

AGENDA
THE PORT DISTRICT OF SOUTH WHIDBEY ISLAND
SPECIAL MEETING of the BOARD OF COMMISSIONERS
Monday, March 15, 2010 at 7:00 pm
Clinton Community Hall, 6411 Central Road, Clinton, WA

1. SPECIAL MEETING

- A. Call to Order
- B. Pledge of Allegiance

2. PROJECT ACTION ISSUES

- A. Communication Tower Proposal for Possession Park (hilltop area)
 - 1. Project Details from Site Acquisition Specialist Steven Berke, Goodman Networks
 - 2. Public Input
 - 3. Commission Discussion
 - 4. The Next Steps

3. ADJOURNMENT

PORT DISTRICT OF SOUTH WHIDBEY ISLAND

Minutes of the Special Meeting

March 15, 2010

Clinton, Washington

Present at the meeting were:

Commissioner Geoff Tapert, Freeland
Commissioner Chris Jerome, Langley
Commissioner Curt Gordon, Clinton
Ed Field, Port Manager
Dane Anderson, Port Financial Manager
Molly MacLeod-Roberts, Port Clerk

Steven Berke, Goodman Networks
Lynn Alderman, Goodman Networks
Diane Vadnais, Kirkland Resident
Larry & Debbie Webster, Clinton Residents
Jon Beck, Island County Fire District #3
Michael Furst, Clinton Resident
Darrell Posch, Clinton Resident
Leslie Tidball, Clinton Resident
Michele Ryan Sulich, Clinton Resident
Ronni Levin, Clinton Resident
Nancy Wiechman, Clinton Resident
Ron Young, Clinton Resident
Wallace T. Taylor, Clinton Resident
Bruce W. Buls, Clinton Resident
Doug & Michiko Struthers, Clinton Residents
Marilyn Klansnic, Clinton Resident
Maggie & Mike Seymour, Clinton Residents
Chris Lee, Clinton Resident
Karl Seamann, Clinton Resident
Leslie Saelens, Clinton Resident
Chuck Flannery-Jones, Clinton Resident
Richard Engstrom, Clinton Resident
Beth Wyatt, Clinton Resident
(Illegible) Seymour, Clinton Resident
Andy Campbell, Clinton Resident
Michael & Vivian Smithk, Clinton Resident
Wayne & Laura Nance, Clinton Resident
Wayne Morrison, Clinton Resident
Dennis White, Clinton Resident
Michelle Grace, Redmond Resident
Steve Erickson, WEAN
...and others not signed in

Absent: None

1. MEETING CALL TO ORDER:

The Special Meeting of the Port District of South Whidbey Island's Board of Commissioners was convened on March 15, 2010, at the Clinton Community Hall located at 6411 Central Road in Clinton, WA. As announced on the Agenda, the focus of the Special Meeting was the Communication Tower Proposal for Possession Beach Waterfront Park (hilltop area). Site Acquisition Specialist Steven Berke of Goodman Networks was scheduled to present project details, followed by public input and Commission discussion. Commissioner Tapert, President, called the meeting to order at 7:05 p.m., followed by the Pledge of Allegiance.

2. PROJECT ACTION ISSUES:

A. Communication Tower Proposal for Possession Park (hilltop area):

1. Project Details from Site Acquisition Specialist Steven Berke, Goodman Networks: Berke introduced himself and explained that AT&T had hired Goodman Networks to locate, develop and construct cell towers throughout Washington, Oregon & Idaho. Goodman Networks has proposed locating a cell tower on Port property at Possession. He noted that Goodman has not entered into a lease agreement with the Port – they are just at the very early stages of talking right now. Berke added that they are “going through some of the gyrations with Island County,” which has jurisdictional codes and procedures that must be followed.

Objectives: He stated that AT&T's objectives are to provide coverage to the Cultus Bay, Sandy Hook and Possession areas and all around South Whidbey Island not only for the people who live there but for the boaters and the people hiking the trails. The tower would be located near the top of the ridgeline, about 40-50 ft. west of the Dorothy Cleveland Trail. The trail at the end of Lupine Lane would be expanded to about 12 ft. wide in order to provide an access road. The facility would provide wireless phone service and would also have Emergency E-911 services and high speed, broadband Internet access. Berke noted that AT&T has an antenna on an existing tower on Heggnes Road, and believes that along with the proposed Possession antenna, they should be able to provide coverage most of South Whidbey Island.

Overview: Berke explained that Island County codes allow cell towers to be 40 ft. above the average tree height in the area, which at Possession is 110 ft. The proposed tower would be only 140 ft. The proposed leased area would be 40' x 40' and would have a cedar fence around a steel, self-support monopole (no guide wires) and a 12' x 20' equipment shelter. While building the access road, constructing the tower and clearing the lease area, Berke said, “Every effort will be made to preserve the existing trees.” Although a phone and power lines will be needed, they will be buried under the access road so there won't be any visible wires. Once the tower is built, AT&T would perform routine maintenance at the site once every 2 months.

Berke referred to the Propagation Map (**EXHIBIT A**) and Zoning Drawings (**EXHIBIT B**) he had provided to the Board and the public. The Propagation Map shows a significant difference between the current coverage and the proposed coverage. Service for existing AT&T customers will be expanded and the signal strengthened by the additional tower. AT&T's proposal is based on computer models that indicate there is a need for additional and enhanced coverage in the area. He explained that normally he looks first to attach an antenna onto an existing structure (such as a PSE utility pole), but AT&T needs to be on that ridgeline in order have their signal go in both an east and west direction. Berke looked at an existing tower on Cultus Bay Rd., but it would only overlap the

coverage from AT&T's tower on Heggenes Rd. AT&T's proposed tower would be structurally built to provide for 2 additional carriers (such as Verizon or T-Mobile) per the County code requirements.

Concerns with emissions and health effects: Berke said the facility would conform with the standard emissions required by the Federal Communications Commission and would actually be well below the FCC mandated standards. That will be confirmed by the Island County requirement of a Non-Ionizing Electromagnetic Radiation Report that evaluates the projected emissions from the antenna.

Concerns about real estate values: Berke said, "I've had a real estate license for 20 years, and there is really no evidence to support that placing a cell tower in a rural area will have an adverse effect on real estate values." He said there are a lot of factors that determine market value, and can include the appearance, upkeep, distance to your neighbor, traffic, size of the parcel, topography and location. He went on to say, "To single out a non-visible cell tower as the reason a house won't sell or the market value is reduced...I don't think that can be substantiated." Berke said the proposed tower would be nestled in the trees so only the top 20% of it would be seen. The tower and the antennas would be painted to match the environment. He referred the Board and the public to the photo simulations (**EXHIBIT C**) that show the area as it looks now and what it looks like with the tower there. Rather than an adverse effect on real estate values, Berke thought the opposite would be true: a potential buyer might decide to relocate to South Whidbey because the area has the latest wireless technology available and could work from home rather than commute. He stressed that every effort would be made to make the appearance as aesthetically appealing as possible, using a non-reflective color of paint to help it blend in with the environment. There will not be any signage other than that required by the FCC. He pointed out that Island County (per code) prefers towers to be located in a mature tree setting. New towers are also required to have a setback from the property line of the same height of the tower (140 ft. proposed), and the proposed location is over 150 ft. from the closest property line, and probably 300 ft. from the closest house.

Berke concluded that it is AT&T's intent to enter into an option and lease agreement with the Port. The option period allows AT&T to get approval of all required permits and complete their due diligence, and once all approvals have been received, AT&T would exercise the option and start making monthly lease payments to the Port. Construction would not start until the lease is exercised and the monthly payments have begun. He said he was available to answer any questions from the Board or the public.

2. Public Input:

Jon Beck: Beck introduced himself as the Deputy Chief of South Whidbey Fire & Rescue, Island County Fire District #3 (ICFD#3), covering the south third of Whidbey Island. He explained that the District has an interest in the tower because the lack of coverage in the area is a significant problem with their 9-1-1 Communications, as indicated by a study conducted by the County two years ago. The existing tower on Cultus Bay is owned by the Fire District and ICOM 9-1-1 (the Emergency Services Communications Center for Island County) and cost \$400,000 to build in 2006. That tower is 180 ft. tall and is used by ICFD#3, Island County Sheriff's Office, Whidbey General Hospital and other public agencies. Beck provided copies of a map from the Propagation Study conducted by Island County in 2008, indicating the area covered by the Cultus Bay tower (**EXHIBIT D**), and he noted that the coverage is very limited. He reported that ICFD#3 has about 100 volunteer responders (Fire & EMS services) and every one of them has a pager that comes off the Cultus Bay tower with its limited coverage and significant holes where there is no coverage at all. ICFD#3 therefore has a vested interest in supporting the proposed cell tower location to improve public safety and services. He said the cost of building a new cell tower is prohibitive, and the

ICFD#3 cannot afford to do it without an additional levy on the taxpayers. The proposed tower wouldn't cost taxpayers a dime since AT&T would pay for its construction, and it would improve the communications of all 9-1-1 responders.

Leslie Tidball: Tidball read aloud her prepared statement (**EXHIBIT E**) on behalf of a number of people who live near or visit the Dorothy Cleveland Trail. She explained that they were opposed to the proposal to locate a cell tower on the ridgeline of the Port property. She asked the Board to confirm that there is no contract in place and that no implicit or explicit agreement has been made by the Commissioners with AT&T. Commissioner Tapert confirmed that was correct, but noted that the Board passed a motion at the regular February meeting to "review the request from Goodman Networks (representing AT&T) for application to Island County for a cell tower located on Port-owned property at Possession Beach Waterfront Park." He added, "So we have expressed an interest, but there has been no commitment other than that." The group that Tidball represented agreed that was a satisfactory answer.

Tidball presented the Board with a copy of the Deed of Right to Use Land for Public Recreation Purposes. She said the Port made a bargain with the people of the State – they accepted RCO (Recreation & Conservation Office) dollars for the purchase of the property, and in exchange the Port promised to keep the land forever for outdoor recreation. She stated that she believed the Port had no authority to enter into an agreement for a cell tower because it would violate that agreement. Unless the Board was willing to say no to AT&T tonight, the group asked them to study the materials, contact RCO, and at the April meeting, "tell us whether you will honor your contract with the people of the State of Washington." If the Board decides there is no contract to honor, the group asked the Board, "...to give us at least 120 days before deciding whether or not to sign a lease, so that we might provide to you a response to this site-specific lease request, and get answers to questions raised by Goodman Networks' presentation tonight." She provided pictures of the Dorothy Cleveland Trail (**EXHIBIT F**) and noted that it is a couple of feet wide. She said, "If this goes in, it will be 12 ft. of gravel plus 6 more feet of ditch, that's an 18' wide swath." She also said the proposed site isn't 40' away from the edge of the bluff – it is at the edge of the bluff.

Michelle Grace: Grace read aloud a prepared statement (no copy provided). She said Possession Park and the Dorothy Cleveland Trail are wonderful, beautiful and serene. Grace stated, "*I'm having difficulty understanding how AT&T, Goodman and the Port Commissioners can even entertain the thought of destroying the park for technology that might be obsolete in a couple of years, whereas it's taken this park centuries to become the beautiful site it is today. Should any of you deem it necessary to move forward with this project – shame on you, in your short-sightedness, shame on you.*" She then played a recording of a maintenance alert at a cell tower, and said, "This is what would be in our beautiful park."

Bruce Buls: Buls said he lives at the south end of Lupine Lane and wanted to provide background on the historical use of the land and some of the issues surrounding it, especially the uplands part. He said the Dorothy Cleveland Trail was built by AmeriCorps volunteers about 10 years ago. The little connector trail in between Lupine Lane and the top of the Trail was put in just so AmeriCorps could use it to bring in tools, supplies and peoples to build the Trail. Once the Trail was built, Buls said there was a problem with people parking on Lupine Lane to access it. When his wife asked the Port about it, she was told that the area at the top was never intended to be a trailhead – the trailhead is down below and people should park down there and walk up and down from the Possession Beach Waterfront Park. Buls said the original intention wasn't to have the connector trail be part of the Dorothy Cleveland Trail, yet now they propose making it into 12 ft. road. He concluded, "It seems like an entirely inappropriate place to put a road, as well as to put a cell tower."

Steve Erickson: Representing Whidbey Environmental Action Network, Erickson asked Berke the following questions:

- Q. You mentioned there would be two more carriers on the antenna...how much will AT&T get for their use of the tower?
- A. Berke said AT&T has master lease agreements with other companies, and he doesn't know what those rents are.
- Q. When you do know the amounts, will you tell the Port what they are, so they can compare that to the amount AT&T is willing to pay the Port for the lease?
- A. The Port would be notified that there would be a co-locator on the tower.
- Q. But will you tell the Port how much those co-locators are paying for the use of the tower?
- A. That's up to AT&T.

Erickson said the Port might want to take that into consideration regarding the economics of this.

- Q. Considering the road width and the pad, the area required for actual construction is of course a larger area. What is the total disturbed area here?
- A. A 12 ft. wide road that is approximately 650 ft. long.
- Q. Is that true for the 40' x 40' pad as well?
- A. There will be a turn around area for trucks to back up and turn around.
- Q. How big of an area? Because I do ecological restoration, and I know the lines on the plans are never the areas disturbed – it's always a much bigger area.
- A. The access road will go up and make a left turn at a right angle to the compound, so we'll be able to drive in, make that turn, and then there will be enough room to back up the hill and go back down.
- Q. Okay, so you're not giving me an answer. Do you know what the volume of material that will be disturbed in grading will be?
- A. I do have a grading map here.

Commissioner Tapert interjected, "When they do move forward with the permit process, all that information will be contained in the SEPA checklist through Island County."

- Q. Do you have a geo-tech report yet or have you contracted to get a geo-tech analysis schedule sited?
- A. No. We're not going to put too much more money into it until we know that the Port wants to move forward, but we will be doing a geo-tech report.
- Q. With that noise analysis, you'll have a backup generator there, I assume?
- A. There will be a generator; it will be inside the shelter.
- Q. Well, I suppose you'll do a noise analysis based on the SEPA again. Have you done a view-shed analysis?
- A. We have just done the photo simulations. I don't know if the view-shed analysis is required by Island County or not.

Erickson said, "I don't know how you're going to do compensation for violation of the grant conditions under which this land was purchased otherwise." He said the conditions are very specific and the deed specifically says, "*The Grantor will not make or permit to be made any use of the real property described in this Deed or any part of it which is inconsistent with the right to use for public outdoor recreation herein granted, unless the State, through the Inter-Agency Committee for Outdoor Recreation or its successors (what is now the RCO), consents to the inconsistent use.*" Erickson added, "And they are not going to do that – I'll tell you that right now." He read further from the deed, "...which consent should be granted only upon conditions which will ensure that

other outdoor recreation land of at least equal fair market value at the time of change of use, and of as nearly as feasible equivalent usefulness and location for the public recreation purposes for which State assistance was originally granted will be substituted.” Erickson said that essentially, AT&T would have to buy additional park land for the area in which the recreation is diminished, and that’s not just the area of the road and trail – it’s really the entire view shed that is affected. He added, “Unless you want the Port, the Fire District and the people here to pay back the State.”

Erickson said he spoke with the compliance officer at RCO on Friday, and they certainly consider installation and presence of a cell tower on park land that is purchased with money from IAC/RCO as diminishing and degrading the park experience. He added, “AT&T should realize this isn’t going to be the usual slam, bam, thank you ma’am. I really suggest you guys just say no – this is an inappropriate use, in a public park. Conditions on the land prevent this, unless you want to get into spending a frightful amount of money to replace that park land.” He concluded, “It’s just a waste of time and effort and money for all concerned – the people here, the Port District, and AT&T – to try to pursue this.”

Karl Seemann: Seemann said he did not come with prepared notes; he came prepared “only to speak if someone says something that needs speaking to.” He said to the first speaker (Tidball): “You’re wrong. Your neighbors do not support you – I am your neighbor, and I am not in support of turning down this tower proposal.” Seemann said that WEAN is always against everything and he would like the Port to approve the cell tower. He added, “We need the services. We need emergency services. I’ve not used a cell phone enough to amount to a hill of beans. I live on that hill and the coverage from Verizon is mediocre, but when I have an emergency, I won’t be able to communicate with emergency responders and for the responders to be able to communicate with each other. We are a community – we’re not in this by ourselves – we are in it together and this is a community effort. The fact is that “Not In My Back Yard” is not an excuse – we need the facilities and we need to proceed.”

Mike Seymour: Seymour said he wasn’t the legal person here; he spoke more to the aesthetic part of it, which in some ways may be the more significant part. He said he lives adjacent to the Port property, has an iPhone and gets good reception and internet access. He thinks placing a cell tower at Possession is “simply inconsistent with the spirit of the place.” He said, “We need cellular communication, but I just don’t think this is the right place.” Seymour noted that Whidbey Island has been logged and logged again and again, and there are very few places that have any decent 2nd growth, but the Dorothy Cleveland Trail does and he treasures that. He said it is also a community focal point, as the community gathers together every January/February to work on maintaining the Trail. He reiterated that it is not consistent with the spirit of the place to have a cell tower, and although he’d like to have a cell tower on South Whidbey, but “this just isn’t the place and the law doesn’t seem to support it either.”

Ronni Levin: Levin asked Berke if they had looked at alternative sites. Berke said he had spoken to a property owner to the south of the Port property who lives in Texas who was interested, but because of the setback issues the size of his property was not suitable. The 28-acre Port property is therefore ideal. He referred to Sheet A-1 of Exhibit B and noted that the proposed tower location is set back 150’ from the property line and 30-40 ft. from the Trail. He said the tower would not impact the Dorothy Cleveland Trail system, only the connector trail from Lupine Lane that is not part of the Dorothy Cleveland Trail system. Levin asked if they looked at any other are on the Island or if it was just focused in the Possession area. Berke explained that AT&T’s engineer puts a circle on a map based on computer models and asks him to find a location for a tower within that circle. This particular location would hand-off to other sites, provide seamless coverage and is the most efficient spot since it will provide the maximum exposure.

Diane Vadnais: Vadnais asked for clarification about the tower providing Internet access, and Berke explained that the antennas would provide high speed, broadband Internet service.

Dennis White: White asked if the generator in the shed would be running all the time and would there be just one generator or more than one. Berke said it would be one generator and used for back up power only in the event of a power outage. White said, "So it will be quiet most of the time?" Berke said that was correct.

Chris Lee: Lee thanked Berke for being here and providing the information. He's heard that \$750/month has been discussed as a potential lease amount. He asked if any numbers had been discussed yet. Berke said no, they have not entered into any type of negotiations with the Port yet. He said, "We're taking baby steps here. I attended a Port meeting and did a site visit last month, but we have not entered into any negotiations yet." Lee asked Berke to clarify who would own the tower if they lease the land from the Port. Berke said AT&T Mobility would be the tower owner on the contract. Lee asked if the Port has ever leased land for a cell tower before, because he knows there is a country club in Bellevue whose cell tower lease is a factor of 10 times greater than \$750/month. Commissioner Tapert said the numbers thrown out are probably just a starting point, and he reiterated that the Port has not come to any terms or agreements at this point because they have not entered into any lease agreement.

Darrell Posch: Posch said he owns a piece of property that adjoins the Port's at Possession. The Dorothy Cleveland Trail was built to go up to the top, circle around and come back down. His property goes up all the way over the top of that hill, so there are people who think (when they get up to the top) that they can walk that ridgeline all the way to the south end of the Island and they are crossing private property (trespassing) to do that. Since he would be liable if anyone fell or was injured on his property, Posch has repeatedly put up "No Trespassing" signs but they miraculously keep disappearing. He said, "And I'm wondering...these are the people who are stewards of the land? Who don't respect someone else's property? So what would it be like if I came to your property and started walking right across it every day?" Posch said they've owned the property for about 60 years and the deer were using the property before they were. He went on to say, "Now there are two-legged critters using it, and I don't really appreciate that people are going across my property. I think it's wonderful that we have the Trail, but the Trail was designed to go up the hill, circle around and come back down the hill and that's what people should be using."

Regarding the issue of building the tower and the impact, Posch said he heard someone say that they are going to have cut down the trees. He'd like to find anybody's property on this Island where the trees weren't cut down to build it. He said it's always good when it's our property, but when someone else comes along and wants to do something, then it's "Oh God you can't do that, you can't cut down those trees, those are beautiful trees. Posch said from what he is hearing, he doesn't see that there's going to be a great impact to the natural outlay of that land up there, so he is in favor of the cell tower.

There was no other public comment.

3. Commission Discussion:

Commissioner Gordon said they would need to look into the specifics regarding the IAC/RCO matter. There are two very distinctive parcels, and the Port has to figure out if IAC/RCO actually funded the purchase of both those parcels or only one, and if the Port partially funded one or more. He said the Port can't even really consider to proceed with this until we know whether we have the

legal right to, so that will be the next step. He reiterated the fact that there have been no negotiations.

Commissioner Jerome said, "Certainly if there are RCO encumbrances on the land, the Port will not attempt to violate them." As of right now, the Port's understanding is that there are no RCO encumbrances on the land on the hilltop. He has reviewed the correspondence and listened to the public comments this evening expressing concerns regarding the impact to the Park. He highlighted the following phrases: Trail & Park gone forever; industrial development site; destroying the Park..." His response was, "If I thought any of those things were going to happen, even remotely, I wouldn't be interested in this, but we're talking about a 40'x40' site in the trees and significant benefits for the south end of the Island. You've heard from the emergency services people and other individuals who are concerned about the fact that if they have a problem they cannot communicate due to lack of coverage." He feels the Port has to weigh the pluses and minuses, and if anyone has any minuses, he urged them to be very specific about their concerns rather than saying things like "destroying the Park." Commissioner Jerome felt the public traffic and parking on the private road at the top could be addressed with signage.

Regarding the proposed access road, Commissioner Jerome asked if the Port would be able to use it for trail maintenance, etc. Berke said yes, it is the Port's property and the Port's road – AT&T would simply be leasing it.

Commissioner Tapert asked Berke if the latest technology he referred to earlier included 4G, and Berke thought AT&T was still 3G. In response to the request by the group represented by Tidball for 120 days prior to deciding to sign a lease, Commissioner Tapert pointed out that assuming this moves forward and an official application is submitted to Island County, there would probably be a length of time equivalent to that for public input.

He said he was curious about the comments made regarding the upper length of the trail beyond the loop being intended simply for construction of the original Trail; he hadn't heard that before. That is something else the Port would need to look into, along with addressing people wandering onto private property.

Commissioner Tapert noted that any drainage issues should be addressed through SEPA. Regarding the collateral fees mentioned by Erickson, his understanding is that when additional carriers are on a pole that is under a lease, the Grantor/Lessor receives an additional increase in payment, provided it is negotiated in the contract.

Regarding the RCO/IAC encumbrance issue, Commissioner Tapert agreed that the Port would need to look into it further.

Bruce Buls asked, "Since there was a major slide just east on Possession Road in the '90s...if you allow this to go forward and there is another slide...who is liable for that?" Commissioner Tapert said he wasn't an attorney so he couldn't really answer the question, but he imagined if it was severe enough it would be "an act of God" and covered by insurance, but if there was negligence or improper drainage, etc. then whoever caused the problem could be held liable.

An unidentified female noted that she has hiked that Trail and since it is not marked at the top, people don't have a clue and that's why they wander onto private property. She lives at the bottom of the Trail and she pointed out that she owns property up until the low tide mark, and every time someone goes out on the beach at the Park they walk on her property.

Commissioner Gordon asked Beck if the ICFD#3 had equipment on the Heggenes Rd. tower, and Beck said they do not because it is too low of a hill for them. Commissioner Gordon asked if there was something exceptional about this particular site that makes it more attractive. Beck noted that the coverage mark clearly indicates the current communication deficiencies. Commissioner Gordon asked if there were other sites in that area that would do just as well, and Beck said, "There are no other sites in the area – there are no existing structures in the area and we don't have the capital to put a tower up."

Commissioner Tapert asked if ICFD#3 also responds to water emergencies and Beck said, "Yes, and with the deficient existing coverage, when we have crews in the water, the deputy chief drives to the very end of Cultus Bay, goes to the very last house up on the hill and stands out there on the very edge of the property owner's little parapet in order to talk to the crews and dispatch on our portable radios." He added, "At night, in 50 mph winds, we sit out there because that's the only way we are able to communicate with the crews." That wouldn't be necessary with the additional coverage provided by the proposed cell tower.

4. The Next Steps:

Commissioner Tapert reminded everyone that this meeting was not intended for making decisions, other than where to go. The Port needs clarity and the Port Attorney's opinion on the RCO encumbrances and the legality of entering into a lease agreement.

ACTION: A motion was made by Commissioner Tapert and seconded by Commissioner Gordon to table the issue of the Communication Tower Proposal until the next regular Port meeting on April 13, 2010. The motion passed unanimously.

The same unidentified female asked if the application was imminent, and was told it was not.

Leslie Salens: Salens asked, "Isn't it true that when you have a cell tower you actually have a cone-shaped coverage area that would totally skip the south end of the Island and goes to Mukilteo and the Peninsula, and you don't get better coverage under the tower and may not get any coverage under the tower?" Berke explained the tower would be sectorized into three triangles and the antennas would point at 0, 120 and 240 degrees, with the idea that there would be 360 degrees of coverage.

Bruce Buls: Buls asked "How close to the tower? Is there any affect immediately adjacent to the tower?" Berke explained it is projected outward and somewhat downward – the antennas can be tilted to align them with the areas where the coverage need is greatest. He then asked if there were enough subscribers to justify AT&T putting up the tower and Berke said, "Yes."

Nancy Wiechmann: Wiechmann wanted to point out that Leslie Tidball spoke on behalf of 20-22 of the Port's neighbors at Possession.

3. ADJOURNMENT:

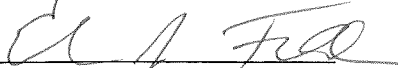
The meeting was adjourned at 8:25 p.m.

Approved:



Commissioner Geoff Tapert, Freeland

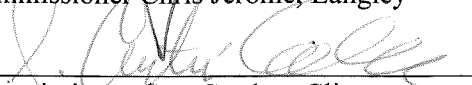
Minutes prepared by:



Edwin S. Field, Port Manager



Commissioner Chris Jerome, Langley



Commissioner Curt Gordon, Clinton

- Exhibit A: Propagation Map provided by AT&T/ Goodman Networks
- Exhibit B: Zoning Drawings provided by AT&T/Goodman Networks
- Exhibit C: Photo Simulations provided by AT&T/Goodman Networks
- Exhibit D: Island County Map of Existing VHF coverage, provided by Beck, ICFD#3
- Exhibit E: Leslie Tidball's prepared statement
- Exhibit F: Photos of Dorothy Cleveland Trail provided by Leslie Tidball