

**PLANNING DIVISION**  
**TIER 2 TEMPORARY USE PERMIT**

**PROJECT NUMBER:** LUA17-000465, TP

**PROJECT NAME:** Verizon Cell-on-Wheels at Bryant Motors

**PROJECT MANAGER:** Alex Morganroth, Associate Planner

**APPLICANT:** RICK CARDOZA, LDC ENGINEERING  
20210 142nd Ave NE  
Woodinville, WA 98072

**OWNER:** BRYANT MOTORS INC DBA DON A LISA MOTEL, Bryant Motors  
1300 Bronson Way N  
Renton, WA 98055

**LOCATION:** 111 MEADOW AVE N

**DATE OF DECISION:** October 6, 2017

**DATE OF EXPIRATION:** April 6, 2018

**DESCRIPTION:** The applicant is requesting a Tier 2 Temporary Use Permit to install a Verizon Cellular Tower on Wheels (COW), pursuant to Renton Municipal Code Section 4-9-240, on Bryant Motor's property located at 111 Meadow Ave N. The property is located in the Commercial Arterial (CA) zoning designation. As proposed the COW would be located at the SE corner of the vacant property and will be caged for security. The base of the temporary structure would be approximately 6' x 14' in size. The total leased area is approximately 30' x 35'. The COW mast would hold three panel antennas and a microwave antenna. The applicant originally proposed a mast height of 45 feet. In response to comments received during the public comment period, the applicant reduced the height of the mast to 40 feet. Three ecology blocks attached may be required to be attached to the COW by guy lines for stability. In addition, the applicant is proposing the potential use of a temporary generator for emergency situations or events. The site is located within the Wellhead Protection Area Zone 1. No other critical areas are located on site and no ground disturbance activity is proposed. The applicant expects the COW to be in place for approximately 6-9 months, followed by complete removal when additional, permanent wireless communication facilities are installed in the Renton City Center area.

During the two week public comment period, staff received fourteen (14) comments expressing a range of concerns over the proposed temporary use. The comments received were primarily focused on the potential aesthetic impact of the mast and equipment enclosure on the surrounding neighborhood. In addition, multiple neighbors expressed concern over the potential noise associated with the proposed generator. In order to mitigate for the potential visual and noise impacts associated with the temporary use, staff recommends conditions that would allow the applicant to increase network capacity while limiting the aesthetic effects of

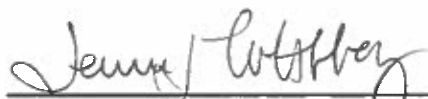
the COW on properties within the surrounding neighborhood by requiring both fence and vegetative screening. In order to mitigate noise impacts from the proposed generators, staff recommends as a condition of approval that the generators are only permitted to operate during emergency events such as a power outage. In order to encourage a rapid transition to permanent Wireless Communication Facilities (WCF) in the City Center, staff recommends as a condition of approval that the applicant applies for the required WCF conditional use permits in a timely manner and proposes to limit this permit to 6 months with a 3 month extension. Permanent facilities would provide improved cellular coverage for residents and businesses in the City of Renton while minimizing negative impacts on surrounding properties.

The Temporary Use Permit is hereby Approved with Conditions\* and subject to the following conditions:

**\*CONDITIONS OF APPROVAL:**

1. A generator shall only be used to power the cell on wheels equipment during an emergency situation or event and shall otherwise remain off for the duration of the temporary use.
2. The applicant shall install a screening fence, such as a slatted chain link fence or cedar fence, six (6) feet in height around the perimeter of the cell on wheels equipment. The fence shall be installed prior to bringing the cell on wheels to the site.
3. The applicant shall install temporary screening landscaping around the perimeter of the screening fence. Temporary landscaping may include potted plants, planters, or similar, and must be approved by the Current Planning project manager prior to installation. The temporary screening landscaping shall be installed prior to bringing the cell on wheels to the site.
4. The applicant shall submit the required land use applications for the three proposed permanent wireless communication facilities in the City Center area within 30 days of the Temporary Use Permit issuance date. If the official land use application has not been received by the City within 30 days of the issuance of this permit, the TUP will be revoked and the cell on wheels shall be removed from the site and the site shall be restored to the original condition.
5. The temporary use shall cease and all associated equipment shall be removed within 10 days of the final building permit inspections for the three permanent wireless communications facilities in the City Center area.
6. Approved Onsite Location: All equipment associated with the cell on wheels shall be located near the southeast corner of the lot (APN 1352300060) in a location approved by the Current Planning project manager prior to installation.
7. The site occupied by the temporary use shall be restored to the original condition when the use ceases to exist.
8. The temporary use permit shall expire six (6) months after the date of issuance. The applicant may request an additional three (3) month extension after the initial six month period. No other extension shall be granted.
9. The height of the mast shall not be greater than 40 feet as measured from grade.

**SIGNATURE:**



Jennifer Henning, Planning Director



Date

DECISION DATE: 10/06/2017

Page 3 of 3

**RECONSIDERATION:** Within 14 days of the decision date, any party may request that the decision be reopened by the approval body. The approval body may modify his decision if material evidence not readily discoverable prior to the original decision is found or if he finds there was misrepresentation or fact. After review of the Reconsideration request, if the approval body finds sufficient evidence to amend the original decision, there will be no further extension of the appeal period. Any person wishing to take further action must file a formal appeal within the 14-day appeal time frame.

**APPEALS:** Appeals of the permit issuance must be filed in writing on or before 5:00 p.m. on October 20 2017. Appeals must be filed in writing together with the required fee with Hearing Examiner, c/o City Clerk, City of Renton, 1055 South Grady Way, Renton, WA, 98057. Appeals to the Examiner are governed by City of Renton Municipal Code Section 4-8-110. Additional information regarding the appeal process may be obtained from the Renton City Clerk's Office, 425-430-6510.

**EXPIRATION:** A Temporary Use Permit is valid for up to one year from the effective date of the permit, unless the Community & Economic Development Administrator or designee establishes a shorter time frame or an applicant can request that a permit be valid beyond the one year expiration, for up to five years at the time of application or prior to permit expiration.

**EXTENSIONS:** Extension requests do not require additional fees and shall be requested in writing prior to permit expiration to the Department of Community & Economic Development Administrator.