

**FINDINGS, CONCLUSIONS AND DECISION OF THE
CITY OF LAKE FOREST PARK PLANNING DIRECTOR
REGARDING APPLICATION FOR
WIRELESS FACILITY FILE NO: 2021-WC-0003**

The Planning Director of the City of Lake Forest Park, having reviewed the files and records related to this application makes the Findings, Conclusions and Decision provided below. If any Findings are deemed to be a Conclusion or visa versus, the Director adopts it as such.

FINDINGS OF FACT

On July 29, 2021, the applicant, Aileen Zavales, of Lynx Consulting, an authorized representative of T-Mobile (“T-Mobile”), applied for a WCF permit for modifying antennas, radio heads, and other related equipment for an existing monopole mounted WCF at 18807 Ballinger Way NE (T-Mobile Site Name: Lake Forest Park/SCL/Layton).

The application submittals provide written material demonstrating that the proposal does not exceed the greater of ten (10%) percent of the building height or ten (10) feet; the proposal does not add new equipment cabinets so that the total exceeds four (4) cabinets; and the proposal does not protrude from the edge of the structure.

Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012 states that a proposal is not a substantial modification and must be approved by local governments if it does not exceed the greater of ten (10%) percent of the building height or ten (10) feet; and the proposal does not protrude from the edge of the structure more than six feet.

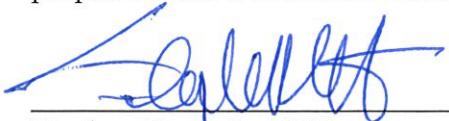
CONCLUSIONS

Having considered pertinent information contained with the file, applicable City code and the Middle Class Tax Relief and Job Creation Act of 2012, Section 6409, the Planning Director makes the following Conclusions:

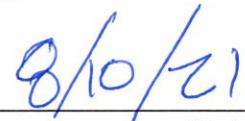
1. The project as currently proposed and as represented in the application materials does not propose a “substantial modification” to the T-Mobile wireless facility as there is no proposed increase in height, no proposed increase or decrease in the total number of equipment cabinets, and the proposal does not include any protrusions from the edge of the building.

DECISION

The Wireless Communication Facility permit for 2021-WC-0001 shall be granted administratively since the City’s regulations are superseded by Section 6409 and the proposal is not a substantial modification under the federal statute.



Stephen Bennett, AICP
Planning Director



Date