

**MID-COUNTY LAND USE ADVISORY COMMISSION  
MEETING MINUTES  
July 9, 2019**

*Minutes of the Mid-County Land Use Advisory Commission (MCAC) are not verbatim; however, audio recordings are available upon request.*

**MEMBERS PRESENT:**

Herb Bickle  
Eric Herde  
Gina Bua  
Giovanni Vendetti

**MEMBERS ABSENT:**

Dan Haire (excused)  
Michael Allen (excused)

Meeting was called to order at 7:00 p.m., postponed from 6:30 waiting for quorum. Roll was taken, and a quorum was present.

**NEW BUSINESS**

**Conditional Use Permit/Site Plan Review/Environmental Review: Horizon Tower  
Application 898738, 908975, 898579**

Applicant: Randy & Susan Hamilton  
Planner: Donna Rhea, donna.rhea@piercecountywa.gov  
Request: Install a 104-ft. tall camouflaged telecommunication tower with associated equipment within a 40-sq. ft. by 40-sq. ft. leased area surrounded by a 6-ft. high chain link fence with 1 foot of barbed wire on top. Located at 6619 100<sup>th</sup> St. E., Puyallup, in the Rural Separator zone classification, Mid-County Community Plan area, and Council District #5.

*Staff presented the case.*

Donna Rhea, Associate Planner, presented the Initial Project Review and summarized the proposal.

**APPLICANT TESTIMONY**

This is a joint project involving Horizon Tower and Verizon Wireless. For now, it will only house Verizon's antennae. This is a challenging area to cover because it is single family with small lots. Landscape architect designed the project.

**PUBLIC TESTIMONY**

Joanne Rogers, 9908 67<sup>th</sup> Ave Ct E, asked if it will be a 5G tower. If so, she would have concerns over health risks for people and animals.

Margaret Hall, 9909 67<sup>th</sup> Ave Ct E, concerns over putting more stuff into the air that we are unfamiliar with.

Kristi Woolley, 9720 67<sup>th</sup> Ave Ct E, concerns over a 5G tower. She is against the tower going in due to health risks. Stated she did not receive a certain notification that her neighbors received. This will affect more than two parcels deep and 300 feet away. Wondered why they want to reduce the screening.

Harold Haskins, 9804 67<sup>th</sup> Ave Ct E, with such a large parcel, the need to reduce the screening seems unnecessary. Questioned how it will affect property values and taxes.

Dolores Barton, 9929 67<sup>th</sup> Ave Ct E, it seems like the south side should still be blocked. Also has concerns about the tower being 5G. Some people are considering moving, and now the tower may deter people from wanting to buy in the area. If she had known this was coming, she would not have bought this house recently.

Susan Hamilton, 6619 100<sup>th</sup> St E, stated the tower is going onto their property. She asked those in the audience to raise their hand if they have and use a cell phone. She asked how many are running on a 5G network.

Susan Pollock, 9812 67<sup>th</sup> Ave Ct E, stated her friend in South Hill who lived near power lines could not sell her house for a year and a half.

*Public testimony closed.*

### **COMMISSION DISCUSSION/QUESTIONS**

- Only Verizon will occupy this tower for now but will be made available to other carriers.
- Future carriers won't be allowed to build another tower because this tower will have capacity to serve.

**Motion made (Herde/Bua) to recommend approval, contingent on receipt of the various reports requested by departments and agencies. Motion carried 3-0 with one abstention.**

### **Commercial Development/Conditional Use Permit: Pierce County Crisis Stabilization Center Application 911472, 911473**

Applicant: Pierce County Facilities Management

Planner: Cory Ragan, cory.ragan@piercecountywa.gov

Request: Construction of an approximate 9,600-sq. ft., single-story structure to be used as a crisis recovery center to serve up to 16 individual patients at any given time. The center will be served by Tacoma Water, Puget Sound Energy, and Pierce County Sanitary Sewer. Located at 1420 112<sup>th</sup> St. E., Tacoma, in the Community Employment zone classification, Mid-County Community Plan area, and Council District #5.

*Staff presented the case.*

Robert Jenkins, Senior Planner, presented the Initial Project Review and summarized the proposal on behalf of Cory Ragan.

### **APPLICANT TESTIMONY**

Christine Phillips made a presentation on behalf of the applicant. She stated the building complied with Mid-County Community Plan architectural standards. They are using calming colors and textures on the interior and exterior.

Ben Dort made a presentation on behalf of the applicant. They are maintaining 14 significant trees to the north. There is an L3 landscape buffer to the east. The project meets parking requirements. The use is 300 feet south of 112<sup>th</sup> Street East and at a lower elevation than the

street. There will be a pedestrian connection to 112<sup>th</sup> Street East. There will be a security fence surrounding the facility.

Libby Catalinich of Pierce County Communications spoke for the applicant. This project is the result of a collaboration with first responders. Pierce County and the facility operator met with the Franklin Pierce School District, first responders, and a variety of community groups. The facility will be run by Recovery Innovations, which has a similar facility in Fife.

#### **PUBLIC TESTIMONY**

No members of the public testified.

*Public testimony closed.*

#### **COMMISSION QUESTIONS/DISCUSSION**

- Does Franklin Pierce School District have concerns over the proximity of the facility to the high school?
  - A: The school district is not opposed to the facility.
- There is a need for this type of facility in the area.

**Motion made (Herde/Bua) to recommend approval of the proposal. *Motion passed unanimously.***

#### **OTHER BUSINESS**

##### **Minutes**

(March 12, 2019)

**Motion made to approve the March 12, 2019 minutes as presented. *Motion passed unanimously.***

Meeting adjourned at 8:00 p.m. –

/ta