



CITY OF KIRKLAND

Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

SUMMARY OF DECISION PLANNING OFFICIAL—PERSONAL WIRELESS SERVICE FACILITY

File: ZON09-00007
Project Name: Verizon - Carillon Point
Applicant: Rick Cardoza for Verizon Wireless
Project Planner: Sean LeRoy
Date: 03.20.09

Decision: Denied
 Approved with the following conditions:

I. CONDITIONS OF APPROVAL

- A. This application is subject to the applicable requirements contained in the Kirkland Municipal Code, Zoning Code, and Building and Fire Code. It is the responsibility of the applicant to ensure compliance with the various provisions contained in these ordinances.
- B. The antennas and any visible mounting brackets and/or cables shall be painted to match the mechanical screen color.
- C. The maximum size for equipment structures in residential zones is 5 feet in height and 125 square feet in area. The maximum size in non-residential zones is 10 feet in height and 240 square feet in area.
- D. The proposed equipment structure shall comply with the noise standards found in KZC Section 117.70.9 & 115.95.
- E. All personal wireless service facilities (PWSF) must meet or exceed current standards and regulations of the FAA, the FCC and any other agency of the Federal Government with the authority to regulate PWSF. If such standards and regulations are changed, then the owners of the PWSF governed by this chapter shall bring such PWSF into compliance with such revised standards and regulations in accordance with the compliance deadlines and requirements of such standards and regulations. Failure to bring PWSF into compliance with such revised standards and regulations shall constitute grounds for the removal of the PWSF at the owner's expense (KZC 117.65.14).
- F. In the event the use of any PWSF will be discontinued for a period of 60 consecutive days, the owner or operator shall so notify the City in writing, and the PWSF shall thereafter be deemed to be abandoned. Determination of the date of abandonment

shall be made by the City which shall have the right to request documentation and affidavits from the PWSF owner or operator regarding the issue of PWSF usage. Upon such abandonment, the owner or operator of the PWSF or the owner of the property upon which such facility is located shall have an additional 60 days within which to:

- a. Reactivate the use of the antenna or transfer the PWSF to another owner or operator who makes actual use of the PWSF; or
- b. Dismantle and remove the PWSF. If such PWSF is not removed within said 60 days from the date of abandonment, the City may remove such PWSF at the facility owner's and property owner's expense.

At the earlier of 60 days from the date of abandonment without reactivation or upon completion of dismantling and removal, City approval for the PWSF shall automatically expire.

- G. Prior to issuance of a building permit or right-of-way permit, the applicant shall register with the City Clerk as required by Kirkland Municipal Code Section 26.08 and submit a copy of the registration along with the submittal of a building permit or right-of-way permit for the wireless facility (see Attachment 1).

II. GENERAL INFORMATION

- A. Site Location: 3000 Carillon Point (see Attachment 3).
- B. Existing Site Conditions: Site is developed with various uses - office, retail, restaurant
- C. Description of Proposal (see Attachment 4 for applicant proposal):
 1. PWSFs: The applicant is proposing to install 4 panel antennas located on a mechanical screen. (existing penthouse; see file for full description)
 2. Equipment Structure: existing "penthouse"
 3. Screening: The applicant is proposing the following screening technique(s):
 - Solid sight obscuring fence
 - Landscape buffer that at a minimum complies with KZC 117.75.3.
 - Rooftop mechanical screen architecturally compatible with the building
 - No screening is proposed since the wireless facility is located within a building
 - Paint to match wall or mechanical screen
 - Other -
- D. Zoning: PLA 15A zoning district. The site is located in a nonresidential zone as defined in KZC 117.15.14.

III. COMPLIANCE WITH ZONING CODE CHAPTER 117

Wireless facilities that can be approved as a Planning Official Decision are facilities have very minimal visual and physical impacts on the surrounding neighborhoods given the zoning and type of facility. The following is a review, in a checklist format, of the regulations in KZC Chapter 117 as it pertains to wireless facilities qualified for the Planning Official Decision process.

Not Applicable	Complies	Condition to be added	Code Section
			GENERAL / APPLICABILITY
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not exempted by KZC 117.25.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Not prohibited by KZC 117.30.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Review process: Approvable as Planning Official Decision (117.40).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pre-submittal meeting conducted on 12.09.08.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Application complete on _____.
			ANTENNAS AND TOWERS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Context: Proposal location and design considers its visual and physical impact and reflects its context.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compatibility: Proposal is architecturally compatible with surrounding buildings and land uses, or otherwise integrated to blend in with existing site characteristics and streetscape.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Co-Location on Towers: Antennas may be co-located on existing towers in non-residential zones.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing buildings or mechanical equipment enclosures: Antennas may be attached to existing buildings or mechanical equipment enclosures in non-residential zones.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing structures: Antennas may be attached to existing water reservoirs, utility poles, or other support structures in any zone. Such attachment that results in a height increase to the original structure may be approved only once as a Planning Official Decision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Replacement utility poles: Antennas may be attached to replacement utility poles in any zone, where the diameter of the replacement pole will not exceed 18 inches or increase the diameter of the existing pole by more than 50% , whichever is less. Such attachment that results in a height increase to the original structure may be approved only once as a Planning Official Decision.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing buildings within a public park: Antennas may be attached to existing buildings within a public park in any zone, if approved by the Park Board .
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Routine maintenance and reconfiguration of an existing antenna or tower that does not result in increased height or number of antennas is permitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Replacement of existing antennas that conform to Chapter 117 may be approved as a minor modification per KZC 117.105.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	117.65.4 Setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In right-of-way: No setbacks required.

Not Applicable	Complies	Condition to be added	Code Section
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On private property for replacement structures: Must be a distance equal to or greater than the setback of the original structure from any property line adjacent to or across the street from a residential use or residential zone, and the lesser of 10 feet or the distance of the original structure from all other property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	117.65.5, 117.65.6 Height
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General: Antennas must be the minimum height necessary to function satisfactorily.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Height above utility pole: Antennas mounted to an existing or replacement utility pole shall not exceed (a) 15' above the top of a pole not used to convey electrical service in any zone , (b) 15' above the electrical distribution or transmission conductor in a residential zone , (c) 15' above an electrical distribution conductor or 21' above an electrical transmission conductor in a non-residential zone , or (d) 15' above the top of a Seattle City Light transmission tower, before any tower extensions.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	117.65.7 Antennas On A Building, Mechanical Equipment Enclosure
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Attachment to existing buildings: Antennas may be attached to the sides, parapets, or mechanical equipment enclosures of existing buildings in non-residential zones.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof-mounted omni-directional antennas are permitted, but may not be mounted on top of rooftop appurtenances. Whip antennas may exceed the structure height by 15 feet; other omni-directional antennas may exceed the structure height by 10 feet.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof-mounted panel or directional antennas must be flush-mounted and attached to an existing conforming mechanical equipment enclosure or stair or elevator penthouse or similar appurtenance, but may not project any higher than the element to which it is attached.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof-mounted antenna setbacks: A distance equal to antenna height.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Roof-mounted antenna location: Shall be consolidated and centered in the roof, rather than scattered.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Roof-mounted antenna coverage: Aggregate may cover no more than 10% of the total roof area, not including conduit or facilities located inside an existing rooftop penthouse.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No enlargement of building features: Building parapets or other architectural features, including penthouses or appurtenances and screens, may not be enlarged solely to accommodate PWSF.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	117.65.3 Concealment
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General: Antennas shall be integrated into the design of the structure to which they are attached. External projections shall be limited. Where antennas are completely enclosed within a tower, concealment of the antenna may be unnecessary.

Not Applicable	Complies	Condition to be added	Code Section
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Omni-directional antennas mounted on roofs: Shall be of a color compatible with the roof, structure, or background.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other antennas mounted on roofs: Shall use compatible colors and architectural screening or other techniques approved by the City.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Antennas mounted to building façade: Shall (1) use color and materials to provide architectural compatibility with the building, and (b) be mounted on a wall of an existing building in a configuration flush to the wall, and (c) not project above the wall on which it is mounted.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cable/conduit: Where feasible, cable shall be routed through the utility pole or other support structure, unless the City allows or requires it to be placed outside the support structure, in which case it shall be the color of the support structure and may be required to be placed in conduit.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alternative measures: The City may approve alternative concealment measures proposed by the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117.65.8 - .14 Miscellaneous Standards
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Historic or landmark locations: Antennas on such properties must be approved in accordance with design requirements pertaining to historic structures.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Signal interference: May not cause local interference with transmission or reception of any other communications signals.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Support wires: May only be allowed when required by City-adopted construction codes.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Views: Must be located and oriented in such a way as to minimize view blockage.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lights, Signals, and Signs: Not permitted unless required by FCC or FAA.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
			EQUIPMENT STRUCTURES
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compatibility: Must be designed to be compatible with surrounding area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Routine maintenance and reconfiguration of an existing equipment structure that does not increase the size of the equipment structure enclosure is permitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Replacement of or additions to equipment structures that conform to Chapter 117 may be approved as a minor modification per KZC 117.105.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Equipment structures associated with antenna installations allowed pursuant to KZC 117.40.1 are permitted.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117.70.1, .2 Maximum Size
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residential zones: 125 square feet per equipment structure enclosure. Equipment structures fully contained in legally-established buildings are exempt.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Non-residential zones: Minimum necessary, but no larger than 240 square feet per provider.

Not Applicable	Complies	Condition to be added	Code Section
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contained in building: Exempt from size limits. Building must be legally-established.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117.70.1, .3, .5 Maximum Height
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residential zones: 5 feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Non-residential zones: 10 feet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contained in building: Exempt from height limits. Building must be legally-established.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In right-of-way: 30 inches if ground-mounted, unless criteria for exception are met.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117.70.4, .5 Setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In right-of-way: None.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	On private property: If 30 inches or less in height, no setback required. If over 30 inches, 10 feet from all property lines.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Contained in building: No setback required. Building must be legally-established.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117.70.5 Mounted on Building Roof
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If building has a pitched or stepped roof form, equipment structures shall be incorporated into the roof form, and not appear as a separate penthouse or box.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117.70.6 Mounted on Utility Poles or Towers
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	In right-of-way: Permitted, subject to Public Works approval, verified by underlying utility owner, and located in a manner that minimizes clutter and visual impact.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	117.70.8 Concealment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Located within a building or building appendage constructed in accordance with all applicable City codes.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Located on top of a building with architecturally compatible screening.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Underground placement.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fence and landscaping around above-ground equipment subject to 117.75.3.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If on utility pole or tower, painted to match support structure.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Alternative measures: The City may approve alternative concealment measures proposed by the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Noise: Equipment structures shall be oriented so that exhaust ports or outlets are pointed away from properties that may be impacted by noise. The City may require a noise assessment and remediation is necessary. Cumulative noise impacts will be measured where there is more than one equipment structure.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:

Not Applicable	Complies	Condition to be added	Code Section
			SCREENING
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General: Landscaping, including fencing, is required to screen as much of the PWSF as possible. Concealment measures may be approved or required instead of or in addition to required landscaping.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing vegetation: Shall be preserved or improved, and site disturbance minimized, unless such disturbance will result in less visual impact on surrounding area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buffering in right-of-way: Not required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Buffering on private property: 5-foot wide landscape strip, one row of trees 10' O.C., 2" caliper (deciduous) or 5' ht (conifer), min. 50% evergreen; living ground covers (4" pots 12" spacing or 1 gallon pots 18" spacing, to cover 60% of land within 2 years.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Optional measures: City may approve or require one or more of the following alternatives: Walls or solid fencing; architectural features; climbing vegetation supported by a structure; screening by natural topography; other (117.75.3.b).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fencing may be allowed/required if needed for security. No chain link, plastic, vinyl, or wire fencing unless fully screened. Landscaping is required on the outside of fences.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fence height: Not taller than necessary to provide appropriate screening, if installed specifically to screen ground-mounted PWSF.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Maintenance: Screening must be maintained in good condition. If not maintained, City may, after giving 30 days written notice to the provider, maintain or establish the screening and bill the landowner and provider for such costs (KZC 117.75.5).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:
			MISCELLANEOUS REQUIREMENTS
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Noise: Installation and operation must comply with KZC 115.95.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Federal requirements: Compliance with FCC and FAA regulations is required.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Bond: City may require a bond or other performance security to cover costs of PWSF removal.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-Use/Abandonment: If the use of any PWSF will be discontinued for 60 consecutive days, the owner/operator shall notify the City in writing and the PWSF shall be deemed to be abandoned. Within 60 days after abandonment, the PWSF shall either (a) reactivate the use of the PWSF or transfer it to another owner/operator who makes actual use of the PWSF; or (b) Dismantle and remove the PWSF. If not removed within said 60 days, the City may remove the PWSF and the expense of the facility owner and property owner. If there are two or more users of a single tower, this provision is not effective until all users cease using the tower. (KZC 117.85.2).

Not Applicable	Complies	Condition to be added	Code Section
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Removal from City property: A PWSF mounted to any City-owned property, utility pole, or other structure shall be removed if the City deems removal is necessary for the undergrounding of utilities, the sale, development, or redevelopment of City-owned property, or the demolition or alteration of a City-owned building or other structure. The PWSF shall be removed at no expense to the City.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other:

IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)

- SEPA is not required.
 SEPA is required. A Determination of Nonsignificance (DNS) was issued on . The Environmental Checklist, Determination, and additional environmental information are included as Attachment N/A.

V. DEVELOPMENT REVIEW COMMITTEE

Additional comments and requirements placed on the project are found on the Development Standards Sheet, Attachment 4.

VI. FACILITY REGISTRATION

Kirkland Municipal Code Section 26.08 requires that each telecommunications carrier register with the City Clerk. Prior to issuance of a building or right-of-way permit, the applicant shall provide the Building Department with proof that they have properly registered with the City Clerk.

VII. APPEALS

APPEALS

The following is a summary of the deadlines and procedures for appeals. Any person wishing to file or respond to an appeal should contact the Planning Department for further procedural information.

KZC 117.95 allows the applicant to appeal a Planning Official decision to the Hearing Examiner. The appeal must be in writing and must be delivered, along with fees set by ordinance, to the Planning Department by 5:00 p.m., _____, fourteen (14) calendar days after the date the Planning Official's decision was mailed or otherwise delivered to the applicant.

VIII. LAPSE OF APPROVAL

The applicant must begin construction or submit to the City a complete building permit application for the development activity or other actions approved under KZC Chapter 117 within one (1) year after the final approval of the City of Kirkland on the matter, or the decision becomes void. Provided, however, that in the event judicial review is initiated per KZC 117.95, the running of the one years is tolled for any period of time during which a court order in said judicial review proceeding prohibits the required development activity or other actions. The applicant must substantially complete the development activity or other actions approved under KZC Chapter 117 and complete the applicable conditions listed on the Notice of Decision within two (2) years after the final approval on the matter, or the decision becomes void. For development activity or other actions with phased construction, lapse of approval may be extended when approved under KZC Chapter 117 and made a condition of the Notice of Decision.

IX. APPENDICES

- Attachments 1 through 4 are attached.
1. Registration Form

2. Vicinity Map
3. Applicant's Proposal
4. Development Standards

X. PARTIES OF RECORD

Applicant: Ric Cardoza for Verizon Wireless, 425 Pontius Ave N #200, Seattle, WA 98109

Sue Gemmill, Carillon Properties, 4100 Carillon Point, Kirkland, WA 98033

Department of Planning and Community Development

Department of Public Works

Department of Building and Fire Services