

Ellen Fairleigh

From: Nancy Sears <Nancy.Sears@smartlinkgroup.com>
Sent: Friday, May 7, 2021 12:17 PM
To: Ellen Fairleigh
Subject: RE: PLN51880A CUP/WCF status check

CAUTION: This email originated from outside the City of Bainbridge Island organization. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Ellen, please see below in answer to your questions. Please let me know if there is anything else you need.

- (1) What is the status of the KPHD review? I saw your email to Richard Bazzell asking about taking the future filter plant off the site plan, but I didn't see his reply. Please let me know and I can also contact KPHD to check on status. The KPHD approval is still pending.
Hopefully he will approve today or Monday.
- (2) It's my understanding from your permit submittal that the retaining wall will be constructed by KPUD. Is the plan that KPUD will submit a separate building permit for this work, or will you be including it in your permit submittal?
Initially KPUD was going to do all of the excavation work for the ground equipment but it has just come to our attention that they now want AT&T to do this work. The building permit application that was submitted on 4/29/21 will be revised to reflect this change.
- (3) In reviewing the existing and required landscaping on site, staff will recommend a condition of approval that the landscaping be supplemented on the north side of the parcel along NE Baker Hill road, particularly within the required 10 foot landscaping buffer that was required by the 1992 short plat. Is there some reason that this is not feasible?
If the landscaping required by the 1992 short plat is along the parcel line and outside of the proposed site, it would seem that this would need to be addressed by the property owner, KPUD. The placement of applicant's ground equipment is behind the existing equipment building to the north and is screened by vegetation to the east and west and by the water tank to the south. In addition KPUD has denied any fencing or landscaping of the proposed site due to future development plans.
- (4) FYI- The site plan (Sheet A1.0) indicates that the existing water tower encroaches slightly within the required 15 ft. rear setback as an existing non-conformity. The proposed antennas cannot also encroach into the setback. The site plan currently depicts two antennas encroaching into the rear setback. The staff report will contain a recommended condition of approval that these two antennas be shifted out of the setback.

When submitting for Land Use the applicant requests the maximum number of antenna equipment be permitted, however, the in the building permit submittal only the actual number of antenna and ancillary equipment are shown. In this case, one of the antennas was slightly encroaching on the setback and this has been relocated. Please make no encroachment on the 15' rear setback a condition of approval.
- (5) Request- Could you please send me some supplemental information regarding the placement of the signs shown on Sheet A 4.0? For example, will they be placed on the entrance gate, on the equipment cabinets, near the water tower, etc.? This question was asked by a Planning Commissioner at the Public Participation Meeting and I want to make sure it's addressed. I don't need formal plans, but rather a written emailed narrative is fine.
Required signage will be placed on the equipment cabinets.

- (6) Noise Survey: The noise report states that the nearest properties are 65 feet to the east of the proposed equipment, and 60 feet to the west. However, the submitted site plan depicts that the equipment is 60'6" to the east and 52'7" to the west. Can you please clarify this discrepancy? Does this difference impact the noise levels at these receiving properties?

According to the Acoustical Engineer, sound combines in a nonlinear way, so that when we have more than one piece of equipment we have to assess them together. If you look at the report it shows that two separate cabinets at 65 dBA each combine for a noise source of 68 dBA, not 135 dBA. Because it's a combined source we calculate from the center of that source, because we are no longer looking at 2 65 dBA sources, we're looking at one 68 dBA source. The entire point of the report, and of the calculation, is to show that it will meet at the property line, and the report shows that. For clarification or additional information you may contact Dawn Nelsen, Partner/Admin Manager, SSA Acoustics, LLP, Office: 206.839.0819, Cell: 206.979.6381.

stay safe!



Nancy Sears

Please note email change below



11232 120th Ave NE, Suite 204
Kirkland, WA 98033

Nancy Sears
Sr. LU Specialist

nancy.sears@smartlinkgroup.com

c. 425-444-1434

www.smartlinkgroup.com

From: Ellen Fairleigh <efairleigh@bainbridgewa.gov>

Sent: Wednesday, April 28, 2021 1:33 PM

To: Nancy Sears <Nancy.Sears@smartlinkgroup.com>

Subject: RE: PLN51880A CUP/WCF status check

Hi Nancy,

Thank you. I have one additional question. My apologies for not including this in my email from yesterday.

Noise Survey: The noise report states that the nearest properties are 65 feet to the east of the proposed equipment, and 60 feet to the west. However, the submitted site plan depicts that the equipment is 60'6" to the east and 52'7" to the west. Can you please clarify this discrepancy? Does this difference impact the noise levels at these receiving properties?

Thank you,

Ellen

From: Nancy Sears <Nancy.Sears@smartlinkgroup.com>
Sent: Wednesday, April 28, 2021 6:20 AM
To: Ellen Fairleigh <efairleigh@bainbridgewa.gov>
Subject: RE: PLN51880A CUP/WCF status check

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Ellen, I just resubmitted the plans for Richard and copied you on that email. Yes the filtration system by KPUD has been removed. I am working with my team on answers to items 2-5 and will get back to you. Thanks!

stay safe!



Nancy Sears

Please note email change below



11232 120th Ave NE, Suite 204
Kirkland, WA 98033

Nancy Sears
Sr. LU Specialist
nancy.sears@smartlinkgroup.com
c. 425-444-1434
www.smartlinkgroup.com

From: Ellen Fairleigh <efairleigh@bainbridgewa.gov>
Sent: Tuesday, April 27, 2021 1:55 PM
To: Nancy Sears <Nancy.Sears@smartlinkgroup.com>
Subject: PLN51880A CUP/WCF status check

Hi Nancy,

I'm checking in with you regarding this project as the potential Planning Commission date is getting closer (May 13th). I'm looking for a status check and have the following review comments/requests:

- (1) What is the status of the KPHD review? I saw your email to Richard Bazzell asking about taking the future filter plant off the site plan, but I didn't see his reply. Please let me know and I can also contact KPHD to check on status. The KPHD approval is still pending.
- (2) It's my understanding from your permit submittal that the retaining wall will be constructed by KPUD. Is the plan that KPUD will submit a separate building permit for this work, or will you be including it in your permit submittal?
- (3) In reviewing the existing and required landscaping on site, staff will recommend a condition of approval that the landscaping be supplemented on the north side of the parcel along NE Baker Hill road, particularly within the required 10 foot landscaping buffer that was required by the 1992 short plat. Is there some reason that this is not feasible?

- (4) FYI- The site plan (Sheet A1.0) indicates that the existing water tower encroaches slightly within the required 15 ft. rear setback as an existing non-conformity. The proposed antennas cannot also encroach into the setback. The site plan currently depicts two antennas encroaching into the rear setback. The staff report will contain a recommended condition of approval that these two antennas be shifted out of the setback.
- (5) Request- Could you please send me some supplemental information regarding the placement of the signs shown on Sheet A 4.0? For example, will they be placed on the entrance gate, on the equipment cabinets, near the water tower, etc.? This question was asked by a Planning Commissioner at the Public Participation Meeting and I want to make sure it's addressed. I don't need formal plans, but rather a written emailed narrative is fine.

Thank you,

Ellen



ELLEN FAIRLEIGH

City Planner

www.bainbridgewa.gov

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206.780.3767 (office) 206.780.0955 (fax)

Due to the City's COVID-19 response, the Planning and Community Development Department (PCD) has modified its operations. Please see the PCD webpage (<https://www.bainbridgewa.gov/154/Planning-Community-Development>) for current information.