



**Staff Report & Notice of Decision**  
**CRAFTON Communications – Wireless Facility Expansion**  
**Type I Site Plan Review**  
**(File #2025-026-SPR)**

---

**PROPOSAL:** The applicant requests a Type I Site Plan review approval to remove six (6) antennas & (12) RRU's; & install 12 antennas and three (3) RRU's with three (3) dual antenna brackets. The applicant is also requesting groundwork for the installation of four (4) BBU's. The existing monopole is 136' tall with three (3) OVP's and is located on 31.43 acres in the Junction Plan (JP) zone district.

**LOCATION:** 2706 NW LACENTER RD, RIDGEFIELD, WA 98642; Parcel No: 209705000

**LEGAL DESCRIPTION:** SW 1/4,S04,T4N,R1E

**APPLICANT:** Emma Cotton, Crafton Communications, 2918 Clairmont Avenue South, Birmingham AL, 35205, 205.443.3428 [ecotten@craftongroup.com](mailto:ecotten@craftongroup.com)

**PROPERTY OWNER/CONTACT:** American Tower Corporation, 10 Presidential Way, Woburn MA 01801, [ecotten@craftongrooup.com](mailto:ecotten@craftongrooup.com)

**CITY OF LA CENTER STAFF:** Angie Merrill, Associate Planner, 210 E 4<sup>th</sup> St La Center, WA 98629, [amerrill@ci.lacenter.wa.us](mailto:amerrill@ci.lacenter.wa.us)

**DATE ISSUED:** June 16, 2025

**SITE PLAN REVIEW (TYPE I)**

*Type I reviews are typically relatively minor in nature, consistent with the zoning of surrounding land uses and do not have a substantial impact on the natural and built environment. LCMC 18.215.040(1)(b)(i).*

Approval Criteria – LCMC 18.215.060(2)

*(2) In reviewing a site plan for approval, the director shall find that all of the following are met:*

*(a) The proposed plan shall meet all applicable provisions of this title and other appropriate provisions of the La Center Municipal Code; the following are enumerated to indicate the various requirements under which a plan must be found consistent.*

*Failure to meet any one of these, and other requirements not necessarily specified here, shall be grounds for denial of site plan approval.*

Findings: The proposal satisfies the applicable requirements of the La Center Municipal Code as enumerated below. A condition of approval will require that the applicant obtain building permits for the proposed expansion, as applicable, prior to construction. **(See Condition #4)**

As a **condition of approval**, prior to construction, the applicant shall obtain a building permit for the proposed development, as applicable.

*(b) The proposed use is permitted within the district in which it is located.*

Findings: The property is zoned JP, Junction Plan. Wireless telecommunication facilities are permitted as a conditional use. This is an expansion of an existing facility, not a new facility. Therefore, a conditional use is not applicable and this requirement is met.

*(c) The proposal meets the lot, yard, building, height and other dimensional requirements of the district within which it is located.*

Findings: The area proposed to be used for the ground equipment will be located within the existing compound.

The proposed equipment will be installed on an approved existing 136' monopole with an existing enclosed compound. The wireless facility is existing and is not expanding outside of the existing footprint. Therefore, the lot, yard, building, height, and dimensional requirements of the district are met.

*(d) The proposal meets the screening, buffering and landscape strip requirements, as set forth in LCMC 18.245.060.*

Findings: The existing monopole has existing landscaping and screening.

Staff note that the proposed location for the equipment is surrounded by natural vegetation. The site is essentially screened at ground level from the public-right-of-way and from the existing nearby residences.

*(e) Minimum parking and loading space requirements are met, as required by Chapter 18.280 LCMC.*

Findings: LCMC 18.280 does not have a listed requirement for parking or loading spaces for a wireless facility. The proposal includes an existing driveway, and the applicant is not proposing any changes to the existing access and parking configuration. Staff find that the wireless facility expansion does not warrant additional parking or loading areas. This requirement is met.

*(f) All applicable conditions and criteria contained in other titles of the La Center Municipal Code are met.*

Findings: See discussion below regarding LCMC 18.285, Telecommunications Standards.

*(g) A telecommunication facility may not exceed the height limit of the underlying zone.*

**Findings:** The proposed equipment will be located beneath the highest point of the monopole. Therefore, this requirement is met.

*(h) The base of the tower for a telecommunications facility shall be set back from property lines a distance equal to or greater than one-half the height of the tower. All other structures and improvements associated with a telecommunications facility shall comply with applicable dimensional standards of the base zone or as otherwise provided by the approval authority.*

**Findings:** The compound is existing and was approved with a Conditional Use Permit. All setbacks will remain the same and the compound will not expand. Therefore, this requirement has been met.

*(i) The setback of a telecommunications facility shall include landscaping to at least an L3 level and a fence to at least an F1 level as provided in LCMC 18.245.060 as noted above.*

**Findings:** The site is existing and has an existing fence and landscaping. Therefore, this requirement has been met.

*(j) Generators and other equipment associated with a telecommunications facility shall not cause noise in excess of limits permitted by Chapter 173-60 WAC.*

**Findings:** The proposed equipment associated with the telecommunications facility shall comply with the noise standards permitted by Chapter 173-60 WAC. **(See Land Use Condition #1)**

*(k) Lights associated with a telecommunications facility shall be the minimum necessary to provide for security and safety. Advertising or signage of any kind is prohibited on a telecommunications facility tower except for a sign identifying safety and emergency information.*

**Findings:** As a condition of approval, any lighting proposed shall meet the requirements of LCMC 18.245.040 and 18.282. **(See Land Use Condition #2)**

## II. CONCLUSIONS & DECISION

The review authority finds the applicant has sustained the burden of proving the application complies with the applicable provisions of La Center's Municipal Code. The subject application should be **APPROVED, SUBJECT TO THE FOLLOWING CONDITIONS.**

### I. General

1. The proposed equipment shall not exceed a noise limit of 55 dBA at the limits of the wireless facility lease or easement area.
2. As a condition of approval, any lighting proposed shall meet the requirements of LCMC 18.245.040 and 18.282.

3. Prior to construction, the applicant shall obtain a building permit for the proposed development, as applicable.

#### **IV. APPEALS**

Pursuant to LCMC 18.030.130, Deadline for Appeal. An appeal together with the requisite fee and information must be received by the city clerk within 14 calendar days of the date of the decision being appealed. A final decision regarding an application subject to a Type I process may be appealed only by the applicant or applicant's representative. Within seven calendar days after a timely, complete appeal is filed regarding a decision subject to a Type I process, the city clerk shall send to the hearings examiner a copy of the appeal and the case file together with any new evidence submitted with the appeal. The hearings examiner shall conduct a de novo review. Within 21 calendar days after a timely, complete appeal is filed, the hearings officer shall send to the city clerk a final decision for distribution to the applicant and applicant's representative.

  
\_\_\_\_\_  
Angie Merrill, Associate Planner