



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com/dcd/

Larry Keeton, Director

STAFF REPORT

ADMINISTRATIVE DECISION

Date: September 26, 2008

Application Date: July 11, 2008

Project: Verizon Wireless Ground Equipment Expansion

Project Description:

The request is for Verizon Wireless to collocate at 140 feet on an existing 150 foot monopole owned by T-Mobile USA, Inc with an existing 350 square foot lease area with perimeter landscaping. The 150 foot monopole was approved through a Conditional Use Permit (File LU-6059). The proposal includes the expansion of the lease area by 280 square feet for the Verizon ground equipment and additional area for perimeter landscaping.

Type of Application: Administrative Conditional Use Permit

Permit #: 08 56104

Project Location: Site is located at 4230 NE Lincoln Road, Poulsbo in North Kitsap County

Assessor's Account #: 072602-1-003-2002, 072602-4-020-2005,

Applicant & Project Representative

Bill Powell
Verizon Wireless
8760 122nd Avenue NE
Kirkland, WA 98033

Owner of Record:

NK Aerie #3586 Fraternal Order of
Eagles
PO Box 39
Poulsbo, WA 98370

Engineer:

PEI Consulting Engineers
6810 B North Broadway
Denver, CO 80221

State Environmental Policy Act (SEPA) Status:

Pursuant to KCC 18.04.090(A) (1) (b), the Responsible Official determined the proposal is SEPA exempt. The exemption applies to minor new construction.

Physical Characteristics:

The subject property consists of two parcels for a total of 5-acres, which includes a lodge, off-street parking and multiple wireless support structures that were previously permitted. The Eagles building is located to the rear of the property. The center of the site has been cleared for parking with mature Douglas fir trees along the perimeter. The project is located behind the meeting hall near the Northeast corner of the property.

Comprehensive Plan Designation and Existing Zoning:

The Comprehensive Plan and Zoning is Rural Residential (one dwelling unit per 5 acres)

Minimum Lot Area = 5 acres

Minimum Lot Width = 140 feet

Minimum Lot Depth = 140 feet

Maximum Density = 1 dwelling unit per five acres

Minimum Setbacks = 50-feet front yard

= 30-feet side yard

= 30-feet rear yard

Surrounding Land Use and Zoning:

The primary zoning adjacent to the subject property is Rural Residential with residential uses on large parcels that are heavily vegetated.

Public Utilities and Public Services:

Water: N/A

Power: Puget Sound Energy

Sewer: N/A

Police: Kitsap County Sheriff

Fire: Fire Protection District No. 18

Schools: North Kitsap School District No. 400

Transportation:

Access is provided by an easement on NE Lincoln Road. The facility is unmanned with trips around once a month for maintenance. Development Engineering has reviewed the project proposal and has issued conditions of preliminary approval consistent with KCC Title 11, Road Standards, dated August 26, 2008.

Off-Street Parking and Loading:

The facility is unmanned and there is sufficient area that exists on site for monthly service vehicles.

Policies and Regulations Applicable to the Subject Proposal:

Kitsap County Zoning Ordinance (February 15, 1999)

Road Standards, Title 11

Stormwater Drainage, Title 12

Zoning, Title 17, (February 15, 1999/ as amended)

- Chapter 110 Definitions
- Chapter 310 Rural Residential Zone
- Chapter 382 Density, Dimensions and Design
- Chapter 385 Landscaping
- Chapter 400 Land Use Review
- Chapter 420 Administrative Conditional Use Permit
- Chapter 435 Off-Street Parking and Loading
- Chapter 445 Signs
- Chapter 470 Wireless Communication Facilities
- Chapter 520 Appeals
- Chapter 525 Revocations of Permits or Variances

KCC, State Environmental Policy Act, Section 18.04

Critical Areas Ordinance, Title 19

Kitsap County Land Use and Development Procedures Title 21, (May 18, 1998 and as amended)

Kitsap County Comprehensive Plan (May 7, 1998 and as amended)

Public Comment:

The County, pursuant to KCC Title 21, Land Use and Development Procedures gave proper public notice. The County received telephone calls from neighboring property owners with concerns with health impacts from electromagnetic radiation with the addition of a second antenna array on the existing wireless communication facility.

Project Analysis:

Pursuant to KCC 17.470.100 expansions of lease areas are permitted use and encouraged for collocation. Minor expansions are requiring to be reviewed through KCC Chapter 17.420 Administrative Conditional Use Permit. The Verizon Lincoln Hill proposal will need to be consistent with the requirements in Section 17.470.050 site Development Standards. Staff comments are in italics.

As part of the land use review, the County has reviewed the request based on the following standards:

1. Compliance with Site Development Standards Section 17.470.050 of the Kitsap County Code.
 - A. *Visual Impacts -Visual Impact Analysis*: The applicant states that the proposed WCF will not result in a significant impact to viewscapes.

Visual impact analysis is not required because the overall appearance of the T-Mobile tower has not changed with the addition of the antenna array and is consistent with standards for land use approval.

B. Visual Compatibility Test: Applicant: See above.

C. Landscaping and Screening: The applicant is required to screen ground equipment with a separation buffer consistent with KCC 17.385 Landscaping: *The applicant is proposing a 20-foot by 14-foot lease area with a five foot wide landscaping buffer that consists of low and high level landscaping around the lease area. Before building permits will be issued, the applicant needs to provide a final landscape plan that includes the area to be landscaped, a plant schedule with plant quantities, type of ground cover, and required spacing. The fencing for the project should match the existing T-Mobile wireless communication facility.*

Color and Lighting: All security lighting should be pointed down to prevent glare consistent with 17.455.100 Obnoxious Things.

2. Prior to the issuance of the Building Permit, the applicant shall provide a fully executed lease agreement with the owner of the property. (Note: Any proprietary information regarding lease rates may be excluded).
3. Discontinuance of use 17.470.050 (F): Any wireless communication that is no longer needed should be reported and removed within six months.

County Health District:	A letter dated August 11, 2008 recommends approval with conditions.
County Development Engineering	A memorandum dated August 26, 2008 recommends approval, subject to conditions, from the Engineering.
County Fire Prevention Bureau:	Specific requirements will be noted on the stamped copy of the site plan.
Public Input:	No comments received to date.

Site Plan Review Findings:

Staff has reviewed the Verizon Lincoln Hill expansion Administrative Conditional Use Permit application against the requirements in KCC 17.382.030 Design Standards and satisfies the criteria set forth in KCC Section 17.420.040(A) Findings on each criterion are hereby made as follows:

1. As found above the proposal is consistent with the Industrial designation of the comprehensive plan.
2. The proposal complies with applicable requirements of Title 17 KCC, assuming compliance with conditions of approval.
3. The Verizon Lincoln Hill expansion will not be materially detrimental to uses or property in the immediate vicinity which includes significant industrial uses.
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.

Decision:

Based upon the above findings, the Administrative Conditional Use Permit request for the Verizon Lincoln Hill expansion is **approved**, subject to the following conditions:

1. All Landscaping and fencing around ground equipment shall be consistent in design and materials with that already in place with the existing facility.
2. The applicant shall provide a final landscape plan that includes the area to be landscaped, a plant schedule with plant quantities, type of ground cover, and required spacing.
3. Prior to issuance of a Building Permit, the applicant shall provide a fully executed lease agreement with the owner of the property. (Note: Any proprietary information regarding lease rates may be excluded.)
4. Land use approval is limited to the uses proposed by the applicant on the recommended site plan. Any modifications or expansion of the project will be subject to further environmental and or land use review pursuant to the requirements of the appropriate sections of the KCC.
5. Pursuant to 21.04 KCC, land use approval is valid for a period of up to three (3) years from the decision date.
6. Prior to issuance of a Building Permit, the applicant shall record a Land Use Permit Binder with the Kitsap County Auditor's Office pursuant to KCC Section 17.421.080 Land Use Binder Required. If conditions are not adhered to, contrary to the Land Use Permit Binder, the Conditional Use Permit may be rescinded and the County may require that the facility be removed at the owner's expense.

The Health District has reviewed the above referenced project and recommends approval subject to the following conditions and or comments:

7. This proposal is for an un-manned wireless communications facility on an existing 20' x 14' cell tower lease area.
8. No water or sewage is proposed for this un-manned facility.
9. There is an approved Building Clearance Exemption on file - memo #202403, dated 07/01/2008.

Development Engineering accepts the concepts contained in this preliminary submittal and requires the following conditions as an element of approval:

STORMWATER

10. All minor developments creating greater than 2,000 square feet of new impervious surface and major developments creating less than 10,000 square feet of new impervious surface shall:
 - a) Implement either individual downspout infiltration or roof downspout dispersion per the Kitsap County Stormwater Design Manual to the maximum extent possible; or
 - b) Discharge to a regional water quantity control facility designed to receive the developed site runoff.

SURVEY

11. At the time of Building Permit Application submit a site plan to scale, showing the location of trees to be retained, the clearing limits and any topographic information, certified by a licensed Land Surveyor, including stamp/seal and signature.

*(Attach Site Plan Here)

This Administrative Decision issued on SEPTEMBER 29, 2008. This Decision of the Director of the Kitsap County Department of Community Development may be appealed to the Kitsap County Hearing Examiner pursuant to Section 120 of the *Kitsap County Land Use and Development Procedures Ordinance* (May 18, 1998). Appeals must be filed with the Department of Community Development by the close of business on OCTOBER 14, 2008.

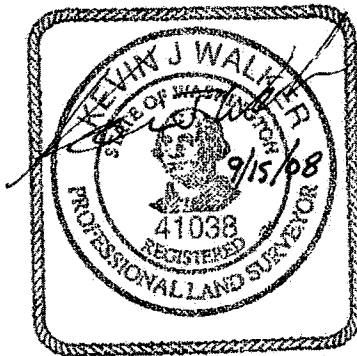
cc: Bill Powell, Verizon Wireless, 8760 122nd Avenue NE, Kirkland, WA 98033
NK Aerie #3586 Fraternal Order of Eagles, PO Box 39, Poulsbo, WA 98033
PEI Consulting Engineers, 6810 B North Broadway, Denver, Co, 80221
Interested Parties: **None**
Kitsap County Health District, MS-30

Kitsap County Parks & Recreation Dept., MS-6
Kitsap County Development Engineering / Public Works
DCD Staff Planner Jeff Smith
DCD Code Enforcement
Clerk of Hearing Examiner
DCD File
DCD Building Permit File

**Verizon
BREQ Lincoln Hill
Lease Area Description**

That portion of Parcel B of Kitsap County Short Plat No. 2402 recorded under auditor's file No. 8007300103 being a portion of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of Section 7, Township 26 North, Range 2 East, W.M., in Kitsap County, Washington described as follows:

Commencing at the northwest corner of said Parcel B;
Thence along the North line thereof, South $89^{\circ}10'50''$ East 303.67 feet;
Thence South $00^{\circ}49'10''$ West 37.04 feet to the True Point of Beginning;
Thence North $01^{\circ}06'33''$ West 14.00 feet;
Thence North $88^{\circ}53'27''$ East 20.00 feet;
Thence South $01^{\circ}06'33''$ East 14.00 feet;
Thence South $88^{\circ}53'27''$ West 20.00 feet to the True Point of Beginning.





PE
 Consulting Engineers
 8625 NORTH BROADWAY
 DENVER, CO 80231
 Phone: 303.412.8800 Fax: 303.412.8866

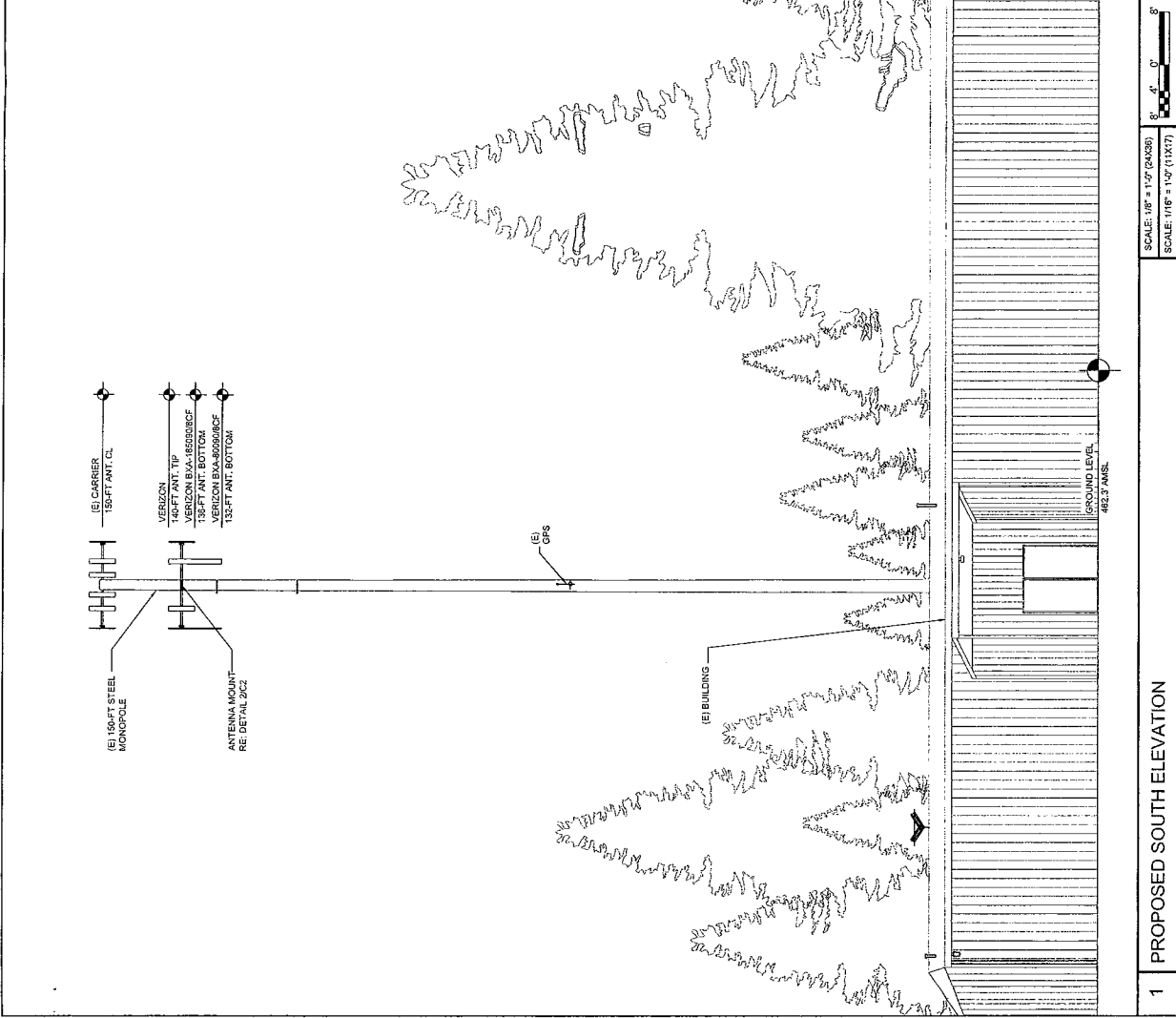
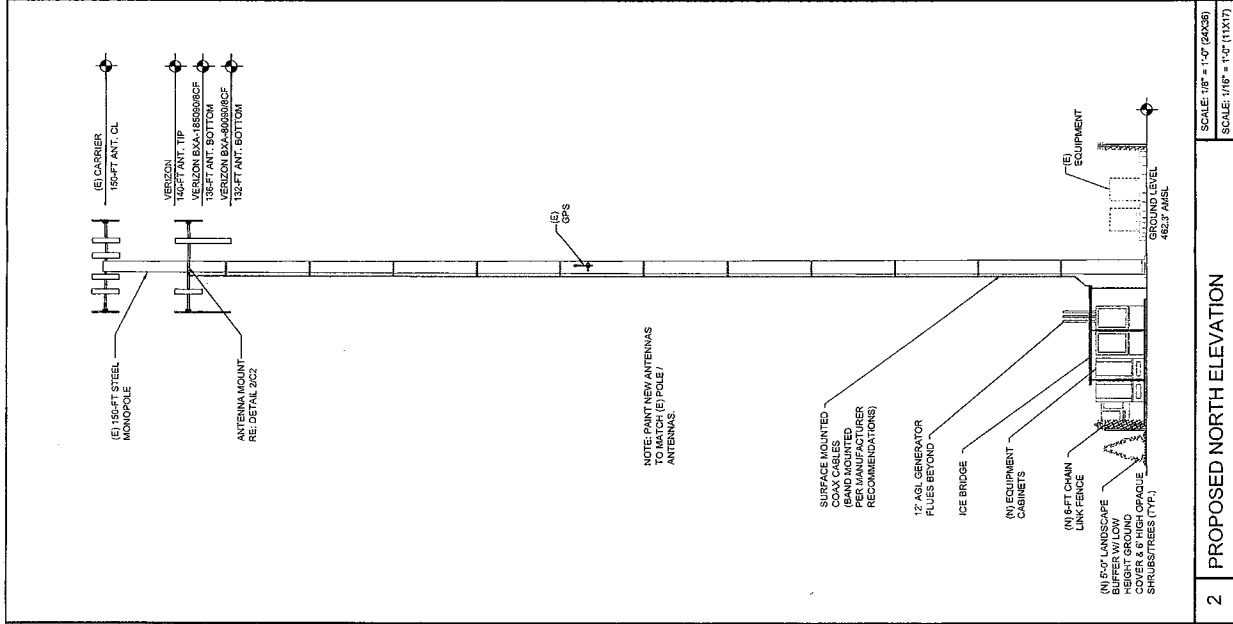
PROJECT NO.	NO. DRAWING
DATE	DATE
DRAWN BY	BY
CHECKED BY	DATE

SUBMITTAL / REVISIONS	
NO.	DATE / DESCRIPTION

SITE NAME
 BREQ
 LINCOLN HILL
SITE ADDRESS
 4230 NE LINCOLN ROAD
 FOLLSMO, WA 98370

SHEET TITLE
 PROPOSED
 ELEVATIONS

SHEET NO.
 C-3b
 4 of 18



1	PROPOSED SOUTH ELEVATION	SCALE: 1/8" = 1'-0" (24X36) SCALE: 1/16" = 1'-0" (11X17)
2	PROPOSED NORTH ELEVATION	SCALE: 1/8" = 1'-0" (24X36) SCALE: 1/16" = 1'-0" (11X17)