



## Staff Report and Administrative Decision

Report Date: November 8, 2017

Application Complete Date: August 1, 2017

Application Submittal Date: March 22, 2017

**To: Angela Raymond, araymond@centerlinesolutions.com**

**Interested Parties and Parties of Record - None**

**RE: Permit Number: 17 01100**

**Project Name: Verizon Wireless BRE Peace**

**Type of Application: Administrative Conditional Use Permit**

### Decision Summary:

Type-II Administrative Conditional Use Permit Decision, subject to conditions of approval

**THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.**

The written appeal shall be made on, or attached to, an appeal form found on DCD's website: <http://www.kitsapgov.com/dcd/forms/DocumentLibrary/applications/Appeals.pdf>.

### Project Request:

Verizon Wireless is proposing a new 150-foot monopole wireless communication facility (WCF). The request is to mount 12 antennas onto a new monopole with a stealth design to appear as a Douglas fir tree, located within a 160 square-foot fenced compound leased by Verizon Wireless for associated radio equipment. The tower and the ground equipment will be screened with privacy slats and landscaping. The power supply will be from a transmission line located south of the site. The applicant will extend a fiber optic line to the ground equipment compound from an existing fiber optic line located along Glenwood Road SW.

### Project Location:

12752 Glenwood Road SW  
Port Orchard, WA 98367



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**Assessor's Account #:**

332301-3-005-2008

**Applicant:**

Angela Raymond  
Centerline Solutions  
8210 154<sup>th</sup> Ave. NE Suite 120,  
Redmond, WA 98052

**Owner of Record:**

John and Jo Ann Scheidt  
12752 Glenwood Road SW  
Port Orchard, WA 98367

**SEPA (State Environmental Policy Act):**

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of "major" environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated August 9, 2017. A Determination of Nonsignificance (DNS) was issued on October 3, 2017 (18). SEPA noted the following information/SEPA mitigation conditions have been imposed and are listed under conditions 22 at the end of this report:

**CONDITIONS AND MITIGATION MEASURES**

1. *The proposed development is required to adhere to all fire safety, stormwater, and environmental regulations in the Kitsap County Code (KCC), Title 14, 12 and 19 respectively to mitigate potential impacts.*
2. *The proposed personal wireless service exceeds the threshold of sixty feet pursuant to WAC 197-11-800(26)(iii). However, the proposed activity will be conditioned to use stealth design technology to appear as a Douglas fir tree, thus reducing potential visual impacts on surrounding properties. With retention of existing tree stands and screening of ground equipment, the stealth monopole will be consistent with the rural character surrounding the property owned by John and Jo Ann Scheidt.*

The SEPA appeal period expired October 17, 2017. No appeals were filed; therefore, the SEPA determination is final.

**Physical Characteristics:**

The parcel is approximately 2 acres in size with a slight slope from the northwest to the southeast. The property is vacant but includes a well for potable water, a 100-foot wellhead protection zone that serves the owner's house on property to the east. A driveway to the home crosses the property and includes stands of conifers and deciduous trees, and understory with

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shrubs and grasses. The Soil Survey of Kitsap County identifies Poulsbo-Ragnar soils on the property that are moderately deep and moderately well drained. The soils are formed in glacial till and located on broad uplands.

**Comprehensive Plan Designation and Zoning:**

The property has a comprehensive plan and zoning of Rural Residential. The intent of the zone is to recognize rural areas that have been committed or developed for rural residential uses on smaller lots. These areas are intended to only provide limited public services. The existing lot is smaller than minimum lot area and is considered a legal lot of record.

Base/Maximum Density: one dwelling unit per 5-acres

Minimum Lot Area - 5 acres  
Minimum Lot Width - 140 feet  
Minimum Lot Depth - 140 feet  
Maximum Height - 35 feet

Standards Zoning Code Zoning Setbacks

Front - 50 feet minimum  
Side - 20 feet minimum  
Rear - 20 feet minimum

**Surrounding Land Use and Zoning:**

The parcels near the proposed project are similar size and zoned Rural Residential with single-family homes and out buildings.



**Public Utilities and Services:**

Water: Private well  
Power: Puget Sound Energy  
Sewer: Onsite Septic system  
Police: Sheriff  
Fire: South Kitsap Fire and Rescue  
Schools: South Kitsap School District #402

**Policies and Regulations Applicable to the Subject Proposal:**

*The Growth Management Act (GMA) of the State of Washington, Revised Code of Washington (RCW) 36.70A, requires that the County adopt a Comprehensive Plan, and*

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*then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan, which is then used to prepare development regulations.*

Kitsap County Comprehensive Plan  
Adopted June 30, 2016

The following are policies from the Utility Element of the Comprehensive Plan are the most relevant to address wireless communication facilities:

Utilities Element Policies

Goal 8

*Ensure utilities are provided in an efficient, coordinated and timely manner between Utility providers to meet the needs of the County's future population.*

Capital Facility and Utilities Policy 24

*Encourage the joint use of utility corridors and sites provided such joint use is consistent with applicable law and prudent utility practice.*

Capital Facility and Utilities Policy 26

*Encourage siting of large, above-ground utilities (e.g. antennas, towers) in industrial or commercial areas or along appropriate transportation and utility corridors.*

Capital Facility and Utilities Policy 27

*Minimize the visual impact of utility facilities on view corridors, vistas, and adjacent properties by developing design guidelines for cellular towers, antennas and other types of utility facilities.*

The County's development regulations are contained within the Kitsap County Code (KCC) and the following regulations are most relevant to this application:

Kitsap County Code (KCC)

- Title 12 Storm Water Drainage
- Title 13 Water and Sewers
- Title 14 Buildings and Construction
- Title 17 Zoning

- Chapter 18.04 State Environmental Policy Act (SEPA)
- Chapter 20.04 Transportation Facilities Concurrency Ordinance
- Chapter 21.04 Land Use and Development Procedures

**Documents Consulted in the Analysis:**

**Applicant submittals:**

<u>Document</u>	<u>Dated or date stamped</u>
Health District Exemption Memo	July 31, 2017
Administrative Conditional Use Permit	March 3, 2017
Site Plan	July 31, 2017
Final Health District Approval	August 3, 2017

**Staff communication:**

<u>Document</u>	<u>Dated or date stamped</u>
Fire Marshal	August 2, 2017
Engineering	August 31, 2017
SEPA	October 3, 2017

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**Public comments:**

The Department gave proper public notice pursuant to Title 21 Land Use and Development Procedures Public Comments. To date the Department has not received public comments on the project proposal.

**Analysis:**

**Land Use and Zoning**

The wireless communication facility was reviewed pursuant to KCC 17.530 Wireless Communication Facilities. The primary intent is to provide for a wide range of locations and options for wireless communications providers while minimizing the visual impacts to surrounding properties. Encourage creative approaches in locating facilities, which will be compatible with surroundings. The County reviewed the wireless facility construction plans, and architectural elevations, dated March 22, 2017 for consistency with the above requirements.

**Setbacks**

The proposal is consistent with the required minimum setbacks for the Rural Residential zone. Excluding screening buffers, the proposed front yard setback is 114-feet from the front property line, the nearest side yard is 46 feet, and the rear yard is approximately 160 feet.

**Access, Roads and Traffic**

Access to the site is from an existing gravel driveway that intersects with Glenwood Road SW. Glenwood Road SW has a functional classification as a rural major collector. The proposal is to widen the existing driveway and construct a 12-foot access road to the facility. The wireless carrier normally makes monthly visits to the site. The wireless communication facility is an unmanned facility but normally there are monthly visits. Development Services and Engineering has reviewed the wireless communication facility and has determined the project will generate very few vehicle trips and minimal impacts. During building permit review the applicant will be required to apply for traffic concurrency and include a design for the road approach on Glenwood Road SW per KCC 11.22.

**Stormwater Facilities**

The proposal falls below the threshold for a large project, and will not require a full drainage review. The project will require an abbreviated drainage review through a Site Development Activity Permit. All applicable stormwater information will be included with the building permit for best management practices to control storm drainage.

**Off-Street Parking**

The applicant is proposing to construct an unmanned wireless communication facility (WCF), which will generate minimal vehicular traffic. There is sufficient off-street parking for service vehicles onsite. The project is consistent with KCC Chapter 17.435 Off-Street Parking and Loading standards.

**Kitsap County Health District**

The applicant applied for a residential building clearance with the Kitsap Public Health District. The Health District noted the wellhead protection zone on the site plan. The District determined no conditions are required, as there is not an on-site sewage disposal system on the subject property.

**Kitsap County Code (KCC) Chapter 17.530 Wireless Communication Facilities**

The wireless communication facility (WCF) antenna support structures are proposed to be 150 feet in height with a stealth design and is processed as an Administrative Conditional Use Permit per KCC Section 17.530.100, WCF Review Process Table. The tower is below the

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threshold for a Type III permit, but the ground equipment requires additional review. The Kitsap County decision criteria set forth in KCC 17.530.030 and 060 are listed below with a response discussing how the proposed WCF satisfies each criterion.

Kitsap County Conditional Use Permit Decision Criteria, KCC 17.530.060

The following decision criteria are to determine conditions of approval. The conditions imposed will ensure compatibility of the use with other permitted uses in the surrounding area. Staff responses to the criteria are indicated in italics.

1. It must be demonstrated that there is a need for a WCF to be located within or near (300 feet) a residential zone. The proposed structure exceeds 35 feet in a rural residential zone with residential homes in the vicinity.

The applicant states that Verizon Wireless has need to improve existing coverage along Glenwood Road SW east to Carney Lake Road SW, south to SW County Line Road, west to Sidney Road SW and north to SW Youwood Way. Applicant states there were no existing structures found that provide sufficient height to meet the radio frequency objectives.

*Staff Comments: Staff believes that the applicant has demonstrated that there is a need for the facility to be in this rural area to provide coverage.*

2. The applicant's evaluation of operational needs and alternative of other sites within one mile.

To reduce costs the standard process is to determine there are other feasible alternative structures (water tanks, power poles, buildings, or existing communication towers) which are candidates for collocation of the proposed Verizon Wireless antenna array within the proposed coverage area.

*Staff Comments: There is not a reasonable alternative to collocate on another support structure.*

3. The proposal is required to be compliant with Kitsap County Code (KCC)Section 17.530.050 Site Development Standards.

A. Viewscapes–Visual Impact Analysis:

*Staff Comments: The intent with the stealth design is to reduce potential visual impacts. As proposed in the architectural elevations, staff anticipates only minor impacts due to the stealth design as mono-fir.*

B. Landscaping and Screening:

1. In all zones equipment shelters, cabinet and other on-the-ground ancillary equipment shall subject to screening.

Applicant: The fenced leases area will be fully screened with landscaping. The fence material will be dark coated chain-link fence with green privacy slats to blend in with the natural environment.

*Staff Comments: The fencing and posts will both be required to be dark vinyl-coated for durability and reduced maintenance.*

2. Wireless Communication Facility Screening buffer:

Applicant: The applicant states that all existing vegetation, including existing trees outside the fenced compound, will be preserved and will help provide a functional screen of a substantial portion of the mono-fir tower.

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*Staff Comments: As proposed, maintaining the trees around the perimeter will help improve tower compatibility with the natural environment of the neighborhood. The trees and vegetation should be maintained in perpetuity with the facility.*

C. Color and Lighting:

1. Locating on an existing support structure.  
The applicant states this section is not applicable
2. Pursuant to KCC Section 17.530.050.C.2, the support structure and antennas are painted a non-reflective, earth tone color that will blend with other WCF and surroundings.

Applicant: The applicant states the support structures will be stealth and designed as mono-fir. The facility will be painted brown and green to blend in with the natural environment.

*Staff Comments: Staff concurs this requirement is not applicable because the stealth design as a Fir tree already incorporates natural paint color. The tower will be painted a non-reflective dark forest green (support structure, coax, mounting brackets and antenna arrays) consistent with a Fir tree. Consistent with maintaining an appearance as Douglas fir tree, antenna socks will be required to maintain the stealth design.*

3. Tower Height and Lighting: The applicant is required to document to the Federal Aviation Administration (FAA) that the tower does not require any support structure lighting.

Applicant: Verizon is not proposing any lighting on the pole. All proposed security lighting will be down shielded within the ground equipment area.

*Comments: Tower lighting may not be applicable due to tower height. However, the tower is located east of the Port Orchard airport. As a condition of approval, the applicant is required to submit a FAA letter to demonstrate tower lighting (red or strobe lighting) is not required.*

- D. Electromagnetic Field/Radio (EMF): Frequency Radiation Standards  
The proposed Verizon Wireless WSF will comply with Kitsap County, state, and federal guidelines applicable to Federal Communication Commission standards for EMF.

*Staff Comments: Review of the frequency radiation is outside of the County's jurisdiction, but staff expects that Verizon Wireless will adhere to all federal frequency EMF standards.*

E. Sharing of Support Structure and Collocation of Facilities.

The architectural elevations show a space for an antenna array for a future carrier collocating on the tower.

*Staff Comments: As a condition of approval the building permit site plan should label a designated area within the equipment compound for the future carrier.*

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**Staff Evaluation of Decision Criteria:**

The Department is the review authority for this Administrative Conditional Use Permit application under Kitsap County Code Sections 17.530.020 and 21.04.030.

1. The proposal is consistent with the Kitsap County Comprehensive Plan.
2. The proposal complies with or will comply with requirements of Title 17 and complies with, or will comply with all other applicable provisions of the Kitsap County Code (KCC) and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal will not be materially detrimental to uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

*Staff Comments: The proposal for a stealth facility is consistent with KCC Chapter 17.530 Wireless Communication Facilities. The project incorporates a stealth design as a tree to be compatible with the residential zone. The facility is 120 feet tall with limbs down to 70 feet.*

**Decision:**

Based upon the above findings, the request for the Administrative Conditional Use Permit for the Verizon Bre-Peace Wire Communication Facility **approved**, subject to the following conditions:

**Planning/Zoning**

1. The Final Site Plan will be reviewed through a commercial building permit application.
2. The proposed activity is required to use stealth design technology to appear as a Douglas fir tree, thus reducing potential visual impacts on surrounding properties. With retention of existing tree stands and screening of ground equipment, the stealth monopole will be consistent with the rural character surrounding the property owned by John and Jo Ann Scheidt.
3. The applicant is required to install antenna socks to maintain the stealth design as a Douglas fir tree.
4. The applicant is required to submit a FAA letter or other accepted documentation with the building permit to demonstrate tower lighting (red or strobe lighting) is not required near the Port Orchard airport.
5. Any artificial outdoor lighting for security shall be arranged so that light is directed away from adjoining properties so that no more than one candle foot of illumination leaves the site.
6. The wireless communication facility shall be maintained with an appearance as a Douglas fir tree, consistent with the applicant's proposal.
7. Applicant shall record a native vegetation easement to maintain the existing trees around



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the perimeter to help maintain the appearance of the mono-fir as a tree, and help maintain compatibility with the adjacent neighborhood.

8. Prior to building permit issuance, the applicant shall submit an operation and maintenance plan to maintain the wireless communication facility appearance as a mono-fir evergreen tree. Include a name and telephone number with Verizon or Tower Company to contact if on-site issues occur.
9. Consistent with KCC 17.385 Landscaping, on the building permit site plan, retained existing vegetation is to be used for landscaping to provide a functional screen of the base of the tower and ground equipment.
10. Prior to issuance of a building permit, the applicant shall record a Land Use Binder with the Kitsap County Auditor's Office pursuant to KCC Section 17.420.090 Land Use Binder. The Notice of Land Use Binder shall serve both as an acknowledgment of and as agreement to abide by the terms and conditions of the conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared by the Department and recorded at the applicant's expense. The applicant shall provide recorded copies of the binder to the Department. The binder shall be recorded within 30 days of the final land use decision and notification by the Department.
11. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review, pursuant to the requirements of the KCC. Unless in conflict with the conditions stated above and any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
12. This Administrative Conditional Use Permit approval shall become void if no building permit application to build the storage facility dwelling is accepted as complete, by the Department of Community Development, within three years of the date of the Director's decision and resolution of any appeals.
13. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approval granted and is a continuing requirement of such approval. By accepting this approval, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
14. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

### **Health**

15. The applicant shall adhere to all applicable Kitsap Public Health District requirements.
- 16.

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### **Fire**

17. The applicant shall adhere to all requirements of the Kitsap County Fire Marshal's Office.

### **Development Engineering**

18. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.

### **STORMWATER**

19. The information provided demonstrates this proposal is a Small Project as defined in **Kitsap County Code Title 12**, and as such will require an Abbreviated Drainage Review Site Development Activity Permit (**SDAP**) from Development Services and Engineering.

20. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12** effective at the time the Administrative Conditional Use Permit application was deemed complete August 1, 2017. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.

21. If the project proposal is modified from that shown on the submitted site plan dated March 22, 2017, Development Services and Engineering will require additional review and potentially new conditions.

### **TRAFFIC AND ROADS**

22. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.

23. All rights of access for adjoining properties currently in existence shall be preserved. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to SDAP acceptance.

24. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.


25. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.

### **SURVEY**

26. Because the lease area does not include the existing and proposed access route, prior to SDAP acceptance, provide a recorded access easement document, granting rights of use of the existing driveway and the proposed extension to the lease site.

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Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision. The complete case file is available for review at the Department of Community Development; if you wish to view the case file or have other questions, please contact [help@kitsap1.com](mailto:help@kitsap1.com) or (360) 337-5777. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

  
\_\_\_\_\_  
Jeff Smith, Planner

11/8/2017  
Date

  
\_\_\_\_\_  
Scott Diener, Development Services and  
Engineering Manager

11/8/17  
Date

- Attachments: 1) Site Plan  
2) Architectural Elevation  
3) Photo Simulation

CC: Interested Parties: John and Jo Ann Scheidt, 12752 Glenwood Rd SW  
Port Orchard, WA 98367  
Kitsap County Health District, MS-30  
Kitsap County Public Works Dept., MS-26  
DCD Staff Planner: Jeff Smith  
DCD File 17 01100





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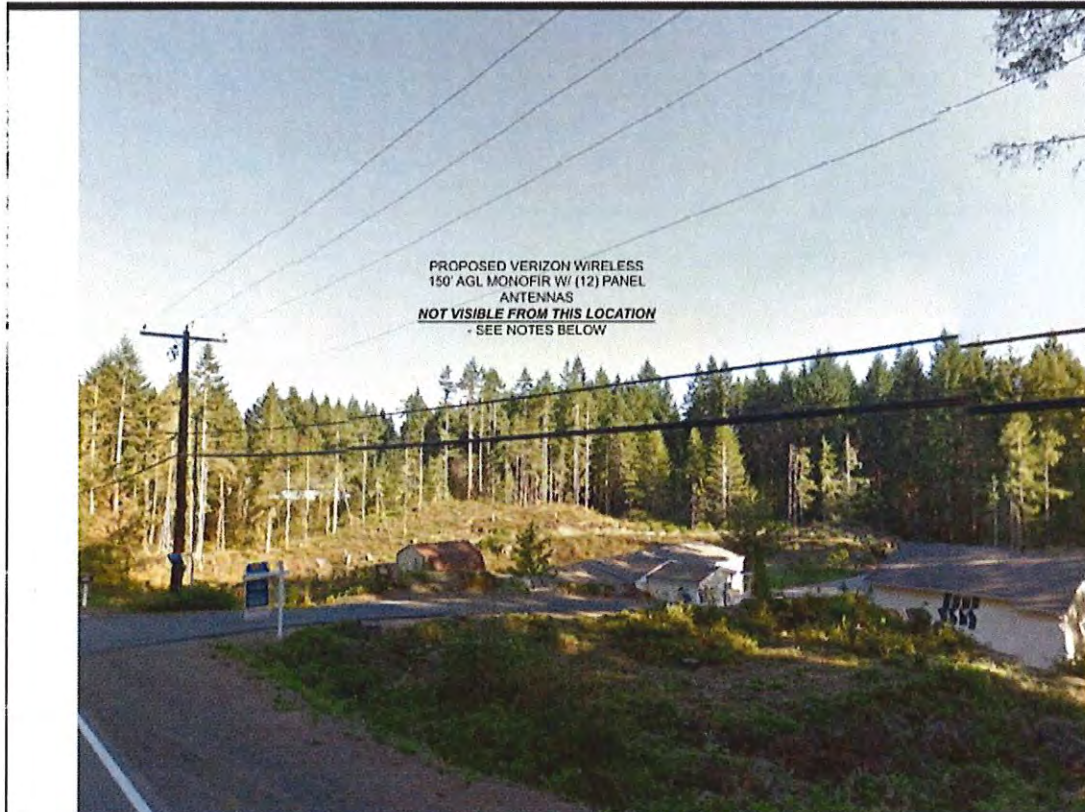
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# verizon<sup>v</sup>

## BRE Peace Macro

### Looking Southeast

CS Project# VER-17-0045-46



### Proposed

**NOTES:**

1. PM/GC TO VERIFY PAINTING REQUIREMENTS WITH JURISDICTION PRIOR TO ORDERING SUPPORT STRUCTURES, ATTACHMENTS, ANTENNAS, AND OTHER APPURTENANCES.

2. VISUAL IMPACTS WILL BE AFFECTED BY LOCATION AND VISIBILITY OF OBSERVER. THIS DOCUMENT IS FOR PLANNING AND INFORMATION PURPOSES ONLY AND IS CONCEPTUAL. THIS IS SOLELY THE PHOTOGRAPHER'S INTERPRETATION OF THE PROPOSED DEVELOPMENT.