

Hearing Examiner

Agenda

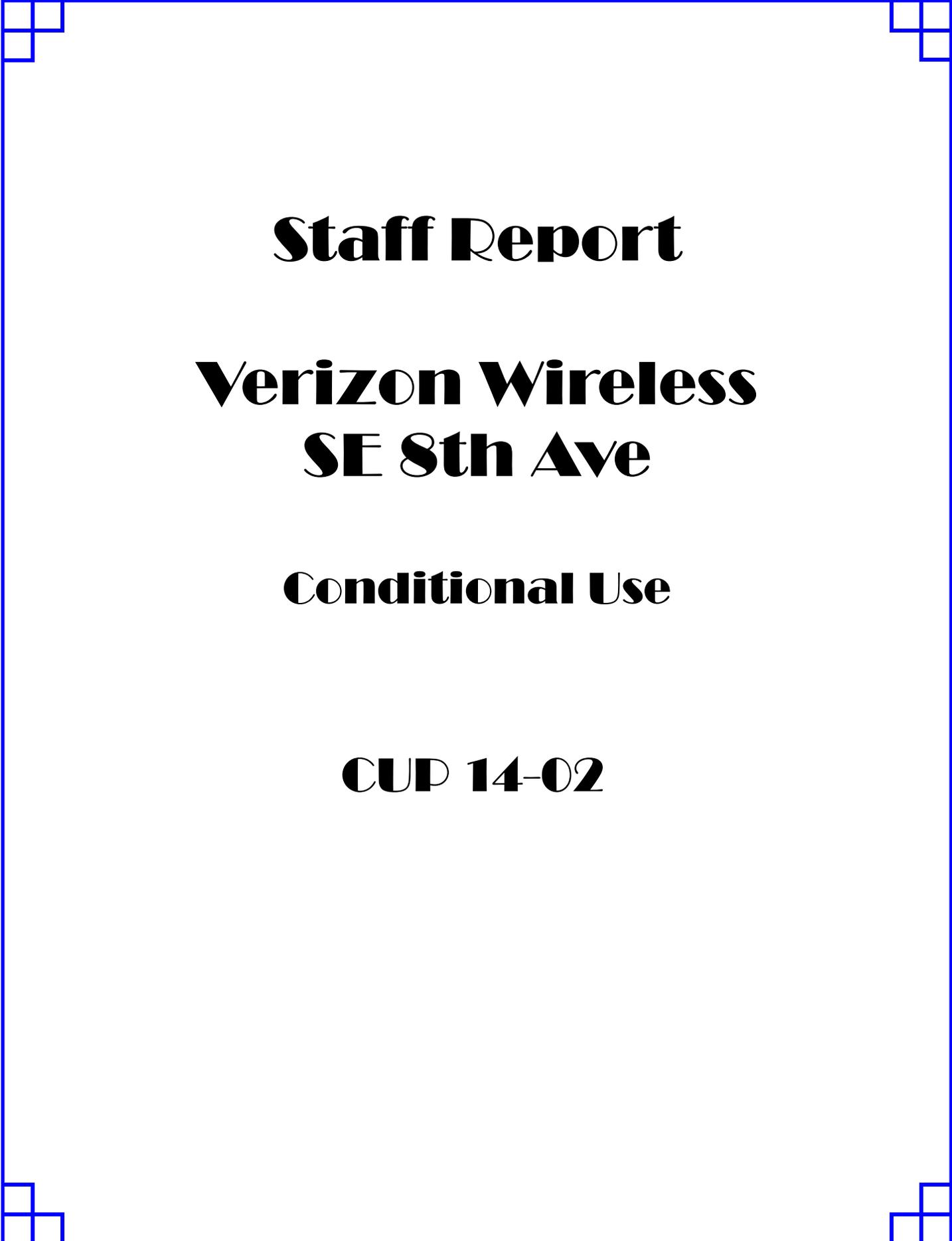
April 6, 2015

OAK HARBOR HEARING EXAMINER
April 6, 2015
10:00 A.M.

Oak Harbor City Council Chambers
865 SE Barrington Drive
Oak Harbor, WA 98277

AGENDA

- 1. Call to Order**
- 2. Verizon Wireless Conditional Use – CUP-14-02**
The Hearing Examiner will consider a conditional use permit submitted by Verizon Wireless 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: Behind the Skagit Farmers Supply Store located on SE 8th Avenue.
- 3. Verizon Wireless Conditional Use – CUP-14-03**
The Hearing Examiner will consider a conditional use permit submitted by Verizon Wireless 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.
- 4. Everlasting Life and Faith Church – CUP 15-01**
The Hearing Examiner will consider a conditional use permit submitted by the Everlasting Life and Faith Church proposing to use 665 SE Pioneer Way, Unit 5 for church related use. The church proposes to use an existing 1,488 square foot space as a meeting hall and 67 parking spaces associated with the building. The current proposal is to accommodate approximately between 30 - 40 seats.
- 5. Adjourn**



Staff Report

**Verizon Wireless
SE 8th Ave**

Conditional Use

CUP 14-02

VERIZON WIRELESS TOWER SE 8th AVE
Case No. CUP-14-02
Staff Report to Hearing Examiner

APPLICATION:

The applicant proposes to construct a new Verizon Wireless Telecommunications Tower on a vacant lot located behind Skagit Farmer Supply on SE 8th Avenue. The tower is designed as a 75-foot stealth flagpole installation. Associated improvements include a fenced enclosure and equipment cabinet.

PRELIMINARY INFORMATION:

Applicant: Glotel, Inc. 15375 SE 30th Place, Suite 160, Bellevue, Washington 98007

Property Owner: Skagit Farmer's Supply, PO Box 266, Burlington, WA 98233

Address of proposal: 85 SE 8th Ave., Oak Harbor, WA 98277

Parcel Number: S6575-01-000C-1

Comprehensive Plan Designation: Community Commercial

Zoning Designation: C-3, Community Commercial

Application Presented for Action:

Conditional Use Application (CUP-14-02) - Review Process III
SEPA (SEP-14-09)

Attachments:

Exhibit 1 Conditional Use Application and Applicant Narrative
Exhibit 2 Vicinity and Aerial Map
Exhibit 3 Zoning Map
Exhibit 4 Public Noticing Documents

BACKGROUND:

The site is currently an undeveloped parcel being used as a storage yard. The applicant proposes to locate the communications tower near the southwest corner of the property. This application is considered to be a Monopole I according to OHMC 19.29, which requires Conditional Use approval in the C-3 zone district. Further, OHMC 19.29.070(2) states, "Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment." As such, the applicant proposes to construct a 75-foot tall flag pole which will function as the support structure for internally-mounted antennas and a flag display.

Conditional Use Permit Application

The subject parcel is currently zoned C-3, Community Commercial. According to OHMC 19.29.050(2), “Monopole I facilities are permitted in community commercial (C-3), highway service commercial (C-4), highway corridor commercial (C-5), planned business park (PBP), planned industrial park (PIP), and public facilities (PF) zones with a conditional use permit.”

19.29.070 Additional Permit Criteria for Monopole I and Monopole II

In addition to the permit criteria specified in Chapters 19.48 and 19.67 OHMC, the following specific criteria shall be met before a site plan review or conditional use permit can be granted:

- (1) Antennas may not extend more than 15 feet above their supporting structure, monopole, building or other structure.
- (2) Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.
- (3) Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with Chapter 19.46 OHMC.
- (4) No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communications facility is located.
- (5) In any proceeding regarding the issuance of site plan review or a conditional use permit under the terms of this chapter, federal law prohibits consideration of environmental effects of radio frequency emissions to the extent that the proposed facilities comply with the Federal Communications Commission regulations concerning such emission.
- (6) Towers, antennas or other objects that penetrate the 100:1 angle slope criteria established in Federal Aviation Regulation (FAR) Part 44 (Sections 77.13(a)(1) and 77.13(a)(2)(I), respectively) shall be reviewed for compatibility with airport operations. No tower, antenna or other object shall constitute a hazard to air navigation, interfere with the safe operation of aircraft or deny the existing operational capability of Ault Field. (Ord. 1555 § 12, 2009).

Following OHMC 18.20.250(2)(b), the review of applications for conditional uses are Review Process III actions. Such actions are subject to an open record public hearing before the Oak Harbor Hearing Examiner, followed by a final decision by the Examiner.

PROJECT DESCRIPTION

The proposed project consists of the construction of a 75-foot tall flagpole structure, which will house the wireless telecommunications antennae inside the pole itself. No antennae will be visible from the exterior. An equipment building will be located near the base of the structure. The compound will be fenced.

SITE GEOGRAPHY

The subject property is an approximately 1.0 acre parcel located on the south side of SE 8th Avenue near its intersection with State Route 20. The parcel is generally flat. Currently, a graveled storage area occupies most of the parcel.

	Existing Land Use	Zoning
North:	Commercial	C-3, Community Commercial
South:	Commercial	C-3, Community Commercial
East:	Commercial	C-3, Community Commercial
West:	Commercial	C-3, Community Commercial

SEPA

A Determination of Nonsignificance was issued on March 13, 2015.

LEGAL NOTICE:

A Notice of Application was advertised on February 7, 2015 and Notice of Public Hearing was advertised on March 18, 2015, both in the Whidbey News Times. Notice to neighboring property owners within a 300-foot radius of the property were mailed on March 18, 2015 and a notice was posted on the subject property on March 17, 2015.

The public hearing to consider CUP-14-02 is scheduled for April 6, 2015 at 10:00 a.m.

PUBLIC COMMENTS:

The City has received no public comments as of the date of this staff report.

CONDITIONAL USE REVIEW

The Oak Harbor Municipal Code 19.67 Conditional Uses, states that a conditional use permit shall be granted if certain criteria are met. The following is an analysis of the conditional use criteria:

1. All special conditions for the particular use are met.

As noted above, special criteria are set forth for wireless sites that require a conditional use. Those criteria will be set as conditions of approval for the final project permit.

2. It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property.

Limited impacts are expected from this proposed development. Noise may be expected from flag movement during heavy wind events. Other noise is regulated by OHMC 19.29.070 as listed above and OHMC 6.56. Lighting may be a minor impact. There are few residential properties nearby and spillover light into commercial properties would likely not constitute an undue burden. As a United States flag is generally expected to be flown, the applicant should be willing to abide by US Flag Code with regards to lighting and other maintenance of the flag itself. Flag lighting is addressed in the OHMC 19.28.050 (1)(b), "lighting shall be toward the flagpole and not create safety hazards for aircraft and automobile traffic."

3. It is provided with adequate parking.

Currently, there is a large gravel lot on site. Due to the nature of the project, permanent parking is not required, but there may be times that space is needed to accommodate maintenance or other related vehicles. The existing lot should be sufficient for that use.

4. It is served with adequate public streets, public utilities and facilities.

Public streets, utilities and facilities are available at the property. No undue impact is anticipated.

5. It otherwise meets the purpose of the district in which it is to be placed.

The listed purpose of the C-3 zone district is to "provide for those types of retail, wholesale, transportation, and service uses which, because of traffic and other requirements, depend upon particular locations to serve the needs of the community and its trading area." The proposed use could be considered to be a service use that is necessary for communication in the community.

6. It meets the goals and policies of the Oak Harbor Comprehensive Plan.

Utilities Element – Goal 4: Minimize aesthetic and environmental degradation from utility operation, installation, replacement, repair and maintenance. The design of the proposed tower will minimize negative impacts of undisguised cellular phone antennas and equipment and provides a patriotic visual landmark for the community.

Land Use – Goal 14: To strengthen and enlarge the commercial economic base of the community by promoting the development of facilities that provided a competitive and stimulating business environment. This proposed cellular facility will help strengthen cellular service in the community, assisting commercial businesses and residents alike in communication with local and out-of-area contacts.

RECOMMENDED ACTION:

Staff recommends that the Hearing Examiner conduct the public hearing and approve CUP-14-02 subject to the following conditions:

1. The project shall be in general conformance with the narrative and application materials submitted by the applicant as attached in Exhibit 1 and abide by conditions and requirements set forth within this report.
2. Lighting of the flag must be directed away from residential properties and must meet the requirements of the United States Flag Code.
3. The project shall be in conformance with all applicable sections of the Oak Harbor Municipal Code, including but not limited to, Chapters 19.28.050 and 19.29.
4. That the site meets or exceeds all criteria and evaluations within the attached Noise Evaluation Report and Non-Ionizing Electromagnetic Radiation Report.
5. Limited expansions or modifications to the facility can be requested through a Type II administrative review process.
6. Applicant shall apply for and receive any required building permits before commencement of construction activity.
7. The conditional use shall not be transferable to a subsequent user unless specifically authorized by the hearing examiner who finds it appropriate and a permit authorizing the transferability is on record with the Island County auditor.
8. The conditional use permit must be acted on within one year of the date of granting. Otherwise the conditional use permit shall expire and be null and void.
9. The conditional use permit applies only to the property for which the application is made.
10. This site has a high probability of encountering cultural resources. Applicant shall coordinate with DAHP to determine if an archeological survey will be required, and follow all guidelines and requirements set forth by DAHP.



CITY OF OAK HARBOR
Development Services Department

RECEIVED

DEC 30 2014

Critical Area Identification Form

Project Name (if applicable): WA1 Barlow

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Associated Application(s): conditional use permit (CUP)

Brief Description of Proposal: Verizon Wireless proposes to install (3) panel antennas, (6) RRH units, (3) TMA's, and (1) OVP unit concealed within a 75' stealth flagpole. Also proposing to install (6) outdoor equipment cabinets and (1) generator mounted on a concrete pad, as well as (1) OVP unit mounted with equipment cabinets within a 20' X 40' fenced lease area.

Table with 2 columns: Applicant/Property Owner information and Address/Contact info. Includes fields for Applicant Name, Address, E-mail, and Property Owner Name.

AUTHORIZATION:

The undersigned hereby certifies that the property affected by this application is in the exclusive ownership of the applicant or that the applicant has submitted the application with the consent of all owners of the affected property. In addition, the undersigned hereby certifies that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Handwritten signature of Amanda Nations

Handwritten date: 12/20/14

Authorized Signature

Date

Staff use only below this line

Table for staff use with columns for Yes/No and Critical Area Report Needed? Rows include Wetland, Fish and Wildlife Habitat Conservation Area, Geologically Sensitive Area, Frequently Flooded Area, and Critical Aquifer Recharge Area.

LETTER OF AUTHORIZATION

**To: City of Oak Harbor Planning Department
865 SE Barrington Drive, Oak Harbor, WA 98277**

From: Skagit Farmers Supply

Skagit Farmers Supply, as owner of APN# 683362/ S6575-01-000C-1 located at 85 SE 8th Avenue., Oak Harbor, WA 98277 ("Owner"), does hereby authorize and appoint as its agent Sunny Ausink of Glotel, Inc., for purposes of preparing, filing and processing land use/zoning applications and appearing at any public proceeding in the matter of the application of Verizon Wireless for a new wireless telecommunications facility in the Oak Harbor. I/We understand that the application may be denied, modified or approved with conditions and such conditions and/or modifications must be complied with prior to building permit issuance.

Proposal Address/Location: 85 SE 8th Avenue, Oak Harbor, WA 98277

Assessor's Parcel Number(s): 683362/ S6575-01-000C-1

Owner Contact Information:

Brian Duquaine / Skagit Farmers Supply
Printed Name of Property Owner or Representative

Signed: Brian Duquaine
Signature of Property Owner or Representative

Dated: 7/28/2014

Phone/Email: duande@skagitfarmers.com

RECIEVED

JAN 16 2015

**CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT**

RECIEVED

DEC 30 2014

CITY OF OAK HARBOR
DEVELOPMENT SERVICES / PLANNING

LEGAL DESCRIPTION

SERVIENT PARCEL DESCRIPTION

TRACT C OF LOT COMBINATION SHOWN OF RECORDS AS FOLLOWS:

TRACT C, OF REPLAT OF LOTS 6 THRU 11 AND 20 THRU 25 IN THE PLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR,

ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 55, RECORDS OF ISLAND COUNTY, WA.

BEING ALSO DESCRIBED AS LOTS 1 AND 2, CITY OF OAK HARBOR SHORT PLAT 1-93, APPROVED ON APRIL 19, 1993,

RECORDED ON APRIL 19, 1993 IN VOLUME 2 OF SHORT PLATS, PAGE 398, UNDER AUDITOR'S FILE NO. 93006931, RECORDS OF ISLAND COUNTY, WA.

SITUATED IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

UTILITY EASEMENT DESCRIPTION

A TEN FOOT WIDE EASEMENT FOR UTILITIES LOCATED IN TRACT C OF THE REPLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR AS RECORDED IN VOLUME 12 OF PLATS, PAGE 55, RECORDS OF ISLAND COUNTY, WA LYING 5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT C; THENCE S 51°31'46" E A DISTANCE OF 143.50 FEET;

THENCE S 01°41'09" W PARALLEL WITH AND DISTANT 5 FEET WESTERLY OF THE EAST MARGIN OF SAID PARCEL C A DISTANCE OF 268.52 FEET;

THENCE N 88°33'51" W PARALLEL WITH AND DISTANT 5 FEET NORTHERLY OF THE SOUTH MARGIN OF SAID PARCEL C A DISTANCE OF 72.15 FEET TO THE EAST OF THE MARGIN OF A LEASE AREA AS SHOWN ON THIS PLAT AND THE TERMINUS OF THIS EASEMENT

ALL MARGINS SHOULD BE EXTENDED OR SHORTENED TO INTERSECT AT ALL ANGLE POINTS, THE NORTH MARGIN OF SAID LEASE AREA AND THE BOUNDARY OF SAID PARCEL C

ACCESS EASEMENT DESCRIPTION

A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LOCATED IN TRACT C OF THE REPLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR AS RECORDED IN VOLUME 12 OF PLATS, PAGE 55, RECORDS OF ISLAND COUNTY, WA LYING 10 FEET EACH SIDE OF FOLLOWING DESCRIBED LINE;

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL C; THEN 88°33'51" W ALONG THE NORTH MARGIN OF SAID PARCEL C A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING;

THENCE S 01°26'09" W A DISTANCE OF 149.73 FEET;

THENCE S 12°55'49" W A DISTANCE OF 194.16 FEET TO THE NORTH MARGIN OF A LEASE AREA AS SHOWN ON THIS PLAT AND THE TERMINUS OF THIS EASEMENT THE MARGINS OF WHICH SHOULD BE EXTENDED OR



CITY OF OAK HARBOR
Development Services Department

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CITY OF OAK HARBOR
 DEVELOPMENT SERVICES DEPARTMENT

Application Form

Project Name: WA1 Barlow

Type(s) of Application: Conditional Use Permit (CUP)

Description of Proposal: Verizon Wireless proposes to install (3) panel antennas, (6) RRH units, (3) TMA's, and (1) OVP unit concealed within a 75' stealth flagpole. Also proposing to install (6) outdoor equipment cabinets and (1) generator mounted on a concrete pad, as well as (1) OVP unit mounted with equipment cabinets with a 20' X 40' fenced lease area.

APPLICANT NAME/CONTACT PERSON (or legal representative): Amanda Nations (Glotel, Inc)	Address: 15375 SE 30th Pl, Suite 160 Bellevue, WA 98007
E-mail Address: anations@glotelinc.com	Phone and Fax: (425) 998-3637
PROPERTY OWNER NAME (list multiple owners on a separate sheet): Skagit Farmers Supply	Address: P.O BOX 266 Burlington, WA 98233
E-mail Address:	Phone and Fax: (360)757-6053 - Brian Dukane
ENGINEER/SURVEYOR: Ryan McDaniel, P.E. (Glotel, Inc)	Address: 15375 SE 30th Pl, Suite 160 Bellevue, WA 98007
E-mail Address:	Phone and Fax: (503) 708-5852
PROJECT SITE INFORMATION (address/location): 85 SE 8th Ave Oak Harbor, WA 98277	Comp. Plan Designation: Commercial
Zoning: C-3	Parcel Number(s): 683362/S6575-01-000C-1
Legal Description (attach separate sheet):	Acreage of Original Parcel(s): 43,200 SQ. FT.
Section/Township/Range: SEC 2/TWP 32N/R 1E	Total Square Footage of Proposed Building or Number of Units: 800 SQ. FT.

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Amanda Nations
 Authorized Signature

12/20/14
 Date

26 December 2014

City of Oak Harbor
Planning Services Division
Development Services Department
865 SE Barrington Drive
Oak Harbor, WA 98277

RECEIVED

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CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Conditional Use Permit (CUP) Application – 85 SE 8th Ave, Oak Harbor, WA 98277

Dear Reviewing Parties:

Verizon Wireless is proposing to construct an unmanned telecommunications facility by adding (3) panel antennas, (6) RRH units, (3) TMA's and (1) OVP unit concealed within a proposed 75' stealth flagpole. The proposed location for this telecommunications facility is at 85 SE 8th Ave, Oak Harbor, WA 98277 (APN# 683362/S6575-01-000C-1), located within the C-3 zone of the City of Oak Harbor.

The proposed wireless facility will be located within a 20' X 40' chain link fence lease area, which will include the stealth flagpole, (6) outdoor equipment cabinets mounted on a concrete pad, and (1) generator mounted on a concrete pad.

Sunny Ausink completed a pre-application (PRE-14-00006) for the proposed wireless facility on 7/24/14. The comments provided by the City of Oak Harbor have been incorporated into this CUP submittal package.

Please accept this application on behalf of Verizon Wireless. The Verizon Wireless proposal will comply with all the City of Oak Harbor standards for wireless communication facilities. In order to demonstrate compliance with current laws, codes, and ordinances regulating communication utilities, the following has been included with this application for your review:

- (9) completed CUP application forms
- Required fees (SEPA fees check & CUP application fees check)
- (1) copy of Pre-Application (PRE-14-00006) review letter
- (9) written narratives of conditional use plan
- (9) complete set of 11" x 17" site plans
- (1) legal description
- (1) critical areas identification form
- (1) mailing list and map
- (4) copies of SEPA checklist
- (4) copies of Noise Report
- (4) copies of NIER report
- (4) copies of photo simulations

Please feel free to contact me should you have any questions at (425) 998-3637.



Sincerely,

Amanda Nations
Glotel, Inc.
Land Use Specialist
anations@glotelinc.com
(425) 998-3637

Conditional Use Permit Application for Verizon WA1 Barlow - Narrative Statement

RECIEVED

Address: 85 SE 8th Ave, Oak Harbor, WA 98277

DEC 30 2014

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Verizon Wireless is proposing to add (3) panel antennas, (6) RRH units, (3) TMA's and (1) OVP unit concealed within a proposed 75' stealth flagpole. Verizon is also proposing to locate within a proposed 20' x 40' chain link fence lease area (6) outdoor equipment cabinets mounted on a concrete pad, (1) OVP unit mounted with equipment cabinets, and (1) generator mounted on a concrete pad.

This proposed Verizon wireless facility meets and/or exceeds the conditional use criteria, as listed below:

1. **All special conditions for the particular use are met (Certain uses have specific conditions listed when considered as a Conditional use. For example, the Residential Office district permits restaurants as a conditional use but it cannot have a drive-up window. If no specific conditions exists then state that none exists.)**

19.29.50 Development standards for monopole I.

- (2) Monopole I facilities are permitted in community commercial (C-3), highway service commercial (C-4), highway corridor commercial (C-5), planned business park (PBP), planned industrial park (PIP), and public facilities (PF) zones with a conditional use permit.

Response: The proposed wireless communications facility will be located in the C-3 zone, and thus requires a conditional use permit. Monopole I facilities are permitted outright in Industrial (I) zones. However, there were no industrially zoned properties in a location that would achieve the same desired coverage objective as the proposed site.

- (4) Antennas equal to or less than 15 feet in height or up to four inches in diameter may be a component of a monopole I facility. Antennas which extend above the wireless communications support structure shall not be calculated as part of the height of the monopole I wireless communications support structure. For example, the maximum height for a monopole I shall be 60 feet and the maximum height of antennas which may be installed on the support structure could be 15 feet, making the maximum permitted height of the support structure and antennas 75 feet (60 feet plus 15 feet).

Response: The proposed wireless communications monopole is a total of 75', including the height of the antennas mounted inside of the stealth facility. Therefore, the proposed structure fits within the maximum permitted height of the support structure and antennas at 75'.

- (4) Co-location on an existing support structure shall be permitted. Macro facilities are the largest wireless communications facilities allowed on monopole I.

Response: The proposed wireless communication facility is not a co-location; it is a proposal for a new stealth flagpole. However, the proposed design has allowed space for future co-location for another carrier.

(5) The shelter or cabinet used to house radio electronics equipment and the associated cabling connecting the equipment shelter or cabinet to the monopole I facilities shall be concealed, camouflaged or placed underground. Monopole I facilities shall be subject to review by the planning commission using the procedures and review criteria specified in Chapter 19.8 OMHC and this chapter.

Response: The proposed equipment and equipment cabinets associated with the proposed stealth flagpole will be concealed with an existing chain link fence with privacy slats. The power and Telco connections for the wireless facility will be run underground.

(6) Monopole I facilities shall be landscaped in conformance with Chapter 19.46 OHMC

Response: The proposed monopole I facility will conform to the landscape and screening requirements outlined in Chapter 19.46 OHMC. Per the pre-application meeting summary on August 25, 2014, as the proposed tower will be located behind an existing fenced area, the proposed fencing meets the landscaping requirements of Chapter 19.46. The proposed 6' foot high chain link fence will adequately screen the equipment cabinets and generator proposed for this wireless facility. The chain-link fence will include privacy slats to ensure even more screening of the equipment from the adjacent properties. This fence will not detract from adjacent property as its design is compatible with the surrounding commercial properties, and it will be built as shown in the site plans.

(7) Monopole I facilities adjacent to a single-family zone shall be set back a distance equal to the height of the wireless communications support structure from the nearest single-family lot line. (Ord. 1555 § 12, 2009).

Response: This is not applicable because the proposed site for this wireless facility is not located adjacent to a single-family zone. It is surrounded by properties zoned C-3.

19.29.070 Additional permit criteria for monopole I and monopole II

In addition to the permit criteria specified in Chapters 19.48 and 19.67 OHMC, the following specific criteria shall be met before a site plan review or conditional use permit can be granted:

(1) Antennas may not extend more than 15 feet above their supporting structure, monopole, building or other structure.

Response: The proposed stealth flagpole will have its antennas concealed within its structure. Therefore, the antennas will not extend above the supporting structure.

(2) Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through location and design to blend with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in led visual impact of the site to the surrounding area.

Response: The proposed wireless facility will be a stealth flagpole, which is designed to integrate the facility with the surrounding area. A flagpole of the proposed height is a structure consistent with the surrounding commercial properties. The proposal includes a 6' tall chain-link fence with privacy slats, in the same location as a previously fenced area, as screening for the equipment, which will further ensure that it is the least obtrusive facility design. There will be a 35' setback from the right-of-way. These measures ensure that the facility will blend with its surroundings and will not be an obtrusive design on the surrounding area.

- (3) Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with Chapter 19.46 OHMC.**

Response: The proposed equipment facilities will be (6) equipment cabinets mounted on a concrete pad. These cabinets will be located within a 20' X 40' fenced lease area.

- (4) No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communications facility is located.**

Response: No equipment, while operating, produces noise in levels above 45 dB, according to the certified Noise Report. The highest decibel reading from the nearest property line was 23 dB, which is well below the allowable 45 dB.

- (5) In any proceeding regarding the issuance of site plan review or a conditional use permit under the terms of this chapter, federal law prohibits consideration of environmental effects of radio frequency emissions to the extent that the proposed facilities comply with the Federal Communications Commission regulations concerning such emission.**

Response: A NIER has been provided as part of this application to demonstrate that the facility will operate in compliance with standards set by the FCC.

- (6) Towers, antennas or other objects that penetrate the 100:1 angle slope criteria established in Federal Aviation Regulation (FAR) Part 44 (Sections 77.13(a)(1) and 77.13(a)(2)(I), respectively) shall be reviewed for compatibility with airport operations. No tower, antenna or other object shall constitute a hazard to air navigation, interfere with the safe operation of aircraft or deny the existing operational capability of Ault Field (Ord. 1555 § 12, 2009).**

Response: The proposal has been sent to the FAA for review in order to determine that the facility will constitute no hazard to air navigation, interfere with the safe operation of aircraft or deny the existing operational capability of Ault Field.

2. It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property

For a 24-hour installation, the maximum sustained noise allowed by the Washington Administrative Code is 60 dBA for adjacent commercial properties during daytime hours and 50 dBA for adjacent Commercial properties during nighttime hours. The combined A-Weighted Sound Pressure Level for this installation is 59 dBA during daytime hours and 50 dBA during nighttime hours. Light required to illuminate- the flag will be directed away from adjacent properties and the proposed installation would cause no soil erosion on adjacent properties.

3. It is provided with adequate parking

There is an existing gravel/asphalt parking lot. Verizon is not proposing any new parking, but there is also no removal of any of the existing parking. There is 12'-wide access gate to the wireless facilities located within the fenced lease area. The proposed wireless tower will be located on a vacant property behind Skagit Farmer Supply with some storage containers and limited need for parking. Therefore, the existing parking is adequate to meet the needs of the existing site.

4. It is served with adequate public streets, public utilities and facilities

Access to the wireless facilities will be from SE 8th Ave via a proposed 20' wide access easement. The facilities will be reached via a proposed 12' access gate in the fenced lease area. Power and Telco connections will be routed underground to an existing utility pole and Verizon Wireless Power/Telco P.O.C. It has adequate streets, public utilities and facilities to meet the needs of the wireless site. It is an unmanned facility that has access to adequate power supply, including a proposed back-up generator.

5. It otherwise meets the purpose of the district in which it is to be placed

The C-3 community commercial district is intended to provide for these types of retail, wholesale transportation, and service uses which, because of traffic and other requirements, depend upon particular locations to serve the needs of the community and its trading area. Generally, the permitted uses require large sites and access from either major or minor arterials. This district also supports mixed use developments except in proximity to NAS Whidbey Ault Field, where residential uses should be restricted.

Response: The proposed wireless facility fits into the purpose of the district where it is to be placed. The proposed wireless facility will provide improved coverage for the surrounding properties and will ensure improved service for customers. The proposed tower is a 75' stealth flagpole, which is a consistent use with the surrounding commercial properties. Access to the property and wireless site is via a proposed 20' foot wide access easement from SE 8th Ave. The proposed wireless facility will be located within a 20' X 40' fenced lease area located on a vacant property behind Skagit Farmer Supply.

6. It meets the goals and policies of the Oak Harbor Comprehensive Plan

Oak Harbor Comprehensive Plan

Goals and Policies - Urban Design Element

Goal 11:

Design guidelines should be established that encourage wireless and satellite communication facilities to be located and designed in such a manner as to minimize their visual impact to the community.

Policy:

11a Consideration should be given to establishing design guidelines that address the appearance and siting of ground and building mounted satellite facilities

11b Design guidelines should be established that require telecommunication facilities (especially monopoles) to blend into the surrounding environment.

Response: The proposed wireless facility is a stealth flagpole with equipment cabinets enclosed within a 20' X 40' fenced lease area. The proposed site is vacant property behind Skagit Farmer Supply. Therefore, this proposal will not unduly impact the current use of the property as a storage area. The proposed facility abuts commercial property, but the proposed fence will adequately screen the equipment and ensure that it will not be visually impacted by the proposal. The proposed location for the wireless tower will be setback from the right-of-way (Atlas Street), so as to adequately screen from view and ensure no obstruction of

sight lines. This design is the least obtrusive proposal, which will blend with the physical surroundings of the district in which it is located.

Verizon's proposed new wireless communications facility meets all requirements of City of Oak Harbor's land use ordinances for conditional use approval. Verizon respectfully requests that the City of Oak Harbor approve Verizon's proposal as designed, subject only to the City of Oak Harbor's standard conditions of approval.



NON-IONIZING ELECTROMAGNETIC
RADIATION REPORT



RECEIVED
DEC 30 2014
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Prepared For: **Verizon Wireless**
3245 158th Avenue SE, MS 231
Bellevue, WA 98008

Project Owner: **Verizon**
Project Name: **Barlow**
Project Number: **WA1**
Project Address: **85 SE 8th Avenue**
Oak Harbor, WA 98277
Site Coordinates: **48.2903**
-122.6561

Prepared By: **Glotel.**

Ryan McDaniel, P.E.
December 23, 2014



EXPIRES 1/9/

PROJECT SUMMARY

PROJECT DESCRIPTION:

Verizon proposes the following: Install (6) outdoor equipment cabinets and (1) generator on a concrete pad, within a proposed fenced area.

PROJECT SCOPE:

The scope of this report is to determine, using the recommended prediction methods outlined in the Federal Communications Commission OET Bulletin 65 Edition 97-01, if the radio facility in question will be in compliance with all appropriate Federal regulations in regards to Radio Frequency (RF) Exposure.

SUMMARY RESULTS:

Based on our review of the proposed RF configuration and applying worst-case scenario, **we have determined the proposed site will comply with current FCC and municipal guidelines for human exposure** to non-ionizing electromagnetic radiation for the Uncontrolled Condition / General Population and for the Controlled / Occupational Condition.

Total Calculated Maximum Power Density (mW/cm ²)			Results
Uncontrolled / General Population	MPE Limits (mW/cm ²)	0.5	PASS
	MPE Limits (mW/cm ²)	1.11%	
Controlled / Occupational	MPE Limits (mW/cm ²)	2.3	PASS
	MPE Limits (mW/cm ²)	0.22%	

See the Conclusions Section and calculations in Appendix A which verify these results.

CONTENTS:

Report	1 - 4
Appendix A (Calculations)	A
Appendix B (Referenced Documents)	B

1 Reference Documents

The following data was used to figure the RF exposure for the site.

Data	Document	Author
Limits for MPE	Table 1 OET Bulletin 65 Appendix A	FCC
Equipment Frequency Range	Equipment Specification Sheet	Manufacturer
Site Information	Construction Drawings	Glotel

Notes: No other antennas were found in the area which would contribute to the MPE for the same sector as the Verizon antennas. See calculations in Appendix A for a catalog of all antennas considered for this report.

2 New and Existing Equipment Contributing to total MPE

The existing panel antennas are mounted at a height such that the bottom of the antennas is 69 feet above ground level. There are (3) proposed sectors with (1) panel antennas each. Only (1) sector will contribute to the overall MPE for any area near the monopole.

Sector Alpha

Elevation	Equipment	ERP (Watts)	Owner
72.0	Panel Antenna	4,000	Verizon

Sector Beta

Elevation	Equipment	ERP (Watts)	Owner
72.0	Panel Antenna	4,000	Verizon

Sector Gamma

Elevation	Equipment	ERP (Watts)	Owner
72.0	Panel Antenna	4,000	Verizon

Notes: The multiband antenna used on this site accommodates 4 bands. It appears that the maximum ERP combination to be used is 8 channels at 500 watts per channel.

3 Analysis

Section 2 of OET Bulletin 65 states that “for a truly worst-case prediction of power density at or near the surface, such as at ground-level or on a rooftop, 100% reflection of incoming radiation can be assumed, resulting in a potential doubling of predicted field strength and a four-fold increase in (far field equivalent) power density”. Therefore, the following equation (6) is used:

$$S = \text{EIRP}/\pi R^2$$

Where: S = power density (mW/cm²)
EIRP = equivalent isotropically radiated power
R = distance to the center of the radiation antenna (cm)

4 Conclusion

Uncontrolled / General Population

According to the information available at the time of this report, the worst-case RF emissions of the proposed antennas, existing antennas, and antennas located nearby will be in compliance with the requirements of the current FCC and municipal guidelines for human exposure to non-ionizing electromagnetic radiation.

Controlled / Occupational

According to the information available at the time of this report, the worst-case RF emissions of the proposed antennas, existing antennas, and antennas located nearby will be in compliance with the requirements of the current FCC and municipal guidelines for human exposure to non-ionizing electromagnetic radiation.

5 Environmental Evaluation

An environmental evaluation is required if the PCS broadband facility is less than 10m (32.81ft) AGL and has a total power of all channels in any given sector greater than 2,000 W ERP as referenced in "Table 2 Transmitters, Facilities, and Operations Subject to Routine Environmental Evaluation" in Appendix A of Bulletin 65. As the proposed antennas lowest point above ground level is above the minimum elevation, **an environmental evaluation is not required.**

6 Disclaimers

1. This report is meant to show the level of conformance for the site with the codes and guidelines adopted by the agency with jurisdiction over the site. No other assessment is implied.
2. This report is prepared with the information furnished to Glotel by our client. If the conditions of the site change or if new information becomes available, the results of this report are not valid. Glotel should be notified so that the report can be updated and resubmitted.
3. Glotel is not responsible for the conclusions, opinions and recommendations made by others based on the information contained herein.

A Appendix – MPE Calculations

	Controlled / Occupational	Uncontrolled / Gen. Population
Min. Antenna Frequency (MHz)	700	700
Max. Power Density (mW/cm)	2.3	0.5

Uncontrolled Calculations (Worst Case Sector)

Sector Alpha or Gamma

Radial Center AGL (ft)	Eff. Height (ft)	Horiz. Dist. (ft)	Total Dist. (ft)	Total Dist. (cm)	ERP (watts)	ERP (dBm)	Eff. ERP (dBm)	Eff. EIRP (dBm)	Eff. EIRP (mW)	Power Density, S (mW/cm ²)
72.0	66.0	0	66	2,012	4,000	66.02	46.02	48.18	65,775	0.00517

One sector will contribute to the MPE for any area near the monopole.

The ERP of the proposed antennas is unknown and conservatively estimated at 3,500 watts.

Total Power Density = 0.0052
Percentage of Uncontrolled Maximum Power Density = 1.1%

Assumptions:

1. a 20db loss of emissions to reach a location below the antenna results in EIRP/100
2. Effective Antenna ERP conservatively assumes a 20 dB vertical radiation loss for panel antennas
3. Effective Height assumes an approximate head level of 6 ft.

Notes:

1. ERP (dBm) = 10 * log10[ERP (watts)] + 30
2. EIRP (dBm) = 1.64 * ERP (dBm)
3. EIRP (mW) = 10^[EIRP (dBm)/10]

A Appendix – MPE Calculations

	Controlled / Occupational	Uncontrolled / Gen. Population
Min. Antenna Frequency (MHz)	700	700
Max. Power Density (mW/cm)	2.3	0.5

Controlled Calculations

(Worst Case Sector)

(Occupational Exposure at antenna installation level relative to active panel antennas)

Sector Alpha or Gamma

Radial Center AGL (ft)	Eff. Height (ft)	Horiz. Dist. (ft)	Total Dist. (ft)	Total Dist. (cm)	ERP (watts)	ERP (dBm)	Eff. ERP (dBm)	Eff. EIRP (dBm)	Eff. EIRP (mW)	Power Density, S (mW/cm ²)
72.0	66.0	0	66	2,012	4,000	66.02	46.02	48.18	65,775	0.00517

One sector will contribute to the MPE for any area near the monopole.

The ERP of the proposed antennas is unknown and conservatively estimated at 3,500 watts.

Total Power Density = 0.0052
 Percentage of Uncontrolled Maximum Power Density = 0.2%

Assumptions:

- a 0 dB loss is assumed for effective height of 0 to 6 feet
 a 10 dB loss is assumed for effective height of 6 to 12 feet
 a 20db loss of emissions to reach a location below the antenna results in EIRP/100
- Effective Antenna ERP conservatively assumes a 20 dB vertical radiation loss for panel antennas
- Effective Height assumes an approximate head level of 6 ft.

Notes:

- ERP (dBm) = 10 * log10[ERP (watts)] + 30
- EIRP (dBm) = 1.64 * ERP (dBm)
- EIRP (mW) = 10^[EIRP (dBm)/10]

B Appendix – Supplemental Information

PROPOSED VERIZON WIRELESS
36" RF-TRANSPARENT RADOME

PROPOSED VERIZON WIRELESS
ANTENNAS (1 PER SECTOR, 3 TOTAL)

PROPOSED VERIZON
WIRELESS TMA'S MOUNTED
BELOW ANTENNAS
(1 PER SECTOR, 3 TOTAL)

PROPOSED VERIZON WIRELESS RRH
UNITS STACKED BELOW ANTENNAS
(2 PER SECTOR, 6 TOTAL)

PROPOSED VERIZON WIRELESS
OVP UNIT MOUNTED BELOW
RRH UNITS (1 TOTAL)

FUTURE CARRIER ANTENNA ARRAY

PROPOSED VERIZON WIRELESS
(12) RUNS OF 7/8" COAX
AND (2) FIBER RUNS WITHIN
PROPOSED FLAGPOLE

PROPOSED VERIZON
WIRELESS 75'-0" AGL
STEALTH FLAGPOLE

PROPOSED VERIZON WIRELESS ICE BRIDGE

PROPOSED VERIZON WIRELESS OUTDOOR
EQUIPMENT CABINETS (6 TOTAL) MOUNTED
ON I-BEAMS ON A PROPOSED
8'-0"x20'-0" CONCRETE PAD

PROPOSED VERIZON WIRELESS GPS
ANTENNA MOUNTED AT ICE BRIDGE POST

PROPOSED VERIZON WIRELESS OVP UNITS
MOUNTED AT ICE BRIDGE POST (1 TOTAL)

EXISTING CHAIN LINK
FENCE W/ PRIVACY SLATS

PROPOSED VERIZON WIRELESS
36" RF-TRANSPARENT RADOME

PROPOSED VERIZON WIRELESS
ANTENNAS (1 PER SECTOR, 3 TOTAL)

PROPOSED VERIZON
WIRELESS TMA'S MOUNTED
BELOW ANTENNAS
(1 PER SECTOR, 3 TOTAL)

PROPOSED VERIZON WIRELESS RRH
UNITS STACKED BELOW ANTENNAS
(2 PER SECTOR, 6 TOTAL)

PROPOSED VERIZON WIRELESS
OVP UNIT MOUNTED BELOW
RRH UNITS (1 TOTAL)

FUTURE CARRIER ANTENNA ARRAY

PROPOSED VERIZON WIRELESS
(12) RUNS OF 7/8" COAX
AND (2) FIBER RUNS WITHIN
PROPOSED FLAGPOLE

PROPOSED VERIZON
WIRELESS 75'-0" AGL
STEALTH FLAGPOLE

PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED AT
ICE BRIDGE POST

PROPOSED VERIZON WIRELESS
ICE BRIDGE

PROPOSED VERIZON WIRELESS
OVP UNITS MOUNTED AT ICE
BRIDGE POST (1 TOTAL)

PROPOSED VERIZON
WIRELESS UTILITY RACK
EXISTING CHAIN LINK
FENCE W/ PRIVACY SLATS

PROPOSED VERIZON WIRELESS OVP UNIT
MOUNTED AT ICE BRIDGE POST (1 TOTAL)

PROPOSED VERIZON WIRELESS OUTDOOR
EQUIPMENT CABINETS (6 TOTAL) MOUNTED
ON I-BEAMS ON A PROPOSED
8'-0"x20'-0" CONCRETE PAD

PROPOSED VERIZON WIRELESS GENERATOR
MOUNTED ON A 8'-0"x10'-0" CONCRETE
PAD

PROPOSED VERIZON WIRELESS 6'-0" T/1
CHAIN LINK FENCE W/ PRIVACY SLATS
MATCH EXISTING

Site Commitment Form

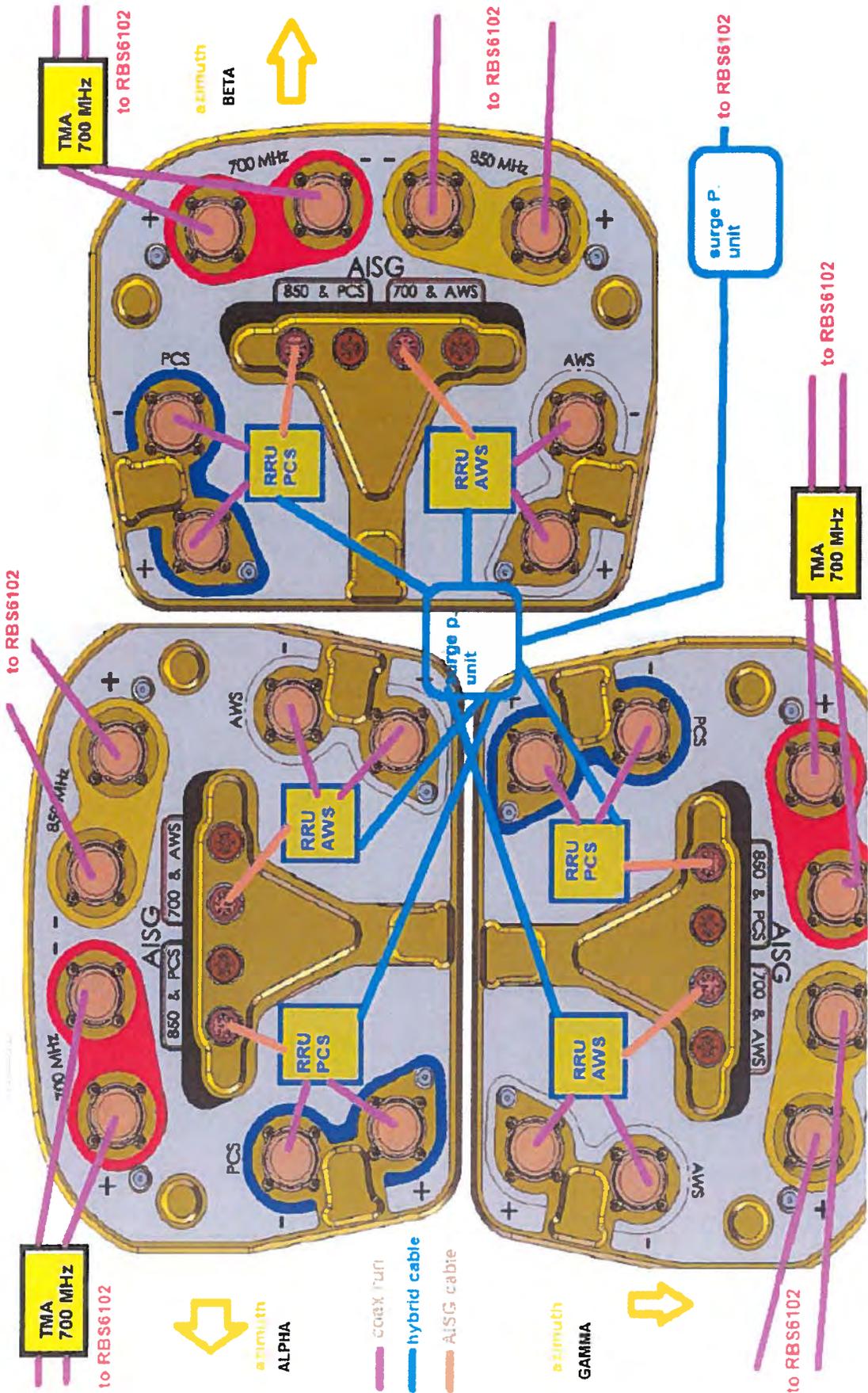
05/28/14

Site Name: BARLOW Alternate: 1 Market: SEA
 Electrical: AC Voltage: 120/240 V Phase: Single Current: 200A
 Type of space: Interior Exterior: x
 Building/room size: _____
 Type of generator: _____
 Support Structure Type: _____
 Structure Height (not Incl. Antennas): 75 Fuel: _____
 Tower Status: New Existing: X Water Tank: _____ Other: _____
 Type of Equipment: Make: Ericsson Model: RBS6102
 RFE Mitigation plan: TCM
 # of Spans: EBH (MW or fiber) Power pole: XX Other: _____

Antenna Configuration

3 sectors, total of 3 antennas, 12 coax runs + (2) Integrated hybrid fiber and power cables (1.09" diameter: Andrew RFF18SM-808-418-APE)
 Add (1) RCMD-3315_Pf-48 surge protection unit at antennas on the tower (25.66"x15.73"x10.25", 26.9 lbs)
 Add (1) RCMD-3315_Pf-48 surge protection unit at cabinets (25.66"x15.73"x10.25", 26.9 lbs)
 Add (3) Remote Radio Heads units at AWS antennas on the tower (84 band, HWxD = 20"x17"x7.2", 50.3 lbs each)
 Add (3) Remote Radio Heads units at PCS antennas on the tower (82 band, HWxD = 20"x17"x7.2", 50.3 lbs each)
 Add (3) TMAX on the tower at 700 MHz antennas (W/steell. AWC-TTMA-700C-VG, H*W*D: 9" x 6.7" x 8.9", 28 lbs each)

Quantity	Manufacturer	Model	Tip height	Inverted?	Downtilt	Azimuth	Coax diameter	Coax length
1	QUINTEL	QS665B-2	75 ft		0	320	4 x 7/8" and 2 x 1.09" (hybrid cable)	105
"Alpha" FACE TX1/RX1/TX2/RX2/TX3/RX3/TX4/RX4								
down tilt brackets DUPLEXER: IF DUPLEXER USED WHICH ANTENNAS TO BE DUPLICED: TX1/RX1 & TX2/RX2								
1	QUINTEL	QS665B-2	75 ft		0	80	Coax diameter 4 x 7/8"	Coax length 105
"Beta" FACE TX1/RX1/TX2/RX2/TX3/RX3/TX4/RX4								
down tilt brackets DUPLEXER: IF DUPLEXER USED WHICH ANTENNAS TO BE DUPLICED: TX1/RX1 & TX2/RX2								
1	QUINTEL	QS665B-2	75 ft		0	200	Coax diameter 4 x 7/8"	Coax length 105
"Gamma" FACE TX1/RX1/TX2/RX2/TX3/RX3/TX4/RX4								
down tilt brackets DUPLEXER: IF DUPLEXER USED WHICH ANTENNAS TO BE DUPLICED: TX1/RX1 & TX2/RX2								
1	Lucent	KS24019-L112A	no		0	180	Coax diameter 7/8"	Coax length
GPS ANTENNA								





NOISE EVALUATION REPORT



RECIEVED
DEC 30 2014
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Prepared For: **Verizon Wireless**
3245 158th Avenue SE, MS 231
Bellevue, WA 98008

Project Owner: **Verizon**

Project Name: **Barlow**

Project Number: **WA1**

Project Address: **85 SE 8th Avenue**
Oak Harbor, WA 98277

Site Coordinates: **48.2903**
-122.6561

Prepared By:

Glotel.

Ryan McDaniel, P.E.
December 1, 2014



EXPIRES 2015-01-31

PROJECT SUMMARY

PROJECT DESCRIPTION:

Verizon proposes to install the following equipment on an unmanned telecommunications site which contribute to environmental noise: Install (6) outdoor equipment cabinets and (1) generator on a concrete pad, within a proposed fenced area.

PROJECT SCOPE:

The maximum permissible noise level for this site are described by Washington Administrative Code. The scope of this report is to determine, using the recommended prediction methods outlined in the ANSI/AHRI Standard 275, if the equipment installation in question will be in compliance with all appropriate State and Local regulations in regards to noise levels. See Appendix B for a copy of the referenced regulation.

SUMMARY RESULTS:

For a 24 hour Installation, the maximum sustained noise allowed by Washington Administrative Code is 60 dBa for adjacent Commercial properties during daytime hours and 50 dBa for adjacent Commercial properties during nighttime hours.

The Combined A-Weighted Sound Pressure Level for this installation is 59 dBA during daytime hours and 50 during nighttime hours.

RESULT: THIS SITE PASSES

Based on our review of the proposed equipment installation, we have determined the proposed site will comply with for maximum permissible noise levels given equipment listed in this report. Please reference Section 4 for comments regarding the calculations. See Appendix A for the Calculations and Appendix B for cited codes and regulations.

CONTENTS:

Report	1 - 3
Appendix A (Calculations)	A
Appendix B (Referenced Documents)	B

1 Reference Documents

The following data was used to figure the noise level for the site.

Data	Document	Author
Sound Power Calculation	ANSI/AHRI Standard 275	AHRI
Sound Power	Equipment Specification Sheet	Manufacturer
Equipment Installed	Revised 100% Zoning Drawings	Glotel
SPL Limits	Washington Administrative Code	State of Washington

2 Site Equipment Contributing to Environmental Noise

Current Status	Equipment	Noise Level (dB)	Owner
Proposed	50 kW Generator	81	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon

The function and noise level of the existing equipment is unknown. So it is conservatively estimated at 65 dB.

3 Adjacent Properties

Parcel Number	Land Use Designation / Zoning	Distance from Source (ft)	Direction
683362	Commercial	owner	
253521	Commercial	354	North
253503	Commercial	18	South
253576	Commercial	80	East
805257	Commercial	31	West

CityIQ Map

Distances are from equipment most near adjacent property line

4 Analysis

Section 4 of the of AHRI Standard 275 provides the methodology for estimating the A-Weighted Sound Pressure Level (A-WSPL) at a given location resulting from outdoor unitary equipment. The result includes factors for location, barrier, shielding, sound path, and distance where applicable. These factors modify the base noise level to arrive at an A-WSPL.

The basic procedure for estimating A-WSPL(s) at a given point of interest consists of summing the A-WSPL Rating of the equipment with the Equipment Location Factor and then subtracting the Barrier Shielding Factor and the Sound Path Factor, and the Distance Factor. The resultant is the A-WSPL.

5 Conclusion

To the best of our knowledge and belief, the worst-case noise levels of the proposed equipment will be in satisfactory compliance with the requirements of the current state and local guidelines. This site requires no special mitigation for Noise Abatement.

6 Disclaimers

1. This report is meant to show the level of conformance for the site with the codes and guidelines adopted by the agency with jurisdiction over the site. No other assessment is implied.
2. This report is prepared with the information furnished to Glotel by our client. If the conditions of the site change or if new information becomes available, the results of this report are not valid. Glotel should be notified so that the report can be updated and resubmitted.
3. Glotel is not responsible for the conclusions, opinions and recommendations made by others based on the information contained herein.

A Appendix – Sound Pressure Level Calculations

A-Weighted Sound Pressure Levels

(With Generator)

Worst Case Lot

Lot Number	Land Use Designation / Zoning	Distance from Source (ft)	Direction
253503	Commercial	18	South

The lot closest to the installation is examined for compliance.

Table of Pressure Levels and resulting A-WSPL for the Worst Case Lot

Equipment	Noise Level (dB)	Location Factor (dB) ¹	Barrier Factor (dB) ²	Path Factor (dB) ³	Distance Factor (dB) ⁴	A-WSPL (dBA) ⁵	10 ^(L_piA/10)
50 kW Generator	81	0	0	0	23	58	662,930
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652

Combined A-WSPL, L_{pCA}⁶ = 59

The generator has a noise rating of 78 dBA at 23 feet. The level used in this report is 103 dBA to adjust for the calculations which set to use noise levels at zero feet.

The generators will be tested annually during daytime hours. The generator would only operate during nighttime hours in the case of power failure as an emergency. The W-SPL above shows typical daytime noise levels with generator noise. Only one generator would be tested at any given time. AT&T is responsible for the noise generated by their generator, so only the AT&T generator is included.

AHRI 275 References:

- ¹ Section 4.1.1
- ² Section 4.1.2
- ³ Section 4.1.3
- ⁴ Section 4.1.4 Equation 2
- ⁵ Section 4.2
- ⁶ Section 4.3.1 Equation 3

A Appendix – Sound Pressure Level Calculations

A-Weighted Sound Pressure Levels

(Without Generator)

Worst Case Lot

Lot Number	Land Use Designation / Zoning	Distance from Source (ft)	Direction
253503	Commercial	18	West

The lot closest to the installation is examined for compliance.

Table of Pressure Levels and resulting A-WSPL for the Worst Case Lot

Equipment	Noise Level (dB)	Location Factor (dB) ¹	Barrier Factor (dB) ²	Path Factor (dB) ³	Distance Factor (dB) ⁴	A-WSPL (dBA) ⁵	10 ^(L_piA/10)
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652
Equipment Cabinet	65	0	0	0	23	42	16,652

Combined A-WSPL, $L_{pCA}^6 = 50$

The generator will be tested annually during daytime hours. The generator would only operate during nighttime hours in the case of power failure as an emergency. The W-SPL above shows typical nighttime noise levels without generator noise.

EXEMPTIONS FOR MAXIMUM PERMISSIBLE NOISE GIVEN IN WAC 173-60-050. Sounds created by emergency equipment and emergency work necessary in the interests of law enforcement or of the health, safety or welfare of the community.

Wireless communications are considered essential for the safety and welfare of the community in the event of an emergency. A power outage is likely created by, or creates an emergency which require wireless communications to stay online. The generator only operates during the rare occurrence of a power outage and is exempt from the noise restriction under the code section above.

AHRI 275 References:

- ¹ Section 4.1.1
- ² Section 4.1.2
- ³ Section 4.1.3
- ⁴ Section 4.1.4 Equation 2
- ⁵ Section 4.2
- ⁶ Section 4.3.1 Equation 3

B Appendix – Supplemental Information

Governing Codes and Regulations

1 WAC 173-60-040 Maximum permissible environmental noise levels

(1) No person shall cause or permit noise to intrude into the property of another person which noise exceeds the maximum permissible noise levels set forth below in this section.

(2)(a) The noise limitations established are as set forth in the following table after any applicable adjustments provided for herein are applied.

EDNA of Noise Source	EDNA of Receiving Property		
	Class A	Class B	Class C
Class A	55 dBA	57 dBA	60 dBA
Class B	57 dBA	60 dBA	65 dBA
Class C	60 dBA	65 dBA	70 dBA

Class A = Residential

Class B = Commercial

Class C = Industrial

(b) Between the hours of 10:00 p.m. and 7:00 a.m. the noise limitations of the foregoing table shall be reduced by 10 dBA for receiving property within Class A EDNAs.

(c) At any hour of the day or night the applicable noise limitations in (a) and (b) above may be exceeded for any receiving property by no more than:

- (i) 5 dBA for a total of 15 minutes in any one-hour period; or
- (ii) 10 dBA for a total of 5 minutes in any one-hour period; or
- (iii) 15 dBA for a total of 1.5 minutes in any one-hour period.

Code and Regulation Summary:

For a 24 hour Installation, the maximum sustained noise allowed by Washington Administrative Code is 60 dBA for adjacent Commercial properties during daytime hours and 50 dBA for adjacent Commercial properties during nighttime hours.

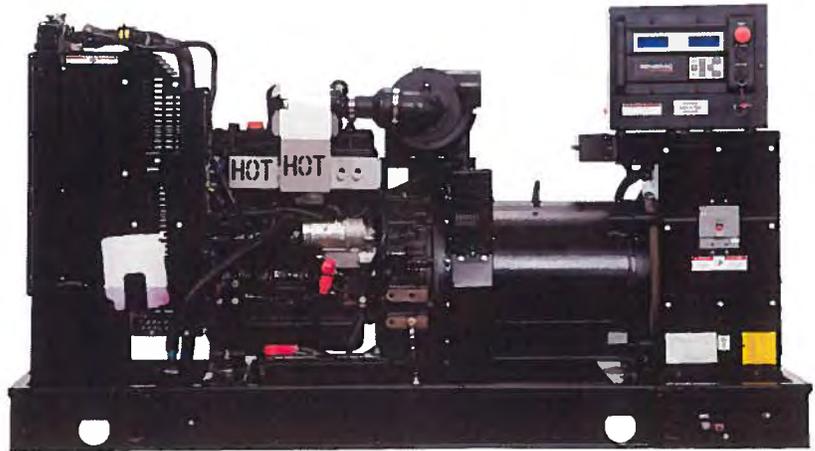
SD030

Industrial Diesel Generator Set

EPA Emissions Certification: Tier 4i

Standby Power Rating
37.5kVA 30kW 60 Hz

Prime Power Rating*
30kVA 24kW 60 Hz

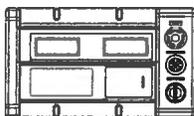
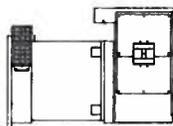
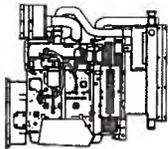
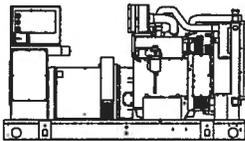


Generator image used for illustration purposes only

*EPA Certified Prime ratings are not available in the U.S. or its Territories for engine model year 2011 and beyond

features

benefits



Generator Set

- PROTOTYPE & TORSIONALLY TESTED
- UL2200 TESTED
- RHINOCOAT PAINT SYSTEM
- WIDE RANGE OF ENCLOSURES AND TANKS
- ▶ PROVIDES A PROVEN UNIT
- ▶ ENSURES A QUALITY PRODUCT
- ▶ IMPROVES RESISTANCE TO ELEMENTS
- ▶ PROVIDES A SINGLE SOURCE SOLUTION

Engine

- EPA COMPLIANT
- INDUSTRIAL TESTED, GENERAC APPROVED
- POWER-MATCHED OUTPUT
- INDUSTRIAL GRADE
- ▶ ENVIRONMENTALLY FRIENDLY
- ▶ ENSURES INDUSTRIAL STANDARDS
- ▶ ENGINEERED FOR PERFORMANCE
- ▶ IMPROVES LONGEVITY AND RELIABILITY

Alternator

- TWO-THIRDS PITCH
- LAYER WOUND ROTOR & STATOR
- CLASS H MATERIALS
- DIGITAL 3-PHASE VOLTAGE CONTROL
- ▶ ELIMINATES HARMFUL 3RD HARMONIC
- ▶ IMPROVES COOLING
- ▶ HEAT TOLERANT DESIGN
- ▶ FAST AND ACCURATE RESPONSE

Controls

- ENCAPSULATED BOARD W/ SEALED HARNESS
- 4-20mA VOLTAGE-TO-CURRENT SENSORS
- SURFACE-MOUNT TECHNOLOGY
- ADVANCED DIAGNOSTICS & COMMUNICATIONS
- ▶ EASY, AFFORDABLE REPLACEMENT
- ▶ NOISE RESISTANT 24/7 MONITORING
- ▶ PROVIDES VIBRATION RESISTANCE
- ▶ HARDENED RELIABILITY

primary codes and standards



SD030

application and engineering data

ENGINE SPECIFICATIONS

General

Make	Generac
EPA Emissions Compliance	Tier 4 Interim
EPA Emissions Reference	See Emissions Data Sheet
Cylinder #	4
Type	In-Line
Displacement - L (cu. in.)	2.4
Bore - mm (in.)	90 (3.54)
Stroke - mm (in.)	94 (3.70)
Compression Ratio	21.3:1
Intake Air Method	Turbocharged
Cylinder Head Type	Cast Iron
Piston Type	Aluminum

Engine Governing

Governor	Electronic Isochronous
Frequency Regulation (Steady State)	± 0.25%

Lubrication System

Oil Pump Type	Gear
Oil Filter Type	Full Flow
Crankcase Capacity - L (qts)	6.2 (6.52)

Cooling System

Cooling System Type	Closed Recovery
Water Pump Flow	Pre-Lubed, Self Sealing
Fan Type	Pusher
Fan Speed (rpm)	2698
Fan Diameter mm (in.)	560 (22)
Coolant Heater Wattage	1500
Coolant Heater Standard Voltage	120VAC

Fuel System

Fuel Type*	Ultra Low Sulfur Diesel Fuel
Fuel Specifications	ASTM
Fuel Filtering (microns)	5
Fuel Inject Pump Make	Bosch
Fuel Pump Type	Engine Driven Gear
Injector Type	Mechanical
Fuel Supply Line - mm (in.)	7.94 (0.31)
Fuel Return Line - mm (in.)	7.94 (0.31)

Engine Electrical System

System Voltage	12VDC
Battery Charging Alternator	Std
Battery Size (at 0 C)	925
Battery Group	27F/31
Battery Voltage	12VDC
Ground Polarity	Negative

ALTERNATOR SPECIFICATIONS

Standard Model	390
Poles	4
Field Type	Revolving
Insulation Class - Rotor	H
Insulation Class - Stator	H
Total Harmonic Distortion	< 3.5%
Telephone Interference Factor (TIF)	< 50
Standard Excitation	Synchronous Brushless
Bearings	Single Sealed Cartridge
Coupling	Direct, Flexible Disc
Load Capacity - Standby	100%
Prototype Short Circuit Test	Yes

Voltage Regulator Type	Digital
Number of Sensed Phases	All
Regulation Accuracy (Steady State)	± 0.25%

CODES AND STANDARDS COMPLIANCE (WHERE APPLICABLE)

NFPA 99	BS5514
NFPA 110	SAE J1349
ISO 8528-5	DIN6271
ISO 1708A.5	IEEE C62.41 TESTING
ISO 3046	NEMA ICS 1

Rating Definitions:

Standby – Applicable for a varying emergency load for the duration of a utility power outage with no overload capability. (Max. load factor = 70%)

Prime – Applicable for supplying power to a varying load in lieu of utility for an unlimited amount of running time. (Max. load factor = 80%) A 10% overload capacity is available for 1 out of every 12 hours.

SD030

operating data (60Hz)

POWER RATINGS (kW)

	STANDBY		PRIME	
Single-Phase 120/240VAC @1.0pf	30 kW	Amps: 125	24 kW	Amps: 100
Three-Phase 120/208VAC @0.8pf	30 kW	Amps: 104	24 kW	Amps: 83
Three-Phase 120/240VAC @0.8pf	30 kW	Amps: 90	24 kW	Amps: 72
Three-Phase 277/480VAC @0.8pf	30 kW	Amps: 45	24 kW	Amps: 36
Three-Phase 346/600VAC @0.8pf	30 kW	Amps: 36	24 kW	Amps: 29

STARTING CAPABILITIES (sKVA)

		sKVA vs. Voltage Dip											
		480VAC						208/240VAC					
Alternator	kW	10%	15%	20%	25%	30%	35%	10%	15%	20%	25%	30%	35%
Standard	35	24	36	48	60	72	84	18	27	36	45	54	63
Upsize 1	40	27	41	54	68	81	95	20	31	41	51	61	71
Upsize 2	50	34	52	69	86	103	120	26	39	52	65	77	90

FUEL

		Fuel Consumption Rates*					
		STANDBY			PRIME		
		Percent Load	gph	lph	Percent Load	gph	lph
Fuel Pump Lift - in (m)	36 (.9)	25%	0.92	3.5	25%	0.78	3.0
		50%	1.45	5.5	50%	1.04	3.9
		75%	1.96	7.4	75%	1.62	6.1
		100%	2.74	10.4	100%	2.4	9.1
Total Fuel Pump Flow (Combustion + Return)	4.5 gph						

* Refer to "Emissions Data Sheet" for maximum fuel flow for EPA and SCAQMD permitting purposes.

COOLING

		STANDBY	PRIME
Coolant Flow per Minute	gpm (lpm)	10 (38)	10 (38)
Heat Rejection to Coolant	BTU/hr	111,000	99,000
Inlet Air	cfm (m3/hr)	4,500 (7647)	4,500 (7647)
Max. Operating Radiator Air Temp	F (C)	122 (50)	122 (50)
Max. Operating Ambient Temperature	F (C)	104 (40)	104 (40)
Coolant System Capacity	gal (L)	2.8 (10.95)	2.8 (10.95)
Maximum Radiator Backpressure	in H ₂ O	1.5	1.5

COMBUSTION AIR REQUIREMENTS

		STANDBY	PRIME
Flow at Rated Power	cfm (m3/min)	90 (2.55)	90 (2.55)

ENGINE

		STANDBY	PRIME
Rated Engine Speed	rpm	1800	1800
Horsepower at Rated kW**	hp	49	49
Piston Speed	ft/min (m/min)	1110 (338)	1110 (338)
BMEP	psi	153	123

** Refer to "Emissions Data Sheet" for maximum bHP for EPA and SCAQMD permitting purposes.

EXHAUST

		STANDBY	PRIME
Exhaust Flow (Rated Output)	cfm (m ³ /min)	230 (391)	217 (368)
Max. Backpressure (Post Silencer)	inHg (Kpa)	1.5 (5.1)	1.5 (5.1)
Exhaust Temp (Rated Output)	F (C)	850 (454)	775 (413)
Exhaust Outlet Size (Open Set)	NPT (male)	63.5 (2.5)	63.5 (2.5)

Deration – Operational characteristics consider maximum ambient conditions. Derate factors may apply under atypical site conditions. Please consult a Generac Power Systems Industrial Dealer for additional details. All performance ratings in accordance with ISO3046, BS5514, ISO8528 and DIN6271 standards.

SD030

standard features and options

GENERATOR SET

- Genset Vibration Isolation Std
- IBC Seismic Certified/Seismic Rated Vibration Isolators Opt
- Extended warranty Opt
- Gen-Link Communications Software Opt
- Steel Enclosure Opt
- Aluminum Enclosure Opt

ENGINE SYSTEM

- General
- Oil Drain Extension Std
 - Oil Make-Up System Opt
 - Oil Heater Opt
 - Air cleaner Std
 - Fan guard Std
 - Radiator duct adapter Std

- Fuel System
- Fuel lockoff solenoid Std
 - Secondary fuel filter Std
 - Stainless steel flexible exhaust connection Std
 - Industrial Exhaust Silencer Std
 - Critical Exhaust Silencer Opt
 - Flexible fuel lines Opt
 - Primary fuel filter Opt
 - Single Wall Tank (Export Only) -
 - UL 142 Fuel Tank Opt

- Cooling System
- 120VAC Coolant Heater Opt
 - 208VAC Coolant Heater Opt
 - 240VAC Coolant Heater Opt
 - Other Coolant Heater -
 - Closed Coolant Recovery System Std
 - UV/Ozone resistant hoses Std
 - Factory-Installed Radiator Std
 - Radiator Drain Extension Std

- Engine Electrical System
- Battery charging alternator Std
 - Battery cables Std
 - Battery tray Std
 - Battery box Opt
 - Battery heater Opt
 - Solenoid activated starter motor Std
 - 2.5A UL battery charger Opt
 - 10A UL float/equalize battery charger Opt
 - Rubber-booted engine electrical connections Std

ALTERNATOR SYSTEM

- UL2200 GENprotect™ Std
- Main Line Circuit Breaker Opt
- 2nd Circuit Breaker Opt
- 3rd Circuit Breaker -
- Alternator Upsizing Opt
- Anti-Condensation Heater Opt
- Tropical coating Opt
- Permanent Magnet Generator Opt

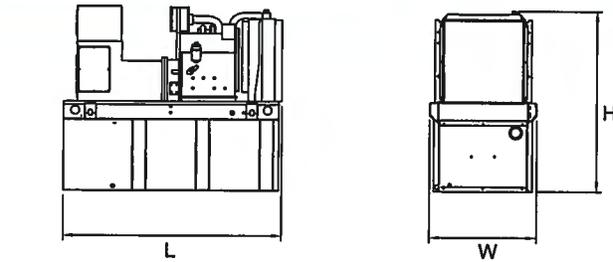
CONTROL SYSTEM

- Control Panel
- Digital H Control Panel - Dual 4x20 Display Std
 - Digital G-100 Control Panel - Touchscreen na
 - Digital G-200 Paralleling Control Panel - Touchscreen na
 - Programmable Crank Limiter Std
 - 21-Light Remote Annunciator Opt
 - Remote Relay Panel (8 or 16) Opt
 - 7-Day Programmable Exerciser Std
 - Special Applications Programmable PLC Std
 - RS-232 Std
 - RS-485 Std
 - All-Phase Sensing DVR Std
 - Full System Status Std
 - Utility Monitoring (Req. H-Transfer Switch) Std
 - 2-Wire Start Compatible Std
 - Power Output (kW) Std
 - Power Factor Std
 - Reactive Power Std
 - All phase AC Voltage Std
 - All phase Currents Std
 - Oil Pressure Std
 - Coolant Temperature Std
 - Coolant Level Std
 - Oil Temperature Opt
 - Fuel Pressure Std
 - Engine Speed Std
 - Battery Voltage Std
 - Frequency Std
 - Date/Time Fault History (Event Log) Std
 - Low-Speed Exercise -
 - Isochronous Governor Control Std
 - -40deg C - 70deg C Operation Std
 - Waterproof Plug-In Connectors Std
 - Audible Alarms and Shutdowns Std
 - Not in Auto (Flashing Light) Std
 - Auto/Off/Manual Switch Std
 - E-Stop (Red Mushroom-Type) Std
 - Remote E-Stop (Break Glass-Type, Surface Mount) Opt
 - Remote E-Stop (Red Mushroom-Type, Surface Mount) Opt
 - Remote E-Stop (Red Mushroom-Type, Flush Mount) Opt
 - NFPA 110 Level I and II (Programmable) Std
 - Remote Communication - RS232 Std
 - Remote Communication - Modem Opt
 - Remote Communication - Ethernet Opt
 - 10A Run Relay Opt

- Alarms (Programmable Tolerances, Pre-Alarms and Shutdowns)
- Low Fuel Opt
 - Oil Pressure (Pre-programmed Low Pressure Shutdown) Std
 - Coolant Temperature (Pre-programmed High Temp Shutdown) Std
 - Coolant Level (Pre-programmed Low Level Shutdown) Std
 - Oil Temperature Opt
 - Engine Speed (Pre-programmed Overspeed Shutdown) Std
 - Voltage (Pre-programmed Overvoltage Shutdown) Std
 - Battery Voltage Std

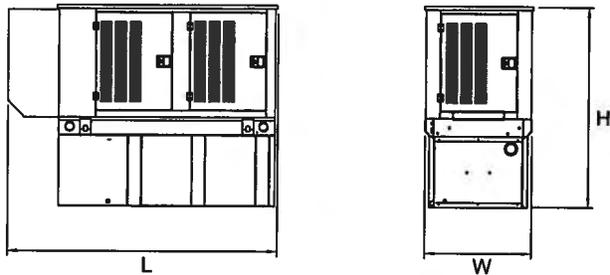
SD030

dimensions, weights and sound levels



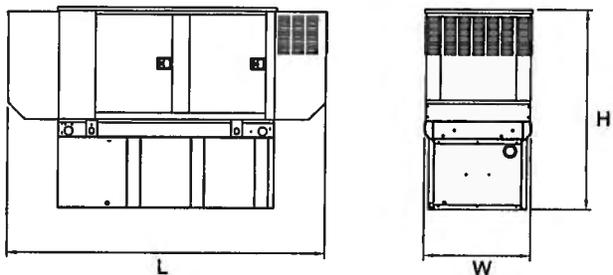
OPEN SET

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	76	38	46	2060	82
20	54	76	38	59	2540	
48	132	76	38	71	2770	
77	211	76	38	83	2979	
109	300	93	38	87	3042	



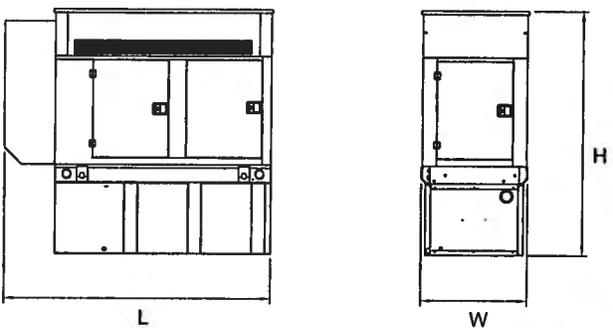
STANDARD ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	95	38	50	2362	77
20	54	95	38	63	2842	
48	132	95	38	75	3072	
77	211	95	38	87	3281	
109	300	95	38	91	3344	



LEVEL 1 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	113	38	50	2515	70
20	54	113	38	63	2995	
48	132	113	38	75	3225	
77	211	113	38	87	3434	
109	300	113	38	91	3497	



LEVEL 2 ACOUSTIC ENCLOSURE

RUN TIME HOURS	USABLE CAPACITY (GAL)	L	W	H	WT	dBa*
NO TANK	-	95	38	62	2520	68
20	54	95	38	75	3000	
48	132	95	38	87	3230	
77	211	95	38	99	3439	
109	300	95	38	103	3502	

*All measurements are approximate and for estimation purposes only. Weights are without fuel in tank. Sound levels measured at 23ft (7m) and does not account for ambient site conditions.

- Tank Options**
- MDEQ OPT
 - Florida DERM/DEP OPT
 - Chicago Fire Code OPT
 - IFC Certification CALL
 - ULC CALL

Other Custom Options Available from your Generac Industrial Power Dealer

YOUR FACTORY RECOGNIZED GENERAC INDUSTRIAL DEALER

Specification characteristics may change without notice. Dimensions and weights are for preliminary purposes only. Please consult a Generac Power Systems Industrial Dealer for detailed installation drawings.



WA 1 BARLOW

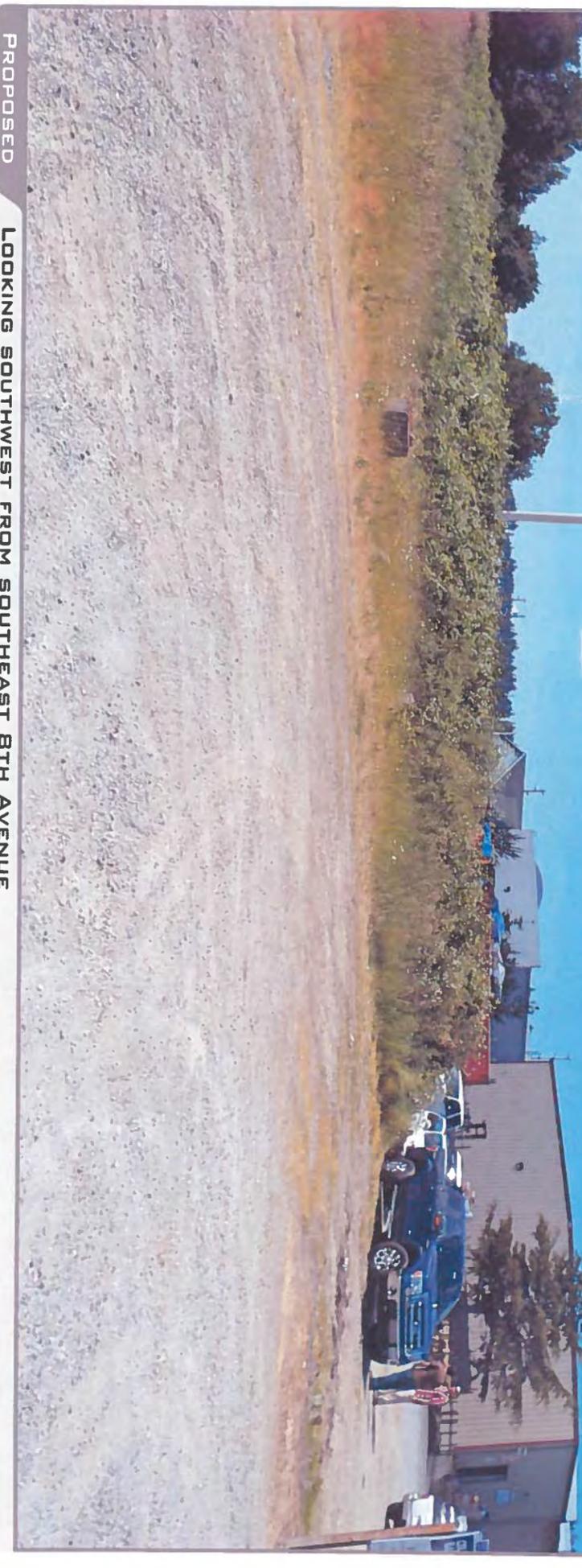
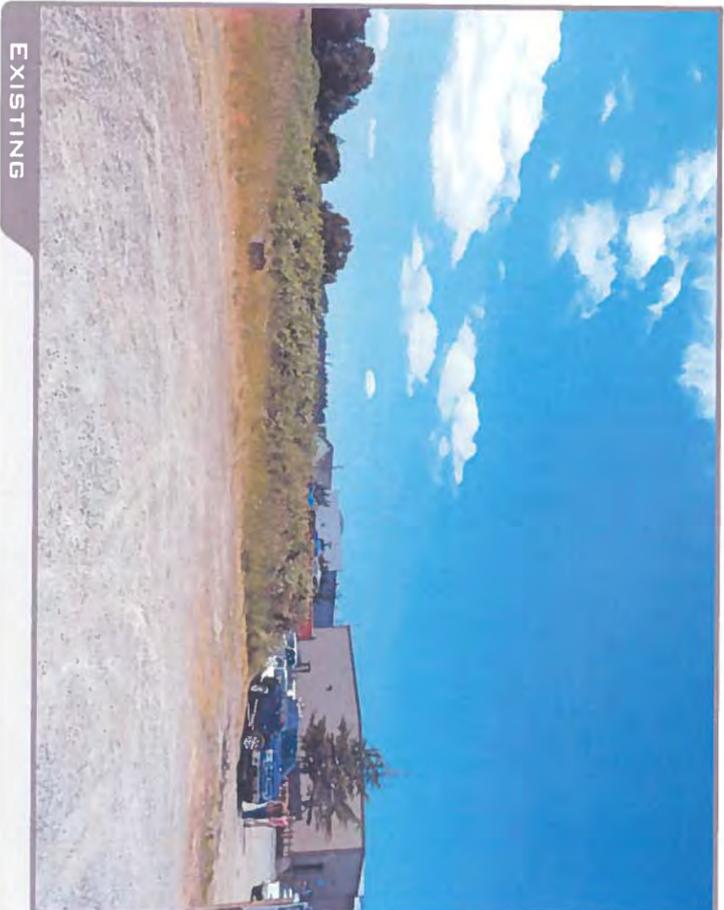
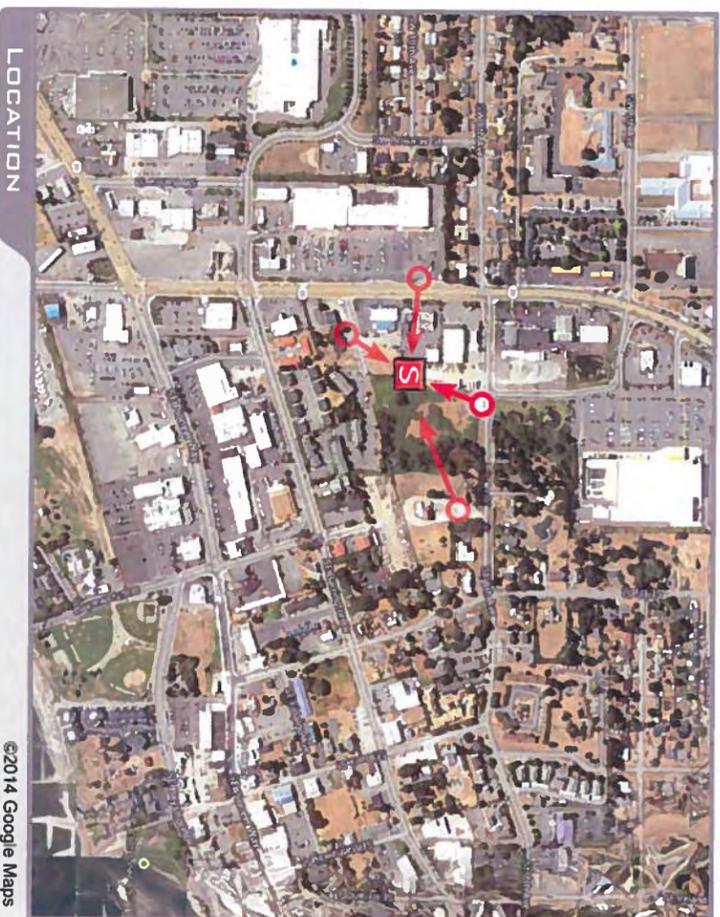
85 SOUTHEAST 8TH AVENUE OAK HARBOR WA 98277

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Development Services Department



VIEW 1





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VIEW 2



LOCATION

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EXISTING



PROPOSED

LOOKING SOUTHWEST FROM NEARBY DRIVEWAY

PROPOSED STEALTH FLAG POLE WITH
ANTENNAS WITHIN BEYOND



WA 1 BARLOW

85 SOUTHEAST 8TH AVENUE OAK HARBOR WA 98277

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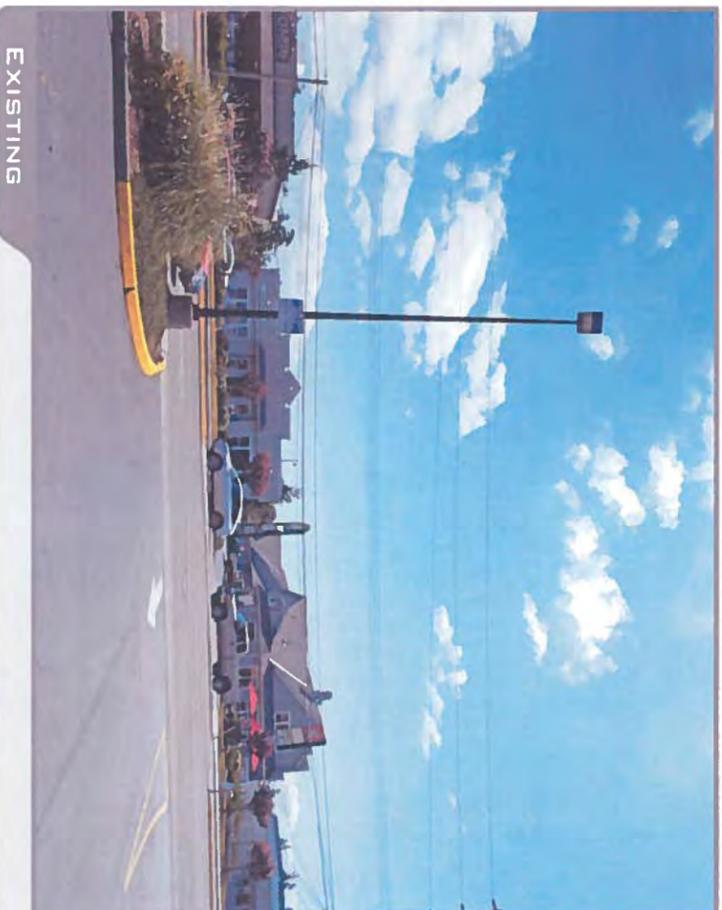
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VIEW 3

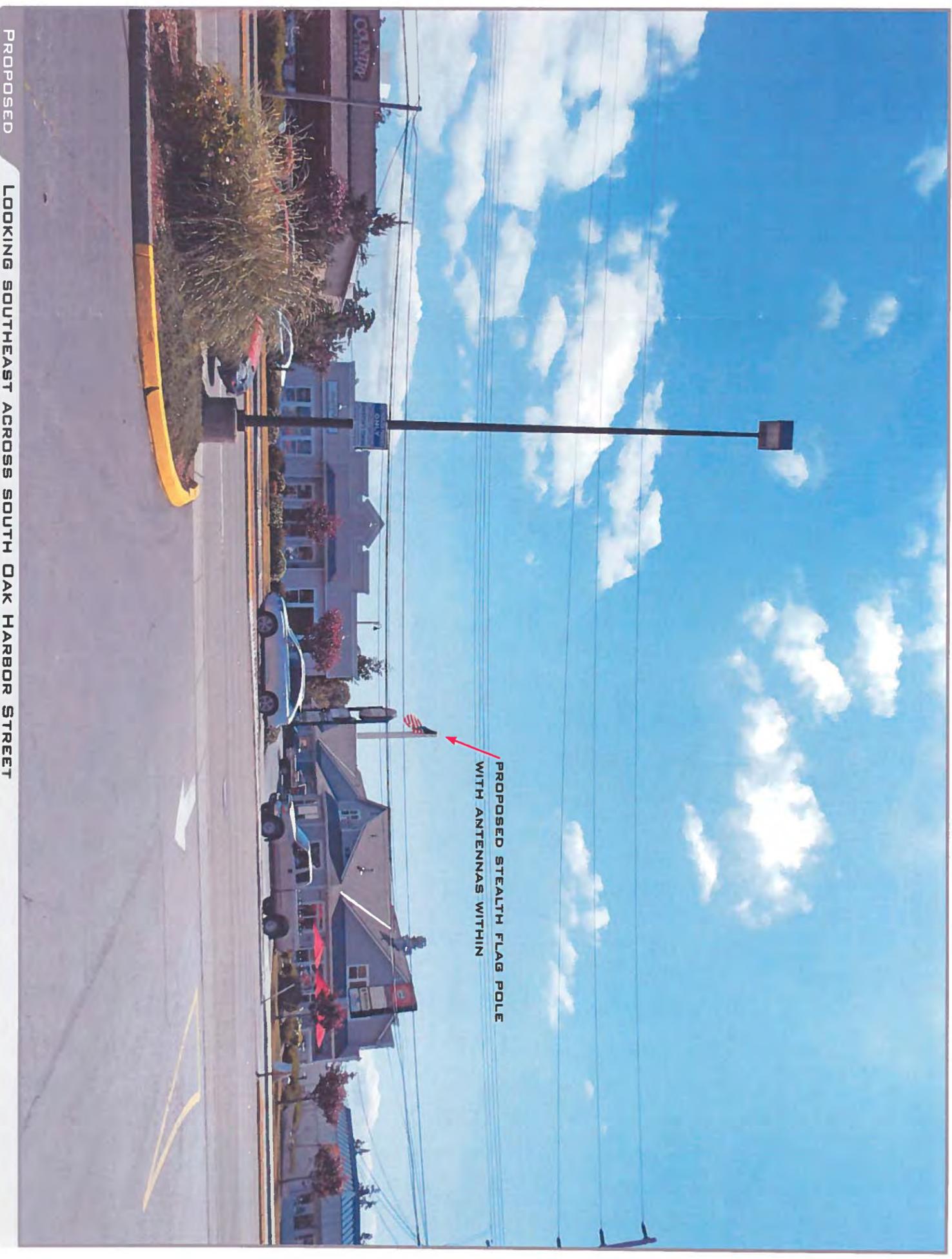


LOCATION

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EXISTING



PROPOSED

LOOKING SOUTHEAST ACROSS SOUTH OAK HARBOR STREET

PROPOSED STEALTH FLAG POLE
WITH ANTENNAS WITHIN



WA 1 BARLOW

85 SOUTHEAST 8TH AVENUE OAK HARBOR WA 98277

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VIEW 4



LOCATION

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EXISTING



PROPOSED

LOOKING NORTHEAST FROM SOUTHEAST 11TH AVENUE



W A 1 B A R L O W

85 SE 8TH AVE
OAK HARBOR, WA 98277

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W A 1 B A R L O W

85 SE 8TH AVE
OAK HARBOR, WA 98277
ISLAND COUNTY



100% ZONING DRAWING

DRAWING INDEX

- T-1 TITLE SHEET
- LS-1 EXISTING SITE SURVEY
- A-1 SITE PLAN
- A-2 PROPOSED ENLARGED SITE PLAN
- A-3 PROPOSED NORTH & WEST ELEVATIONS

PROJECT CONTACTS

APPLICANT:
VERIZON WIRELESS
3245 158TH AVE SE, MS231
BELLEVUE, WA 98008

PROJECT ENGINEER:
GLOTEL, INC.
15400 SE 30TH PL, SUITE 101
BELLEVUE, WA 98007
CONTACT: RYAN MCDANIEL, P.E.
PHONE: (503) 708-5852

PROPERTY OWNER:
SKAGIT FARMERS SUPPLY
P.O. BOX 268
BURLINGTON, WA 98233
CONTACT: DAN BUKANE
PHONE: (509) 757-6053

PROJECT MANAGER:
GLOTEL, INC.
15400 SE 30TH PL, SUITE 101
BELLEVUE, WA 98007
CONTACT: DIONDRA WILES
PHONE: (561) 504-2724

SITE ACQUISITION:
GLOTEL, INC.
15400 SE 30TH PL, SUITE 101
BELLEVUE, WA 98007
CONTACT: AMANDA NATIONS
PHONE: (425) 998-3637

PERMITTING:
GLOTEL, INC.
15400 SE 30TH PL, SUITE 101
BELLEVUE, WA 98007
CONTACT: AMANDA NATIONS
PHONE: (425) 998-3637

SITE INFORMATION

PROJECT DESCRIPTION:
VERIZON WIRELESS PROPOSES TO CONSTRUCT AN UNMANNED TELECOMMUNICATIONS FACILITY BY ADDING (3) PANEL ANTENNAS (1 PER SECTOR), (6) RRH UNITS (2 PER SECTOR), (3) MMS AND (1) OVP UNIT CONCEALED WITHIN A PROPOSED 2.5 AGL STEALTH FLAGPOLE. VERIZON WIRELESS ALSO PROPOSES (6) OUTDOOR EQUIPMENT CABINETS MOUNTED ON A CONCRETE PAD, (1) OVP UNIT MOUNTED WITHIN A PROPOSED 20'-0"X40'-0" CHAIN LINK FENCE LEASE AREA.

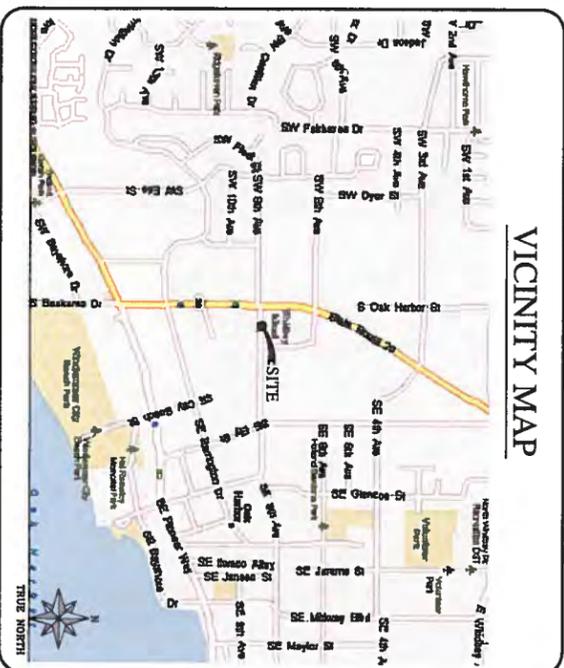
CODE INFORMATION:
ZONING CLASSIFICATION: C-3 COMMUNITY COMMERCIAL
BUILDING CODE: 2012 IBC
CONSTRUCTION TYPE: IIB
OCCUPANCY: U, S-2
JURISDICTION: CITY OF OAK HARBOR
PROPOSED BUILDING USE: TELECOMMUNICATIONS FACILITY

SITE LOCATION:
LATITUDE: 48° 17' 25.1" N (48.290295)
LONGITUDE: 122° 39' 23.0" W (-122.656396)
TOP OF STRUCTURE (AGL): 75' (TOP OF PROPOSED ANTENNAS)
GROUND ELEVATION (AMSL): 37'

PROJECT LEASE AREA:
800 SQ. FT.
TELEPHONE COMPANY:
COMCAST
PHONE: (866) 524-7480

PARCEL NUMBER(S):
683362/56575-01-0000-1
POWER COMPANY:
PSE
PHONE: (888) 225-5773

GENERAL INFORMATION:
1. PARKING REQUIREMENTS ARE UNCHANGED
2. TRAFFIC IS UNAFFECTED
3. SIGNAGE IS NOT PROPOSED



DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE, BELLEVUE, WA:
DEPART 3245 158TH AVE SE, BELLEVUE, WA 98008 ON 158TH AVE SE (SOUTH-WEST)
TURN RIGHT (WEST) ONTO SE EASTIGATE WAY
TURN LEFT (WEST) ONTO RAMP
TAKE RAMP (LEFT) ONTO I-90 (MOUNTAINS TO SOUND GREENWAY-1-90)
TAKE RAMP (RIGHT) ONTO I-5
AT EXIT 226, TURN OFF ONTO RAMP
KEEP LEFT TO STAY ON RAMP
BEAR LEFT (WEST) ONTO WA-536 [E KINGAD ST]
TURN RIGHT (NORTH) ONTO WA-536 [S 1ST ST]
TURN LEFT (WEST) ONTO WA-536 [W DIVISION ST]
KEEP RIGHT ONTO WA-20 [MEMORIAL HWY]
TURN LEFT (SOUTH) ONTO WA-20
TURN LEFT (EAST) ONTO SE 8TH AVE
ARRIVE 85 SE 8TH AVE, OAK HARBOR, WA 98277

LEGAL DESCRIPTION

SEE SHEET LS-1 FOR LEGAL DESCRIPTIONS

APPROVAL/SIGN OFF

APPROVED BY	DATE	SIGNATURE	APPROVED BY	DATE	SIGNATURE
CONSTRUCTION MANAGER					
LANDLORD'S REPRESENTATIVE					
PROJECT MANAGER					
SITE ACQUISITION					
PERMITTING					
RF ENGINEER					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON PLANS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE ENGINEER AND CARRIER OF ANY ERRORS OR OMISSIONS.

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	07/27/14	ISSUED FOR BOX 20 REVIEW	RMD
0	07/27/14	ISSUED FOR 100% 2D REVIEW	RMD
1	12/17/14	REVISED FOR 100% 2D REVIEW	AF

TITLE SHEET

SHEET

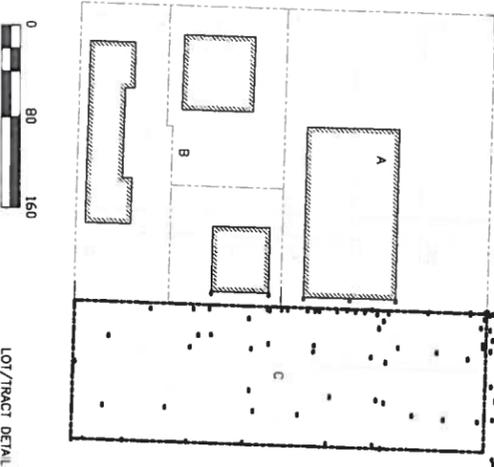
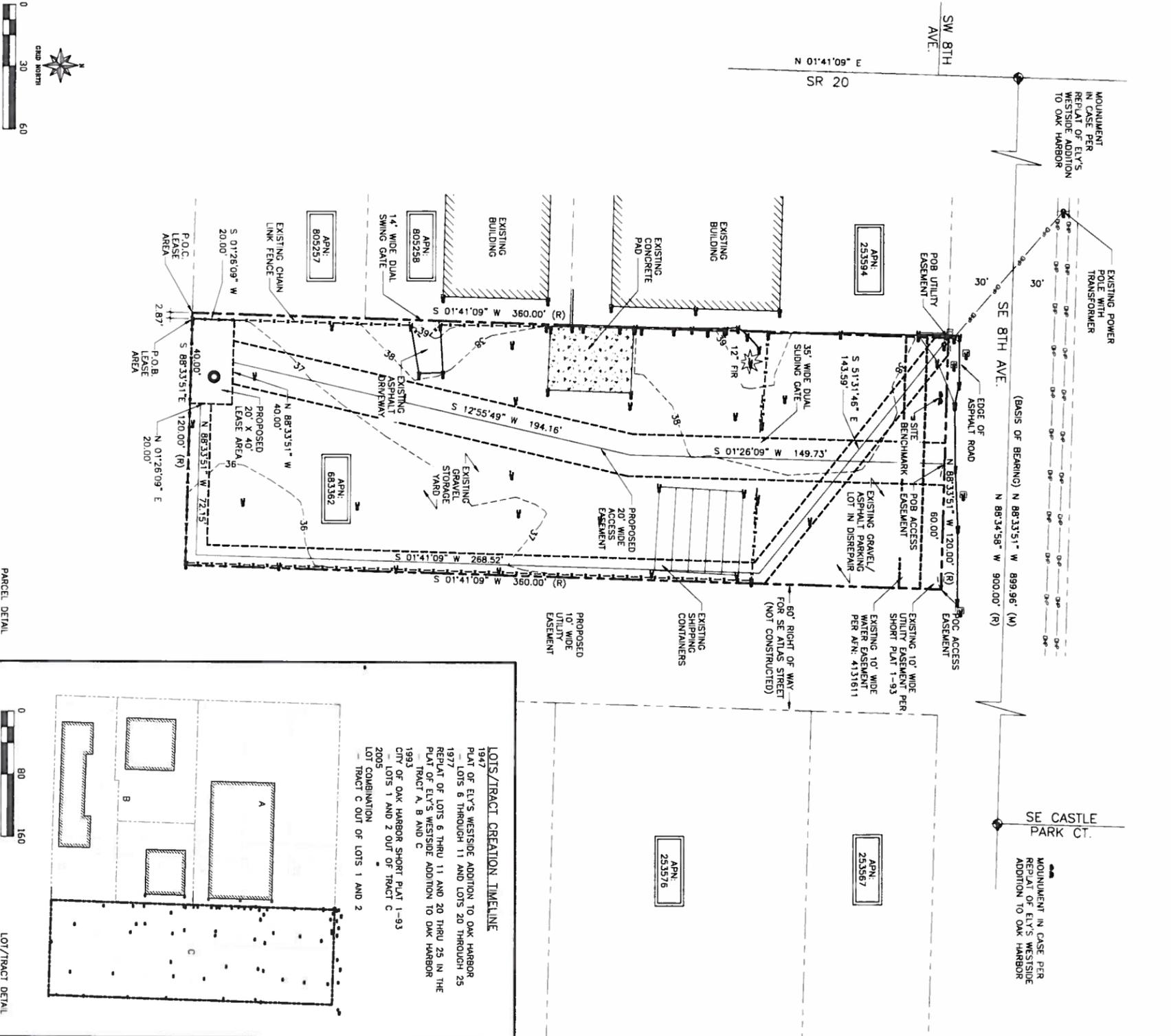
T-1

GLOTEL PROJECT #

14925

A PORTION OF THE SW1/4 OF THE NW1/4 SEC 2 TWP32N, R1E, W.M.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERIZON MOBILITY SERVICES IS STRICTLY PROHIBITED.



LOTS/TRACT CREATION TIMELINE
 1947 PLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR
 1977 LOTS 6 THROUGH 11 AND LOTS 20 THROUGH 25
 REPLAT OF LOTS 6 THRU 11 AND 20 THRU 25 IN THE
 PLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR
 1993 CITY OF OAK HARBOR SHORT PLAT 1-93
 LOTS 1 AND 2 OUT OF TRACT C
 2005 COMBINATION
 TRACT C OUT OF LOTS 1 AND 2

SEWMENT PARCEL DESCRIPTION:
 TRACT C OF LOT COMBINATION SHOWN OF RECORD AS FOLLOWS:
 TRACT C, OF REPLAT OF LOTS 6 THRU 11 AND 20 THRU 25 IN THE
 PLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR,
 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS,
 PAGE 55, RECORDS OF ISLAND COUNTY, WASHINGTON.
 BEING ALSO DESCRIBED AS LOTS 1 AND 2, CITY OF OAK HARBOR SHORT
 PLAT 1-93, APPROVED ON APRIL 19, 1993,
 RECORDED ON APRIL 19, 1993 IN VOLUME 2 OF SHORT PLATS, PAGE
 398, UNDER AUDITOR'S FILE NO. 93006931,
 RECORDS OF ISLAND COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF ISLAND, STATE OF WASHINGTON.

UTILITY EASEMENT DESCRIPTION:
 A 10 FOOT WIDE EASEMENT FOR UTILITIES LOCATED IN TRACT C OF THE
 REPLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR AS RECORDED IN
 VOLUME 12 OF PLATS, PAGE 55, RECORDS OF ISLAND COUNTY, WA LYING
 5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED LINE:
 BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT C; THENCE S
 51°31'48" E A DISTANCE OF 143.59 FEET;
 THENCE S 01°41'09" W PARALLEL WITH AND DISTANT 5 FEET WESTERLY OF
 THE EAST MARGIN OF SAID PARCEL C A DISTANCE OF 288.52 FEET;
 THENCE S 88°33'51" W PARALLEL WITH AND DISTANT 5 FEET NORTHERLY
 OF THE SOUTH MARGIN OF SAID PARCEL C A DISTANCE OF 72.15 FEET TO
 THE EAST MARGIN OF A LEASE AREA AS SHOWN ON THIS PLAT AND THE
 TERMINUS OF THIS EASEMENT.
 ALL MARGINS SHOULD BE EXTENDED OR SHORTENED TO INTERSECT AT ALL
 ANGLE POINTS. THE NORTH MARGIN OF SAID LEASE AREA AND THE
 BOUNDARY OF SAID PARCEL C

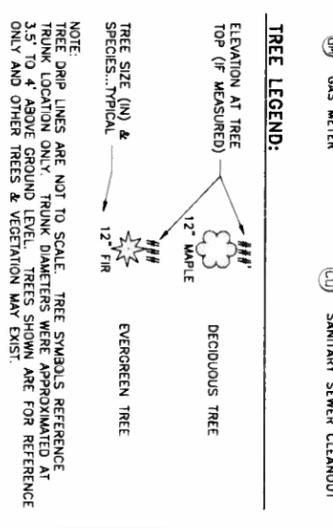
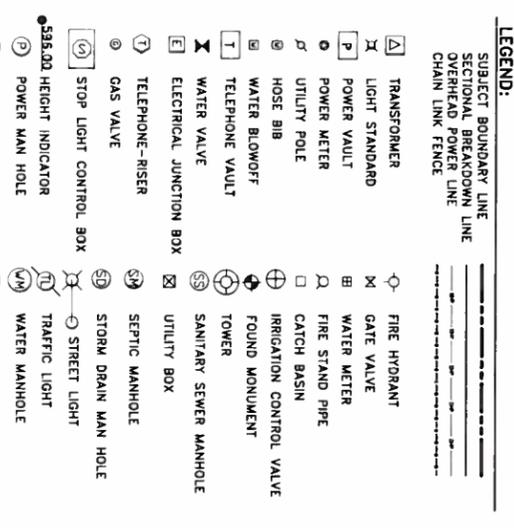
ACCESS EASEMENT DESCRIPTION:
 A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LOCATED IN TRACT
 C OF THE REPLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR AS
 RECORDED IN VOLUME 12 OF PLATS, PAGE 55, RECORDS OF ISLAND
 COUNTY, WA LYING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED
 LINE:
 COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL C; THENCE N
 88°33'51" W TO THE NORTH MARGIN OF SAID PARCEL C A DISTANCE
 OF 60.00 FEET TO THE POINT OF BEGINNING,
 THENCE S 01°26'09" W A DISTANCE OF 149.73 FEET;
 THENCE S 12°55'49" W A DISTANCE OF 194.16 FEET TO THE NORTH
 MARGIN OF A LEASE AREA AS SHOWN ON THIS PLAT AND THE TERMINUS
 OF THIS EASEMENT. THE MARGINS OF WHICH SHOULD BE EXTENDED OR
 SHORTENED TO INTERSECT AT ALL ANGLE POINTS. THE NORTH MARGIN OF
 SAID LEASE AREA AND THE NORTH MARGIN OF SAID PARCEL C
LEASE AREA DESCRIPTION:
 A LEASE EASEMENT FOR CELL TOWER LOCATED IN TRACT C OF THE
 REPLAT OF ELY'S WESTSIDE ADDITION TO OAK HARBOR AS RECORDED
 IN VOLUME 12 OF PLATS, PAGE 55, RECORDS OF ISLAND COUNTY
 DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT C; THENCE
 S 88°33'51" E ALONG THE SOUTH LINE OF SAID PARCEL C A DISTANCE
 OF 2.87 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE S 88°33'51" E ALONG THE SOUTH LINE OF SAID
 PARCEL C A DISTANCE OF 40.00 FEET;
 THENCE N 12°13'09" E A DISTANCE OF 20.00 FEET;
 THENCE N 88°33'51" W A DISTANCE OF 40.00 FEET TO THE POINT
 OF BEGINNING.
 THENCE S 01°26'09" W A DISTANCE OF 20.00 FEET TO THE POINT
 OF BEGINNING.

PROJECT INFORMATION:
SITE NAME: BARLOW
SITE ADDRESS: 85 SE 8TH AVE, OAK HARBOR, WA 98277
OWNER'S NAME: SKAGIT FARMERS SUPPLY
OWNER'S ADDRESS: P.O. BOX 266 BURLINGTON, WA 98233
PARCEL NUMBER(S): 683362
PROJECT LEASE AREA: 43200 SQ. FT. 1.0 ACRES
ANTENNA COORDINATES: 48° 17' 25.1" N (48.290295° N)
 122° 39' 23.0" W (122.656596° W)
GROUND ELEVATION: 37' CENTER OF PROPOSED MONOPOLE
ORIGINAL BENCHMARK: WSDOT GP15020-40 E-68.39' (NAVD08)
 PUNCH IN 3" BRASS DISC STAMPED
 WSDOT 1999 GP15020-40 SET IN
 CONCRETE WALK IN SW QUAD OF SR-20
 & E WHIDDEY AVE INTERSECTION
SITE BENCHMARK: MAG NAIL SET IN ASPHALT ± 25' EAST
 OF A FIRE HYDRANT AND ± 7.5' SOUTH
 OF THE SOUTH EDGE OF SE 8TH AVE.
REFERENCE SURVEY: 1. PLAT OF ELY'S WESTSIDE ADDITION
 TO OAK HARBOR RECORDED IN
 VOLUME 4 OF PLATS, PAGE 3,
 RECORDS OF ISLAND COUNTY,
 WASHINGTON.
 2. REPLAT OF LOTS 6 THRU 11 AND
 20 THRU 25 IN THE PLAT OF ELY'S
 WESTSIDE ADDITION TO OAK HARBOR
 RECORDED IN VOLUME 12 OF PLATS,
 PAGE 55, RECORDS OF ISLAND
 COUNTY, WASHINGTON.
 3. CITY OF OAK HARBOR SHORT PLAT
 NO. 1-93 RECORDED IN VOLUME 2
 OF SHORT PLATS, PAGE 398,
 RECORDS OF ISLAND COUNTY,
 WASHINGTON.

BOUNDARY DISCLAIMER:
 THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT
 PROPERTY LINES ARE DEPICTED USING FIELD FOUND EVIDENCE AND
 RECORD INFORMATION.

SURVEYOR'S NOTES:
 1) TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE
 COMPANY, GUARANTEE NUMBER 5003535-0011256, DATED
 JUNE 20, 2014.
 2) LATITUDE AND LONGITUDE TAKEN AT CENTER OF PROPOSED
 ANTENNA STRUCTURE.
 3) MAGNETIC DECLINATION OF 16°25'48" EAST FOR THE
 PROJECT LATITUDE & LONGITUDE AS DETERMINED FROM THE
 NATIONAL GEODETIC SURVEY WEBSITE FOR JUNE 2014 AND IS
 CHANGING BY 0°11'24" WEST PER YEAR.
 4) THE LATITUDE & LONGITUDE AS SHOWN ON THIS PLAT ARE
 ACCURATE TO WITHIN ±19 FEET.
 5) THE SITE ELEVATIONS ARE ACCURATE TO WITHIN ±3 FEET.

UTILITY NOTES:
 THE LOCATION OF THE EXISTING UTILITY FACILITIES HAS NOT BEEN
 RESEARCHED. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES
 ARE SHOWN OF THE LOCATIONS. IT IS THE RESPONSIBILITY OF THE
 CONTRACTOR AND DEVELOPER TO CONTACT THE "ONE-CALL SERVICE"
 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR
 TO CONSTRUCTION, REMOVAL, RELOCATION AND/OR REPLACEMENT IS
 THE RESPONSIBILITY OF THE CONTRACTOR. THE SURVEYOR ASSUMES
 NO RESPONSIBILITY FOR THE DELINEATION OF BURIED UNDERGROUND
 UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE
 NOT SHOWN ON THE MAP.



REVISIONS

REV. #	DATE	DESCRIPTION	BY
A	06/20/14	INITIAL DRAWING	BBB
B	09/20/14	WORK SITE PER MEASUREMENTS	JPS
C	12/01/14	UPDATE LEASE AREA LEGAL DESC.	BBB

TITLE
 EXISTING SITE SURVEY

SHEET
LS-1

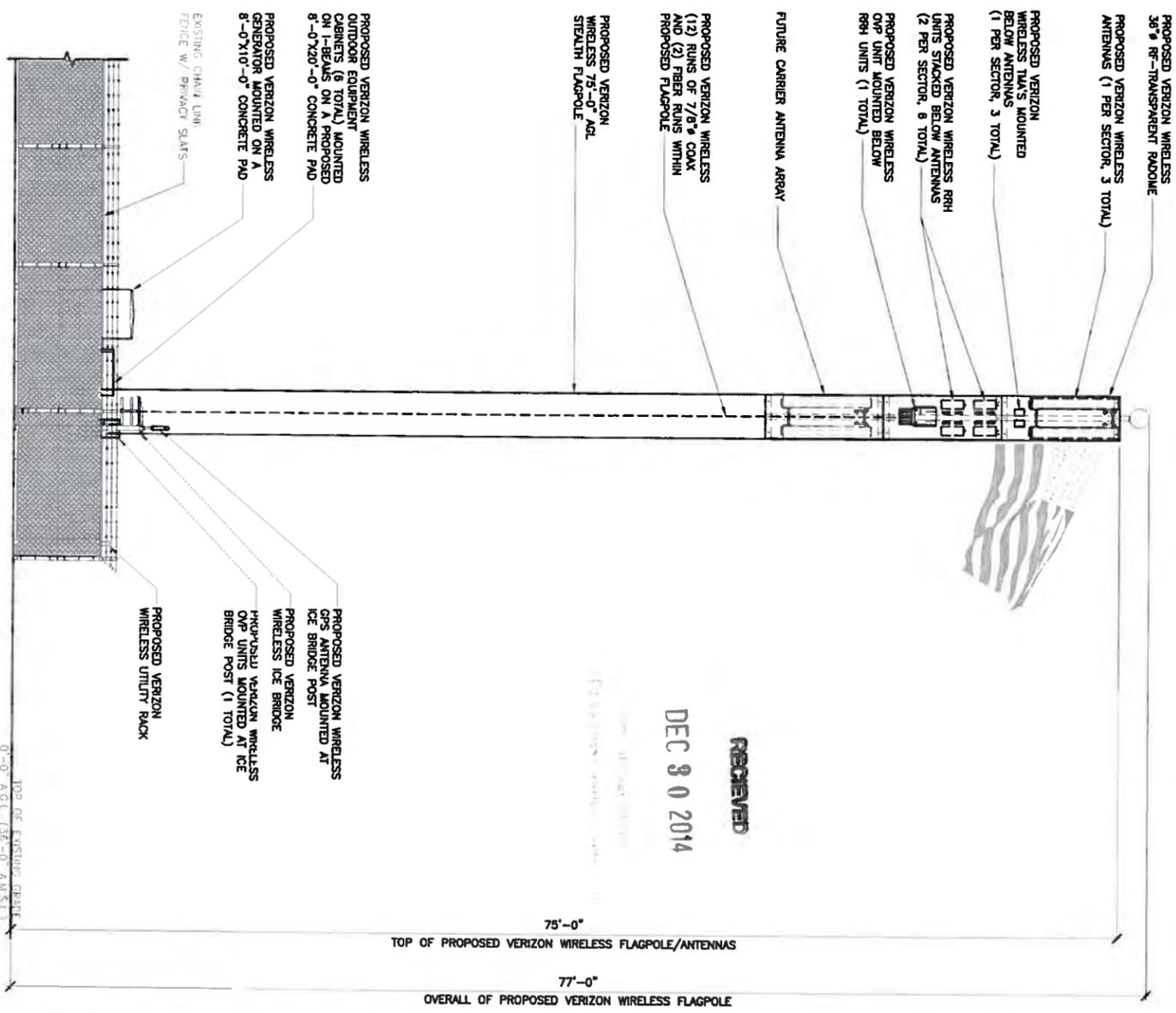
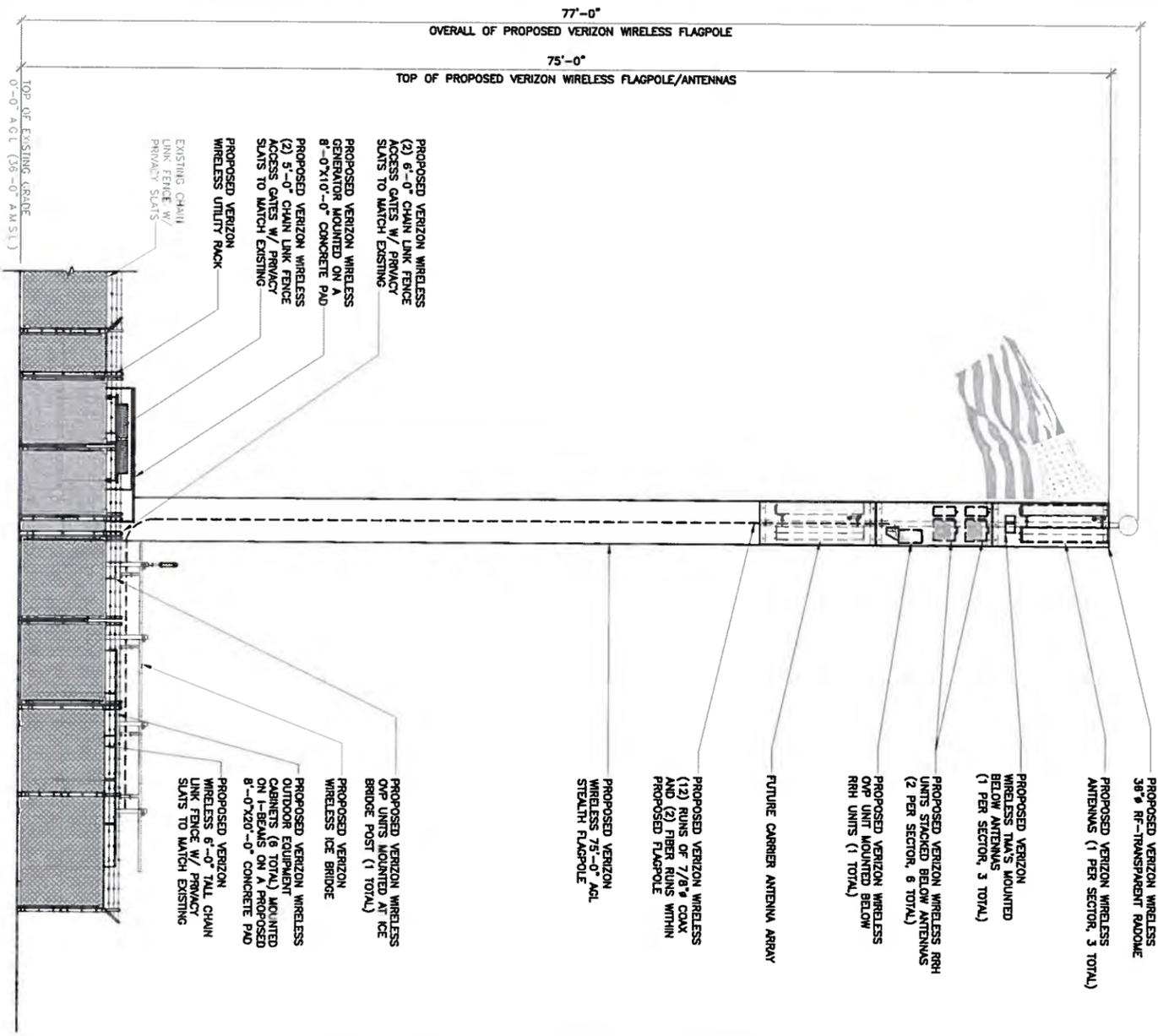
GILOTEL PROJECT # 14925

BARLOW
RECEIVED
DEC 30 2014

CITY OF OAK HARBOR
 Development Services Department
 85 SE 8TH AVE.
 OAK HARBOR, WA 98277
 ISLAND COUNTY

GILOTEL PROJECT # 14925

NOTES:
1. FINAL FLAGPOLE AND ANTENNA ATTACHMENT DESIGNS TO BE DETERMINED BY POLE MANUFACTURER.



REMOVED

DEC 8 0 2014

PROPOSED NORTH ELEVATION 2

PROPOSED WEST ELEVATION 1

24"x36" SCALE 3/16" = 1'-0"
11"x17" SCALE 3/32" = 1'-0"

24"x36" SCALE 3/16" = 1'-0"
11"x17" SCALE 3/32" = 1'-0"



85 SE 8TH AVE
OAK HARBOR, WA 98277
ISLAND COUNTY

WAI BARLOW

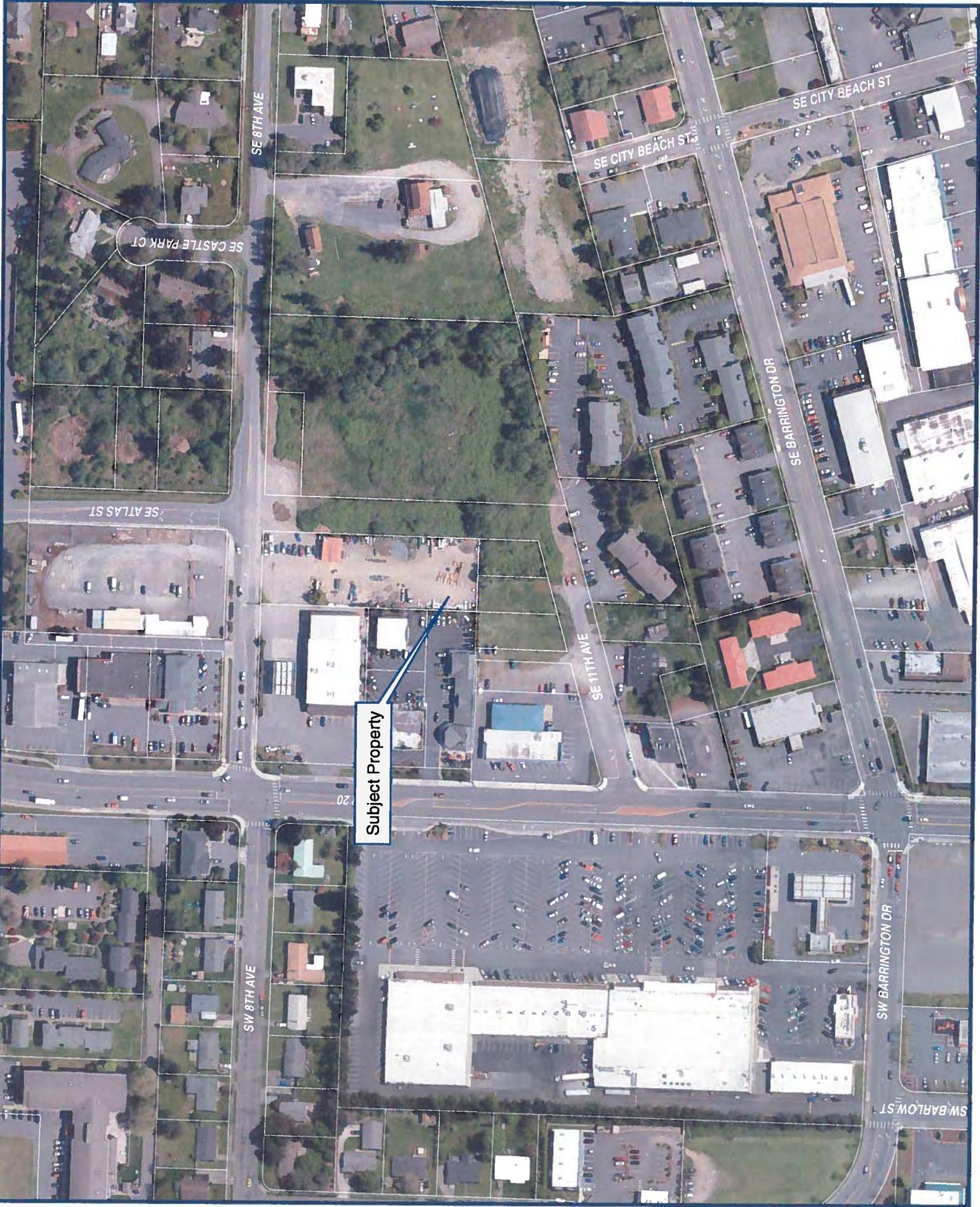


NO.	DATE	DESCRIPTION	BY
1	07/17/14	ISSUED FOR 9/15/20 REVIEW	WJ
2	08/21/14	ISSUED FOR 10/06/20 REVIEW	WJ
3	12/11/14	REVISED FOR 10/05/20 REVIEW	WJ

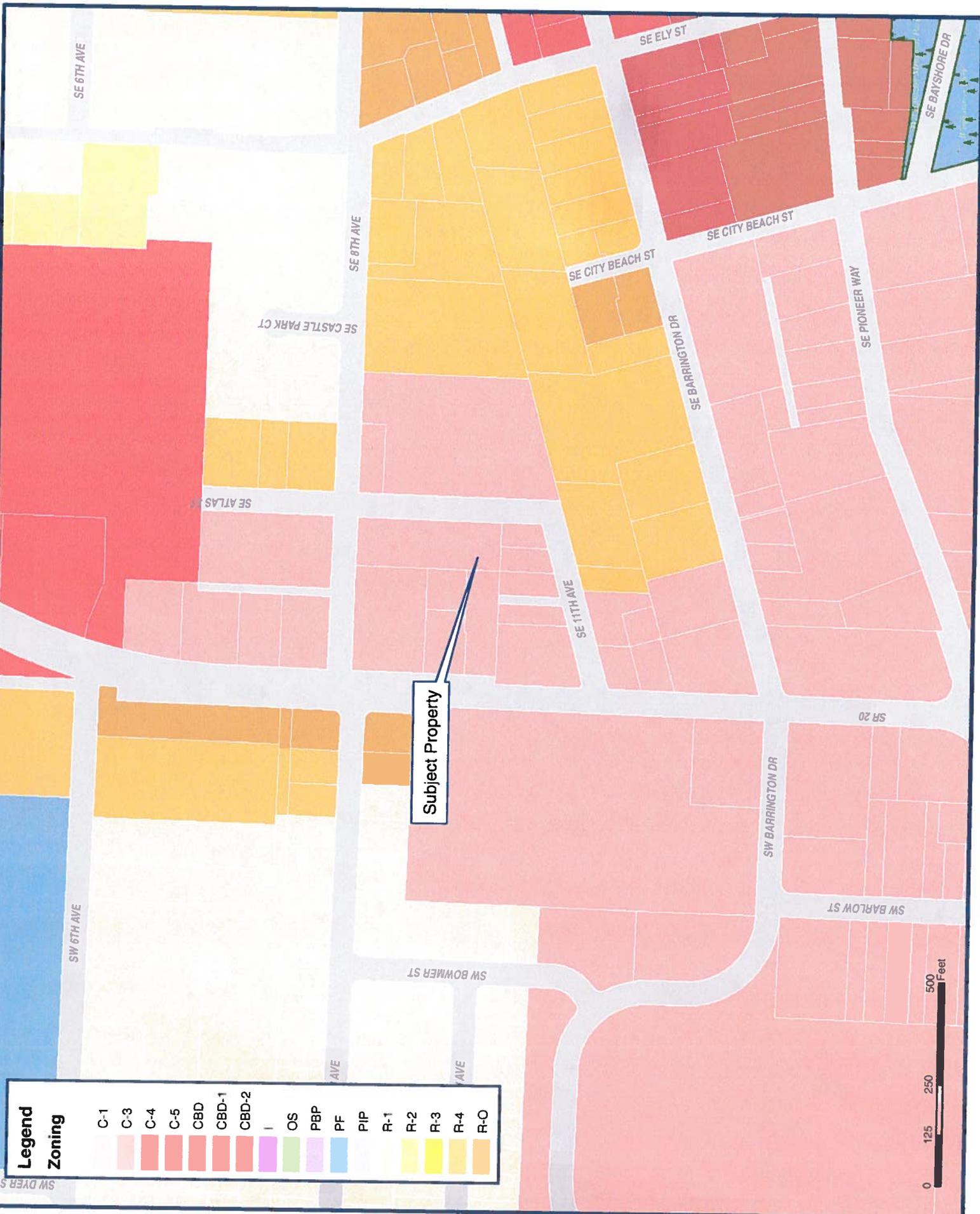
TITLE
PROPOSED NORTH & WEST ELEVATIONS

SHEET
A-3

GIOTEL PROJECT # 14975



Subject Property



Legend
Zoning

- C-1
- C-3
- C-4
- C-5
- CBD
- CBD-1
- CBD-2
- I
- OS
- PBP
- PF
- PIP
- R-1
- R-2
- R-3
- R-4
- R-O





February 6, 2015

Re: Verizon Wireless Telecommunication Tower – Skagit Farmers Supply – Notice of Application (NOA),
Optional Determination of Non Significance (DNS) – Comment period, Notice of Public Hearing

To Whomever it may concern:

The City has received an application from Verizon Wireless, proposing to install a wireless communication facility/tower behind the Skagit Farmers Supply store property located on SE 8th Avenue. The property is zoned C3, Community Commercial and permits telecommunication towers to be built as a conditional use¹.

This letter is to inform you that a Notice of Application (attached) has been issued for the project. For this particular project, the NOA is being combined with a Determination of Non Significance (DNS) for environmental review. Therefore, the project has a combined single comment period of 15 days with a deadline of February 23, 2015.

The application and supporting material, including site plans and photo simulations of the proposal, can be found on the City's website at <http://www.oakharbor.org>. Select Development Services, News and Notices, 2015 projects.

A public hearing before the Hearing Examiner has been set for Monday, March 16, 2015, at 10am, in the City Council Chambers of the City Building located at 865 SE Barrington Drive, Oak Harbor, WA 98277.

If you have any comments on the proposal, you can do so by mail to Development Services, Attn: Verizon Wireless SE 8th Avenue Location, 865 SE Barrington Drive, Oak Harbor, WA 98277 or by email to lbebee@oakharbor.org.

If you need additional information, please call 360-279-4510.

Lisa Bebee,
Permit Coordinator

¹ Conditional Uses are uses that are considered through a public hearing before the Hearing Examiner, usually with conditions to mitigate for potential impacts.

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: Behind the Skagit Farmers Supply Store located on SE 8th Avenue, Oak Harbor, WA 98277 (S6575-01-000C-1)

Project Applicant: Verizon Wireless Conditional Use CUP-14-02

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 an additional public input opportunity on the 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-14-09 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.

AFFIDAVIT OF POSTING

City of Oak Harbor
865 SE Barrington Drive
Oak Harbor, WA 98277

I, Tom Malloy, hereby certify that I did, on the 5th day of Feb 2015,
2015 post 1 notice(s), a copy of which is hereunto attached, marked "Exhibit", and
by the reference made a part thereof, at the following location(s):

1. 85 SE 8th Avenue, S6575-01-000C-1

advertising a Notice of Application for Conditional Use Application (CUP-14-00002).

Tom Malloy
(Signature of person posting)

SIGNED AND ATTESTED to before me this 5th day of February, 2015
by Lisa K Bebee.



Lisa K Bebee
Notary Public
Print Name Lisa K Bebee
Notary Public in and for the State of
Washington, Oak Harbor City/County
Commission expires Jan 19, 2016

**CERTIFICATION OF MAILING
NOTICE TO ADJACENT PROPERTY OWNERS**

I, Lisa Bebee, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 6th day of February, 2015, I deposited in the U.S. mail, postage prepaid, a copy of the Notice to Adjacent Property Owners for Conditional Use CUP-14-00002 a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 6th day of February, 2015 in Oak Harbor, Washington.



(Signature of person mailing)

**CERTIFICATION OF POSTING
NOTICE OF APPLICATION**

Office of the City Administrator
865 SE Barrington Drive
Oak Harbor, WA 98277

I, Lisa Bebee, hereby certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 6th day of February 2015, I did post 3 notices (a copy of which is attached hereto and by reference made a part hereof) at the following locations:

- 1&2) Oak Harbor City Hall
 865 SE Barrington Drive
 Oak Harbor, WA 98277

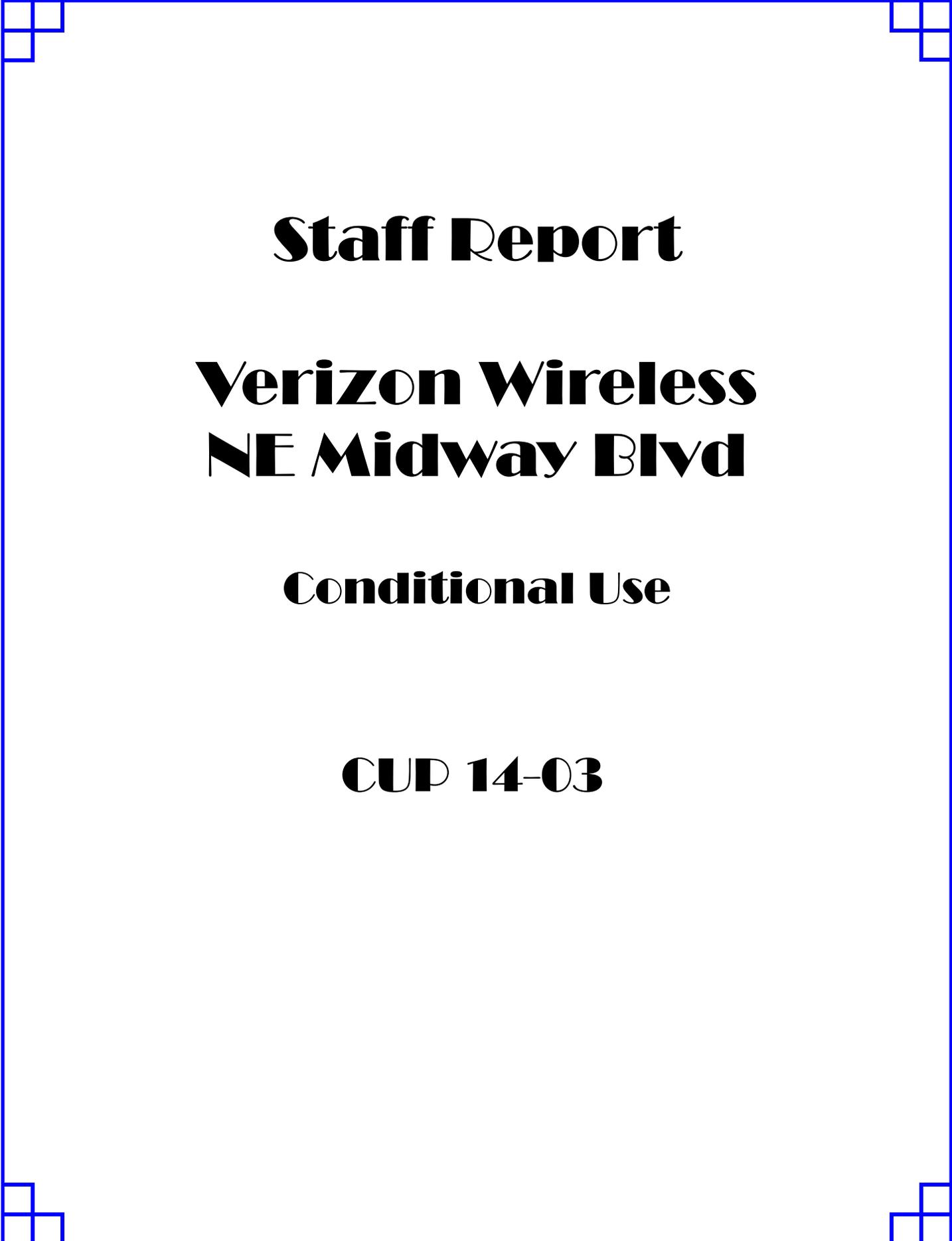
- 3) City Library
 1000 E Regatta Drive
 Oak Harbor, WA 98277

advertising a Notice of Application CUP-14-00002

Executed this 6th day of February, 2015 in Oak Harbor, Washington.



(Signature of person posting)



Staff Report

**Verizon Wireless
NE Midway Blvd**

Conditional Use

CUP 14-03

VERIZON WIRELESS TOWER NE MIDWAY BLVD
Case No. CUP-14-03
Staff Report to Hearing Examiner

APPLICATION:

The applicant proposes to construct a new Verizon Wireless Telecommunications Tower on a vacant lot located to the north of Whidbey Animal Improvement Foundation (WAIF) on Midway Boulevard. The tower is designed as a 75-foot stealth flagpole installation. Associated improvements include a fenced enclosure, landscaping and equipment cabinet.

PRELIMINARY INFORMATION:

Applicant: Glotel, Inc. 15375 SE 30th Place, Suite 160, Bellevue, Washington 98007

Property Owner: Robert G. Hearst, 216 240th St. SE, Bothell, WA 98021

Address of proposal: 130 NE Midway Blvd., Oak Harbor, WA 98277

Parcel Number: R13335-094-3830

Comprehensive Plan Designation: Community Commercial

Zoning Designation: C-3, Community Commercial

Application Presented for Action:

Conditional Use Application (CUP-14-03) - Review Process III
SEPA (SEP-14-08)

Attachments:

Exhibit 1 Conditional Use Application and Applicant Narrative
Exhibit 2 Vicinity and Aerial Map
Exhibit 3 Zoning Map
Exhibit 4 Public Noticing Documents

BACKGROUND:

The site is currently a vacant parcel, part of which is being used as parking for nearby retail outlets. The applicant proposes to locate the communications tower near the northeastern corner of the property. This application is considered to be a Monopole I according to OHMC 19.29, which requires Conditional Use approval in the C-3 zone district. Further, OHMC 19.29.070(2) states, "Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment." As such, the applicant proposes to construct a 75-foot tall flag pole which

will function as the support structure for internally-mounted antennas and a flag display.

Conditional Use Permit Application

The subject parcel is currently zoned C-3, Community Commercial. According to OHMC 19.29.050(2), “Monopole I facilities are permitted in community commercial (C-3), highway service commercial (C-4), highway corridor commercial (C-5), planned business park (PBP), planned industrial park (PIP), and public facilities (PF) zones with a conditional use permit.”

19.29.070 Additional Permit Criteria for Monopole I and Monopole II

In addition to the permit criteria specified in Chapters 19.48 and 19.67 OHMC, the following specific criteria shall be met before a site plan review or conditional use permit can be granted:

(1) Antennas may not extend more than 15 feet above their supporting structure, monopole, building or other structure.

(2) Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through location and design to blend in with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in less visual impact of the site to the surrounding area.

(3) Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with Chapter 19.46 OHMC.

(4) No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communications facility is located.

(5) In any proceeding regarding the issuance of site plan review or a conditional use permit under the terms of this chapter, federal law prohibits consideration of environmental effects of radio frequency emissions to the extent that the proposed facilities comply with the Federal Communications Commission regulations concerning such emission.

(6) Towers, antennas or other objects that penetrate the 100:1 angle slope criteria established in Federal Aviation Regulation (FAR) Part 44 (Sections 77.13(a)(1) and 77.13(a)(2)(I), respectively) shall be reviewed for compatibility with airport operations. No tower, antenna or other object shall constitute a hazard to air navigation, interfere with the safe operation of aircraft or deny the existing operational capability of Ault Field. (Ord. 1555 § 12, 2009).

Following OHMC 18.20.250(2)(b), the review of applications for conditional uses are Review Process III actions. Such actions are subject to an open record public hearing before the Oak Harbor Hearing Examiner, followed by a final decision by the Examiner.

PROJECT DESCRIPTION

The proposed project consists of the construction of a 75-foot tall flagpole structure, which will house the wireless telecommunications antennae inside the pole itself. No antennae will be visible from the exterior. An equipment building will be located near the base of the structure. The compound will be fenced and a landscaped perimeter installed.

SITE GEOGRAPHY

The subject property is an approximately 0.37 acre parcel located north of East Whidbey Avenue on NE Midway Blvd. With the exception of an approximately 10-foot high scarp near the east property line, the site slopes slightly downward from east to west. Currently, a gravel parking area occupies much of the western portion of the parcel, with the east side being mostly undeveloped.

	Existing Land Use	Zoning
North:	Commercial	C-3, Community Commercial
South:	Commercial	C-3, Community Commercial
East:	Commercial	C-3, Community Commercial
West:	Commercial	C-3, Community Commercial

Note regarding zoning districts: while it appears that the neighboring parcel to the east is zoned Residential, there is actually a narrow parcel that exists between the subject parcel and the multi-family housing to the east. Therefore, the subject parcel is surrounded on all sides by C-3 zoning.

SEPA

A Determination of Nonsignificance was issued on March 13, 2015.

LEGAL NOTICE:

A Notice of Application was advertised on February 7, 2015 and Notice of Public Hearing was advertised on March 18, 2015, both in the Whidbey News Times. Notice to neighboring property owners within a 300-foot radius of the property were mailed on March 18, 2015 and a notice was posted on the subject property on March 17, 2015.

The public hearing to consider CUP-14-03 is scheduled for April 6, 2015 at 10:00 a.m.

PUBLIC COMMENTS:

The City has received no public comments as of the date of this staff report.

CONDITIONAL USE REVIEW

The Oak Harbor Municipal Code 19.67 Conditional Uses, states that a conditional use permit shall be granted if certain criteria are met. The following is an analysis of the conditional use criteria:

1. All special conditions for the particular use are met.

As noted above, special criteria are set forth for wireless sites that require a conditional use. Those criteria will be set as conditions of approval for the final project permit.

2. It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property.

Limited impacts are expected from this proposed development. Noise may be expected from flag movement during heavy wind events. Other noise is regulated by OHMC 19.29.070 as listed above and OHMC 6.56. Lighting would likely be the greatest impact on neighboring residential properties. As a United States flag is generally expected to be flown, the applicant should be willing to abide by US Flag Code with regards to lighting and other maintenance of the flag itself. Flag lighting is addressed in the OHMC 19.28.050 (1)(b), "lighting shall be toward the flagpole and not create safety hazards for aircraft and automobile traffic."

Additionally, 19.28.050(1)(a) states that "the flagpole is located at least 50 feet away from the nearest point of a residential district." With the narrow parcel of C-3 zone between the subject property and the residential properties to the east, that setback will be enforced and shall be shown on submitted plans.

3. It is provided with adequate parking.

Currently, there is a large gravel lot on site. Due to the nature of the project, permanent parking is not required, but there may be times that space is needed to accommodate maintenance or other related vehicles. The existing parking lot should be sufficient for that use.

4. It is served with adequate public streets, public utilities and facilities.

Public streets, utilities and facilities are available at the property. No undue impact is anticipated.

5. It otherwise meets the purpose of the district in which it is to be placed.

The listed purpose of the C-3 zone district is to "provide for those types of retail, wholesale, transportation, and service uses which, because of traffic and other requirements, depend upon particular locations to serve the needs of the community and its trading area." The proposed use could be considered to be a service use that is necessary for communication in the community.

6. It meets the goals and policies of the Oak Harbor Comprehensive Plan.

Utilities Element – Goal 4: Minimize aesthetic and environmental

degradation from utility operation, installation, replacement, repair and maintenance. The design of the proposed tower will minimize negative impacts of undisguised cellular phone antennas and equipment and provides a patriotic visual landmark for the community.

Land Use – Goal 14: To strengthen and enlarge the commercial economic base of the community by promoting the development of facilities that provided a competitive and stimulating business environment. This proposed cellular facility will help strengthen cellular service in the community, assisting commercial businesses and residents alike in communication with local and out-of-area contacts.

RECOMMENDED ACTION:

Staff recommends that the Hearing Examiner conduct the public hearing and approve CUP-14-03 subject to the following conditions:

1. The project shall be in general conformance with the narrative and application materials submitted by the applicant as attached in Exhibit 1 and abide by conditions and requirements set forth within this report.
2. The tower structure shall be constructed at least 50 feet from the nearest point of a residential zone district
3. Lighting of the flag must be directed away from residential properties and must meet the requirements of the United States Flag Code.
4. The project shall be in conformance with all applicable sections of the Oak Harbor Municipal Code, including but not limited to, Chapters 19.28.050 and 19.29.
5. That the site meets or exceeds all criteria and evaluations within the attached Noise Evaluation Report and Non-Ionizing Electromagnetic Radiation Report.
6. Limited expansions or modifications to the facility can be requested through a Type II administrative review process.
7. Applicant shall apply for and receive any required building permits before commencement of construction activity.
8. The conditional use shall not be transferable to a subsequent user unless specifically authorized by the hearing examiner who finds it appropriate and a permit authorizing the transferability is on record with the Island County auditor.
9. The conditional use permit must be acted on within one year of the date of granting. Otherwise the conditional use permit shall expire and be null and void.

10. The conditional use permit applies only to the property for which the application is made.
11. This site has a low probability of encountering cultural resources. Applicant shall coordinate with DAHP to determine if an archeological survey will be required, and follow all guidelines and requirements set forth by DAHP.

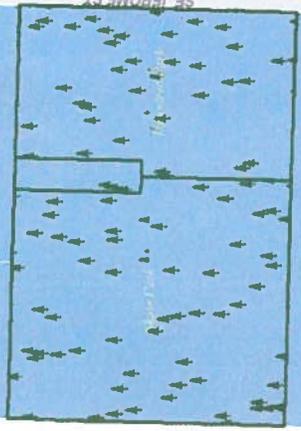


Subject Property



Subject Property

Legend	Zoning
	C-1
	C-3
	C-4
	C-5
	CBD
	CBD-1
	CBD-2
	I
	OS
	PBP
	PF
	PIP
	R-1
	R-2
	R-3
	R-4
	R-O



SE GLENCOE ST

SE 3RD AVE



CITY OF OAK HARBOR
Development Services Department

Application Form

RECEIVED

DEC 30 2014

Project Name: Regatta

Type(s) of Application: conditional use permit (CUP)

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Description of Proposal: Verizon Wireless proposes to install (3) panel antennas, (6) RRH units, (3) TMA's and (1) OVP unit concealed within a 75' stealth flagpole. Also proposes (6) outdoor equipment cabinets and (1) generator mounted on a concrete pad, as well as (1) OVP unit mounted with equipment cabinets located within a proposed 20' X 40' fenced lease area.

APPLICANT NAME/CONTACT PERSON (or legal representative): Amanda Nations (Glotel, Inc)	Address: 15375 SE 30th Pl, Suite 160 Bellevue, WA 98007
E-mail Address: anations@glotelinc.com	Phone and Fax: (425) 998-3637
PROPERTY OWNER NAME (list multiple owners on a separate sheet): Robert G. Hearst	Address: 216 240th St SE Bothell, WA 98021
E-mail Address:	Phone and Fax: (425) 492-5285
ENGINEER/SURVEYOR: Ryan McDaniel, P.E. (Glotel, Inc)	Address: 15375 SE 30th Pl, Suite 160 Bellevue, WA 98007
E-mail Address:	Phone and Fax: (503)708-5852
PROJECT SITE INFORMATION (address/location): NE Midway Blvd Oak Harbor, WA 98277	Comp. Plan Designation: Commercial
Zoning: C-3	Parcel Number(s): 41797/R13335-094-3830
Legal Description (attach separate sheet):	Acreage of Original Parcel(s): 0.4 acres
Section/Township/Range: SEC 35/TWP 33N/R 1E	Total Square Footage of Proposed Building or Number of Units: 800 SQ. FT. (proposed lease area)

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Amanda Nations

12/20/14

Authorized Signature

Date



CITY OF OAK HARBOR
Development Services Department

Critical Area Identification Form

RECEIVED

DEC 30 2014

CITY OF OAK HARBOR
 DEVELOPMENT SERVICES DEPARTMENT

Project Name (if applicable): Regatta

Associated Application(s): conditional use permit application

Brief Description of Proposal: Verizon Wireless proposes to install (3) panel antennas, (6) RRH units, (3) TMA's, and (1) OVP unit concealed within a 75' stealth flagpole. Also proposing to install (6) outdoor equipment cabinets and (1) generator mounted on a concrete pad, as well as (1) OVP unit mounted with equipment cabinets within a 20' X 40' fenced lease area.

APPLICANT NAME/CONTACT PERSON (or legal representative): Amanda Nations (Glotel, Inc)	Address: 15375 SE 30th Pl, Suite 160 Bellevue, WA 98007
E-mail Address: anations@glotelinc.com	Phone and Fax: (425) 998-3637
PROPERTY OWNER NAME (list multiple owners on a separate sheet): Robert G. Hearst	Address: 216 240th St SE Bothell, WA 98021
E-mail Address:	Phone and Fax: (425) 492-5285

AUTHORIZATION:

The undersigned hereby certifies that the property affected by this application is in the exclusive ownership of the applicant or that the applicant has submitted the application with the consent of all owners of the affected property. In addition, the undersigned hereby certifies that all information submitted with this application is complete and correct. False statements, errors, and/or omissions may be sufficient cause for denial of the request.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Amanda Nations

Authorized Signature

12/26/14

Date

Staff use only below this line

Yes	No		Critical Area Report Needed?
<input type="checkbox"/>	<input type="checkbox"/>	Wetland	_____
<input type="checkbox"/>	<input type="checkbox"/>	Fish and Wildlife Habitat Conservation Area	_____
<input type="checkbox"/>	<input type="checkbox"/>	Geologically Sensitive Area	_____
<input type="checkbox"/>	<input type="checkbox"/>	Frequently Flooded Area	_____
<input type="checkbox"/>	<input type="checkbox"/>	Critical Aquifer Recharge Area	_____

Conditional Use Permit Application for Verizon Regatta- Narrative Statement

RECEIVED

DEC 30 2014

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Address: NE Midway Blvd, Oak Harbor, WA 98277

Verizon Wireless is proposing to add (3) panel antennas, (6) RRH units, (3) TMA's and (1) OVP unit concealed within a proposed 75' stealth flagpole. Verizon is also proposing to locate within a proposed 20' x 40' fenced lease area (6) outdoor equipment cabinets mounted on a concrete pad, (1) OVP unit mounted with equipment cabinets, and (1) generator mounted on a concrete pad.

1. **All special conditions for the particular use are met (Certain uses have specific conditions listed when considered as a Conditional use. For example, the Residential Office district permits restaurants as a conditional use but it cannot have a drive-up window. If no specific conditions exists then state that none exists.)**

19.29.050 Development standards for monopole I.

- (1) **Monopole I facilities are only permitted in the industrial (I) zone.**

Response: The proposed 75' stealth flagpole will be located in the C-3 (community commercial) zone, and it does therefore not qualify to be permitted outright.

- (2) **Monopole I facilities are permitted in community commercial (C-3), highway service commercial (C-4), highway corridor commercial (C-5), planned business park (PBP), planned industrial park (PIP), and public facilities (PF) zones with a conditional use permit.**

Response: As stated above, the proposed wireless communications facility will be located in the C-3 zone, and thus requires a conditional use permit.

- (3) **Monopole I facilities are not permitted in residential (PRE, R-1, R-2, R-3 and R-4), residential office (RO), neighborhood commercial (C-1) or central business district (CBD) zones, except when expressly provided for in this chapter.**

Response: This does not apply as the proposed wireless facility will not be located in any of the above mentioned zones.

- (4) **Antennas equal to or less than 15 feet in height or up to four inches in diameter may be a component of a monopole I facility. Antennas which extend above the wireless communications support structure shall not be calculated as part of the height of the monopole I wireless communications support structure. For example, the maximum height for a monopole I shall be 60 feet and the maximum height of antennas which may be installed on the support structure could be 15 feet, making the maximum permitted height of the support structure and antennas 75 feet (60 feet plus 15 feet).**

Response: The proposed wireless communications monopole is a total of 75', including the height of the antennas mounted inside of the stealth facility. Therefore, the proposed structure fits within the maximum permitted height of the support structure and antennas at 75'.

- (5) Co-location on an existing support structure shall be permitted. Macro facilities are the largest wireless communications facilities allowed on monopole I.**

Response: The proposed wireless communication facility is not a co-location; it is a proposal for a new stealth flagpole. However, the proposed design has allowed space for future co-location for another carrier.

- (6) The shelter or cabinet used to house radio electronics equipment and the associated cabling connecting the equipment shelter or cabinet to the monopole I facilities shall be concealed, camouflaged or placed underground. Monopole I facilities shall be subject to review by the planning commission using the procedures and review criteria specified in Chapter 19.8 OMHC and this chapter.**

Response: The proposed equipment and equipment cabinets associated with the proposed stealth flagpole will be concealed with a 6' high wood fence, which will then be surrounded with a 5' wide landscape buffer. The power connections for the wireless facility will be run underground.

- (7) Monopole I facilities shall be landscaped in conformance with Chapter 19.46 OHMC.**

Response: The proposed monopole I facility will conform to the landscape and screening requirements outlined in Chapter 19.46 OHMC. As stated in the pre-application meeting summary, the proposed fencing and landscaping of the lease area appears to meet those landscaping requirements. The landscape buffer surrounding the proposed 6' foot high wood fence will be 5' wide. The buffer will not be located on the north side of the fenced compound because that part of the fence is adjacent to a commercial property and does not require the buffer. The buffer will consist of the required vegetation. The fence is proposed to be 6' foot tall, which is the maximum height allowed in a commercial zone in the rear or side yard setback. The proposed screening techniques will reduce negative visual impacts of the tower on the adjacent residential properties. The wooded fence and landscape buffer will not detract from the adjacent properties and will follow the requirements for types and spacing, as outlined in Chapter 19.46.

- (8) Monopole I facilities adjacent to a single-family zone shall be set back a distance equal to the height of the wireless communications support structure from the nearest single-family lot line. (Ord. 1555 § 12, 2009).**

Response: The proposed facility is not adjacent to any single family home parcels.

19.29.070 Additional permit criteria for monopole I and monopole II

In addition to the permit criteria specified in Chapters 19.48 and 19.67 OHMC, the following specific criteria shall be met before a site plan review or conditional use permit can be granted:

- (1) Antennas may not extend more than 15 feet above their supporting structure, monopole, building or other structure.**

Response: The proposed stealth flagpole will have its antennas concealed within its structure. Therefore, the antennas will not extend above the supporting structure.

- (2) Site location and development shall preserve the pre-existing character of the surrounding buildings and land uses and the zone district to the extent consistent with the function of the communications equipment. Wireless communications towers shall be integrated through location and design to blend with the existing characteristics of the site to the extent practical. Existing on-site vegetation shall be preserved or improved, and disturbance of the existing topography shall be minimized, unless such disturbance would result in led visual impact of the site to the surrounding area.**

Response: The proposed wireless facility will be a stealth flagpole, which is designed to integrate the facility with the surrounding area. A flagpole of the proposed height is a structure consistent with the surrounding properties. The proposal also proposes to enclose the wireless tower and the associated equipment cabinets within a 6' high

wood fence, which will also be surrounded by a 5' wide landscape buffer. This will ensure that the proposed facility will not be visually obtrusive to the adjacent residential properties.

- (3) Accessory equipment facilities used to house wireless communications equipment should be located within buildings or placed underground when possible. When they cannot be located in buildings, equipment shelters or cabinets shall be screened and landscaped in conformance with Chapter 19.46 OHMC.**

Response: The proposed equipment facilities will be (6) equipment cabinets mounted on a concrete pad. These cabinets will be located within a 20' X 40' fenced lease area, which will be surrounded by a 5' landscape buffer. This screening is consistent with Chapter 19.46 of the Oak Harbor Municipal Code.

- (4) No equipment shall be operated so as to produce noise in levels above 45 dB as measured from the nearest property line on which the attached wireless communications facility is located.**

Response: No equipment, while operating, produces noise in levels above 45 dB, according to the certified Noise Report. The highest decibel reading from the nearest property line was 28 dB, which is well below the allowable 45 dB.

- (5) In any proceeding regarding the issuance of site plan review or a conditional use permit under the terms of this chapter, federal law prohibits consideration of environmental effects of radio frequency emissions to the extent that the proposed facilities comply with the Federal Communications Commission regulations concerning such emission.**

Response: A NIER has been provided as part of this application to demonstrate that the facility will operate in compliance with standards set by the FCC.

- (6) Towers, antennas or other objects that penetrate the 100:1 angle slope criteria established in Federal Aviation Regulation (FAR) Part 44 (Sections 77.13(a)(1) and 77.13(a)(2)(I), respectively) shall be reviewed for compatibility with airport operations. No tower, antenna or other object shall constitute a hazard to air navigation, interfere with the safe operation of aircraft or deny the existing operational capability of Ault Field (Ord. 1555 § 12, 2009).**

Response: The proposal has been sent to the FAA for review in order to determine that the facility will constitute no hazard to air navigation, interfere with the safe operation of aircraft or deny the existing operational capability of Ault Field.

- 2. It does not have a significant, adverse environmental impact resulting in excessive noise, light, and glare or soil erosion on adjacent property**

Response: The Combined A-Weighted Sound Pressure Level for the proposal is 58 dBA during daytime hours and 47 dBA during nighttime hours, which means that this site conforms to the Washington Administrative Code regarding maximum permissible noise levels. Any light required for flag illumination will be directed away from nearby multifamily residential properties and the proposed project presents no risk of soil erosion on adjacent properties.

- 3. It is provided with adequate parking (list the parking requirement for the proposed as per the OHMC Sec 19.44.100 and also the number of parking spaces provided on the site. Refer to**

OHMC Sec 19.20.320 (10) for uses in the CBD District)

Response: The proposed location for the new wireless facility is currently used as a parking lot by WAIF. The existing gravel lot will be minimally impacted by the proposed facility. Verizon is not proposing any new parking, but there is also minimal change to existing parking. The 20' wide access easement will not impact the parking. There is 12'-wide access gate to the wireless facilities located within the fenced lease area. This will be an unmanned facility with limited need for parking, unless to perform routine maintenance.

4. It is served with adequate public streets, public utilities and facilities

Response: Access to the wireless facilities will be from NE Midway Blvd via a proposed 20' wide access easement. The facilities will be reached via a proposed 12' access gate in the fenced lease area. Power connections will be routed underground. It has adequate streets, public utilities and facilities to meet the needs of the wireless site. It is an unmanned facility that has access to adequate power supply, including a proposed back-up generator.

5. It otherwise meets the purpose of the district in which it is to be placed

The C-3 community commercial district is intended to provide for these types of retail, wholesale transportation, and service uses which, because of traffic and other requirements, depend upon particular locations to serve the needs of the community and its trading area. Generally, the permitted uses require large sites and access from either major or minor arterials. This district also supports mixed use developments except in proximity to NAS Whidbey Ault Field, where residential uses should be restricted.

Response: The proposed wireless facility fits into the purpose of the district where it is to be placed. The proposed wireless facility will provide improved coverage for the surrounding properties and will ensure improved service for customers. The proposed tower is a 75' stealth flagpole, which is a consistent use with the surrounding commercial properties. Access to the property and wireless site is via a proposed 20' foot wide access easement from NE Midway Blvd. The proposed wireless facility will be located within a 20' X 40' fenced lease area located on a property currently used as WAIF parking. The proposed location of the wireless tower is adjacent on the East to residential property. Therefore, it will be adequately screened with the fence and landscape buffer to ensure that the adjacent properties are not negatively impacted.

6. It meets the goals and policies of the Oak Harbor Comprehensive Plan

Oak Harbor Comprehensive Plan

Goals and Policies - Urban Design Element

Goal 11:

- **Design guidelines should be established that encourage wireless and satellite communication facilities to be located and designed in such a manner as to minimize their visual impact to the community.**

Policy

- **11a Consideration should be given to establishing design guidelines that address the appearance and siting of ground and building mounted satellite facilities**
- **11b Design guidelines should be established that require telecommunication facilities (especially monopoles) to blend into the surrounding environment.**

Response: The proposed wireless facility is a stealth flagpole with equipment cabinets enclosed within a 20' X 40' fenced lease area. The proposed site is currently use a parking lot for WAIF. However, this proposal will not unduly impact the current use as a parking lot. The proposed facility abuts commercial property, but the proposed fence will adequately screen the equipment and ensure that it will not be visually impacted by the proposal. To the east, the wireless tower is adjacent to residential property. However, with the addition of the 5' wide landscape buffer along with the 6' high wood fence, the proposed wireless facility and its associated equipment will not be visually obtrusive to those properties. The proposed location for the wireless tower will be setback from the right-of-way (Atlas Street), so as to adequately screen from view and ensure no obstruction of sight lines. This design is the least obtrusive proposal, which will blend with the physical surroundings of the district in which it is located.

Verizon's proposed new wireless communications facility meets all requirements of City of Oak Harbor's land use ordinances for a conditional use approval. Verizon respectfully requests that the City of Oak Harbor approve Verizon's proposal as designed, subject only to the City of Oak Harbor's standard conditions of approval.



26 December 2014

RECIEVED

City of Oak Harbor
Planning Services Division
Development Services Department
865 SE Barrington Drive
Oak Harbor, WA 98277

DEC 30 2014

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Conditional Use Permit (CUP) Application – XXX NE Midway Blvd, Oak Harbor, WA 98277

Dear Reviewing Parties:

Verizon Wireless is proposing to construct an unmanned telecommunications facility by adding (3) panel antennas, (6) RRH units, (3) TMA's and (1) OVP unit concealed within a proposed 75' stealth flagpole. The proposed location for this telecommunications facility is at NE Midway Blvd, Oak Harbor, WA 98277 (APN# 41797/R1335-094-3830), located within the C-3 zone of the City of Oak Harbor.

The proposed wireless facility will be located within a 20' X 40' fenced lease area, which will include the stealth flagpole, (6) outdoor equipment cabinets mounted on a concrete pad, and (1) generator mounted on a concrete pad.

Sunny Ausink completed a pre-application (PRE-14-00005) for the proposed wireless facility on 7/24/14. The comments provided by the City of Oak Harbor have been incorporated into this CUP submittal package.

Please accept this application on behalf of Verizon Wireless. The Verizon Wireless proposal will comply with all the City of Oak Harbor standards for wireless communication facilities. In order to demonstrate compliance with current laws, codes, and ordinances regulating communication utilities, the following has been included with this application for your review:

- (9) completed CUP application forms
- Required fees (SEPA fees check & CUP application fees check)
- (1) copy of Pre-Application (PRE-14-00006) review letter
- (9) written narratives of conditional use plan
- (9) complete set of 11" x 17" site plans
- (1) legal description
- (1) critical areas identification form
- (1) mailing list and map
- (1) Signed LOA
- (4) copies of SEPA checklist
- (4) copies of Noise Report
- (4) copies of NIER report
- (4) copies of photo simulations

Please feel free to contact me should you have any questions at (425) 998-3637.



Sincerely,

Amanda Nations
Glotel, Inc.
Land Use Specialist
anations@glotelinc.com
(425) 998-3637

LETTER OF AUTHORIZATION

**To: City of Oak Harbor Planning Department
865 SE Barrington Drive, Oak Harbor, WA 98277**

From: Robert G. Hearst

Robert G. Hearst, as owner of APN# 41797/ R13335-094-3830 located at XXX NE Midway Blvd., Oak Harbor, WA 98277 ("Owner"), does hereby authorize and appoint as its agent Sunny Ausink of Glotel, Inc., for purposes of preparing, filing and processing land use/zoning applications and appearing at any public proceeding in the matter of the application of Verizon Wireless for a new wireless telecommunications facility in the Oak Harbor. I/We understand that the application may be denied, modified or approved with conditions and such conditions and/or modifications must be complied with prior to building permit issuance.

Proposal Address/Location: XXX NE Midway Blvd., Oak, Harbor, WA 98277

Assessor's Parcel Number(s): 41797/ R13335-094-3830

Owner Contact Information:

ROBERT G. HEARST
Printed Name of Property Owner or Representative

Robert G. Hearst
Signed: Signature of Property Owner or Representative

Dated: Aug. 12, 2014

Phone/Email: 435-492-5285 MIZBEAUGO@HOTMAIL.COM

RECIEVED
DEC 30 2014
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT



NON-IONIZING ELECTROMAGNETIC
RADIATION REPORT



Prepared For: **Verizon Wireless**
3245 158th Avenue SE, MS 231
Bellevue, WA 98008

RECEIVED

DEC 30 2014

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Project Owner: **Verizon**
Project Name: **Regatta**
Project Number: **None**
Project Address: **NE Midway Blvd**
Oak Harbor, WA 98278
Site Coordinates: **48.2994**
-122.6424

Prepared By:

Glotel.

Ryan McDaniel, P.E.
December 23, 2014



EXPIRES 1 / 9 /

PROJECT SUMMARY

PROJECT DESCRIPTION:

Verizon proposes the following: Install (6) outdoor equipment cabinets and (1) generator on a concrete pad, within a proposed fenced area.

PROJECT SCOPE:

The scope of this report is to determine, using the recommended prediction methods outlined in the Federal Communications Commission OET Bulletin 65 Edition 97-01, if the radio facility in question will be in compliance with all appropriate Federal regulations in regards to Radio Frequency (RF) Exposure.

SUMMARY RESULTS:

Based on our review of the proposed RF configuration and applying worst-case scenario, **we have determined the proposed site will comply with current FCC and municipal guidelines for human exposure** to non-ionizing electromagnetic radiation for the Uncontrolled Condition / General Population and for the Controlled / Occupational Condition.

Total Calculated Maximum Power Density (mW/cm ²)			Results
Uncontrolled / General Population	MPE Limits (mW/cm ²)	0.5	PASS
	MPE Limits (mW/cm ²)	1.11%	
Controlled / Occupational	MPE Limits (mW/cm ²)	2.3	PASS
	MPE Limits (mW/cm ²)	0.22%	

See the Conclusions Section and calculations in Appendix A which verify these results.

CONTENTS:

Report	1 - 4
Appendix A (Calculations)	A
Appendix B (Referenced Documents)	B

1 Reference Documents

The following data was used to figure the RF exposure for the site.

Data	Document	Author
Limits for MPE	Table 1 OET Bulletin 65 Appendix A	FCC
Equipment Frequency Range	Equipment Specification Sheet	Manufacturer
Site Information	Construction Drawings	Glotel

Notes: No other antennas were found in the area which would contribute to the MPE for the same sector as the Verizon antennas. See calculations in Appendix A for a catalog of all antennas considered for this report.

2 New and Existing Equipment Contributing to total MPE

The existing panel antennas are mounted at a height such that the bottom of the antennas is 69 feet above ground level. There are (3) proposed sectors with (1) panel antennas each. Only (1) sector will contribute to the overall MPE for any area near the monopole.

Sector Alpha

Elevation	Equipment	ERP (Watts)	Owner
72.0	Panel Antenna	4,000	Verizon

Sector Beta

Elevation	Equipment	ERP (Watts)	Owner
72.0	Panel Antenna	4,000	Verizon

Sector Gamma

Elevation	Equipment	ERP (Watts)	Owner
72.0	Panel Antenna	4,000	Verizon

Notes: The multiband antenna used on this site accommodates 4 bands. It appears that the maximum ERP combination to be used is 8 channels at 500 watts per channel.

3 Analysis

Section 2 of OET Bulletin 65 states that “for a truly worst-case prediction of power density at or near the surface, such as at ground-level or on a rooftop, 100% reflection of incoming radiation can be assumed, resulting in a potential doubling of predicted field strength and a four-fold increase in (far field equivalent) power density”. Therefore, the following equation (6) is used:

$$S = \text{EIRP}/\pi R^2$$

Where: S = power density (mW/cm²)
EIRP = equivalent isotropically radiated power
R = distance to the center of the radiation antenna (cm)

4 Conclusion

Uncontrolled / General Population

According to the information available at the time of this report, the worst-case RF emissions of the proposed antennas, existing antennas, and antennas located nearby will be in compliance with the requirements of the current FCC and municipal guidelines for human exposure to non-ionizing electromagnetic radiation.

Controlled / Occupational

According to the information available at the time of this report, the worst-case RF emissions of the proposed antennas, existing antennas, and antennas located nearby will be in compliance with the requirements of the current FCC and municipal guidelines for human exposure to non-ionizing electromagnetic radiation.

5 Environmental Evaluation

An environmental evaluation is required if the PCS broadband facility is less than 10m (32.81ft) AGL and has a total power of all channels in any given sector greater than 2,000 W ERP as referenced in "Table 2 Transmitters, Facilities, and Operations Subject to Routine Environmental Evaluation" in Appendix A of Bulletin 65. As the proposed antennas lowest point above ground level is above the minimum elevation, **an environmental evaluation is not required.**

6 Disclaimers

1. This report is meant to show the level of conformance for the site with the codes and guidelines adopted by the agency with jurisdiction over the site. No other assessment is implied.
2. This report is prepared with the information furnished to Glotel by our client. If the conditions of the site change or if new information becomes available, the results of this report are not valid. Glotel should be notified so that the report can be updated and resubmitted.
3. Glotel is not responsible for the conclusions, opinions and recommendations made by others based on the information contained herein.

A Appendix – MPE Calculations

	Controlled / Occupational	Uncontrolled / Gen. Population
Min. Antenna Frequency (MHz)	700	700
Max. Power Density (mW/cm)	2.3	0.5

Uncontrolled Calculations (Worst Case Sector)

Sector Alpha or Gamma

Radial Center AGL (ft)	Eff. Height (ft)	Horiz. Dist. (ft)	Total Dist. (ft)	Total Dist. (cm)	ERP (watts)	ERP (dBm)	Eff. ERP (dBm)	Eff. EIRP (dBm)	Eff. EIRP (mW)	Power Density, S (mW/cm ²)
72.0	66.0	0	66	2,012	4,000	66.02	46.02	48.18	65,775	0.00517

One sector will contribute to the MPE for any area near the monopole.

The ERP of the proposed antennas is unknown and conservatively estimated at 3,500 watts.

Total Power Density = 0.0052
Percentage of Uncontrolled Maximum Power Density = 1.1%

Assumptions:

1. a 20db loss of emissions to reach a location below the antenna results in EIRP/100
2. Effective Antenna ERP conservatively assumes a 20 dB vertical radiation loss for panel antennas
3. Effective Height assumes an approximate head level of 6 ft.

Notes:

1. ERP (dBm) = 10 * log₁₀[ERP (watts)] + 30
2. EIRP (dBm) = 1.64 * ERP (dBm)
3. EIRP (mW) = 10^[EIRP (dBm)/10]

A Appendix – MPE Calculations

	Controlled / Occupational	Uncontrolled / Gen. Population
Min. Antenna Frequency (MHz)	700	700
Max. Power Density (mW/cm)	2.3	0.5

Controlled Calculations

(Worst Case Sector)

(Occupational Exposure at antenna installation level relative to active panel antennas)

Sector Alpha or Gamma

Radial Center AGL (ft)	Eff. Height (ft)	Horiz. Dist. (ft)	Total Dist. (ft)	Total Dist. (cm)	ERP (watts)	ERP (dBm)	Eff. ERP (dBm)	Eff. EIRP (dBm)	Eff. EIRP (mW)	Power Density, S (mW/cm ²)
72.0	66.0	0	66	2,012	4,000	66.02	46.02	48.18	65,775	0.00517

One sector will contribute to the MPE for any area near the monopole.

The ERP of the proposed antennas is unknown and conservatively estimated at 3,500 watts.

Total Power Density = 0.0052
Percentage of Uncontrolled Maximum Power Density = 0.2%

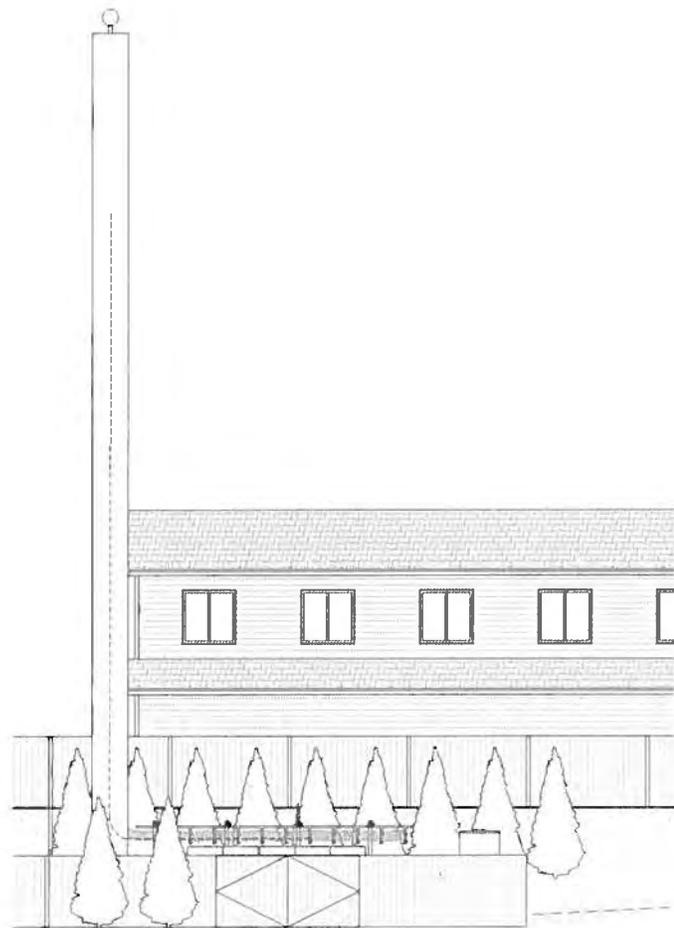
Assumptions:

1. a 0 dB loss is assumed for effective height of 0 to 6 feet
a 10 dB loss is assumed for effective height of 6 to 12 feet
a 20db loss of emissions to reach a location below the antenna results in EIRP/100
2. Effective Antenna ERP conservatively assumes a 20 dB vertical radiation loss for panel antennas
3. Effective Height assumes an approximate head level of 6 ft.

Notes:

1. ERP (dBm) = 10 * log₁₀[ERP (watts)] + 30
2. EIRP (dBm) = 1.64 * ERP (dBm)
3. EIRP (mW) = 10[^][EIRP (dBm)/10]

B Appendix – Supplemental Information



Site Commitment Form

Site Name: REGATTA Alternate: 1 Market: SEA

Electrical: AC Voltage: 120/240 V Phase: Single Current: 200A

Type of space: Interior: _____ Exterior: x

Building/room size: _____

Type of generator: Permanent: _____ Emergency: _____ Size: _____ Fuel: _____

Support Structure Type: Monopole: _____ Self Support: _____ Power pole: XX Other: _____

Structure Height (not incl. Antennas): 75

Tower Status: New: _____ Existing: X Water Tank: _____ Other: _____

Type of Equipment: Make: Ericsson Model: RBS6102

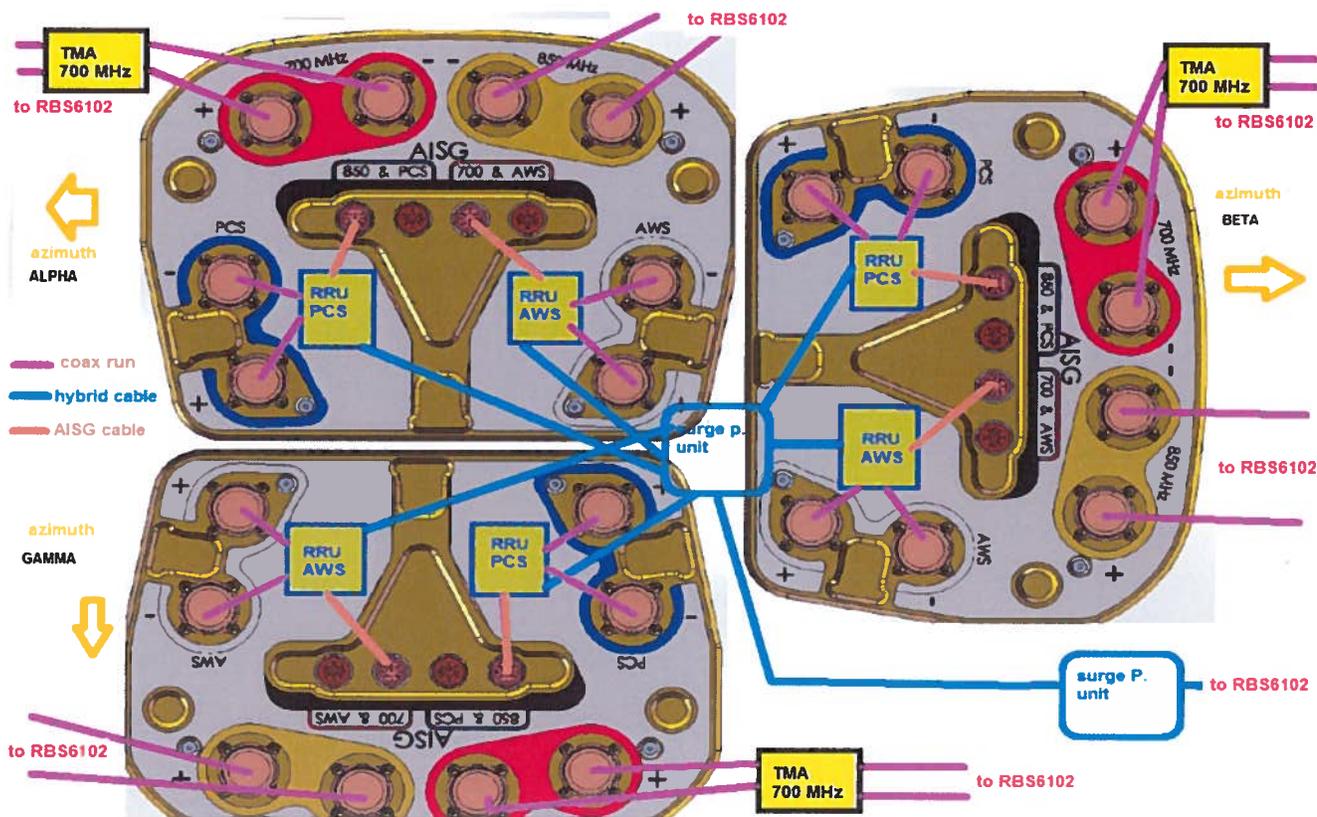
RFE Mitigation plan: TCM

of Spans: EBH (MW or fiber)

Antenna Configuration 3 sectors, total of 3 antennas, 12 coax runs + (2) Integrated hybrid fiber and power cables (1.09" diameter Andrew RFF16SM-808-418 APE)
 Add (1) RCMD-3315_Pf-48 surge protection unit at antennas on the tower (25.66"x15.73"x10.25", 26.9 lbs)
 Add (1) RCMD-3315_Pf-48 surge protection unit at cabinets (25.66"x15.73"x10.25", 26.9 lbs)
 Add (3) Remote Radio Heads units at AWS antennas on the tower (B4 band, HxWxD = 20"x 17"x7.2", 50.3 lbs each)
 Add (3) Remote Radio Heads units at PCS antennas on the tower (B2 band, HxWxD = 20"x 17"x7.2", 50.3 lbs each)
 Add (3) TMAs on the tower at 700 MHz antennas (Westell: AWC-TTMA-700C-VG, H x W x D = 9" x 6.7" x 8.9", 28 lbs each)

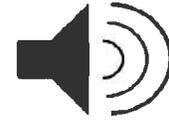
"Alpha" FACE	Quantity	Manufacturer	Model	Tip height	Inverted?	Down tilt	Azimuth	Coax diameter	Coax length
TX1/RX1/TX2/RX2/TX3/RX3/TX4/RX4	1	QUINTEL	QS6658-2	75	n	0	10	4 x 7/8" and 2 x 1.09" (hybrid cable)	105
down tilt brackets						yes			
IF DUPLEXER USED WHICH ANTENNAS TO BE DUPLEXED:	TX1/RX1 & TX2/RX2								
"Beta" FACE	Quantity	Manufacturer	Model	Tip height	Inverted?	Down tilt	Azimuth	Coax diameter	Coax length
TX1/RX1/TX2/RX2/TX3/RX3/TX4/RX4	1	QUINTEL	QS6658-2	75	n	0	130	4 x 7/8"	105
down tilt brackets						yes			
IF DUPLEXER USED WHICH ANTENNAS TO BE DUPLEXED:	TX1/RX1 & TX2/RX2								
"Gamma" FACE	Quantity	Manufacturer	Model	Tip height	Inverted?	Down tilt	Azimuth	Coax diameter	Coax length
TX1/RX1/TX2/RX2/TX3/RX3/TX4/RX4	1	QUINTEL	QS6658-2	75	n	0	250	4 x 7/8"	105
down tilt brackets						yes			
IF DUPLEXER USED WHICH ANTENNAS TO BE DUPLEXED:	TX1/RX1 & TX2/RX2								
GPS ANTENNA	Quantity	Manufacturer	Model	Tip height				Coax diameter	Coax length
	1	Lucent	KS24019-L112A	cabinets	no	0	180	7/8	

Site Commitment Form





NOISE EVALUATION REPORT



Prepared For: **Verizon Wireless**
3245 158th Avenue SE, MS 231
Bellevue, WA 98008

RECIEVED

DEC 30 2014

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Project Owner: **Verizon**
Project Name: **Regatta**
Project Number: **None**
Project Address: **NE Midway Blvd**
Oak Harbor, WA 98278
Site Coordinates: **48.2994**
-122.6424

Prepared By:

Glotel.

Ryan McDaniel, P.E.
November 25, 2014



EXPIRES 2015-01-31

PROJECT SUMMARY

PROJECT DESCRIPTION:

Verizon proposes to install the following equipment on an unmanned telecommunications site which contribute to environmental noise: Install (6) outdoor equipment cabinets and (1) generator on a concrete pad, within a proposed fenced area.

PROJECT SCOPE:

The maximum permissible noise level for this site are described by Washington Administrative Code. The scope of this report is to determine, using the recommended prediction methods outlined in the ANSI/AHRI Standard 275, if the equipment installation in question will be in compliance with all appropriate State and Local regulations in regards to noise levels. See Appendix B for a copy of the referenced regulation.

SUMMARY RESULTS:

For a 24 hour Installation, the maximum sustained noise allowed by Washington Administrative Code is 60 dBa for adjacent Commercial properties during daytime hours and 50 dBa for adjacent Commercial properties during nighttime hours.

The Combined A-Weighted Sound Pressure Level for this installation is 58 dBA during daytime hours and 47 during nighttime hours.

RESULT: THIS SITE PASSES

Based on our review of the proposed equipment installation, we have determined the proposed site will comply with for maximum permissible noise levels given equipment listed in this report. Please reference Section 4 for comments regarding the calculations. See Appendix A for the Calculations and Appendix B for cited codes and regulations.

CONTENTS:

Report	1 - 3
Appendix A (Calculations)	A
Appendix B (Referenced Documents)	B

1 Reference Documents

The following data was used to figure the noise level for the site.

Data	Document	Author
Sound Power Calculation	ANSI/AHRI Standard 275	AHRI
Sound Power	Equipment Specification Sheet	Manufacturer
Equipment Installed	Revised 100% Zoning Drawings	Glotel
SPL Limits	Washington Administrative Code	State of Washington

2 Site Equipment Contributing to Environmental Noise

Current Status	Equipment	Noise Level (dB)	Owner
Proposed	50 kW Generator	81	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon
Proposed	Equipment Cabinet	65	Verizon

The function and noise level of the existing cabinet equipment is unknown. So it is conservatively estimated at 65 dB.

3 Adjacent Properties

Parcel Number	Land Use Designation / Zoning	Distance from Source (ft)	Direction
41797	Commercial	owner	
802388	Commercial	20	North
41733	Commercial	130	South
808336	Commercial	30	East
41788	Commercial	161	West

CityIQ Map

Distances are from center of cabinet equipment most near adjacent property line

4 Analysis

Section 4 of the of AHRI Standard 275 provides the methodology for estimating the A-Weighted Sound Pressure Level (A-WSPL) at a given location resulting from outdoor unitary equipment. The result includes factors for location, barrier, shielding, sound path, and distance where applicable. These factors modify the base noise level to arrive at an A-WSPL.

The basic procedure for estimating A-WSPL(s) at a given point of interest consists of summing the A-WSPL Rating of the equipment with the Equipment Location Factor and then subtracting the Barrier Shielding Factor and the Sound Path Factor, and the Distance Factor. The resultant is the A-WSPL.

5 Conclusion

To the best of our knowledge and belief, the worst-case noise levels of the proposed equipment will be in satisfactory compliance with the requirements of the current state and local guidelines. This site requires no special mitigation for Noise Abatement.

6 Disclaimers

1. This report is meant to show the level of conformance for the site with the codes and guidelines adopted by the agency with jurisdiction over the site. No other assessment is implied.
2. This report is prepared with the information furnished to Glotel by our client. If the conditions of the site change or if new information becomes available, the results of this report are not valid. Glotel should be notified so that the report can be updated and resubmitted.
3. Glotel is not responsible for the conclusions, opinions and recommendations made by others based on the information contained herein.

A Appendix – Sound Pressure Level Calculations

A-Weighted Sound Pressure Levels

(With Generator)

Worst Case Lot

Lot Number	Land Use Designation / Zoning	Distance from Source (ft)	Direction
802388	Commercial	20	North

The lot closest to the installation is examined for compliance.

Table of Pressure Levels and resulting A-WSPL for the Worst Case Lot

Equipment	Noise Level (dB)	Location Factor (dB) ¹	Barrier Factor (dB) ²	Path Factor (dB) ³	Distance Factor (dB) ⁴	A-WSPL (dBA) ⁵	10 ^(L_pA/10)
50 kW Generator	81	0	0	0	28	53	197,235
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488

Distance factor for generator is adjusted for distance to the North Property line.

$$\text{Combined A-WSPL, } L_{pcA}^6 = 54$$

The generator has a noise rating of 56.5 dBA at 23 feet. The level used in this report is 81 dBA to adjust for the calculations which set to use noise levels at zero feet.

The generators will be tested annually during daytime hours. The generator would only operate during nighttime hours in the case of power failure as an emergency. The W-SPL above shows typical daytime noise levels with generator noise. Only one generator would be tested at any given time. AT&T is responsible for the noise generated by their generator, so only the AT&T generator is included.

AHRI 275 References:

- ¹ Section 4.1.1
- ² Section 4.1.2
- ³ Section 4.1.3
- ⁴ Section 4.1.4 Equation 2
- ⁵ Section 4.2
- ⁶ Section 4.3.1 Equation 3

A Appendix – Sound Pressure Level Calculations

A-Weighted Sound Pressure Levels

(Without Generator)

Worst Case Lot

Lot Number	Land Use Designation / Zoning	Distance from Source (ft)	Direction
802388	Commercial	20	West

The lot closest to the installation is examined for compliance.

Table of Pressure Levels and resulting A-WSPL for the Worst Case Lot

Equipment	Noise Level (dB)	Location Factor (dB) ¹	Barrier Factor (dB) ²	Path Factor (dB) ³	Distance Factor (dB) ⁴	A-WSPL (dBA) ⁵	10 ^(L_pA/10)
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488

Combined A-WSPL, L_{pcA}⁶ = 47

The generator will be tested annually during daytime hours. The generator would only operate during nighttime hours in the case of power failure as an emergency. The W-SPL above shows typical nighttime noise levels without generator noise.

EXEMPTIONS FOR MAXIMUM PERMISSIBLE NOISE GIVEN IN WAC 173-60-050. Sounds created by emergency equipment and emergency work necessary in the interests of law enforcement or of the health, safety or welfare of the community.

Wireless communications are considered essential for the safety and welfare of the community in the event of an emergency. A power outage is likely created by, or creates an emergency which require wireless communications to stay online. The generator only operates during the rare occurrence of a power outage and is exempt from the noise restriction under the code section above.

AHRI 275 References:

- ¹ Section 4.1.1
- ² Section 4.1.2
- ³ Section 4.1.3
- ⁴ Section 4.1.4 Equation 2
- ⁵ Section 4.2
- ⁶ Section 4.3.1 Equation 3

B Appendix – Supplemental Information

Governing Codes and Regulations

1 WAC 173-60-040 Maximum permissible environmental noise levels

(1) No person shall cause or permit noise to intrude into the property of another person which noise exceeds the maximum permissible noise levels set forth below in this section.

(2)(a) The noise limitations established are as set forth in the following table after any applicable adjustments provided for herein are applied.

EDNA of Noise Source	EDNA of Receiving Property		
	Class A	Class B	Class C
Class A	55 dBA	57 dBA	60 dBA
Class B	57 dBA	60 dBA	65 dBA
Class C	60 dBA	65 dBA	70 dBA

Class A = Residential

Class B = Commercial

Class C = Industrial

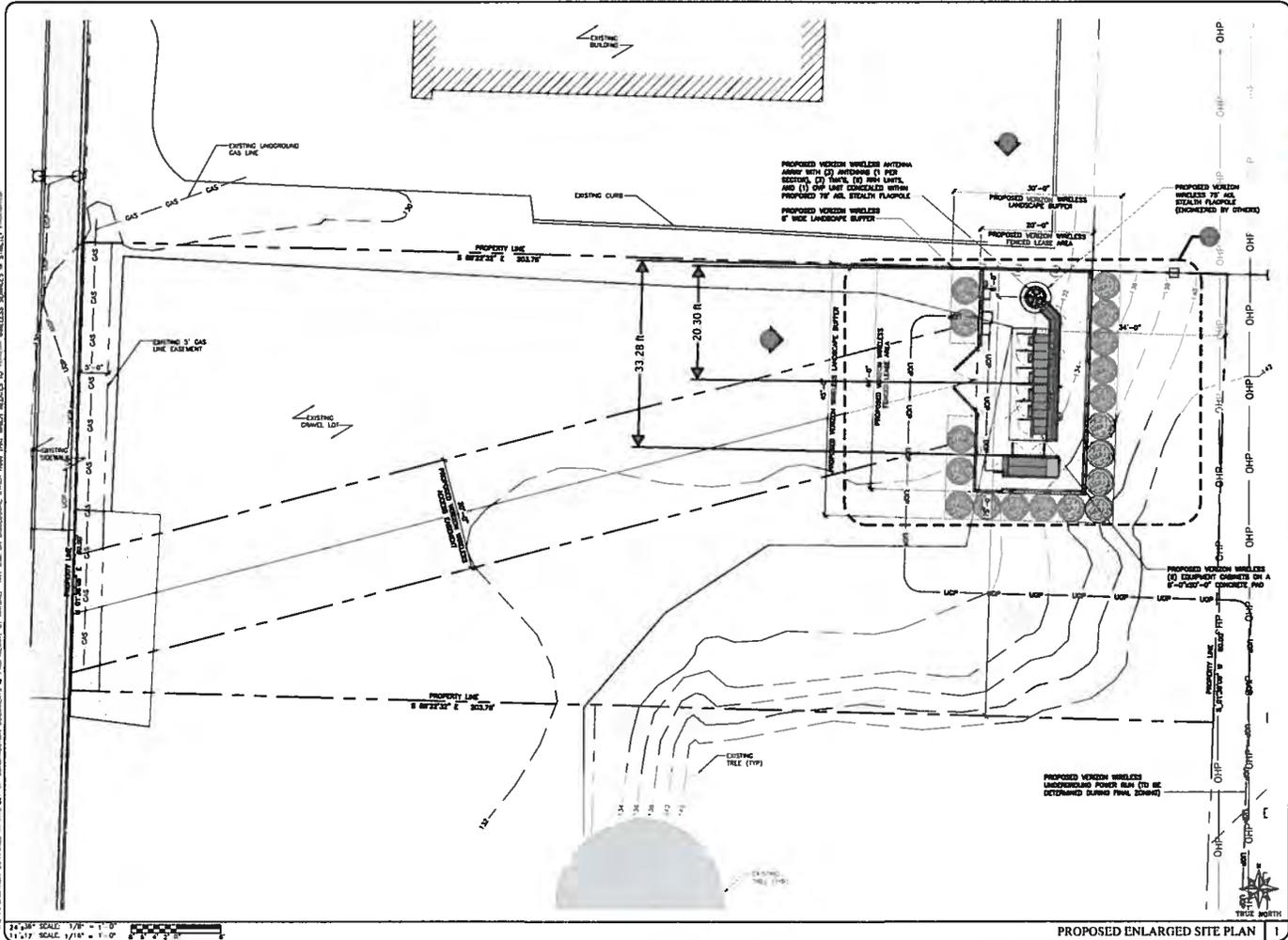
(b) Between the hours of 10:00 p.m. and 7:00 a.m. the noise limitations of the foregoing table shall be reduced by 10 dBA for receiving property within Class A EDNAs.

(c) At any hour of the day or night the applicable noise limitations in (a) and (b) above may be exceeded for any receiving property by no more than:

- (i) 5 dBA for a total of 15 minutes in any one-hour period; or
- (ii) 10 dBA for a total of 5 minutes in any one-hour period; or
- (iii) 15 dBA for a total of 1.5 minutes in any one-hour period.

Code and Regulation Summary:

For a 24 hour Installation, the maximum sustained noise allowed by Washington Administrative Code is 60 dBA for adjacent Commercial properties during daytime hours and 50 dBA for adjacent Commercial properties during nighttime hours.



REGATTA

333 NE MIDWAY BLVD
OAK HARBOR, WA 98277
PIERCER COUNTY

REVISIONS	
NO.	DATE
1	01/15/17
2	01/15/17
3	01/15/17
4	01/15/17
5	01/15/17
6	01/15/17
7	01/15/17
8	01/15/17
9	01/15/17
10	01/15/17

TITLE:
PROPOSED ENLARGED SITE PLAN

SHEET
A-2

PROPOSED ENLARGED SITE PLAN 1



4024HF285 Genset
AIRBORNE NOISE ANALYSIS
50 / 1800

Onsite Energy
 VER-S50D-CQE-TANK-100-7
 Data No.: S090
 Date: 10/12/2011

Genset Surface And Exhaust Noise Analysis - 1/3-Octave

ENGINE TYPE:	4024HF285	ENGINE NO.:	4024L016925
GENERATOR:	361 / 1613	TYPE:	60 Hz
POWER / SPEED:	50 / 1800	TEST CELL:	LB T1
ORDER / PROJECT NO.:	302089-1-1	DATE MEASURED:	9/11/2009
TEST LOAD:	50 kW / 100%	TANK:	210 GALLON
INTAKE AIR OPENING:	Paper filters with housing	ENCLOSURE:	CQE
MEASURING DISTANCE:	7 meters		
MEASURING SURFACE DIMENSION:	29.4 dB		
NO. OF MEASURING POINTS:	6		
SOUND PROPAGATION:	Free-field		
MEASUREMENT STANDARD:	ISO 8528		
TOLERANCE:	+5 dB for single 1/3 octave band, +2 dB(A) for total A-weighted level.		

Energy mean sound pressure levels of the airborne noise that is emitted by the generator-set surface and exhaust.
 For project purposes only.

Energy mean free-field level Average Level at 7 meters: 56.5 dB(A)

Level per Position [dB(A)]						Average [dB(A)]
1	2	3	4	5	6	
55.8	56.4	56.3	57.7	56.7	56.0	56.5

f [Hz]	Level per Frequency per Position [dB(A)]					
	1	2	3	4	5	6
25	-1.4	0.2	0.9	-3.2	1.1	-0.8
31.5	7.7	13.8	17.0	4.8	17.0	13.9
40	1.0	14.5	10.4	9.2	9.1	13.1
50	17.7	18.6	23.2	33.5	36.4	22.9
63	47.5	42.7	46.4	56.5	58.8	45.1
80	28.1	29.6	32.7	35.7	31.8	30.9
100	44.5	42.2	44.5	42.3	38.0	40.7
125	46.5	52.6	51.3	60.0	53.4	49.3
160	45.1	48.6	44.4	47.2	42.4	50.3
200	49.5	51.3	46.0	47.8	48.1	53.1
250	48.7	48.1	49.3	45.7	47.5	48.5
315	50.9	50.6	49.8	52.5	50.5	49.4
400	48.2	47.8	50.0	49.3	50.6	50.2
500	46.0	48.1	48.1	47.5	48.4	45.4
630	46.1	46.4	46.9	48.4	46.0	46.4
800	47.0	47.6	46.4	47.3	46.1	45.7
1k	44.4	45.4	45.0	46.2	45.1	43.6
1.25k	44.0	44.8	43.6	45.1	44.9	44.5
1.6k	43.9	44.3	44.6	45.9	45.2	44.2
2k	43.5	43.8	43.9	45.7	44.5	43.0
2.5k	43.2	43.8	44.1	45.8	44.9	43.9
3.15k	43.4	43.8	44.1	46.1	45.1	43.9
4k	40.7	41.0	41.3	43.2	41.9	40.9
5k	41.3	41.2	41.4	42.9	42.2	41.2
6.3k	40.9	41.2	41.1	42.1	41.8	40.6
8k	40.5	40.7	40.6	41.7	41.0	40.1
10k	37.4	37.5	37.6	38.8	38.1	36.9



REGATTA

NORTHEAST MIDWAY BOULEVARD OAK HARBOR WA 98277

RECEIVED

DEC 30 2014

CITY OF OAK HARBOR
Development Services Department



AESims.com
877.9AE.sims

VIEW 1



LOOKING SOUTH FROM NORTHEAST 3RD AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



REGATTA

NORTHEAST MIDWAY BOULEVARD OAK HARBOR WA 98277

RECEIVED

DEC 9 2014

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT



VIEW 2



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM NORTHEAST MELROSE DRIVE

PROPOSED STEALTH FLAG POLE
WITH ANTENNAS WITHIN

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



REGATTA

NORTHEAST MIDWAY BOULEVARD OAK HARBOR WA 98277

RECEIVED

DEC 8 0 2014

CITY OF OAK HARBOR
Development Services Department



ASims.com
877.9AE.sims

VIEW 3



LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTH FROM EAST WHIDBEY AVENUE

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



REGATTA

NORTHEAST MIDWAY BOULEVARD OAK HARBOR WA 98277

RECEIVED

DEC 8 2014

CITY OF OAK HARBOR
Development Services Department



VIEW 4

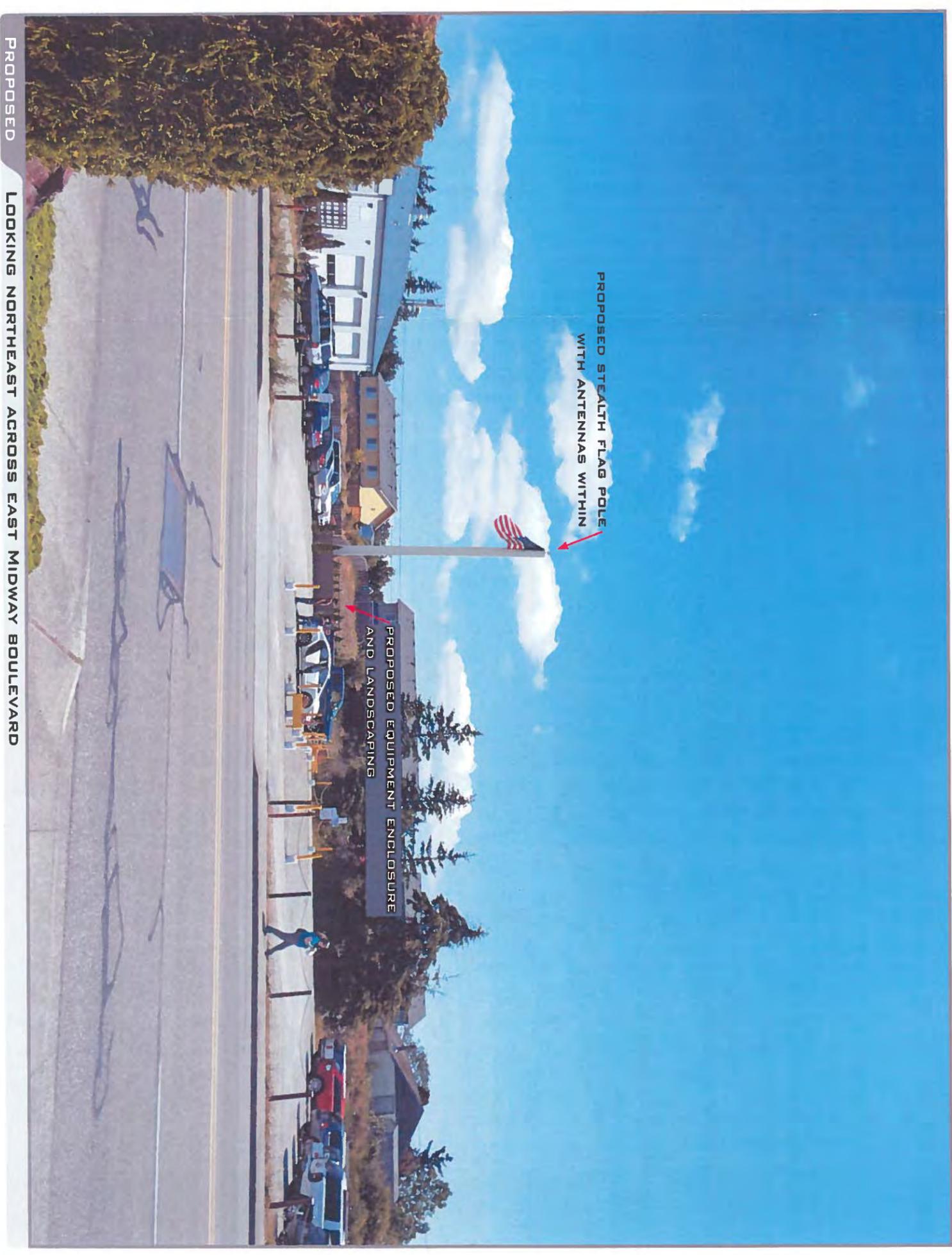


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST ACROSS EAST MIDWAY BOULEVARD

ACCURACY OF PHOTO SIMULATION BASED UPON INFORMATION PROVIDED BY PROJECT APPLICANT.



REGATTA
 XXX NE MIDWAY BLVD
 OAK HARBOR, WA 98277

RECEIVED
 DEC 30 2014
 CITY OF OAK HARBOR
 Development Services Department



REGATTA

XXX NE MIDWAY BLVD
 OAK HARBOR, WA 98277
 PIERCE COUNTY

**100% ZONING DRAWING
 REVIEW**

DRAWING INDEX

- T-1 TITLE SHEET
- U-1 EXISTING SITE SURVEY
- A-1 SITE PLAN
- A-2 PROPOSED ENLARGED SITE PLAN
- A-3 PROPOSED EQUIPMENT & ANTENNA PLAN
- A-4 PROPOSED WEST & NORTH ELEVATIONS

PROJECT CONTACTS

APPLICANT:
 VERIZON WIRELESS
 3245 158TH AVE SE, MS231
 BELLEVUE, WA 98008

PROJECT ENGINEER:
 GLOTEL, INC
 15375 SE 30TH PL, SUITE 160
 BELLEVUE, WA 98007
 CONTACT: RYAN MCDANIEL, P.E.
 PHONE: (425) 984-3762

PROJECT MANAGER:
 GLOTEL, INC
 15375 SE 30TH PL, SUITE 160
 BELLEVUE, WA 98007
 CONTACT: DIONORA WILES
 PHONE: (425) 984-3744

PROPERTY OWNER:
 ROBERT G. HEARST
 216 240TH ST SE
 BOTHELL, WA 98021
 CONTACT: MARTIN BEAUREGARD
 PHONE: (425) 452-9285

SITE ACQUISITION:
 GLOTEL, INC
 15375 SE 30TH PL, SUITE 160
 BELLEVUE, WA 98007
 CONTACT: DARRIN KUDRVA
 PHONE: (425) 984-3747

PERMITTING:
 GLOTEL, INC
 15375 SE 30TH PL, SUITE 160
 BELLEVUE, WA 98007
 CONTACT: AMANDA NATIONS
 PHONE: (425) 998-3637

SITE INFORMATION

PROJECT DESCRIPTION:
 VERIZON WIRELESS PROPOSES TO CONSTRUCT AN UNMANNED TELECOMMUNICATIONS FACILITY BY ADDING (3) PANEL ANTENNAS (1 PER SECTOR), (6) RRH UNITS (2 PER SECTOR), (3) TMA'S AND (1) OVP UNIT CONCEALED WITHIN A PROPOSED 75' AGL STEALTH FLAGPOLE. VERIZON WIRELESS ALSO PROPOSES (9) OUTDOOR EQUIPMENT CABINETS MOUNTED ON A CONCRETE PAD, (1) OVP UNIT MOUNTED WITH EQUIPMENT CABINETS, (1) GENERATOR MOUNTED ON A CONCRETE PAD ALL LOCATED WITHIN A PROPOSED 20'-0"x40'-0" FENCED LEASE AREA

CODE INFORMATION:
 ZONING CLASSIFICATION: C-3 (COMMUNITY COMMERCIAL)
 BUILDING CODE: 2012 IBC
 CONSTRUCTION TYPE: IIB
 OCCUPANCY: U, S-2
 JURISDICTION: CITY OF OAK HARBOR
 PROPOSED BUILDING USE: TELECOMMUNICATIONS FACILITY

SITE LOCATION:
 LATITUDE: 48° 17' 57.7" N (48.299357°)
 LONGITUDE: 122° 38' 32.7" W (-122.642426°)
 TOP OF STRUCTURE (AOL): 75' (TOP OF PROPOSED ANTENNAS)
 GROUND ELEVATION (ANSL): 132'

PROJECT LEASE AREA:
 800 SQ. FT.

TELEPHONE COMPANY:
 COMCAST
 PHONE (866) 524-7480

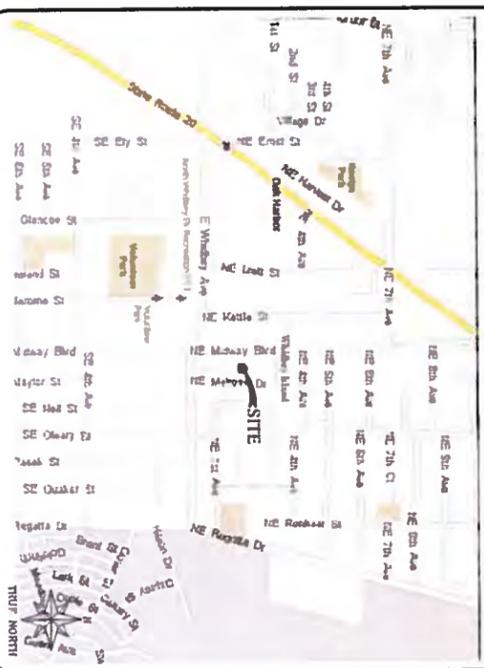
PARCEL NUMBER(S):
 41797/R13335-094-3830

POWER COMPANY:
 PSE
 PHONE (888) 225-5773

PARCEL AREA:
 0.4 ACRES
 16,300 SQ. FT.

DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE, BELLEVUE, WA:
 HEAD SOUTH ON 158TH AVE SE.
 TAKE THE 1ST RIGHT ONTO SE EASTGATE WAY.
 TURN LEFT TO MERGE ONTO -90 W TOWARD SEATTLE.
 TAKE EXIT 10 FOR INTERSTATE 405 S TOWARD RENTON.
 MERGE ONTO I-405 S.
 TAKE THE INTERSTATE 5 S EXIT TOWARD VANCOUVER BC.
 MERGE ONTO I-5 N.
 TAKE EXIT 26 FOR KIRKLAND ST/WA-536 W.
 HEAD EAST ON KIRKLAND ST FOR 1/4 MILE TO THE INTERSECTION WITH WA-536 W. CENTER.
 TURN LEFT ONTO WA-536 W/BROAD ST/E KIRKLAND ST.
 CONTINUE TO FOLLOW WA-536 W/BROAD ST/E KIRKLAND ST.
 TURN RIGHT ONTO S 3RD ST.
 CONTINUE TO FOLLOW STATE RTE 536 W/WA-536 W.
 CONTINUE TO FOLLOW STATE RTE 536 W/WA-536 W.
 CONTINUE TO FOLLOW STATE RTE 20 W/WA-20 W/MEMORIAL HWY.
 TURN LEFT TO STAY ON RTE 20 W/WA-20 W.
 SLIGHT LEFT ONTO BELLEVUE BLVD.
 DESTINATION WILL BE ON THE LEFT.



LEGAL DESCRIPTION

SEE SHEET U-1 FOR LEGAL DESCRIPTIONS

GENERAL INFORMATION:

- 1. PARKING REQUIREMENTS ARE UNCHANGED
- 2. TRAFFIC IS UNALTERED
- 3. SIGNAGE IS NOT PROPOSED

APPROVAL/SIGN OFF

APPROVED BY	DATE	SIGNATURE	APPROVED BY	DATE	SIGNATURE
CONSTRUCTION MANAGER					
LANDLORD'S REPRESENTATIVE					
PROJECT MANAGER					
SITE ACQUISITION					
PERMITTING					
RF ENGINEER					

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

DO NOT SCALE DRAWINGS. WRITERS/DRAWERS TAKE PRECEDENCE OVER SCALES. SHOW DIMENSIONS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE ENGINEER AND CARRIER OF ANY ERRORS OR OMISSIONS.



REVISIONS

REV	DATE	DESCRIPTION	BY
0	07/17/14	ISSUED FOR 08% CD REVIEW	CR
1	07/27/14	REVISED FOR 100% CD REVIEW	CR
2	12/04/14	REVISED FOR 100% CD REVIEW	CR

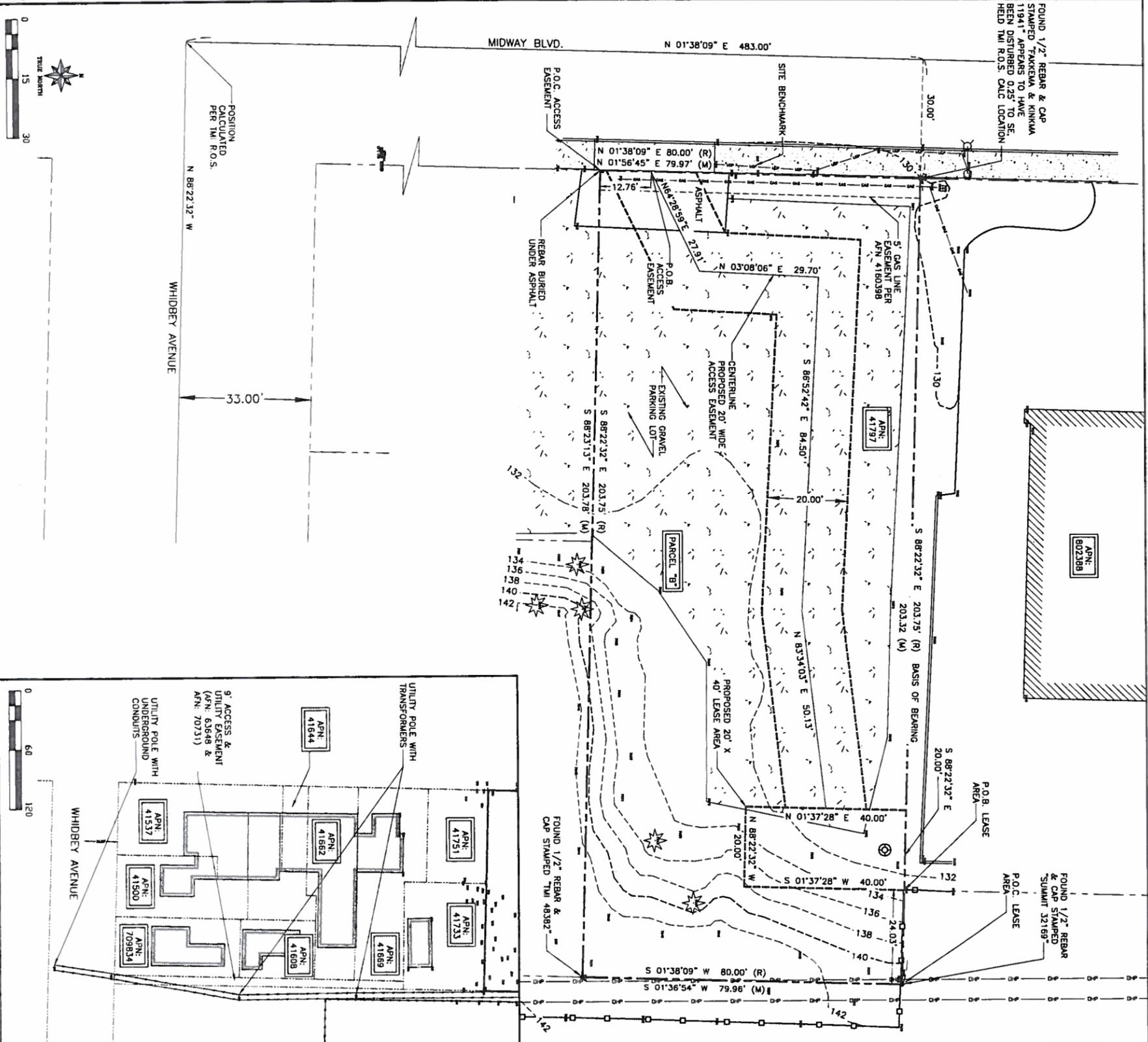
TITLE SHEET

SHEET
T-1

GLOTEL PROJECT #:
 J4925

A PORTION OF THE SE1/4 SEC 35 TWP33N, R1E, W.M.

FOUND 1/2" REBAR & CAP STAMPED TAKKEMA & KINKKA 11941' APPEARS TO HAVE BEEN DISTURBED 0.25' TO SE. HELD T.M.I. R.O.S. CALC. LOCATION



SERVIENT PARCEL DESCRIPTION:
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF ISLAND, AND IS DESCRIBED AS FOLLOWS:
 THAT PORTION OF THE 2.4 AC. TAYLOR DONATION CLAIM IN SECTION 35, TOWNSHIP 33 NORTH, RANGE 1 E, W.M., BEGINNING AT A POINT 1796.5 FEET WEST AND 2051.1 FEET SOUTH OF THE NORTHEAST CORNER OF 2.4 AC. TAYLOR D.C. AS PER DEED RECORDED ON PAGE 1, VOL. 61 OF DEEDS.
 THENCE NORTH 450 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE EAST 214 FEET;
 THENCE SOUTH 80 FEET;
 THENCE WEST 214 FEET;
 THENCE NORTH 80 FEET TO THE TRUE POINT OF BEGINNING EXCEPT ANY PART OF THE ABOVE DESCRIBED TRACT LYING IN THE HIGHWAY.

LEASE AREA DESCRIPTION:
 A LEASE EASEMENT FOR CELL TOWER LOCATED IN PARCEL B AS SHOWN ON SURVEY RECORDED UNDER AUDITOR FILE NUMBER 4340881 RECORDS OF ISLAND COUNTY, WA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL B; THENCE N 88°22'32" W ALONG THE NORTH LINE OF SAID PARCEL B A DISTANCE OF 24.03 FEET TO THE POINT OF BEGINNING;
 THENCE S 01°37'28" W A DISTANCE OF 40.00 FEET;
 THENCE N 01°37'28" W A DISTANCE OF 20.00 FEET TO THE NORTH LINE OF SAID PARCEL B;
 THENCE S 88°22'32" E ALONG SAID NORTH LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING

ACCESS EASEMENT DESCRIPTION:
 A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LOCATED IN PARCEL B AS SHOWN ON SURVEY RECORDED UNDER AUDITOR FILE NUMBER 4340881 RECORDS OF ISLAND COUNTY, WA BEGINNING AT THE WEST LINE OF THE FOLLOWING DESCRIBED LINE;
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE N 01°38'09" W 80.00' (R); THENCE N 01°36'59" W 79.97' (M); THENCE N 64°28'59" E A DISTANCE OF 27.91 FEET;
 THENCE N 03°08'06" E A DISTANCE OF 29.70 FEET;
 THENCE S 86°52'42" E A DISTANCE OF 84.50 FEET;
 THENCE N 83°34'03" E A DISTANCE OF 50.13 FEET TO THE WEST MARGIN OF A LEASE AREA AS SHOWN ON THIS PLAN AND THE TERMINUS OF THIS EASEMENT THE MARKERS SET AT ALL POINTS SHALL BE THE WEST PROPERTY LINE OF SAID PARCEL B AND THE WEST MARGIN OF A LEASE AREA SHOWN ON THIS PLAN

PROJECT INFORMATION:
 SITE NAME: REGATTA
 SITE ADDRESS: XXX SE MIDWAY BLVD OAK HARBOR, WA 98227
 OWNER'S NAME: ROBERT G. HEANST
 OWNER'S ADDRESS: 216 240TH ST SE BOTHELL, WA 98021
 PARCEL NUMBER(S): 41797
 PARCEL AREA: 16,300 SQ FT (0.4 ACRE)
 PROJECT LEASE AREA: 800 SQ FT
 ANTENNA COORDINATES: 48°17'57.7" N (48.299357° N) 122°38'32.7" W (122.642426° W)
 GROUND ELEVATION: 132' CENTER OF PROPOSED MONOPOLE
 ORIGINAL BENCHMARK: WSDOT GP15020-40 EL-88.39' (NAD83) PUNCH IN 3" BRASS DISC STAMPED "WSDOT 1999 GP15020-40 SET IN CONCRETE WALK IN SW QUAD OF SR-20 & E WHIDBEY AVE INTERSECTION
 SITE BENCHMARK: EL-130.49' (NAD83) SET W/ GAL IN EXPANSION JOINT OF CONCRETE WALK ON EAST SIDE OF MIDWAY AVE ±10' NORTH OF ENTRANCE TO SITE PARCEL
 BASIS OF BEARINGS: N88°22'32"W ALONG NORTH PROPERTY LINE OF SITE PARCEL
 REFERENCE SURVEY: 1. T.M.I. R.O.S. RECORDING #4340881 RECORDS OF ISLAND COUNTY, WA



LEGEND:
 SUBJECT BOUNDARY LINE
 SECTIONED BREAKDOWN LINE
 CHAIN LINK FENCE
 TRANSFORMER
 LIGHT STANDARD
 POWER VALVE
 UTILITY POLE
 HOSE BIB
 WATER BLOWOFF
 TELEPHONE VALVE
 WATER VALVE
 ELECTRICAL JUNCTION BOX
 TELEPHONE-RISER
 GAS VALVE
 STOP LIGHT CONTROL BOX
 596.00 HEIGHT INDICATOR
 POWER MAN HOLE
 GAS METER
 FIRE HYDRANT
 GATE VALVE
 WATER METER
 FIRE STAND PIPE
 CATCH BASIN
 IRRIGATION CONTROL VALVE
 FOUND MONUMENT
 TOWER
 SANITARY SEWER MANHOLE
 TRANSFORMER
 UTILITY BOX
 SEPTIC MANHOLE
 STORM DRAIN MAN HOLE
 STREET LIGHT
 WATER MANHOLE
 SANITARY SEWER CLEANOUT

TREE LEGEND:
 ELEVATION AT TREE TOP (IF MEASURED)
 12" MAPLE
 DECIDUOUS TREE
 12" FIR
 EVERGREEN TREE
 TREE SIZE (IN) & SPECIES TYPICAL
 NOTE: GAP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATIONS. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5 TO 4.5 FEET. ONLY THOSE TREES SHOWN FOR REFERENCE ONLY AND OTHER TREES & VEGETATION MAY EXIST.

BOUNDARY DISCLAIMER:
 THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY SUBJECT PROPERTY LINES ARE DEPICTED USING FIELD FOUND EVIDENCE AND RECORD INFORMATION.
SURVEYOR'S NOTES:
 1) TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, QUANTILE NUMBER 5003353-0001125E, DATED JUNE 20TH, 2014.
 2) LATITUDE AND LONGITUDE TAKEN AT CENTER OF PROPOSED ANTENNA STRUCTURE
 3) MAGNETIC DECLINATION OF 18°25'48" EAST FOR THE PROJECT LATITUDE & LONGITUDE AS DETERMINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE FOR MAY 2014 AND IS CHANGING BY 0011'24" WEST PER YEAR
 4) THE LATITUDE & LONGITUDE AS SHOWN ON THIS PLAN ARE ACCURATE TO WITHIN ±15 FEET.
 5) THE SITE ELEVATIONS ARE ACCURATE TO WITHIN ±3 FEET.

UTILITY NOTES:
 THE LOCATION OF THE EXISTING UTILITY FACILITIES HAS NOT BEEN FIELD VERIFIED. THE NOTES DO NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THE LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT THE "ONE-CALL SERVICE" AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR REPLACEMENT UTILITIES NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THE MAP.

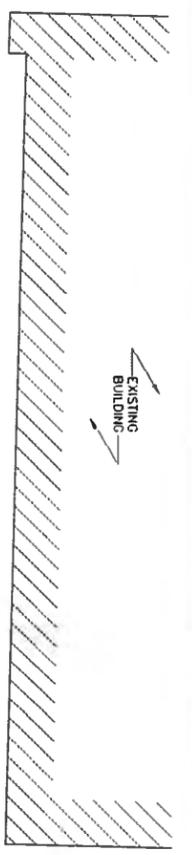
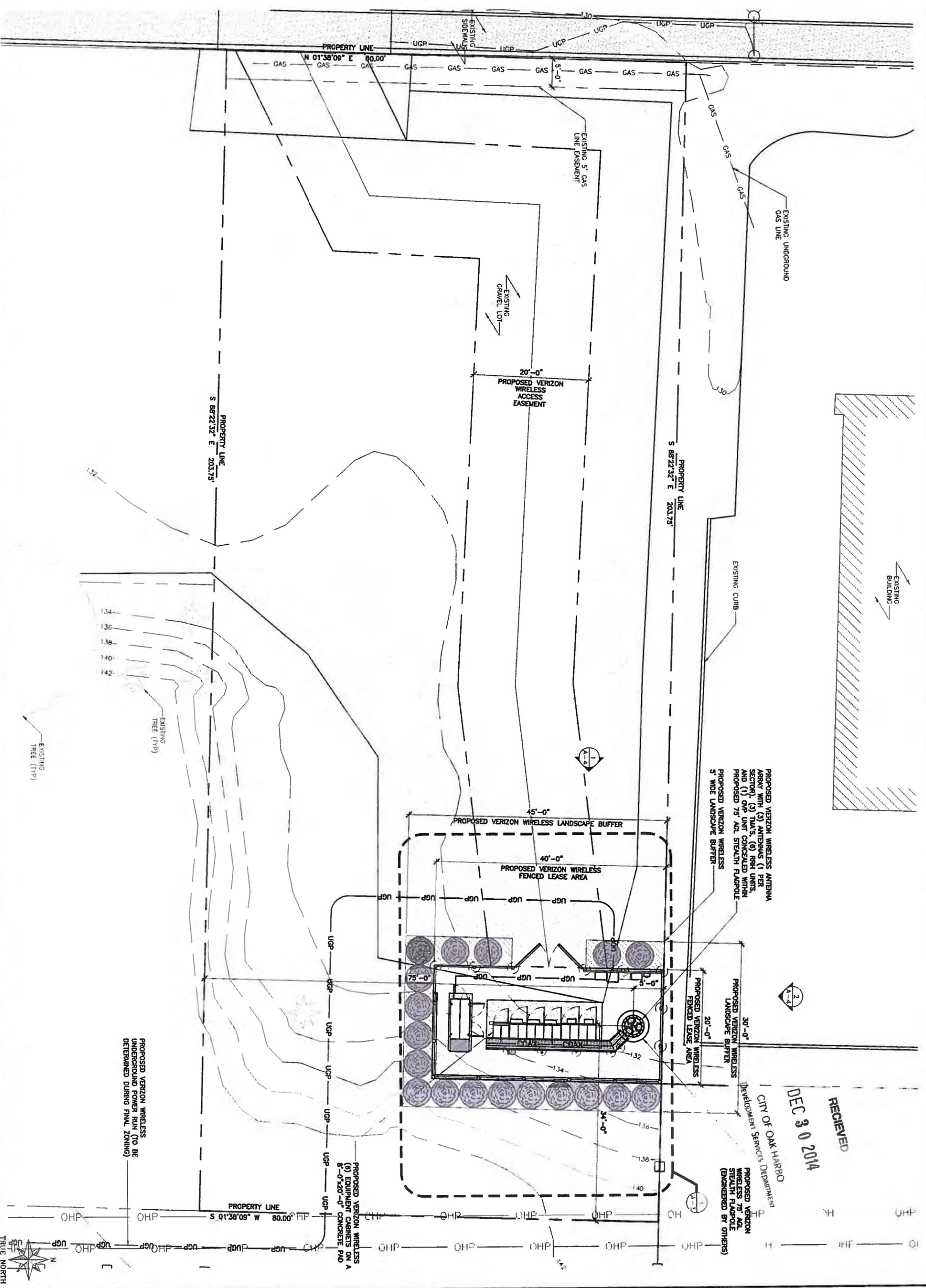
REGATTA
 RECEIVED
 DEC 30 2014
 CITY OF OAK HARBO
 DEVELOPER SERVICES DEPARTMENT
 XXX SE MIDWAY BLVD
 OAK HARBOR, WA
 ISLAND COUNTY

REVISIONS

REV.	DATE	DESCRIPTION	BY
A	06/17/14	INITIAL DRAWING	JPS
B	12/02/14	ACCESS EASEMENT RELOCATED	JPS

TITLE
 EXISTING SITE SURVEY
 SHEET
LS-1
 GLOTEL PROJECT # 14925

24"x36" SCALE: 1/8" = 1'-0"
 11"x17" SCALE: 1/16" = 1'-0"
 8 6 4 2 0



PROPOSED VERIZON WIRELESS ANTENNA ARRAY WITH (3) ANTENNAS (1 PER SECTOR), (3) TOWERS, (8) RRH UNITS, AND (1) OHP UNIT CONCEALED WITHIN PROPOSED 75' AGI STEALTH FLAREPOLE. PROPOSED VERIZON WIRELESS 5' WIDE LANDSCAPE BUFFER.

PROPOSED VERIZON WIRELESS LANDSCAPE BUFFER
 20'-0"

RECEIVED
 DEC 30 2014
 CITY OF OAK HARBOR
 Development Services Department

PROPOSED VERIZON WIRELESS 75' AGI STEALTH FLAREPOLE (ENHANCED BY OTHERS)

PROPOSED VERIZON WIRELESS UNDERGROUND POWER RIM (TO BE DETERMINED DURING FINAL ZONING)

PROPOSED VERIZON WIRELESS (6) EQUIPMENT CABINETS ON A 8'-0"x20'-0" CONCRETE PAD

PROPOSED ENLARGED SITE PLAN 1



GLOTEL PROJECT #: 14925

SHEET
A-2

TITLE
 PROPOSED ENLARGED SITE PLAN

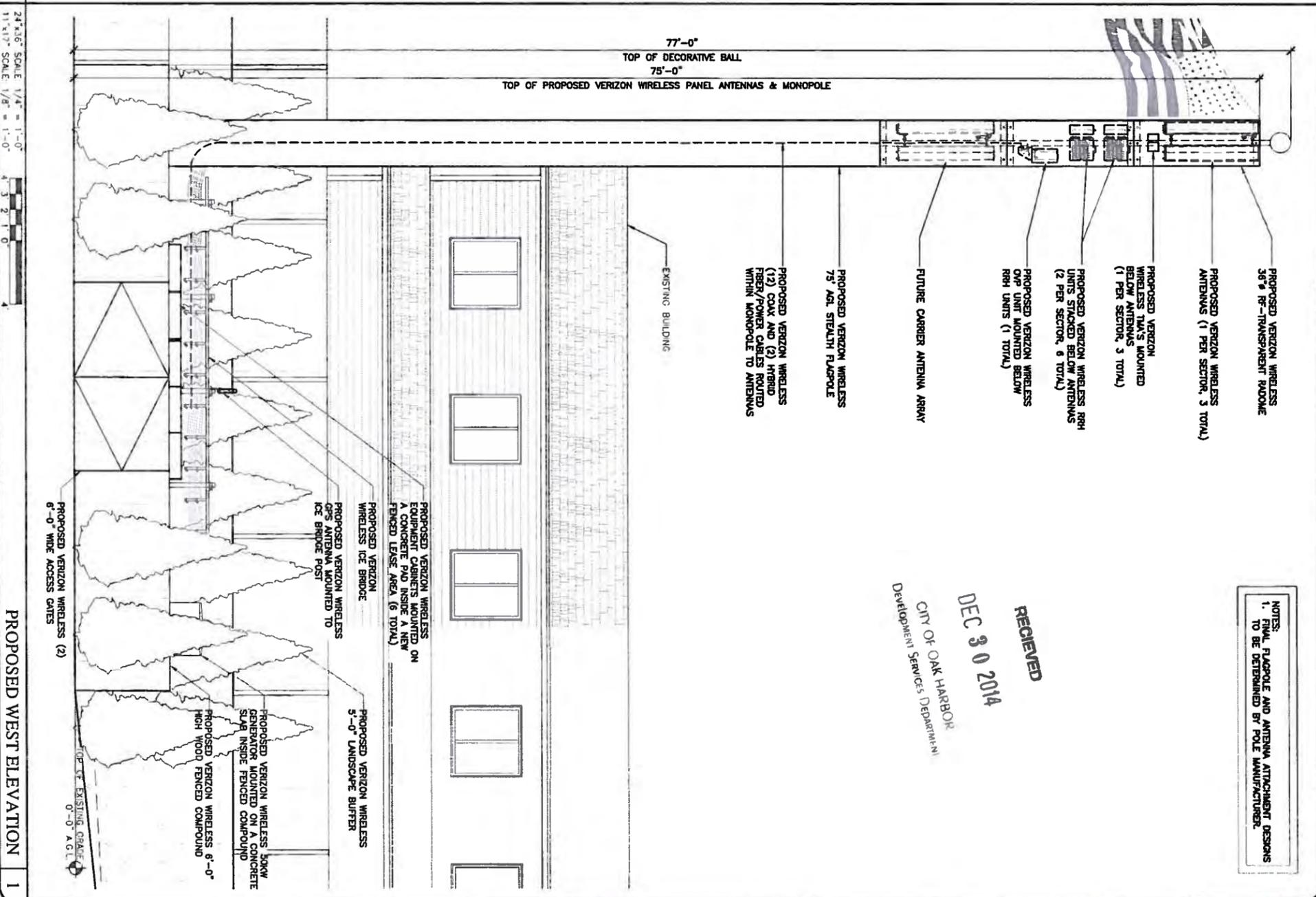
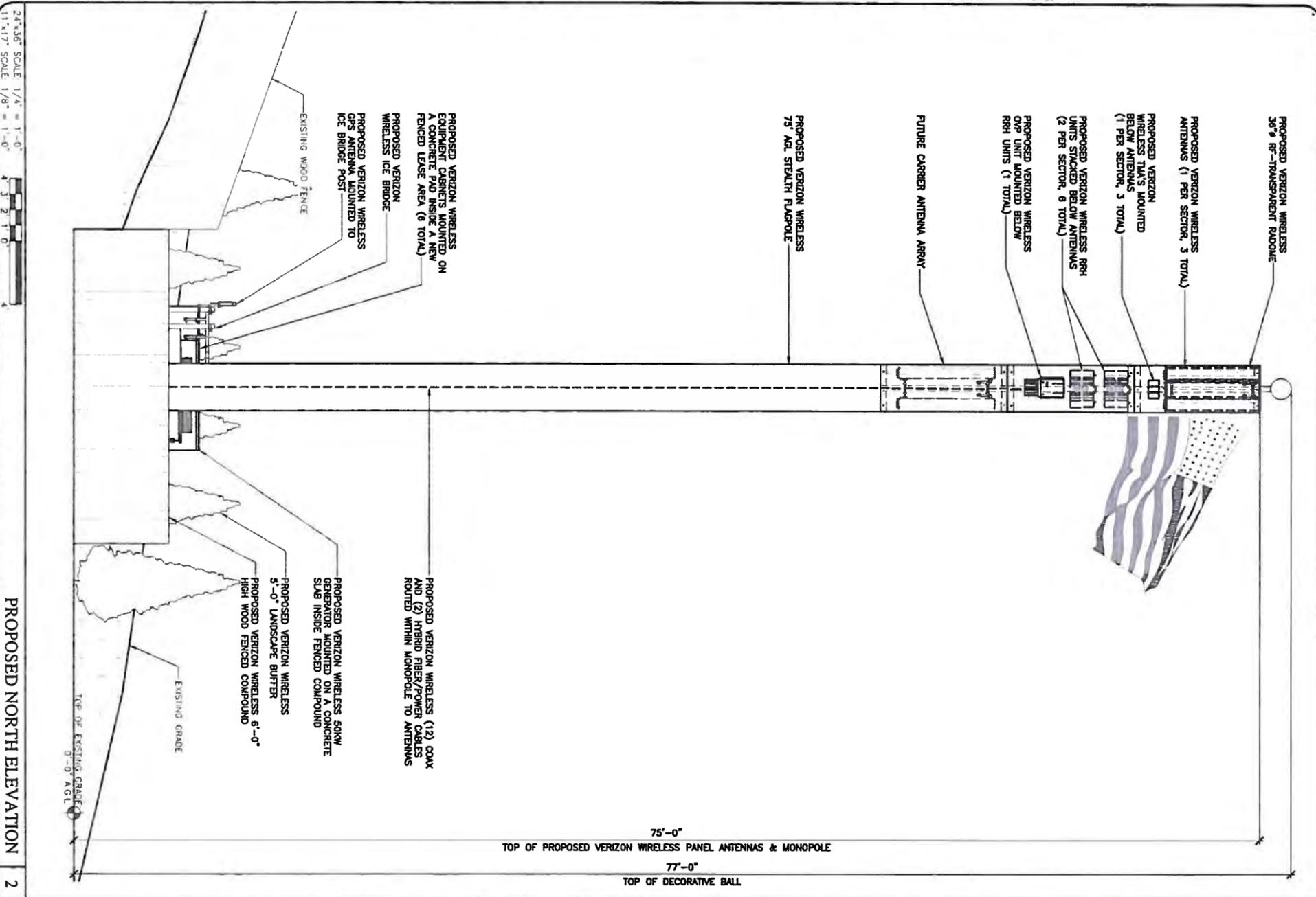
REV	DATE	DESCRIPTION	BY
1	07/17/14	ISSUED FOR NOT TO BE/REV	CBK
2	07/23/14	ISSUED FOR NOT TO BE/REV	RJD
3	11/17/14	ISSUED FOR NOT TO BE/REV	AF
4	12/02/14	ISSUED FOR NOT TO BE/REV	CBK

RYAN M. Mc DANIEL
 STATE OF WASHINGTON
 40630
 REGISTERED PROFESSIONAL ENGINEER
 EXPIRES 1/9/1

REGATTA
 XXX NE MIDWAY BLVD
 OAK HARBOR, WA 98277
 PIERCE COUNTY

Glotel
 >Integrity Delivered™

Verizon wireless



NOTES:
1. POLE, FLAGPOLE AND ANTENNA ATTACHMENT DESIGNS TO BE DETERMINED BY POLE MANUFACTURER.

RECEIVED

DEC 30 2014

CITY OF OAK HARBOR
Development Services Department



REGATTA

XXX NE MIDWAY BLVD
OAK HARBOR, WA 98277
PIERCE COUNTY



EXPIRES 1/9/1

REV	DATE	DESCRIPTION	BY
A	07/17/14	ISSUED FOR 90% TO REVIEW	CB
0	09/23/14	ISSUED FOR 100% TO REVIEW	RLD
1	11/7/14	ISSUED FOR 100% TO REVIEW	AF
2	1/29/15	ISSUED FOR 100% TO REVIEW	CB

TITLE
PROPOSED WEST & NORTH ELEVATIONS

SHEET

A-4



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

RECIEVED

FEB 24 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

February 23, 2015

Ms. Lisa Bebee
City of Oak Harbor
865 SE Barrington Drive
Oak Harbor, WA 98277

In future correspondence please refer to:

Log: 022315-31-IS

Property: Verizon Wireless Telecommunication Tower-Skagit Farmers Supply

Re: Archaeology - Survey Requested

Dear Ms. Bebee:

We have reviewed the materials forwarded to our office for the proposed project referenced above. The area has a high potential for precontact archaeological resources. There is a precontact archaeological site associated with a precontact settlement less than 500 feet from the project area. The project area has a high probability for containing additional precontact archaeological resources including human remains. Further, the scale of the proposed ground disturbing actions would destroy any archaeological. We request a professional archaeological survey of the project area be conducted prior to ground disturbing activities. The completed survey should be sent to DAHP and the interested Tribes for review prior to project construction. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

Please be aware that archaeological sites are protected from knowing disturbance on both public and private lands in Washington States. Both RCW 27.44 and RCW 27.53.060 require that a person obtain a permit from our Department before excavating, removing, or altering Native American human remains or archaeological resources in Washington. Failure to obtain a permit is punishable by civil fines and other penalties under RCW 27.53.095, and by criminal prosecution under RCW 27.53.090.

Chapter 27.53.095 RCW allows the Department of Archaeology and Historic Preservation to issue civil penalties for the violation of this statute in an amount up to five thousand dollars, in addition to site restoration costs and investigative costs. Also, these remedies do not prevent concerned tribes from undertaking civil action in state or federal court, or law enforcement agencies from undertaking criminal investigation or prosecution. Chapter 27.44.050 RCW allows the affected Indian Tribe to undertake civil action apart from any criminal prosecution if burials are disturbed.

If any federal funds or permits are involved Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36CFR800, must be followed. This is a separate process from SEPA and requires formal government-to-government consultation with the affected Tribes and this



agency. We would appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to review this project and we look forward to receiving the survey report. Should you have any questions, please feel free to contact me at (360) 586-3088 or Gretchen.Kaehler@dahp.wa.gov.

Sincerely,



Gretchen Kaehler
Local Governments Archaeologist
(360) 586-3088
gretchen.kaehler@dahp.wa.gov

- cc. Larry Campbell, THPO, Swinomish Tribe
- Josephine Peters, Cultural Resource, Swinomish Tribe
- Richard Young, Cultural Resources, Tulalip Tribes
- Tara Duff, Cultural Resource Director, Stillaguamish Tribe
- Kerry Lyste, Cultural Resources, Stillaguamish Tribe
- Scott Schuyler, Cultural Resources, Upper Skagit Tribe
- Jackie Ferry, Archaeologist, Samish Tribe
- Norma Joseph, Chair, Sauk-Suiattle Tribe



February 6, 2015

Re: Verizon Wireless Telecommunication Tower – NE Midway Blvd – Notice of Application (NOA),
Optional Determination of Non Significance (DNS) – Comment period, Notice of Public Hearing

To Whomever it may concern:

The City has received an application from Verizon Wireless, proposing to install a wireless communication facility/tower NE Midway Blvd, in the parking lot north of the WAIF Thrift Store. The property is zoned C3, Community Commercial and permits telecommunication towers to be built as a conditional use¹.

This letter is to inform you that a Notice of Application (attached) has been issued for the project. For this particular project, the NOA is being combined with a Determination of Non Significance (DNS) for environmental review. Therefore, the project has a combined single comment period of 15 days with a deadline of February 23, 2015.

The application and supporting material, including site plans and photo simulations of the proposal, can be found on the City's website at <http://www.oakharbor.org>. Select Development Services, News and Notices, 2015 projects.

A public hearing before the Hearing Examiner has been set for Monday, March 16, 2015, at 10am, in the City Council Chambers of the City Building located at 865 SE Barrington Drive, Oak Harbor, WA 98277.

If you have any comments on the proposal, you can do so by mail to Development Services, Attn: Verizon Wireless Midway Location, 865 SE Barrington Drive, Oak Harbor, WA 98277 or by email to lbebee@oakharbor.org.

If you need additional information, please call 360-279-4510.

Lisa Bebee,
Permit Coordinator

¹ Conditional Uses are uses that are considered through a public hearing before the Hearing Examiner, usually with conditions to mitigate for potential impacts.

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 an 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.

AFFIDAVIT OF POSTING

City of Oak Harbor
865 SE Barrington Drive
Oak Harbor, WA 98277

I, Tom Malloy, hereby certify that I did, on the 5th day of Feb 2015, 2015 post 1 notice(s), a copy of which is hereunto attached, marked "Exhibit", and by the reference made a part thereof, at the following location(s):

- 1. NE Midway Blvd, in the parking lot north of the WAIF thrift store, R1335-094-3830.

advertising a Notice of Application for Conditional Use Application (CUP-14-00003).

Tom Malloy

(Signature of person posting)

SIGNED AND ATTESTED to before me this 5th day of February, 2015 by Lisa K Bebee.



Lisa K Bebee
Notary Public
Print Name Lisa K Bebee
Notary Public in and for the State of
Washington, Oak Harbor City/County
Commission expires Jan 19, 2016

**CERTIFICATION OF MAILING
NOTICE TO ADJACENT PROPERTY OWNERS**

I, Lisa Bebee, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 6th day of February, 2015, I deposited in the U.S. mail, postage prepaid, a copy of the Notice to Adjacent Property Owners for Conditional Use CUP-14-00003 a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 6th day of February, 2015 in Oak Harbor, Washington.

A handwritten signature in cursive script, appearing to read "Lisa Bebee", written over a horizontal line.

(Signature of person mailing)

**CERTIFICATION OF POSTING
NOTICE OF APPLICATION**

Office of the City Administrator
865 SE Barrington Drive
Oak Harbor, WA 98277

I, Lisa Bebee, hereby certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 6th day of February 2015, I did post 3 notices (a copy of which is attached hereto and by reference made a part hereof) at the following locations:

- 1&2) Oak Harbor City Hall
 865 SE Barrington Drive
 Oak Harbor, WA 98277

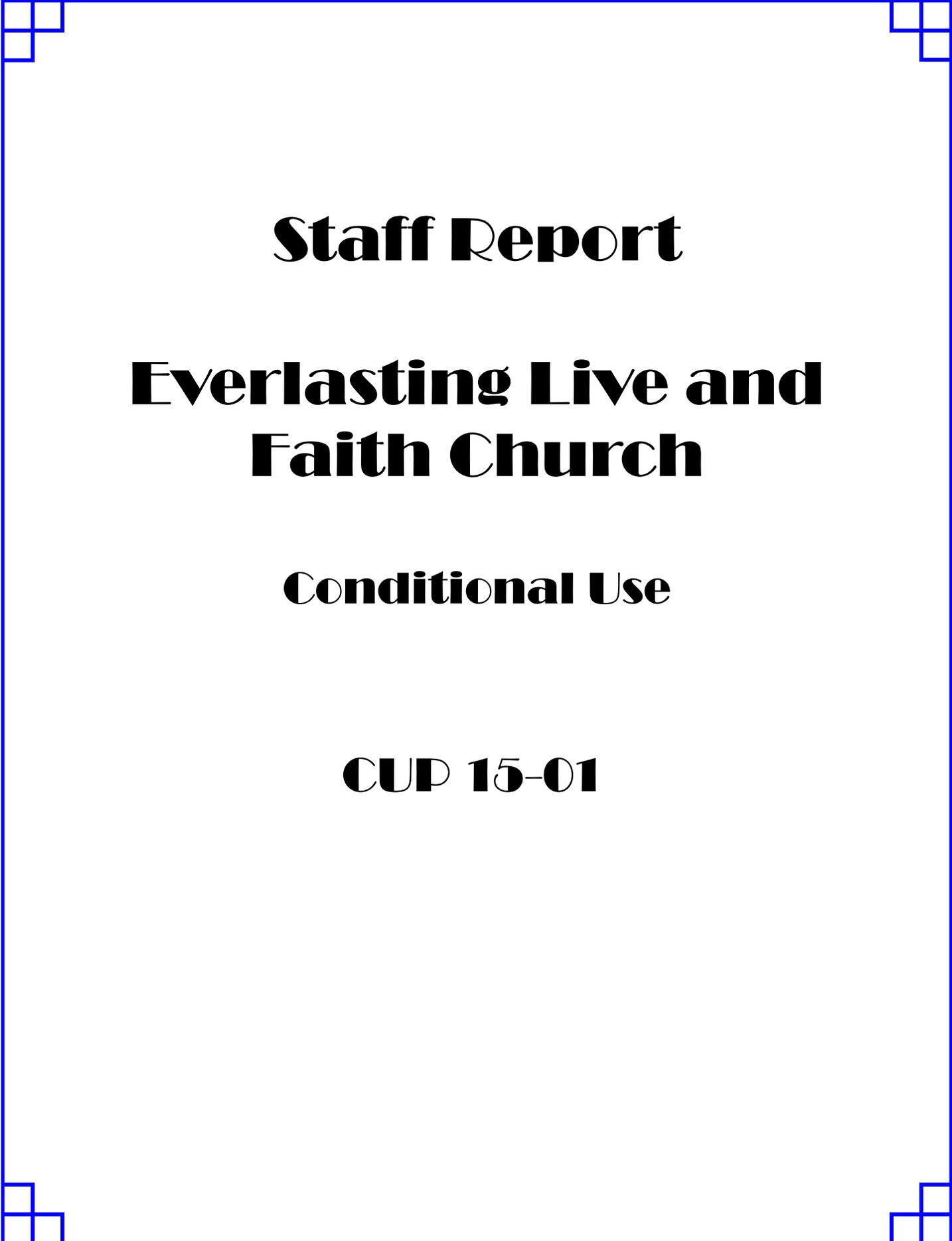
- 3) City Library
 1000 E Regatta Drive
 Oak Harbor, WA 98277

advertising a Notice of Application CUP-14-00003

Executed this 6th day of February, 2015 in Oak Harbor, Washington.



(Signature of person posting)



Staff Report

**Everlasting Live and
Faith Church**

Conditional Use

CUP 15-01

**Word of Everlasting Life and Faith Church
Case No. CUP-15-01
Staff Report to Hearing Examiner**

APPLICATION:

The Word of Everlasting Life and Faith Church proposes to use an existing 1,488 square foot commercial space as a 40-seat meeting hall for church services and related activities.

PRELIMINARY INFORMATION:

Applicant: Thomas Stoneham, 450 SW Upland Court, Oak Harbor, WA 98277

Property Owner: Rob Sebo, PO Box 764, Oak Harbor, WA 98277

Address of proposal: 665 SE Pioneer Way, Suite 5, Oak Harbor, WA 98277

Parcel Number: S6565-00-00030-0

Comprehensive Plan Designation: Central Business District

Zoning Designation: CBD, Central Business District

Application Presented for Action:

Conditional Use Application (CUP-15-01) - Review Process III

Attachments:

- Exhibit 1 Conditional Use Application and Applicant Narrative
 - Exhibit 2 Vicinity and Aerial Map
 - Exhibit 3 Zoning Map
 - Exhibit 4 Fire Department requirements
 - Exhibit 5 Public Noticing Documents
-

BACKGROUND:

The existing building has been used in the past as a retail store. The Church proposes to use the space to hold church services and associated activities in the existing space, while using a nearby space for an office. A total of 45 seats are proposed for the worship space. The property owner has consented to allow the applicant to pursue a Conditional Use Permit to operate the church in this location.

Conditional Use Permit Application

The subject parcel is currently zoned Central Business District (CBD). The site's proposed use is not specifically listed under OHMC 19.20.315 *Conditional uses permitted*, but a decision issued by the Hearing Examiner in 2006 stated that a church use can be "considered similar to uses permitted or conditionally permitted and normally

located in the central business district,” as stated within that section.

Following OHMC 18.20.250(2)(b), the review of applications for conditional uses are Review Process III actions. Such actions are subject to an open record public hearing before the Oak Harbor Hearing Examiner, followed by a final decision by the Examiner.

PROJECT DESCRIPTION

The proposed project will convert an existing 1,488-square foot commercial space into a church facility, which includes two offices, two restrooms and two additional flex spaces. The Fire Code limits total occupancy of the space to 49 people.

There are 67 parking spaces on site. At the mandated ratio one parking space per four seats, and the maximum occupancy at 49 people, a total of 12 parking spaces would be required for this use.

The use of the facility is expected to consist of Sunday morning service and Sunday school class from approximately 9:30 AM to 12:30 PM. Bible Studies and Praise Team practice will occur evenings during the week generally from 6:00 PM to 8:15 PM. There are currently approximately 30 people in the congregation.

SITE GEOGRAPHY

The subject property is an approximately 1.5 acre parcel located between SE Pioneer Way and SE Bayshore Drive, between Dock Street and City Beach Street. Currently developed with a two-story commercial and paved parking lot, the parcel slopes downward from north to south. Land uses abutting the site include the following:

	Existing Land Use	Zoning
North:	Commercial	CBD, Central Business District
South:	Commercial	CBD, Central Business District
East:	Commercial	CBD, Central Business District
West:	Commercial	CBD, Central Business District

SEPA

The proposed project does not meet the threshold for SEPA review.

LEGAL NOTICE:

A Notice of Application was advertised on February 21, 2015 and Notice of Public Hearing was advertised on March 18, 2015. Notice to neighboring property owners within a 300-foot radius of the property were mailed on March 18, 2015 and a notice was posted on the subject property on February 20, 2015.

PUBLIC COMMENTS:

The City has received no public comments as of the date of this staff report.

CONDITIONAL USE REVIEW

The Oak Harbor Municipal Code 19.67 Conditional Uses, states that a conditional use permit shall be granted if certain criteria are met. The following is an analysis of the conditional use criteria:

1. All special conditions for the particular use are met.

No special conditions are established within the CBD, Central Business District zoning district for churches or similar structures. The Hearing Examiner may establish conditions of approval as provided for by OHMC 19.67.050.

2. It does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property.

No negative impacts are expected from the proposed use. Most construction activity will be limited to the interior of the building in the early stages. Beyond construction, the use of the property should not generate excess noise or other environmental impacts. Any noise concerns related to outdoors activities that may occur on the property shall be addressed by Chapter 6.56 of the Oak Harbor Municipal Code.

The use of the building will be of limited impact to neighboring parcels due to the primary usage being on Sundays. Parking will be contained on site and the small size of the congregation makes overcrowding issues unlikely. Weekday meetings will be significantly smaller events such as classes and other group gatherings.

Significant changes to the exterior of the building or the land itself are not proposed at this time.

3. It is provided with adequate parking.

Currently, there are 67 marked parking spaces on site for the entire property. As stated previously, the maximum occupancy of the space is 49 people. Using the parking ratio set forth in OHMC 19.44.100, the maximum number of parking spaces required for this use would be 12.

Required parking for church uses is one parking space per four seats according to OHMC 19.44.100 – therefore, the minimum required would be 10 spaces.

4. It is served with adequate public streets, public utilities and facilities.

The applicant will be required to apply for a building permit for work on the structure. Transportation Concurrency will be required with the application.

Existing and proposed fixtures need to be recalculated to determine if existing water service can meet proposed demands. The applicant will be required to

complete a cross connection control questionnaire to determine the required backflow prevention measures required.

5. It otherwise meets the purpose of the district in which it is to be placed.

The listed purpose of the CBD zone district is to “preserve and enhance the unique harbor location of the city’s heritage with the character of the traditional center of social, cultural and retail activity.” This use meets that purpose by providing a location for social and cultural activity within the Central Business District.

6. It meets the goals and policies of the Oak Harbor Comprehensive Plan.

The proposed use will generally bring more people to the historic downtown of Oak Harbor and protect undeveloped land by the re-use of an existing commercial building in a developed urban area. Specifically, the project is also consistent with the following Comprehensive Plan Goals and Policies below.

Land Use Element:

Goal 1.f – Support revitalization efforts of downtown Oak Harbor and other neighborhoods through implementation of adopted plans and programs.

Goal 8 – To ensure that the location, situation, configuration, and relationship of the varied land uses within the UGA are consistent and compatible.

Goal 15 – To establish and maintain sufficient land within the City of Oak Harbor zoned to ensure a wide range of public and quasi public services to meet community needs.

Goal 19 – To create and maintain a balanced community that mixes residential use and non-residential uses in a way that promotes environmental quality and community aesthetics.

Transporation Element:

Goal 4.c – Encourage land use development patterns that reduce the demand for increased capacity on roadways.

RECOMMENDED ACTION:

Staff recommends that the Hearing Examiner conduct the public hearing and approve CUP-15-01 subject to the following conditions:

1. The project shall be in general conformance with the narrative and application materials submitted by the applicant as attached in Exhibit 1 and abide by conditions and requirements set forth within this report.
2. Scheduled church related gatherings and services shall be limited to off-peak business hours such as evening and Sundays. Unscheduled and infrequent events such as funerals should be timed so as not to create traffic or parking problems.
3. Limited expansions or modifications to the area for the purposes of establishing additional accessory uses can be requested through a Type II administrative review process. Expansions and modifications to the existing area (such as additional suites within the complex) to accommodate larger gatherings for services shall be a Type III review process.
4. Applicant shall apply for and receive any required tenant improvement building permits before commencement of construction activity.
5. The applicant shall comply with Fire Department regulations as attached in Exhibit 4.
6. The conditional use shall not be transferable to a subsequent user unless specifically authorized by the hearing examiner who finds it appropriate and a permit authorizing the transferability is on record with the Island County auditor.
7. The conditional use permit must be acted on within one year of the date of granting. Otherwise the conditional use permit shall expire and be null and void.
8. The conditional use permit applies only to the property for which the application is made.

CONDITION USE PERMIT APPLICATION COVER SHEET

For

Word of Everlasting Life and Faith Church

1. Application Form
2. Application Fee (Check Enclosed)
3. Critical Areas Identification Form
4. Proposed Conditional Use Plan
 - a. Vicinity Map
(Photos of Building and aft Parking lot)
 - b. Address of Property, Parcel Number, Existing Zoning
(Displayed on Map)
 - c. Existing Surrounding Streets, Side Walks, & Curbs
 - d. Map displaying surrounding Properties within 300ft.
 - e. View of rear parking
5. Narrative
6. Legal Description
7. Mailing List and Map
8. Church Incorporation Certificate (Enclosure 1)
9. Church Registration and License (Enclosure 1a)
- 10 Church 501(c)(3) Letter (Enclosure 1b)
- 11 Vehicle Registration Certificate (Enclosure 2)
- 12 Liability Insurance (Enclosure 3)

RECIEVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT



CITY OF OAK HARBOR
Development Services Department

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Application Form

Project Name:

Type(s) of Application:

CONDITIONAL USE PERMIT

Description of Proposal: WORD OF EVERLASTING LIFE AND FAITH CHURCH IS REQUESTING A CONDITIONAL USE PERMIT TO RENT THE BUILDING LOCATED AT 665 S.E. PIONEER WAY, OAK HARBOR, WA. 98277

APPLICANT NAME/CONTACT PERSON (or legal representative): THOMAS STONEHAM	Address: 950 S.W. UPLAND CT. OAK HARBOR, WA. 98277
E-mail Address: pastortphd@gmail.com	Phone and Fax: (360) 632-3642
PROPERTY OWNER NAME (list multiple owners on a separate sheet): ROB SEBO	Address: P.O. BOX 764 OAK HARBOR, WA. 98277
E-mail Address: bidgsply@whidbey.net	Phone and Fax: (360) 720-4149
ENGINEER/SURVEYOR:	Address:
E-mail Address:	Phone and Fax:
PROJECT SITE INFORMATION (address/location):	Comp. Plan Designation:
Zoning:	Parcel Number(s):
Legal Description (attach separate sheet):	Acreage of Original Parcel(s):
Section/Township/Range:	Total Square Footage of Proposed Building or Number of Units:

AUTHORIZATION:

The undersigned hereby certifies that this application has been made with the consent of the lawful property owner(s) and that all information submitted with this application is complete and correct. False statements errors, and/or omissions may be sufficient cause for denial of the request.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Thomas Stoneham

26 JAN 15

Authorized Signature

Date



CITY OF OAK HARBOR
Development Services Department

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Critical Area Identification Form

Project Name (if applicable):

Associated Application(s):

CONDITIONAL USE PERMIT

Brief Description of Proposal: WORD OF EVERLASTING LIFE AND FAITH CHURCH IS REQUESTING TO RECEIVE A CONDITIONAL USE PERMIT TO RENT THE BUILDING AT 665 S.E. PIONEER WAY, OAK HARBOR, WA. 98277

Table with 2 columns: Applicant Name/Contact Person, Address, E-mail Address, Phone and Fax. Rows include Thomas Stoneham and Rob Seibo.

AUTHORIZATION:

The undersigned hereby certifies that the property affected by this application is in the exclusive ownership of the applicant or that the applicant has submitted the application with the consent of all owners of the affected property.

I declare under penalty of the perjury laws that the information I have provided on this form/application is true, correct and complete.

Authorized Signature

Thomas Stoneham

Date

26 JAN 15

Staff use only below this line

Table for staff use with columns: Yes, No, Critical Area Report Needed? and rows for Wetland, Fish and Wildlife Habitat Conservation Area, Geologically Sensitive Area, Frequently Flooded Area, Critical Aquifer Recharge Area.

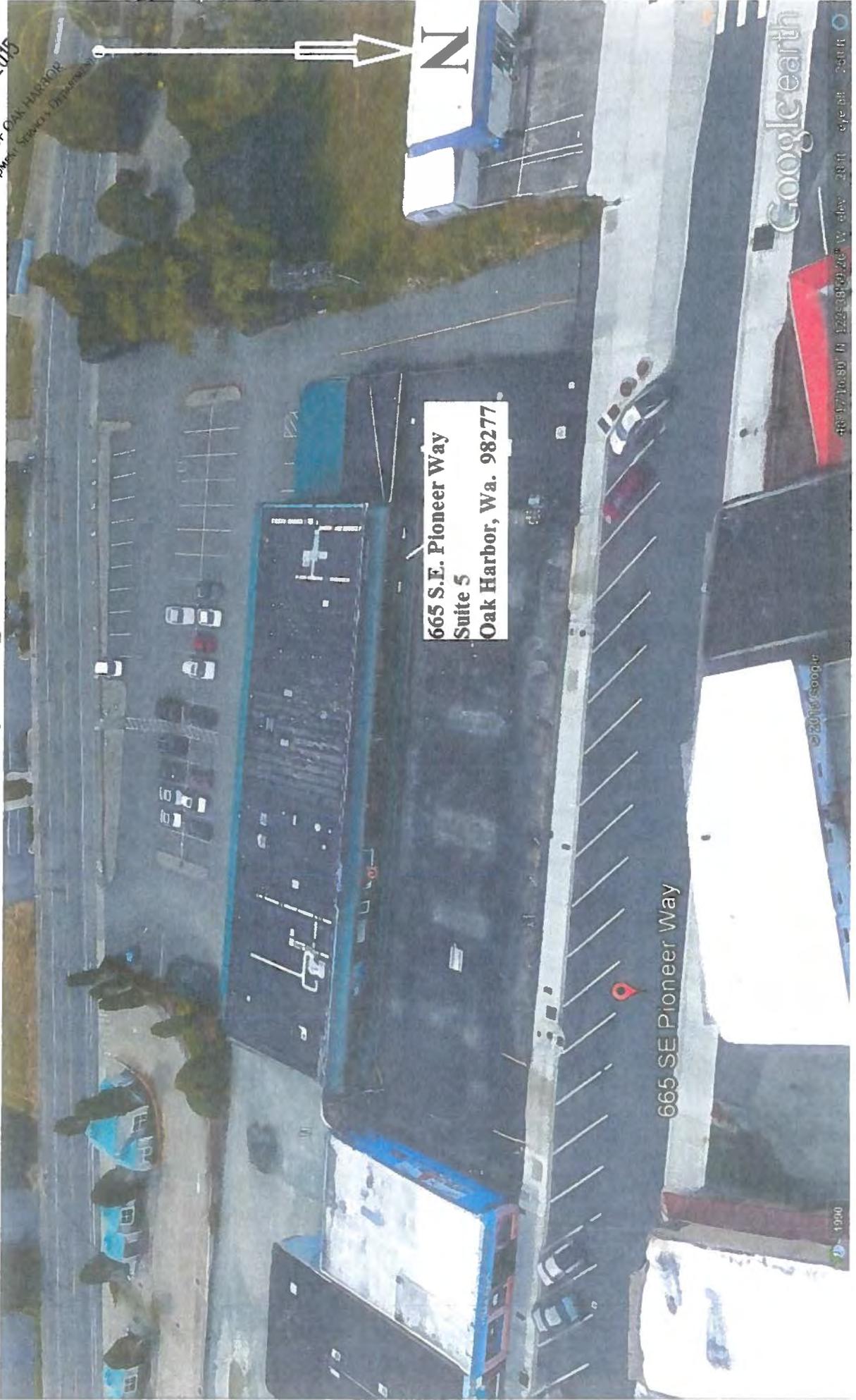
4. PROPOSED CONDITIONAL USE PLAN

a. Vicinity Map

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
Development Services & Department



665 S.E. Pioneer Way
Suite 5
Oak Harbor, Wa. 98277

665 SE Pioneer Way

Google Earth

43° 17' 16.80" N 122° 53' 09.26" W elev: 28 ft eye alt: 250 ft

1990

FIRCONI VIEW

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

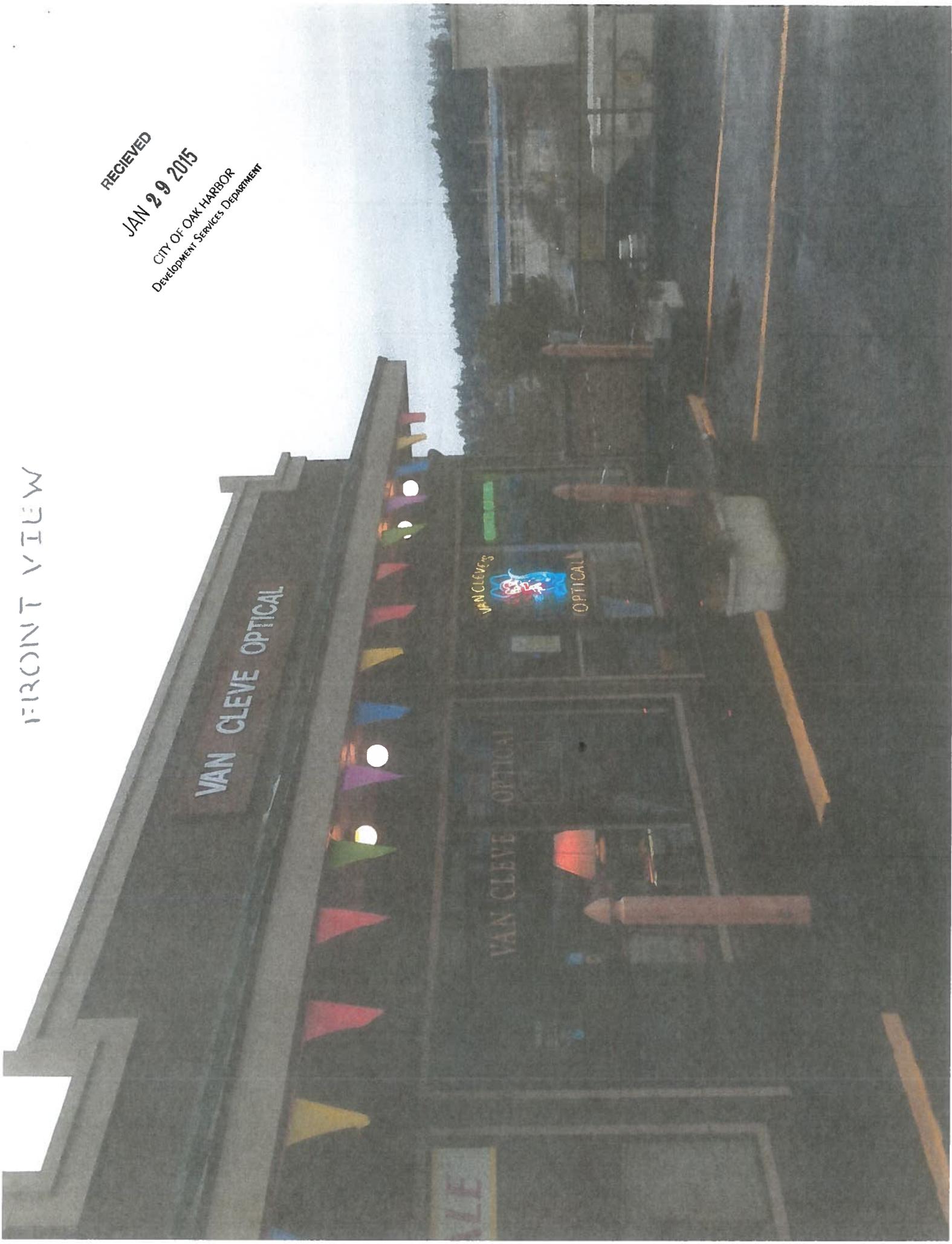


FRONT VIEW

RECEIVED

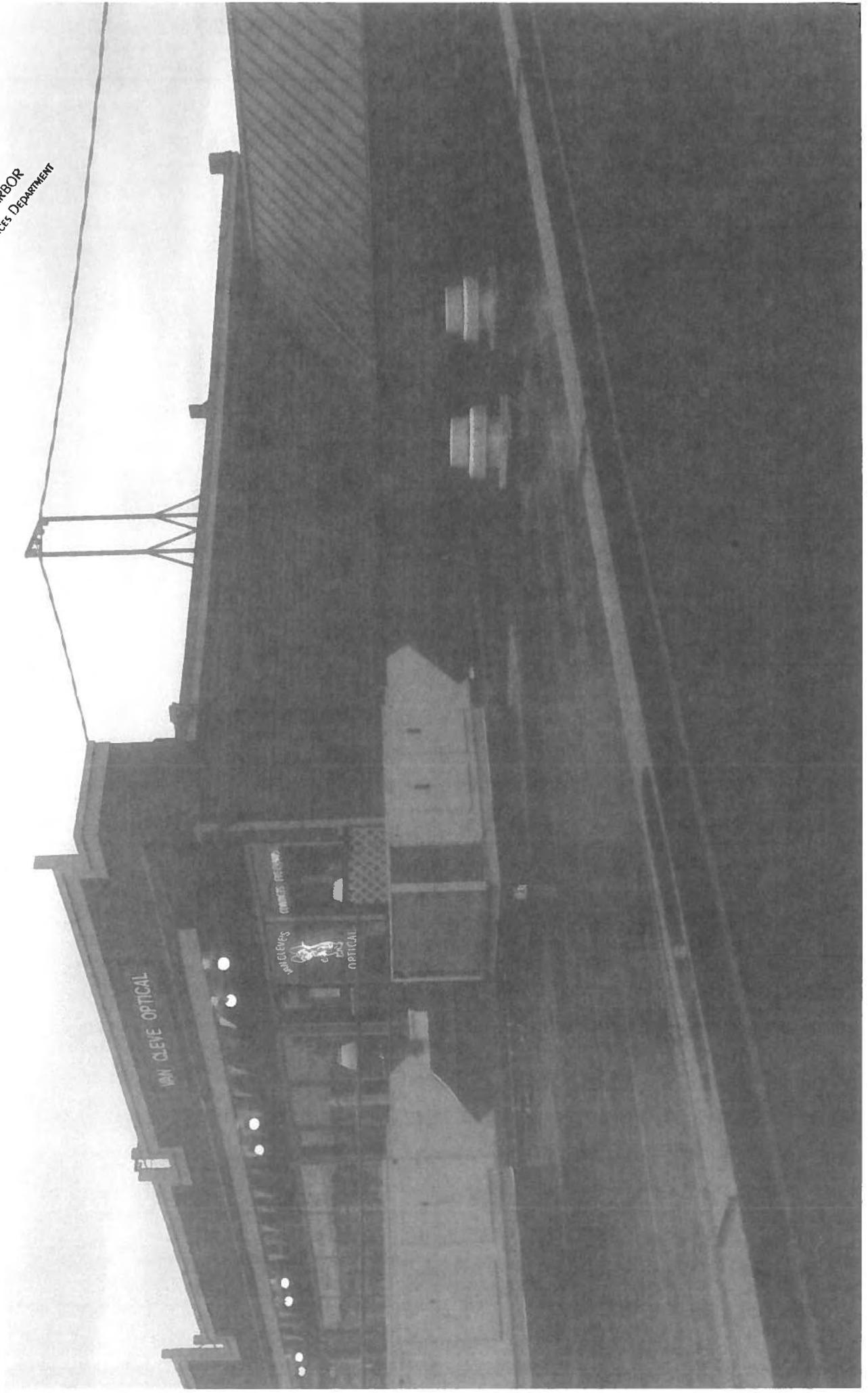
JAN 29 2015

CITY OF OAK HARBOR
Development Services Department



SIDE VIEW

RECEIVED
JAN 29 2015
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

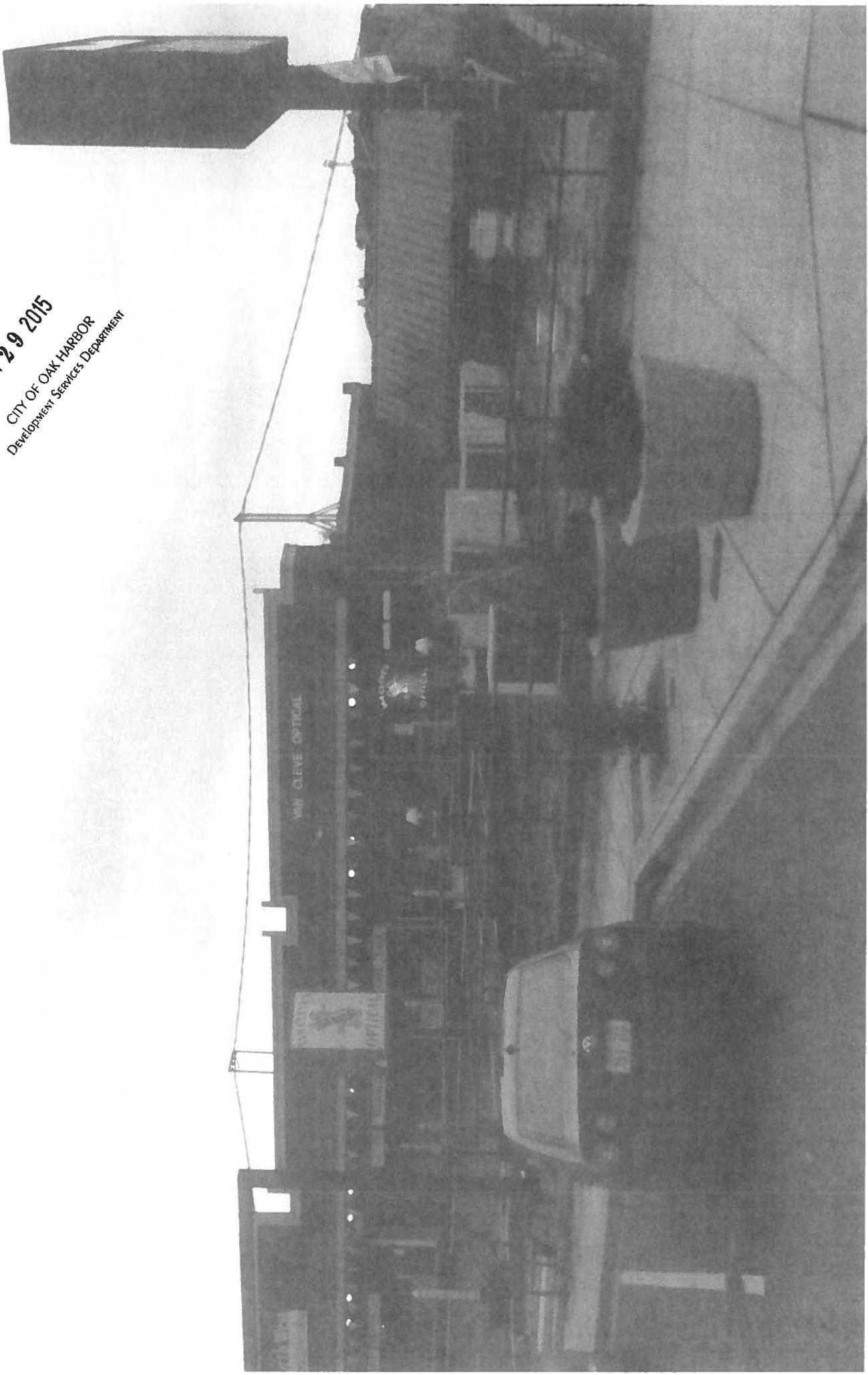


FRONT VIEW

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
Development Services Department



AFT PARKING LOT

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT



RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

4. PROPOSED CONDITIONAL USE PLAN



b. Address of Property:
665 S.E. Pioneer Way Suite 5
Oak Harbor, Wa. 98277

b. Parcel Number:
S6565-00-00030-0

b. Existing Zoning:
CBD

RECEIVED
JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

4. PROPOSED CONDITIONAL USE PLAN

c. Existing Surrounding Streets, Side Walks, and Curbs



4. PROPOSED CONDITIONAL USE PLAN

d. Surrounding Properties within 300ft of
665 SE Pioneer Way, Suite 5, Oak Harbor, Wa. 98277

RECEIVED
JAN 29 2015



CITY OF OAK HARBOR
Development Services Department

© 2015 Google

1990

RECIEVED
4. PROPOSED CONDITIONAL USE PLAN

JAN 29 2014
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

of Rear Parking for 665 SE Pioneer Way, Suite 5, Oak Harbor, Wa. 98277



NARRATIVE

The property located at 665 S.E. Pioneer Way, Suite 5, Oak Harbor, Washington is in great condition and will meet the needs of Word of Everlasting Life and Faith Ministries, Inc. by providing a place where the congregation of this Ministry can meet for Worship Service, Fellowship and Bible Study.

At this present time, our congregation has 35 faithful (Come to church every Sunday) members. There have been times we have had up to 45. We understand that the max occupancy for this space is 49. And we will post a sign above the exit stating as such. When our congregation grows to 49 or more. We will terminate our lease and re-locate. The owner, Mr. Sebo, is allowing us to sign a month to month lease.

We are a non-denomination church, and we are multi-national. We feel that if we had a building such as this property our congregation would grow. For a little over 11 years we have rented 2 Halls, and a Hotel Conference Room where we have had to come in and set up the chairs, podium, video screen, projector, tables, and then at the end of each service, take everything down, put the chairs up, and clean up.

Only by the Grace of Almighty God have we been able to make things work and maintain the membership we have. Truth of the matter is – is that it is about the building.

It is hard right now to gain and maintain members when we are renting a separate office through the week and the Knights of Columbus Hall on Sunday. At the time of this narrative, the office we are renting at 41 NE Midway Blvd Suite 103, gives us a place to hold night time Bible Studies and praise team practice.

RECIEVED

JAN 29 2015

1

NARRATIVE

Many have told us that if we had a building to where we would not have to go through the setting up taking down process, and could operate the church from just one location, that they would come back to this church and become members because they love the singing, the preaching, and the family type atmosphere.

This property will also help us to get our children's and youth ministry to grow. Renting the Knights of Columbus Hall right now has not been the best venue for having the room to set up class rooms for the children and youth. And anytime you rent a Hall, they generally want to charge you extra for renting the other rooms, and we are not able to have the building all day on Sunday.

The location of this building is ideal for us since several of our members live around the area and for the fact this is a high visibility location. The possibilities for growth in this ministry would be endless at this location.

Our church does community outreach by going out on the streets on certain Saturday's for what we call our Faith Walk. During this time we talk to, pray for, and share the Word of God with people we come in contact with. For 9 years we have gone, and will continue to go to the Regency Retirement Center every 4th Sunday afternoon to sing and offer a Word of Encouragement from God's Word as well as pray for the occupants who come to take part in our service there.

This building that we are seeking to rent will be a blessing to us and will provide that one place, one location, our church will be able to settle down at for a short while.

The Church License, Incorporation Letter, 501c3 Letter, and proof of Liability Insurance are included with this narrative (Enclosure 1).

NARRATIVE

The property in question does not have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion.

It does provide for our church adequate parking seeing that we encourage our congregation member's to car pool and we have a church van (Registration and proof of Insurance Enclosure 2) that makes several pick-ups and drop-offs for our Worship Service and Bible Studies. Other member's with vans, including the Pastor also pick-up and drop-off member's and visitors. Our church has done this for several years to promote unity and fellowship.

This property has adequate public streets around it, public utilities (Sufficient lighting, running water both hot and cold, and gas heat) and facilities (main room for the service to be conducted in, two bathrooms, an office, storage, 2 back rooms for the Children, to be used as Sunday school classrooms).

It definitely meets our ministries goals and policies of our Mission Statement and the goals and policies of the Oak Harbor Comprehensive Plan.

RECIEVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Chapter 19.67
CONDITIONAL USES

19.67.30 Criteria.

No conditional use shall be granted unless it meets the following criteria:

- (1) Are all special conditions for the particular use being met by the proposal?
(Certain uses have specific conditions listed when considered as a Conditional use. For example, the Residential Office district permits restaurants as a conditional use but it cannot have a drive-up window. If no specific conditions exists then state that none exists.)

NO SPECIFIC CONDITIONS EXIST.

- (2) Does the proposed use have a significant, adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property?

NO .

- (3) Is the proposed use provided with adequate parking?
(list the parking requirement for the proposed as per the OHMC Sec 19.44.100 and also the number of parking spaces provided on the site. Refer to OHMC Sec 19.20.320 (10) for uses in the CBD District)

YES .

- (4) Is the proposed use served with adequate public streets, public utilities and facilities?

YES

- (5) Does the proposed use meet the purpose and intent of the district in which it is to be located?

YES .

- (6) Does the proposed use meet goals and policies listed in the Oak Harbor Comprehensive Plan?

YES

CONDITIONAL USES

RECEIVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

1. In reference to the property located at 665 S.E. Pioneer Way, Suite 5, Oak Harbor, Washington 98277, that Word of Everlasting Life and Faith is seeking a Conditional Use Permit to rent. There are no special conditions that need to be met by this proposal.
2. The proposed use of the property in question does not have a significant adverse environmental impact resulting in excessive noise, light and glare or soil erosion on adjacent property.
3. The proposed use does provide for adequate parking in the back seeing that this Church encourages the congregation members to car-pool and we have a Church van that also picks-up and drops-off members to and from our Bible Study, Worship Service, and Fellowship events. We also have other members with vans that also help in the transportation of people who need it.
4. This property has adequate public streets –
 - a. SE Pioneer Way in front of the property. (Property facing North)
 - b. SE Bayshore Dr at the rear of the property.
 - c. SE Dock St on the east side of the property.
 - d. SE Ely St in the front Northwest of the property.

Public utilities –

- a. Sufficient lighting in all rooms.
- b. Gas heat.
- c. Hot and cold running water.
- d. Burglar, Fire, and Carbon Monoxide Alarm System.

Facilities –

- a. Two bathrooms (Both are dual gendered bathrooms)
- b. Office.
- c. 3 rooms in back separate from front main room.

CONDITIONAL USES

Note: Owner, Rob Sebo has given permission for us to remove certain walls to make space in room larger if we so choose to do so. If we do decide to do this we will submit the necessary permits through the City of Oak Harbor. Both bathroom's surrounding walls and back office walls would remain.

5. The property meets the purpose and intent of this ministry listed in Word of Everlasting Life and Faith Ministries, Inc. Mission Statement as well as of the district in which it is located.
6. This property also meets the goals and policies listed in the Oak Harbor Comprehensive Plan.

Lisa Bebee

From: Dr. Thomas Stoneham Sr. <pastortphd@gmail.com>
Sent: Tuesday, February 17, 2015 2:48 PM
To: Lisa Bebee
Subject: Church Info for Conditional Use Permit

Good Afternoon Lisa,

Just received a text back from Mr. Rob Sebo and here is his info -

The Van Cleve's Optical space is 1488 Sq Ft.

Two offices

Two Bathrooms

Two Back Rooms - Mr. Van Cleve used one room as an examining room, the other was used for supplies.

The front room that we will use for worship service is about the same size as the Knights of Columbus main hall.

The parking we would use is the back parking space that is only used by The City of Refuge Church on Sunday. Mr. Sebo says there are 67 parking spaces back there. He does not have parking agreements for any of his tenants. There is no designated spaces for any of the tenants except for the two spaces in the back reserved for driving test vehicles.

Our main day for use will be on Sunday. Sunday service goes from 9:00am (Sunday School) to 12:30pm. (Worship Service is from 10:00am to 12:00pm NLT 12:30pm)

We have three Bible Studies throughout the week Tuesday: Women's Study 6:00pm - 7:00pm

Wednesday Men's Study 6:00pm to 7:00pm

Thursday General Bible Study 6:00pm - 7:00pm

Praise team practice after Thursday Night Study from 7:15pm to 8:15pm.

Finance Board meeting once a month, 2nd Wednesday of each month at 7:15pm and will be held in the Church Office.

Leadership Training 3rd Wednesday of every month 7:15pm to 8:15pm

If we need to change these times to make this work, please let me know. All the other businesses in the building are closed by 6:00pm.

Right now our Congregation is at about 30. We lost two families this month due to military transfer. We do pick up 7 people with our church van on Sunday and for Bible Studies.

We do have children's Sunday School during church service. The children are included in the above total. We have 8 children. We will use the 2 back rooms for the children. We have a changing table should anyone come in with an infant that needs to be changed.

We plan to put it in the room furthest to the back where one of the bathrooms can be accessed from, that will be the room where the smaller children will go. We have 4 women who work with the children during the service,

one is my wife who is a certified Childcare Provider. She runs her own Childcare business through the week. The few older teen children have no problem sitting out in the main hall with the adults. during service.

Hope this helps.

Oh by the way - Mr. Sebo says we can move into the Van Cleve space while we are waiting for the permit - is this alright to do? If not we will stay another month at the Knights of Columbus Hall.

Sincerely,

Pastor Thomas Stoneham, Ph.D.
(360) 632-3642

Property Search Results > 1 - 1 of 1 for Year 2014 - 2015

[New Search](#)

Click the "Details" or "Map" link to view more information about the property or click the checkbox next to each property and click "View Selected on Map" to view the properties on a single map.

Property Address Legal Description

Property ID	Geographic ID	Type	Tax Area	Property Address	Owner Name	Appraised Value	
<input type="checkbox"/> 252942	S6565-00-00030-0	Real	100 - City of Oak Harbor	656 SE BAYSHORE DR OAK HARBOR, WA 98277	THE SEBO FAMILY LLC	\$2,740,722	View Details View Map

Page: 1

[View Selected on Map](#)

Website version: 9.0.39.78

Database last updated on: 1/27/2015 2:21 AM

© N. Harris Computer Corporation

RECIEVED
 JAN 29 2015
 CITY OF OAK HARBOR
 DEVELOPMENT SERVICES DEPARTMENT

Island County Assessor & Treasurer

Property Search Results > 252942 THE SEBO FAMILY LLC for Year 2014 - 2015

Property

Account

Property ID: 252942

Legal Description: ELY'S ADD LOT 30,31,32 & PT OF RES B;BEG AT NW CR L29 N89*30'W ALG S BDY OF ST248.26' S148 .35'M/L TO N BDY CITY PK E TO NE CR SD PK S3*W ALG E BDY SD PK 130.86'TO N BDY 200 AVE SW NLY ALG NLY BDY SD AVE TP S1*40'E OF TPB N1*40'W240.94'TPB & INCL ENCROACH

Geographic ID: S6565-00-00030-0

Agent Code:

Type: Real

Tax Area: 100 - City of Oak Harbor

Land Use Code: 59

Open Space: N

DFL: N

Historic Property: N

Remodel Property: N

Multi-Family Redevelopment: N

Township:

Section:

Range:

Location

Address: 656 SE BAYSHORE DR OAK HARBOR, WA 98277

Mapsco:

Neighborhood: Cycle 1

Map ID: 86

Neighborhood CD: 1

Owner

Name: THE SEBO FAMILY LLC

Owner ID: 105948

Mailing Address: C/O ROBERT C SEBO PO BOX 764 OAK HARBOR, WA 98277-1258

% Ownership: 100.0000000000%

Exemptions:

Pay Tax Due

There is currently No Amount Due on this property.

Taxes and Assessment Details

Property Tax Information as of 01/27/2015

Amount Due if Paid on: 

NOTE: If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID	First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
▶ Statement Details 2014	17221	\$15063.32	\$15063.24	\$0.00	\$0.00	\$30126.56	\$0.00
▶ Statement Details 2013	17273	\$14164.29	\$14153.24	\$0.00	\$0.00	\$28317.53	\$0.00

Values

Taxing Jurisdiction

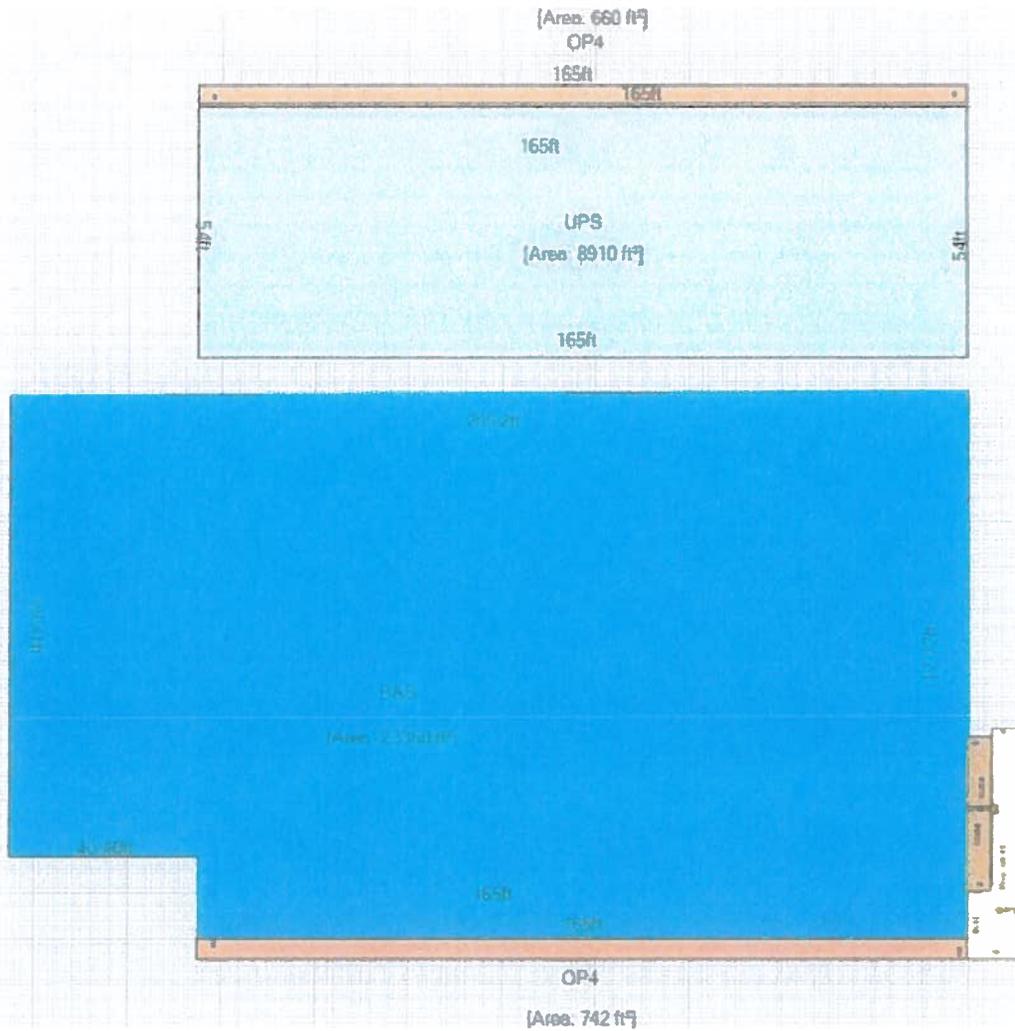
Owner: THE SEBO FAMILY LLC
 % Ownership: 100.0000000000%
 Total Value: \$2,740,722
 Tax Area: 100 - City of Oak Harbor

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax
CF	Conservation Futures	0.0571047044	\$2,740,722	\$2,740,722	\$156.51
WCD	Whidbey Conservation District	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
CEM1	Cemetery #1	0.0071207375	\$2,740,722	\$2,740,722	\$19.52
COH	City of Oak Harbor	2.5438730301	\$2,740,722	\$2,740,722	\$6,972.05
COHBO	City of Oak Harbor Bond	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
HOBOND	Hospital Bond	0.3524350596	\$2,740,722	\$2,740,722	\$965.93
HOGEN	Hospital General	0.1011932591	\$2,740,722	\$2,740,722	\$277.34
CDD	County Developmental Disabilities	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
CE	County Current Expense	0.6613878034	\$2,740,722	\$2,740,722	\$1,812.68
COMH	County Mental Health	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
CVR	County Veteran's Relief	0.0000000000	\$2,740,722	\$2,740,722	\$0.00
ISLANDEMS	Hospital - EMS Island County	0.4999999995	\$2,740,722	\$2,740,722	\$1,370.36
LIB	Library Sno-Isle	0.4680824796	\$2,740,722	\$2,740,722	\$1,282.88
NWHIDPRMT	N Whidbey P & R Maint.	0.1739443089	\$2,740,722	\$2,740,722	\$476.73
SCH201BOND	School 201 Bond-Oak Harbor	1.9287362483	\$2,740,722	\$2,740,722	\$5,286.13
SCH201MO	School 201 Oak Harbor-M&O	2.3025644844	\$2,740,722	\$2,740,722	\$6,310.69
ST	State School	2.2037353775	\$2,740,722	\$2,740,722	\$6,039.83
	Total Tax Rate:	11.3001774923			

Taxes w/Current Exemptions: \$30,970.65
 Taxes w/o Exemptions: \$30,970.65

Improvement / Building

Sketch



Property Image

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	68	COM RETAIL	1.4348	62499.89	0.00	0.00	\$925,625	\$0

Roll Value History

Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2015	N/A	N/A	N/A	N/A	N/A
2014	\$1,815,097	\$925,625	\$0	\$2,740,722	\$2,740,722
2013	\$1,723,599	\$925,625	\$0	\$2,649,224	\$2,649,224
2012	\$2,009,024	\$925,625	\$0	\$2,934,649	\$2,934,649
2011	\$2,009,024	\$925,625	\$0	\$2,934,649	\$2,934,649
2010	\$2,048,485	\$925,625	\$0	\$2,974,110	\$2,974,110
2009	\$2,105,594	\$984,375	\$0	\$3,089,969	\$3,089,969
2008	\$2,134,981	\$1,036,250	\$0	\$3,171,231	\$3,171,231
2007	\$2,219,495	\$1,036,250	\$0	\$3,255,745	\$3,255,745
2006	\$2,248,884	\$736,250	\$0	\$2,985,134	\$2,985,134
2005	\$1,605,819	\$588,750	\$0	\$2,194,569	\$2,194,569
2004	\$1,508,094	\$588,750	\$0	\$2,096,844	\$2,096,844
2003	\$1,481,270	\$571,875	\$0	\$2,053,145	\$2,053,145
2002	\$0	\$1,786,113	\$0	\$1,786,113	\$1,786,113

Deed and Sales History

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Sale Price	Excise Number	Deed Number
1	11/01/1997	Q	Quit Claim Deed	SEBO, ROBERT L	THE, SEBO F			\$0.00	73824	97018285
2	06/01/1982	O	N/A	SEBO, ROBERT L	SEBO, ROBERT L			\$0.00	21570	398006
3	01/01/1900	O	N/A	Unknown	SEBO, ROBERT L			\$0.00	0	0

Payout Agreement

Website version: 9.0.39.78

Database last updated on: 1/27/2015 2:21 AM

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RECIEVED

JAN 29 2015

CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Mailing List

(Refer to Mailing List Map for Location)



**THE SEBO FAMILY LLC
1281 SE ELY ST.
OAK HARBOR, WA 98277**



**THE SEBO FAMILY LLC
630 SE PIONEER WAY
OAK HARBOR, WA 98277**



**THE SEBO FAMILY LLC
650 SE PIONEER WAY
OAK HARBOR, WA 98277**



**CAROL SELE
UNSIZE ME YOGA
670 SE PIONEER WAY SUITE 101
OAK HARBOR, WA 98277**



**RUSTICA CAFE
670 SE PIONEER WAY SUITE 102
OAK HARBOR, WA 98277**



**CASUAL HOUSE
690 SE PIONEER WAY SUITE #101
OAK HARBOR, WA 98277**



VACANT



**VALLE AZUL MEXICAN RESTAURANT
705 SE PIONEER WAY
OAK HARBOR, WA. 98277**

Mailing List

(Refer to Mailing List Map for Location)



MAURICE
721 SE PIONEER WAY
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
POSH SALON
665 SE PIONEER WAY SUITE 1
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
CUSTOM CABINETS BY DESIGN
665 SE PIONEER WAY SUITE 3
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
ISLAND NAIL AND SPA
656 SE BAYSHORE DR SUITE 3
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
DRIVERS LICENSE OFFICE
656 SE BAYSHORE DR SUITE 4
OAK HARBOR, WA 98277



THE SEBO FAMILY LLC
THE CITY OF REFUGE CHURCH
SUITE 2
OAK HARBOR, WA 98277



VACANT

Mailing List Map



UNITED STATES OF AMERICA

The State of



Washington

Secretary of State

I, SAM REED, Secretary of State of the State of Washington and custodian of its seal, hereby issue this

CERTIFICATE OF INCORPORATION

to

WORD OF EVERLASTING LIFE AND FAITH MINISTRIES

A Washington Non-Profit Corporation. Articles of Incorporation were filed for record in this office on the date indicated below

UBI Number: 602 345 726

Date: November 24, 2003



Given under my hand and the Seal of the State of Washington at Olympia, the State Capital

Sam Reed
Secretary of State



STATE OF
WASHINGTON

MASTER LICENSE SERVICE
PO Box 9034 • Olympia, WA 98507-9034 • (360) 564-1400
REGISTRATIONS AND LICENSES

Unified Business ID #: 602 345 726
Business ID #: 1
Location: 1

WORD OF EVERLASTING LIFE AND FAITH MINISTRIES
950 SW UPLAND CT
OAK HARBOR WA 98277

TAX REGISTRATION

The licensee named above has been issued the business registrations or licenses listed. By accepting this document the licensee certifies the information provided on the application for these licenses was complete, true, and accurate to the best of his or her knowledge, and that business will be conducted in compliance with all applicable Washington state, county, and city regulations.


Fred Stephens
Director, Department of Licensing



BUSINESS LICENSE
865 S.E. BARRINGTON DRIVE
OAK HARBOR, WA 98277
(360) 279-4500

EXPIRATION DATE: 12/31/2015
ISSUED DATE: 01/14/2015
LICENSE NUMBER: BL-005263

LOCATION OF BUSINESS
721 SE BARRINGTON DR
OAK HARBOR, WA 98277

BUSINESS CLASSIFICATIONS:

THIS CERTIFIES that the business or individual listed below is hereby licensed to do business within the **CITY OF OAK HARBOR**

WORD OF EVERLASTING LIFE & FAITH MINISTRIES, INC
DBA: NOVEMBER 24, 2003
950 SW UPLAND CT
OAK HARBOR, WA 98277

owner THOMAS STONEHAM - PASTOR


FINANCE DIRECTOR

This license is to be displayed conspicuously at the location of business, and is not transferable or assignable.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: SEP 15 2004

WORD OF EVERLASTING LIFE AND FAITH
MINISTRIES
C/O THOMAS STONEHAM
950 SW UPLAND CT
OAK HARBOR, WA 98277

Employer Identification Number:
72-1579534
DLN:
17053078051004
Contact Person: SIRIJUN MAYI ID# 31449
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(i)
Form 990 Required:
No
Effective Date of Exemption:
November 24, 2003
Contribution Deductibility:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

Please see enclosed Information for Exempt Organizations Under Section 501(c)(3) for some helpful information about your responsibilities as an exempt organization.

Sincerely,



Lois G. Lerner
Director, Exempt Organizations
Rulings and Agreements

Enclosures: Information for Organizations Exempt Under Section 501(c)(3)

Letter 947 (DO/CG)

Vehicle Registration Certificate

AES5117

11/10/2014

License plate AES5117	Plate issue date 06/2011	Tab no M411963	Reg expiration 06/22/2015	Value code 23661	Year 2002	Mo reg 12	Mo gwt	Pwr G	Use PAS	Mod yr 2002	Make CHEV	Body ASTRO
Vehicle ident (VIN)/Serial no 1GNDM19XX2B127901		Res co 15	Scale wt 4593	Seats	Model AST	BT ES	Gwt	Gwt st	Gwt exp	Fleet	Equip	
Prev plate RS04068	Filing \$3.00	TBD	RTA Tax	Service fee	Gwt/Veh wt \$20.00	Other \$30.75	Total fees \$53.75	Gwt cr				

WORD OF EVERLASTING LIFE AND FAITH CHURCH
C/O THOMAS STONEHAM
950 SW UPLAND CT
OAK HARBOR WA 98277

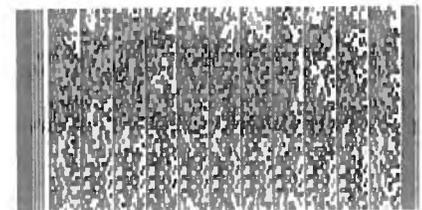
X *Thomas Stoneham*
Signature of registered owner(s)

X _____
Signature of registered owner(s)

Comments:

USE TAX WAIVED: GIFT - COLOR-WHITE - DISPLAY TAB ON BACK LICENSE PLATE ONLY - FRONT PLATE IS STILL REQUIRED.

Validation code 13150103143141110140004033881



RPT ID: AREGPR-1

This certificate is not proof of ownership.

VehicleRegistration (R/8/14)E

Page 1 of 2

WASHINGTON AUTO INSURANCE IDENTIFICATION CARD

COMPANY NUMBER 24082	COMPANY Ohio Security Insurance Company	
POLICY NUMBER BAS 56410610	EFFECTIVE DATE 11/07/2014	EXPIRATION DATE 09/14/2015
YEAR 2002	MAKE/MODEL CHEVROLET ASTRO	VEHICLE IDENTIFICATION NUMBER 1GNDM19XX2B127901

OFFICE ISSUING CARD 800-321-3737
TRADEWINDS INSURANCE INC
PO BOX 2250
OAK HARBOR, WA 98277-6250

INSURED
WORD OF EVERLASTING LIFE AND FAIT
40 NE Midway Blvd
Oak Harbor, WA 98277



POST OFFICE BOX 2250
OAK HARBOR, WA 98277
PHONE: 360-679-4949
TOLL FREE: 1-800-321-3737
WWW.TRADEWINDSINS.COM

December 15, 2014

Word of Everlasting Life
and Faith Church
Attn: Pastor Stoneham
40 NE Midway Blvd, Ste 103
Oak Harbor, WA 98277

RE: Policy BAS(15)56410610

Dear Pastor Stoneham:

Enclosed is your new business auto policy with Ohio Security Insurance Company, effective November 7, 2014 to September 14, 2015. Please place the I.D. Card in your vehicle.

Please take a few moments to review your policy and the coverages that it provides. If any changes need to be made please contact our office.

For a brief overview, your policy provides the following coverages for the vehicles listed:

<u>COVERAGES</u>	<u>2002 Chev</u>
Liability – Including Hired & Non-Owned Auto	\$1,000,000
Auto Medical Payments	35,000
Underinsured Motorist Coverage	1,000,000
Comprehensive Deductible	250
Collision Deductible	500
Towing	Included

Please contact our office regarding any significant changes in your **operations or ownership structure**.

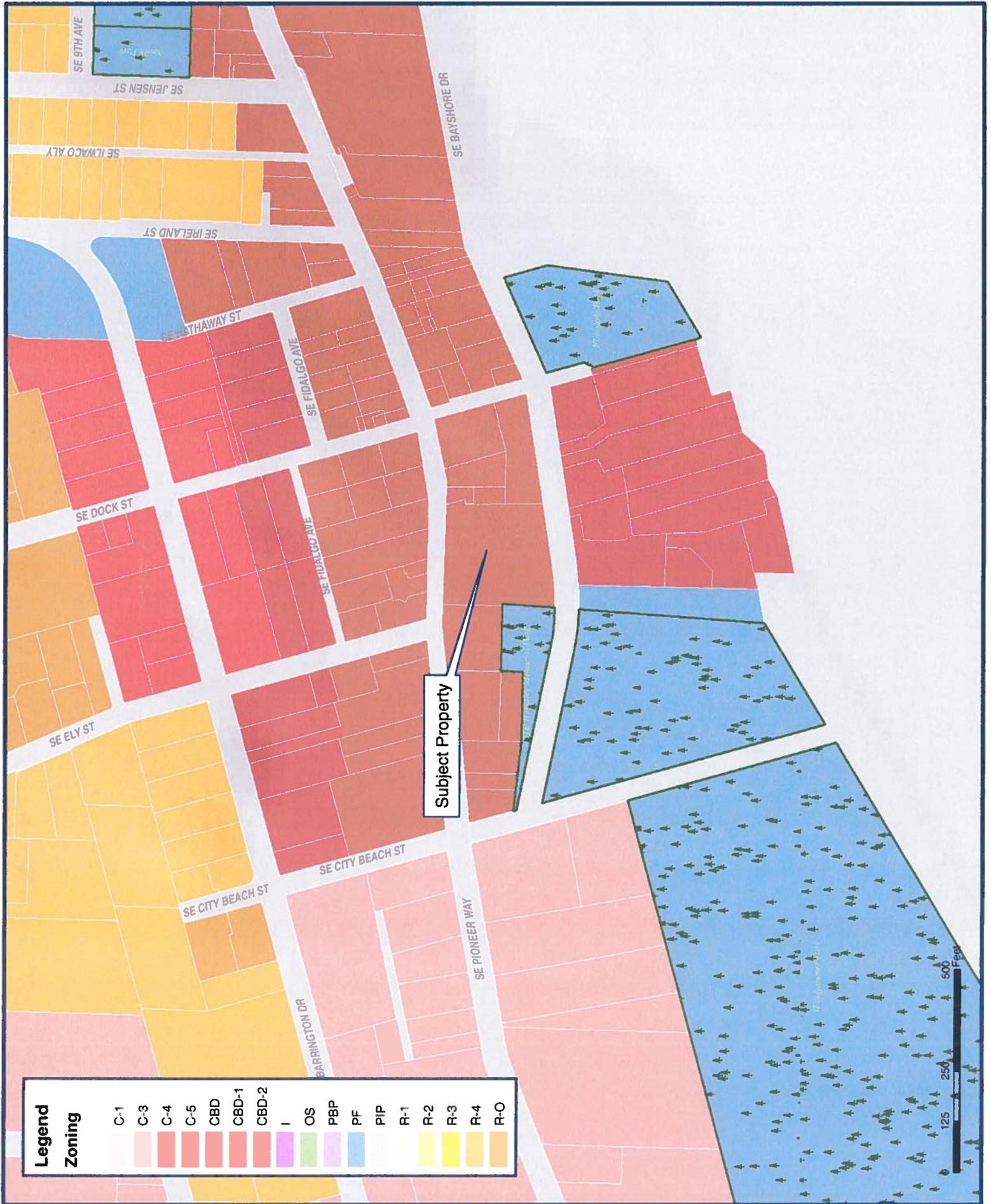
If you have any questions or if we can be of any further assistance, please contact our office at (800) 321-3737 or (360) 679-4949. You can also contact me by e-mail at robert@tradewindsins.com.

We appreciate your business and the trust you have placed in our agency. If you have any further insurance needs, our agency offers a full line of insurance services and we will be happy to provide a quote for you.

Sincerely,

Robert C. Young, CIC





Subject Property

Legend	Zoning
	C-1
	C-3
	C-4
	C-5
	CBD
	CBD-1
	CBD-2
	I
	OS
	PBP
	PF
	PIP
	R-1
	R-2
	R-3
	R-4
	R-O



2/18/2015

Fire Department Comments: Word of Everlasting Life and Faith Church, 665 SE Pioneer Way

506.2 Key box maintenance.

The operator of the building shall immediately notify the *fire code official* and provide the new key when a lock is changed or rekeyed. The key to such lock shall be secured in the key box.

Provide a key to the suite for the fire department KNOX box.

906.2 General requirements.

Portable fire extinguishers shall be selected, installed and maintained in accordance with this section and NFPA 10.

Install one size 2A 10BC fire extinguisher in the suite.

[B] 1004.3 Posting of occupant load.

Every room or space that is an assembly occupancy shall have the *occupant load* of the room or space posted in a conspicuous place, near the main *exit* or *exit access doorway* from the room or space. Posted signs shall be of an *approved* legible permanent design and shall be maintained by the owner or authorized agent.

Contact the building department for maximum occupant load allowed in the suite.

Contact Mike Buxton, Oak Harbor Fire Department if you have any questions.



February 20, 2015

**NOTICE TO ADJACENT PROPERTY OWNERS
NOTICE OF APPLICATION**

APPLICATION: Conditional Use CUP-15-01 Word of Everlasting Life and Faith Church

Word of Everlasting Life and Faith Church has submitted a conditional use permit application proposing to use 665 SE Pioneer Way, Unit 5 for church related use. The church proposes to use an existing 1,488 square foot space as a meeting hall and 67 parking spaces associated with the building. The current proposal is to accommodate approximately between 30 - 40 seats. The application was submitted on January 29, 2015 by Pastor Thomas Stoneham, Word of Everlasting Life and Faith Church was determined complete for processing on February 17, 2015. There is a 15 day public comment period for this application that ends on March 9, 2015. The property location is at 665 SE Pioneer Way, Unit 5, S6565-00-00030-0. Public comment period will run February 21 thru March 9, 2015.

The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

PROJECT LOCATION: Application CUP-15-01 is located at 665 SE Pioneer Way, Unit 5, Oak Harbor, WA.

PUBLIC COMMENT PERIOD: To make written comments on this proposal, please mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, **no later than 5:00 p.m. on March 9, 2015** If you have questions regarding this proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 5:00 p.m.

PUBLIC HEARING REQUIRED: This application will be scheduled for a public hearing before the Hearing Examiner. The notice of public hearing will be mailed when the date and time has been established for the hearing.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT:
N/A

To receive notification of the decision on this proposal, please send a self-addressed, stamped envelope and request a Notification of Decision for application CUP-15-01 from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277.

NOTICE OF APPLICATION

APPLICATION: Conditional Use CUP-15-01 Word of Everlasting Life and Faith Church

Word of Everlasting Life and Faith Church has submitted a conditional use permit application proposing to use 665 SE Pioneer Way, Unit 5 for church related use. The church proposes to use an existing 1,488 square foot space as a meeting hall and 67 parking spaces associated with the building. The current proposal is to accommodate approximately between 30 - 40 seats. The application was submitted on January 29, 2015 by Pastor Thomas Stoneham, Word of Everlasting Life and Faith Church was determined complete for processing on February 17, 2015. There is a 15 day public comment period for this application that ends on March 9, 2015. The property location is at 665 SE Pioneer Way, Unit 5, S6565-00-00030-0. Public comment period will run February 21 thru March 9, 2015.

The plans have been circulated to City staff for review and comments. Plans for the proposal are available for review at the City of Oak Harbor's Development Services Department, located in City Hall. For more information, please call (360) 279-4510.

PROJECT LOCATION: Application CUP-15-01 is located at 665 SE Pioneer Way, Unit 5, Oak Harbor, WA 98277, parcel S6565-00-00030-0.

PUBLIC COMMENT PERIOD: To make written comments on this proposal, please mail or hand deliver specific comments to: City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277, no later than 5:00 p.m. on March 9, 2015. If you have questions regarding this proposal, please contact the Development Services Department at (360) 279-4510, between 8:00 a.m. and 5:00 p.m.

ENVIRONMENTAL DOCUMENTS AND/OR STUDIES APPLICABLE TO THIS PROJECT: N/A

PUBLIC HEARING REQUIRED: This application will be scheduled for a public hearing before the Hearing Examiner. The notice of public hearing will be mailed when the date and time has been established for the hearing.

To receive notification of the decision on this proposal, please send a self-addressed, stamped envelope and request a Notification of Decision for application CUP-15-01 from the City of Oak Harbor, Development Services Department, 865 SE Barrington Drive, Oak Harbor, WA 98277.

Lisa Bebee
Permit Coordinator

Published: Whidbey News Times
Date: **February 21, 2015**

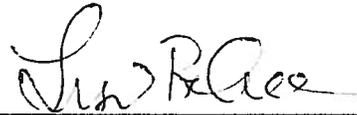
**CERTIFICATION OF MAILING
NOTICE TO ADJACENT PROPERTY OWNERS**

I, Lisa Bebee, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 19th day of February, 2015, I deposited in the U.S. mail, postage prepaid, a copy of the Notice to Adjacent Property Owners for Conditional Use CUP-15-00001 a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 19th day of February, 2015 in Oak Harbor, Washington.

A handwritten signature in cursive script, appearing to read "Lisa Bebee", written above a horizontal line.

(Signature of person mailing)

**CERTIFICATION OF POSTING
NOTICE OF APPLICATION**

Office of the City Administrator
865 SE Barrington Drive
Oak Harbor, WA 98277

I, Lisa Bebee, hereby certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

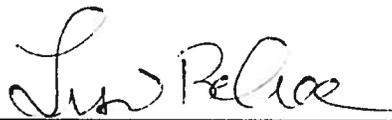
That on the 19th day of February 2015, I did post 3 notices (a copy of which is attached hereto and by reference made a part hereof) at the following locations:

- 1&2) Oak Harbor City Hall
 865 SE Barrington Drive
 Oak Harbor, WA 98277

- 3) City Library
 1000 E Regatta Drive
 Oak Harbor, WA 98277

advertising a Notice of Application CUP-15-00001

Executed this 19th day of February, 2015 in Oak Harbor, Washington.



(Signature of person posting)

AFFIDAVIT OF POSTING

City of Oak Harbor
865 SE Barrington Drive
Oak Harbor, WA 98277

I, THOMAS STONEHAM, hereby certify that I did, on the 19 day of FEB, 2015 post 1 notice(s), a copy of which is hereunto attached, marked "Exhibit", and by the reference made a part thereof, at the following location(s):

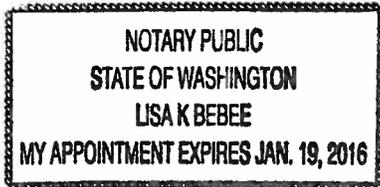
- 1. 665 SE Pioneer Way #5, S6565-00-00030-0

advertising a Notice of Application for Conditional Use Application (CUP-15-00001).

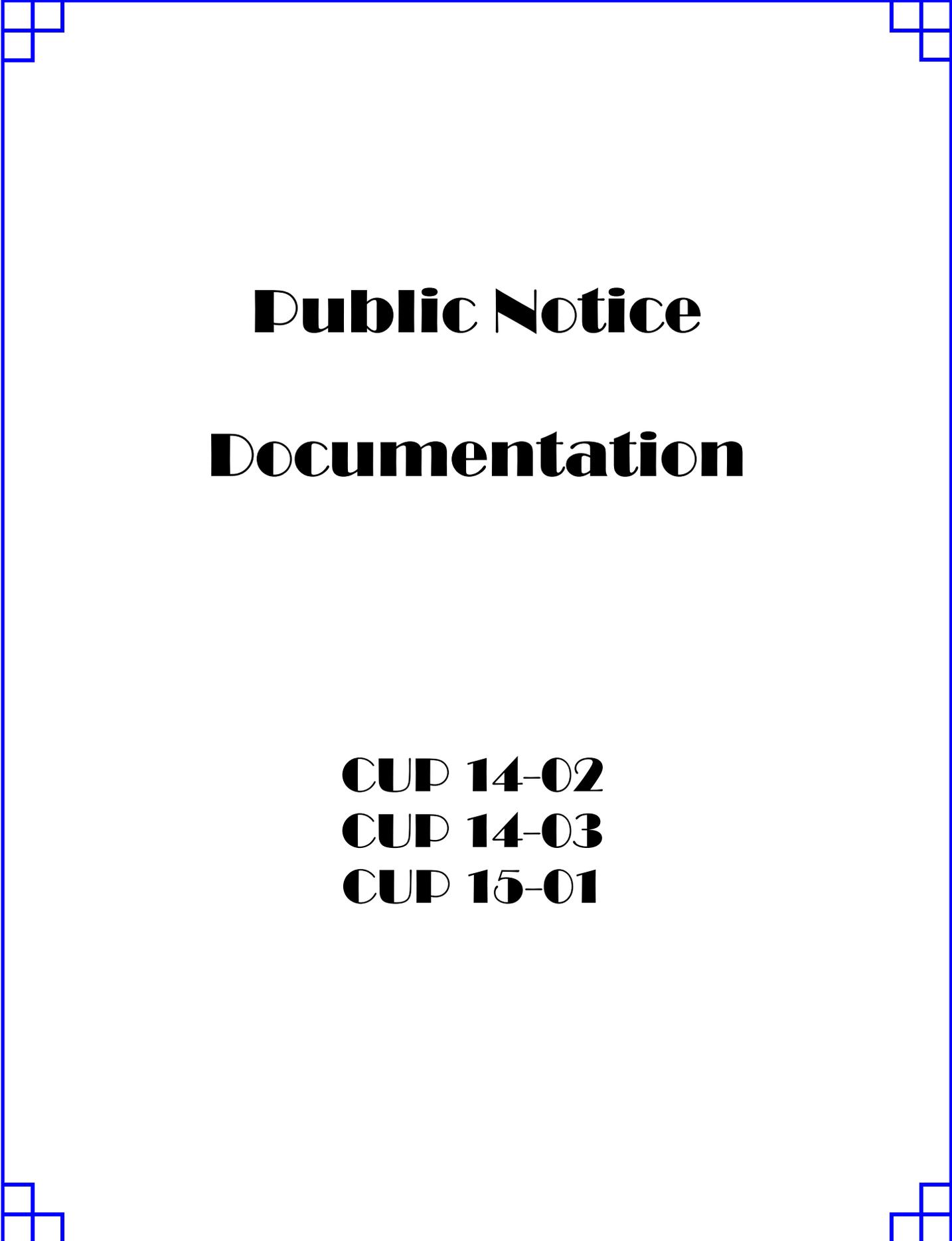
Thomas Stoneham

(Signature of person posting)

SIGNED AND ATTESTED to before me this 19th day of February, 2015
by Thomas Stoneham.



Lisa K Bebee
Notary Public
Print Name Lisa K Bebee
Notary Public in and for the State of
Washington, Oak Harbor City/County
Commission expires Jan 19, 2016



Public Notice

Documentation

CUP 14-02

CUP 14-03

CUP 15-01

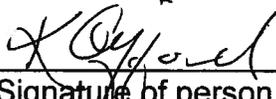
**CERTIFICATION OF MAILING
NOTICE TO ADJACENT PROPERTY OWNERS**

I, Katherine D. Gifford, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 28th day of October, 2014, I deposited in the U.S. mail, postage prepaid, a copy of the Notice of Public Hearing before the Oak Harbor Hearing Examiner for CUP 14-02, CUP 14-03, CUP 15-01 (a copy of which is attached hereto and by reference made a part hereof) to the following property owners:

(see attached)

Executed this 18th day of March, 2015, in Oak Harbor, Washington.



(Signature of person mailing)



March 18, 2015

**NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER**

Notice is hereby given that a public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall, 865 SE Barrington Drive, on April 6, 2015 at 10:00 a.m., or as soon thereafter as possible following any preceding items, to consider the following item:

Verizon Wireless Conditional Use – CUP-14-02

The Hearing Examiner will consider a conditional use permit submitted by Verizon Wireless 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: Behind the Skagit Farmers Supply Store located on SE 8th Avenue.

Verizon Wireless Conditional Use – CUP-14-03

The Hearing Examiner will consider a conditional use permit submitted by Verizon Wireless 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.

Everlasting Life and Faith Church – CUP 15-01

The Hearing Examiner will consider a conditional use permit submitted by the Everlasting Life and Faith Church proposing to use 665 SE Pioneer Way, Unit 5 for church related use. The church proposes to use an existing 1,488 square foot space as a meeting hall and 67 parking spaces associated with the building. The current proposal is to accommodate approximately between 30 - 40 seats.

Anyone wishing to comment on the above items or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of the approval, conditions or limitations may be imposed.

For additional information, you may contact the City Department of Development Services in City Hall or call (360) 279-4512.

All meetings of the Hearing Examiner are open to the public.

STAPLES

CUP 15-01

Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160
label size 1" x 2 5/8" compatible with Avery®5160/8160

The Sebo Family LLC
1281 SE Ely St
Oak Harbor, WA 98277

The Sebo Family LLC
630 SE Pioneer Way
Oak Harbor, WA 98277

The Sebo Family LLC
650 SE Pioneer Way
Oak Harbor, WA 98277

Carol Sele
Unsize Me Yoga
670 SE Pioneer Way Suite 101
Oak Harbor, WA 98277

Rustica Café
670 SE Pioneer Way Suite 102
Oak Harbor, WA 98277

Casual House
690 SE Pioneer Way Suite 101
Oak Harbor, WA 98277

Valle Azul
705 SE Pioneer Way
Oak Harbor, WA 98277

Maurices
721 SE Pioneer Way
Oak Harbor, WA 98277

The Sebo Family LLC
Custom Cabinets By Design
665 SE Pioneer Way Suite 3
Oak Harbor, WA 98277

Jensen Commercial Properties
PO Box 2249
Oak Harbor, WA 98277

Kathy / Elfuel Collantes
1253 Canterbury Ln
Oak Harbor, WA 98277

Marcelle Aronson
17900 23rd LN NE
#E304
Shoreline, WA 98155

Pioneer
12
church

STAPLES

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

**CERTIFICATION OF POSTING
PUBLIC HEARING NOTICES**

Oak Harbor Hearing Examiner
865 SE Barrington Drive
Oak Harbor, Washington 98277

I, Katherine Gifford, certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

On the 18TH day of March, 2015 I provided written notice to the Whidbey News Times Legals (legals@soundpublishing.com); and

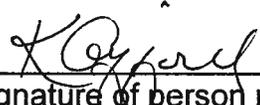
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3) Library
 1000 East Regatta Drive
 Oak Harbor, WA 98277

advertising a public hearing for CUP 14-02, CUP 14-03 and CUP 15-01 before the Oak Harbor Hearing Examiner on April 6, 2015

Executed this 18th day of March, 2015, in Oak Harbor, Washington.



(Signature of person posting)

**NOTICE OF PUBLIC HEARING BEFORE
HEARING EXAMINER**

HE #04-06-15

Notice is hereby given that a public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall on April 6, 2015 at 10:00 a.m., or as soon thereafter as possible following any preceding items, to consider the following items:

Verizon Wireless Conditional Use – CUP-14-02

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Anyone wishing to comment on the above items or provide other relevant information may do so in writing or appear in person before the Hearing Examiner at the time and place of said public hearing. After obtaining public input and considering the matter, the Hearing Examiner may approve or deny the proposed application. As part of the approval, conditions or limitations may be imposed.

For additional information, you may contact the City Department of Development Services in City Hall or call (360) 279-4512.

Katherine D. Gifford
Recording Secretary

Published: Whidbey News Times
March 21, 2015

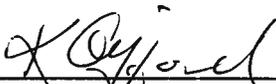
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(see attached)

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(Signature of person mailing)



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All meetings of the Hearing Examiner are open to the public.

CUP 14-03

NEMSLOWAY
BLVD

Amy Tingley
810 Brandon Ave
Norfolk, VA 23517

Audrey Johnston
60 NE Melrose Drive
Oak Harbor, WA 98277

Bernard J Lange
1547 NE Narrows Ave
Oak Harbor, WA 98277-4841

Bestway Construction Co
1051 SW Swantown Ave
Oak Harbor, WA 98277-7504

Carlesha Lynn Jimenez
2005 185th Pl SE, Apt # 1203
Bothell, WA 98012-7931

Catalina R Materne Trustees
13313 SE 208th St
Kent, WA 98042

Chanelle K Marshall
125 NE Melrose Drive
Oak Harbor, WA 98277

Christopher M Apper
135 NE Melrose Drive
Oak Harbor, WA 98277

Danielle M Breilein
2240 Cove Dr
Oak Harbor, WA 98277-8608

David G & Patricia T Cohick
1365 Chatham Lane
Oak Harbor, WA 98277-8557

Dustin Hoskins JTWROS
11542 Burbank Blvd, Unit 4
North Hollywood, CA 91601

Elena Gheorghe
95 NE Melrose Drive
Oak Harbor, WA 98277

Evan M Blansfield
4936 Deception Circle
Oak Harbor, WA 98277-9707

Hall School Building, LLC
c/o Rebecca Schmidt
13222 252nd St NE
Arlington, WA 98223

Hall School Building, LLC
c/o Theron J Hall
1133 SW Xavier Drive
Oak Harbor, WA 98277

Higgins Properties LLC
4516 Morgan Beach Lane
Oak Harbor, WA 98277-9751

Iris Jean Lowder
150 Melrose Drive
Oak Harbor, WA 98277

Jack L Truex
1348 E Whidbey Ave
Oak Harbor, WA 98277-4937

Jim D Koepke
105 NE Melrose Drive
Oak Harbor, WA 98277

Joanna L Dernbach
Stephen A Bernbach Trustee
1668 Fern Place
Oak Harbor, WA 98277

John B Faber
19932 Skyridge Road
Mount Vernon, WA 98274

Joseph L Bach
180 NE Melrose Dr
Oak Harbor, WA 98277-4936

Kristin Griffith
c/o Kristin Groberg
17727 Highland View Drive
Arlington, WA 98223

Laeyoung K Wade
145 NE Melrose Drive
Oak Harbor, WA 98277

Lori L Tiessen
4607 Cypress Dr
Anacortes, WA 98221

Marilyn S Beauregard
216 240th St SE
Bothell, WA 98021-8715

Maureen Sanderson-Murdock TTEE
117 29th Street
Manhattan Beach, CA 90266

Michael Karas
175 NE Melrose Drive
Oak Harbor, WA 98277

Michael S & May M Rodgers
1565 Links Way
Oak Harbor, WA 98277-8845

Mickey Coyle
3534 S Huntington Loop
Kennewick, WA 99337

Oak Harbor Furniture Inc.
2285 Mulligan Drive
Oak Harbor, WA 98277-8854

PCM Holdings, LLC
33345 SR 20
Oak Harbor, WA 98277-8718

Robert Stanley Sweeton
165 NE Melrose Drive
Oak Harbor, WA 98277

Roy Harald
100 NE Melrose Drive
Oak Harbor, WA 98277

Salimah Muhammad
3128 104th Place
Everett, WA 98208

Secret Squirrel LLC
201 Leslie Lane
Mukilteo, WA 98275

Waldron Construction Inc
31640 SR 20, Suite 1
Oak Harbor, WA 98277-3128

Pamela J Pease
2067 Briarwood Drive
Oak Harbor, WA 98277

Pierrce R Pilacin
1132 Millcreek Blvd, Apt E204
Mill Creek, WA 98012

Robert Wold
PO Box 70521
Seattle, WA 98127

S Albert Construction LLC
PO Box 2021
Oak Harbor, WA 98277

Satomi T LaPierre
140 NE Melrose Drive
Oak Harbor, WA 98277

Shane A Salvatore
85 NE Melrose Drive
Oak Harbor, WA 98277

Patrick, Carrie, Timothy, & Sandra
Shelley
606 SW Founders Drive
Oak Harbor, WA 98277

Robert G Hearst
216 240th St SE
Bothell, WA 98021-8715

Ross Stein
90 NE Melrose Drive
Oak Harbor, WA 98277

Sadiebug LLC
152 NE Midway Blvd
Oak Harbor, WA 98277

Sean P Slattery
185 N Melrose Drive
Oak Harbor, WA 98277-4935

W L Massey
41 NE Midway Blvd, STE 101
Oak Harbor, WA 98277-4953

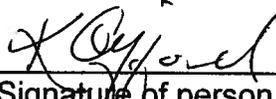
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(see attached)

Executed this 18th day of March, 2015, in Oak Harbor, Washington.



(Signature of person mailing)



March 18, 2015

**NOTICE TO ADJACENT PROPERTY OWNERS OF PUBLIC HEARING
OAK HARBOR HEARING EXAMINER**

Notice is hereby given that a public hearing will be held before the City of Oak Harbor Hearing Examiner in the Council Chambers at City Hall, 865 SE Barrington Drive, on April 6, 2015 at 10:00 a.m., or as soon thereafter as possible following any preceding items, to consider the following item:

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For additional information, you may contact the City Department of Development Services in City Hall or call (360) 279-4512.

All meetings of the Hearing Examiner are open to the public.

Diane, James & Anna Eelkema
1952 Country Lane
Oak Harbor, WA 98277

Doris A Campbell
61 SE 11th Ave
Oak Harbor, WA 98277-3146

General Telephone CO NW
Tax Department
PO Box 152206
Irving, TX 75015-2206

HD Development of Maryland Inc
Property Tax Dept. #8563
PO Box 105842
Atlanta, GA 30348-5842

Home Depot USA, Inc
Property Tax Dept. #8563
PO Box 105842
Atlanta, GA 3038-5842

James & Anna Eelkema
1952 Country Lane
Oak Harbor, WA 98277-8185

Joan E Waldron
31640 State Route 20, Suite 1
Oak Harbor, WA 98277

Les Schwab Tire Centers of
Washington, Inc
PO Box 5350
Bend, OR 97708

Leslie R Vandervoet
2320 NE Goldie Street
Oak Harbor, WA 98277-2712

Michael O. Bell
230 SE 8th Street
Oak Harbor, WA 98277-3735

Skagit Farmers Supply
PO Box 266
Burlington, WA 98233-0266

Stephen R Anderson
270 SE Barrington Dr, Apt # A303
Oak Harbor, WA 98277-5763

Valdez Trustee Thomas Ronald
11526 E Del Golfo
Yuma, AZ 85367

W.A.D. Investments, LLC
31640 State Route 20, Suite 1
Oak Harbor, WA 98277

CUP 14-02

SE 8th
14