



Columbia County Planning Commission
114 South 2nd Street, Dayton, Washington 99328
Meeting Minutes
Monday, March 8, 2021 @ 5:30 PM
Zoom Meeting

- 1) Call to Order
 - a. Chair Chuck Reeves called to order the regular meeting of the Columbia County Planning Commission at 5:33 p.m. via the Zoom meeting platform due to COVID 19 restrictions.
- 2) Roll Call and Establish Quorum
 - a. Commission members: Chuck Reeves, Jason Towery, Peter Paolino, Jay Ball and Bill Carter were present.
Commissioner: Ryan Rundell
Staff: Dena Martin, Planner; Clint Atteberry, Building Official
Public: Kellie Rivera, Attorney, American Tower
- 3) Approval of Meeting Minutes
 - a. February 8, 2021
 - i. *Carter motioned to approve the meeting minutes; Ball seconded.
None opposed, motion carried.*
- 4) Public Hearing
 - a. None.
- 5) Old Business
 - a. Sawn Lumber Update
 - i. Atteberry explained that the local State Building Code Chapter changed managers and the Sawn Lumber ordinance, recently approved by the County Commissioners, was pushed until the March meeting. The ordinance will be reviewed by the SBCC for final adoption at the March 19 meeting.
 - b. Kellie Rivera, an attorney from American Tower specializing in helping jurisdictions with the adoption of Wireless Communication Facilities ordinances and application development, provided input and answered

questions from Commission members. Some of the items discussed included:

- i. An explanation that siting is carrier driven and based on the density of calls in an area. Towers are typically not owned by the carriers, but the carriers rent space.
 - ii. Recommendation that colocation be encouraged and that carriers be required to demonstrate that colocation is not feasible before siting a new tower.
 - iii. FAA regulations require towers over 200 feet to be lit which is why many regulations limit heights to 199 feet.
 - iv. A federal regulation provides for towers built prior to 2016 to be extended 20 feet, if requested.
 - v. Tower owners provide maintenance and towers are graded structurally annually. A falling tower is extremely rare and typically the result of an Act of God.
 - vi. Many jurisdictions require towers between 100 and 150 feet to be separated by one-half mile and towers over 150 feet to be separated by a mile unless colocation is not feasible.
 - vii. Towers can be built with “breakpoints” so that a tower would break at a specific point, such as 50 feet.
 - viii. Recommendation to stick with the Conditional Use Permit process rather than rely strictly on development regulations so that unique situations may be addressed as needed.
 - ix. It is the responsibility of the developer/carrier to determine if a tower could cause radio frequency interference with another tower.
 - x. Public hearings tend to generate public concern about towers causing cancer. All towers must comply with federal regulations and emissions standards so there should be no safety concerns.
- c. Rivera will provide Martin with draft edits to the existing draft Wireless Communications Facility code for Planning Commission review.

- d. Martin presented a PowerPoint presentation on Wireless Communication Facilities, reviewing the types of facilities, placements in the County, previous legislation, and futures concerns and considerations in developing a new code chapter.
- 6) Commissioner Reports
- a. Ball suggested that WCFs in the Urban Growth Area comply with City standards. Martin will contact the City to see if they are developing code for small WCFs.
 - b. Ball expressed concern that conditions at the Northwood RV Park on Highway 12 are deteriorating. Atteberry will review the situation and determine if a warning letter is warranted.
- 7) Planning Manager Report
- a. Area planners met with the Community Council Affordable Housing Task Force regarding how to advocate through the Comprehensive Planning process. The task force may submit docket items or request a slot on the agenda at upcoming meetings. Preservation of mobile home parks is a top priority of the task force.
 - b. The department is in receipt of two Conditional Use Permit applications; one for an agri-tourism business in Huntsville and one to reopen a decommissioned rock pit on King Grade Road.
 - c. Martin discussed the hurdles the new variance process, required to allow wet floodproofing of dedicated agricultural structures, poses to residents and suggested that the County apply for an exception from that process through FEMA. Commission members agreed to pursue that option.
- 8) Comments from the public and items not present on the agenda.
- a. None.
- 9) Adjournment
- a. *Ball motioned to adjourn; Paolino seconded. Reeves adjourned the regular meeting of the Columbia County Planning Commission at 6:32 p.m.*

- b. Next regular meeting: Monday, April 12, 2021 at 5:30 p.m. Location to be determined as COVID restrictions are updated.

April 12, 2021

Chuck Reeves, Chair

Date

Attest:

Dena Martin, Planning Manager

Date