Notice of Application with Optional DNS

The City of Oak Harbor has received a permit application for the following project that may be of interest to you. You are invited to comment on this proposed project.

Date of permit application: December 30, 2014
Date of determination of completeness: January 26, 2015
Date of notice of application: February 7, 2015
Comment due date: February 23, 2015

Project Description: Verizon Wireless is proposing to construct an unmanned telecommunication facility with panel antennas and other equipment concealed within a 75 feet stealth flagpole. The property is zoned C3, Community Commercial and the proposed telecommunication tower is permitted as a conditional use in this district.

Project Location: NE Midway Blvd, in the parking lot north of the WAIF Thrift Store (R1335-094-3830)

Project Applicant: Verizon Wireless Conditional Use CUP-14-03

Environmental Review: The City of Oak Harbor has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of nonsignificance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. Since the Notice of Application is being combined with the SEPA determination, the comment periods are combined. Therefore, this is the only comment period on the environmental impacts of the proposed project. Please note that a public hearing before a Hearing Examiner is required for Conditional Uses and provides and additional public input opportunity on development impacts of the project.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to City of Oak Harbor.**

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: Existing development regulations will address many of the impacts of the proposal such as screening etc., however conditions on lighting, maintenance, future modification etc. may be identified during the review process.

Required Permits -- The following local, state and federal permits/approvals are needed for the proposed project: Conditional Use Permit from the City of Oak Harbor

Required Studies: None identified at this time.

Existing Environmental Documents: A SEPA checklist SEP-14-08 has been prepared for the proposal. The application also includes a Noise Evaluation Report and a Non-ionizing Electromagnetic Radiation Report.

Preliminary determination of the development regulations that will be used for project mitigation and consistency: The proposal will be required to meet the applicable requirements of OHMC Title 19 Zoning.

Public Hearing -- Monday, March 16, 2015 at 10am at the City Council Chambers, 865 SE Barrington Drive, Oak Harbor, WA 98277. The City's Hearing Examiner will conduct the hearing.