 and 6.0 percent per year rate increases for the years 2017 through 2019. This proposed increase will increase the single family residence monthly rate by \$0.67.

The purpose of the revenue hearing is to accept public comment and for the City Council to provide guidance on the proposed 2014 revenues. The City Council is scheduled to adopt the 2014 ad valorem tax ordinance, resolution declaring substantial need, wastewater rate ordinance, and multi-year stormwater rate ordinance on November 21, 2013.

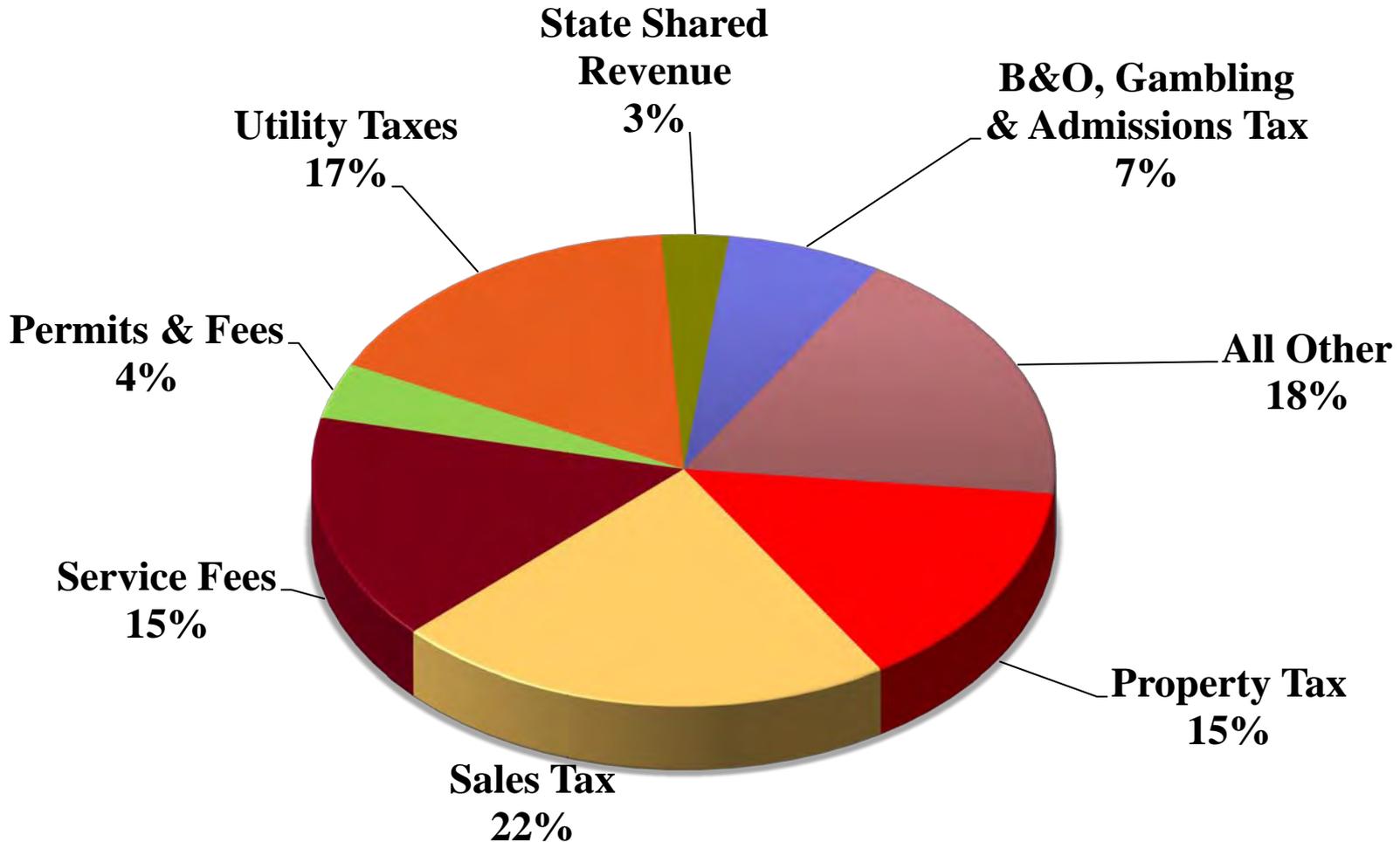
General Fund Revenue Sources



	2013	2014	
	<u>Budget</u>	<u>Proposed</u>	<u>Variance</u>
Property Tax	\$ 5,370,029	\$ 5,534,066	\$ 164,037
Sales Tax	8,255,031	8,332,407	77,376
Utility Tax	5,364,297	6,382,560	1,018,263
Other Taxes	2,617,549	2,602,579	(14,970)
State Shared Rev	1,098,790	1,121,436	22,646
Permits & Fees	1,428,250	1,466,450	38,200
Service Fees	6,280,875	5,967,919	(312,956)
All Other	<u>4,746,328</u>	<u>6,845,461</u>	<u>2,099,133</u>
	\$ 35,161,149	\$ 38,252,878	\$3,091,729

General Fund

2014 Budgeted Revenue by Category





LACEY CITY COUNCIL MEETING November 7, 2013

SUBJECT: 2014 Budget Hearing

RECOMMENDATION: Conduct Budget Hearing, accept public comment, and recommend budget changes.

STAFF CONTACT: Scott Spence, City Manager 
Troy Woo, Finance Director 

ORIGINATED BY: Troy Woo, Finance Department

ATTACHMENTS:

FISCAL NOTE: Total Proposed 2014 Budget - \$111,536,883
Total Proposed 2014 General Fund Budget - \$38,252,878

PRIOR REVIEW:

BACKGROUND:

On November 7, 2013, the City Council is expected to conduct the first of two public hearings on the proposed 2014 Budget. The purpose of the hearing is to accept public comment and to provide staff with any guidance or direction regarding the proposed 2014 Budget. Any City Council direction will be incorporated into the budget, which is scheduled for adoption on December 5, 2013.

The tone of the budget was established by City Manager Spence and Finance Director Woo within the 2014 Budget Call, Instructions, and Schedule for 2014 Budget Development document. The document summarized the condition of the budget:

Given the many uncertainties and consideration of current workloads, the 2014 Proposed Budget will not include any new programs, capital equipment, or projects. Capital equipment replacement will be considered on a case-by-case basis. We will continue to support ideas and proposals that will result in a net

gain in revenues, reduction in expenditures, or increase operational efficiencies.

The majority of the impacts of the Federal and State budget reductions, Federal Sequestration, and the Affordable Health Care Act are not currently measurable and the timing of the impacts is unknown. Using a conservative approach we will prepare a budget with lower expectations as opposed to preparing a budget that may require mid-year reductions. In addition, this pause in capital spending will allow staff to complete outstanding projects. There are still 50 strategic goals and a number of multi-year utility and transportation projects to complete, so the 2014 budget will continue to include improvements and consider future long-term needs.

A great deal of time has been invested by the City Council and staff to prepare the 2014 Budget. During early August, the department directors submitted their budget proposals. During late August and early September City Manager Spence, Finance Director Woo, and Accounting Manager Pam Meredith met individually with each department director to review the budget proposals. The Finance and Economic Development Committee was presented a budget update on August 26, 2013, and discussed property tax and utility rate increases on October 28, 2013. The full Council discussed and provided guidance on key 2014 Budget issues on October 3, 2013. City Manager Spence presented a balanced 2014 Budget to the City Council on October 24, 2013. The City Council is scheduled to conduct a revenue hearing on November 7, 2013.

The total Proposed 2014 Budget is \$111,536,883, which is an increase of \$8,154,319 compared to the amended 2013 Budget. The majority of the increase is related to the utility tax receipting changes and transactions for debt service and use of bond proceeds relating to the 2013 Utility Revenue Bonds.

The total proposed General Fund Budget is \$38,252,878. This is an increase of \$3,091,729 or 8.8 percent compared to the amended 2013 General Fund Budget. The main reason for the decrease is the aforementioned utility tax receipting changes.

Despite the continued slow recovery, the proposed 2014 Budget maintains all services, provides for the successful street overlay program, and provides funding for a number of capital projects such as the 2014 street overlay program, construction of the Chambers Lake Stormwater Facility, Golf Club Road Extension, Smart Corridors (traffic controllers), Skokomish waterline replacement, well replacements, sewer lift station upgrades, and Tanglewilde East Utility Local Improvement District (ULID).

City staff will continue to closely monitor the financial indicators and revenue collections. If the financial condition of the City changes for the worse, it may be necessary to adjust the proposed 2014 Budget.

The City Council is scheduled to conduct a second and final budget hearing on November 21, 2013. Budget adoption is scheduled for December 5, 2013.

SUMMARY OF HEARINGS EXAMINER REPORT TO CITY COUNCIL

SUBJECT: Project# 13-159: Verizon Wireless Tracey Lane Monopole Extension

**DESCRIPTION
OF PROPOSAL:**

Verizon Wireless request approval of a conditional use permit to extend an existing 100-foot monopole by 20 feet, add low profile mounting platform and panel antennas and construct a new 15' x 30' area for associated ground equipment at the base of the pole on property zoned Light Industrial – Commercial. The project is located at 1220 Tracey Lane SE, Lacey, WA.

**SUMMARY OF
CONCLUSIONS:**

The Hearings Examiner conducted a public hearing on Monday September 30, 2013 regarding the conditional use permit request. Staff and the applicant provided testimony at the hearing in regards to the project. No members of the public attended the hearing. Discussion at the hearing reflected those submitted in the staff report such as compatibility with the surrounding area and height requirements.

The Hearings Examiner has recommended approval of the conditional use permit application. The conditions of approval recommended t the City Council for the project are as suggested by staff. Staff is requesting the Council approve the proposal including adoption of findings, conclusions and conditions outlined in the written recommendation of the Hearings Examiner's report dated October 3, 2013.

ACTION OPTIONS

FOR CITY COUNCIL: The City Council may take one of the following actions:

1. Approve the recommendation of the Hearings Examiner.
2. Reverse the decision of the Hearings Examiner.
3. Modify the recommendation of the Hearings Examiner.

Any decision to modify or reject the Examiner's decision shall be made based on the open record hearing and supported by findings of fact and conclusions.

**BEFORE THE HEARINGS EXAMINER
FOR THE CITY OF LACEY**

In the Matter of the Application of)	No. 13-159
)	
Madeline Chaney, Odelia Pacific Corp.,)	
On Behalf Verizon Wireless)	
)	
)	FINDINGS, CONCLUSIONS
<u>For a Conditional Use Permit</u>)	AND RECOMMENDATION

SUMMARY OF RECOMMENDATION

The Hearings Examiner recommends **APPROVAL** of the request for a Conditional Use Permit to add a 20-foot tall extension to an existing 101-foot tall monopole, with an additional 10-foot by 15-foot area for associated equipment cabinets at the tower base, on property located at 1220 Tracey Lane SE, Lacey, Washington. Conditions of approval are necessary to mitigate specific impacts of the proposed development.

SUMMARY OF RECORD

Request:

Madeline Chaney, Odelia Pacific Corporation, on behalf of Verizon Wireless, requests a Conditional Use Permit to add a 20-foot tall extension to an existing 101-foot tall monopole (120 feet antenna centerline), with an additional 10-foot by 15-foot area for associated equipment cabinets at the tower base. The existing monopole is located at 1220 Tracey Lane SE in Lacey, Washington.

Hearing Date:

The City of Lacey Hearings Examiner held an open record hearing on September 30, 2013.

Testimony:

The following individuals presented testimony under oath at the open record hearing:

Samra Seymour, City Planner
Madeline Chaney, Odelia Pacific Corporation, Applicant Representative

Exhibits:

The following exhibits were admitted into the record:

1. List of Exhibits
2. Staff Report
3. Conditional Use Permit Supplementation, received July 31, 2013
4. General Land Use Application, received July 31, 2013

*Findings, Conclusions and Recommendation
City of Lacey Hearings Examiner
Verizon Wireless. CUP No.13-159*

5. Site Plans, received July 31, 2013:
 - a. Title Sheet to Site Plan (Sheet T-1)
 - b. General Notes (Sheet SP-1)
 - c. Landscape Site Plan (Sheet L-1)
 - d. Overall Site Plan (Sheet A-1)
 - e. Enlarged Site Plan (Sheet A-2)
 - f. Elevations (Sheet A-3)
 - g. Elevations (Sheet A-3.1)
 - h. Details (Sheet A-4)
 - i. Antenna Platform Details (Sheet A-5)
 - j. Generator Details ((Sheet A-6)
 - k. One Line Diagram & Panel Schedule (Sheet E-1)
 - l. Utility Plan (Sheet E-2)
 - m. Equipment Grounding Plan, (Sheet E-3)
 - n. Grounding Plan, Details & Notes (Sheet E-4)
6. Project Summary, Letter from Madeline W. Chaney to City of Lacey, dated July 31, 2013
7. Letters to City
 - a. Letter from Crown Castle to City of Lacey, dated July 19, 2013
 - b. Letter from Crown Castle to City of Lacey, dated July 19, 2013
 - c. Letter from Pacific Electronics to City of Lacey, dated July 10, 2013
8. Verizon Wireless Radio Frequency Engineer Site Analysis, received July 31, 2013
9. Non-Ionizing Electromagnetic Exposure Analysis & Engineering Certification, prepared by B.J. Thomas, P.E., dated May 13, 2013
10. Environmental Checklist, dated July 31, 2013
11. Aerial photograph and eight photo-simulations
12. Notice of Application with Optional DNS Process, undated
13. City Transmittal Memorandum Routing Sheet, dated August 15, 2013
14. Building Official/Fire Marshal Pre-submission Conference Notes, dated August 29, 2013
15. Determination of Nonsignificance, dated August 30, 2013
16. Letter from GDW Corporation to City of Lacey, dated February 15, 2011
17. Notice of Council Action, dated January 26, 1998
18. Notice of Council Action/Final Decision, dated March 25, 2011
19. Notice of Public Hearing, undated
20. Notice of Public Hearing, for publication, undated
21. Certification of Public Notice, dated September 20, 3013
22. Memo from Fire Code Specialist Terry M. Davis to Samara Seymour, sated August 15, 2013

The Hearings Examiner enters the following Findings and Conclusions based upon the testimony and evidence submitted at the open record hearing:

FINDINGS

1. Madeline Chaney, Odelia Pacific Corporation, on behalf of Verizon Wireless (Applicant)¹ requests a Conditional Use Permit (CUP) to add a 20-foot tall extension to an existing 101-foot tall monopole,² with an additional 15 foot by 30 foot area for associated equipment cabinets at the tower base located at 1220 Tracey Lane SE, Lacey, Washington.³ *Exhibit 2, Staff Report, pages 1 and 2; Exhibit 3; Exhibit 4.*
2. The City of Lacey (City) determined the CUP application was complete on August 15, 2013, 2010. The City provided notice of the application by posting notice on-site on August 15, 2013, and publishing notice in *The Olympian* on August 16, 2013. On September 20, 2013, the City provided notice of the open record hearing associated with the application by publishing notice in *The Olympian*, posting notice on-site, and mailing notice to all property owners within 300 feet of the site. *Exhibit 2, Staff Report, page 3; Exhibit 12; Exhibit 19; Exhibit 20; Exhibit 21.*
3. The City Community Development Department (City CDD) acted as lead agency and analyzed the environmental impacts of the proposal, as required by the State Environmental Policy Act. The City CDD reviewed the Applicant's Environmental Checklist and other information on file with the City. The City CDD determined that --- with compliance with the City's development regulations, comprehensive plan, and other local, state, or federal laws and rules --- the proposal is not likely to have a significant adverse impact on the environment. The City issued a Determination of Nonsignificance (DNS) on August 30, 2013. Because the City consolidated the DNS and application comment periods pursuant to the Optional DNS process provided by WAC 197-11-355, the DNS comment period ended August 29, 2013.⁴ The DNS was not appealed prior to

¹ Madeline Chaney, Odelia Pacific Corporation, is authorized to act as agent for GDW Corporation and Crown Castle in all land use matters regarding co-location of T-Mobile antennas on the existing wireless communication facility (WCF) at 1220 Tracey Lane SE, Lacey, Washington. *Exhibit 7.b; Exhibit 7.c.* GDW Corporation owns the subject property; Crown Castle International owns the existing monopole and leases it to wireless carriers. *Exhibit 2, Staff Report, page 1; Exhibit 6.*

² The City staff report, CUP Supplemental application, environmental checklist and Notice of Public Hearing (*Exhibit 2, Staff Report, page 2, Exhibit 3; Exhibit 10; and Exhibit 20*) state that the existing monopole is 100 feet tall. The Project Summary, Letter from Madeline W. Chaney to City of Lacey, dated December 10, 2010, states that the existing monopole is 101 feet tall. The application, as proposed, would limit the new height to 120 feet (antenna centerline).

³ The property is identified by tax parcel number 11822230300. *Exhibit 3.* A legal description is provided with the General Land Use Application. *Exhibit 4.*

⁴ Washington Administrative Code (WAC) 197-11-355(1) states a city or county planning under Washington's Growth Management Act (GMA), RCW 36.70B.060, with an integrated review process, may when acting as SEPA lead agency use a single integrated comment period to obtain comment on the notice of application and on the likely SEPA threshold determination for a proposal, when the agency has a reasonable basis for determining significant adverse environmental impacts are unlikely. *WAC 197-11-355(1).* WAC 197-11-355(4) provides that the SEPA responsible official shall consider timely comments received on the notice of application, then either issue a DNS or mitigated DNS with no comment period;

the appeal deadline of September 13, 2013. *Exhibit 2, Staff Report, pages 2 and 3; Exhibit 10; Exhibit 12: Exhibit 15.*

4. The existing monopole has two antenna arrays. Sprint/Nextel owns the top antenna array and AT&T wireless owns the bottom array. The approximately 1.67 acre site contains two existing buildings, the existing monopole and associated ground equipment. There are Douglas fir trees along the property's east boundary, and mature landscaping at the base of the monopole. Access to the site is from Tracey Lane SE to the west. *Exhibit 2, Staff Report, page 2; Exhibit 4.d; Exhibit 6.*
5. The existing monopole was authorized with conditions of approval by the City Council on January 22, 1998, under CUP97-0002. Conditions of approval imposed by the City Council require maintenance of landscaping around the base of the monopole; monopole maintenance; and a foundation structure that would accommodate co-location with a minimum of two other carriers. *Exhibit 2, Staff Report, page 1; Exhibit 17.*
6. The City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area designates the subject property Light Industrial/Commercial District.⁵ The City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area (Comprehensive Plan)⁶ contains Growth Management Act Land Use Goals and County-Wide Planning Policies to encourage development in urban areas where adequate public facilities exist, and utilities and a Capital Facilities Goal to ensure land use policies provide for developments that take full advantage of, but do not exceed, capabilities of utilities or infrastructure to provide necessary services, and a policy to analyze proposed development for anticipated impact on utilities and services. *Exhibit 2, Staff Report, page 3.*
7. The subject property is located in the City's Light Industrial Commercial (LI-C) zone, as are surrounding properties. A wireless communication facility (WCF) is allowed within the LI-C zone with a CUP. *Lacey Municipal Code (LMC) 16.39.020.D; LMC 16.66.020.C.4.* WCFs are listed in chapter 16.66 LMC, conditional uses and permits, as a

issue a DNS or mitigated DNS with a comment period, if the lead agency determines a comment period is necessary; issue a Determination of Significance (DS); or require additional information or studies prior to making a threshold determination.

⁵ The Light Industrial/Commercial District (LI/C) is a designation designed to provide for a mix of light industrial uses and compatible commercial uses. The designation should be removed or extensively buffered from residential areas and have good arterial access. *City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area, Section VII Proposed Land Use Key Concepts, Maps, and Description of Proposed Designations, page 7-6.*

⁶ The City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area is known as the City Comprehensive Land Use Plan, and was developed as a joint planning document by the City and Thurston County for Lacey and the Lacey Urban Growth Area. *Exhibit 2, Staff Report, page 3.*

permitted use subject to approval of a CUP and the City's WCF ordinance (Chapter 16.68 LMC). *LMC 16.66.020.C.4; Exhibit 2; Staff Report, page 2.*

8. LMC 16.68.030A states "zoning and land use compatibility shall be a primary consideration in location of wireless communication facilities (WCFs). Industrial, commercial, and public properties and existing commercial and industrial buildings with the exception of neighborhood commercial zones shall be encouraged for such use." *LMC 16.68.030A.*
9. The existing monopole is located in an industrial area. According to the City staff report, the surrounding land uses include a Washington State Department of Fish and Wildlife operations and warehouse center to the east, a garage door installer headquarters and California Tacos food preparation center to the south, and an undeveloped site to the north approved for use as a park by the Boys & Girls Club of Thurston County. *Exhibit 2, Staff Report, page 2; Exhibit 3.*
10. LMC 16.68.040 limits the height of WCFs to "the minimum height reasonably required to accommodate the technology." Madeline Chaney, Applicant Representative, testified that Exhibit 8 provides documentation of project need. It states that 120 feet (antenna center line) is the minimum height necessary for the proposed site to provide adequate levels of coverage and 911 access. *Exhibit 8; Testimony of Ms. Chaney.*
11. The Applicant's environmental checklist states that the ground level equipment cabinets would produce low levels of noise on a constant basis and the proposed generator addition would be tested on a weekly basis for approximately 30 minutes. City Planner Samra Seymour testified that the difference between this application and the CUP approved in 2011 is the addition of a generator and that City noise code and standards would address this. She testified that because the site is located in an industrial area and the generator would only be used during emergencies, no mitigation was required. *Exhibit 2, Staff Report, page 6; Testimony of Ms. Seymour.*
12. The equipment enclosure would be located at the base of the monopole and at the rear of several buildings out of view from the general public traveling along roadways or sideways in the area. Ms. Chaney testified that the nearest residences are 200 to 300 feet away. The Applicant requests a waiver from screening requirements, as was approved by the City Council under the previously granted CUP. LMC 16.66.050.C.5 allows for a waiver. *Exhibit 2, Staff Report, page 4; Testimony of Ms. Chaney.*
13. City staff reviewed the CUP application and recommended approval with seven conditions including City approval of the extension paint color; expiration of the permit after 18 months if no construction has begun; project design by a licensed Washington State engineer; and compliance with the City zoning code and the 2012 International Codes. *Exhibit 2, Staff Report, pages 5 and 6.*

CONCLUSIONS

Jurisdiction

The Hearings Examiner has authority to hear and make a recommendation on conditional use permit applications according to the quasi-judicial process and timelines in Section 1C.050 of the City of Lacey Development Guidelines and Public Works Standards. *Lacey Municipal Code (LMC) 2.30.090.B.5; LMC 16.66.030, -.090*. The Hearings Examiner may recommend approval, approval with conditions, or denial of the application. *City Development Guidelines and Public Works Standards 1C.050.H*. A conditional use may be granted by the City Council, after public hearing and review, for those uses requiring such permits. *LMC 16.66.070*.

Criteria for Review

Conditional use permits are reviewed under chapter 16.66 LMC. In order to recommend approval of a conditional use permit, the Hearings Examiner must:

Impose all LMC Title 16 requirements for such use and other conditions and safeguards necessary to secure adequate protection for the locality where the use is to be permitted. *LMC 16.66.100*.

Ensure that conditional uses comply with the environmental performance standards described in chapter 16.57 LMC, and may require stricter environmental performance standards upon a City finding that stricter standards are necessary and reasonable to protect adjacent properties, or community health or general welfare. *LMC 16.66.040.A*.

Use the design standards for permitted uses in a given district as the initial base of reference in determining the design standards for conditional uses in the same district, while allowing alternations of design standards including size and shape of lots, building coverage, development coverage, parking, and landscaping. *LMC 16.66.050*.

Recommend a time limit for beginning or completion of the conditional use. *LMC 16.66.100*.

The criteria for review adopted by the Lacey City Council are designed to implement the requirement of chapter 36.70B RCW to enact the Growth Management Act. In particular, RCW 36.70B.040 mandates that local jurisdictions review proposed development to ensure consistency with Town development regulations, considering the type of land use, the level of development, infrastructure, and the characteristics of development. *RCW 36.70B.040*.

Federal Telecommunications Act of 1996

In addition to considering the criteria and guidance in the Lacey Municipal Code, the Hearings Examiner must be cognizant of federal statutes and court decisions that impact what authority a local government has over the siting of wireless communication facilities.

Federal law places certain limitations upon the power of local government to control the siting of personal wireless service facilities ("wireless facilities"). 47 U.S.C. 332(c)(7)(A).⁷ Chief amongst those limitations is the preemption of control over radio frequency emissions. 47 U.S.C. 332(c)(7)(B)(iv). As long as the wireless facility emits radio energy within the Federal Communications Commission's guidelines, local jurisdictions are forbidden from considering the environmental effects of such emissions in decisions about placement, construction, or modification of wireless facilities.

Conclusions Based on Findings

1. **With conditions, LMC Title 16 requirements and safeguards would be provided to secure adequate protection for the locality in which the use would be permitted.** The City provided adequate notice of the CUP application and associated open record hearing. The City reviewed the Applicant's environmental checklist and determined that the proposal would not have a probable significant adverse impact on the environment if there is compliance with the City's development regulations. The City therefore issued a Determination of Nonsignificance. The WCF extension would comply with the Federal Communication Commission rules and regulations as a condition of the previously issued CUP (CUP97-0002). The WCF extension would be located within an existing industrial area. Conditions of approval are necessary to ensure that the WCF extension is painted a similar color as the existing monopole; conforms to LMC Title 16 requirements, and is constructed to be a maximum of 120 feet in height (antenna centerline). *Findings 1 – 13.*

2. **With conditions, environmental performance standards would be satisfied.** The WCF would be developed in an existing industrial area within the City's Light Industrial Commercial zoning district. There is no significant increase in air pollution, toxic substances, odors, radiation, heat, glare, vibration, or concussion associated with the proposed pole extension. Conditions of approval are necessary to ensure that the Applicant complies with the City's WCF regulations and zoning code. *Findings 1, 3-5, 11-13.*

3. **With conditions, the design standards for the Light Industrial Commercial district would be satisfied.** A wireless communication facility (WCF) is allowed within the LI-C

⁷ (7) Preservation of local zoning authority

(A) General authority

Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) Limitations

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof—

(I) shall not unreasonably discriminate among providers of functionally equivalent services;

and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services

[...]

zone with a CUP. *LMC 16.39.020; LMC 16.66.020*. WCFs are listed in Ch. 16.66 LMC, conditional uses and permits, as a permitted use subject to approval of a CUP and Ch. 16.68 LMC requirements, the City's WCF ordinance. *LMC 16.66.020.C.4*. LMC 16.68.040 limits the height of WCFs to "the minimum height reasonably required to accommodate the technology." The proposed WCF extension would ensure in-home cellular wireless coverage and 911 emergency signal coverage, as the extension is necessary to carry the signal over existing trees in the vicinity of the subject property. City staff testified that the existing landscaping is sufficient to screen ground equipment associated with the WCF and a proposed expanded equipment area. Conditions of approval are necessary to ensure that the Applicant maintains existing landscaping in compliance with CUP97-0002, which would remain in effect to govern the existing use and proposed extension. *Findings 1, 3-5, 7-13*.

4. The Hearings Examiner recommends that the action for which the conditional use is required shall commence within 18 months of the date of City approval. *Finding 13*.

RECOMMENDATION

The Hearings Examiner recommends that the request for a Conditional Use Permit to add a 20-foot tall extension to an existing 101-foot tall monopole (120 feet antenna centerline), with an additional 15-foot by 30-foot area for associated equipment cabinets at the tower base, on property located at 1220 Tracey Lane SE, Lacey, Washington be **APPROVED** subject to the following conditions:⁸

1. Prior to building permit issuance, a paint scheme of the proposed height extension of the monopole and associated antennas and a sample representing the existing monopole shall be provided to the Planning Department for approval. The paint samples shall match as close as possible.
2. This conditional use permit shall become null, void and non-renewable if the height extension constructed and placed into use within eighteen months of the date of the city approval, provided that the permit may be extended one time for six months if construction has commenced before expiration of the original time period (LMC 16.68.100).
3. All conditions of CUP97-0002 issued by the Lacey City Council on January 22, 1998, shall remain in effect.
4. The Applicant shall maintain the facility to standards that are imposed by the city at the time of the granting of a permit. Such maintenance shall include, but shall not be limited to, maintenance of the paint, structural integrity and landscaping. If the Applicant fails to

⁸ This recommendation includes conditions required to reduce project impacts as well as conditions required to meet City Code standards.

maintain the facility, the city may undertake the maintenance at the expense of the applicant or terminate the permit, at the City's sole option (LMC 16.68.100 D).

5. A building and an electrical permit is required for the proposed project (IBC 105.1).
6. The proposed project shall be designed by a Washington State licensed engineer (chapter 18.43 RCW).
7. The proposed cell tower shall comply with all of the codes and ordinances adopted by the City of Lacey, including the 2012 International Codes.

Recommended this 3rd day of October 2013.



THEODORE PAUL HUNTER
Hearings Examiner
Sound Law Center

LIST OF EXHIBITS

Verizon Monopole Height Extension - Project no. 13-159

<u>Exhibit #</u>	<u>Description</u>
1	List of Exhibits
2	Staff Report
3	Conditional Use Permit Application received July 31, 2013
4	General Land Use Application received July 31, 2013
5	Site Plan Packet
6	Project Summary letter, Madeline Chaney, dated July 31, 2013
7	Authorization Letters <ul style="list-style-type: none">a) Acknowledgement of obsolete facility removal, Kirk Fraser of Crown Castle, dated July 19, 2013b) Authorization to act, Dana Diaconu of Crown Castle, dated July 19, 2013c) Authorization to act, GDW Corporation, dated July 10, 2013
8	Radio Frequency Engineer Site Analysis
9	Non-Ionizing Electromagnetic Exposure Analysis & Engineering Certification, dated May 13, 2013
10	Environmental Checklist
11	Aerial Photograph and Photo-simulations
12	Notice of Application
13	Agency Routing Sheet
14	Comment letter from Wade Duffy, City of Lacey Building Official, dated August 29, 2013
15	Determination of Nonsignificance issued August 30, 2013
16	Comment letter from property owner, GDW Corporation, dated February 15, 2011
17	Notice of Council Action for CUP97-0002
18	Notice of Council Action for CUP 10-241
19	Notice of Public Hearing to Surrounding Property Owners
20	Notice of Public Hearing in The Olympian
21	Certification of Public Notice
22	Comment letter from Terry Davis, City of Lacey Fire Code Specialist, dated August 15, 2013



STAFF REPORT

Date: September 30, 2013
To: City of Lacey Hearings Examiner
From: City of Lacey Community Development Department
Subject: Project# 13-159: Verizon Wireless Monopole Height Extension Conditional Use Permit Application

I. GENERAL INFORMATION

A. Applicant/Authorized Representative:

Madeline Chaney, Odelia Pacific Corp for Verizon Wireless
1215 4th Ave, Suite 1900
Seattle, WA 98161

B. Property Owner:

Ground
GDW Corp.
PO Box 5490
Lacey, WA 98509

Existing Monopole
Crown Castle International
8547 154th Ave. NE
Redmond, WA 98052

II. DESCRIPTION OF PROPOSAL

Request for conditional use permit approval to construct a 20-foot height extension to an existing 100-foot tall monopole (previously permitted under CUP97-0002 and expired CUP 10-241) for the purposes of an additional antennas. The final height when mounting hardware and antennas are attached, will be approximately 124 feet with. The permit also seeks approval to construct a new 15'x30' area for associated ground equipment at the base of the pole.

III. LEGAL DESCRIPTION OF SUBJECT PARCEL



The property is located at 1220 Tracey Lane SE, Lacey, WA. Assessor's parcel no. 11822230300. Legally described as Tract B of BLA080015LA recorded under auditor's file no. 4052578 located in a portion of Section 22, Township 18N, Range 1W, W.M.

IV. SITE PLAN INFORMATION

Project Size: 1.67 acres

Water: City of Lacey

Sewer: City of Lacey

Power/Natural Gas: Puget Sound Energy

Fire Protection: Lacey Fire District 3

Site Characteristics: The site contains two existing buildings, an existing monopole and associated ground equipment. The site and two buildings totaling 13,140 square feet are owned by the GDW Corporation for operation of an electronics-oriented business. The existing 100' tall monopole are owned by Crown Castle and were permitted under a previously issued conditional use permit (CUP97-0002) – attached as exhibit 17. There are mature Douglas fir trees along the eastern property line and some mature landscaping around the base of the pole.

Surrounding Land Uses: The surrounding land uses are primarily industrial in nature. To the east is the operations and warehouse center for the Washington State Department of Fish and Wildlife. The properties to the south are used as the headquarters for a garage door installer and food preparation for California Tacos, a mobile Mexican food vendor. The land to the north is used as a playfield by the Boys and Girls Club of Thurston County for their facility across the street.

Access: Existing access is provided off of Tracey Lane SE, a privately maintained local access street. No modification of the existing access is anticipated.

Zoning: The site and surrounding properties are all zoned Light Industrial Commercial which allow for a variety of uses such as manufacturing, warehousing, repair and/or servicing of vehicles and equipment, and a variety of general commercial uses.

V. ENVIRONMENTAL EVALUATION

The environmental checklist for this project has been reviewed. No significant impacts were identified. The Optional DNS process was used and the comment period for the project began on August 15, 2013, 2013 and ended at 5:00 pm on August 29, 2013. Notice of the comment period was given by posting the site and publishing a notice in The Olympian. There were no written comments received. On August 30, 2013 a Determination of Nonsignificance (DNS) was

issued in accordance with the procedures of WAC 197-11-355 and RCW 43.21C. The DNS is attached and made a part of this report as an exhibit.

VI. APPLICABLE COMPREHENSIVE GOALS AND POLICIES

The City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area: This document, known as the comprehensive land use plan, was prepared as a joint planning document by the City of Lacey and Thurston County for Lacey and the Lacey Urban Growth Area. There are other general policies in the Comprehensive Land Use Plan, which could apply, but the issues they cover are specifically detailed in the Lacey Zoning Ordinance, which is reviewed in the next section VIII. The following sections of the Comprehensive Plan apply to this proposal:

Growth Management Act Land Use Goals and County-Wide Planning Policies (Section III) "Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner."

Utilities and Capital Facilities

Goal: Coordinate with the Comprehensive Plan's Utilities Element and Capital Facilities Element to ensure land use policies provide for developments that take full advantage of, but do not exceed, capabilities of utilities or infrastructure to provide necessary services.

Policy: All proposed development should be analyzed for anticipated impact on utilities and services, either as an element of the site plan review, subdivision review or as part of the environmental impact assessments.

VII. NOTIFICATION

The application for conditional use permit was received on July 31, 2013, and was deemed complete pursuant to RCW 36.70B.070 on August 15, 2013. The comment period for the Notice of Complete Application had a 14-day comment period that ended on August 29, 2013. A notice was published in The Olympian and the site was posted with the notice of complete application.

Written notice of the public hearing was sent to all property owners within 300 feet of the site on September 20, 2013, and notice was published in The Olympian on September 20, 2013, at least 10 days prior to the public hearing. Notice was posted on-site on September 20, 2013.

VIII. COMMUNITY DEVELOPMENT DEPARTMENT ANALYSIS

In review of this proposal it is important to consider the goals and policies of the comprehensive plan, the required findings and general provisions of the Zoning ordinance of the Lacey Municipal Code (LMC).

Project history

The existing pole was approved in 1998 as CUP97-0002 at a height of 100 feet. In 2010 T-Mobile applied for and received conditional use permit approval (CUP# 10-241) to extend the height of the monopole by 20 feet. However T-Mobile never proceeded with construction and the approval expired on September 24, 2012. The current application seeks essentially the same approval as the 2010 proposal. The main difference between the two applications is Verizon Wireless proposing a slightly larger pad at the base of the pole in order to accommodate a backup, emergency generator.

Visual and site compatibility

Although the proposal is to extend the height of an existing monopole, and not to construct an entirely new pole, conditions should still be in place that ensure the height extension is visually compatible with the existing pole. The extension should be painted a color that matches the existing structure.

The property on which the pole is located is surrounded, largely, by other industrial properties – the exception being the property to the north that is used by the Boys & Girls Club as a playfield. Overall, the pole is compatible with the existing uses and is substantially screened from public view by existing buildings and vegetation.

LMC 16.68.050.A(5)b requires that equipment enclosures be screened from view. The intent of this standard is to mitigate the visual impact from large mechanical equipment where these enclosures could be viewed by the general public. The monopole and associated ground equipment at this particular site is located entirely at the rear of several buildings and is entirely obstructed from view from the general public traveling along roadways or sidewalks in the area. Mature landscaping present around the perimeter of the site, which was planted with the original CUP approval, has grown in and provides a buffer to the existing enclosure area. The applicant is also proposing to relocate landscaping that is disturbed by the installation of the new ground equipment to a more appropriate area adjacent to the new pad.

As such staff is recommending that this requirement for screening landscaping be waived. LMC 16.66.050(C)5 allows landscaping, buffering and screening standards to be altered or varied for conditional use permits. (Under the previous approval for this project, CUP#10-241, the land owner submitted comments requesting that the landscaping requirement be waived (exhibit16). This was made a condition of the Hearings Examiner's recommendation and ultimately approved by the City Council.)

Permitted height and co-location requirements

CUP97-0002 required that the co-location of two other wireless service carriers be provided. This would be the second co-locator to locate on the pole; however, additional height is required because of adjacent trees that have grown up around the pole over the past fifteen years. The applicant has provided documentation in their application materials justifying the height extension and staff concurs with the reasoning. Conditions should be put in place on this conditional use permit reaffirming that the conditions of CUP97-0002 still apply. Generally, the regulations pertaining to the original conditional use permit issued for the monopole are the same as the regulations currently contained in LMC 16.68.

As proposed, staff believes the proposal is consistent with the goals and policies of the 1994 Lacey Comprehensive Plan. Care should be taken, however, to ensure that the minimum provisions of the ordinance requirements are satisfied or exceeded.

IX. HEARING EXAMINER AUTHORITY

The Hearings Examiner has the responsibility and authority to recommend action to the City Council on conditional use permits. Pursuant to section 2.30.140 of the Lacey Municipal Code, the Examiner has the authority to render a decision on the application which may be to grant, deny, or grant with such conditions, limitations, modifications and restrictions as the Examiner finds necessary to make the application compatible with its environment, the comprehensive plan, other official policies and objectives and land use regulatory enactments.

X. SUMMARY OF STAFF ANALYSIS

Staff finds that the proposed conditional use permit is consistent with the City Comprehensive Development Plan, the City Zoning Code, and other applicable codes and regulations provided that the conditions recommended below, under Section XI, are implemented.

XI. STAFF RECOMMENDATIONS CONCERNING ACTION ON THE PROPOSED CONDITIONAL USE PERMIT

Based upon the above analysis, city staff recommends approval of the conditional use permit. The project shall proceed in substantial conformance with the plans on file, except as modified below:

Community Development Department:

1. Prior to building permit issuance, a paint scheme of the proposed height extension of the monopole and associated antennas and a sample representing the existing pole shall be provided to the planning Department for approval. The paint samples shall match as close as possible.

2. This conditional use permit shall become null, void and non-renewable if the height extension constructed and placed into use within eighteen months of the date of the city approval, provided that the permit may be extended one time for six months if construction has commenced before expiration of the original time period. (LMC 16.68.100)
3. All conditions of CUP97-0002 issued by the Lacey City council on January 22, 1998 shall remain in effect.
4. The applicant shall maintain the facility to standards that are imposed by the city at the time of the granting of a permit. Such maintenance shall include, but shall not be limited to, maintenance of the paint, structural integrity and landscaping. If the applicant fails to maintain the facility, the city may undertake the maintenance at the expense of the applicant or terminate the permit, at the city's sole option (LMC 16.68.100 D).
5. A building and an electrical permit is required for the proposed project. (IBC 105.1)
6. The proposed project shall be designed by a Washington State licensed engineer. (RCW 18.43)
7. The proposed cell tower shall comply with all of the codes and ordinances adopted by the City of Lacey, including the 2012 International Codes.
8. The applicant/developer shall be responsible for obtaining all applicable permits required for the project, including National Pollutant Discharge Elimination System Permit (NPDES), Forest Practices Application, and any others. These permits will require additional review time from the appropriate agencies.

XII. FINDINGS OF FACT

This recommendation is supported by the following suggested findings of fact.

1. The City of Lacey and Thurston County Land Use Plan designate the subject property for the Lacey Urban Growth Area, as Light Industrial - Commercial.
2. The subject property is zoned Light Industrial – Commercial by the City of Lacey Zoning Ordinance.
3. The subject parcel is located at 1220 Tracey Lane SE, Lacey, WA. Assessor's parcel no. 11822230300.

4. The subject site contains mature landscaping directly adjacent to the proposed enclosure and along the east property line.
5. An environmental review of the project was held on August 30, 2013. No significant adverse impacts to the environment were identified. Therefore a Determination of Nonsignificance was issued in accordance with RCW 43.21C.
6. The adopted City of Lacey Development Guidelines, as well as Title 12 and Title 13 of the Lacey Municipal Code, set forth specific street and utility improvements applicable to the subject property.
7. The International Building Code adopted by the City of Lacey has specific requirements applicable to development of the subject property.
8. The International Fire Code has specific requirements applicable to the development of the subject property.
9. This proposal, as conditioned, is consistent with the City of Lacey and Thurston County Land Use Plan for the Lacey Urban Growth Area.
10. This proposal, as conditioned, is consistent with the City of Lacey Zoning Code, Title 16 of the LMC.
11. This proposal, as conditioned, will not be detrimental to the public health, safety, and general welfare.



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CITY OF LACEY

DEPARTMENT OF COMMUNITY DEVELOPMENT
420 College Street S.E., P.O. Box 3400, Lacey, WA 98509-3400 (360) 491-5642

RECEIVED

JUL 31 2013

BY 13-159

OFFICIAL USE ONLY

Date: _____
Case #: _____
Received By: _____
Planner: _____
Related Cases: _____

CONDITIONAL USE PERMIT SUPPLEMENTAL

(This form to be accompanied by the General Land Use Application)

Project Information

Applicant Name and Phone Number: Verizon Wireless and Crown Castle 425-202-2273
Authorized Rep. Name and Number: Madeline Chaney, Odelia Pacific Corp, 425-346-0128
Project Name: Verizon Wireless OLY Tracy Street
Planning Project Number: _____

Summary Of Request (list types of uses)

Extend existing 100' tall wireless communication facility 20', add low profile platform with antennas, and base transmitting system cabinets on the east side of the monopole.

Hours of Operation (include number of days per week): 24/7
Total Square Footage of Site: 1.67 A Total Square Footage in Paved or Covered Surfaces: 65-70%
Number of Dwelling Units: Proposed: 0 Permitted: NA

Existing Zoning

Existing Zoning Designation: LI-C Comprehensive Plan Designation: Industrial
How does the project conform to the Comprehensive Plan and Zoning Ordinance (attach additional sheets with narrative if necessary)? The site will conform with the requirements of LMC 16.68, which regulates Wireless facilities
Essential Public Facility? NA Type One: _____ Type Two: _____ Type Three: _____

Commercial Uses

Total gross square footage of commercial buildings: Mfr.--2160, 8480. Storage-2500. Total =13,140 sq. ft.
Description of each commercial use: office warehouse and storage exist on the remainder of the site. The existing monopole and equipment of others covers approx. 2000 sq. ft. The equipment area for Verizon Wireless will encompass 450 sq ft.
What provisions have been made to safeguard the adjoining properties against any detrimental effects caused by the development? The site is isolated from residential uses, and extending the tower will not require construction of a new monopole. See narrative.



What provisions have been made to make the development compatible with the appearance and character of the surrounding neighborhood? Landscaping will be maintained; tower extension will be painted to match existing; site is in an industrial area and isolated from residential uses.

Protective Covenants

Are there protective covenants for the subdivision in which this use is to be located? NA

If so, attach a copy of the covenants and explain how the proposed use does or does not conform to the covenants. Cite specific section(s) of the covenants for reference: NA

Day Care Centers And Nursery Schools

Maximum Number of Students: NA Estimated Maximum Vehicular Trips Generated: NA

How are these vehicular trips distributed by mode and time of day? NA

Attach a commercial traffic generation worksheet to the application form.

Essential Public Facilities Identified:

Does the proposed use meet the definition and criteria of 16.66.060 for essential public facilities review:

Yes No

If yes, what type of facility is it classified as:

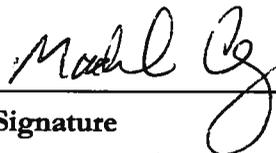
Type 1 Type 2 Type 3

Please see additional submittal requirements for Type 1 and 2 essential public facilities below.

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Madeline Chaney obo Verizon Wireless

Print Name



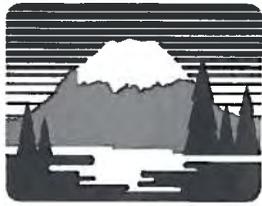
Signature

7/31/13

Date

Please attach all applicable supplemental forms

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DEPARTMENT OF COMMUNITY DEVELOPMENT

420 College Street S.E., P.O. Box 3400, Lacey, WA 98509-3400 (360) 491-5642

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BY _____

OFFICIAL USE ONLY

Date: _____

Case #: 13-159

Received By: _____

Planner: _____

Related Cases: _____

GENERAL LAND USE APPLICATION

Please Identify Supplemental Forms Accompanying This Application:

- | | |
|---|--|
| <input type="checkbox"/> Binding Site Plan (Preliminary) | <input type="checkbox"/> Planned Residential Development (Final) |
| <input type="checkbox"/> Binding Site Plan (Final) | <input type="checkbox"/> Short Subdivision (Preliminary) |
| <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Short Subdivision (Final) |
| <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Site Plan Review |
| <input checked="" type="checkbox"/> Environmental Checklist (SEPA) | <input type="checkbox"/> Subdivision (Preliminary) |
| <input type="checkbox"/> Joint Aquatic Resources Permit Application (JARPA) | <input type="checkbox"/> Subdivision (Final) |
| <input type="checkbox"/> Landclearing Permit/Class IV Forest Practices | <input type="checkbox"/> Townhouse Development Permit |
| <input type="checkbox"/> Planned Residential Development (Preliminary) | <input type="checkbox"/> Wetland Development Permit |

***Applicant/Property Owner Information**

Owner: GDW CORPORATION

Mailing Address: PO BOX 5490, Lacey WA 98509

Phone Number(s): _____

E-mail Address: _____

Signature: _____

** For projects with multiple owners, attach a separate sheet with above owner information and signatures.*

Applicant: Madeline Chaney, Odelia Pacific Corp. on behalf of Verizon Wireless

Mailing Address: 1215 4TH AVE, SUITE 1900, Seattle WA 98161

Phone Number(s): 425-346-0128

E-mail Address: mchaney@odelia.com

*Authorized Representative: Madeline Chaney, Odelia Pacific Corp.

Mailing Address: 1215 4TH AVE, SUITE 1900, Seattle WA 98161

Phone Number(s): 425-346-0128

E-mail Address: mchaney@odelia.com

**The authorized representative will be the primary staff contact for all project related questions and correspondence.*



Project Information

Project Name: Verizon Wireless/ Crown Castle Tower extension "OLY Tracy Street"

Project Description: extend existing monopole tower 20' (to a height of 120') and install platform with six panel antennas with ground based communication equipment at the base.

Property Description

Site Address: 1220 Tracey Lane SE

Full Legal Description of Subject Property (attached):
Parcel B, BLA -080015LA (abbreviated)

Section: 22 Township: 18 Range: 1W

Assessor Tax Parcel Number(s): 11822230300

Zoning District: LI-C

Shoreline Designation (if applicable): NA

Area of Project Site (in square feet if less than 1 acre; in acres if greater): 450 sq. ft.

Critical Areas on or near Site (show areas on site plan):

- None
- Creek or stream (name): _____
- Lake or pond (name): _____
- Endangered or threatened species (identify): _____
- Encumbrances, such as wells with radius, and easements: _____

- Wetland
- Steep slopes/draw/gully/ravine
- Historic site or structure
- Flood hazard area, provide FEMA flood zone and map number: _____

Utilities (Existing and Proposed)

Water: Existing _____ Proposed _____

Sewer: Existing _____ Proposed _____

Access (name of street(s) from which access will be gained): Tracey Lane SE

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Lacey and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Madeline Chaney obo Verizon Wireless

7/31/13

Print Name

Signature

Date

Please attach all applicable supplemental forms

PARCEL B:

THAT PORTION OF GOVERNMENT LOT 8 AND THAT PORTION OF THE NORTHWEST OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., IN THURSTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY AND THE EASTERLY MARGIN OF CARPENTER ROAD;
THENCE SOUTH 78°40'50" EAST ALONG SAID SOUTHERLY MARGIN 553.21 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 2914.93 FEET;
THENCE 96.28 FEET ALONG SAID CURVE;
THENCE SOUTH 0°25'03" WEST 265.08 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°25'03" WEST 170.82 FEET;
THENCE SOUTH 89°35'27" EAST 340 FEET;
THENCE NORTH 0°25'03" EAST 170.82 FEET;
THENCE NORTH 89°35'27" WEST TO THE TRUE POINT OF BEGINNING;

ALSO, COMMENCING AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF THE NORTHERN PACIFIC RAILWAY AND THE EASTERLY MARGIN OF CARPENTER ROAD;
THENCE SOUTH 78°40'50" EAST ALONG SAID SOUTHERLY MARGIN 553.21 FEET TO THE P.C. OF A CURVE TO THE LEFT HAVING A RADIUS OF 2914.93 FEET;
THENCE 55.72 FEET ALONG SAID CURVE TO THE TRUE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF TRACT CONVEYED TO RICHARD J. NOEL, ET UX, BY DEED RECORDED MAY 13, 1971 UNDER RECORDING NO. 842509;
THENCE EASTERLY ALONG SAID CURVE 40.56 FEET;

SHEET INDEX

ARCHITECTURAL	
T-1	TITLE SHEET
SP-1	GENERAL NOTES
L-1	LANDSCAPE PLAN
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN AND DETAILS
A-3	ELEVATIONS
A-3.1	ELEVATIONS
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A-4.2	GENERATOR DETAILS
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E-1	ONE LINE DIAGRAM AND PANEL SCHEDULE
E-2	UTILITY PLANS
E-3	EQUIPMENT GROUNING PLAN
E-4	GROUNING PLAN, DETAILS & NOTES
WASHINGTON STATE CODE COMPLIANCE:	
2012 IBC, STANDARDS AND AMENDMENTS, IAC 51-50	
2012 IRC, STANDARDS AND AMENDMENTS, IAC 51-52	
2012 IFC, STANDARDS AND AMENDMENTS, IAC 51-54	
2012 UPC, STANDARDS AND AMENDMENTS, IAC 51-56, 51-57	

PROJECT SUMMARY

APPLICANT:
 VERIZON WIRELESS
 3245 180TH AVE SE, #9231
 BELLEVUE, WA 98008

APPLICANT AGENT:
 ODELLA PACIFIC CORPORATION
 CONTACT: MADELINE CHANEY
 PHONE: 206-420-3823
 CELL: 425-346-0128
 EMAIL: MCHANEY@ODELLACOM

ARCHITECT/ELECTRICAL ENGINEER:
 CAMP ASSOCIATES INC.
 19401 40TH AVE W, SUITE 200
 LYNNWOOD, WA 98036
 CONTACT: ERIC CAMP
 PHONE: 425-740-6392

LEGAL DESCRIPTION:
 SECTION 22 TOWNSHIP 18 RANGE 11U QUARTER NW
 BLAD9800BLA TR B DOCUMENT 4052378

SITE NAME: OLY - TRACY STREET
SITE ADDRESS: 1220 TRACY STREET SE LACEY, WA 98503
LAND OWNER: GDW CORPORATION
STRUCTURE OWNER: CROWN CASTLE
JURISDICTION: CITY OF LACEY
PARCEL NUMBER: 118-22-2203000
ZONING: (LI-C)
OCCUPANCY: GROUP - U (UNOCCUPIED)
CONSTRUCTION TYPE: 5B
SITE INFORMATION:

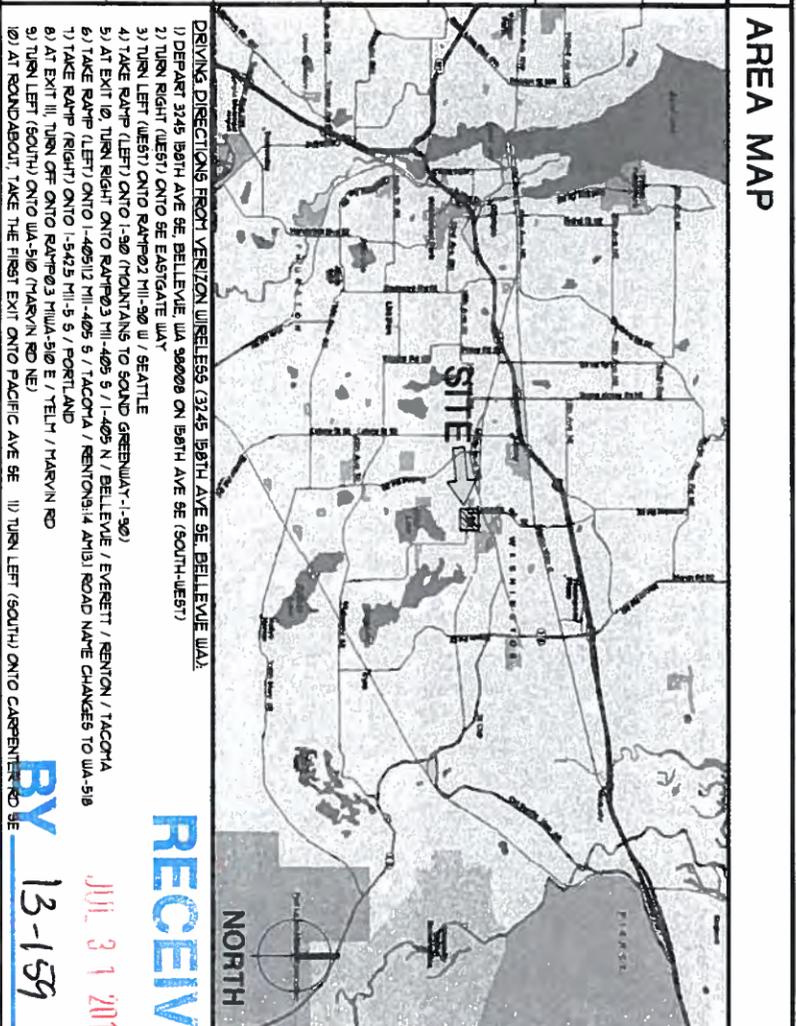
PROJECT DESCRIPTION:

- 1) INCREASING HEIGHT OF EXISTING TOWER FROM 100'-0" TO 120'-0"
- 2) ADDING (6) ANTENNAS @ TIP HGT 124'-0"
- 3) ADDING (3) RAILS
- 4) ADDING (1) RAYCAP SURGE PROTECTOR
- 5) ADDING (6) RINGS OF 1-5/8" COAX
- 6) ADDING (1) RUN OF 1/2" HYBRID CABLE


OLY - TRACY STREET
CROWN CASTLE REF 880437
TOWER EXTENSION/NEW BUILD
1220 TRACY STREET SE
LACEY, WA 98503
LATITUDE: 47°02'4.43"N
LONGITUDE: 122°47'49.22W

CONFIDENTIAL AND PROPRIETARY
 Not for disclosure outside VERIZON WIRELESS
 without permission

SIGNATURE BLOCK	
TITLE	SIGNATURE
CONSTRUCTION MANAGER	
RF ENGINEER	
REAL ESTATE	
SITE ACQUISITION	
PROPERTY OWNER	
TOWER OWNER	



RECEIVED
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 BY 13-159

19401 40TH AVE W, SUITE 200
 LYNNWOOD, WA 98036
 PHONE: (425) 740-6392
 FAX: (425) 726-6710
 WWW.CAMPASSOC.COM

CAMP+ ASSOCIATES

OLY - TRACY STREET
 1220 TRACY STREET SE
 LACEY, WA 98503

PROJECT MANAGER: EIC
PREPARED BY: GA
APPROVED BY: EIC

NO. 07/03/11	PRELIM PERMIT ISSUE
GA 07/06/11	PRELIM PERMIT ISSUE
GA 04/23/13	PRELIM PERMIT ISSUE
GA 04/17/13	PRELIM PERMIT ISSUE

SHEET NAME: _____

TITLE SHEET

SHEET NUMBER: _____



CONTRACTOR NOTES:

THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE RESPONSIBLE FOR NOTICING AND CORRECTING ANY ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS. CONTRACTORS SHALL NOT BE RESPONSIBLE FOR CORRECTING THE PROJECT AND/OR SPECIFICATIONS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR NOTICING AND CORRECTING THE PROJECT AND/OR SPECIFICATIONS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE ARCHITECT/ENGINEER SHALL BE RESPONSIBLE FOR NOTICING AND CORRECTING THE PROJECT AND/OR SPECIFICATIONS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.

GENERAL NOTES:

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE AND THIS SET OF PLANS IS INTENDED TO BE USED FOR DIAGNOSTIC PURPOSES ONLY. UNLESS NOTED OTHERWISE, THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANYTHING ELSE DEEMED NECESSARY TO COMPLETE INSTALLATIONS AS DESCRIBED HEREIN.

PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE AND FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE NEW PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTING DESCRIBED HEREIN THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTING DESCRIBED HEREIN THE EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTING DESCRIBED HEREIN THE EXISTING UTILITIES AND STRUCTURES.

ALL WORK PERFORMED ON PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL.

GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL.

CONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA IN A CLEAN AND HAZARD FREE CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL.

THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL.

VERIFICATION THAT EXISTING TOWER/POLE STRUCTURE CAN SUPPORT THE PROPOSED ANTENNA COAXIAL ADDITIONAL EQUIPMENT LOADING IS TO BE DONE BY OTHERS.

CIVIL NOTES:

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS AND SUPPLEMENTED IN THE SPECIFICATION PROJECT SHEET.
2. RUBBLE, STUMPS, DEBRIS, STICKS, STONES AND OTHER DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
3. THE SITE SHALL BE GRADED TO AVOID SURFACE WATER TO FLOW AWAY FROM THE POS (POST) AREAS, TOWER AREAS, AND ADJACENT BUILDINGS.
4. NO FILL OR EXCAVATION MATERIAL SHALL BE PLACED ON FROZEN GROUND PROXIMATE TO THE GRUBBED SURFACE APPLICATION.

SUBGRADE AND BASE PREPARATION:

1. FOR ALL ON-GRADE CONSTRUCTION IT WILL BE NECESSARY TO OVEREXCAVATE THE SITE BY 2'-0" AND IMPORT AN APPROVED GRANULAR FILL. THE FILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY WEIGHT WITH A HOISTED PROCTOR TEST (ASTM D1557) OR THE EQUIVALENT. THE FILL SHALL BE PLACED IN 6" LIFT WITH A MINIMUM OF 10% MOISTURE. THE FILL SHALL BE PLACED IN 6" LIFT WITH A MINIMUM OF 10% MOISTURE. THE FILL SHALL BE PLACED IN 6" LIFT WITH A MINIMUM OF 10% MOISTURE.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR FILLING THE HILL IN SUCCESSIVE HORIZONTAL LIFTS TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY.
3. ANY ORGANIC MATERIAL, DELETED MATERIAL, OR DISTURBED SOIL SHALL BE REMOVED FROM THE WORK AREA.
4. THE GROUND SURFACE SURROUNDING EXISTING STRUCTURES SHALL BE SLOPED TO DRAIN AWAY IN ALL DIRECTIONS.

CONCRETE NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH A.C.I. 308, A.C.I. 308.1, AND THE SPECIFICATION CAST-IN-PLACE CONCRETE.
2. UNLESS NOTED OTHERWISE, ALL CAST-IN-PLACE CONCRETE SHALL BE NORMAL WEIGHT, AIR-ENTRAINED CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 3500 POUNDS PER SQUARE INCH AT 28 DAYS. TYPE I-1 PORTLAND CEMENT WILL BE USED WITH A MAXIMUM AGGREGATE SIZE OF 3/4" AND 5% AIR ENTRAINMENT. ALL CONCRETE WILL HAVE A MAXIMUM WATER/CEMENT (W/C) RATIO OF 0.48.
3. ALL CONCRETE REINFORCEMENT SHALL HAVE A STIFF BROOK FINISH AND HAVE A SLOPE OF 1/8" PER FOOT UNLESS NOTED OTHERWISE.
4. REINFORCING BARS SHALL BE NEW BILLET STEEL, CONFORMING TO ASTM A615, GRADE 60, DEFORMED.
5. DETAIL FABRICATE AND ERECT REINFORCEMENT BARS INCLUDING BARS SUPPORTS, SPACERS, ETC. IN ACCORDANCE WITH THE DETAILS OF CONC. REINFORCEMENT (A.C.I. 308-60, REV. 1989), UNLESS OTHERWISE NOTED. ALL LIFT PLACES SHALL BE CLASS B CONFORMING TO A.C.I. 308-55.
6. A CHAIRER OF 1" SHALL BE PROVIDED AT ALL EXPOSED EXCES OF CONCRETE IN ACCORDANCE WITH A.C.I. 308 SECTION 4.2.4 UNLESS OTHERWISE NOTED.
7. CONCRETE WORK SHALL BE COMPLETED WITH THE NECESSARY EQUIPMENT AND ELECTRICAL WORK TO INSURE THAT ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES ARE MET. CONCRETE SHALL BE PLACED AND VIBRATED BEFORE PLACING CONCRETE.
8. CONCRETE COVER FOR REINFORCING BARS SHALL CONFORM TO THE FOLLOWING UNLESS INDICATED OTHERWISE ON THE DRAWINGS.
 - CONCRETE EXPOSED TO WEATHER 1 INCHES
 - CONCRETE IN CONTACT WITH GROUND 3 INCHES
 - CONCRETE CAST AGAINST EARTH 3 INCHES

1. CONTRACTOR SHALL PROVIDE SLEEVES FOR ALL WALL/SLAB PENETRATIONS (PIPING, CONDUITS) POWER, TELCO AND COAXIAL TO ENTER SITE UNDER EQUIPMENT SLAB.
2. COORDINATE LOCATION OF STEEL ANCHOR BOLTS WITH STEEL FABRICATOR PRIOR TO INSTALLATION IN FIELD.
3. CONTRACTOR SHALL PROVIDE SLEEVES FOR ALL WALL/SLAB PENETRATIONS (PIPING, CONDUITS) POWER, TELCO AND COAXIAL TO ENTER SITE UNDER EQUIPMENT SLAB.

METAL NOTES:

1. GENERAL
 - A. SECTION INCLUDES: STRUCTURAL STEEL, FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUNDING UNDER BASE PLATES.
 - B. SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CARBENS, AND LOADS, AND WELDED SECTIONS.
 - C. QUALITY ASSURANCE: FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.
 - D. PERFORMANCE UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.
2. PRODUCTS
 - A. MATERIALS:
 - ASTM A572, GRADE 50
 - ASTM A500, GRADE B
 - ASTM A53, TYPE E OR S, GRADE B
 - PIPE
 - BOLTS, NUTS, AND WASHERS: ASTM A307
 - ANCHOR BOLTS: A193 D11 TYPE REQUIRED FOR NON-SHANK TYPE, PREHEATED CONCORD CONSISTING OF NON-FERROUS AGGREGATE CEMENT, WATER REDUCING AND PLASTICIZING ADJUSTERS, COMPRESSIVE STRENGTH OF 10000 PSI AT 28 DAYS.
 - GRAOUT: 599C IS, TYPE 1, RED OXIDE
 - B. SHOP AND TOUCH-UP PRIMER: ZINC RICH TYPE
 - C. TOUCH-UP PRIMER: ZINC RICH TYPE
3. FINISH:
 - A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH 599C SP-1 TO SP-10 PROCEDURES.
 - B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

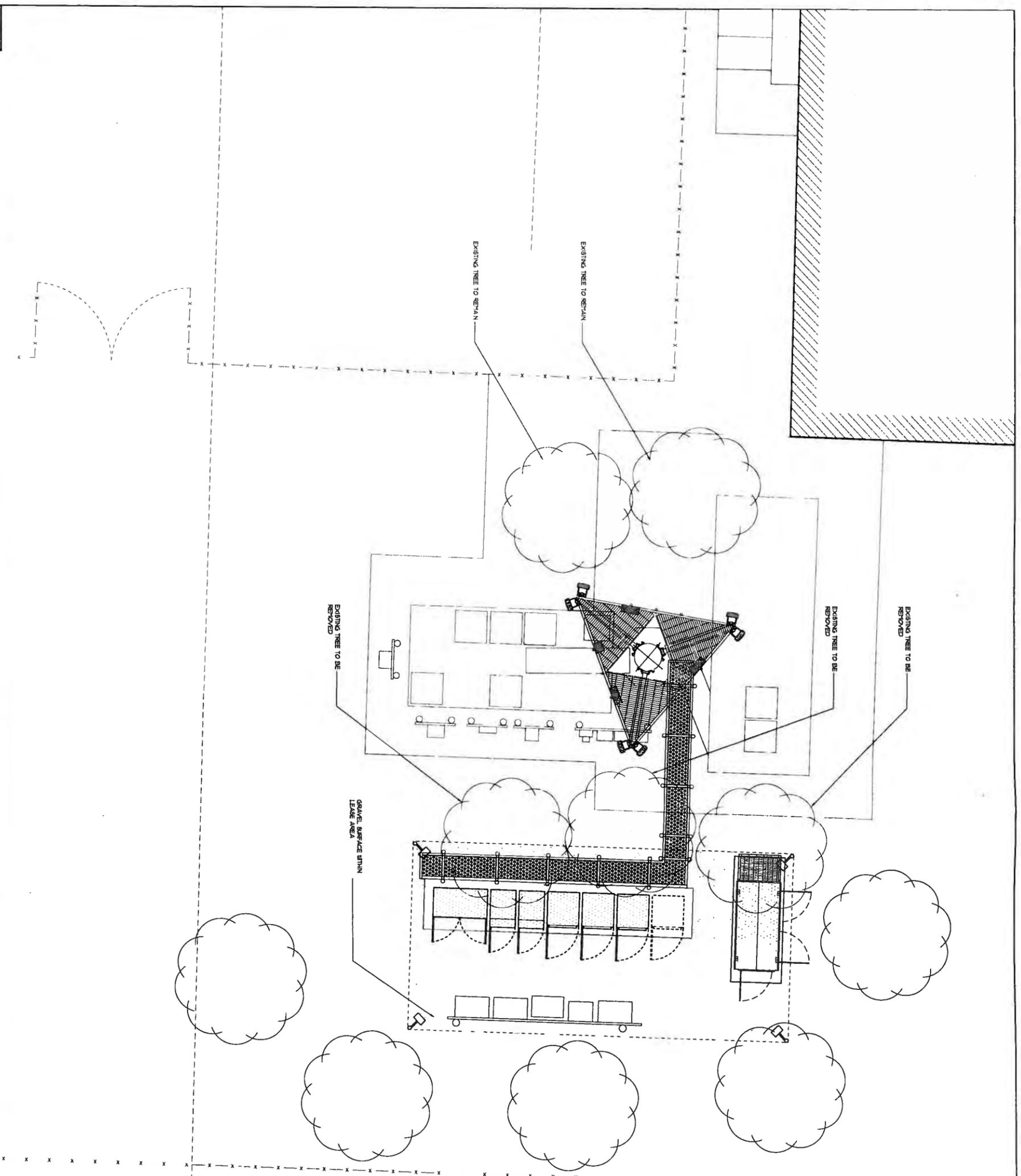
1. EXAMINATION AND PREPARATION: VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.
2. ERECTION:
 - A. ALLOW FOR ERECTION LOADS, PROVIDE TEMPORARY BRACING TO MAINTAIN PLACING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGINGS AND BRACING.
 - B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.
 - C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.
 - D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP FINISHED SHALL BE FINISHED WITH TOUCH-UP PRIMER AS SPECIFIED UNDER SECTION 05000-01.1. TOUCH-UP PRODUCTS, H 1 I, SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.
3. FIELD QUALITY CONTROL:
 - A. FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)

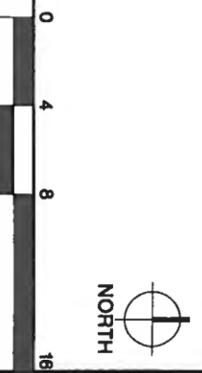
1. GENERAL
 - A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.
 - B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS.
 - C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.
2. MATERIALS:
 - A. COAXIAL CABLE:
 - INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS.
 - USE COAXIAL CABLE WITH PROTECTIVE JACKETING BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
 - B. ALL COAXIAL CABLE LENGTHS GREATER THAN 1/4 FEET SHALL BE 1-5/8" AND IN LENGTH LESS THAN OR EQUAL TO 1/4 FEET SHALL BE 1/8".
3. ANTENNA AND COAXIAL CABLE GROUNDING
 - A. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS).
4. COAXIAL CABLE IDENTIFICATION
 - A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF FOLLOWING LOCATIONS:
 - 1. FIRST LOCATION IS AT THE END OF THE COAXIAL NEAREST THE ANTENNA WHERE THE COAXIAL CABLE AND JITTER ARE CONNECTED.
 - 2. SECOND LOCATION IS NEAR THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY POINT.
 - B. USE ANDREW CABLE TIES (P/N 21790) TO SECURE IDENTIFICATION TAGS.
5. TESTING:
 - VERIFICATION UNLESS SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO TEST THE COAXIAL CABLE AND TERMINATIONS. THE TESTING AGENCY SHALL BE LICENSED AND SHALL PROVIDE A REPORT TO THE CONTRACTOR. THE TESTING AGENCY SHALL BE LICENSED AND SHALL PROVIDE A REPORT TO THE CONTRACTOR. THE TESTING AGENCY SHALL BE LICENSED AND SHALL PROVIDE A REPORT TO THE CONTRACTOR.

ELECTRICAL NOTES:

- INSTALLATION OF SECONDARY POWER AND CONNECTION TO WELLS SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES, LOCAL, STATE, AND FEDERAL.
1. UNDERGROUND CONDUIT SHALL BE RIGID PVC, 1/2" OR 3/4" IN DIAMETER, SCHEDULE 40 TYPE 1, CONFORMING TO UL ARTICLE 645. EXISTING PLASTIC CONDUIT SHALL BE REPLACED WITH PVC CONDUIT. ALL BENDS SHALL BE WIDE BENDS. TYPE 1, 1/2" IN DIAMETER SHALL BE USED UNDER ROADS SHALL BE RIGID PVC ENCASED IN 8" OR 10" RIGID CONCRETE DUCTBANK.
 2. CONDUIT USED INDOORS SHALL BE EMT, AND RIGID GALVANIZED STEEL FOR OUTDOOR CORPUSING SHALL BE RIGID STEEL, AND CONPRESSION TEE FOR EMT, SET SCREW THINGS ARE NOT PERMITTED. FOR ALL SUBS-1/2" USE RIGID GALVANIZED STEEL CONDUIT.
 3. WIRE AND CABLE SHALL BE OF THE TYPE AND SIZE AS REQUIRED BY NEC. THERE WILL BE NO PULLS ALLOWED.
 4. PROVIDE HOPE FILLING HAND HOLES AS NEEDED.
 5. CONTRACTOR SHALL PROVIDE TEST OF THE GROUNDING SYSTEM BY CERTIFIED TESTING AGENCY. PROVIDE TEST REPORT TO THE PROJECT MANAGER FOR REVIEW. GROUNDING SYSTEM SHALL BE TESTED TO VERIFY THE GROUNDING SYSTEM IS IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS. ALL BENDS SHALL BE WIDE BENDS. TYPE 1, 1/2" IN DIAMETER SHALL BE USED UNDER ROADS SHALL BE RIGID PVC ENCASED IN 8" OR 10" RIGID CONCRETE DUCTBANK.
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 16. PROVIDE HOPE FILLING HAND HOLES AS NEEDED.
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NOTE: REMOVE EXISTING TREES AS REQUIRED AND REPLACE WITH LIKE SPECIES WHERE SHOWN



verizon wireless

OLY -
 TRACY STREET
 1220 TRACY STREET SE
 LACEY, WA 98503

CAMP+
 ASSOCIATES

19401 40TH AVE W, SUITE 200
 LYNNWOOD, WA 98036
 PHONE: 425.722.4544
 FAX: 425.722.4544
 WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC
 PREPARED BY: GA
 APPROVED BY: EJC

PLD	07/15/13	PRELIM PERMIT ISSUE
GA	07/16/13	PRELIM PERMIT ISSUE
GA	08/13/13	PRELIM PERMIT ISSUE
GA	04/17/13	PRELIM PERMIT ISSUE

SHEET NAME
 LANDSCAPE
 SITE PLAN

SHEET NUMBER
 L-1

PROJECT NUMBER
 2012081944

LEGAL DESCRIPTION:
SECTION 22 TOWNSHIP 18 RANGE 10 QUARTER NW
BLA09005LA TR B DOCUMENT 4052518



OLY -
TRACY STREET
1220 TRACY STREET SE
LACEY, WA 98503

19401 44TH AVE W, SUITE 200
LYNNWOOD, WA 98036
PHONE: (425) 724-1814
WWW.CAMPASSOC.COM

PROJECT MANAGER, E/C

PREPARED BY, GA

APPROVED BY, E/C

MD 07/05/13	PRELIM PERMIT ISSUE
GA 07/06/13	PRELIM PERMIT ISSUE
GA 04/23/13	PRELIM PERMIT ISSUE
GA 04/17/13	PRELIM PERMIT ISSUE

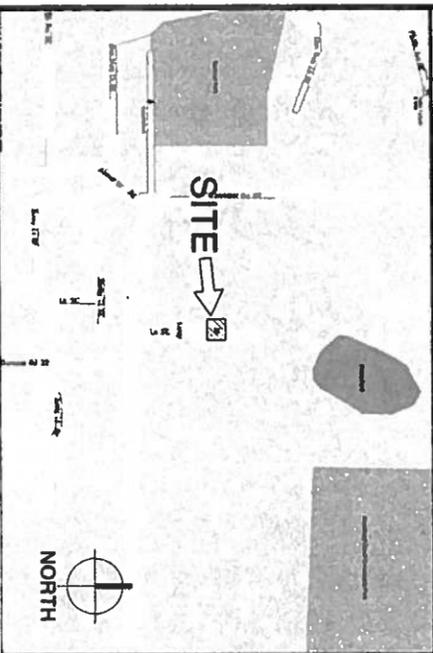
SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
A-1

PROJECT NUMBER
2010081944

4 LEGAL DESCRIPTION

SCALE: NO SCALE



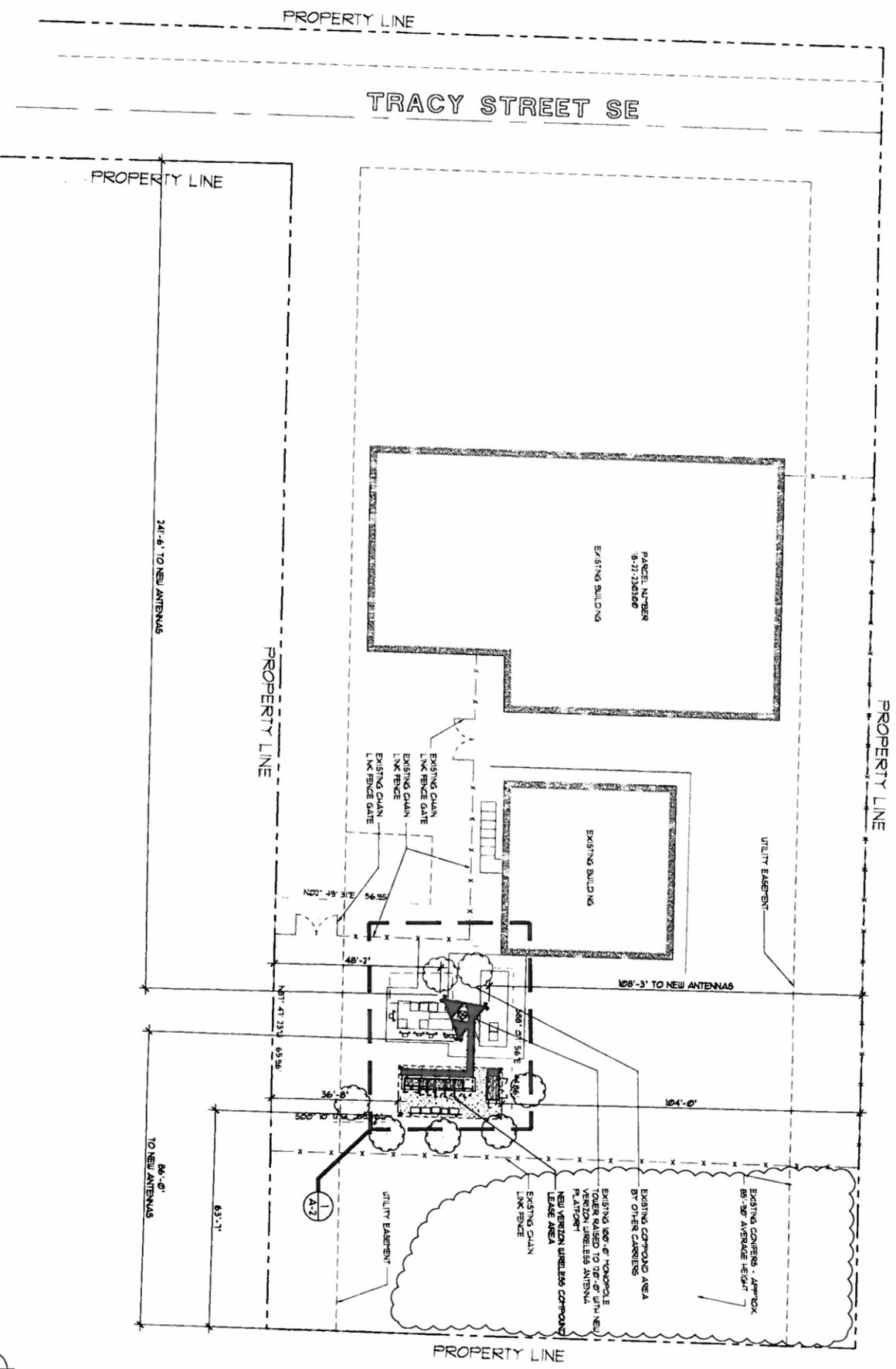
3 VICINITY MAP

SCALE: NO SCALE

EXISTING	NEW
SAS	SAS
ST5	ST5
U	U
W	W
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
FIRE HYDRANT	FIRE HYDRANT
EASEMENT LINE	EASEMENT LINE
FENCE	FENCE
BURIED UTILITY LINE	BURIED UTILITY LINE
UTILITY POLE	UTILITY POLE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
BUILDING	BUILDING

2 LEGEND

SCALE: NO SCALE



1 EXISTING SITE PLAN

SCALE: 1"=20'-0" (22'x34") 1/4"=0'-0" (11'x17")





OLY -
TRACY STREET
1220 TRACY STREET SE
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LYNNWOOD, WA 98038
PHONE: (425) 740-4392
FAX: (425) 224-1814
WWW.CAMPASSOC.COM

PROJECT MANAGER, ETC

PREPARED BY, GA

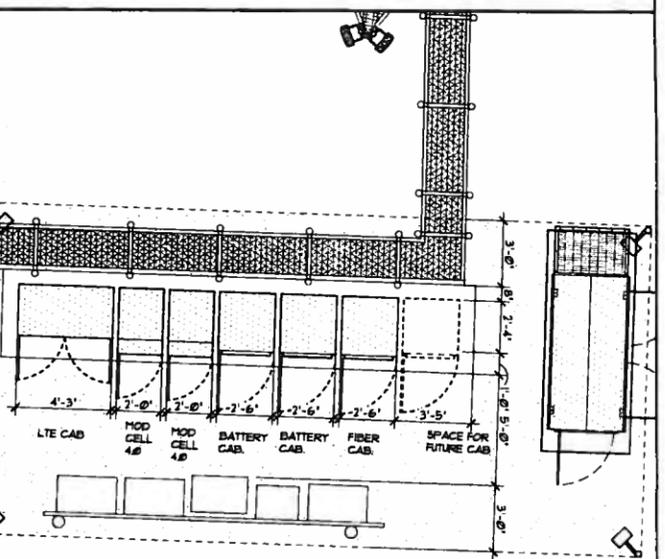
APPROVED BY, ETC

NO	07/29/13	PRELIM PERMIT ISSUE
GA	07/16/13	PRELIM PERMIT ISSUE
GA	04/23/13	PRELIM PERMIT ISSUE
GA	04/17/13	PRELIM PERMIT ISSUE

SHEET NAME
ENLARGED
SITE PLAN
AND DETAILS

SHEET NUMBER
A-2

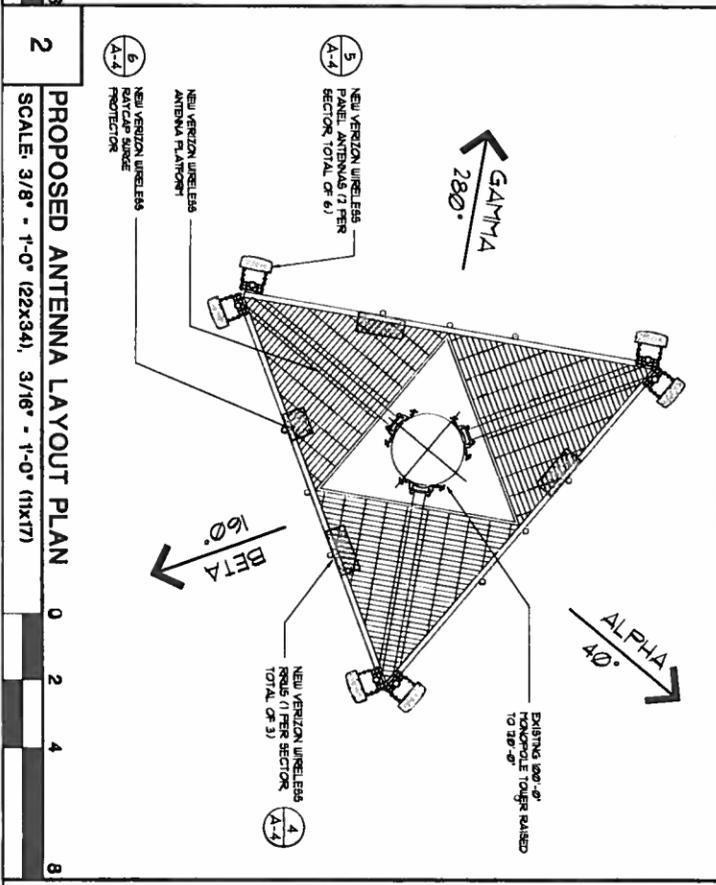
PROJECT NUMBER
2020813944



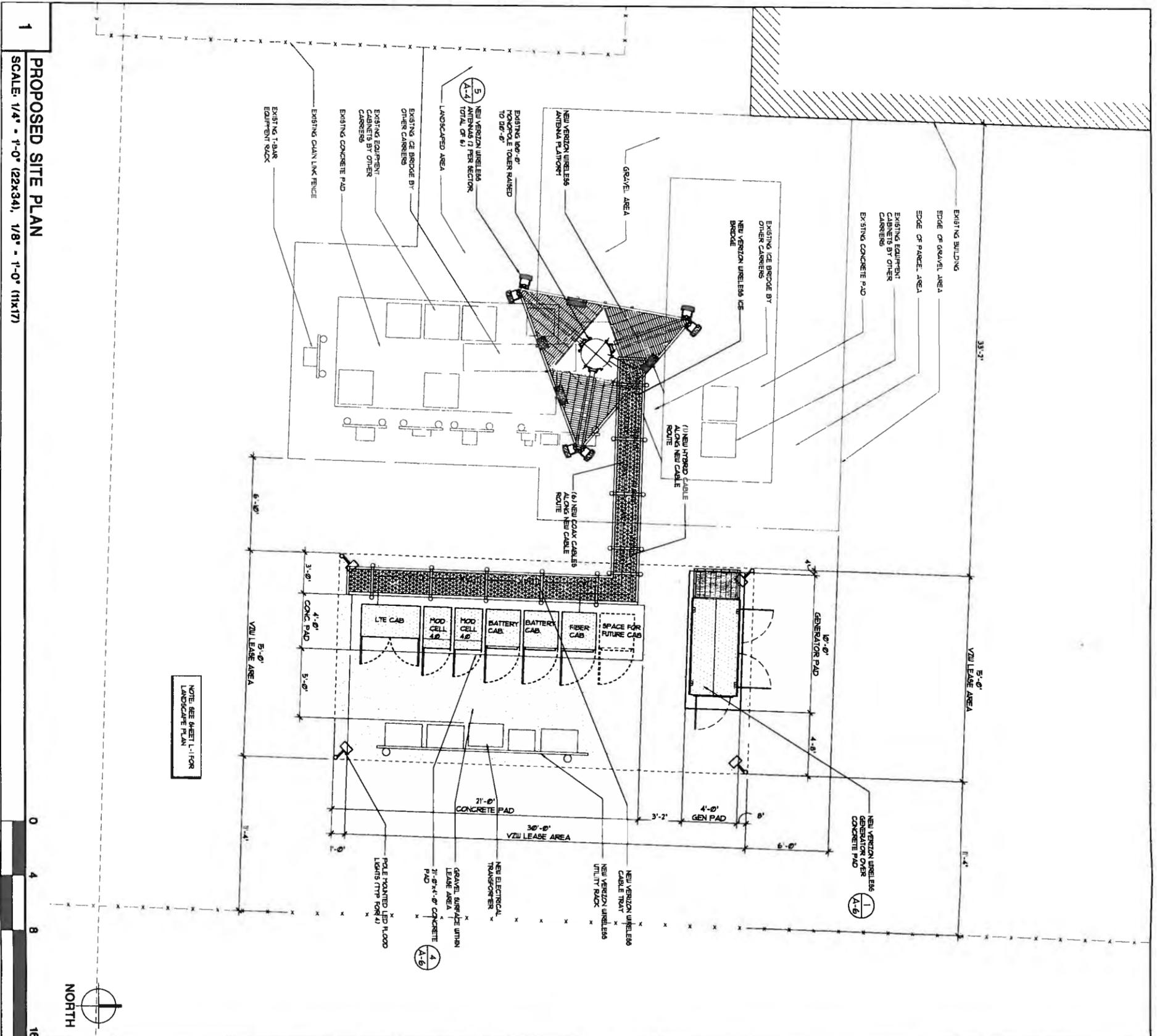
3 EQUIPMENT PLAN
SCALE: 1/4" = 1'-0" (22x34), 1/8" = 1'-0" (11x17)

SECTOR	ANTENNA QUANTITY	ANTENNA TIP HEIGHT	ANTENNA SIZE	AZIMUTH	DOWNTILT	NUMBER OF CABLE RUNS	COAX SIZE	COAX LENGTH
ALPHA	1 NEW	124'-0"	8'-0"	40°	0°	2 NEW	1 5/8"	1 154'
ALPHA	1 NEW	124'-0"	4'-0"	40°	0°	1 NEW HYBRID	1 1/2"	1 154'
BETA	1 NEW	124'-0"	8'-0"	160°	0°	2 NEW	1 5/8"	1 154'
BETA	1 NEW	124'-0"	4'-0"	160°	0°	FEED BY RRU		
GAMMA	1 NEW	124'-0"	8'-0"	280°	0°	2 NEW	1 5/8"	1 154'
GAMMA	1 NEW	124'-0"	4'-0"	280°	0°	FEED BY RRU		

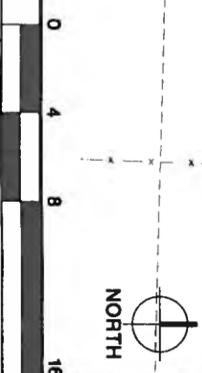
ANTENNA / COAX SCHEDULE



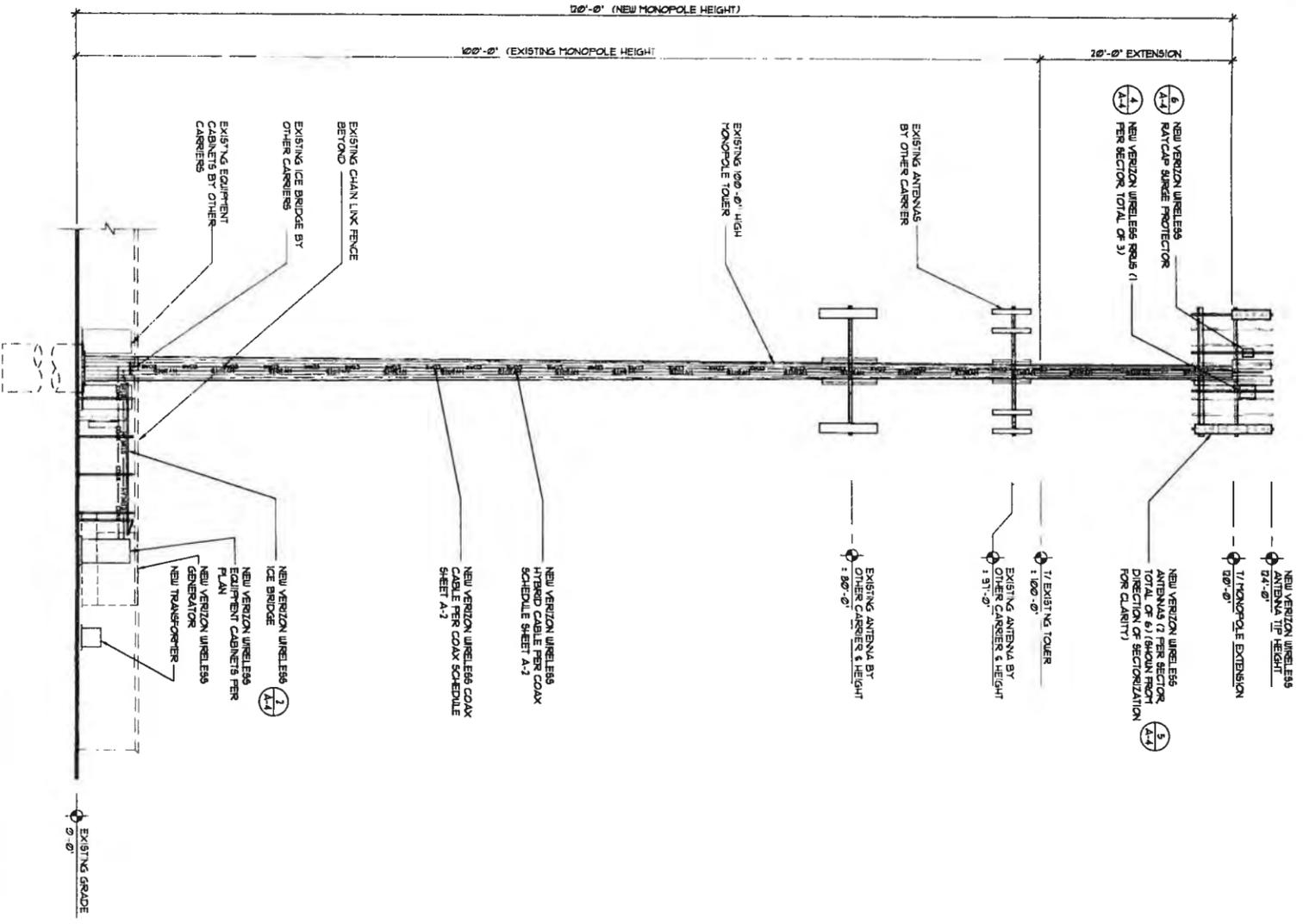
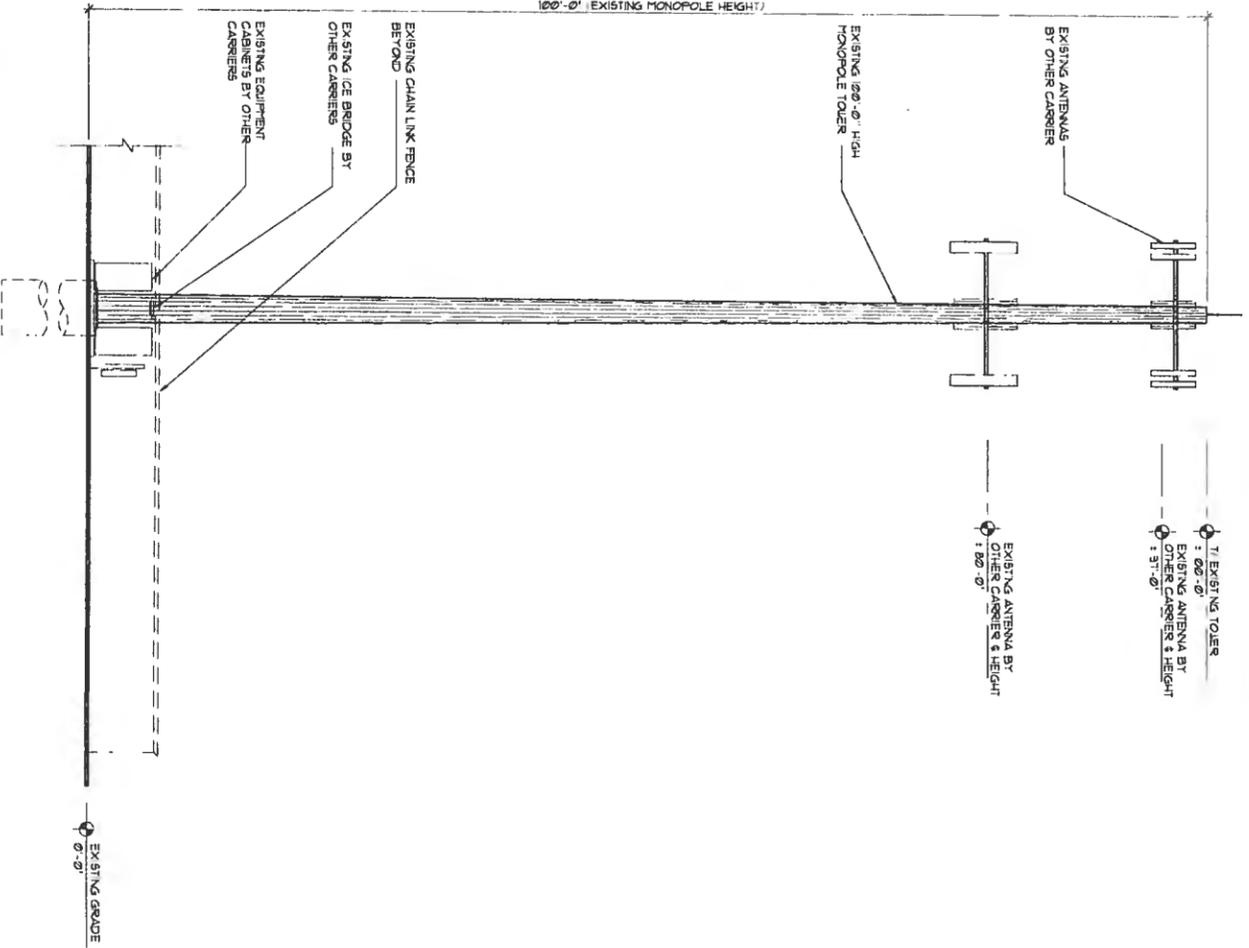
2 PROPOSED ANTENNA LAYOUT PLAN
SCALE: 3/8" = 1'-0" (22x34), 3/16" = 1'-0" (11x17)



1 PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0" (22x34), 1/8" = 1'-0" (11x17)



NOTE: TOWERS EXTENSION AND ALL ATTACHMENTS TO BE PAINTED SAME COLOR AS LINE OR EQUAL.



ELEVATIONS

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)

EXISTING SOUTH ELEVATION

PROPOSED SOUTH ELEVATION



OLY - TRACY STREET
1220 TRACY STREET SE
LACEY, WA 98603

19401 48TH AVE. N., SUITE 200
LYNNWOOD, WA 98038
PHONE: (425) 740-8392
FAX: (425) 224-1814
WWW.CAMPASSOC.COM

PROJECT MANAGER, EIC

PREPARED BY, GA

APPROVED BY, EIC

KDP	07/26/13	PRELIM PERMIT ISSUE
GA	07/16/13	PRELIM PERMIT ISSUE
GA	04/23/13	PRELIM PERMIT ISSUE
GA	04/17/13	PRELIM PERMIT ISSUE

SHEET NAME

ELEVATIONS

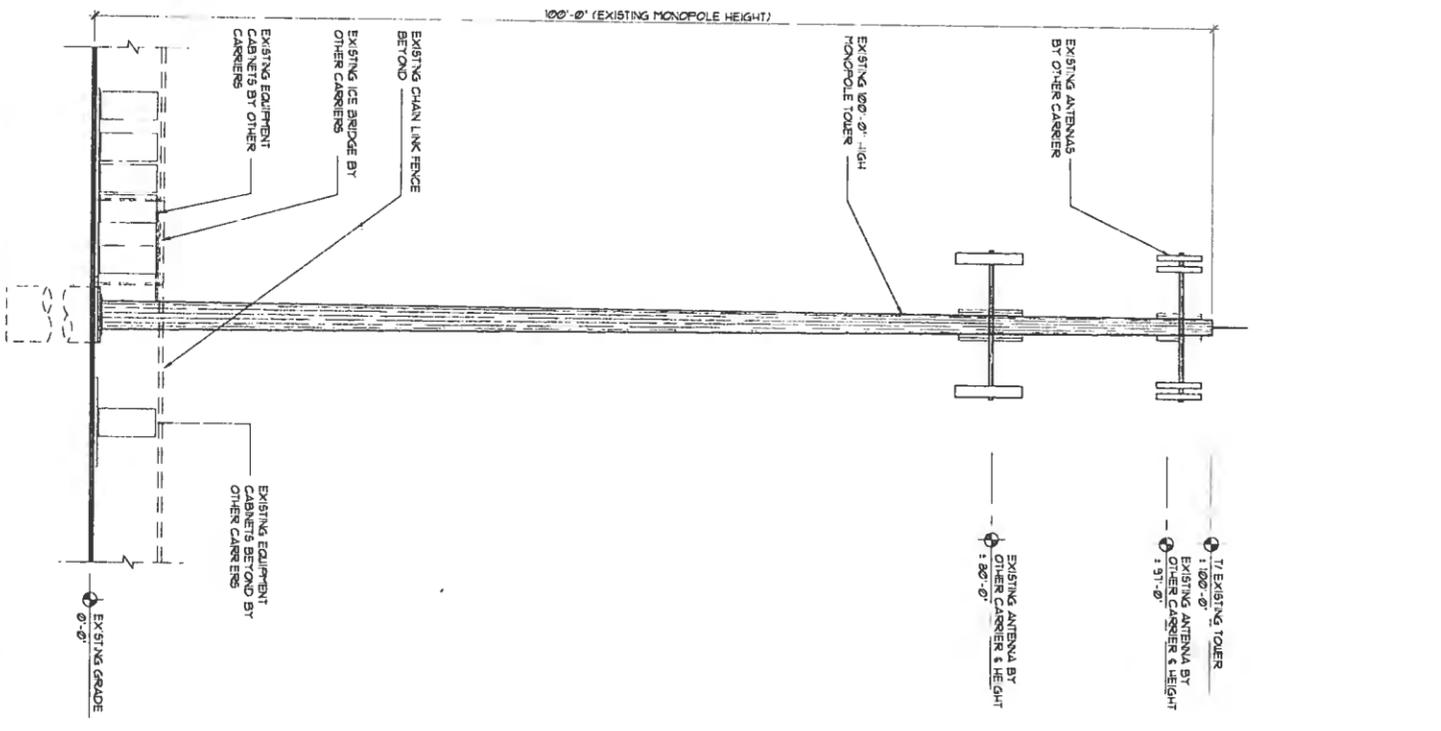
SHEET NUMBER

A-3

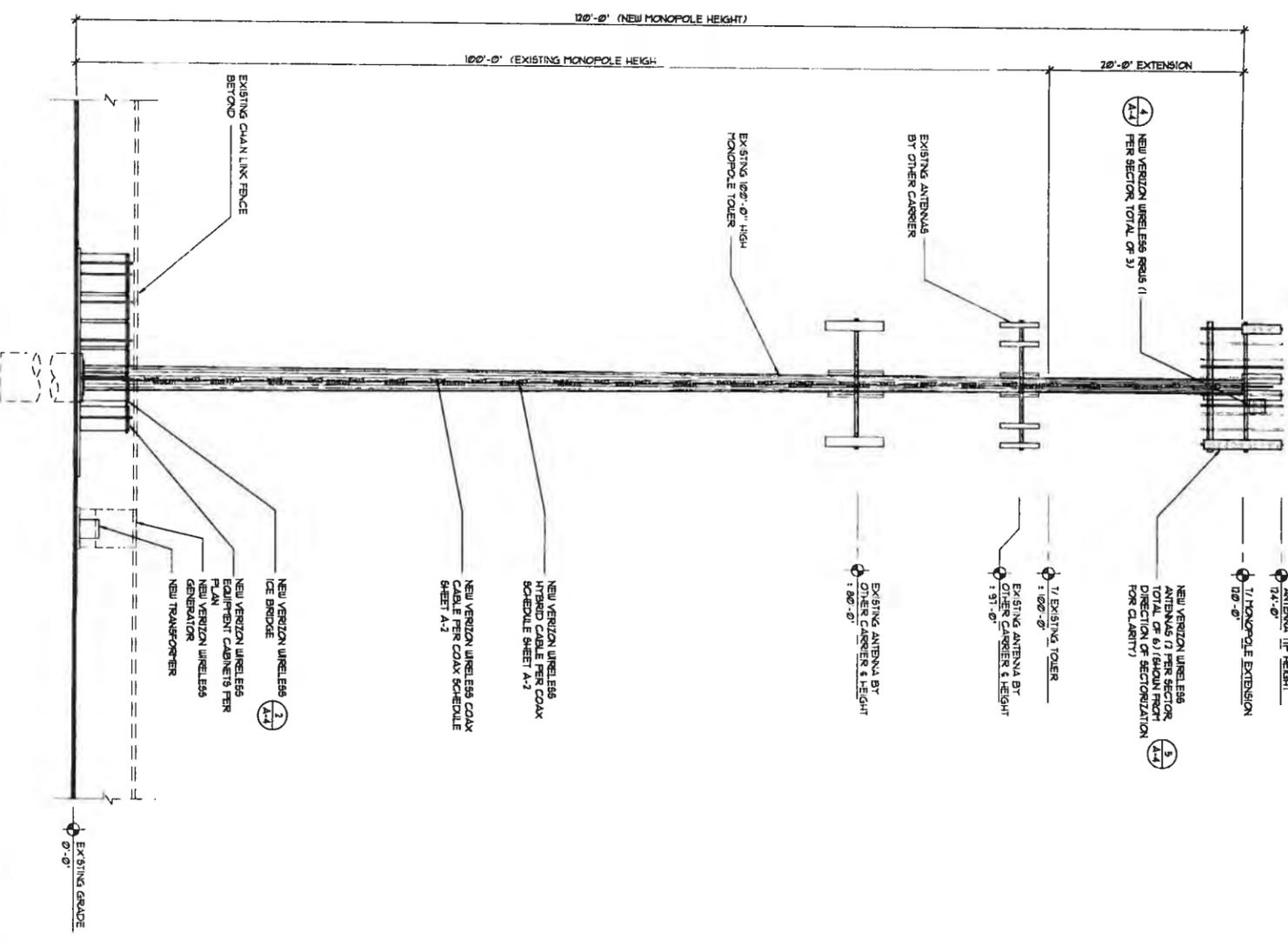
PROJECT NUMBER

2020031944

NOTE: TOWER EXTENSION AND ALL ATTACHMENTS TO BE PAINED AS PER 'PAINT' OR EQUAL.



EXISTING EAST ELEVATION



PROPOSED EAST ELEVATION

1 ELEVATIONS
SCALE: 1/8" = 1'-0" (22X34), 1/16" = 1'-0" (11X17)



OLY - TRACY STREET
1220 TRACY STREET SE
LACEY, WA 98503

18401 40TH AVE W, SUITE 200
LYNNWOOD, WA 98036
PHONE: (425) 772-8888
FAX: (425) 224-1814
WWW.CAMPASSOC.COM

PROJECT MANAGER, E/C
PREPARED BY, GA
APPROVED BY, E/C

GA	04/17/13	PRELIM PERMIT ISSUE
GA	04/22/13	PRELIM PERMIT ISSUE
GA	07/16/13	PRELIM PERMIT ISSUE
HD	07/25/13	PRELIM PERMIT ISSUE

SHEET NAME
ELEVATIONS

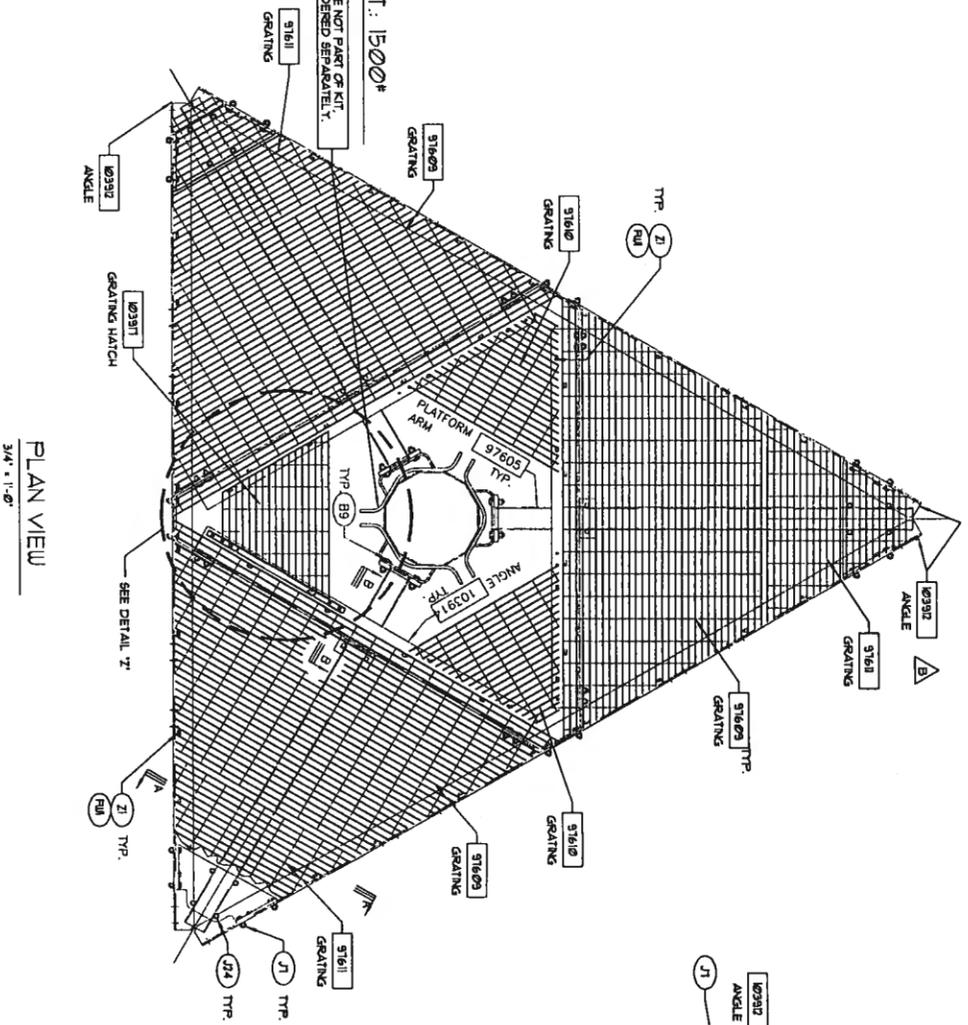
SHEET NUMBER
A-3.1

PROJECT NUMBER
2020813844

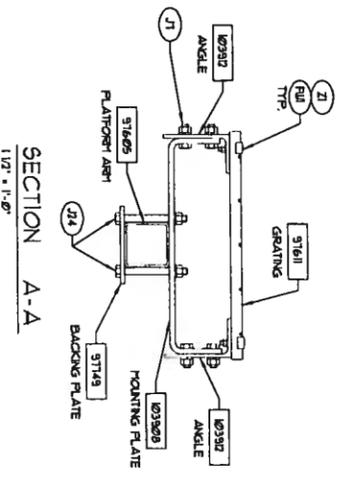
PARTS LIST	MARK	DESCRIPTION	QTY
B1001		2 3/8 OD X 48' PIPE	3
51605		PLATFORM ARM	3
51609		GRATING	3
51611		GRATING	2
51613		GRATING	3
51615		GRATING	3
51619		HINGE PIPE END	2
51719		HINGE PIPE END	3
51750		BACKING PLATE	3
51751		CORNER PLATE	3
51752		ANGLE	3
51753		ANGLE	3
51754		ANGLE	3
51755		ANGLE	3
51756		ANGLE	3
51757		ANGLE	3
51758		ANGLE	3
51759		ANGLE	3
51760		ANGLE	3
51761		ANGLE	3
51762		ANGLE	3
51763		ANGLE	3
51764		ANGLE	3
51765		ANGLE	3
51766		ANGLE	3
51767		ANGLE	3
51768		ANGLE	3
51769		ANGLE	3
51770		ANGLE	3
51771		ANGLE	3
51772		ANGLE	3
51773		ANGLE	3
51774		ANGLE	3
51775		ANGLE	3
51776		ANGLE	3
51777		ANGLE	3
51778		ANGLE	3
51779		ANGLE	3
51780		ANGLE	3
51781		ANGLE	3
51782		ANGLE	3
51783		ANGLE	3
51784		ANGLE	3
51785		ANGLE	3
51786		ANGLE	3
51787		ANGLE	3
51788		ANGLE	3
51789		ANGLE	3
51790		ANGLE	3
51791		ANGLE	3
51792		ANGLE	3
51793		ANGLE	3
51794		ANGLE	3
51795		ANGLE	3
51796		ANGLE	3
51797		ANGLE	3
51798		ANGLE	3
51799		ANGLE	3
51800		ANGLE	3

HARDWARE LIST	SYM	QTY	DESCRIPTION
B9	D	5/8" X 2 1/4" A307 BOLT, NUT, 4 LBL	
B10	D	3/8" FLATWASHER	
B11	D	3/8" X 1 1/4" BOLT, NUT, 4 LBL	
B12	D	1/2" X 1 1/4" BOLT, NUT, 4 LBL	
B13	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B14	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B15	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B16	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B17	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B18	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B19	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B20	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B21	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B22	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B23	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B24	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B25	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B26	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B27	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B28	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B29	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B30	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B31	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B32	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B33	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B34	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B35	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B36	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B37	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B38	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B39	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B40	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B41	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B42	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B43	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B44	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B45	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B46	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B47	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B48	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B49	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B50	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B51	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B52	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B53	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B54	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B55	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B56	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B57	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B58	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B59	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B60	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B61	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B62	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B63	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B64	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B65	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B66	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B67	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B68	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B69	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B70	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B71	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B72	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B73	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B74	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B75	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B76	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B77	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B78	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B79	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B80	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B81	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B82	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B83	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B84	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B85	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B86	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B87	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B88	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B89	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B90	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B91	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B92	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B93	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B94	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B95	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B96	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B97	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B98	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B99	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	
B100	D	5/8" X 1 1/4" BOLT, NUT, 4 LBL	

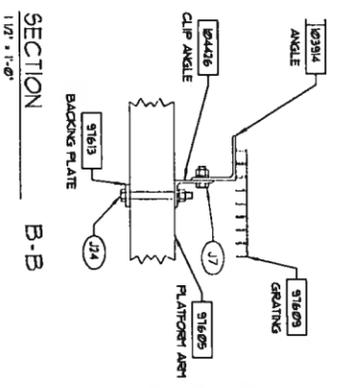
TOTAL GALV. WT: 1500#
 THE BRACKETS ARE NOT PART OF KIT, THEY MUST BE ORDERED SEPARATELY.



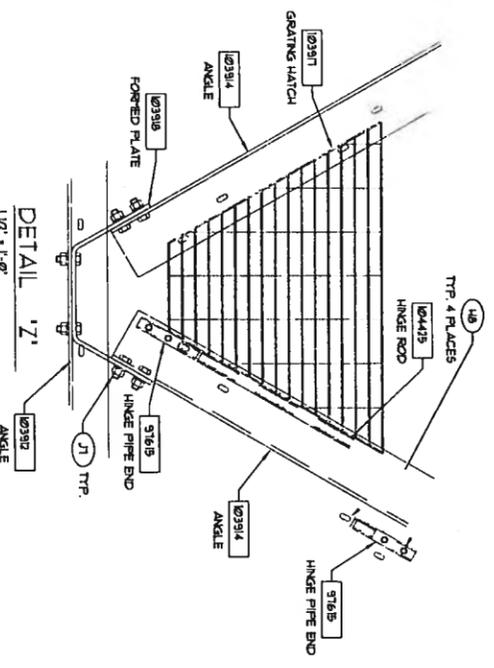
PLAN VIEW
 3/4" = 1'-0"



SECTION A-A
 1/2" = 1'-0"



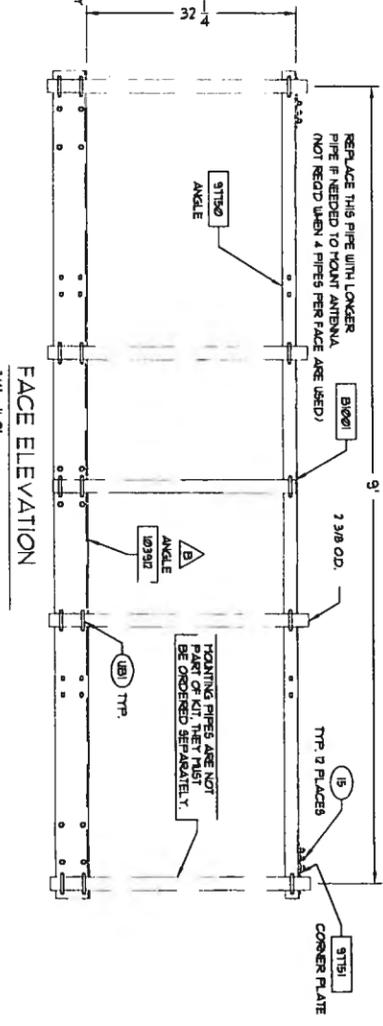
SECTION B-B
 1/2" = 1'-0"



DETAIL 1'2'
 1/2" = 1'-0"

HATCH INSTALLATION NOTES:
 INSTALL HINGE PIPE END 51615. INSERT HINGE ROD 51613 THROUGH PIPE ON HATCH 51611 AND INTO THE INSTALLED HINGE PIPE END. POSITION SECOND HINGE PIPE END 51615 ONTO HINGE ROD AND BOLT TO PLATFORM ANGLE 51614.

NOTES:
 1. PLATFORM HULL SUPPORT 3, 4, OR 5 ANTENNAS PER FACE. U-BOLTS ARE PROVIDED FOR 4 ANTENNAS PER FACE.
 2. TOP SUPPORT ANGLE 51750 MAY BE OMITTED IF MOUNTING PIPES ARE CENTERED VERTICALLY ON PLATFORM ANGLE 51614.



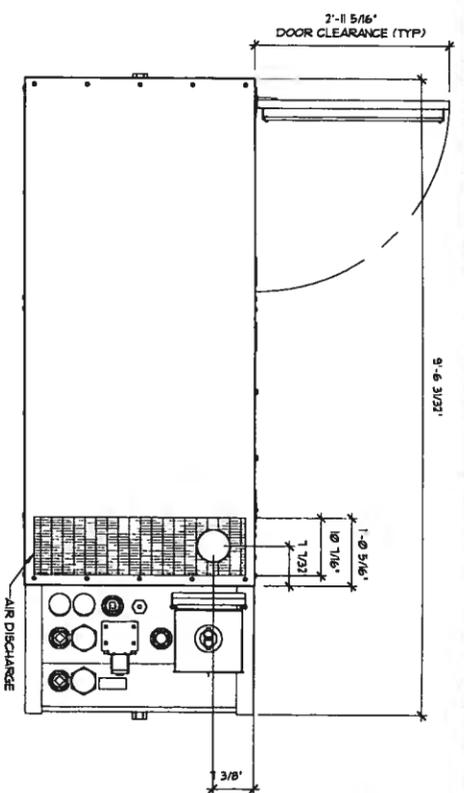
FACE ELEVATION
 3/4" = 1'-0"

OLY - TRACY STREET
 1220 TRACY STREET SE
 LACEY, WA 98503

1901 40TH AVE W, SUITE 200
 LYNNWOOD, WA 98036
 PHONE: (425) 740-8392
 FAX: (425) 724-1614
 WWW.CAMPASSOC.COM

PROJECT MANAGER, E.C.
 PREPARED BY, G.A.
 APPROVED BY, E.C.

SHEET NAME
 ANTENNA PLATFORM DETAILS
 SHEET NUMBER
 A-5
 PROJECT NUMBER
 20120813844

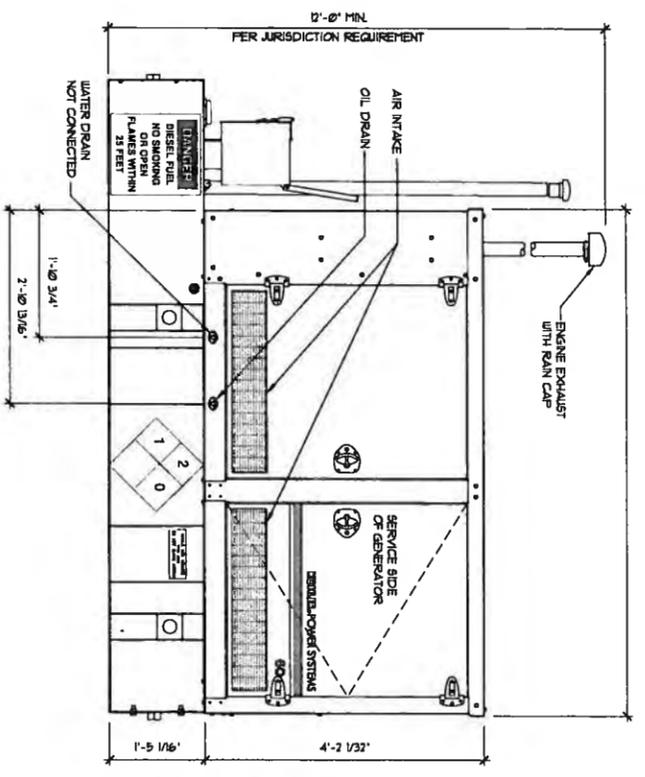
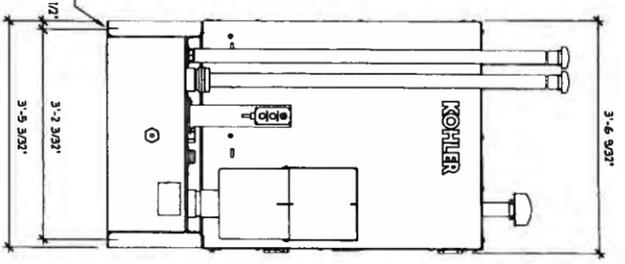
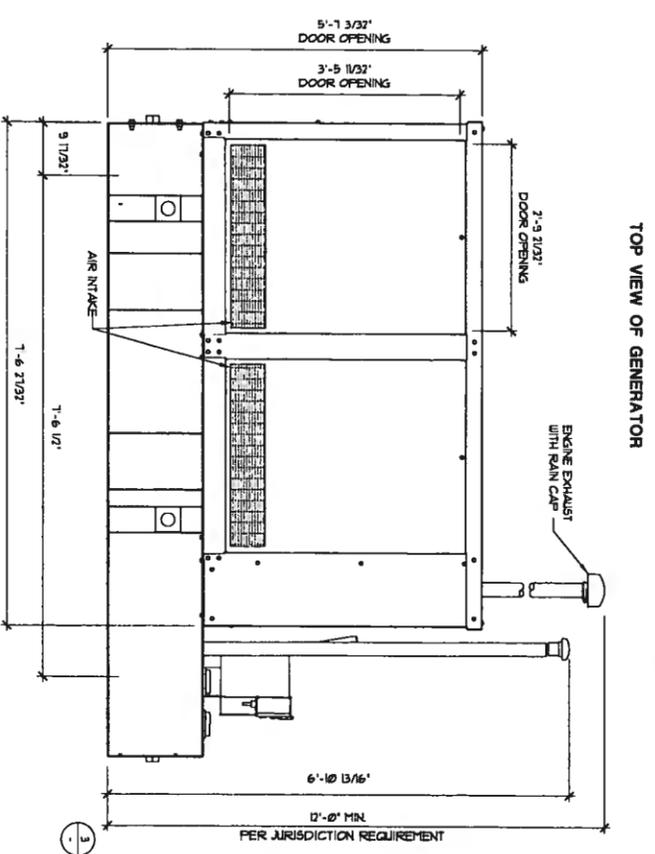


NOTE:
BACK SIDE OF GENERATOR MUST BE A MINIMUM OF 2' AWAY FROM ANY OBSTRUCTION.

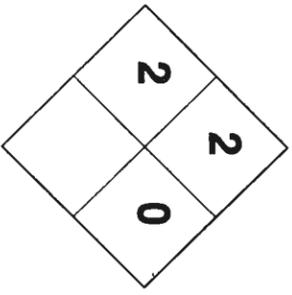
VERSION UNLESS SHOWN OTHERWISE TIER IV WITH SPECIAL 140 GAL. TANK

MANUFACTURERS SPECS:	
MANUFACTURER	KOHLER CO.
DIMENSION	18" x 42" x 61" (FUEL TANK)
POWER	57 AMP @ 240V (12.5 KW (60))
FUEL	DIESEL (140 GALLON TANK)
GEN. WEIGHT	2380 LBS (APPROX. WEIGHT TOTAL)
TANK WEIGHT	1266 LBS (APPROX. WEIGHT TOTAL)
DIESEL WEIGHT	1020 LBS (APPROX. WEIGHT TOTAL)
ENCL. WEIGHT	538 LBS
TOTAL WEIGHT	5084 LBS
NOISE DATA	68 DBA @ 23 FT.

NOTES:
1) REFERENCE MANUFACTURER BASE DRAWING: ADV-8465
2) REFERENCE MANUFACTURER ENCLOSURE DRAWING: 3000U 4P 4Q

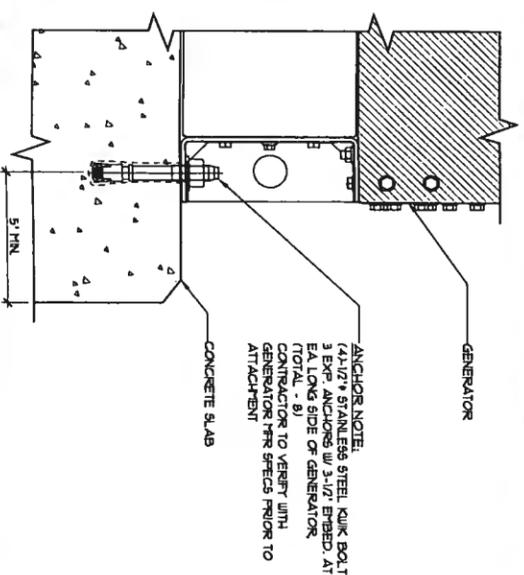


1
GENERATOR DETAILS
NOT TO SCALE

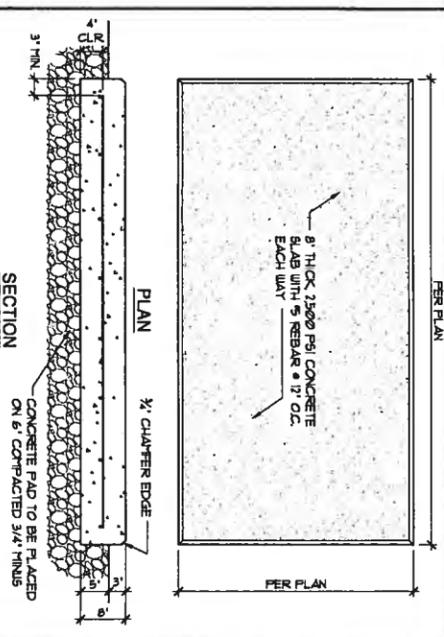


SIGNAGE NOTES	
MATERIAL	SEE BELOW SIGN
COLOR & LETTERING	FLACARD'S SHALL BE IN ACCORDANCE WITH NFPA 704.
LOCATION	SIGN SHOULD BE PLACED ON FUEL TANK.
CONTRACTOR TO PROVIDE SIGNAGE PER VERIZON WIRELESS STANDARDS	
USE	1. ALL SIGNS SHALL BE UV-RESISTANT FOR OUTDOOR USE.
	2. ALL SIGNS SHALL HAVE A MINIMUM 5-YEAR GUARANTEE WITHOUT SHOWING ANY SIGNS OF FADING OR DEGRADATION.
	3. ALL SIGNS SHALL HAVE ROUNDED CORNERS WITH PRE-DRILLED HOLES AND WEATHER PROOF PRESURE SENSITIVE ADHESIVE BACKING FOR MOUNTING.
	4. ALL SIGNS SHALL BE PROVIDED PER THEIR SPECIFIC REQUIREMENTS UNLESS OTHERWISE SPECIFIED DUE TO SIZE RESTRICTIONS OR LANDSCAPE REQUIREMENTS.

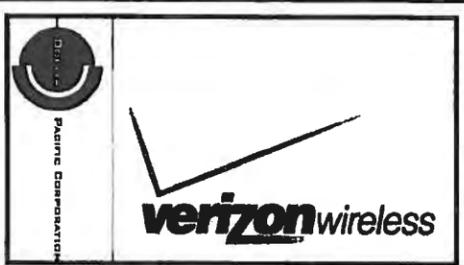
2
SIGNAGE DETAILS
NOT TO SCALE



3
GENERATOR ANCHOR DETAIL
NOT TO SCALE



4
CONCRETE SLAB DETAIL
NOT TO SCALE



CAMP+ ASSOCIATES
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LYNNWOOD, WA 98037
PHONE: (425) 740-8392
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PROJECT MANAGER: EJC
PREPARED BY: GA
APPROVED BY: EJC

NO.	DATE	DESCRIPTION
GA	07/25/13	PRELIM PERMIT ISSUE
GA	07/16/13	PRELIM PERMIT ISSUE
GA	04/23/13	PRELIM PERMIT ISSUE
GA	04/17/13	PRELIM PERMIT ISSUE

SHEET NAME
GENERATOR DETAILS

SHEET NUMBER
A-6

PROJECT NUMBER
20102013944

A

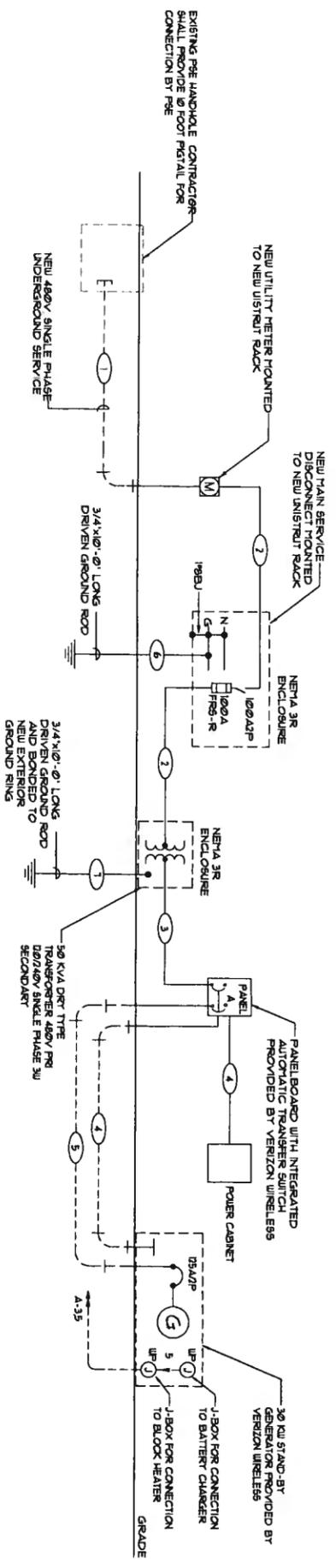
225 A BUS 200A MAIN CIRCUIT BREAKER
 240 / 120 VOLT, 1 PHASE, 3 WIRE
 10000 AMPERE PANEL SHORT CIRCUIT RATING
 PANEL TYPE: INTERSECT
 PANEL MOUNTING: SURFACE
 NOTE: PANEL BOARD PROVIDED BY VERIZON WIRELESS

DESCRIPTION	TOTAL BREAKER (VA)	CCT	PH	CCT	BREAKER A / P	TOTAL (VA)	DESCRIPTION
RECEPT	150	10	1	1	4	60	SURGE ARRESTOR
BATTERY CHARGER	1200	20	1	1	3	120	BATTERY CABINET
BLOCK HEATER	1500	20	1	1	5	1500	BATTERY CABINET
LIGHTING	500	20	1	1	7	500	POWER CABINET
BATTERY CABINET	1500	20	1	1	9	1500	POWER CABINET
SPRACE	1500	10	2	1	11	9600	SPRACE
SPRACE	1500	10	2	1	13	9600	SPRACE
SPRACE	1500	10	2	1	15	9600	SPRACE
SPRACE	1500	10	2	1	17	9600	SPRACE
SPRACE	1500	10	2	1	19	9600	SPRACE
SPRACE	1500	10	2	1	21	9600	SPRACE
SPRACE	1500	10	2	1	23	9600	SPRACE
SPRACE	1500	10	2	1	25	9600	SPRACE

LOAD TYPE	CONNECTED LOAD	POWER FACTOR	KVA	LOAD FACTOR	NEC CALCULATED LOAD
LIGHTING	0.0	100%	0.0	100%	0.0
INCANDESCENT	0.0	100%	0.0	100%	0.0
FLUORESCENT	0.0	95%	0.0	100%	0.0
RECEPTACLES	0.2	100%	0.2	100%	0.2
FIRST 10 KW REMAINDER	0.0	100%	0.0	50%	0.0
PHOTONS	0.0	100%	0.0	125%	0.0
LARGEST REMAINDER	0.0	100%	0.0	100%	0.0
OTHER	29.4	100%	29.4	100%	29.4
TOTAL	29.6		29.6		29.6
PHASE 'A'	14.3	MINIMUM PANEL CAPACITY:	14.3	PHASE	14.3
PHASE 'B'	15.3	POWER FACTOR	100%	A-B	33% BALANCE

FEEDER SCHEDULE

- 1 - (3 #) 1/4" C
 - 2 - (2 #) 1/2" 1/4" C
 - 3 - (3 #) 1/2" 1/4" C
 - 4 - (3 #) 1/2" 1/4" C
 - 5 - (2 #) 1/2" 1/4" C
 - 6 - 1 # 2" 1/4" C
 - 7 - 1 # 2" 1/4" C
- ALL CONDUCTORS SHALL BE COPPER
 COPPER 600V, RATED WITH 114V INSULATION



OLY - TRACY STREET

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LACEY, WA 98509

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 WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC

PREPARED BY: GA

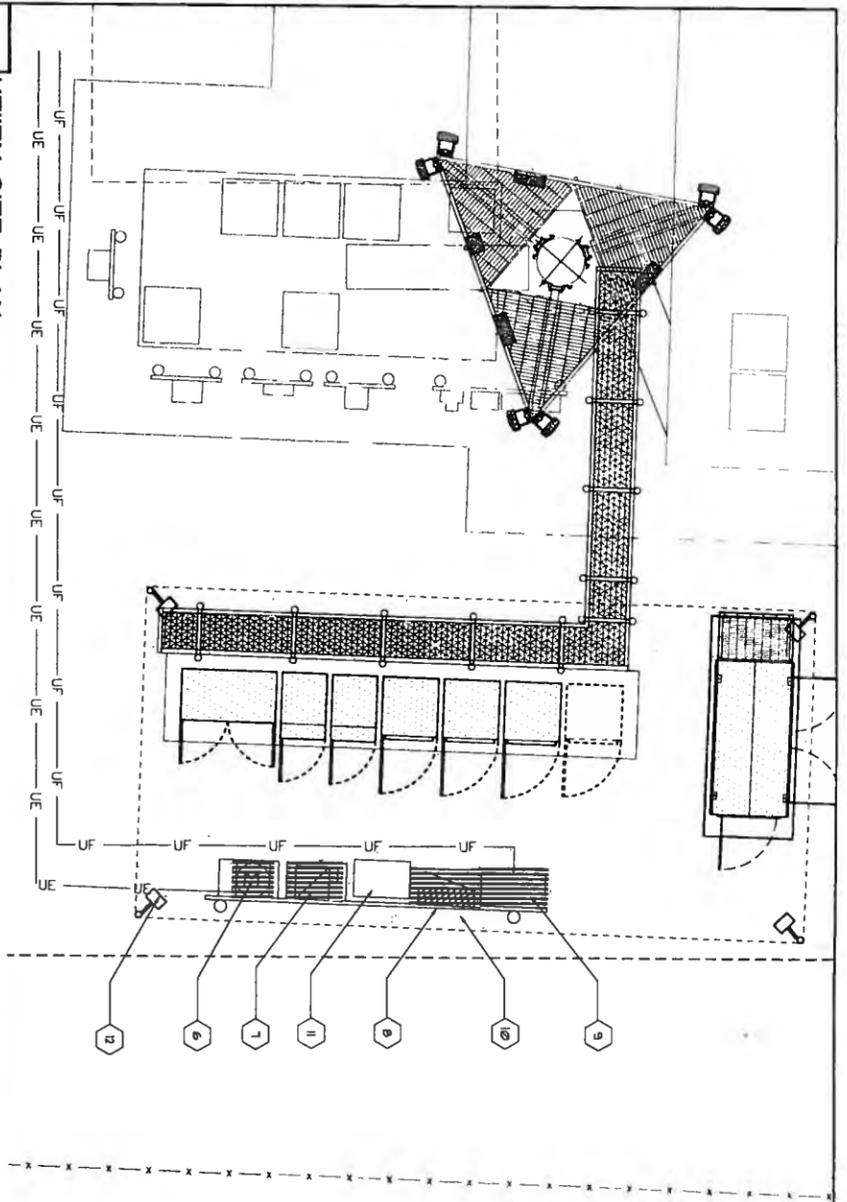
APPROVED BY: EJC

NO.	DATE	DESCRIPTION
1	07/26/13	PRELIM PERMIT ISSUE
2	07/26/13	PRELIM PERMIT ISSUE
3	04/23/13	PRELIM PERMIT ISSUE
4	04/23/13	PRELIM PERMIT ISSUE

SHEET NAME: ONE LINE DIAGRAM & PANEL SCHEDULE

SHEET NUMBER: E-1

PROJECT NUMBER: 20120813944

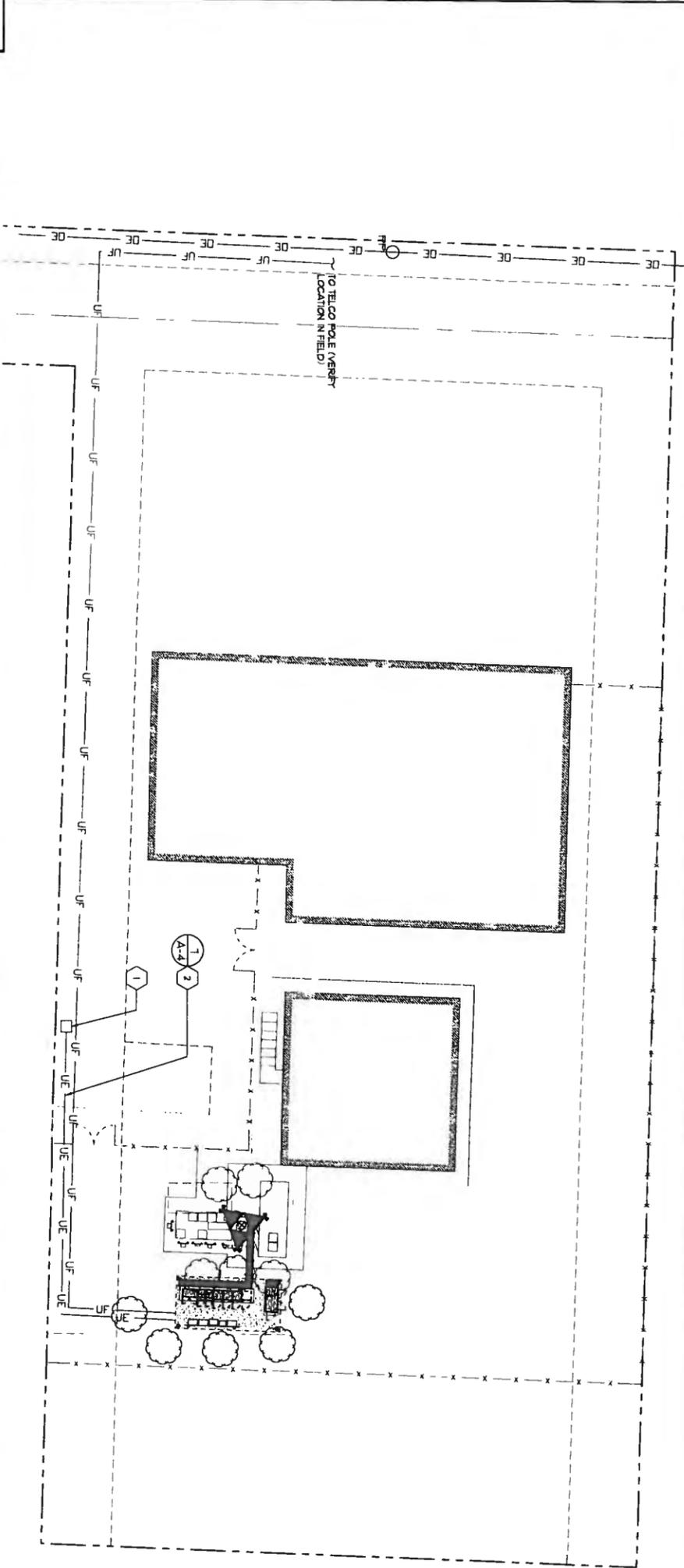


1
UTILITY SITE PLAN
SCALE: 1/4" = 1'-0", (22x34) 1/8" = 1'-0" (11x17)

SCALE: 1/4" = 1'-0", (22x34) 1/8" = 1'-0" (11x17)



- KEY NOTES:**
- 1 EXISTING PEE LANDHOLE FOR POWER CONNECTION. SEE ONLINE DIAGRAM SHEET E-1.
 - 2 NEW UNDERGROUND SERVICE ENTRANCE LOCATED 30' BELOW FINISH GRADE. ROUTE NEW SERVICE ENTRANCE IN NEW UTILITY EASEMENT.
 - 3 CONTRACTOR SHALL CAP AND STAKE 4" PVC WITH HEAVY-DUTY PULL ROPE AT PROPERTY LINE FOR UP FIBER CONNECTION. COORDINATE INSTALLATION WITH UTILITY COMPANY.
 - 4 CONTRACTOR SHALL PROVIDE 4" PVC 30' BELOW FINISH GRADE ROUTED IN EXISTING UTILITY EASEMENT.
 - 5 GROUND BAR MOUNTED TO NEW ANTENNA SUPPORT FRAME FOR ANTENNA AND COAX GROUNDING. PROVIDE 1/2" BARE SOLID TINNED COPPER TO GROUND BAR MOUNTED AT BASE OF SELF-SUPPORT TOWER ROUTE CONDUCTOR WITH NEW COAX CABLES.
 - 6 NEW UTILITY METER SURFACE MOUNTED TO NEW UTILITY RACK. COORDINATE INSTALLATION WITH UTILITY COMPANY.
 - 7 NEW MAIN RIBBED DISCONNECT SWITCH SURFACE MOUNTED TO NEW UTILITY RACK.
 - 8 NEW INTEGRATED LOAD CENTER PROVIDED BY VERIZON WIRELESS. NEW INTEGRATED LOAD CENTER PROVIDED WITH AUTOMATIC TRANSFER SWITCH ASSEMBLY AND 30 CIRCUIT PANELBOARD. PROVIDE 1/2" TO TELEPHONE DEPARTEMENT ENCLOSURE FOR ALARM CONDUCTORS.
 - 9 CONTRACTOR SHALL PROVIDE NEW WEATHER-PROOF 30" X 30" X 8" DEEP WEATHER-PROOF TELEPHONE DEPARTEMENT ENCLOSURE SURFACE MOUNTED TO NEW UTILITY RACK. ENCLOSURE TO BE PROVIDED.
 - 10 NEW VERIZON WIRELESS UTILITY RACK.
 - 11 NEW DIRT TYPE TRANSFORMER MOUNTED TO CONCRETE PAD. SEE ONE LINE DIAGRAM SHEET E-1.
 - 12 NEW POLE MOUNTED LED FLOODLIGHT. PROVIDE RAB LIGHTING CATALOG FILED FLOODLIGHT.

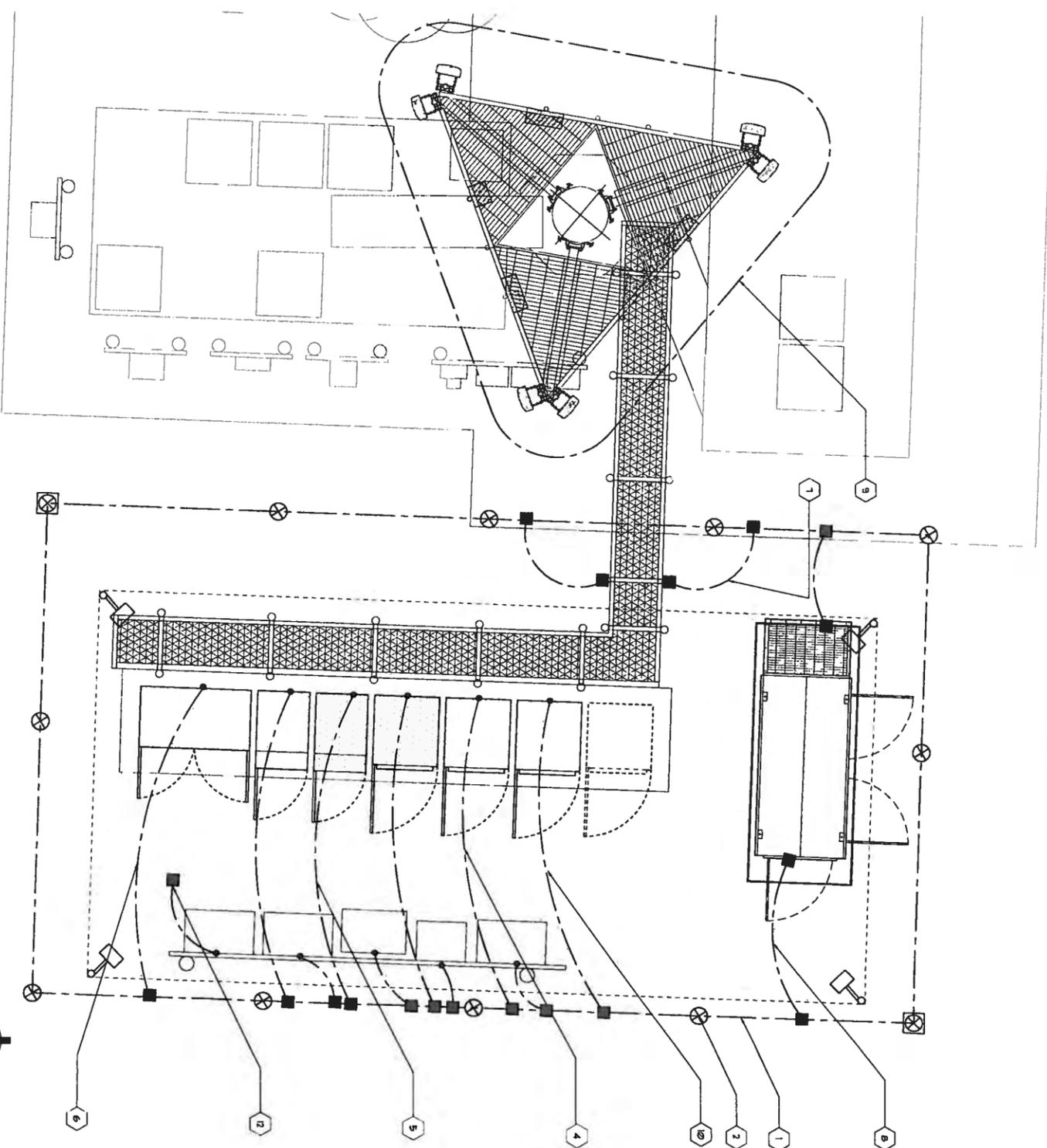


2
UTILITY SITE PLAN
SCALE: 1" = 20'-0", (22x34) 1" = 40'-0" (11x17)

SCALE: 1" = 20'-0", (22x34) 1" = 40'-0" (11x17)



 verizon wireless	 OLY - TRACY STREET 1220 TRACY STREET SE LACEY, WA 98503	 CAMP+ ASSOCIATES 19401 40TH AVE W, SUITE 200 LYNNWOOD, WA 98036 PHONE: 425/727-4848 FAX: 425/727-4849 WWW.CAMPASSOC.COM	PROJECT MANAGER: EJC PREPARED BY: GA APPROVED BY: EJC	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">NO</td> <td style="width: 10%;">07/25/13</td> <td style="width: 80%;">FRELTH PERMIT ISSUE</td> </tr> <tr> <td>GA</td> <td>07/26/13</td> <td>FRELTH PERMIT ISSUE</td> </tr> <tr> <td>GA</td> <td>04/17/13</td> <td>FRELTH PERMIT ISSUE</td> </tr> <tr> <td>GA</td> <td>04/17/13</td> <td>FRELTH PERMIT ISSUE</td> </tr> </table>	NO	07/25/13	FRELTH PERMIT ISSUE	GA	07/26/13	FRELTH PERMIT ISSUE	GA	04/17/13	FRELTH PERMIT ISSUE	GA	04/17/13	FRELTH PERMIT ISSUE
NO	07/25/13	FRELTH PERMIT ISSUE														
GA	07/26/13	FRELTH PERMIT ISSUE														
GA	04/17/13	FRELTH PERMIT ISSUE														
GA	04/17/13	FRELTH PERMIT ISSUE														
SHEET NAME UTILITY PLAN	SHEET NUMBER E-2	PROJECT NUMBER 20100818944														



KEY NOTES

- 1 PROVIDE 2 BARE TINNED COPPER LOCATED 30" BELOW FINISH GRADE FOR EXTERIOR GROUND RING.
- 2 PROVIDE 3/8" DIAMETER x 8'-0" LONG DRIVEN COPPER GROUND ROD LOCATED NOT MORE THAN 8'-0" ON CENTER.
- 3 GROUND INSPECTION AND TEST WELL. SEE DETAIL CONSTRUCTION REQUIREMENTS.
- 4 PROVIDE 2 BARE SOLID TINNED COPPER CONDUCTOR FROM EXOTHERMIC WELD CONNECTION AT EXTERIOR GROUND RING TO MECHANICAL CONNECTION AT NEW BATTERY ENCLOSURES. TYPICAL FOR (2) LOCATIONS.
- 5 PROVIDE 2 BARE SOLID TINNED COPPER CONDUCTOR FROM EXOTHERMIC WELD CONNECTION AT EXTERIOR GROUND RING TO MECHANICAL CONNECTION TO NEW HOD BELL ENCLOSURES.
- 6 PROVIDE 2 BARE SOLID TINNED COPPER CONDUCTOR FROM EXOTHERMIC WELD CONNECTION TO NEW LIFE EQUIPMENT.
- 7 PROVIDE 2 BARE SOLID TINNED COPPER CONDUCTOR FOR GROUND CONNECTION TO WAVEGUIDE BRIDGE PIPE SUPPORT. PROVIDE GROUND CONNECTION AT EACH PIPE SUPPORT.
- 8 CONTRACTOR SHALL PROVIDE 2 BARE SOLID TINNED COPPER CONDUCTOR FROM EXOTHERMIC WELD CONNECTION AT GENERATOR FRAME.
- 9 EXISTING EXTERNAL GROUND RING FOR EXISTING HONOROLE TOWER.
- 10 PROVIDE 2 BARE SOLID TINNED COPPER CONDUCTOR FROM EXOTHERMIC WELD CONNECTION AT EXTERIOR GROUND RING TO MECHANICAL CONNECTION TO NEW FIBER ENCLOSURE.
- 11 GROUND BARS MOUNTED AT BASE OF SELF SUPPORT TOWER. SEE DETAIL FOR FIBER AND BARE CONDUCTOR CONNECTION TO NEW SOLID TINNED COPPER TO EXOTHERMIC WELD CONNECTION AT NEW EXTERIOR GROUND RING.
- 12 NEW VETER GROUNDING 2 AWG TINNED SOLID BARE COPPER WIRE CABLED TO NEW GROUND ROD.

ITEM	DESCRIPTION
1	5/8" DIAMETER x 10'-0" LONG COPPER CLAD GROUND ROD, MINIMUM 4" BELOW GRADE AT MINIMUM 8'-0" O.C. (HARDER 5892)
2	TEST WELL
3	2 AWG TINNED SOLID BARE COPPER WIRE MINIMUM 30" BELOW GRADE OR 6" BELOW LOCAL FROST LINE EXOTHERMIC WELD CONNECTION
4	MECHANICAL CONNECTION

GENERAL NOTES:

- 1 ALL CABLED CONNECTIONS ON GALVANIZED SURFACES SHALL BE CLEANED THOROUGHLY AND COVERED WITH TWO (2) COATS OF SHERWIN WILLIAMS GALVANNE PAINT BEHIND OR EQUAL.
- 2 ALL ELECTRICAL CABLED AND MECHANICAL GROUND CONNECTIONS WILL HAVE NON-OXIDATION COMPOUND APPLIED TO CONNECTION.
- 3 ANY METAL OBJECTS WITHIN 6 FEET OF THE EXTERNAL GROUND RING SHALL BE GROUND.
- 4 ALL GROUNDING MATERIALS AND CABLED WOLDS, SHOTS, ETC. SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
- 5 THE ELECTRICAL CONTRACTOR SHALL FOLLOW GROUNDING SYSTEMS INSTALLED AND TESTING PROCEDURES AS DESCRIBED IN THE GENERAL ELECTRICAL PROVISIONS.



OLY - TRACY STREET
1220 TRACY STREET SE
LACEY, WA 98603

CAMP+
ASSOCIATES

19401 40TH AVE W, SUITE 200
LYNNWOOD, WA 98036
PHONE: (425) 740-6392
FAX: (425) 224-1614
WWW.CAMPASSOC.COM

PROJECT MANAGER, EIC
PREPARED BY, GA
APPROVED BY, EIC

1/12 07/29/13	PRELIM PERMIT ISSUE	
GA	07/16/13	PRELIM PERMIT ISSUE
GA	04/13/13	PRELIM PERMIT ISSUE
GA	04/17/13	PRELIM PERMIT ISSUE

SHEET NAME
EQUIPMENT GROUNDING PLAN

SHEET NUMBER
E-3

PROJECT NUMBER
20120819344



RECEIVED

JUL 31 2013

BY 13-159

July 31, 2013

Reviewing Parties
City of Lacey Community Development Dept.
420 College Street SE
Lacey WA 98503

Re: Proposed Extension of Existing Wireless Communication Facility
(Crown Site No. 880437 / Verizon Wireless OLY Tracy Street);
1220 Tracey Lane SE, Lacey WA 98503 (APN 11822230300)
Consistency with City of Lacey Municipal Code Chapter 16.68, Wireless
Communication Facilities

Dear Reviewing Parties

Following is a summary of the proposed extension of an existing wireless communication facility (WCF). The applicants, Crown Castle (pole owner) and Verizon Wireless (VAW) LLC, are proposing a development that is consistent with the applicable locational requirements and design standards of the City of Lacey Municipal Code (Chapter 16.68 LMC).

The existing 101' foot tall monopole is located at 1220 Tracey Lane SE, and was permitted through a Conditional Use Permit process in early 1998 through CUP #97-0002. A second Conditional Use Permit, #10-241, was approved in 2011. That CUP, submitted on behalf of T-Mobile, was also for extending the monopole 20 feet. T-Mobile did not move forward with that particular extension/collocation, so the CUP and associated building permit have lapsed.

Two antenna arrays are currently located on the existing tower. The top-most antennas are owned by Sprint/Nextel. The lower antenna array, at a height of 79 feet above ground level (AGL) is owned by AT&T Wireless. In order to meet required clearances between antennas, Verizon Wireless antennas would have to be located at approximately 69 feet on the existing tower. However, there are existing trees located north of the tower with average heights of 80-90 feet, which would obstruct Verizon's signal in that direction. In order to meet Verizon Wireless coverage objectives, and to meet the spirit and intent of LMC 16.68, the tower owner (Crown Castle) would extend the existing structure to a height of 120 feet in order to collocate Verizon Wireless antennas. The overall height above ground level (AGL), to tip of antennas, would be 124'.

A separate Site Analysis and exhibits prepared by the radio frequency (RF) engineer in charge of this site are also submitted with this package. The RF Site Analysis summarizes the radio



frequency data upon which Verizon Wireless engineers have relied to determine that the proposed facility is necessary for serving this area, and discusses its function relative to other Verizon Wireless sites in Lacey and the surrounding vicinity, as required by the submittal requirements of LMC 16.68.027(A)(9).

Antenna Coverage Objectives

As noted in the RF documentation submitted with this package, the principal objective of the proposed antenna location is to provide coverage to the industrial, commercial and residential areas surrounding the intersection of Tracey and Carpenter, and along Pacific Ave SE.

Proposed Development—20 foot Support Structure Extension with Associated Antennas and Ground Equipment at 1220 Tracey Lane SE

The existing monopole is located on the east (rear) side of an existing industrial building located at 1220 Tracey Lane SE. This application involves extending an existing 101' tall monopole, adding six (6) Verizon Wireless antennas on a low profile mounting platform at the top of the extended pole, and adding BTS support equipment cabinets on a new 4' x 21' concrete pad on the east side of the extended pole. A diesel powered generator would be added on a 4' x 10' concrete pad, and Verizon's lease area with utility H-frame and working clearances, would consist of a 30' x 15' area.

The subject property is a 1.67 acre parcel zoned Light Industrial -Commercial (LI-C), located on the east side of Tracey Lane, approximately 200 feet north of Carpenter Road SE. The subject parcel is developed with two existing office warehouse buildings and an additional storage building, with the monopole located on the east side of the principal building.

The subject parcel is adjoined on all sides by properties that are zoned LI-C and developed with a variety of industrial and heavy commercial uses.

As discussed in more detail below, the proposed location meets the applicable criteria of LMC 16.68.

As shown in the propagation exhibit submitted with the RF site analysis, the proposed site would have the appropriate height to provide improved coverage in the area an area generally bounded by residential areas south of Carpenter Road SE (extending to approximately 20th Ave. SE) to the south, Martin Way to the north, Union Mill Road to the east, and Homann Drive SE to the west.

By extending the existing monopole rather than constructing a new site, we believe that the specific provisions and the spirit and intent of the Lacey Municipal Code have been met. Those specific provisions are addressed below.

Applicable Code Sections

LMC Section 16.68 “Wireless Communications Facilities” contains the criteria governing the lawful siting of various types of wireless communications facilities within the City of Lacey. Discussion of specific conformance with the Ordinance criteria, including the intent, purpose and goals of the regulations, follows.

LMC 16.68.010 Intent establishes general guidelines for the siting of wireless communications facilities (WCFs). In this intent statement, the Code states the purposes of”**establishing appropriate locations, site development standards, and permit requirements to allow for wireless communication services to the residents of the city, in a manner which will facilitate the location of various types of wireless communication facilities in permitted locations so they are consistent with the character of the city.”**

The location of the WCF is a property that is zoned Light Industrial-Commercial that is currently developed with an existing monopole. The site is isolated from residential areas and would not affect residential views or other features.

LMC 16.68.010 further seeks to “**minimize the adverse visual impact of these facilities**” as a primary objective of the ordinance. As noted above, there are Douglas firs and other coniferous trees immediately east of the WCF. The trees in this area have a height of 80-90 feet, and provide an excellent background for reducing the visual impact of the WCF.

LMC 16.68.010 further states the intent of “... **allowing wireless communication facilities which are sufficient to allow adequate service to citizens, the traveling public and others within the city and to accommodate the need for connection of such services to wireless facilities in adjacent and surrounding communities.**” As noted in more detail in the RF Analysis submitted with this application, the proposed height is the minimum required to provide an acceptable level of service to the proposed coverage area, and provide appropriate connectivity surrounding facilities in the Verizon Wireless network.

16.68.025 Review process specifies the review process for the various types of WCFs located in the City. Because an extension of an existing support structure is being proposed with this application, a modification of the original Conditional Use Permit (CUP 97-0002) is required. A previous modification of CUP 97-0002 was approved in 2011 (CUP 10-241), but was not constructed prior to its expiration, so a new CUP is required.

16.68.027 Submittal requirements establishes the supporting documentation that must be submitted with applications for WCFs. In the subject case, the proposed WCF is a freestanding

monopole subject to Chapter 16.66 (Special Uses). LMC 16.68.027(A) specifies the following supporting documentation that must be submitted.

1. A diagram or map showing the viewshed of the proposed facility.

The diagram is submitted with this application as required.

2. Photosimulations of the proposed facility from affected residential properties and public rights-of-way at varying distances.

Four photosimulations have been submitted with this application. These simulations show the proposed WCF from the following locations:

- Looking north, from Diamond Road SE, south of Carpenter Road SE;
- Looking south, from the north end of Tracy Street SE;
- Looking west, from Carpenter Road SE approximately 500 feet east of Tracey Street SE; and
- Looking east, from 1215 Carpenter Road SE.

3. A map showing the service area of the proposed WCF and an explanation of the need for that facility.

A radio frequency propagation map, which depicts the service area with and without the proposed WCF in the context of surrounding sites, is submitted with the RF analysis that further explains the need for the proposed facility.

4. A map showing the locations and service areas of other WCF sites operated by the applicant and those that are proposed by the applicant which are close enough to impact service within the city.

The propagation map and RF analysis submitted with this application depict Verizon Wireless's other sites that influence service in the subject area.

5. A site/landscaping plan showing the specific placement of the WCF on the site; showing the location of existing structures, trees, and other significant site features; and indicating type and locations of plant materials used to screen WCF components and the proposed color(s) for the WCF.

Existing landscaping will be relocated with construction of the proposed ground equipment area as depicted on the site plans as required.

6. A signed statement indicating:

- **The applicant agrees to allow for the potential co-location of additional WCF requirement by other providers on the applicant's structure or within the same site location; and**
- **That the applicant agrees to remove the facility within eighteen months after that site's use is discontinued.**

The subject site is owned by Crown Castle International, which is a tower management company that owns towers specifically for collocation. At the present time, two wireless carriers (AT&T and Sprint/Nextel) are located on the subject monopole. Verizon Wireless would be the third collocator. A letter from Crown Castle indicating their intent to remove the facility within eighteen months of its use being discontinued is submitted with the Conditional Use Permit application package.

7. A lease agreement with the landholder or letter of authorization from the owner allowing the provider to act as an agent for the landowner in a land use application.

Two owners' authorization letters are submitted with this application. One is from Crown Castle as tower owner, and the other is GDW Corp, as landowner.

8. Evaluation of reasonable stealth technology that could be proposed to lessen the visual land use impacts from the facility.

As noted in the RF analysis submitted with this application, the proposed 120-foot height is the minimum height necessary to meet Verizon Wireless's coverage objectives for the site, and provide adequate clearance above the surrounding trees and separation from the existing antennas on the monopole. By utilizing an existing monopole in an industrial area as proposed in the application, the subject site will meet the City's objectives of minimizing the adverse visual impact of the proposed facility while providing adequate service to citizens, the traveling public and others within the city.

9. Justification must be provided that the structure is necessary and essential, that other methods are not possible, such as use of existing structures (other towers, buildings, etc.) or use of other technological methods such as microcell technology where systems are built as part of cable systems and no towers are needed.

The proposed development is a collocation on an existing monopole.

LMC 16.68.030 Permitted locations establishes the locations where various types of WCFs may be located. These provisions are not applicable, as the subject site will be developed through collocation/extension of an existing monopole structure.

LMC 16.68.040 Permitted height, provides that WCFs utilizing a free-standing support structure “**shall be limited to the minimum height reasonably required to accommodate the technology, and that...support documentation shall be submitted, ...including a third party technical analysis**”

Verizon Wireless has provided a technical analysis in support of the proposed height and location, and is amenable to a third party review of the application.

LMC 16.68.050 Site development standards includes the standards for development of various classes of WCFs. Conformity with these standards, which are outlined in subsection (A) parts 1-6, is addressed below.

- 1. Support structures shall be set back from all residential property lines a distance equal to the height of the support structure plus the height of any antennas, and shall comply with all required setbacks of the zoning district in which it is located.**

As noted above, the existing WCF is located in an industrial area. The closest residentially zoned property is located approximately 300 feet from the existing monopole, on the south side of Carpenter Road SE.

In addition, the proposed WCF would meet or exceed the setback requirements of the Light Industrial/Commercial (LI-C) district. Because adjacent properties are also zoned LI-C, the WCF is subject to side and rear setbacks of 15 feet. At its closest point, the expanded equipment compound would be located 63 feet 7 inches from the rear property line, and 36 feet 8 inches from the side property line of the parent parcel. The monopole is located behind the existing building on the tract, so is well beyond the front setback line.

- 2. Support structures shall be designed and placed on the site in a manner that takes maximum advantage of existing trees, mature vegetation, and structures so as to:**
 - a. Use existing site features to screen as much of the total WCF as possible from prevalent views; and/or,**

The existing WCF is located in an industrial area behind (east of) an existing office warehouse building. Mature vegetation is located east and north of the existing structure, which provides screening, and industrial/commercial uses facing Carpenter Road SE provide spatial separation and partial screening from residential areas.

- b. Use existing site features as a background so that the total WCF blends into the background with increased sight distances.**

The existing WCF is located near a stand of Douglas fir trees that provide an excellent background for the support structure.

- 3. Relocation of a proposed facility on the site and infill landscaping of mature plant materials consistent with landscaping of the city may be required by the city to make the best use of or to supplement existing trees and vegetation to more effectively screen the facility.**

The existing WCF is landscaped with trees and shrubbery, which provide an effective screen of the ground based equipment. Industrial buildings that surround the site also screen the lower portion of the existing tower and equipment cabinets.

- 4. Support structures, panel and parabolic antennas, and any associated hardware shall be painted a nonreflective color or color scheme appropriate to the background against which the WCF would be viewed from a majority of points within its viewshed. Natural colors only may be employed and the final colors and color scheme must meet the approval of the city.**

The original support structure was painted Tnemec BC 72 "Silver Fox" in accordance with City requirements under CUP #97-0002. The closest matching color available is Sherwin Williams 6189, "Opaline". A copy of the color chip is provided. The proposed extension and antennas will be painted to match the existing tower as required.

- 5. Equipment enclosures shall conform to the following:**

- a. Equipment enclosures will be placed underground if site conditions permit and if technically feasible.**

Placing equipment underground is not technically feasible. The site is subject to fluctuating groundwater conditions that could ruin sensitive electronics in the equipment cabinets.

- b. Equipment enclosures shall be screened from view except as provided in 16.68.050.A.5.c.**

The equipment proposed for use in this area is a combination of equipment cabinets. The proposed cabinets will be effectively screened from view by a combination of existing buildings and landscaping materials.

The proposed equipment area is constructed in an open fenced area, and is not subject to 16.68.050 A. 5. c. relative to "Walk-in equipment enclosures"

6. **Security fencing, if used, shall conform to the following:**
 - a. **No fence shall exceed six feet in height.**
 - b. **Security fencing shall be effectively screened from view through the use of appropriate landscaping materials consistent with requirements of Chapter 16.80.**
 - c. **Chain-link fences shall be painted or coated with a nonreflective color.**

The subject site is located in an area behind an existing industrial building that is secured with a 7' combination chain link fence with barbed wire at the top. Mature landscape materials that were planted with early tower development provide an effective screen of the equipment cabinets from view.

LMC 16.68.080 Radio frequency standards

- A. **The applicant shall comply with federal standards for radio frequency emissions. Within six months after the issuance of its operational permit, the applicant shall submit a project implementation report which provides cumulative field measurements of radio frequency emissions of all antennas installed at the subject site and compares the results with established federal standards. Said report shall be subject to review and approval of the city for consistency with federal standards. If on review, the city finds that the WCF does not meet federal standards, the city may revoke or modify this conditional use permit.**

A "Non-Ionizing Electromagnetic Exposure Analysis and Engineering Certification" (NIER Report) has been prepared by BJ Thomas, P.E. as required by the FCC. The report indicates that the amount of radio frequency exposure that would be expected to result from the installation of the proposed antenna on the existing WCF is far below exposure limits established by the FCC. A project implementation report as required by the regulation will be submitted as required.

- B. **The applicant shall ensure that the WCF will not cause localized interference with the reception of area television or radio broadcasts. If on review the city finds that the WCF interferes with such reception, and if such interference is not cured within sixty days, the city may revoke or modify this permit.**

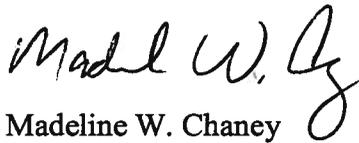
Such a certification is derived from the licensed PCS frequency, which is a discrete radio frequency that is designated by the Federal Communications Commission (FCC) so as to prevent radio interference.

In summary, the proposed extension of the existing WCF meets the specific criteria and the intent and spirit of the Lacey Municipal Code, Section 16.68, which regulates wireless

communication facilities. As demonstrated in the submitted materials, the proposed WCF is located on an appropriately zoned property, meets the setback and development requirements, and performance criteria of LMC 16.68 and related sections. The proposed height of 120 feet (antenna centerline) is the minimum height necessary for providing adequate coverage to the targeted service area while providing adequate space and clearance above the existing vegetation and current tower users.

We hope that the submitted information is helpful in providing decision makers a basis for approval of the requested CUP. If there are any questions regarding the application or any of the supporting material, please do not hesitate to call. I may be reached at (425) 346-0128 or via email at mchaney@odelia.com.

Sincerely,



Madeline W. Chaney

Applicant for Crown Castle International and Verizon Wireless



Crown Castle
West Area
8547 154th Ave NE
Redmond, WA 98052

Tel: 425.202.2764
Fax: 724.416.6911
www.crowncastle.com

July 19, 2013

City of Lacey
Community Development Dept.
420 College Street SE
Lacey WA 98503

Re: BU 880437
Acknowledgement of obsolete facility removal for WCF located at
1220 Tracey Lane SE, Lacey WA 98503 (APN 11822230300)

Dear Reviewing Parties,

This letter is being submitted in accordance with Lacey Municipal Code (LMC) 16.68.027 (6)(b) of the Wireless Communications Facilities Ordinance.

Since this tower is designed for collocation, and we do not foresee a time when all existing carriers would remove their antennas from the tower, there is little chance that it would become obsolete in the foreseeable future. However, this letter acknowledges that Crown Castle International will remove the existing wireless communications facility (WCF) within 18 months of it ceasing to be operational at the above-captioned location.

A handwritten signature in black ink, appearing to read 'Kirk Fraser'.

Kirk Fraser
District Manager - Seattle

The logo for Crown Castle, featuring a stylized 'M' symbol to the left of the words 'CROWN' and 'CASTLE' stacked vertically.
8547 154th Avenue NE
Redmond, WA 98052
Phone (425) 202-0184
Mobile (206) 713-9421





Crown Castle
West Area
8547 154th Ave NE
Redmond, WA 98052

Tel: 425.202.2764
Fax: 724.416.6911
www.crowncastle.com

July 19, 2013

City of Lacey
Community Development Dept.
420 College Street SE
Lacey WA 98503

Re: Authorization to act as agent in land use matters for property located at
1220 Tracey Lane SE, Lacey WA 98503 (APN 11822230300)

Dear Reviewing Parties,

Please accept this letter as our authorization for Madeline Chaney, Odelia Pacific Corporation, acting on behalf of Verizon Wireless, to act as our agent in all land use matters pertaining to the collocation of Verizon Wireless antennas on an existing wireless communication facility (WCF) at the above-captioned location.

The project consists of structural upgrades, and the addition of a 20-foot extension to an existing monopole, with antennas located on the top of the new pole extension, and constructing an area with associated ground equipment on the subject property. Mrs. Chaney is authorized to prepare and submit all land use, environmental, and building permits associated with the proposed development.

A handwritten signature in blue ink, appearing to read 'Dana Diaconu'.

Dana Diaconu
Real Estate Specialist

The logo for Crown Castle, featuring a stylized 'W' or 'M' shape in blue and red to the left of the text 'CROWN CASTLE' in a bold, sans-serif font.
8547 154th Avenue NE
Redmond, WA 98052
Phone (425) 202-0184
Mobile (206) 713-9421





July 10, 2013

City of Lacey
Community Development Dept.
420 College Street SE
Lacey WA 98503

Re: Authorization to act as agent in land use matters for property located at
1220 Tracey Lane SE Lacey WA 98503 (APN 11822230300)

Dear Reviewing Parties,

Please accept this letter as our authorization for Madeline Chaney, Odelia Pacific Corporation, acting on behalf of Verizon Wireless (VAW) LLC (dba Verizon Wireless), to act as our agent in all land use matters pertaining to the collocation of Verizon Wireless antennas on an existing wireless communication facility (WCF) at the above-captioned location.

The project consists of structural upgrades, and the addition of a 20-foot extension to an existing monopole, with antennas located on the top of the new pole extension, and constructing an area with associated ground equipment on the subject property. Mrs. Chaney is authorized to prepare and submit all land use, environmental, and building permits associated with the proposed development.

We further understand that all application fees will be paid by Verizon Wireless, and that GDW Corporation will not be responsible for any permit application fees.

Sincerely,

GDW Corporation



RECEIVED

JUL 31 2013

BY 13-159



Network Engineering

Verizon Wireless
3245 158th Ave SE
M/S 231
Bellevue, WA 98008

OLY Tracy Street RF Documentation

Overview:

Verizon Wireless strives to provide excellent wireless service for our customers with a network of cell sites that allows our customers to reliably place and receive mobile phone calls. In this particular case, we are trying to provide and enhance coverage in the commercial and residential areas in the City of Lacey within an area roughly located between Pacific Avenue SE on the north; the Hicks Lake area on the south; the Long Lake area on the east, and Carpenter Road SE on the west.

Development of the proposed site entails the addition of a 20' extension on an existing 100' tall existing monopole, and placing six antennas on a low profile mounting platform at the top. Providing coverage to our commercial and residential customers, along with continued growth in our customer base and call traffic in this area has dictated the need for the proposed site.

Coverage:

In order to provide excellent service, which Verizon Wireless defines as -80 dBm, the antenna height and site location need to provide a line of sight to the roads, offices, and homes where our customers work and reside. Three sets of two antennas (a total of six antennas) are being proposed. Because of surrounding vegetation, particularly mature conifers located east and north of the site, and to maintain adequate clearance from existing antennas on the subject monopole, 120 feet (antenna center line) is the minimum height necessary for the proposed site to provide adequate levels of coverage to the surrounding area in the context of surrounding Verizon Wireless sites.

Propagation Maps:

There are several methods for determining where coverage gaps exist within a given network of wireless sites. One of these is through the use of propagation maps. The propagation map is a computer simulation of the strength of Verizon Wireless signals at a given height and location in the context of the network. Propagation maps are one tool for determining whether a proposed site will meet the coverage objective and what antenna height is needed to provide robust service for Verizon Wireless customers. The radio propagation tool is designed to take factors such as terrain and tree coverage into account, and is calibrated with drive test data so that it depicts a reliable estimate of coverage that would be provided by a proposed site.

The propagation maps that follow show three levels of service, designated as the following colors:

Green ≥ -80 dBm, a level of service adequate for providing reliable coverage inside a building

Yellow ≥ -90 dBm, a level of service adequate for providing reliable coverage outdoors or inside a car

White ≥ -100 dBm, unreliable signal strength, not capable of reliably making and holding a call

Exhibit 1a is a propagation map that shows the existing level of coverage in the proposed service area in the context of surrounding Verizon Wireless sites. Exhibit 1b shows the level of service that would be provided with the proposed WCF.



Capacity:

An additional function of some wireless sites is to provide additional capacity in an area. The capacity of wireless networks is limited by the number of available antennas and the radios associated with those antennas. When a mobile user attempts to make a call on a wireless network where capacity is limited by these factors, the resulting busy signal can be very frustrating. To remedy capacity issues, additional antenna sites are added to an area to provide additional calling capacity for Verizon Wireless customers.

Antenna Diversity:

Antenna diversity, also known as space diversity, is one method of enhancing wireless signal to improve the quality and reliability of a wireless link. Often, in cluttered environments such as the environment surrounding the subject site, there is not a clear line of sight between the antennas and customers' handsets. In these cases, the signal may be reflected along multiple paths before it finally reaches the receiver. These deflections can result in phase shifts, time delays, attenuations, and signal distortion that the customer may experience as an echo or warbling in the signal, or the signal dropping altogether.

Antenna diversity is especially effective at remedying these types of issues because multiple antennas provide several "observations" of the same signal. Each antenna will experience a different interference environment. So, for example, if one antenna is experiencing a deep fade, it is likely that another antenna in the same sector will have sufficient signal. Providing signal diversity then, is absolutely necessary for providing robust signal at the proposed location.

Wireless E- 911

Approximately 230,000 Wireless 911 calls are made every day nationwide, and this number continues to increase. (source: CTIA, the Wireless Association) Wireless E-911 service depends on reliable signal strength and a fairly dense network of antenna sites in order to function effectively. Because of our federally-mandated obligation to provide wireless E-911 service, signal reliability is paramount. Using multiple antennas with spatial diversity is an effective way to decrease the number of drop-outs and lost connections to ensure that coverage in this area is robust and reliable.

Summary:

In summary, the proposed monopole at a height of 121 feet (antenna centerline) would meet the coverage objective of the subject site. The height of the proposed monopole extension, is the minimum required for the effective functioning of the proposed wireless communication facility.

Sincerely,

Douglas Briedwell
Verizon Wireless

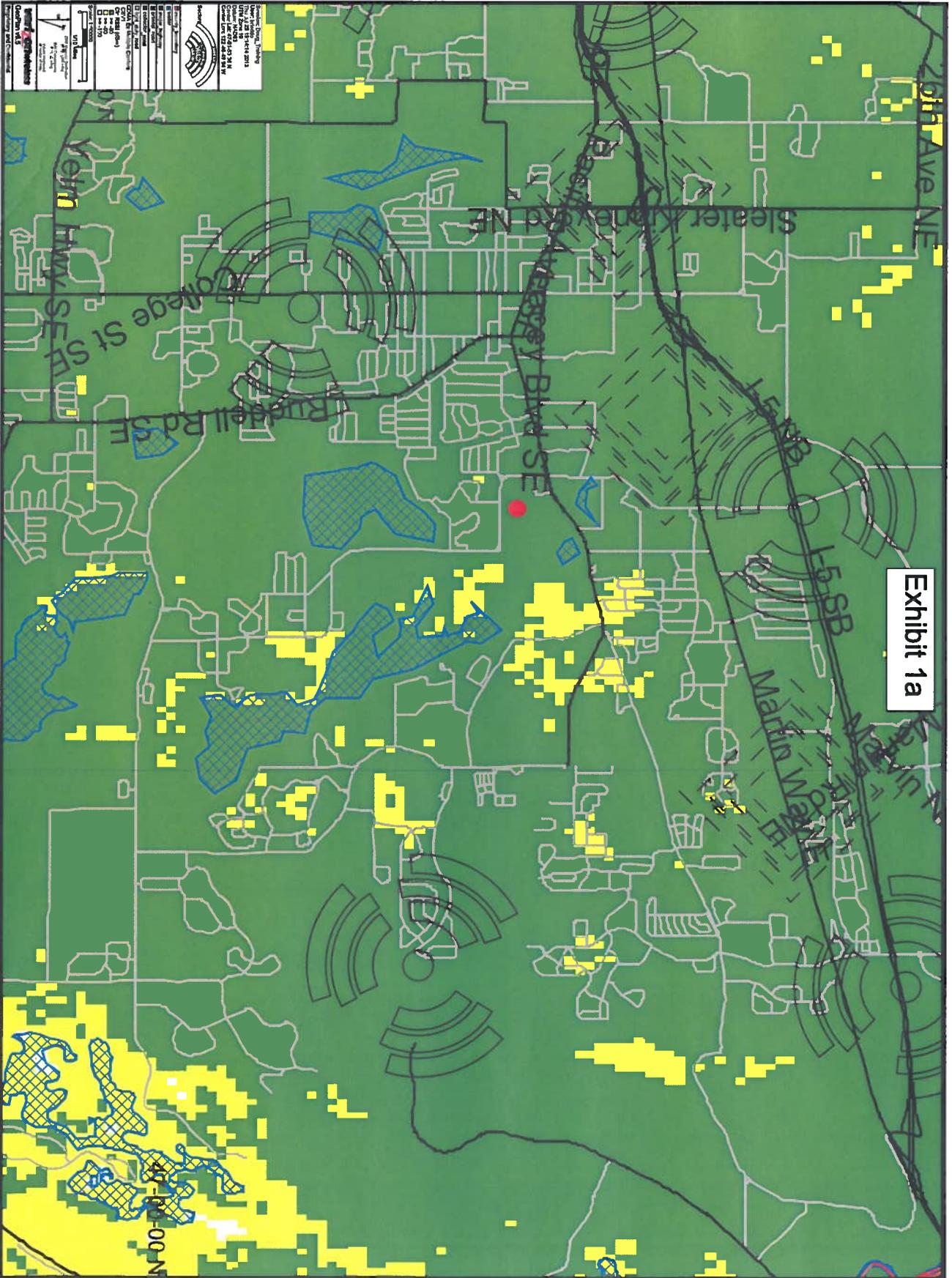


Exhibit 1a

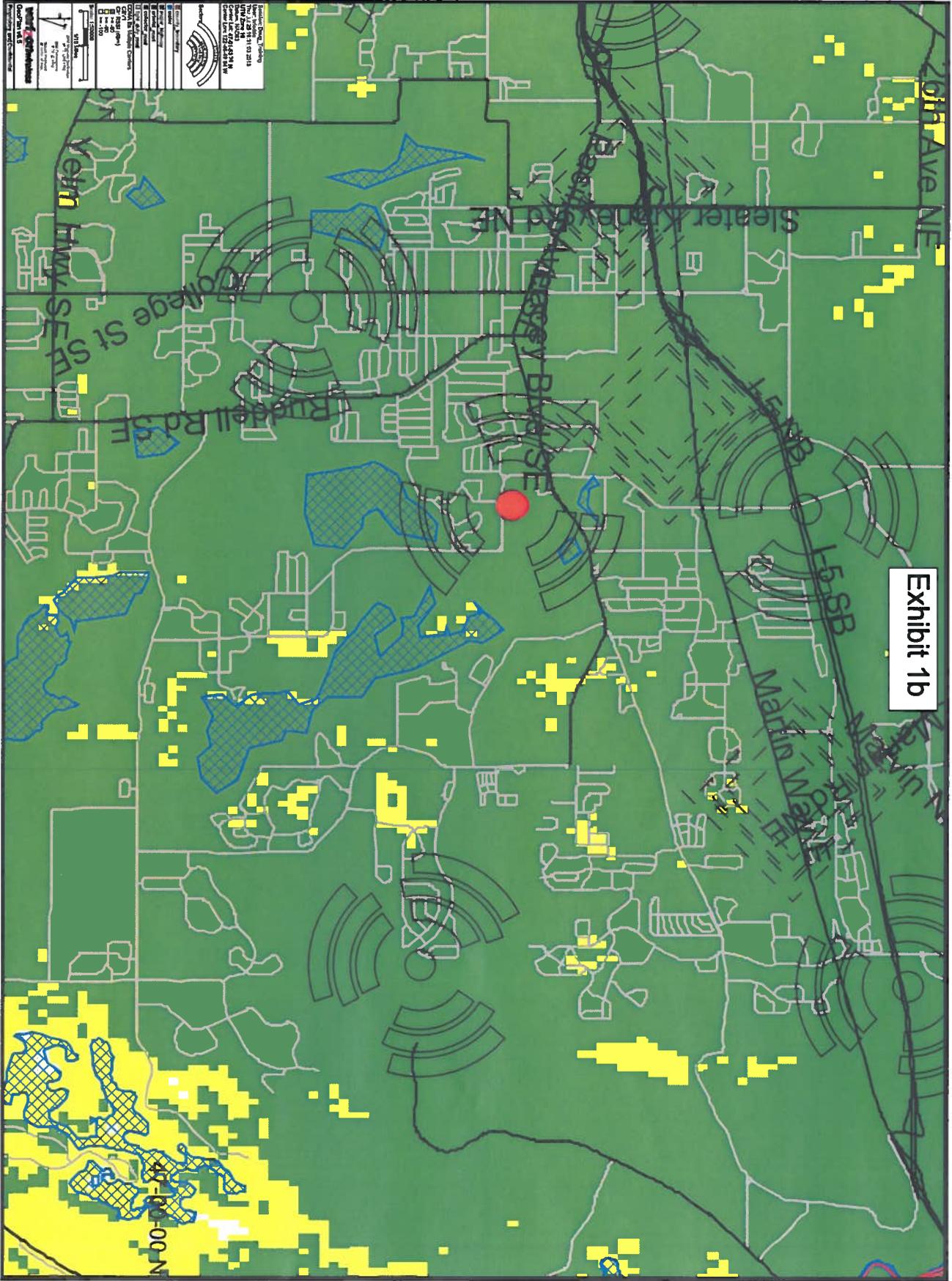


Exhibit 1b

**NON-IONIZING ELECTROMAGNETIC EXPOSURE ANALYSIS
&
ENGINEERING CERTIFICATION**



SITE NAME: OLY Tracy Street

**SITE ADDRESS: 1220 Tracy Street SE
Lacey, WA 98503**

DATE: May 13, 2013

PREPARED BY:

**B. J. THOMAS, P.E.
7607 80th Ave NE
Marysville, WA 98270
(206) 851-1106**

RECEIVED

JUL 31 2013

BY 13-



PROJECT

The proposed Verizon Wireless project consists of a WCF (Wireless Communications Facility) located at 1220 Tracy Street SE, Lacey, WA 98503, Thurston County Tax Parcel 11822230300. The planned improvements include antennas mounted on a 120' AGL steel monopole with supporting BTS (Base Transmission System) radio equipment located in a lease area near the base of the monopole.

EQUIPMENT

Type of Service: Cellular, LTE, AWS & PCS

Antennas: Antel BXA-70063
Antel BXA-171063

Sectors: (3) (alpha = 40°, beta = 160°, gamma = 280°)

Frequencies: Send (746 - 756 Mhz, 880 - 890 Mhz, 891.5 - 894 Mhz,
1940 - 1945 Mhz, 2110 - 2155 Mhz)
Receive (776 - 786 Mhz, 835- 845 Mhz, 846.5 - 849 Mhz, 1710 -
1755, 1860 - 1865 Mhz)

Antenna Rad Center: 120' AGL

CALCULATIONS

Calculations for RF power densities near ground level are based on the "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields OET Bulletin 65" Edition 97-01, August 1997 issued by the Federal Communications Commission Office of Engineering & Technology.

Section 2 of OET Bulletin 65 demonstrates that "for a truly worst-case prediction of power density at or near the surface, such as at ground-level or on a rooftop, 100% reflection of incoming radiation can be assumed, resulting in a potential doubling of predicted field strength and a four-fold increase in (far field equivalent) power density". Therefore the following equation is used:

$$S = \text{EIRP}/\pi R^2$$

Where S = power density (mW/cm²), EIRP = equivalent isotropically radiated power and R = distance to the center of the radiation antenna (cm)

Attached as an exhibit are the MPE (Maximum Power Exposure) calculations using the above referenced formula and the antenna manufacturer vertical pattern information using a conservative 20 dB loss below main lobe. The calculations show that the maximum MPE at ground level (6' above AGL) at the base of the monopole and the power density is 0.000867 mW/cm² with an assumed worst-case power level of 2,000 watts ERP for the lowest antenna array. This is 0.1857% of the MPE limit for the general population/uncontrolled exposure of 0.467 mW/cm² as referenced in **Table I OET Bulletin 65 Appendix A** for the lowest frequency range.

OTHER CARRIERS

The following are examples of wireless carriers providing service in Thurston County:

ESMR	851-866 Mhz	Nextel
Cellular	869-894 Mhz	AT&T, Verizon
PCS	> 1800 Mhz	Sprint, T-Mobile, AT&T

Nextel facilities will have potentially higher power levels than cellular or PCS facilities. In order to develop a "worst case prediction", it is assumed that Nextel facilities are on the monopole with maximum effective radiated power (ERP) levels of 3,000 watts per sector verses 2,000 watts or less for cellular or PCS facilities.

Wireless facility antennas are highly directional and project the majority of the RF energy horizontally. Attached as an exhibit are the MPE (Maximum Power Exposure) calculations using the referenced power density formula. These calculations assume that the vertical patterns of the antennas suppress the ERP by 20dbB towards the antenna base. The calculations show that the maximum total MPE at ground level (6' above AGL) at the base of the monopole is 0.005347 mW/cm² with the carrier operating at a total ERP of 3,000 watts per sector. This is 0.9431% of the MPE limit for the general population/uncontrolled exposure of 0.567 mW/cm² for the lowest Nextel frequency (851/1500) as referenced in **Table I OET Bulletin 65 Appendix A**.

COLOCATED FACILITIES TOTAL MPE

The combined MPE for the Verizon Wireless antennas and the existing carriers using "worst case" calculations is: 0.000867 mW/cm² + 0.005347 mW/cm² = 0.006214 mW/cm² Total MPE.

ENVIRONMENTAL EVALUATION

Routine environmental evaluation is required if the PCS broadband facility is less than 10 m (32.81 feet) AGL and has a total power of all channels in any given sector greater than 2,000W ERP as referenced in "Table 2 Transmitters, Facilities and Operations subject to Routine environmental Evaluation" of Bulletin 65. As the proposed antennas lowest point above ground level is 35.4 m (116 feet), the WCF is categorically exempt from requirement for routine environmental processing.

FCC COMPLIANCE

The general population/uncontrolled exposure near the monopole, including persons at ground level, surrounding properties, inside and on existing structures will have RF exposure much lower than the "worst case" scenario, which is a small fraction of the MPE limit.

Only trained persons will be allowed to access the monopole for maintenance operations. Verizon Wireless and/or its contractors will provide training to make the employees fully aware of the potential for RF exposure occupational training and they can exercise control over their exposure that is within the occupational/controlled limits.

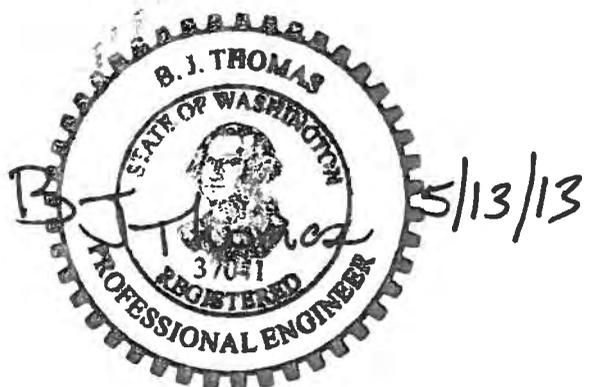
CONCLUSIONS

Based on calculations, the proposed WCF will comply with current FCC and county guidelines for human exposure to radiofrequency electromagnetic fields.

All representations contained herein are true to the best of my knowledge.

EXHIBITS

- MPE Calculations
- Antenna Data Sheet
- WCF Location Map



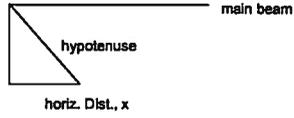
**OLY Tracy Street
MPE Calculations**

Effective tower height assumes a person 6 ft tall.

120 height (ft)

8.67E-04	
0.000867	max power density in mW/cm ²
0.1857%	percentage of standard

tower height, y



Note: 0.467 mW/cm² is 100% of allowable standard for lowest frequency

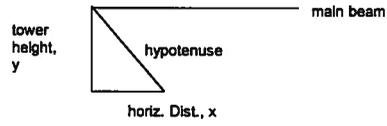
radiation center (feet), y	effective tower height (feet), y	minor lobe angle	dB below main lobe	horiz. dist. x	hypotenuse length (feet)	hypotenuse length (km)	hypotenuse length (cm)	ERP main lobe (watts)	ERP main lobe (dBm)	minor lobe ERP (dBm)	minor lobe EIRP (dBm)	minor lobe EIRP (mW)	Power at point x at ground level mW/cm ²
120	114	90	20	0.000	114.000	0.035	3474.720	2000	63.01	43.01	45.17	32887.43	8.67E-04
TOTAL												8.67E-04	

**OLY Tracy Street
Other Carriers
MPE Calculations**

Effective tower height assumes a person 6 ft tall.

varies height (ft)

5.35E-03	
0.005347	max power density in mW/cm ²
0.9431%	percentage of standard



Note: 0.567 mW/cm² is 100% of allowable standard for lowest Nextel frequency

radiation center (feet), y	effective tower height (feet), y	minor lobe angle	dB below main lobe	horiz. dist. x	hypotenuse length (feet)	hypotenuse length (km)	hypotenuse length (cm)	ERP main lobe (watts)	ERP main lobe (dBm)	minor lobe ERP (dBm)	minor lobe EIRP (dBm)	minor lobe EIRP (mW)	Power at point x at ground level mW/cm ²
96	90	90	20	0.000	90.000	0.027	2743.200	3000	64.77	44.77	46.93	49331.15	2.09E-03
78	72	90	20	0.000	72.000	0.022	2194.560	3000	64.77	44.77	46.93	49331.15	3.26E-03

TOTAL 5.35E-03

BXA-70063-8CF-EDIN-X

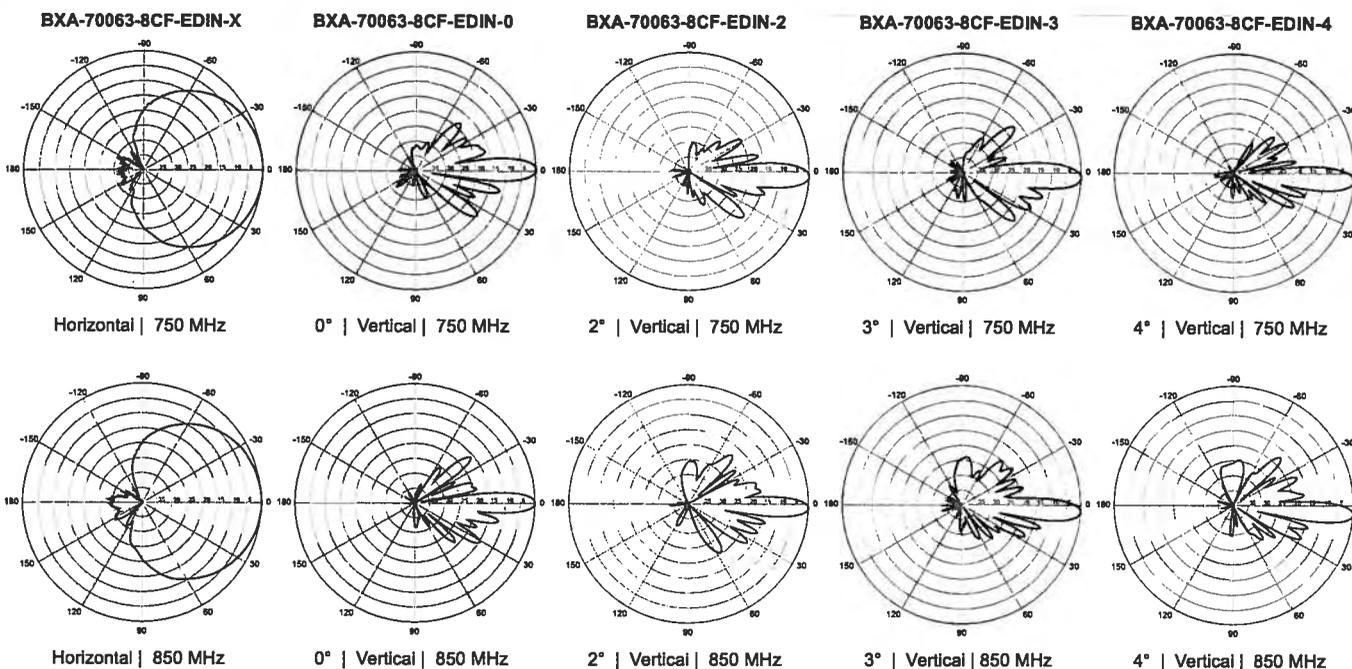
X-Pol | FET Panel | 63° | 16.0 dBd

Replace "X" with desired electrical downtilt.

Antenna is also available with NE connector(s). Replace "EDIN" with "NE" in the model number when ordering.



Electrical Characteristics		696-900 MHz		
Frequency bands	696-806 MHz	806-900 MHz		
Polarization	±45°			
Horizontal beamwidth	65°	63°		
Vertical beamwidth	9°	7°		
Gain	15.5 dBd (17.6 dBi)	16.0 dBd (18.1 dBi)		
Electrical downtilt (X)	0, 2, 3, 4, 5, 6, 7, 8, 10			
Impedance	50Ω			
VSWR	≤1.35:1			
Upper sidelobe suppression (0°)	-16.2 dB	-19.0 dB		
Front-to-back ratio (+/-30°)	-32.9 dB	-31.3 dB		
Null fill	5% (-26.02 dB)			
Isolation between ports	< -30 dB			
Input power with EDIN connectors	500 W			
Input power with NE connectors	300 W			
Lightning protection	Direct Ground			
Connector(s)	2 Ports / EDIN or NE / Female / Center (Back)			
Mechanical Characteristics				
Dimensions Length x Width x Depth	2405 x 285 x 132 mm	94.7 x 11.2 x 5.2 in		
Depth with z-brackets	170 mm	6.7 in		
Weight without mounting brackets	10.9 kg	24 lbs		
Survival wind speed	> 201 km/hr	> 125 mph		
Wind area	Front: 0.69 m ² Side: 0.31 m ²	Front: 7.4 ft ² Side: 3.4 ft ²		
Wind load @ 161 km/hr (100 mph)	Front: 1031 N Side: 581 N	Front: 232 lbf Side: 129 lbf		
Mounting Options		Part Number	Fits Pipe Diameter	Weight
3-Point Mounting & Downtilt Bracket Kit		36210008	40-115 mm 1.57-4.5 in	6.9 kg 15.2 lbs
Concealment Configurations		For concealment configurations, order BXA-70063-8CF-EDIN-X-FP		

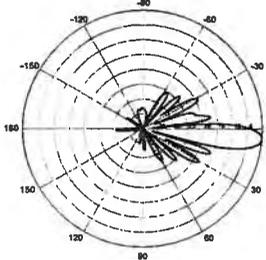


Quoted performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to product may be made without notice.

BXA-70063-8CF-EDIN-X

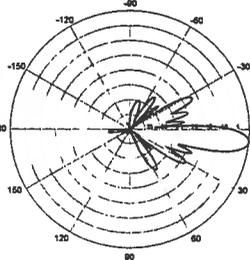
X-Pol | FET Panel | 63° | 16.0 dBd

BXA-70063-8CF-EDIN-5



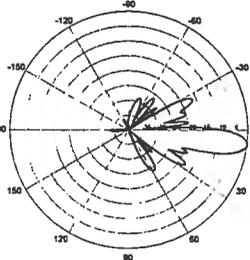
5° | Vertical | 750 MHz

BXA-70063-8CF-EDIN-6



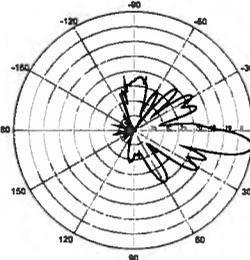
6° | Vertical | 750 MHz

BXA-70063-8CF-EDIN-7



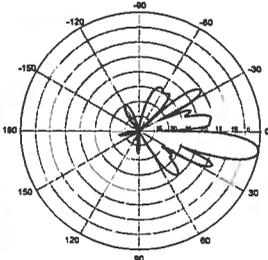
7° | Vertical | 750 MHz

BXA-70063-8CF-EDIN-8

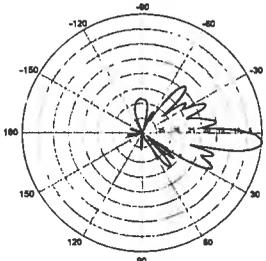


8° | Vertical | 750 MHz

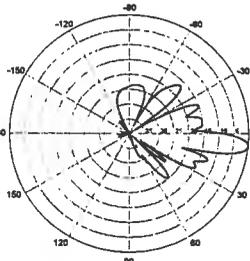
BXA-70063-8CF-EDIN-10



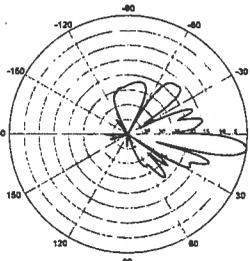
10° | Vertical | 750 MHz



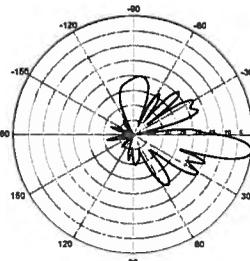
5° | Vertical | 850 MHz



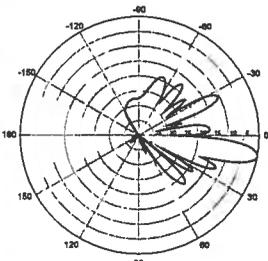
6° | Vertical | 850 MHz



7° | Vertical | 850 MHz



8° | Vertical | 850 MHz



10° | Vertical | 850 MHz

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BXA-171063-8CF-EDIN-X

X-Pol | FET Panel | 63° | 17.4 dBi

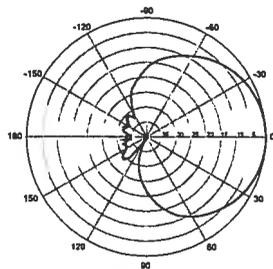
Replace "X" with desired electrical downtilt.

Antenna is also available with NE connector(s). Replace "EDIN" with "NE" in the model number when ordering.

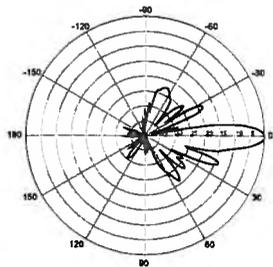


Electrical Characteristics		1710-2170 MHz			
Frequency bands		1710-1880 MHz	1850-1990 MHz	1920-2170 MHz	
Polarization		±45°	±45°	±45°	
Horizontal beamwidth		68°	65°	60°	
Vertical beamwidth		7°	7°	7°	
Gain		14.5 dBd / 16.6 dBi	14.9 dBd / 17.0 dBi	15.3 dBd / 17.4 dBi	
Electrical downtilt (X)		0, 2, 4, 6, 8			
Impedance		50Ω			
VSWR		≤1.5:1			
First upper sidelobe		< -17 dB			
Front-to-back ratio		> 30 dB			
In-band isolation		> 25 dB			
IM3 (20W carrier)		< -150 dBc			
Input power		300 W			
Lightning protection		Direct Ground			
Connector(s)		2 Ports / EDIN or NE / Female / Center (Back)			
Operating temperature		-40° to +60° C / -40° to +140° F			
Mechanical Characteristics					
Dimensions Length x Width x Depth		1225 x 154 x 105 mm	48.2 x 6.1 x 4.1 in		
Depth with l-brackets		133 mm	5.2 in		
Weight without mounting brackets		4.2 kg	9.2 lbs		
Survival wind speed		296 km/hr	184 mph		
Wind area		Front: 0.19 m² Side: 0.14 m²	Front: 2.0 ft² Side: 1.5 ft²		
Wind load @ 161 km/hr (100 mph)		Front: 281 N Side: 223 N	Front: 63 lbf Side: 50 lbf		
Mounting Options		Part Number	Fits Pipe Diameter		Weight
2-Point Mounting Bracket Kit		26799997	50-102 mm 2.0-4.0 in		2.3 kg 5 lbs
2-Point Mounting & Downtilt Bracket Kit		26799999	50-102 mm 2.0-4.0 in		3.6 kg 8 lbs
Concealment Configurations		For concealment configurations, order BXA-171063-8CF-EDIN-X-FP			

BXA-171063-8CF-EDIN-X

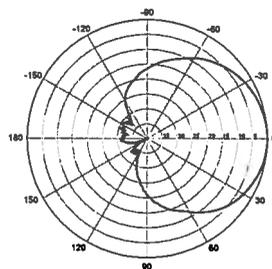


Horizontal | 1710-1880 MHz
BXA-171063-8CF-EDIN-0

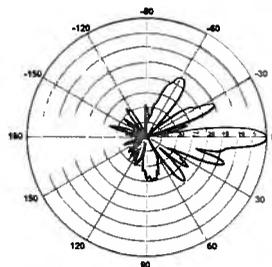


0° | Vertical | 1710-1880 MHz

BXA-171063-8CF-EDIN-X

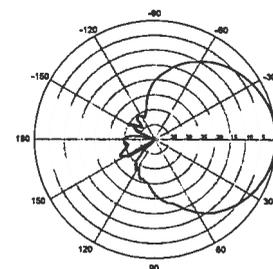


Horizontal | 1850-1990 MHz
BXA-171063-8CF-EDIN-0

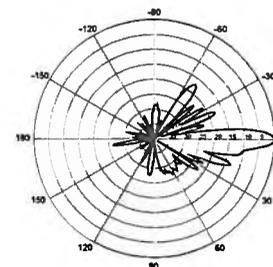


0° | Vertical | 1850-1990 MHz

BXA-171063-8CF-EDIN-X



Horizontal | 1920-2170 MHz
BXA-171063-8CF-EDIN-0



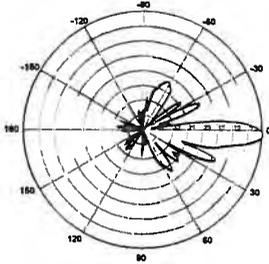
0° | Vertical | 1920-2170 MHz

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BXA-171063-8CF-EDIN-X

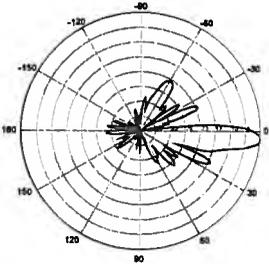
X-Pol | FET Panel | 63° | 17.4 dBi

BXA-171063-8CF-EDIN-2



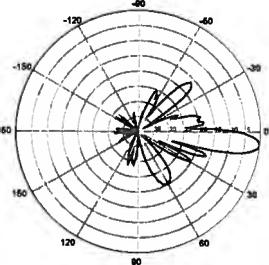
2° | Vertical | 1710-1880 MHz

BXA-171063-8CF-EDIN-4



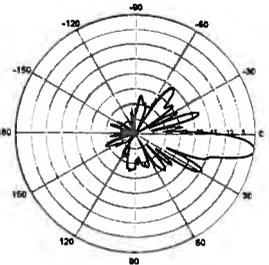
4° | Vertical | 1710-1880 MHz

BXA-171063-8CF-EDIN-6



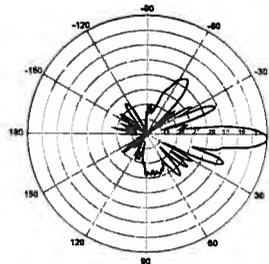
6° | Vertical | 1710-1880 MHz

BXA-171063-8CF-EDIN-8



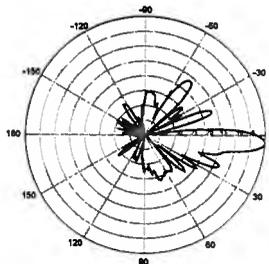
8° | Vertical | 1710-1880 MHz

BXA-171063-8CF-EDIN-2



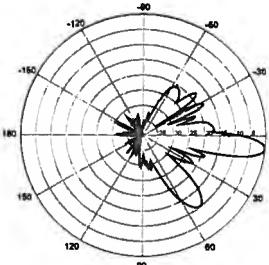
2° | Vertical | 1850-1990 MHz

BXA-171063-8CF-EDIN-4



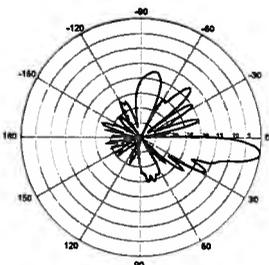
4° | Vertical | 1850-1990 MHz

BXA-171063-8CF-EDIN-6



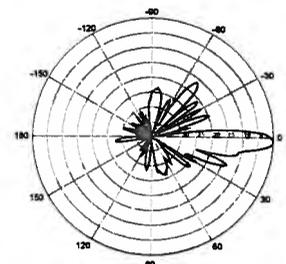
6° | Vertical | 1850-1990 MHz

BXA-171063-8CF-EDIN-8



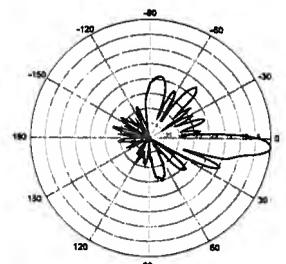
8° | Vertical | 1850-1990 MHz

BXA-171063-8CF-EDIN-2



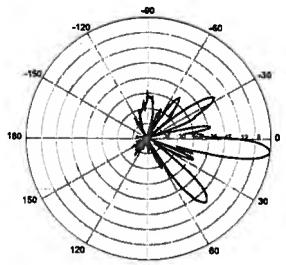
2° | Vertical | 1920-2170 MHz

BXA-171063-8CF-EDIN-4



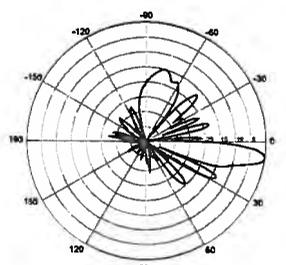
4° | Vertical | 1920-2170 MHz

BXA-171063-8CF-EDIN-6



6° | Vertical | 1920-2170 MHz

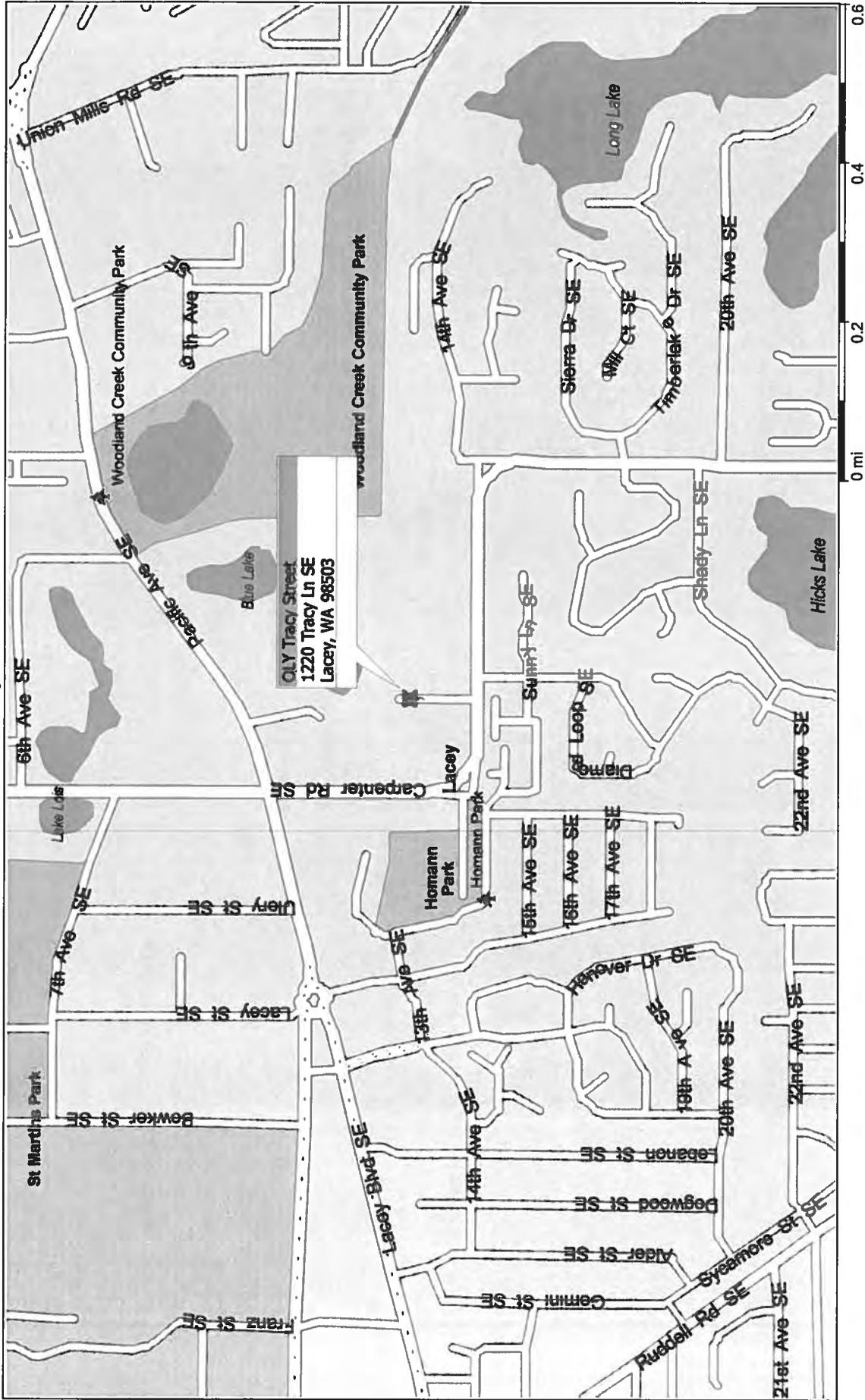
BXA-171063-8CF-EDIN-8



8° | Vertical | 1920-2170 MHz

Quoted performance parameters are provided to offer typical or range values only and may vary as a result of normal manufacturing and operational conditions. Extreme operational conditions and/or stress on structural supports is beyond our control. Such conditions may result in damage to this product. Improvements to product may be made without notice.

OLY Tracy Street



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ORIGINAL



CITY OF LACEY
Community Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

RECEIVED

JUL 31 2013

13-159

BY

OFFICIAL USE ONLY

Case Number: _____

Date Received: _____

By: _____

Related Case Numbers:

RCW 197-11-960

ENVIRONMENTAL CHECKLIST

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), Chapter 43.21C RCW requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This Environmental Checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site," should be read as "proposal," "proposer," and "affected geographic area," respectively.



A. BACKGROUND (to be completed by applicant)

1. Name of proposed project, if applicable:

Verizon Wireless OLY Tracy Street

2. Name of applicant:

Madeline Chaney Odella Pacific, obo Verizon Wireless

3. Address and phone number of applicant and contact person:

Madeline Chaney, Odella Pacific Corp.
1215 4th Ave, Suite 1900
SEATTLE WA 98161
425-346-0128

4. Date checklist prepared:

July 31, 2013

5. Agency requesting checklist:

City of Lacey Community Development Dept.

6. Proposed timing or schedule (including phasing, if applicable):

Site would be constructed within 1 year of entitelements

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Antennas may be added or changed, and BTS cabinets may be added or changed to accommodate changes in technology.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Documentation necessary for FCC approval is being prepared.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

ENVIRONMENTAL CHECKLIST

10. List any government approvals or permits that will be needed for your proposal, if known:
Conditional use permit and building permit from City of Lacey

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Extend existing 100' monopole by 20', and place low profile mounting platform and panel antennas on top of extended tower.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The tower is located behind (east side of) an existing warehouse at 1220 Tracey Lane SE, Lacey WA 98503 (parcel no. 1182220300), located in the NW/4 of Sec. 22, Twp 18, Range 1W

B. ENVIRONMENTAL ELEMENTS (to be completed by applicant)

1. EARTH

a. General description of the site (check one): flat rolling hilly
 steep slopes mountainous other (specify):

b. What is the steepest slope on the site (approximate slope)?

1-2 percent

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?
If you know the classification of agricultural soils, specify them and note any prime farmland.

According to the Soil Survey for Thurston County, the subject site is typified by Nisqually Loamy Fine Sand. These soils are formed by glacial outwash, and are composed of loamy sand materials.

d. Are there surface indications or history of unstable soils in the immediate vicinity?

If so, describe.

There are no signs of unstable soils in the vicinity.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed.
Indicate source of fill.

Minor grading necessary for creating a flat area for the proposed concrete pads and gravel surface would be required.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The amount of grading is relatively minor. Because of the limited clearing and the flat condition of the area, there would be little chance of erosion occurring as a result of clearing.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

In addition to the existing monopole and associated equipment area, the subject site is currently developed with 2 office warehouse buildings and parking areas. Approximately 65-70% of the property is impervious. The addition of 450 square feet of impervious area will be minor.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion control fencing, covering stockpiles, and re-seeding disturbed areas would be used to reduce/control erosion.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

There would be a slight increase in vehicle exhaust and dust during the construction period. Following construction, there would be weekly emissions from diesel generator testing.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None, since this site is uninhabited.

- c. Proposed measures to reduce or control emissions or other impacts, if any:

None required

3. WATER

- a. Surface water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetland)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The closest surface water body is Goose Pond, which is located approximately 530' north of the subject monopole.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.

The project will not require any work over, in, or adjacent to Goose Pond.

ENVIRONMENTAL CHECKLIST

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material is required.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

The project will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Site is not in a 100 year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

The site is unmanned, and does not require discharge of waste materials to surface waters.

b. Ground water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

Ground water will not be withdrawn, nor will it be discharged from the project.

ENVIRONMENTAL CHECKLIST

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals..., agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

As the site is unmanned, no waste material will be discharged as a result of this project.

c. Water Runoff (including storm water):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other water? If so describe.

Because of the limited amount of additional imperious area added, runoff would be limited. Runoff would sheetflow generally from north to south and be picked up in the local stormwater system.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials would not enter ground or surface waters as the site is unmanned.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Because the site is so flat, the existing and Verizon's proposed equipment cabinets are slightly elevated to maintain positive drainage.

4. PLANTS

a. Check types of vegetation found on the site:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Deciduous trees: alder, maple, aspen, other |
| <input checked="" type="checkbox"/> | Evergreen tree: fir, cedar, pine, other |
| <input checked="" type="checkbox"/> | Shrubs |
| <input checked="" type="checkbox"/> | Grasses |
| <input type="checkbox"/> | Pasture |

ENVIRONMENTAL CHECKLIST

- Crops or grains
- Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation (list):

b. What kind and amount of vegetation will be removed or altered?

An area slightly larger than the proposed 15'x30' lease area would be excavated for the addition of the ground equipment. Grass would be removed, and existing shrubs on the site would be relocated to the perimeter of the new cabinet installation.

c. List threatened or endangered species known to be on or near the site:

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping currently exists around the subject monopole. Existing landscaping will be relocated around the proposed equipment cabinets.

5. ANIMALS

a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk heron eagle songbirds other (list):

Mammals: deer bear elk beaver other (list):

Fish: salmon trout herring shellfish other (list):

b. List any threatened or endangered species known to be on or near the site:

None known

- c. Is the site part of a migration route? If so, explain.

Not part of a migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

None. This site is in a suburban area with an existing wetland (Goose Pond) located approximately 530' north. It would be anticipated that wildlife species comfortable in a suburban environment such as squirrels, raccoons, opossum, and perhaps deer would be in this area. Since the proposed project is unmanned, it would have little impact on these species.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity is the only energy source necessary for operating the proposed equipment cabinets. Backup batteries and the generator will be used to provide power during extended power outages.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project would have no effect on solar energy on adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The site will utilize lead acid batteries and a diesel generator for backup power. The batteries will be in a cabinet designed to prevent intrusion, leakage and overcharge. The generator fuel tank will have double walled construction for containment, and is designed with remote monitoring to warn of adverse events.

- 1) Describe special emergency services that might be required:

None required, as this site is unmanned.

- 2) Proposed measures to reduce or control environmental health hazards, if any:

The batteries will be in a cabinet designed to prevent intrusion, leakage and overcharge. The generator fuel tank will have double walled construction for containment, and is designed with remote monitoring to warn of adverse events.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other?)

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

The cabinets will produce low levels of noise on a constant basis. The generator will be tested on a weekly basis for a period of approximately 30 minutes. This testing occurs around 10 AM every Wednesday.

3) Proposed measures to reduce or control noise impacts, if any:

None needed, as this site is within an industrial area (Class C EDNA per WAC 173.60)

8. LAND AND SHORELINE USE

a. What is the current use of the site and adjacent properties?

The subject site and surrounding area is developed with various office warehouse and storage uses.

b. Has the site been used for agriculture? If so describe.

The site has not been used for agriculture for at least 20 years.

c. Describe any structures on the site.

There are 3 office warehouse buildings and the existing monopole and related equipment cabinets on the site.

d. Will any structures be demolished? If so what?

No structures will be demolished.

e. What is the current zoning classification of the site?

Light Industrial-Commercial (LI-C)

ENVIRONMENTAL CHECKLIST

f. What is the current comprehensive plan designation of the site?

Light industrial

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area?

If so, specify.

No, none of the site is environmentally sensitive.

i. Approximately how many people would reside or work in the completed project?

The site is unmanned. Site technicians would visit the site approximately once per month (for each of the 3 carriers at the site)

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

ENVIRONMENTAL CHECKLIST

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The site is within an industrial area, and not within a significant viewshed. In addition the proposed pole extension obviates the need for construction of a new monopole, which conforms with the spirit and intent of the Lacey Municipal Code. The tower extension and all appurtenances would be painted SW 6189 "Opaline" or equal to match the existing tower.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle-, or low-income housing.

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.

None

- c. Proposed measures to reduce or control housing impacts, if any:

None required.

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed.

The height of the proposed monopole extension would be 120'. It would be constructed of steel.

b. What views in the immediate vicinity would be altered or obstructed?

c. Proposed measures to reduce or control aesthetic impacts if any:

There would be a slight change in views because of the proposed tower extension. However, since the structure is already existing and the height increase would comprise an increase of around 17%, the alteration of views would be comparatively minor.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None.

b. Could light or glare from the finished project be a safety hazard or interfere with view?

None proposed.

c. What existing off-site sources of light or glare may affect your proposal?

Not applicable.

d. Proposed measures to reduce or control light and glare impacts, if any:

None proposed.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None. The site is within an industrial area.

- b. Would the proposed project displace any existing recreational uses? If so describe.

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None required.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

None known.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known

- c. Proposed measures to reduce or control impacts, if any:

None proposed

14. TRANSPORTATION

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans if any.

Access to the site is via Tracey Lane SE, a private road. The closest public road is Carpenter Road SE.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Unknown

- c. How many parking spaces would the completed project have? How many would the project eliminate?

No parking spaces would be eliminated. Parking is available on the industrial parcel where the site is located.

- d. Will the proposal require any new roads or streets, or improvements to existing road or streets, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not relevant to this proposal

ENVIRONMENTAL CHECKLIST

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 3-4 per month (1 per month per wireless carrier)

- g. Proposed measures to reduce or control transportation impacts, if any:

None proposed.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, school, other)? If so, generally describe.

No, as this site is unmanned

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed

16. UTILITIES

- a. Check utilities currently available at the site: electricity natural gas water
 refuse service telephone sanitary sewer septic system
 other (list):

ENVIRONMENTAL CHECKLIST

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity and fiber optic service are required for operation of the site. It will be necessary to either trench or bore westerly to Tracey Lane to provide these services.

C. SIGNATURE

I swear, under penalty of perjury, the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Madeline Chaney obo Verizon Wireless
(Print Name)

Date submitted: 7/31/13



TIM BRADLEY IMAGING

PHOTO SIM LOCATION MAP

OLY-TRACY STREET

1220 TRACY STREET SE, LACEY WA

BY

RE





OLY-TRACY STREET

1220 TRACY STREET SE, LACEY WA



CURRENT

**VIEW #1 LOOKING NORTH
ON DIAMOND RD. SE AND CARPENTER RD. SE**



PROPOSED



OLY-TRACY STREET

1220 TRACY STREET SE, LACEY WA



CURRENT

**VIEW #2 LOOKING SOUTHWEST
ON TRACY STREET SE**



PROPOSED



OLY-TRACY STREET

1220 TRACY STREET SE, LACEY WA



CURRENT

**VIEW #3 LOOKING NORTHWEST
ON CARPENTER RD. SE**



PROPOSED



OLY-TRACY STREET

1220 TRACY STREET SE, LACEY WA



CURRENT

**VIEW #4 LOOKING EAST
AT 1215 CARPENTER RD. SE**



PROPOSED

NOTICE OF APPLICATION WITH THE OPTIONAL DNS PROCESS

The City of Lacey Department of Community Development has received the following application for Conditional Use Permit.

Date Application Received: July 31, 2013

Project Name: Verizon Wireless Tracy Lane Monopole Extension

Project Description: Extend an existing 100-foot monopole by 20 feet, add low profile mounting platform and panel antennas and construct a new 15' x 30' area for associated ground equipment at the base of the pole on property zoned Light Industrial – Commercial.

Project Location: 1220 Tracey Lane SE, Lacey, WA. Assessor's parcel no. 11822230300. Located in a portion of the NW1/4 of Section 22, Township 18N, Range 1W, W.M.

The following studies and/or reports are required as a part of this application:

None known.

This Application will undergo the following approval process:

Environmental Review: A review of the submitted Environmental Checklist and other supporting studies will be conducted.

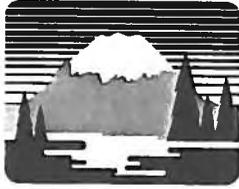
Other Permits/Approvals Required: City of Lacey Building permit and construction drawing approval

At minimum, this project will be subject to the following regulations:

LMC Title 14 "Buildings and Construction", Title 16 Zoning, IBC/IFC, Development Guidelines and Public Works Standards

On August 15, 2013 this application was deemed complete pursuant to RCW 36.70B.070. This determination of completeness means that the application is sufficient for continued review. This determination does not preclude the City of Lacey or other reviewing agencies from requesting additional information or studies either at the time of this notice or subsequently, if new information is required or if substantial changes in the proposal occur.





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our community
together*

**CITY
OF LACEY**

TRANSMITTAL MEMORANDUM

*Department of Community Development
420 College St. SE, Lacey, WA 98503
360-491-5642*

Date: August 15, 2013

Project Name: Verizon Wireless Tracy Ln Monopole

H.T.E. Case Number: 13-159

Parcel Number(s): 11822230300

Please review the attached project information and notify **Samra Seymour, Associate Planner**, in our office in writing of any comments or recommendations by **August 29, 2013**. Your comments will become part of the record and utilized in the decision-making process. You may either mail your comments to the above-mentioned address or e-mail them to sseymour@ci.lacey.wa.us

TYPE OF APPLICATION:

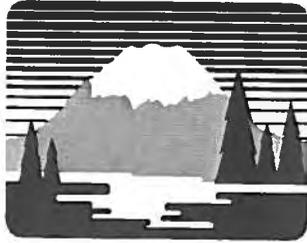
Conditional Use Permit

TO:

- ✓ Building Codes – Wade
- ✓ Fire Codes – Terry
- ✓ Development Review Division - Tom
- ✓ Site Plan Review Committee
 - Scott, Rick
- ✓ Thurston County, adjacent jurisdiction
 - Planning
 - Public Works Development Review
 - Water Resources – Jim Bachmeier
- ✓ Puget Sound Energy - Amy
- ✓ Q West, Engineering Division
- ✓ WA State Department of Ecology

If comments are not received by the date noted above, it will be construed that your agency/department does not have any comments or objections to the project as proposed.





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together*

**CITY
OF LACEY**

**CITY OF LACEY
BUILDING DIVISION
PRESUBMISSION CONFERENCE NOTES**

CASE NUMBER: 13-159

APPLICANT: GDW Corp.

RELATED CASES: None

PROJECT ADDRESS: 1220 Tracey Ln. SE

TYPE: Cell tower extension

MEETING DATE: 8/29/13

APPLICABLE STANDARDS AND COMMENTS:

1. IBC Sec. 105.1 – A building permit and an electrical permit is required for the proposed project.
2. RCW 18.43 - The proposed project shall be designed by a Washington State licensed engineer.
3. The proposed development shall comply with all of the codes and ordinances adopted by the City of Lacey, including the 2012 International Building Code and the 2012 International Fire Code.

The above noted items are only preliminary comments based on the information received. Please call me at (360)491-5642 if you have any questions regarding this matter.

Sincerely,

Wade R. Duffy
Building Official/Fire Marshal

P0021265.DOC





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our community
together

CITY OF **LACEY**

420 COLLEGE STREET SE
LACEY, WA 98503-1238

CITY COUNCIL

- VIRGIL CLARKSON
Mayor
- JASON HEARN
Deputy Mayor
- JEFF GADMAN
- LENNY GREENSTEIN
- RON LAWSON
- CYNTHIA PRATT
- ANDY RYDER

CITY MANAGER
SCOTT H. SPENCE

DETERMINATION OF NONSIGNIFICANCE
SEPA/Case Number: 13-159

Description of Proposal: Extend an existing 100-foot monopole by 20 feet, add low profile mounting platform and panel antennas and construct a new 15' x 30' area for associated ground equipment at the base of the pole on property zoned Light Industrial – Commercial.

Proponent: Verizon Wireless

Location of Proposal: 1220 Tracey Lane SE, Lacey, WA. Assessor's parcel no. 11822230300. Located in a portion of the NW1/4 of Section 22, Township 18N, Range 1W, W.M.

Lead Agency: City of Lacey Community Development Department

Threshold Determination: As provided by RCW 43.21C.240 and WAC 197-11-158, the lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the applicable development regulations and comprehensive plan adopted under Chapter 36.70A RCW and in other local, state, or federal laws or rules. Therefore, this proposal is not likely to have a significant adverse impact upon the environment, an Environmental Impact Statement is not required under RCW 43.21C.030(2)(C), and the City of Lacey will not require additional mitigation measures under SEPA. This decision was made after review of an Environmental Checklist and other information on file with the City. This information is available to the public upon request.

There is no comment period for this DNS.

This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days. Comments must be submitted by [Click here and type date]

The comment period, pursuant to WAC 197-11-355, was combined with the Notice of Application comment period, using the Optional DNS Process. The comment period closed on August 29, 2013.



TDD Relay
1-800-833-6388

City Council
(360) 491-3214

City Manager
(360) 491-3214

City Attorney
(360) 491-1802

Community Development
(360) 491-5642

Finance
(360) 491-3212

Parks & Recreation
(360) 491-0857

Police
(360) 459-4333

Assigned Staff Person: Samra Seymour, AICP, Associate Planner

Responsible Official: Rick Walk, AICP, Director of Community Development

Address: 420 College Street SE, Lacey, WA 98503

Phone: (360) 491-5642 **Fax:** (360) 438-2669

Date: August 30, 2013

Signature: _____



Appeal Deadline: 5:00 p.m. on September 13, 2013

NOTE: Pursuant to RCW 43.21.C.075 and Lacey City Code 14.24.170(A), a project denial based upon environmental information, and a conditioned or mitigated Determination of Nonsignificance (DNS) may be appealed by any agency or aggrieved person. Appeals are filed either with the Community Development Department when there is also an underlying governmental action or with the City Council if there is no underlying governmental action. Appeals to the City Council must be filed within fourteen (14) days of the issuance of the written decision (refer to the Lacey City Code for time periods on appeals filed with the Community Development Department).

February 15, 2011

City of Lacey
City of Lacey Community Development Dept.
420 College Street SE
Lacey WA 98503

Re: Request for landscape waiver for existing communication tower located at
1220 Tracey Lane SE Lacey WA 98503 (APN 11822230300)

Dear Hearing Examiner,

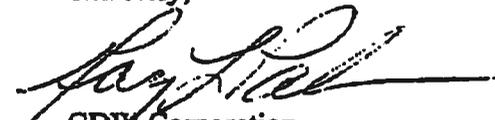
This letter is being submitted with regard to the staff report for Project #10-241, Conditional Use Permit for extension of an existing Crown Castle monopole and expansion of the lease area to accommodate ground equipment for T-Mobile West Corporation.

The staff report, dated February 11, 2011, requires, that additional landscaping be installed around the expanded equipment area. At page 6, the report states that the landscaping ... "should be installed to screen the equipment from view to minimize visual impacts from the existing business on the site (Pacific Electronics)".

Please be advised that as owners of the property, we view any additional landscaping as an encumbrance on the property. The site is sufficiently landscaped at the present time, and screening the site from the surrounding industrial uses seems to us to be unnecessary.

We would appreciate Hearing Examiner consideration of these comments in determining whether landscaping will be required at the subject site.

Sincerely,


GDW Corporation





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CITY OF **LACEY**

POST OFFICE 3400
LACEY, WA 98509-3400

CITY COUNCIL

NANCY J. PETERSON
Mayor
HERB JONES
Deputy Mayor
ANN BURGMAN
JON W. HALVORSON
GRAEME SACKRISON
EARLYSE A. SWIFT
JIM WEBER

CITY MANAGER
GREG J. CUOIO

NOTICE OF COUNCIL ACTION

**CASE NUMBER CUP97-0002
CELLULAR TOWER AT 1220 TRACEY STREET**

At its regular meeting of January 22, 1998, the Lacey City Council took action on the above referenced matter. The Council moved to **APPROVE** the project with the conditions as stated in the Hearings Examiner's report. These conditions are as follows:

Public Works:

1. Any stormwater generated on-site shall be directed towards landscaped areas.

Building Department:

1. The structural plans and specs for the building permit must be approved and stamped by a licensed structural engineer.

Land Use:

1. Construction on the site shall occur only between the hours of 7:00 a.m. and 9:00 p.m. This limitation shall be noted on the face of the construction drawings which are submitted to the City for building permit approval, and shall be posted on the site in a prominent location.
2. Site Plan Review approval is required after the City Council makes its decision on the Conditional Use Permit.
3. A landscaping and irrigation plan by a licensed landscape professional must be provided along with the Site Plan Review application. The plan must provide landscaping around the base of the pole site.
4. A financial guarantee (letter of credit or assignment of savings) in the amount of 150 percent of a landscape professional's estimate must be provided prior to issuance of a building permit. The estimate must include all costs for the



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1-800-833-6388

City Council
(360) 491-3214

City Manager
(360) 491-3214

City Attorney
(360) 491-1802

Community Development
(360) 491-5642

Finance
(360) 491-3212

Parks & Recreation
(360) 491-0857

Police
(360) 459-4333

January 26, 1998

Page 2

project including purchase of vegetation, irrigation supplies, a water meter if necessary, and labor.

5. According to Section 16.87.080 of the City Zoning Code, if the conditions of this Conditional Use Permit are not met, the permit may be revoked following the procedures outlined in this section.
6. Co-location of a minimum of two other carriers is required. The pole and the foundation must be engineered to accommodate such growth. US West shall accommodate the requirements of other carriers to co-locate on their pole. This may include such things as providing the attachment to the pole to accommodate the growth or assisting the carrier in finding the required fixtures to attach additional pole to the existing pole and providing adequate equipment storage space.
7. A signed statement that the applicant agrees to remove the facility within 18 months after that site's use is discontinued must be provided to the City of Lacey at the time Site Plan Review application is made. This requirement must be disclosed to future buyers of the pole if ownership is transferred.
8. This permit is valid for ten years. If the facility is still in use in ten years, the applicant must reapply for a conditional use permit six month prior to its expiration in December, 2007.
9. The facility must be built within 18 months of the Site Plan Review approval of this permit. This approval period may be extended once for six months if the City is notified prior to the expiration of this 18 months.
10. The Conditional Use permit shall expire if the facility is not put into use within 90 days after construction or if the use is discontinued for more than 90 days.
11. The applicant is required to maintain the landscaping in a green and growing condition for the life of the project. The appearance of the pole must also be maintained for the life of the project, including the upkeep of the paint.
12. The applicant shall notify the City of any changes in ownership or operation of the facility within 60 days of the change. All approval documents containing the conditions of approval must be provided by the applicant or current owner to each new owner of the pole.
13. The pole shall be painted with Tnemec BC 72 Silver Fox paint for maximum blending with the sky.

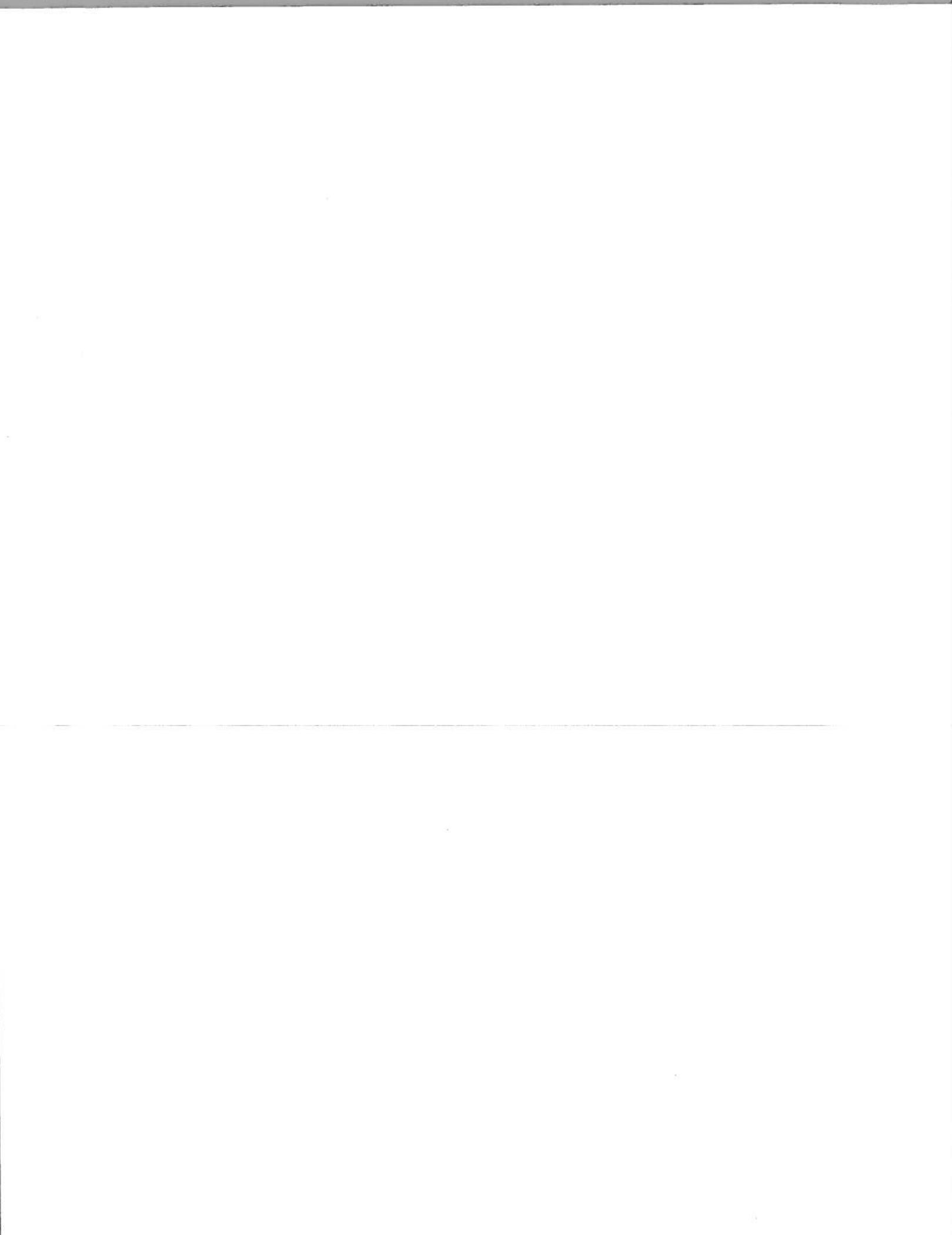
14. The pole shall utilize the most non-invasive technology reasonable to minimize its aesthetic impact to the surrounding area. Cross pole antennas should be used to create the most minimal visual impact at the top of the pole. If less invasive technology becomes available prior to the placement of the antenna, this technology shall be utilized on the pole instead of the cross poles.
15. All conditions and requirement of Chapter 16.68 (Wireless Communications Facilities) shall be met.

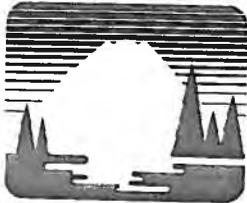
Done and dated this 26th day of January, 1998.



Wendy Compton-Ring
Assistant Planner, City of Lacey

cc: John Helmer, US West Communications
Robert Steele, SW Washington Sheet Metal





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CITY OF **LACEY**

POST OFFICE BOX 3400
LACEY, WA 98509-3400

Notice of Council Action/Final Decision

T-Mobile Monopole Height Extension Conditional Use Permit Application Project Number 10-241

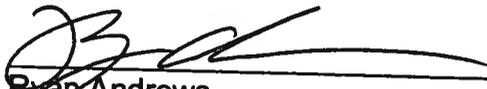
At its regular meeting of March 24, 2011, the Lacey City Council took action on the above referenced matter. The Council moved to **APPROVE** the project according to the Hearings Examiner's recommended findings, conclusions, and conditions.

The City Council's decision is based on the summary record, exhibits, testimony, findings of fact, conclusions of law and criteria for review for the project as outlined in the recommendation prepared by the City of Lacey Hearings Examiner for the Lacey City Council. The recommendation was signed and dated by the Hearings Examiner on March 3, 2011.

The Lacey City Council's decision is final unless appealed, pursuant to Section 1D "Appeals" of the Development Guidelines and Public Works Standards, to Superior Court within twenty-one days of the issuance of the decision. Any appeals shall be filed no later than April 15, 2011.

The complete case file, including findings, conclusions and conditions of approval, is available for inspection. The file(s) may be reviewed at Lacey City Hall, 420 College Street SE, Lacey, WA 98503. The file is available during normal business hours, typically Monday through Friday, 8:00 am through 5:00 pm. To arrange an appointment to review the file please contact Ryan Andrews, Community Development Department, at 360-491-5642 or in writing at PO Box 3400, Lacey, WA 98509-3400.

Done and dated this March 25, 2011.



Ryan Andrews
Associate Planner, City of Lacey

Cc: Madeline Chaney, Odelia Pacific



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1-800-833-6388

City Council
(360) 491-3214

City Manager
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City Attorney
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Community Development
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Parks & Recreation
(360) 491-0857

Police
(360) 459-4333

Public Works
(360) 491-3212

NOTICE OF PUBLIC HEARING

This is to notify you that the City of Lacey Hearings Examiner will conduct a public hearing on September 30, 2013 at 10am, at Lacey City Hall, 420 College Street SE, in the Council Chambers, for consideration of the following item(s):

Verizon Wireless is proposing to extend an existing 100-foot monopole by 20 feet, add low profile mounting platform and panel antennas and construct a new 15' x 30' area for associated ground equipment at the base of the pole on property zoned Light Industrial – Commercial. The project is located at 1220 Tracey Lane SE, Lacey, WA. Assessor's parcel no. 11822230300. Located in a portion of the NW1/4 of Section 22, Township 18N, Range 1W, W.M.

If you want to state your opinion of this project, please attend the public hearing. Be prepared to speak briefly to the Hearings Examiner. What you say will then become part of the public record. If you cannot come to the public hearing but wish to comment, please write a letter to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. Your letter will become part of the public record if we receive it **before the hearing**.

Information on this project is available at City Hall. Or, you may phone the Community Development Department at (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the business day before the hearing.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT

Samra Seymour, Associate Planner
420 College St. SE
Lacey, WA 98503

**DID YOUR NEIGHBORS RECEIVE THIS NOTICE?
PLEASE SHARE IT WITH THEM**



NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Lacey Hearings Examiner will conduct a public hearing on September 30, 2013 at 10am, at Lacey City Hall, 420 College Street SE, in the Council Chambers, for consideration of the following item:

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The purpose of the public hearing is to give citizens an opportunity to testify to the Hearings Examiner regarding the above proposal. Any interested citizen may testify. Anyone who cannot attend the meeting may give testimony in a letter addressed to: Hearings Examiner, 420 College St. SE, Lacey, WA 98503. If your letter is received before the hearing, it will become part of the public record. Prior to the hearing, information regarding the proposal, including an environmental checklist, may be obtained from the Lacey Community Development Department at City Hall; or you may phone (360) 491-5642.

If you need special accommodations to participate in this meeting, please call us at (360) 491-5642 by 10:00 a.m. the day before the meeting.

LACEY COMMUNITY DEVELOPMENT DEPARTMENT
Samra Seymour, Associate Planner

Do not publish below this line

Please Publish: Friday, September 20, 2013

Send bill to City of Lacey, 420 College St. SE, Lacey, WA 98503.





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**CITY
OF LACEY**

420 COLLEGE STREET SE
LACEY, WA 98503-1238

CITY COUNCIL

VIRGIL CLARKSON
Mayor
JASON HEARN
Deputy Mayor
JEFF GADMAN
LENNY GREENSTEIN
RON LAWSON
CYNTHIA PRATT
ANDY RYDER

CITY MANAGER
SCOTT H. SPENCE

Date: August 15, 2013

To: Samra Seymour, Associated Planner

Re: Transmittal Memorandum dated: August 15, 2013
Verizon Wirelss Tracey Lane Monopole
1220 Tracey Ln. SE

Project #13-159 Parcel #118222 30300

Dear Ms. Seymour:

This letter confirms receipt of the above referenced transmittal memorandum, including site plans for the above referenced project. The submitted site plans have been reviewed in accordance the International Fire Code (2012 Edition), as adopted by the City of Lacey and are approved as submitted without additional requirements.

If you have any questions regarding this review, please call me at (360) 456-7783.

TERRY M. DAVIS
Fire Code Specialist
City of Lacey



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1-800-833-6388

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City Manager
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City Attorney
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(360) 491-3212

Parks & Recreation
(360) 491-0857

Police
(360) 459-4333

Public Works
(360) 491-5600

Fax #
(360) 438-2669





LACEY CITY COUNCIL MEETING November 7, 2013

SUBJECT: Resolution and Inter-local Agreement regarding the Association of Washington Cities Employee Benefit Trust

RECOMMENDATION: Authorize the City Manager to enter into the inter-local agreement between the City of Lacey and the Association of Washington Cities Employee Benefit Trust by Resolution

STAFF CONTACT: Scott Spence, City Manager *SS*
Liz Gotelli, Public Affairs and Human Resources Director *LG*
Robin Quinn-Dowling, Senior Management Analyst *RQD*

ORIGINATED BY: Public Affairs and Human Resources Department

ATTACHMENTS:

1. [AWC Benefit Trust Resolution](#)
2. [AWC Inter-local Agreement](#)

FISCAL NOTE: There are no anticipated direct budget impacts to signing the inter-local agreement.

PRIOR REVIEW: Council Worksession on October 3, 2013.

BACKGROUND:

The City of Lacey has been a participant of Association of Washington Cities (AWC) Employee Benefits Trust since its inception in 1984. Through the AWC, the City of Lacey has purchased health insurance benefits for its employees and their families. The AWC Employee Benefit Trust Board of Trustees has announced their decision to move to a self-insurance model in 2014 for most of its insurance offerings. This change was directed after years of consideration and review by the Board.

To proceed with the Board's direction, AWC is required to have an inter-local agreement and a resolution from all cities and entities that wish to continue to participate in

the Trust's benefits in 2014. This requirement is set by chapter 200-110 of the WAC and administered by the Washington State Risk Manager. The Washington State Risk Manager is involved with this change because the risk has shifted from the insurance company to the Trust.

The AWC Board has prepared for the potential of high cost claims or unusual frequency of claims by pledging reserve funds pursuant to actuarially established amounts. Additionally, upon the advice of the actuarial consultants at Aon-Hewitt, the Trustees adopted Individual Stop Loss (ISL) policies of \$1.5 million for Regency/Asuris medical plans and \$750,000 for Group Health. The aggregate policy will be for 200% of expected medical claims.

The resolution and inter-local agreement must be adopted no later than November 15, 2013. If the City does not pass the resolution and sign the inter-local agreement, the City will not be eligible for 2014 participation in the AWC Employee Benefit Trust and will have to find other insurance for its employees that is equal to the plans currently provided, based on contractual commitments in current labor contracts. The process to bid and enter into contracts with new providers for health benefits is estimated to take at least a year, and would need to be negotiated with each of the City's three labor unions.

ADVANTAGES:

1. The move to self-insurance will enable AWC to provide cost savings to its member cities and provide more flexibility in benefit offerings in the future. For 2014, the AWC will be able to maintain premiums at the 2013 rates. Had AWC not moved to a self-insured model, premium increases were projected to be at 12% for 2014.
2. The City will continue to have access to high quality health care plans and associated services offered by the Association of Washington Cities Employee Benefit Trust.

DISADVANTAGES:

1. No disadvantages anticipated.

RESOLUTION NO. 1001

CITY OF LACEY

A RESOLUTION ADOPTING, THROUGH AN INTERLOCAL AGREEMENT, THE HEALTH CARE PROGRAM, MANAGED BY THE ASSOCIATION OF WASHINGTON CITIES EMPLOYEE BENEFIT TRUST.

WHEREAS, the Association of Washington Cities Employee Benefit Trust (the "Trust") is an entity to which contributions by cities and towns and non-city entities organized and existing under the Constitution or laws of the State of Washington and who are members of the Trust ("Participating Cities and Towns," and "Participating Non-City Entities") and their employees can be paid and through which the Board of Trustees of the Trust ("Trustees") provides one or more insured health and welfare benefit plans or programs to Participating Cities and Towns' and Non-City Entities' employees, their dependents and other beneficiaries ("Beneficiaries"), on whose behalf the contributions were paid; and

WHEREAS, the Trust qualifies as a voluntary employee beneficiary association within the meaning of Section 501(c)(9) of the Internal Revenue Code, providing for the payment of life, sick, accident or other benefits to Beneficiaries; and

WHEREAS, the Trust and Participating Cities and Towns and Non-City Entities have determined that it is in the best interest of Participating Cities and Towns and Non-City Entities to jointly self-insure certain health benefit plans and programs for Beneficiaries through a designated account within the Trust, while at the same time having the Trust continue as the entity to which other insured health and welfare benefit program contributions are paid and through which insured health and welfare benefit plans and programs are provided to Beneficiaries; and

WHEREAS, it appears economically feasible and practical for the parties to do so; and

WHEREAS, Chapter 48.62 RCW provides that two or more local government entities may, by Interlocal agreement under chapter 39.34 RCW, jointly self-insure health benefit plans and programs, and/or jointly hire risk management services for such plans or programs by any one or more of certain specified methods; and

WHEREAS, the Association of Washington Cities Employee Benefit Trust Interlocal Agreement (the "Interlocal Agreement") attached hereto creates a joint self-insured health and welfare benefit program (the "Health Care Program") to be administered by the Trustees for the purposes of providing self-insured health benefits to Beneficiaries; and

WHEREAS, WAC 200-110-030 requires every local government entity participating in a joint self-insurance health and welfare benefit program to adopt such program by resolution; and

WHEREAS, Chapter 48.62 requires Health Care Program assets to be managed consistent with existing authority over use of municipal funds in RCW 35.39.030. The Trust will manage Health Care Program reserves in compliance with Chapter 48.62 RCW; RCW 35.39.030, and the Health Care Program Investment Policy; and

WHEREAS, all premium contributions for use in the Health Care Program are deposited into a designated account within the Trust, the Health Care Program Account (the "HCP Account"), and the HCP Account represents a pool of funds that is independent of all other Trust or AWC funds; and

WHEREAS, the Trust intends to manage the HCP Account assets in compliance with federal and state laws and the Interlocal Agreement; and

WHEREAS, the **City of Lacey** believes it is in the best interest of the Health Care Program to allow the Trust to manage the HCP Account;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

1. The Interlocal Agreement creating the Health Care Program is hereby adopted.
2. That by adopting such Agreement, the City of Lacey acknowledges that it shall be subject to assessments as required by the Health Care Program.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,
this 7th day of November, 2013.

CITY COUNCIL

By _____
Mayor

Attest:

Approved as to form:

City Clerk

City Attorney

**ASSOCIATION OF WASHINGTON CITIES EMPLOYEE BENEFIT TRUST
HEALTH CARE PROGRAM
INTERLOCAL AGREEMENT**

This Agreement is made and entered into in the State of Washington by and among the Association of Washington Cities Employee Benefit Trust (the "Trust") and cities and towns, and non-city entities organized and existing under the Constitution or laws of the State of Washington and who are members of the Trust ("Participating Cities and Towns," or "Participating Non-City Entities"), all of whom are signatories to this Agreement.

RECITALS

WHEREAS, the Trust is an entity to which contributions by Participating Cities and Towns and Non-City Entities (defined below) and Participating Employees (defined below) are paid and through which the Board of Trustees provides one or more insured health and welfare benefit plans or programs to Participating Employees, their covered dependents and other beneficiaries ("Beneficiaries"), on whose behalf the contributions were paid; and

WHEREAS, the Trust qualifies as a voluntary employee beneficiary association within the meaning of Section 501(c)(9) of the Internal Revenue Code ("VEBA"), providing for the payment of life, sick, accident or other benefits to Beneficiaries; and

WHEREAS, the Trust and the Participating Cities and Towns have determined that it is in the best interest of Participating Cities and Towns to jointly self-insure certain health benefit plans and programs for Beneficiaries through a designated account within the Trust, while at the same time having the Trust continue as the entity to which health and welfare benefit plan or program contributions are paid and through which insured health and welfare benefit plans and programs are provided to Beneficiaries; and

WHEREAS, it appears economically feasible and practical for the parties to this Agreement (defined below) to do so; and

WHEREAS, Chapter 48.62 RCW provides that two or more local government entities may, by Interlocal agreement under Chapter 39.34 RCW, jointly self-insure health benefit plans and programs, and/or jointly hire risk management services for such plans or programs by any one or more of certain specified methods; and

WHEREAS, each local government entity that is a signatory hereto, as required by WAC 200-110-030, acts upon the authority of a resolution adopting this Agreement and the Health Care Program (defined below) created herein;

NOW, THEREFORE, for and in consideration of all of the mutual benefits, covenants and agreements contained herein, the parties hereto agree as follows:

ARTICLE 1

DEFINITIONS

The following are definitions of terms used in the Agreement. Unless indicated otherwise, other terms are defined where they are first used. Defined terms are capitalized when used in the defined context.

- 1.1 **Agreement** means this Interlocal Agreement entered into under the authority of Chapter 39.34 RCW and as required by RCW 48.62.031(2) between the Trust and Participating Employers.
- 1.2 **Association of Washington Cities** or **AWC** means the Association of Washington Cities, a not-for-profit membership association established pursuant to the laws of the state of Washington for the purpose of providing various services to and on behalf of its member cities.
- 1.3 **Association of Washington Cities Employee Benefit Trust** or the **Trust** means the trust and all property and money held by such entity, including all contract rights and records, established for the sole purpose of providing life, sick accident or other health and welfare benefits to Participating Employees, their covered dependents and other beneficiaries, and which is approved by the Internal Revenue Service as a VEBA.
- 1.4 **Employee Benefits Advisory Committee** or **EBAC** means the committee defined in Article V of the Trust Agreement that may be delegated responsibility by the Board of Trustees, including but not limited to: overseeing the operations of the Health Care Program, analyzing and developing annual premium levels and benefit coverage changes for recommendation to the Board of Trustees and performing other duties necessary to ensure that the needs of Participating Employers are met and the long-term financial health of the Health Care Program is maintained.
- 1.5 **Health Care Program** means the joint self-insurance program offering self-insured health benefit options through the HCP Account.
- 1.6 **HCP Account** means a designated account within the Trust and created by this Agreement, the Trust Agreement and Trust Health Care Program policies all under the authority of Chapter 48.62 RCW to provide self-insured health benefits to Participating Employees, their covered dependents and other beneficiaries and further described in Article 6.
- 1.7 **Non-City Entity** means any public agency, public corporation, intergovernmental agency or political subdivision, within the state of Washington that meets the requirements of Article IX, Section 1(c)(ii) and (iii) of the Trust Agreement for participation in the Health Care Program.
- 1.8 **Participating City** means any city or town within the state of Washington that meets the requirements of Article IX, Section 1(a) or Section 1(b) of the Trust Agreement.

- 1.9 **Participating Employee** means any individual employed by a Participating Employer and for whom the Participating Employer makes contributions to the Trust, and any individual who may have been so employed but is subsequently laid off, terminated, or retired.
- 1.10 **Participating Employer** means a Participating City or Non-City Entity that is also a party to this Agreement.
- 1.11 **Resolution** means the resolution adopted by each Participating City or Non-City Entity that authorizes the Health Care Program.
- 1.12 **State Risk Manager** or **Risk Manager** means the risk manager of the Risk Management Division within the Department of Enterprise Services.
- 1.13 **Stop Loss Insurance** or **Reinsurance** means a promise by an insurance company that it will cover losses of the Health Care Program over and above an agreed-upon individual or aggregated amount, which definition shall be modified by any changes to the definition of stop loss insurance in WAC 200-110-020.
- 1.14 **Third-Party Administrator** means the independent association, agency, entity or enterprise which, through a contractual agreement, provides one or more of the following ongoing services to the Health Care Program: pool management or administration services, claims administration services, risk management services, or services for the design, implementation, or termination of an individual or joint self-insurance program.
- 1.15 **Trust Agreement** means the Trust Agreement Governing the Trust amended and restated July 1, 2013, and any subsequent amendments thereto.
- 1.16 **Trustees** or **Board of Trustees** means the following individuals and their successors, who together, govern the Trust and the Health Care Program:
- 1.16.1 the AWC President and the AWC Vice President;
 - 1.16.2 the EBAC Chair and the EBAC Vice Chair; and
 - 1.16.3 an individual elected pursuant to the procedures in Article III, Section 5 of the Trust Agreement to serve as the trustee from one of the following regions:
 - (a) North East Region (known as the “North East Region Trustee”);
 - (b) North West Region (known as the “North West Region Trustee”);
 - (c) South East Region (known as the “South East Region Trustee”); and
 - (d) South West Region (known as the “South West Region Trustee”).

Individuals from Non-City Entities are not eligible to serve as Trustees.

ARTICLE 2

PURPOSE

This Agreement is entered into for the purpose of authorizing the Health Care Program created by the Trust to provide self-insured health benefits to Participating Employees, their covered dependents and other beneficiaries. The Health Care Program shall comply with the statutory provisions found in Chapters 48.62 and 39.34 RCW and the regulatory requirements contained in WAC 200-110 applicable to joint self-insurance programs.

ARTICLE 3

PARTIES

Each party to this Agreement certifies that it intends to participate in the Health Care Program. Participating Employers are signatories of this Agreement to become effective on a date to be mutually determined (the "Effective Date") and with such other Participating Cities and Non-City Entities as may later be added to and become signatories to this Agreement.

ARTICLE 4

DURATION OF AGREEMENT

- 4.1 This Agreement shall become effective on the Effective Date.
- 4.2 This Agreement shall have perpetual duration unless terminated as hereinafter provided.

ARTICLE 5

MEMBERSHIP COMPOSITION

The Health Care Program shall be open to Participating Cities and Non-City Entities. Participation in the Health Care Program is voluntary and not a requirement of AWC membership. The Board of Trustees shall provide for the reasonable admission of new Participating Cities and Non-City Entities.

ARTICLE 6

HCP ACCOUNT

- 6.1 All premium contributions by Participating Employers, Non-City Entities and Participating Employees for use in the Health Care Program are deposited into the HCP Account.
- 6.2 The HCP Account represents a pool of funds that is independent of all other Trust or AWC funds and independent of all other Participating Employer and Non-City Entity funds. The funds deposited into the HCP Account are held, managed and expended only for the Health Care Program and reasonable expenses, consistent with applicable state

and federal statutes and rules governing joint self-insurance programs and self-insurance programs generally.

- 6.3 The HCP Account is subject to audit by the State Auditor's Office.

ARTICLE 7

TRUSTEE POWERS RELATED TO HEALTH CARE PROGRAM

The Board of Trustees is provided with the powers and functions established under RCW 48.62.031 to accomplish the following:

- 7.1 Promote the economical and efficient means by which health benefits coverage is made available to Participating Employers and Non-City Entities and provided to Participating Employees, their covered dependents and other beneficiaries;
- 7.2 Protect the financial integrity of the Health Care Program through purchase of Stop Loss Insurance or Reinsurance in such form and amount as needed;
- 7.3 Contract for or otherwise provide risk management and loss control services;
- 7.4 Contract for or otherwise provide legal counsel for the defense of claims and other legal services;
- 7.5 Consult with the state insurance commissioner and the State Risk Manager;
- 7.6 Obligate the Participating Employers and Non-City Entities to pledge revenues or contribute money to secure the obligations or pay the expenses of the Health Care Program, including the establishment of a reserve or fund for coverage; and
- 7.7 Exercise all other powers and perform all other functions reasonably necessary to carry out the purposes of the Health Care Program, Chapter 48.62 RCW and Chapter 200-110 WAC.

ARTICLE 8

ORGANIZATION OF HEALTH CARE PROGRAM

- 8.1 The operations of the Health Care Program are managed by the Board of Trustees or its delegates. The Trustees or any delegates review and analyze Health Care Program-related matters and make operational decisions regarding premium contributions, reserves, plan options and benefits in compliance with Chapter 48.62 RCW.
- 8.2 The Board of Trustees has decision authority consistent with the Trust Agreement, Health Care Program policies, Chapter 48.62 RCW and Chapter 200-110 WAC.

ARTICLE 9

RESPONSIBILITIES OF THE TRUSTEES

- 9.1 The Board of Trustees shall discharge its responsibilities under this Agreement as follows:
- 9.1.1 Provide for the efficient management and operation of the Health Care Program;
 - 9.1.2 Provide for health benefit coverage options for Participating Employees, their covered dependents and other beneficiaries;
 - 9.1.3 Determine the level of Stop Loss Insurance or Reinsurance coverage for claims expenses above the amounts deemed appropriate for self-insurance;
 - 9.1.4 Ensure that the Health Care Program meets required state and federal statutes and rules;
 - 9.1.5 Contract with vendors required to meet the responsibilities established by the Trust Agreement, Health Care Program policies, and applicable state and federal statutes and rules;
 - 9.1.6 Maintain the balance between meeting the Health Care Program needs of Participating Employers and the long-term financial integrity of the Health Care Program;
 - 9.1.7 Prepare an annual financial report on the operations of the Health Care Program; and
 - 9.1.8 Provide for other services deemed appropriate by the Board of Trustees to meet the purposes of this Agreement.
- 9.2 The Board of Trustees may delegate the responsibilities described in this Article 9 to the EBAC or other delegates at its complete discretion.

ARTICLE 10

RESPONSIBILITIES OF THE PARTICIPATING EMPLOYERS

In order to participate in the Health Care Program, Participating Employers shall:

- 10.1 Be a Participating City or Non-City Entity in good standing and comply with the requirements of admission or qualification as established by the Board of Trustees;
- 10.2 Adopt this Agreement by Resolution, agreeing to its terms and provisions;
- 10.3 Submit the Resolution and Agreement to the Trust;

- 10.4 Read the terms, conditions and representations set forth in the application agreement related to participation in the Health Care Program;
- 10.5 Designate an employee of the Participating Employer to be a contact person for all matters relating to the Participating Employer's participation in the Health Care Program;
- 10.6 Pay premiums for the Health Care Program to the Third-Party Administrator no later than the tenth day of the month in which the premium is due;
- 10.7 By formal action of the legislative body of the Participating Employer, approve policies and procedures necessary to secure protected health information ("PHI") in accordance with Chapter 70.02 RCW and the Health Insurance Portability and Accountability Act ("HIPAA") privacy and security rules, codified at 45 C.F.R. Parts 160-164;
- 10.8 Provide the Health Care Program with such information or assistance as is necessary for the Health Care Program to meet its responsibilities under this Agreement; and
- 10.9 Cooperate with and assist the Health Care Program and any insurer of Stop Loss Insurance or Reinsurance, in all matters relating to the administration and operation of the Health Care Program and all matters relating to this Agreement.
- 10.10 Comply with all bylaws, rules, regulations and policies adopted by the Board of Trustees relating to the Health Care Program.

ARTICLE 11

RESERVE FUND INVESTMENT

All reserve fund investments from the HCP Account shall be made in a manner that is consistent with RCW 48.62.111, Chapter 39.59 RCW, WAC 200-110-090 and the Health Care Program Investment Policy.

ARTICLE 12

FINANCIAL RECORDS

- 12.1 The Board of Trustees shall develop estimated revenue and expenditures to establish a budget for each fiscal year covering January 1 through December 31 annually. Actual Health Care Program revenues and expenditures shall be monitored monthly by the Board of Trustees and reported at its quarterly meetings.
- 12.2 The accounting records of the Health Care Program are maintained in accordance with methods prescribed by the State Auditor's office under the authority of Chapter 43.09 RCW. The Health Care Program also follows applicable accounting standards established by the Governmental Accounting Standards Board ("GASB"). Year-end financial reporting is done on an accrual basis and submitted to the Office of the State Auditor as required by Chapter 200-110 WAC. Once reviewed and approved by the

Office of the State Auditor the year-end financial report is transmitted to the Office of the State Risk Manager.

- 12.3 Financial records of the Health Care Program shall be subject to audit by the Office of the State Auditor. Year-end financial reports and audit results shall be made available to interested parties. The Health Care Program shall provide financial information as required by state statute and rule to the Office of the State Risk Manager.

ARTICLE 13

PARTICIPATING EMPLOYER TERMINATION AND WITHDRAWAL

- 13.1 A Participating Employer must remain in good standing with the Trust and adhere to the requirements of this Agreement. In the event that a Participating Employer fails to be a Participating City or Non-City Entity in good standing, participation in the Health Care Program shall automatically terminate without notice as shall all health and welfare benefits provided through the Health Care Program.
- 13.2 The Board of Trustees may take action to terminate membership or deny membership in the Health Care Program where it determines that such termination or denial is in the best interest of the Health Care Program
- 13.3 When a Participating Employer's eligibility in the Health Care Program is affected due to merger or annexation, the affected Participating Employer may petition the Board of Trustees to remain in the Health Care Program.
- 13.4 A Participating Employer may only withdraw its participation in the Health Care Program at the end of the calendar year and must provide written notice to the Trust at least thirty-one (31) days in advance of the end of the calendar year (December 31st).
- 13.5 In the event of withdrawal or non-renewal, the Health Care Program will cover any of the Participating Employer's remaining outstanding Health Care Program claims expenses incurred prior to the Participating Employer's withdrawal from or non-renewal in the Health Care Program.
- 13.6 No Participating Employer, because of withdrawal or any other reason, has any right or interest in the HCP Account because of its nature as a rate stabilization fund. In the event any Participating Employer withdraws from the Health Care Program, its Participating Employees, their covered dependents and other beneficiaries and any Consolidated Omnibus Budget Reconciliation Act of 1985 as amended (COBRA) participants and contract personnel and dependents approved by the Board of Trustees, shall forfeit all right and interest to the HCP Account.

ARTICLE 14

TERMINATION OF HEALTH CARE PROGRAM

- 14.1 In the event the Health Care Program is terminated, the Board of Trustees shall distribute the remaining funds in the HCP Account to the Trust or any successor association authorized by Chapter 39.34 RCW for like purposes for use in any program with similar purposes.
- 14.2 Upon termination, this Agreement and the HCP Account shall continue for the purpose of paying remaining outstanding claims and expenses and fulfilling all other functions necessary to complete the business of the Health Care Program.

ARTICLE 15

MEETINGS, NOTICES AND COMMUNICATIONS

- 15.1 The Board of Trustees and the EBAC, if any responsibilities for Trust management have been delegated thereto, shall provide notice of their regular and special meetings and hold their meetings in accordance with Chapter 42.30, RCW Open Public Meetings Act.
- 15.2 Communications with Participating Employers may occur using mail, email or posting on the Health Care Program website. The website shall be partitioned to provide information for the general public and information specific to Participating Employers and their employees.
- 15.3 Communications may come directly from the Health Care Program, through the Third-Party Administrator or through another vendor on behalf of the Health Care Program.

ARTICLE 16

AMENDMENTS TO INTERLOCAL AGREEMENT

- 16.1 The Board of Trustees shall review and analyze any proposed amendment to this Agreement. An amendment may be proposed for review by any party to this Agreement.
- 16.2 The Board of Trustees upon its discretion may take action by resolution on any amendment at any regular meeting of the Board of Trustees.

ARTICLE 17

PROHIBITION ON ASSIGNMENT

- 17.1 No Participating Employer may assign any right or claim of interest it may have under this Agreement.

- 17.2 No creditor, assignee or third-party beneficiary of any employer shall have the right, claim or title to any party, share, interest, premium or asset of the Trust, HCP Account or the Health Care Program.

ARTICLE 18

HEALTH CLAIM DISPUTES AND APPEALS

In the event that a dispute arises over a health claim, the procedures, adjudication requirements and administrative remedies shall be found in the Health Care Program's plan document applicable to the Health Care Program covering the claimant.

ARTICLE 19

PLAN ADMINISTRATION DISPUTES AND APPEALS

- 19.1 In the event that a dispute arises between a Participating Employer and the Health Care Program, the Participating Employer shall document the circumstances causing the dispute and submit a written request for review of the disputed circumstances to the Board of Trustees. Upon review of such information, the Board of Trustees shall attempt to resolve the dispute.
- 19.2 If the Board of Trustees' resolution to the dispute is deemed unsatisfactory, then alternative dispute resolution through mediation or binding arbitration may be necessary.

ARTICLE 20

ENFORCEMENT OF TERMS OF AGREEMENT

- 20.1 The Board of Trustees may enforce the terms of this Agreement.
- 20.2 In the event legal action is initiated to enforce any term or provision of this Agreement against any present or previous Participating Employer, the prevailing party shall receive such reimbursement of costs as the court deems reasonable for attorneys' fees and costs related to the relevant legal action.

ARTICLE 21

DEFAULT

- 21.1 If any Participating Employer fails to perform any term or condition of this Agreement and such failure continues for a period of sixty (60) days after the Board of Trustees has given the Participating Employer written notice describing such failure, the Participating Employer shall be considered in default.
- 21.2 Upon default, the Board of Trustees may immediately cancel the Participating Employer's participation in the Health Care Program without additional notice or exercise some other remedy otherwise provided by law.

- 21.3 The rights and remedies of the Board of Trustees are cumulative in nature and pursuit of any particular remedy shall not be deemed an election of remedies or a waiver of any other remedies available hereunder or otherwise available by law.

ARTICLE 22

NO WAIVERS

No waiver or forbearance of a breach of any covenant, term, or condition of this Agreement shall be construed to be a waiver or forbearance of any other or subsequent breach of the same or of any other covenant, term or condition, and the acceptance of any performance hereunder, or the payment of any sum of money after the same has become due or at a time when any other default exists hereunder, shall not constitute a waiver or right to demand payment of all sums owing or a waiver of any other default then or thereafter existing.

ARTICLE 23

CONTRACT MANAGEMENT

The Health Care Program shall designate a person to whom the State Risk Manager shall forward legal process served upon the Risk Manager; **The AWC Chief Executive Officer** (designee or successor). **The Health Care Program Director** shall be responsible for and shall be the contact person for all communications regarding the performance of this Agreement.

ARTICLE 24

SEVERABILITY

If any provision of this Agreement or any provision of any document incorporated by reference shall be held invalid, such invalidity shall not affect the other provisions of this Agreement which can be given effect without the invalid provision, if such remainder conforms to the requirements of applicable law and the fundamental purpose of this Agreement, and to this end the provisions of this Agreement are declared to be severable.

ARTICLE 25

COUNTERPART COPIES

This Agreement may be signed in counterpart or duplicate copies and any signed counterpart or duplicate copy shall be equivalent to a signed original for all purposes.

ARTICLE 26

HEADINGS

The Article and Section headings in this Agreement are inserted for convenience only and are not intended to be used in the interpretation of the contents of the Articles and Sections they introduce.

ARTICLE 27

AGREEMENT COMPLETE

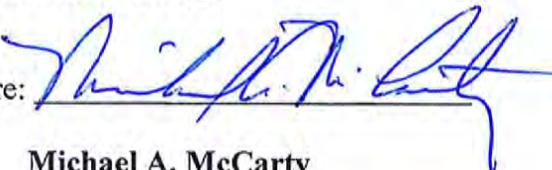
This Agreement and the documents referenced herein contains all the terms and conditions agreed to by the parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind the parties hereto.

[Signature page follows]

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement.

Association of Washington Cities
Employee Benefit Trust

Participating Employer

Signature: 

Name: **Michael A. McCarty**

Title: Chief Executive Officer

Date: August 30, 2013

Signature: _____

Name (print): _____

Title: _____

Date: _____

Effective Date: January 1, 2014



Lacey City Council Meeting
November 7th, 2013

SUBJECT: Amendment to LMC 9.28.020, LMC 9.52.010, LMC 9.52.020, and LMC 14.40.020 to address "Graffiti" and ease its removal from areas visible to the public.

RECOMMENDATION: Amend LMC sections 9.28.020, 9.52.010, 9.52.020, and 14.40.020 (changes in red - attached)

STAFF CONTACT: Scott Spence, City Manager 
Dave Schneider, Asst. City Attorney 
Dusty Pierpoint, Police Chief 
Joe Upton, Police Commander 

ORIGINATED BY: City Manager and Police Department

ATTACHMENTS: [Proposed Ordinance](#)

**BUDGET IMPACT/
SOURCE OF FUNDS:** Additional workload should be manageable with current Police, Public Works, and Code Enforcement staffing.

**PRIOR COUNCIL/
COMMISSION/
COMMITTEE REVIEW:** General Government and Public Safety Committee, 8/16/2013

BACKGROUND: The Lacey Police Department has used Senior Patrol volunteers to operate an inmate work crew to remove graffiti during summer months from public property and private property with the owner's permission. Paint for cover-up of graffiti has been donated by local businesses. The inmate work crew is only able to remove graffiti during summer months as they are unable to operate power equipment and the surfaces must be dry for paint or graffiti removal chemicals to be effective.

Inmate work crews are able to remove graffiti from wood and smooth metal or plastic surfaces only. Since the inmate work crews are limited to approximately 3 to 4 hours of work time, only smaller areas covered with graffiti can be cleaned.

The Lacey Public Works Department has assisted in the clean-up of graffiti on several occasions where specialized equipment such as a sand blaster was needed. The Public Works Department has also cleaned up graffiti covering larger areas of fencing and walls that the inmate work crews could not address. In addition, the Lacey Public Works Department has power tools that allow them to remove graffiti from rock, brick, cinder blocks, and other surfaces. The Lacey Police Department and Public Works have, so far, relied on voluntary permission from homeowners and donated supplies to remove graffiti from private property. It is suggested that the LMC be amended to increase options available for graffiti cleanup.

Proposed changes to LMC 9.28.020, the criminal malicious mischief statute, authorizes court ordered restitution ordered payable to the City of Lacey in the event the City takes actions to remove graffiti. Proposed changes also criminalize the possession of spray paint in public areas by persons under 21 years of age.

The other LMC changes will allow graffiti visible from a public or quasi-public place to be declared a public nuisance (9.52.010) and dealt with through the existing abatement process (Chapter 14.40) if the property owner declines to clean up the graffiti within a reasonable time.

It is also suggested that a program be initiated between the Lacey Police Department, Public Works Department, and Code Enforcement to rapidly remove graffiti from both public and private areas within the city. A suggested framework would be as follows:

1. Upon receiving a report of graffiti, the Police Department would complete a Graffiti Report Form documenting the location and specifics of the graffiti.
2. This form would then be forwarded to Senior Patrol Officers for contact with the property owner for them to voluntarily clean up the graffiti.
3. If no contact can be made, a door hanger requesting the owner of the property remove the graffiti within two weeks would be left. The door hanger would include information on methods of graffiti removal and prevention.
4. If the owner requires financial or physical assistance in removing the graffiti, the inmate work crew may be used to help.
5. If the graffiti is still there after the two week deadline, the Police Department would respond to the site and attempt to gain a signed waiver allowing the city personnel to go onto the property and remove the graffiti. In these cases, the City of Lacey would replace the property owner as the "victim" of the graffiti for restitution purposes if a suspect is apprehended.
6. If a waiver cannot be obtained, the Graffiti Report Form would be turned over to Code Enforcement who could then bring the applicable LMC's to bear - either declare it a nuisance and abate the property or deal with the matter through civil sanction under existing property code law.

A webpage would be added to the City of Lacey Police Department website specifically addressing graffiti.

The Police Department also contacted the Lacey Chamber of Commerce to ask for input from members. No negative comments were received concerning proposed changes.

ADVANTAGES:

1. Allows courts to order restitution payable to the City of Lacey when the City takes action to clean up graffiti.
2. Declaring graffiti a nuisance (LMC 9.52.010) allows Code Enforcement to abate private properties that allow graffiti to be displayed to the public (LMC 14.40).
3. The City of Lacey should see a decrease in visible graffiti.
4. The City of Lacey may recoup money from offenders to help offset the cost of labor and supplies used to remove graffiti.
5. The City of Lacey will have a mechanism to officially deal with problem graffiti spots where the owners are absent or unwilling to assist in removing the nuisance.

DISADVANTAGES:

1. Workload may increase for Police Crime Prevention Officer, Public Works personnel, and Code Enforcement Officer.

ORDINANCE NO. _____

CITY OF LACEY

AN ORDINANCE RELATING TO THE CLEAN UP OF GRAFFITI, AMENDING SECTIONS 9.28.020, 9.52.010, 9.52.020 AND 14.40.020 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY,

WASHINGTON, as follows:

Section 1. Section 9.28.020 of the Lacey Municipal Code is hereby amended to read as follows:

9.28.020 Malicious mischief.

A. A person is guilty of malicious mischief if:

1. He knowingly and maliciously causes physical damage to the property of another in an amount not exceeding \$750.00; or
2. Affixes "graffiti," as defined in LMC 14.40.020, to any surface of public or private property.

~~Writes, paints, or draws any inscription, figure, or mark of any type on any public or private building or other structure or any real personal property owned by any other person unless the person has obtained the express permission of the owner or operator of the property, causing physical damage in an amount not exceeding \$750.00.~~

B. For the purposes of this section, "physical damage," in addition to its ordinary meaning, shall include:

1. Alteration, damage or erasure of records, information, data or computer programs which are electronically recorded for use in computers; and
2. Removal, alteration or defacing of any street sign, legal notice, official bulletin, poster or advertisement without lawful authority or consent of the owner; and
3. Cutting, altering, changing, removing, disconnecting or connecting with any wire, main, pipe, stopcock, meter, hydrant, valve, pump, conduit or cable without lawful authority; and
4. Posting or attaching any bills, handbills, posters or placards upon any post, fence, tree, building or other structure without lawful authority or consent of the owner.

C. Restitution—Community service.

1. The court may order any violator under this chapter to make restitution to the victim for damages or loss caused by the violator's offense in the amount or manner determined by

the court. For purposes of this section, if the city uses its funds and/or other resources to remove graffiti from city-owned property or, in agreement with the owner, from non-city owned property, the city shall be considered a victim for purposes of restitution.

2. In lieu of, or as part of, the penalties specified in this chapter, a violator may be required to perform community service as described by the court. Reasonable effort shall be made to assign the violator to a type of community service that is reasonably expected to have the most rehabilitative effect on the violator, such as community service that involves graffiti removal.

D. Use of public funds for graffiti removal.

Whenever the city becomes aware of or is notified and determines that graffiti is located on publicly or privately owned property visible from premises open to the public, the city is authorized to use public funds for the removal of graffiti, or for the painting or repairing of the graffiti, but shall not authorize or undertake to provide for the painting or repair of any more extensive area than that where the graffiti is located, unless it is determined in writing that a more extensive area is required to be repainted or repaired in order to avoid an aesthetic disfigurement to the neighborhood or community, or unless the property owner or responsible party agrees to pay for the costs of repainting or repairing the more extensive area. All aspects of graffiti removal are at the discretion of the city including, but not limited to, the method of and material used for repair.

E. Possession of Spray Paint in a Public Area

1. It shall be unlawful for any person under 21 years of age to possess spray paint while in or upon any public facility, park, playground, swimming area, recreation facility, or other public building or structure owned or operated by the City of Lacey without prior authorization from a representative of the City of Lacey.
2. Possession of spray paint in a public area is a misdemeanor.

F. Malicious mischief is a gross misdemeanor.

Section 2. Section 9.52.010 of the Lacey Municipal Code is hereby amended to read as follows:

9.52.010 Nuisances declared.

The following conditions, acts, omissions and activities are declared to be harmful to the health, safety, peace, comfort or welfare of the citizens of the city and to constitute public nuisances:

- A. The operation of a motorcycle or motor-driven cycle or other vehicle in such a manner or in such location either as a single unit or in conjunction with the operation of other motorcycles or motor-driven cycles and/or other vehicles so as to create a safety hazard for young children or an unreasonable disruption of the peace and comfort of the occupants of residential dwellings;
- B. All unoccupied buildings which have not been securely closed against entry by those having no interest in the property and all buildings or structures which by reason of abandonment, decay, dilapidation or damage by fire, the elements or any other cause have become harmful to

the health, safety, peace, comfort or welfare of the public, or unsafe for the purpose or purposes for which the buildings or structures are being used.

C. The accumulation of garbage and refuse not disposed of in accordance with Chapter 8.04 of the Lacey Municipal Code, or the accumulation of a motor vehicle or motor vehicles incapable of being operated or unlicensed for the current year, parts, glass, old appliances or parts thereof, old iron or other metal, paper, cardboard, old lumber or wood, old mattresses or other furniture, and all other waste or discarded material or other junk which is not completely fenced off or enclosed from public view and public access;

D. The existence of hazardous vegetation, such as poison oak, poison ivy, deadly nightshade, tansy, ragwort or any similar noxious or toxic weed or plant which is allowed to grow on any property;

E. Loud noise emanating from any source on residentially zoned property which causes disruption of the peace and comfort of the occupants of residential dwellings;

F. The existence of dry grass, weeds, shrubs, trees or other vegetation on property which because of its height or density constitutes a fire hazard or which overhangs any sidewalk, street, or abutting property in such a manner to obstruct or impair the free and full passage along said sidewalk or street or the use of said abutting property.

G. The existence of “graffiti,” as defined in LMC 14.40.020, on any surface which is visible from a public or quasi-public place.

Section 3. Section 9.52.020 of the Lacey Municipal Code is hereby amended to read as follows:

9.52.020 Nuisance maintenance prohibited.

It is unlawful for any person to participate in, cause or maintain, or allow to exist on property owned or occupied by said person, any of those conditions or activities listed in Section 9.52.010. A violation of this chapter as it relates to those activities set forth in 9.52.010(A) and (E) shall constitute a misdemeanor. Allowing those conditions described in 9.52.010(B), (C), (D), ~~and (F) and (G)~~ to exist after the date set for correction by a city enforcement officer pursuant to Chapter 14.40 of this code shall likewise constitute a misdemeanor.

Section 4. Section 14.40.020 of the Lacey Municipal Code is hereby amended to read as follows:

14.40.020 Definitions.

As used in this chapter, unless a different meaning is plainly required:

A. “Abate” means to repair, replace, remove, destroy or otherwise remedy a condition which constitutes a civil violation by such means, in such a manner and to such an extent as the applicable department director determines is necessary in the interest of the general health, safety and welfare of the community.

B. “Act” means doing or performing something.

C. “Applicable department director” means the director of the department or any designated alternate empowered by ordinance or by the city manager to enforce a city of Lacey ordinance or regulation.

D. “Civil violation” means a violation for which a monetary penalty may be imposed as specified in this chapter. Each day or portion of a day during which a violation occurs is a separate violation. Traffic infractions pursuant to Chapter [46.90](#) RCW except RCW [46.90.500](#) through [46.90.565](#) are specifically excluded from the application of this chapter.

E. “Development” means the erection, alteration, enlargement, demolition, maintenance or use of any structure or the alteration or use of any land above, at or below ground or water level, and all acts authorized by a city of Lacey regulation.

F. “Emergency” means a situation which the applicable department director determines requires immediate action to prevent or eliminate a threat to the health or safety of persons or property.

G. “Graffiti” means any unauthorized inscription, word, figure, painting or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any surface of public or private property which is visible from a public or quasi-public place.

~~G~~H. “Hearings examiner” means the Lacey hearings examiner and the office thereof established pursuant to LMC [2.30.010](#).

~~H~~I. “Omission” means a failure to act.

~~I~~J. “Person” means any individual, firm, association, partnership, corporation or any entity, public or private.

~~J~~K. “Person responsible for the violation” means any person who is required by the applicable regulation to comply therewith, or who commits any act or omission which is a civil violation or causes or permits a civil violation to occur or remain upon property in the city, and includes but is not limited to the owner(s), lessor(s), tenant(s), or other person(s) entitled to control, use and/or occupy property where a civil violation occurs.

~~K~~L. “Regulation” means and includes the following as now or hereafter amended:

1. Chapters [16.75](#) and [16.78](#) (Sign Code), [8.04](#) (Garbage and Refuse Storage and Disposal), [9.52](#) (Nuisances), and [14.38](#) LMC (Noise Control); LMC Titles [12](#) (Streets and Sidewalks Codes), [13](#) (Water and Sewage Codes), [14](#) (Buildings and Construction Codes), [15](#) (Subdivision Code), and [16](#) (City Zoning Code);

2. City of Lacey development guidelines and public works standards, as adopted by Ordinance No. 893², as now or hereafter amended;
3. All standards, regulations and procedures adopted pursuant to the above; and
4. The terms and conditions of any permit or approval issued by the city, or any concomitant agreement with the city.

EM. “Repeat violation” means a violation of the same regulation in any location by the same person for which voluntary compliance previously has been sought within two years or a Notice of Civil Violation has been issued within two years.

MN. “Violation” means an act or omission contrary to a city of Lacey regulation including an act or omission at the same or different location by the same person, and including a condition resulting from such act or omission.

Section 5. The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY,
 WASHINGTON, at a regularly-called meeting thereof, held this _____ day of
 _____, 2013.

CITY COUNCIL

By: _____
 Mayor

Approved as to form:

 City Attorney

Attest:

 City Clerk

SUMMARY FOR PUBLICATION

ORDINANCE _____

CITY OF LACEY

The City Council of the City of Lacey, Washington, passed on _____, 2013, Ordinance No. _____, entitled "AN ORDINANCE RELATING TO THE CLEAN UP OF GRAFFITI, AMENDING SECTIONS 9.28.020, 9.52.010, 9.52.020 AND 14.40.020 OF THE LACEY MUNICIPAL CODE AND APPROVING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are as follows:

1. The Ordinance amends the criminal malicious mischief section as it relates to graffiti.
2. The Ordinance modifies the City definition of nuisance to include the existence of graffiti which is visible to the public.
2. The Ordinance approves this Summary for publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: _____, 2013.

**UTILITIES COMMITTEE
OCTOBER 4, 2013
4:00 - 4:50 P.M.**

COUNCIL PRESENT: Chair, Jeff Gadman, Andy Ryder, Lenny Greenstein

STAFF PRESENT: Scott Spence, Troy Woo, Peter Brooks, David Schneider, Rick Walk, Tom Palmateer, Carol Litten

Scott Spence, City Manager, requested the Committee amend the agenda to include two items for discussion of a utility billing brochure, and an update on the formation of ULID 22.

COUNCILMEMBER RYDER MOVED TO APPROVE THE AMENDED AGENDA. COUNCILMEMBER GREENSTEIN SECONDED. MOTION CARRIED.

UTILITY BILLING BROCHURE

Erin Keith, Water Resources Specialist, presented the Committee with an informational brochure that will be distributed to Lacey water customers. The purpose of the brochure is to answer questions about utility billing. A brief overview provides information on water, wastewater and stormwater rates, and an explanation of charges found on the City's utility bill. Clarification is provided about the LOTT wastewater treatment fee, which is often confused with the City's sewer charge.

The brochures will be distributed at the Utilities counter and the information is also available on the City's website. The Committee recommended including a LOTT contact number in future editions of the brochure for customers who want additional information about this service.

WHOLESALE WATER SUPPLY AGREEMENT WITH THURSTON PUD

Peter Brooks, Water Resources Manager, stated the water from the well serving the Covington neighborhood, located off of 22 Avenue NE, exceeds the revised EPA contaminant levels for arsenic. As a result, the Thurston Public Utility District No. 1, which provides water service to the Covington neighborhood, had to either add treatment to the well supplying water to the neighborhood or find another water source.

The PUD's initial effort was to have Lacey provide water through an intertie authorized under a water supply agreement. Lacey's Resolution 917, however, was in effect at that time of request, which limited the approval of water connections outside city limits without additional water rights. Without the ability to find another water source, the PUD initiated the design of a water treatment facility. The Washington State Department of Health Office of Drinking Water (DOH) granted the PUD additional time under a

compliance agreement. DOH specified a September 30, 2013, deadline for the completion of the treatment facility.

In May of this year, the Lacey City Council rescinded Resolution No. 917 thus providing an opportunity for the PUD to negotiate a water supply agreement and saving the cost of constructing the treatment facility, which had been designed.

The agreement provides for water supply to the PUD via a master meter and charges the PUD the same rates that would be charged to a comparable number of Lacey out-of-city residential customers. Total water supplied under this agreement equates to 3.3 acre-feet per year to service 15 single-family homes.

COUNCILMEMBER GREENSTEIN MOVED TO FORWARD A RECOMMENDATION TO FULL COUNCIL TO APPROVE THE WHOLESALE WATER SUPPLY AGREEMENT WITH THURSTON PUD. COUNCILMEMBER RYDER SECONDED. MOTION CARRIED.

ULID 22 – TANGLEWILDE EAST & SKOKOMISH WAY

Peter Brooks, Water Resources Manager, provided an update on the formation of ULID 22 in Tanglewilde East (3-B) and Skokomish Way for the construction of wastewater facilities. The estimated cost of the project, if all properties in the district fully connect to the wastewater system, is \$3,776,411. The property owners along Skokomish Way will have the option to fully connect to the system, but will not be required to connect at this time.

A resolution was passed by the Lacey City Council on September 12, 2013, declaring its intent to form a ULID and setting a public hearing date for October 10, 2013. The purpose of the hearing will be to receive input from property owners as to whether the District should be formed allowing the project to proceed.

The City has received a majority vote of 63% with the response from the letters that were sent out to all residents in the Tanglewilde East area. A public hearing has been scheduled for the October 10, 2013 Council meeting at 7 p.m.

Recently, City staff held a pre-hearing public meeting for interested residents regarding the formation of ULID 22, and was surprised by the opposition to forming a ULID from residents on Skokomish Way. Concerns were expressed about the high cost of the ULID (approximately \$28,000 per household and little information about other possible alternatives.

City staff explained to those attending the meeting, that it is not the City's intent to require residents to form a ULID. Under the ULID residents may decline to hookup to sewer from their home to the street at this time, however they would still be responsible for paying for the pipe and lateral estimated at about \$14,000 per home.

Dave Schneider, Assistant City Attorney, stated Council does not have to take action the same evening as the public hearing. If the Council ultimately votes to form the ULID, the residents can appeal. If the Council votes to not form the ULID, it could jeopardize the formation of a ULID for Tanglewilde East (3-B). However, it is possible that a latecomer agreement could be used to finance the ULID.

COMMUNITY RELATIONS & PUBLIC AFFAIRS COMMITTEE
OCTOBER 7, 2013
11:00 – 11:40 A.M.

COUNCIL PRESENT: Chair, Lenny Greenstein, Ron Lawson, Cynthia Pratt

STAFF PRESENT: Scott Spence, Liz Gotelli, Troy Woo, Rick Walk, Carol Litten, Mary Coppin.

COUNCILMEMBER LAWSON MOVED TO APPROVE THE AGENDA. COUNCILMEMBER PRATT SECONDED. MOTION CARRIED.

PLASTIC BAG BAN UPDATE

Liz Gotelli, Public Affairs & Human Resources Director, provided an update on a recommendation by the Solid Waste Advisory Committee to implement a ban on plastic bags in the Thurston County region. Recently, the Thurston County Commissioners and the Tumwater City Council adopted an ordinance that would ban the use of retail plastic bags in 2014. The Olympia City Council is scheduled to take action next week.

In an effort to receive more citizen input, the Lacey City Council has directed staff to schedule several open houses on the issue.

Liz reported that staff has discussed several options to launch a more direct outreach effort to stakeholders, including residents, businesses, and grocery retailers. The following actions are being considered, but the overall plan has not been finalized yet.

- An open house scheduled for November 12 at Chinook Middle School from 5:30-7:00 p.m. The event will be advertised through a utility billing insert. Posting educational information on the city website to explain the proposed ordinance and its impact on the community.
- Conducting a statistically valid survey to poll a sample of Lacey residents to gauge their input with an estimated cost of up to \$2,500.
- Sharing educational information with residents ~~at the~~ through Homeowners Associations.
- Coordinating with grocery retail chains to conduct an informal survey of shoppers in the store for input on a plastic bag ban.
- Working with the Chambers of Commerce to solicit input from members.

Committee members discussed staff recommendations that could provide Council with a sense of what the general public would support. Councilmember Pratt stated that only residents or businesses in Lacey should participate in the process.

Councilmember Greenstein stated that an advisory vote of the people is the only way to get a true sense of what the public will support. He expressed concern about the cost of staff time and materials to conduct surveys and facilitate open houses. He prefers to apply any funding towards the cost of an advisory vote.

COUNCILMEMBER LAWSON MOVED TO BEGIN THE PUBLIC OUTREACH PROCESS AND TO SPEND AND ESTIMATED \$2,500 TO CONDUCT A STATISTICALLY VALID SURVEY. COUNCILMEMBER PRATT SECONDED. COUNCILMEMBERS LAWSON AND PRATT VOTED IN FAVOR OF THE MOTION. COUNCILMEMBER GREENSTEIN OPPOSED THE MOTION. MOTION CARRIED.

Scott Spence, City Manager, stated that staff will initiate the direction provided by the Committee. If the survey will exceed \$2,500, staff will revisit the issue with full Council before moving forward.

**TRANSPORTATION COMMITTEE
OCTOBER 8, 2013
4:00 – 4:45 P.M.**

COUNCIL PRESENT: Chair, Jason Hearn, Virgil Clarkson, Jeff Gadman

STAFF PRESENT: Scott Spence, Scott Egger, Carol Litten, Matt Morales, Dale Mix,
Troy Woo

**COUNCILMEMBER GADMAN MOVED TO APPROVE THE AGENDA. MAYOR CLARKSON
SECONDED. MOTION CARRIED.**

2013 STATE OF THE STREETS REPORT

Matt Morales, Utility Engineer, presented the 2013 State of the Streets Report to the Committee.

In 2003, the Legislature passed a Transportation Efficiencies Bill, which established goals for state and local transportation networks. As part of these provisions, cities are required to report pavement data to the State for arterial and collector streets.

City staff evaluates the pavement conditions of City's streets annually. Each segment of roadway is visually checked for defects and a rating score from 0 to 100 is assigned based on the type, severity and extent of defects present.

The current (2013) Pavement Condition Index (PCI) scores indicate over 96% of Lacey's road system is in good or excellent condition, 2% is in fair condition and 1% is in poor condition. The overall score for the road network is 83%.

The Committee discussed the importance of the Street Overlay Project and related costs in maintaining the current PCI for City streets.

STREET OVERLAY PROJECT UPDATE

Matthew Morales, Utility Engineer, provided an update on the 2013 Street Overlay Project.

The project includes street reconstruction and hot mix asphalt overlay of nine (9) streets to include minor reconstruction, installation of approximately 425 LF of storm sewer conveyance pipe, 685 LF of sewer force main pipe, adjustment of utility appurtenances, striping and other work. Streets that are receiving an overlay include Malibu Drive, Diamond Road, 13th Avenue, Ulery Street, Clearbrook Drive, Bowker Street, 7th Avenue and Alanna Drive.

Matthew reported that work is almost finished on the overlay project. Sewer improvements on Bowker Street are nearing completion and paving is scheduled for mid-October. Once paving and striping is completed on Bowker, the entire 2013 Street Overlay Project will be completed.

MAYOR CLARKSON MOVED TO ADJOURN THE MEETING. COUNCILMEMBER GADMAN SECONDED. MOTION CARRIED.