

CITY OF OAK HARBOR  
HEARING EXAMINER

RE: Conditional Use Permit ) CUP-14-02  
Application for )  
Verizon Wireless Telecommunications ) FINDINGS OF FACT,  
CONCLUSIONS OF LAW,  
AND DECISION )

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**SUMMARY OF APPLICATION AND DECISION**

**Application:** The Applicant proposes to construct a new telecommunications tower designed as a 75-foot stealth flagpole installation. Associated improvements include a fenced enclosure and equipment cabinet.

**Decision:** The Hearing Examiner for the City of Oak Harbor hereby grants approval for the requested Conditional Use Permit, subject to the Conditions of Approval recommended by the Development Services Department of the City of Oak Harbor.

**FINDINGS OF FACT**

**INTRODUCTION**

The following Findings of Fact and Conclusions of Law are based upon consideration of the exhibits admitted herein and evidence presented at the public hearing.

I.

**Applicant's Representative:** Glotel, Inc.

**Property Owner:** Skagit Farmers Supply

**Address of Proposal:** 85 SE 8<sup>th</sup> Avenue  
Oak Harbor, WA 98277

**Parcel Number:** S6575-01-000C-1

Comprehensive Plan Designation: Community Commercial

Zoning Designation: Community Commercial [C-3]

Application Presented for Action:

Conditional Use Permit (CUP-14-02), Review Process III  
SEPA [SEP-14-09]

Legal Notices: Published: Notice of Public Hearing, March 18, 2015  
Notice of Application, February 7, 2015

Mailed Notice of Application 300-foot radius March 18, 2015

Posted on subject property: Notice of Application, March 17, 2015

Hearing Date: April 6, 2015

Parties of Record

Verizon Wireless  
3245 -158<sup>th</sup> Avenue SE, MS231  
Bellevue, WA 98008

Sunny Ausink  
Glotel, Inc.  
15375 SE 30<sup>th</sup> Place, Suite 160 Bellevue, WA 98007

Skagit Farmers Supply  
Attn: Brian Dukane  
PO Box 266  
Burlington, WA 98233

Ray Lindenburg, Associate Planner  
Development Services Department

Exhibits

- 1 Staff Report with attached Exhibits
  - 1-1 Conditional Use Application and Applicant Narrative
  - 1-2 Vicinity and Aerial Map
  - 1-3 Zoning Map
  - 1-4 Public Noticing Documents
- 2 Non-Ionizing Electromagnetic Radiation Report, prepared by Glotel, Dec 23, 2014

- 3 Site Plan Packet, prepared by Glotel, Artistic Engineering, includes photo Simulation site before and after views and project drawings
- 4 WA State Department of Archaeology & Historic Preservation letter dated Feb 23, 2015 to Lisa Bebee re: Archaeology-Survey Requested
- 5 Addendum to the Conditional Use Permit Application General Information Form, dated April 6, 2015, submitted by the Applicant at the Public Hearing
- 6 Verizon Wireless letter, dated March 3, 2015, to City of Oak Harbor Planning Department re: Radio Frequency justification for the Barlow site new wireless communication facility, submitted at the Public Hearing by the Applicant
- 7 FAA Determination of No Hazard To Air Navigation, Study issued March 30, 2015, to Jim O'Dowd, Verizon Wireless and submitted at the Public Hearing by the Applicant

## II.

The Development Services Department of the City of Oak Harbor recommended approval of the requested Conditional Use Permit, subject to conditions. The Findings of Fact and Conclusions of Law of the Department are set forth in a Staff Report, Exhibit No.1, dated April 6, 2015, a copy of which is attached hereto and incorporated herein by this reference.

The Findings of Fact set forth by Staff in the Staff Report are supported by the record as a whole. The Applicant's representative, Sunny Ausink, indicated that there were no factual inaccuracies in the Staff Report and indicated no concerns with the recommended Conditions of Approval.

There was no public comment on this proposal either in writing or at the public hearing.

## III.

Any Conclusion of Law which is deemed a Finding of Fact is hereby adopted as such. Based on the foregoing Findings of Fact, now are entered the following

## **CONCLUSIONS OF LAW**

### **I.**

The Hearing Examiner concurs with Staff's review of the Conditional Use Criteria in the Staff Report and with Staff's Recommendation that the Conditional Use Permit Approval is consistent with the Conditional Use Criteria of OHMC 19.67. Subject to the Conditions of Approval attached to the granting of this permit, the proposal is consistent with the Conditional Use Criteria. A Conditional Use Permit should be granted, subject to conditions.

### **II.**

Any Finding of Fact deemed to be a Conclusion of Law is hereby adopted as such. Based on the foregoing Findings of Fact and Conclusions of Law, now is entered the following

## **DECISION**

*The Hearing Examiner for the City of Oak Harbor hereby grants Conditional Use Permit Approval to Verizon Wireless for the construction of a new telecommunications tower to be designed as a 75-foot stealth flagpole installation, addressed as 85 SE 8<sup>th</sup> Avenue, Oak Harbor, WA, parcel S6575-01-000C-1, subject to the following Conditions of Approval:*

1. The project shall be in general conformance with the narrative and application materials, Exhibit 1-1 in the Hearing Examiner file, and abide by conditions and requirements set forth within the Staff Report, a copy of which is attached hereto.
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. The Applicant shall ensure that the site meets or exceeds all criteria and evaluations within the Noise Evaluation Report and Non-Ionizing Electromagnetic Radiation Report [see Exhibit 1-1 and Exhibit 2 in the Hearing Examiner file].
5. Limited expansions or modifications to the facility can be requested through a Type II administrative review process.

6. The Applicant shall apply for and receive any required building permits before commencement of construction activity.
7. The Conditional Use Permit 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. The Applicant shall coordinate with the Washington State Department of Archaeology & Historic Preservation [DAHP] to determine if an archeological survey will be required, and follow all guidelines and requirements set forth by DAHP.

### NOTICE

This approval is subject to all of the above-stated conditions. Failure to comply with them may be cause for enforcement action pursuant to OHMC 19.100. Complaints regarding a violation of the conditions of this permit should be filed with the City of Oak Harbor Development Services Department.

### NOTICE OF APPEAL PROCEDURES FROM FINAL DECISIONS OF

This decision of the Hearing Examiner for the City of Oak Harbor is final ten days after the issuance of this decision unless it is appealed to the Island County Superior Court within ten days of the issuance of this decision, pursuant to 30.70C R.C.W.

DATED this 15<sup>th</sup> day of April 2015.



\_\_\_\_\_  
Michael Bobbink, Hearing Examiner

April 6, 2015

EXHIBIT

#1

**VERIZON WIRELESS TOWER SE 8<sup>th</sup> AVE**  
**Case No. CUP-14-02**  
**Staff Report to Hearing Examiner**

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**APPLICATION:**

The applicant proposes to construct a new Verizon Wireless Telecommunications Tower on a vacant lot located behind Skagit Farmer Supply on SE 8<sup>th</sup> 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 30<sup>th</sup> Place, Suite 160, Bellevue, Washington 98007

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

**Address of proposal:** 85 SE 8<sup>th</sup> 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 8<sup>th</sup> Avenue near its intersection with State Route 20. The parcel is generally flat. Currently, a graveled storage area occupies most of the parcel.

	<b>Existing Land Use</b>	<b>Zoning</b>
<b>North:</b>	Commercial	C-3, Community Commercial
<b>South:</b>	Commercial	C-3, Community Commercial
<b>East:</b>	Commercial	C-3, Community Commercial
<b>West:</b>	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**

EXHIBIT  
#1-1

RECEIVED

DEC 30 2014

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.

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

RECIEVED

DEC 30 2014

CITY OF OAK HARBOR  
DEVELOPMENT SERVICES DEPARTMENT

**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

26 December 2014

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

RECEIVED

DEC 30 2014

CITY OF OAK HARBOR  
DEVELOPMENT SERVICES DEPARTMENT

**Conditional Use Permit (CUP) Application – 85 SE 8<sup>th</sup> 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 8<sup>th</sup> 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](mailto:anations@glotelinc.com)  
(425) 998-3637

# Conditional Use Permit Application for Verizon WA1 Barlow - Narrative Statement

RECEIVED

Address: 85 SE 8<sup>th</sup> Ave, Oak Harbor, WA 98277

DEC 30 2014

CITY OF OAK HARBOR  
PUBLIC WORKS 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 exist then state that none exist.)**

#### **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 8<sup>th</sup> 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 place. 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 8<sup>th</sup> 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.*

**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/ 56575-01-000C-1 located at 85 SE 8<sup>th</sup> 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 8<sup>th</sup> Avenue, Oak Harbor, WA 98277**

**Assessor's Parcel Number(s): 683362/ 56575-01-000C-1**

**Owner Contact Information:**

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

Signed: Brian Dupurine  
Signature of Property Owner or Representative

Dated: 7/28/2014

Phone/Email: bdupur@skagitfarmers.com

RECIEVED

JAN 16 2015

CITY OF OAK HARBOR  
DEVELOPMENT SERVICES DEPARTMENT



**CITY OF OAK HARBOR**  
**Development Services Department**

RECEIVED

**Critical Area Identification Form**

DEC 30 2014

**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.

<b>APPLICANT NAME/CONTACT PERSON</b> (or legal representative): Amanda Nations (Glotel, Inc)	<b>Address:</b> 15375 SE 30th PI, Suite 160 Bellevue, WA 98007
<b>E-mail Address:</b> anations@glotelinc.com	<b>Phone and Fax:</b> (425) 998-3637
<b>PROPERTY OWNER NAME</b> (list multiple owners on a separate sheet): Skagit Farmers Supply	<b>Address:</b> P.O. Box 266 Burlington, WA 98233
<b>E-mail Address:</b>	<b>Phone and Fax:</b> (360) 757-6053 - Brian Dukane

**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.

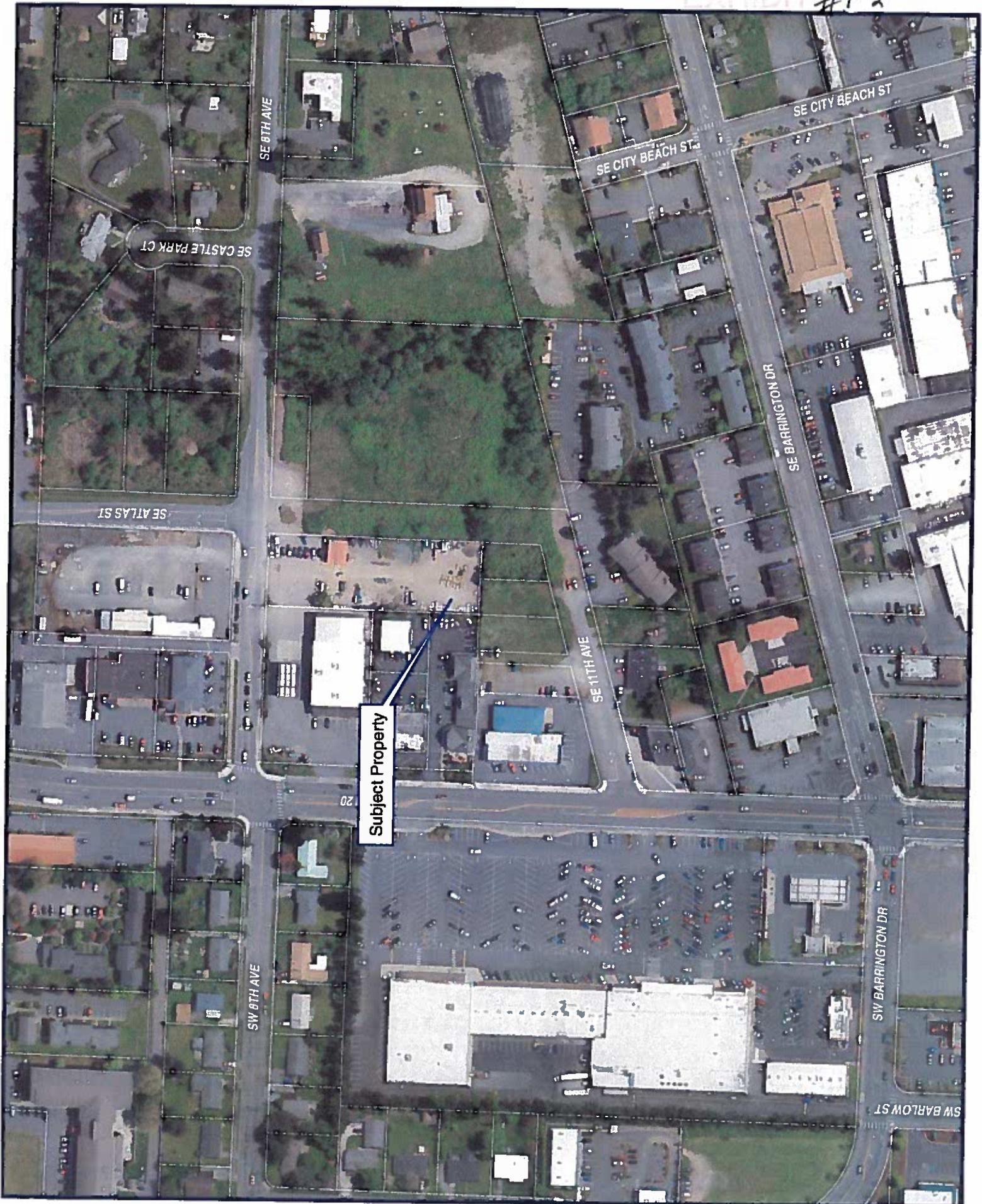
*Amanda Nations*  
 Authorized Signature

12/20/14  
 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	_____

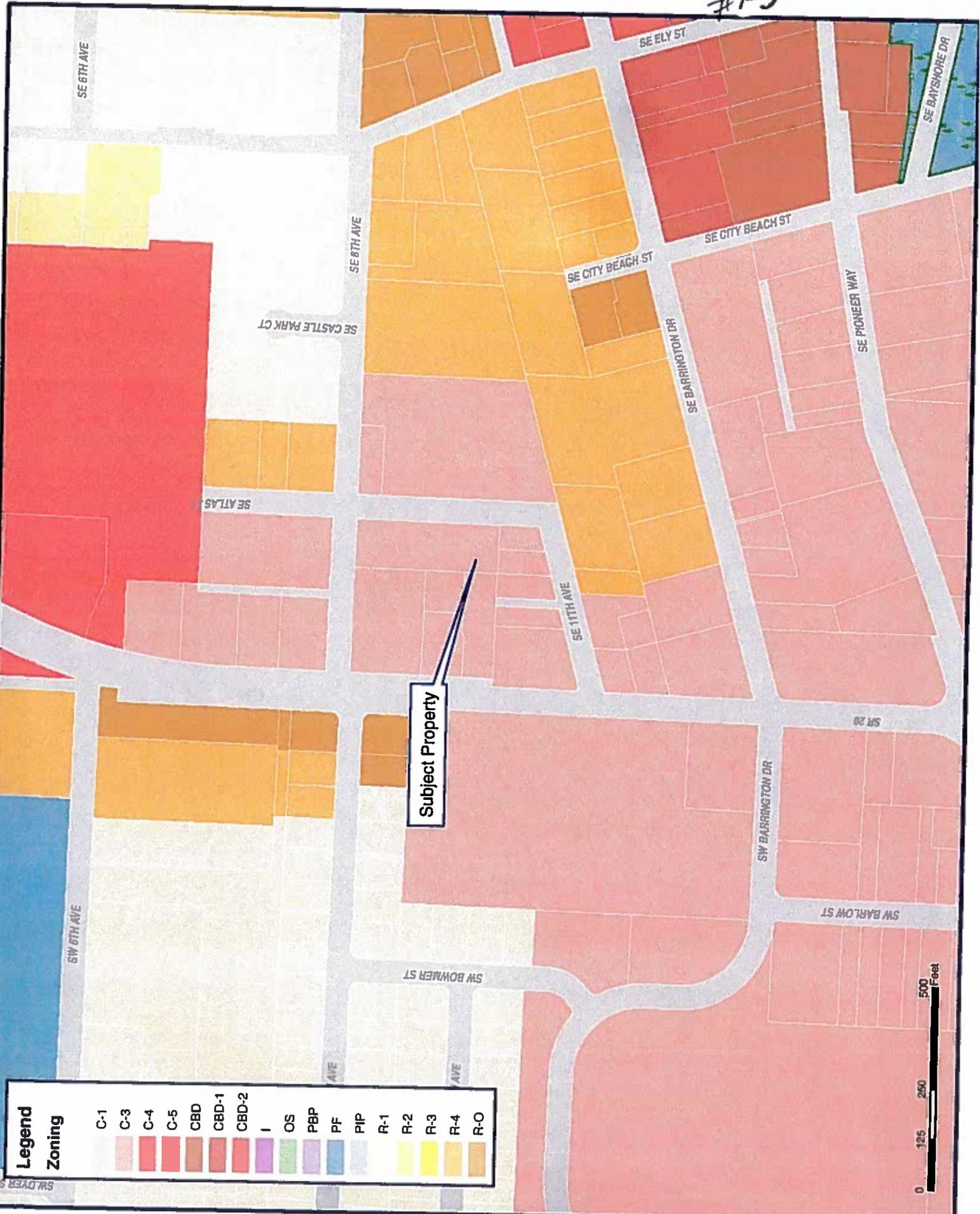
#1-2



Subject Property



#1-3



Legend	
Zoning	
C-1	[Light Pink]
C-3	[Light Orange]
C-4	[Light Red]
C-5	[Light Purple]
CBD	[Light Green]
CBD-1	[Light Blue]
CBD-2	[Light Yellow]
I	[Light Purple]
OS	[Light Green]
PBP	[Light Purple]
PF	[Light Blue]
PIP	[Light Yellow]
R-1	[Light Orange]
R-2	[Light Red]
R-3	[Light Purple]
R-4	[Light Yellow]
R-O	[Light Orange]





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 8<sup>th</sup> Avenue. The property is zoned C3, Community Commercial and permits telecommunication towers to be built as a conditional use<sup>1</sup>.

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 8<sup>th</sup> Avenue Location, 865 SE Barrington Drive, Oak Harbor, WA 98277 or by email to [lbebee@oakharbor.org](mailto:lbebee@oakharbor.org).

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

Lisa Bebee,  
Permit Coordinator

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<sup>1</sup> 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 8<sup>th</sup> 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 5<sup>th</sup> 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 8<sup>th</sup> 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 5<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> 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 6<sup>th</sup> day of February, 2015 in Oak Harbor, Washington.



\_\_\_\_\_  
(Signature of person posting)

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

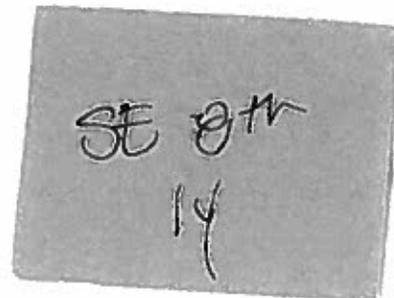
Skagit Farmers Supply  
PO Box 266  
Burlington, WA 98233-0266

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





#2

# NON-IONIZING ELECTROMAGNETIC RADIATION REPORT



RECEIVED  
DEC 26 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 1/3/

## PROJECT SUMMARY

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### 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 <sup>2</sup> )		Results
Uncontrolled / General Population	MPE Limits (mW/cm <sup>2</sup> )	0.5
	MPE Limits (mW/cm <sup>2</sup> )	1.11%
Controlled / Occupational	MPE Limits (mW/cm <sup>2</sup> )	2.3
	MPE Limits (mW/cm <sup>2</sup> )	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:

$$S = EIRP/\pi R^2$$

Where: S = power density (mW/cm<sup>2</sup>)  
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 <sup>2</sup> )
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<sup>[EIRP (dBm)/10]</sup>

**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 <sup>2</sup> )
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 \* log<sub>10</sub>[ERP (watts)] + 30
2. EIRP (dBm) = 1.64 \* ERP (dBm)
3. EIRP (mW) = 10<sup>^[EIRP (dBm)/10]</sup>

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**B Appendix – Supplemental Information**

PROPOSED VERIZON WIRELESS  
36" RF-TRANSPARENT RADOME  
ANTENNAS (1 PER SECTOR, 3 TOTAL)

PROPOSED VERIZON WIRELESS TIA'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  
GPS ANTENNA MOUNTED AT ICE BRIDGE POST  
EQUIPMENT CABINETS (6 TOTAL) MOUNTED ON I-BEAMS ON A PROPOSED 8'-0"X20'-0" CONCRETE PAD

PROPOSED VERIZON WIRELESS OVP UNITS 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

EXISTING CHAIN LINK FENCE W/ PRIVACY SLATS

PROPOSED VERIZON WIRELESS 36" RF-TRANSPARENT RADOME  
ANTENNAS (1 PER SECTOR, 3 TOTAL)

PROPOSED VERIZON WIRELESS TIA'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

Site Commitment Form

Site Name: BARLOW Alternates: 1 Market: SEA 05/28/14

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

Type of space: Interior: x

Building/room size: \_\_\_\_\_

Type of generator: \_\_\_\_\_

Support Structure Type: Monopole: \_\_\_\_\_

Structure Height (not incl. Antennas): 75 Emergency: \_\_\_\_\_ Size: \_\_\_\_\_ Fuel: \_\_\_\_\_

Tower Status: New: \_\_\_\_\_ Existing: X Water Tank: \_\_\_\_\_ Other: \_\_\_\_\_

Type of Equipment: Make: Ericsson Model: RBS6102

RFE Mitigation plan: TCM

# of Spans: \_\_\_\_\_

Antenna Configuration

3 sectors, total of 3 antennas, 12 coax runs \* (2) Integrated hybrid fiber and power cables (1.00" diameter Andrew RFF 16SM-600-41B-APE)

Add (1) RGMDC-3315\_Pf-48 surge protection unit at antennas on the tower (25.66"x15.73"x10.25", 26.9 lbs)

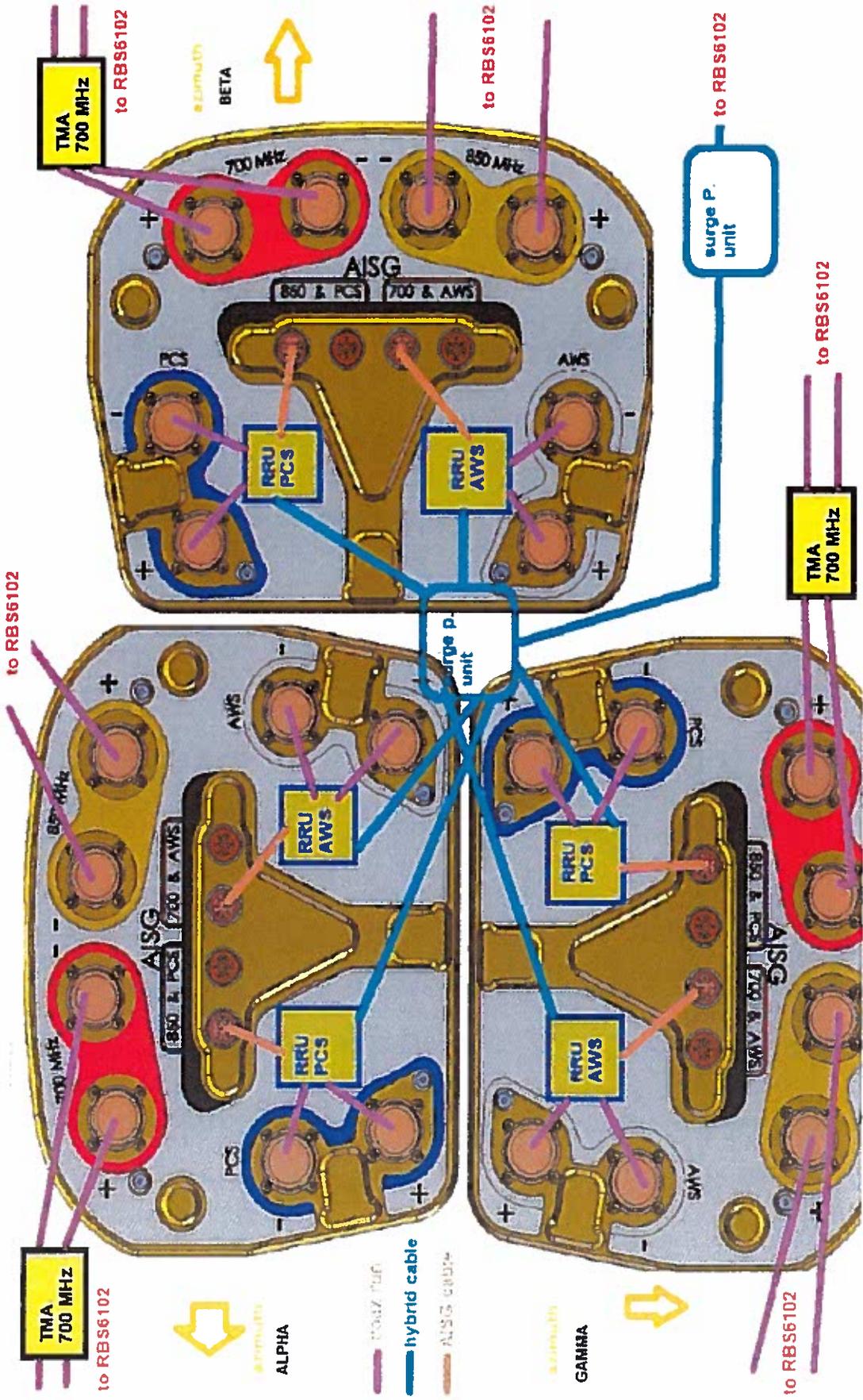
Add (1) RGMDC-3315\_Pf-48 surge protection unit at cabinets (25.66"x15.73"x10.25", 26.9 lbs)

Add (3) Remote Radio Heads units at AWS antennas on the tower (B4 band, HxWxD = 20"x17"x7.2", 50.3 lbs each)

Add (3) Remote Radio Heads units at PCS antennas on the tower (B2 band, HxWxD = 20"x17"x7.2", 50.3 lbs each)

Add (3) TMAs on the tower at 700 MHz antennas (Wastell AW/C-TTMA-700C-VG, H x W x D = 9" x 6.7" x 8.9", 28 lbs each)

Quantity	Manufacturer	Model	Tip height	Inverted?	Downditch	Asimuth	Coax diameter	Coax length
1	QUINTEL	QS6658-2	75 ft		0	320	4 x 7/8" and 2 x 1.00" (hybrid cable)	105
"Alpha" FACE								
downhill brackets								
DUPLER:								
IF DUPLER USED WHICH ANTENNAS TO BE DUPLERED: TX1/RX1 & TX2/RX2								
Quantity	Manufacturer	Model	Tip height	Inverted?	Downditch	Asimuth	Coax diameter	Coax length
1	QUINTEL	QS6658-2	75 ft		0	80	4 x 7/8"	105
"Beta" FACE								
downhill brackets								
DUPLER:								
IF DUPLER USED WHICH ANTENNAS TO BE DUPLERED: TX1/RX1 & TX2/RX2								
Quantity	Manufacturer	Model	Tip height	Inverted?	Downditch	Asimuth	Coax diameter	Coax length
1	QUINTEL	QS6658-2	75 ft		0	200	4 x 7/8"	105
"Gamma" FACE								
downhill brackets								
DUPLER:								
IF DUPLER USED WHICH ANTENNAS TO BE DUPLERED: TX1/RX1 & TX2/RX2								
Quantity	Manufacturer	Model	Tip height	Inverted?	Downditch	Asimuth	Coax diameter	Coax length
1	Lucent	KSZ1079-L112A	no		0	180	Coax diameter 7/8"	Coax length
GPS ANTENNA								





# NOISE EVALUATION 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 1, 2014



EXPIRES 2015-01-31

## PROJECT SUMMARY

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### 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) <sup>1</sup>	Barrier Factor (dB) <sup>2</sup>	Path Factor (dB) <sup>3</sup>	Distance Factor (dB) <sup>4</sup>	A-WSPL (dBA) <sup>5</sup>	10 <sup>(LpIA/10)</sup>
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,  $L_{pCA}$ <sup>6</sup> = 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:

- <sup>1</sup> Section 4.1.1
- <sup>2</sup> Section 4.1.2
- <sup>3</sup> Section 4.1.3
- <sup>4</sup> Section 4.1.4 Equation 2
- <sup>5</sup> Section 4.2
- <sup>6</sup> 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) <sup>1</sup>	Barrier Factor (dB) <sup>2</sup>	Path Factor (dB) <sup>3</sup>	Distance Factor (dB) <sup>4</sup>	A-WSPL (dBA) <sup>5</sup>	10 <sup>(Lp/A/10)</sup>
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,  $L_{pCA}$ <sup>6</sup> = 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:

- <sup>1</sup> Section 4.1.1
- <sup>2</sup> Section 4.1.2
- <sup>3</sup> Section 4.1.3
- <sup>4</sup> Section 4.1.4 Equation 2
- <sup>5</sup> Section 4.2
- <sup>6</sup> 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

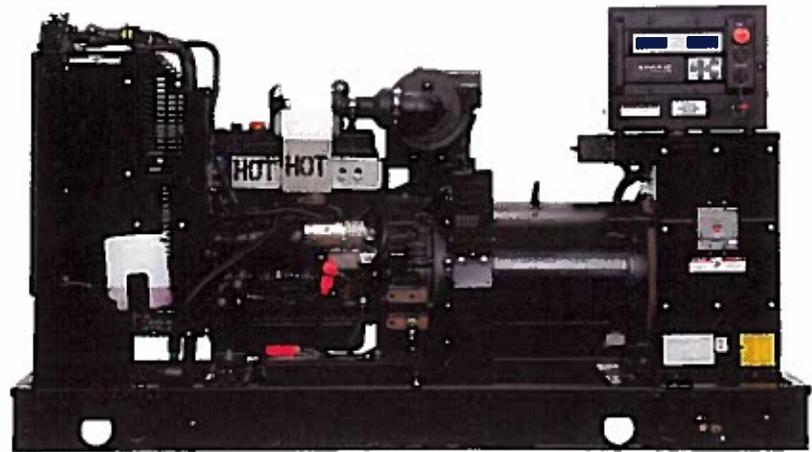
## Industrial Diesel Generator Set

EPA Emissions Certification: Tier 4i

30 kW Diesel

Standby Power Rating  
37.5kVA 30kW 60 Hz

Prime Power Rating\*  
30kVA 24KW 60 Hz

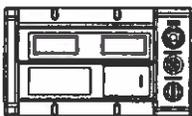
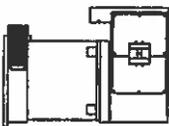
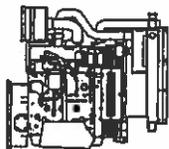
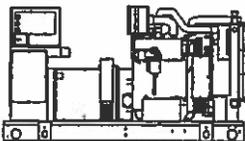


Generator image used for illustration purposes only

\*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
- RHINO COAT 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)

Single-Phase 120/240VAC @1.0pf  
 Three-Phase 120/208VAC @0.8pf  
 Three-Phase 120/240VAC @0.8pf  
 Three-Phase 277/480VAC @0.8pf  
 Three-Phase 346/600VAC @0.8pf

STANDBY			PRIME		
30 kW	Amps:	125	24 kW	Amps:	100
30 kW	Amps:	104	24 kW	Amps:	83
30 kW	Amps:	90	24 kW	Amps:	72
30 kW	Amps:	45	24 kW	Amps:	36
30 kW	Amps:	36	24 kW	Amps:	29

### STARTING CAPABILITIES (sKVA)

#### sKVA vs. Voltage Dip

Alternator	kW	480VAC						208/240VAC					
		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\*

Fuel Pump Lift - in (m)
36 (.9)

Total Fuel Pump Flow (Combustion + Return)
4.5 gph

Percent Load	STANDBY		PRIME		
	gph	lph	Percent Load	gph	lph
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

\* 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 (m <sup>3</sup> /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 <sub>2</sub> O	1.5	1.5

### COMBUSTION AIR REQUIREMENTS

	STANDBY	PRIME
Flow at Rated Power cfm (m <sup>3</sup> /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 <sup>3</sup> /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/normalize 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

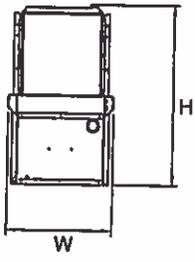
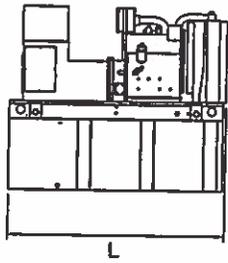
### CONTROL SYSTEM

- 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

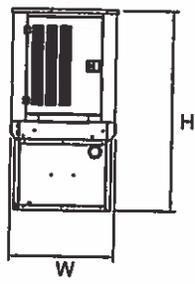
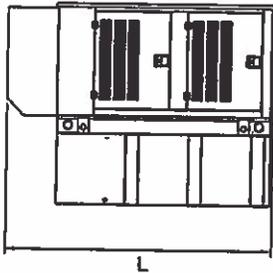
**SD030**

**dimensions, weights and sound levels**



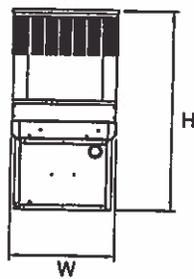
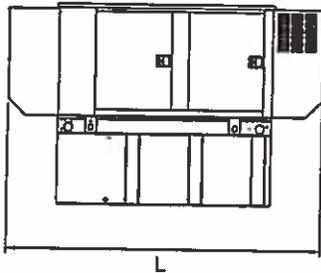
**OPEN SET**

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
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	



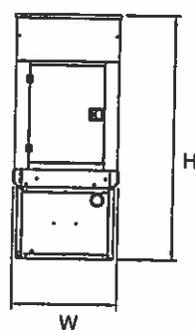
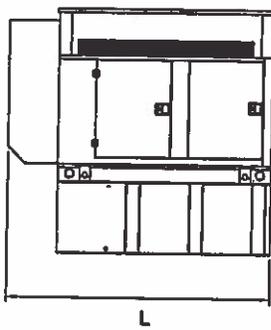
**STANDARD ENCLOSURE**

RUN TIME HOURS	USABLE CAPACITY (GAL)					dBA*
		L	W	H	WT	
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)					dBA*
		L	W	H	WT	
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)					dBA*
		L	W	H	WT	
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
  - Florida DERM/DEP
  - Chicago Fire Code
  - IFC Certification
  - ULC

- OPT
- OPT
- OPT
- CALL
- 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.

2012 W29290 50



# WA 1 BARLOW

85 SOUTHEAST 8TH AVENUE OAK HARBOR WA 98277

REQUESTED

# 3

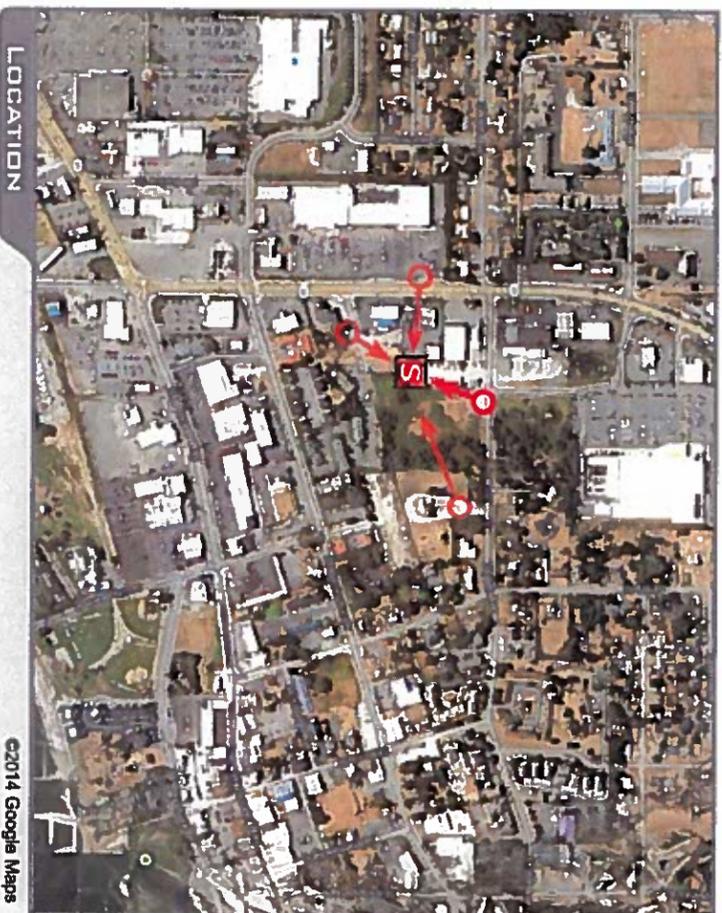


AESims.com  
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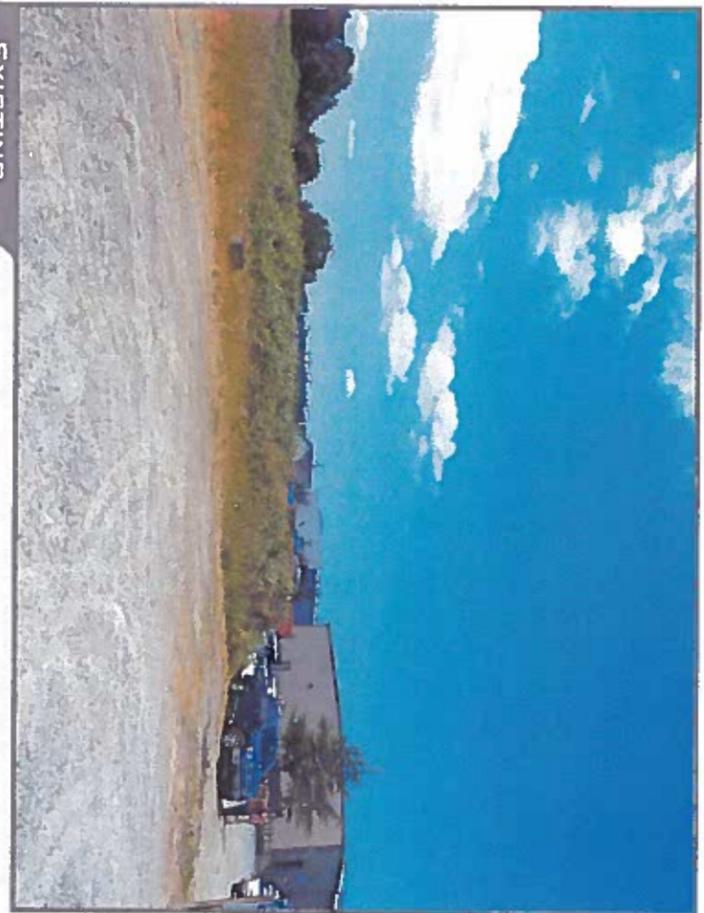
CITY OF OAK HARBOR  
Development Services Department

VIEW 1

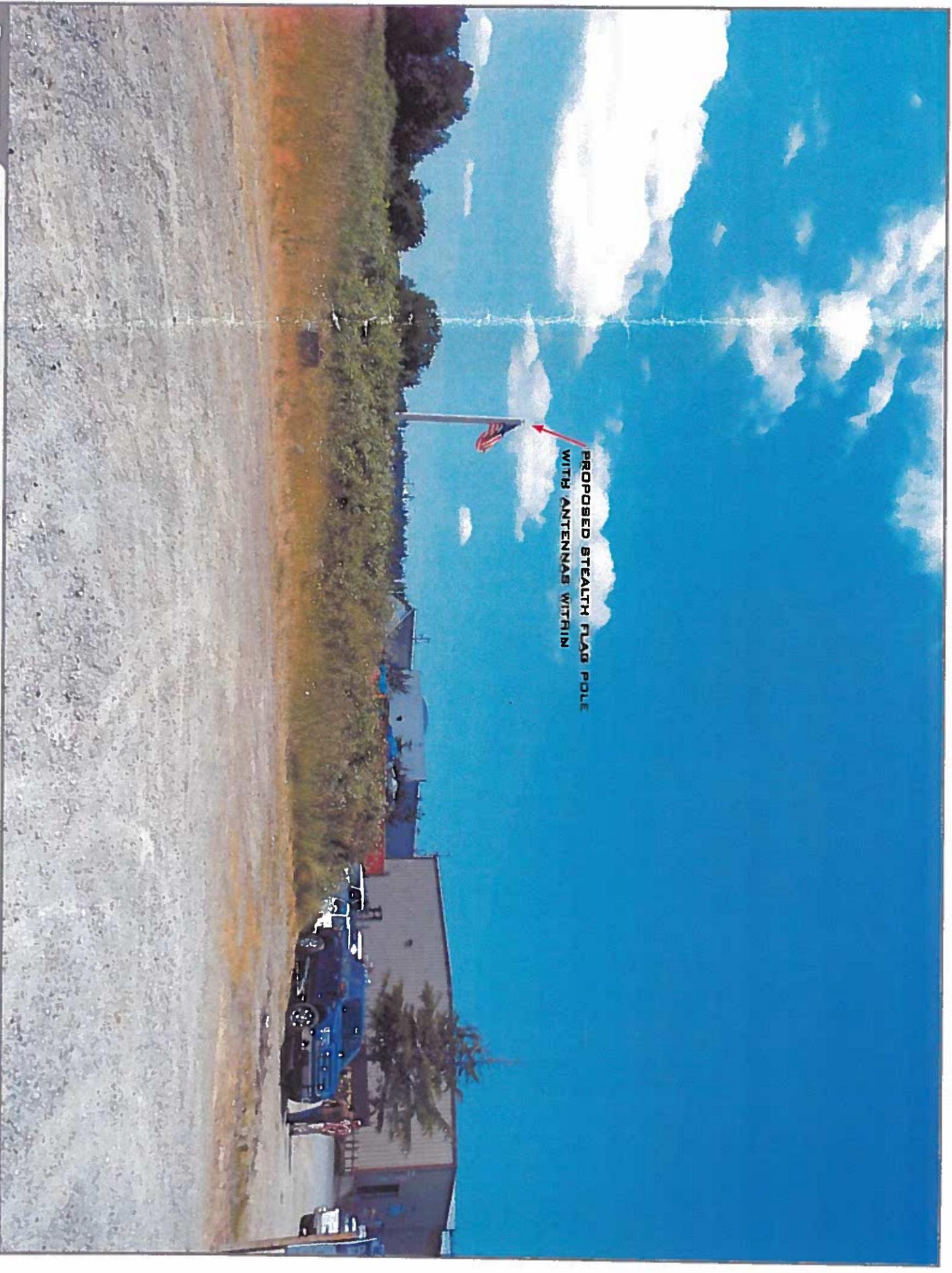


LOCATION

©2014 Google Maps



EXISTING



PROPOSED STEALTH FLAG POLE  
WITH ANTENNAS WITHIN

PROPOSED

LOOKING SOUTHWEST FROM SOUTHEAST 8TH AVENUE



# WA 1 BARLOW

85 SOUTHEAST 8TH AVENUE OAK HARBOR WA 98277

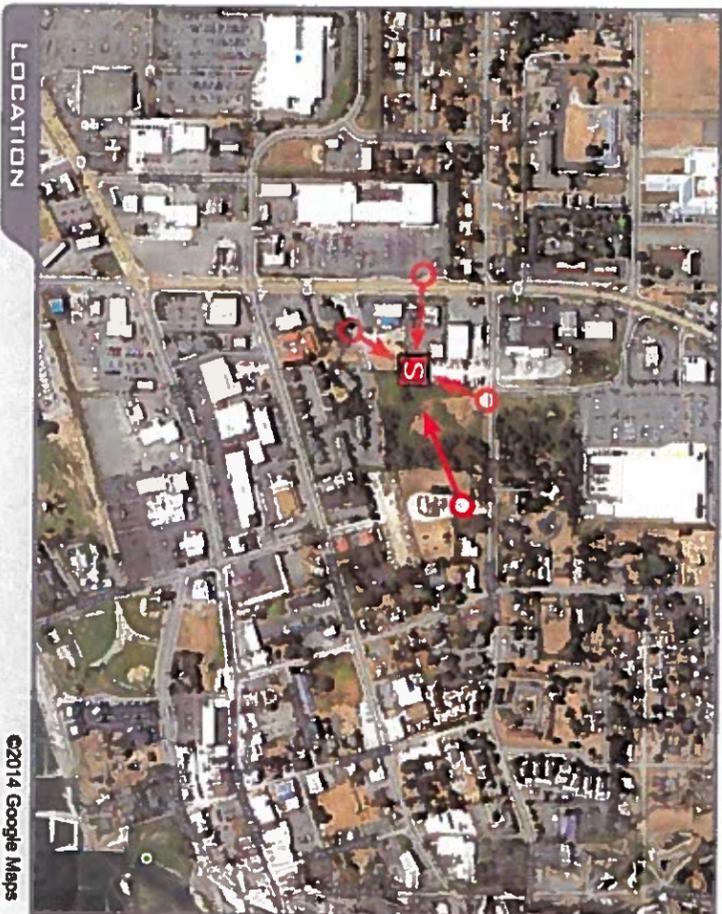
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DEC 30 2014

CITY OF OAK HARBOR  
Development Services Department

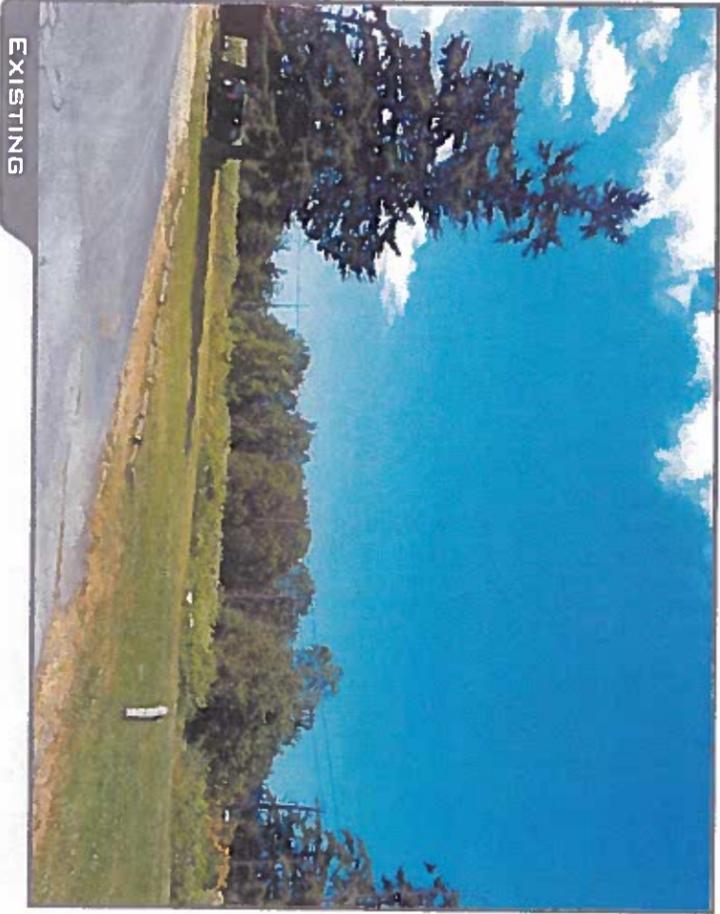


ASims.com  
877.9AE.sims

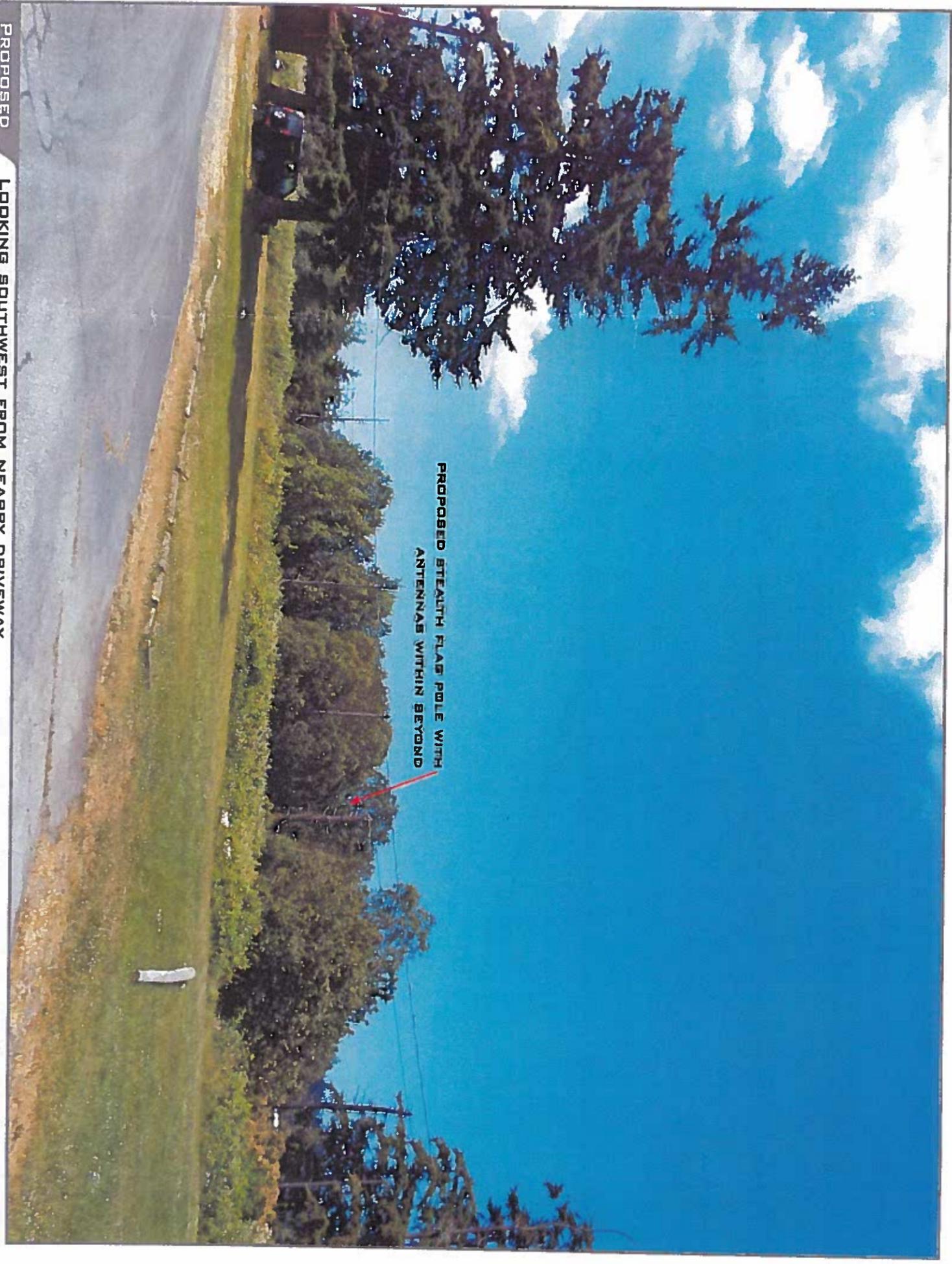


LOCATION

©2014 Google Maps



EXISTING



PROPOSED STEALTH FLAG POLE WITH  
ANTENNAS WITHIN BEYOND

PROPOSED

LOOKING SOUTHWEST FROM NEARBY DRIVEWAY

VIEW 2



# WA 1 BARLOW

85 SOUTHEAST 8TH AVENUE OAK HARBOR WA 98277

DEC 30 2014

CITY OF OAK HARBOR  
Development Services Department

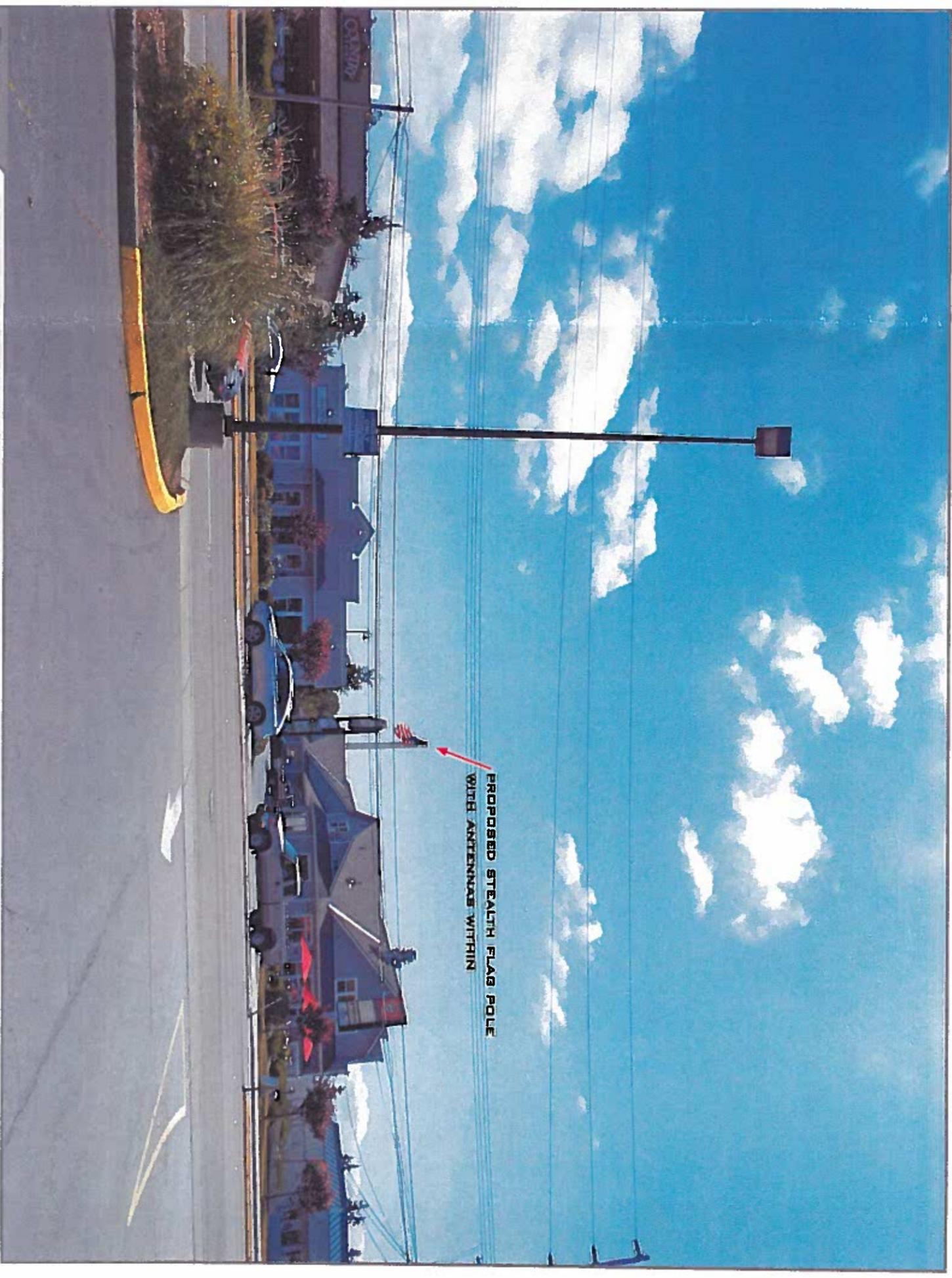
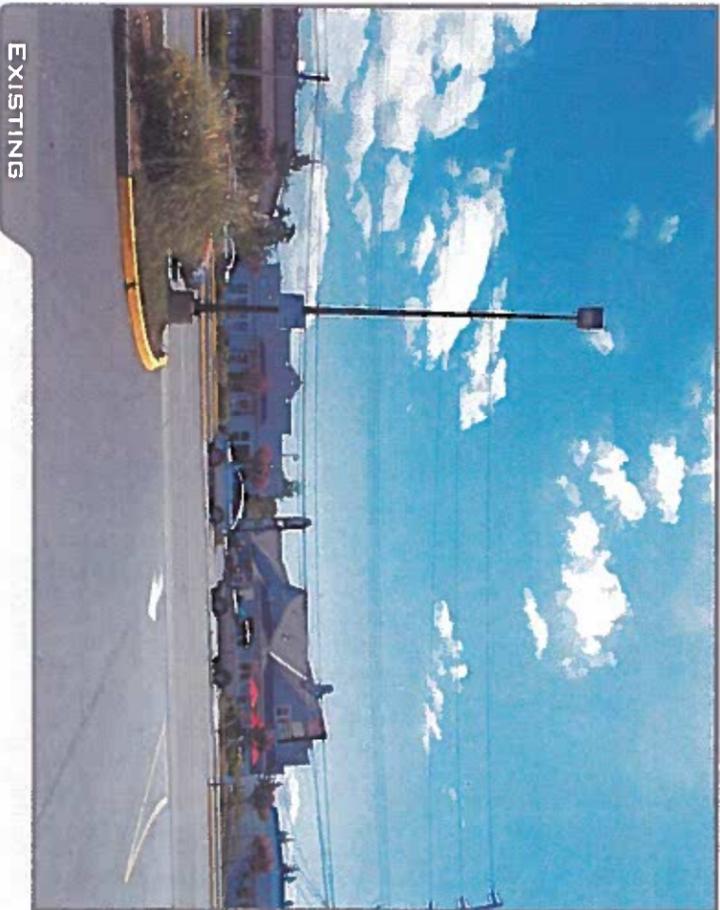


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VIEW 3



©2014 Google Maps



PROPOSED

LOOKING SOUTHEAST ACROSS SOUTH OAK HARBOR STREET



# WA 1 BARLOW

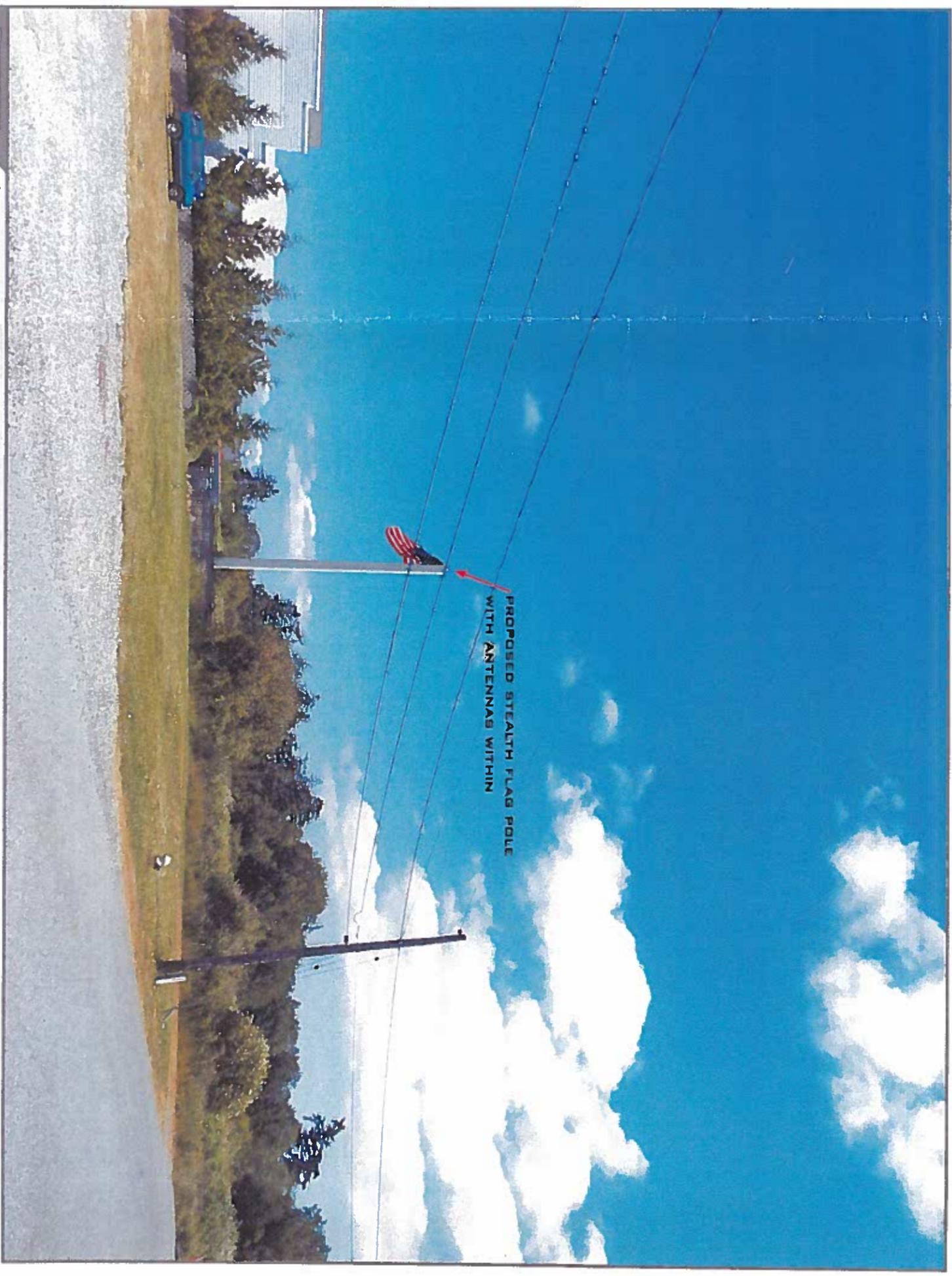
85 SOUTHEAST 8TH AVENUE OAK HARBOR WA 98277

RECEIVER  
DEC 30 2014

CITY OF OAK HARBOR  
Development Services Department



VIEW 4



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



# WA1 BARLOW

85 SE 8TH AVE  
OAK HARBOR, WA 98277

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DEC 30 2014  
CITY OF OAK HARBOR  
Development Services Department



WA1 BARLOW  
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

**PROJECT MANAGER:**  
GLOTEL, INC.  
15400 SE 30TH PL, SUITE 101  
BELLEVUE, WA 98007  
CONTACT: DIANORA MILES  
PHONE: (581) 504-2724

**PROPERTY OWNER:**  
SHAOT FARMERS SUPPLY  
P.O. BOX 266  
BURLINGTON, WA 98213  
CONTACT: BRIAN DWYANE  
PHONE: (509) 757-6053

**SITE ACQUISITION:**  
GLOTEL, INC.  
15400 SE 30TH PL, SUITE 101  
BELLEVUE, WA 98007  
CONTACT: DARRIN KUDRVA  
PHONE: (206) 650-7282

**PERMITTING:**  
GLOTEL, INC.  
15400 SE 30TH PL, SUITE 101  
BELLEVUE, WA 98007  
CONTACT: AMANDA WATSON  
PHONE: (425) 998-5637

### 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' AC. 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.

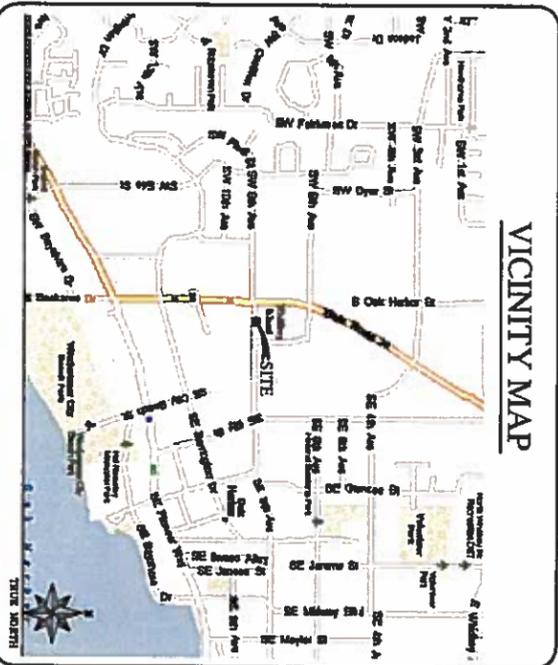
**CODE INFORMATION:**  
ZONING CLASSIFICATION: C-3 COMMUNITY COMMERCIAL  
BUILDING CODE: 2012 IBC  
CONSTRUCTION TYPE: IIB  
OCCUPANCY: U, S-2  
CITY OF OAK HARBOR  
PROPOSED BUILDING USE: TELECOMMUNICATIONS FACILITY

**SITE LOCATION:**  
LATITUDE: 46° 17' 25.1" N (48.290285)  
LONGITUDE: 122° 39' 23.0" W (-122.656396)  
TOP OF STRUCTURE (AGL): 75' (TOP OF PROPOSED ANTENNAS)  
GROUND ELEVATION (MGS): 37'

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

**PARCEL NUMBER(S):**  
683382/56575-01-000C-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 EASTGATE WAY  
TURN LEFT (WEST) ONTO RAMP  
TAKE RAMP (LEFT) ONTO I-90 [MOUNTAINS TO SOUND GREENWAY-I-90]  
TAKE EXIT 10 (RIGHT) ONTO I-405  
TAKE RAMP (RIGHT) ONTO I-405  
AT EXIT 226, TURN OFF ONTO RAMP  
KEEP LEFT TO STAY ON RAMP  
BEAR LEFT (WEST) ONTO WA-536 [E KINCAID ST]  
TURN RIGHT (NORTH) ONTO WA-536 [E 1ST ST]  
KEEP RIGHT (WEST) ONTO WA-536 [W DIVISION ST]  
TURN LEFT (SOUTH) ONTO WA-20 [MEMORIAL HWY]  
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

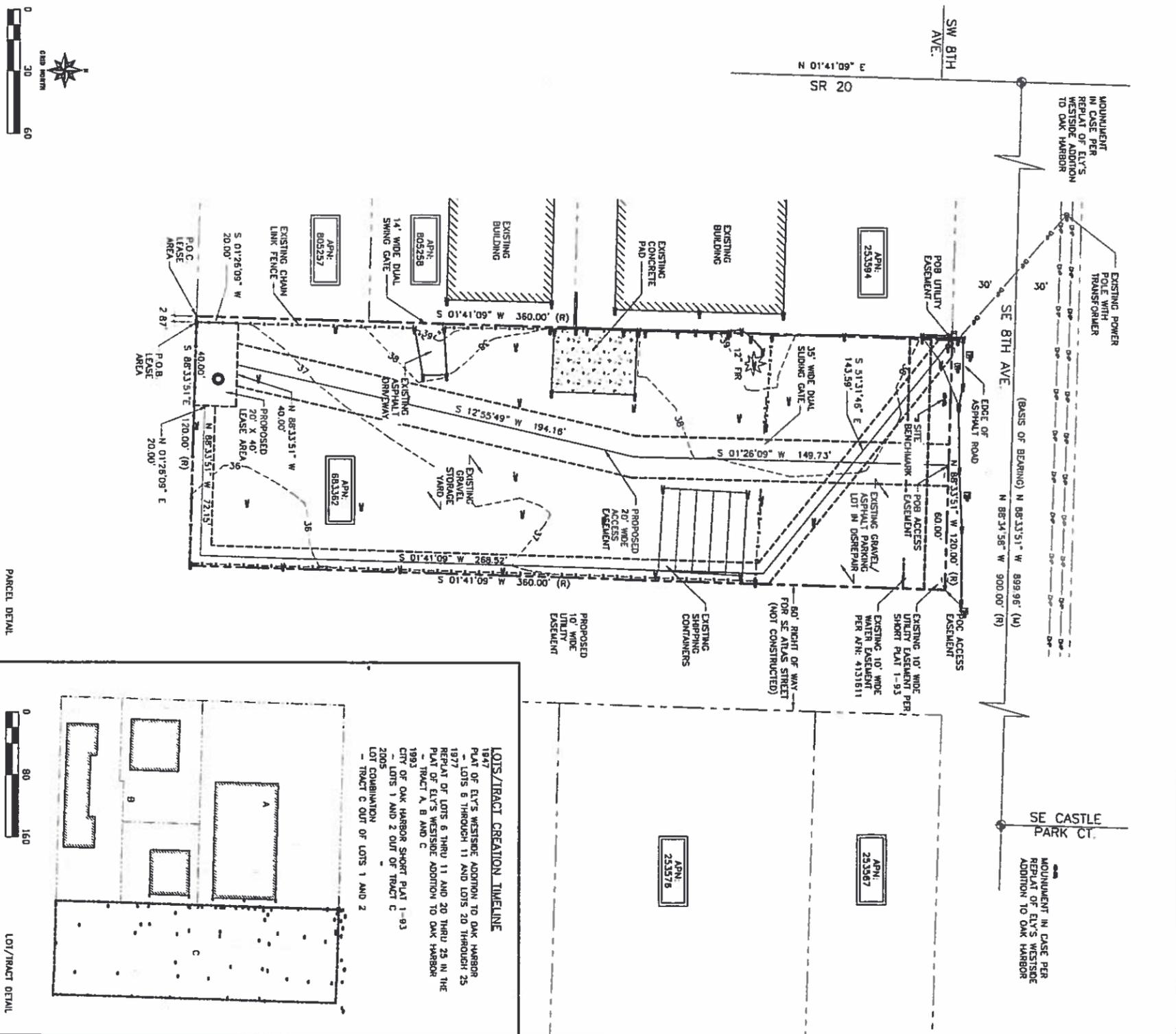
REV.	DATE	DESCRIPTION	BY
1	07/27/14	ISSUED FOR 100% TO REVIEW	RD
0	07/27/14	ISSUED FOR 100% TO REVIEW	RD
1	12/15/14	REVISED FOR 100% TO REVIEW	AF

TITLE SHEET

SHEET  
**T-1**

GLOTEL PROJECT #:  
14925

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



**SERVIENT 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.

**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°31'46" E A DISTANCE OF 143.59 FEET;  
THENCE N 88°33'51" W PARALLEL WITH AND DISTANT 5 FEET WESTERLY OF  
THE EAST MARGIN OF SAID PARCEL C A DISTANCE OF 268.52 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 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 ALONG THE NORTH MARGIN OF SAID PARCEL C A DISTANCE  
OF 80.00 FEET TO THE POINT OF BEGINNING;  
THENCE S 01°28'09" W A DISTANCE OF 149.73 FEET;  
THENCE S 17°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 01°28'09" E A DISTANCE OF 20.00 FEET;  
THENCE N 88°33'51" W A DISTANCE OF 40.00 FEET TO THE POINT  
OF BEGINNING.

**PROJECT INFORMATION:**  
SITE NAME: BARLOW  
SITE ADDRESS: 85 SE 8TH AVE,  
OAK HARBOR, WA 98277  
OWNER'S NAME: SNAOUT FARMERS SUPPLY  
OWNER'S ADDRESS: P.O. BOX 266  
BURINGTON, WA 98233  
PARCEL NUMBER(S): 883382  
PARCEL AREA: 43200 SQ. FT.  
1.0 ACRES  
PROJECT LEASE AREA: 800 SQ. FT.

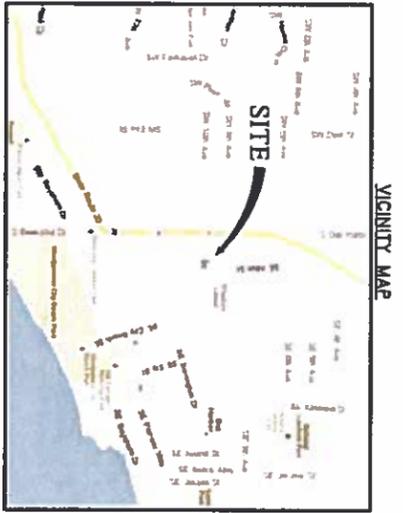
**ANTENNA COORDINATES:**  
48° 17' 25.1" N (48.290295° N)  
127° 38' 23.0" W (122.65396° W)

**GROUND ELEVATION:**  
37' CENTER OF PROPOSED MONOPOLE  
WSDOT GR1620-40 EL-88.39' (KAWD88)

**ORIGINAL BENCHMARK:**  
WSDOT IN 17 BRASS DISC SET IN  
CONCRETE WALK IN SW CORNER OF SR-20  
& E WHIDBEY 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.  
N 88°33'51" W BETWEEN SR 20 AND SE  
CASTLE PARK CT ALONG 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 OF 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.



**LEGEND:**  
SUBJECT BOUNDARY LINE  
SECTIONAL BREAKDOWN LINE  
OVERHEAD POWER LINE  
CHAIN LINK FENCE

TRANSFORMER  
LIGHT STANDARD  
POWER VAULT  
POWER METER  
UTILITY HOLE  
HOSE BIB  
WATER BLOWOFF  
TELEPHONE VAULT  
WATER VALVE  
ELECTRICAL JUNCTION BOX  
TELEPHONE-RISER  
GAS VALVE  
STOP LIGHT CONTROL BOX  
556.00 HEIGHT INDICATOR  
POWER MAIN HOLE  
GAS METER

FIRE HYDRANT  
GATE VALVE  
WATER METER  
FIRE STAND PIPE  
CATCH BASIN  
IRRIGATION CONTROL VALVE  
FOUND MONUMENT  
TOWER  
SANITARY SEWER MANHOLE  
UTILITY BOX  
SEPTIC MANHOLE  
STORM DRAIN MAN HOLE  
STREET LIGHT  
TRAFFIC LIGHT  
WATER MANHOLE  
SANITARY SEWER CLEANOUT

**TREE LEGEND:**  
ELEVATION AT TREE  
TOP (IF MEASURED)  
12" MAPLE  
EVERGREEN TREE  
TREE SIZE (IN) &  
SPECIES...TYPICAL  
NOTE: DUMP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE  
TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT  
3.5 TO 4 ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE  
ONLY AND OTHER TREES & VEGETATION MAY EXIST.

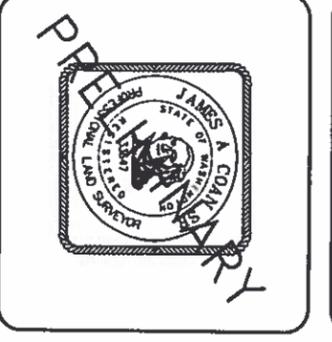
**BOUNDARY DISCLAIMER:**  
THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY SUBJECT  
PROPERTY LINES ARE DEPICTED USING FIELD FOUND EVIDENCE AND  
RECORD INFORMATION.

**SURVEYOR'S NOTES:**  
1) TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE  
COMPANY, COAKAMBLE NUMBER 3003533-00017236, DATED  
JUNE 20, 2014.  
2) LATITUDE AND LONGITUDE TAKEN AT CENTER OF PROPOSED  
ANTENNA STRUCTURE.  
3) MAGNETIC DECLINATION OF 1°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 ±15 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 WARRANT THE ACCURACY OF THE  
LOCATIONS SHOWN OF THE UTILITIES. 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  
NO RESPONSIBILITY OF THE CONTRACTOR AND/OR REPLACEMENT ASSUMES  
NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND  
UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE  
NOT SHOWN ON THE MAP.



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

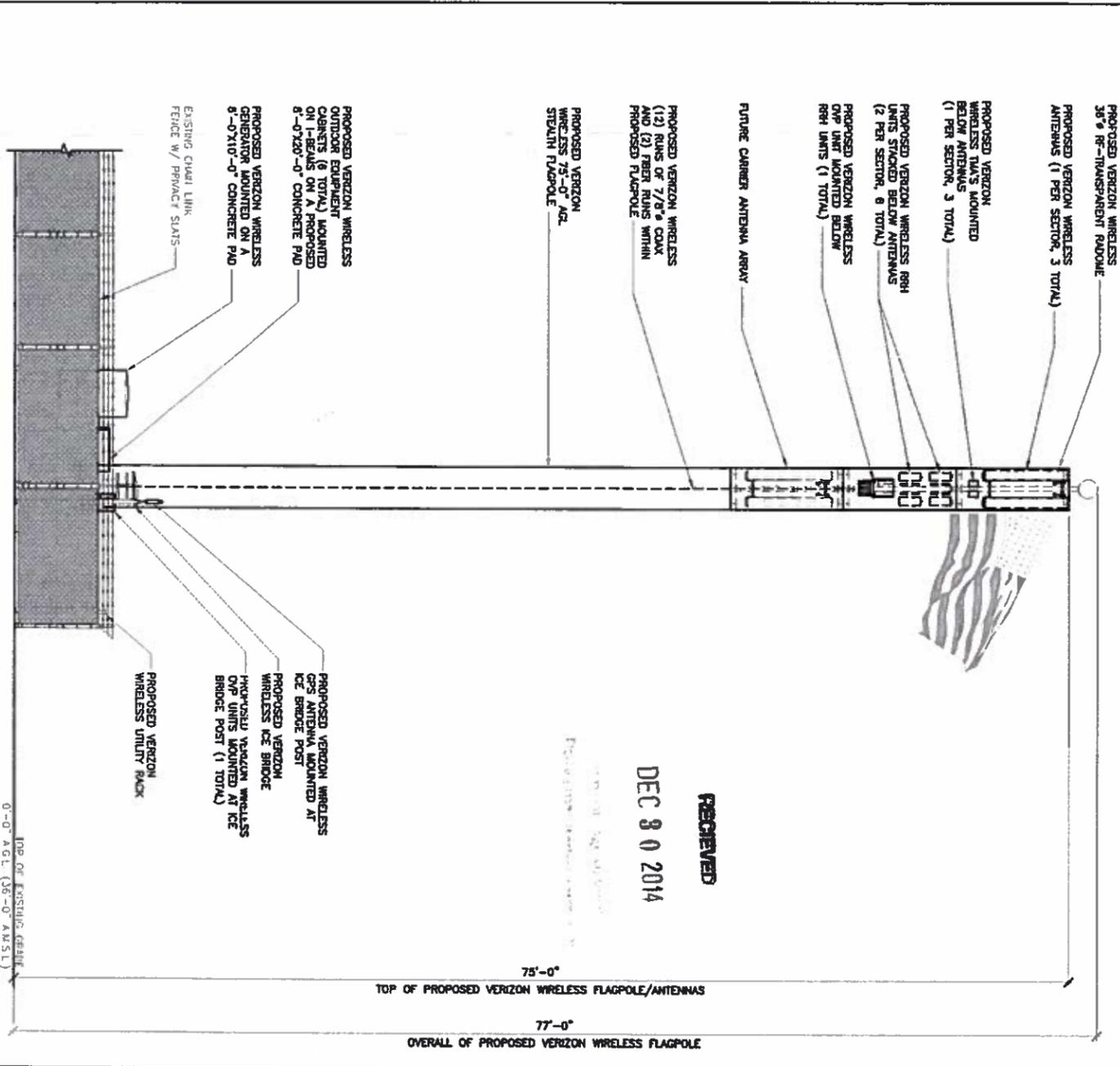
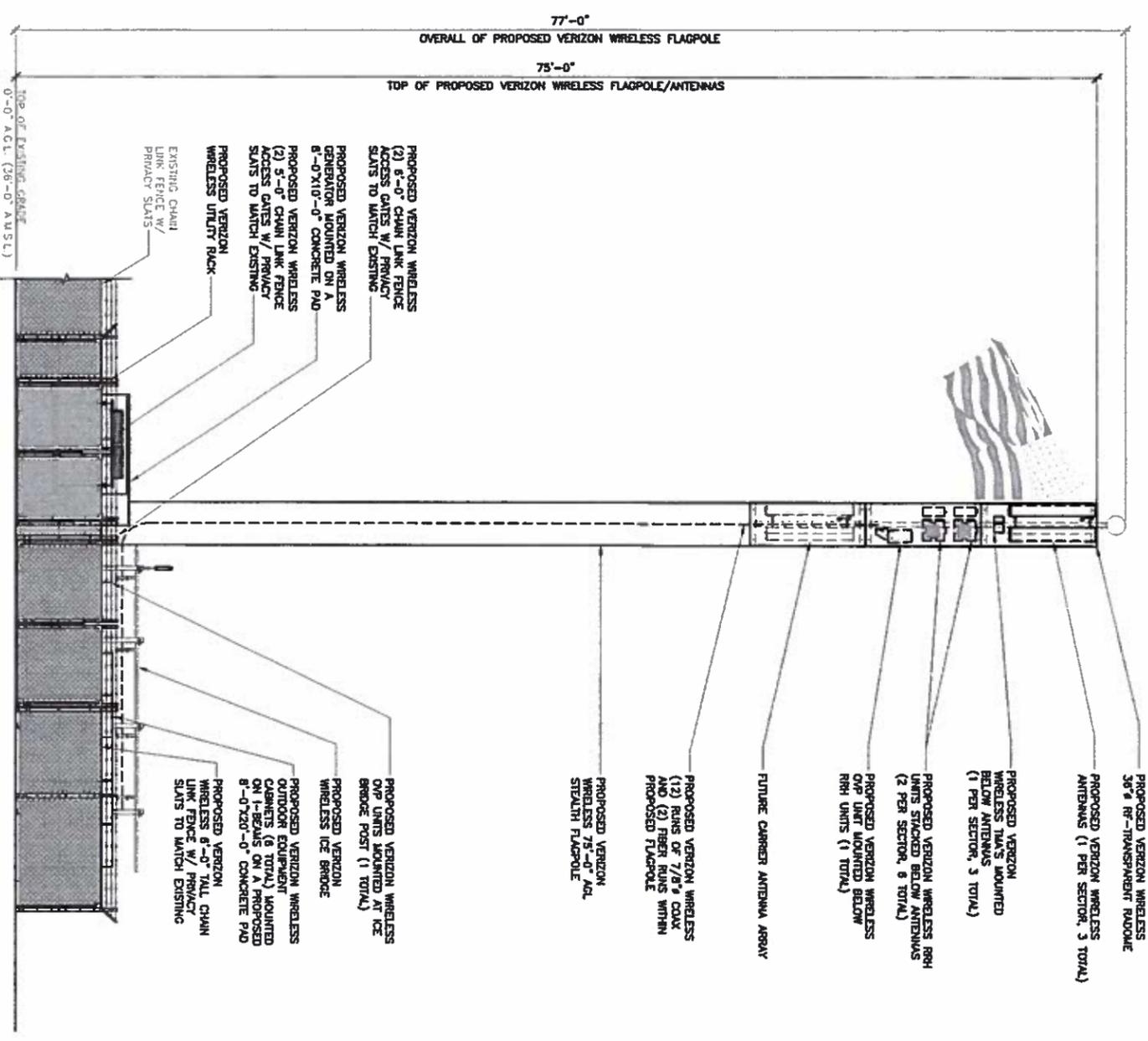


**REVISIONS**

REV.	DATE	DESCRIPTION	BY
A	06/20/14	INITIAL DRAWING	DB
B	08/20/14	WORK SHEET PER REDLINES	JFB
C	12/01/14	UPDATE LEASE AREA LEGAL DESC.	DB

TITLE  
EXISTING SITE SURVEY  
SHEET  
LS-1  
PROJECT #:  
J4925

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



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24"x36" SCALE 3/16" = 1'-0"  
11"x17" SCALE 3/32" = 1'-0"  
PROPOSED NORTH ELEVATION 2

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



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

**WA1 BARLOW**



REV	DATE	DESCRIPTION	BY
1	07/27/14	ISSUED FOR PERMITS	MLD
2	07/27/14	ISSUED FOR PERMITS	MLD
3	12/11/14	REVISED FOR 100% PERMITS	MLD

TITLE  
PROPOSED NORTH & WEST ELEVATIONS

SHEET  
**A-3**

GLOTEL PROJECT # 14925



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

EXHIBIT

#4

RECEIVED

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](mailto:Gretchen.Kaehler@dahp.wa.gov).

Sincerely,



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

#5  
CUP 14-02

**CONDITIONAL USE PERMIT APPLICATION FOR  
A WIRELESS COMMUNICATIONS FACILITY**

Submitted to the City of Oak Harbor  
April 6, 2015

EXHIBIT

**1. GENERAL INFORMATION**

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**Applicant:** Verizon Wireless  
3245 158<sup>th</sup> Ave SE, MS231  
Bellevue, WA 98008

**Site Name:** VZW WA-1 Barlow

**Representative:** Glotel, Inc.  
Sunny Ausink, Land Use Planner  
15375 SE 30<sup>th</sup> Place, Suite 160  
Bellevue, WA 98007  
Email: sausink@glotelinc.com  
Phone: (425) 984-3763

**Owner Information:** Skagit Farmers Supply  
P.O. Box 266  
Burlington, WA 98233  
(360) 757-6053 – Brian Dukane

**Project Address:** 85 SE 8<sup>th</sup> Ave  
Oak Harbor, WA 98277

**Map & Tax Lot:** S6575-01-000C-1

**Legal Description:** Please see Legal Description

**Comp. Plan Classification:** Community Commercial (CC)

**Zoning District:** C-3 (Community Commercial)

Sunny Ausink, Glotel Inc., is submitting this application on behalf of the applicant, Verizon Wireless; and the underlying property owner, Skagit Farmers Supply.

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## **2. PROPOSAL**

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The applicant proposes a new wireless telecommunications facility at 85 SE 8<sup>th</sup> Ave, Oak Harbor, WA (the "Property"). The Property is zoned C-3 (Community Commercial) and is currently a vacant property behind Skagit Farmer Supply.

The proposal by Verizon Wireless consists of the construction of a 75' stealth flagpole with (3) panel antennas concealed within its structure, as well as the installation of (6) outdoor equipment cabinets and (1) generator mounted on concrete pads located within a proposed 20' X 40' fenced lease area. See *Site Plans*. Access to the tower and equipment will be from SE 8<sup>th</sup> via an existing gravel/asphalt parking lot. See Sheet A-1 of *Site Plans*. The planned service coverage improvement will occur for residential areas within an area roughly located east to Midway Road, west to SW Fairhaven Drive, north to SE 3<sup>rd</sup> Avenue, and south to SE Bayshore Drive.

The compound area will be surrounded by a 6' tall chain link fence, which will contain the proposed six (6) equipment cabinets, generator, and stealth flagpole. Please see *Photo Simulations*.

## **3. APPLICATION SUBMITTAL REQUIREMENTS**

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Verizon's proposal complies with all six criteria for conditional use approval, as well as the applicable chapters of the City of Oak Harbor Municipal Code (OHMC) and the Oak Harbor Comprehensive Plan. These requirements are addressed in the order laid out below.

### **Chapter 19.29 Wireless Communication Facilities**

#### **19.29.010 Purpose**

#### **19.29.050 Development standards for monopole I.**

#### **19.29.060 Development standards for monopole II.**

#### **19.29.070 Additional permit criteria for monopole I and monopole II.**

#### **19.29.080. Exemption.**

#### **19.29.090 Obsolescence.**

### **19.67 Conditional Uses**

#### **19.67.030 Criteria.**

#### **19.67.040 General conditions.**

### **Oak Harbor Comprehensive Plan**

#### **Utilities Element – Goal 4**

#### **Land Use – Goal 14**

#### **Urban Design Element – Goal 11**

## **Chapter 19.29 – Wireless Communication Facilities**

**19.29.010 Purpose.** In addition to the general purposes of the comprehensive plan and this title, this chapter is included in order to provide for a wide range of locations and options for wireless communications providers while minimizing the unsightly characteristics associated with wireless communications facilities and to encourage creative approaches in locating wireless communication facilities which will blend with the surroundings of such facilities.

*Response:* Verizon Wireless is proposing to install a 75' stealth flagpole with (3) antennas concealed within the structure. The proposed equipment shelter and generator will be surrounded by a 6' high chain-link fence that will match the existing fence on the site. The proposed location is a vacant lot behind the Skagit Farmer Supply. The proposed facility is adjacent to commercially zoned property, but the fenced compound and flagpole will not be visually obtrusive to the surrounding properties. Please refer to the Photo Simulations. The monopole will be set back 349'-6" from SE 8<sup>th</sup> Ave. It will be set back 90' from the east property line and 30' from the west property line. The proposed facility will be consistent with the character of the neighborhood in which it is built and will not negatively impact the surrounding properties.

### **19.29.020 Development standards for micro-facilities.**

*Response:* Micro-facilities consists of antennas equal to or less than four feet in height. Verizon Wireless is proposing a stealth flagpole, which is a monopole I facility. Therefore, the standards in this section are not applicable.

### **19.29.030 Development standards for mini facilities.**

*Response:* Mini-facilities consists of antennas equal to or less than 10 feet in height or a parabolic antenna up to one meter in diameter. Verizon is proposing a 75' stealth flagpole, which is a monopole I facility. Therefore, the standards in this section are not applicable.

### **19.29.050 Development standards for monopole I.**

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

*Response:* The proposed wireless communication facility will not be located in an industrial zone. Within the desired coverage area (see Search Ring), there are no parcels zoned Industrial. The proposed site is the only location that will provide Verizon with the desired coverage to improve customer's service and reduce dropped calls. Please refer to **Radiofrequency Justification Letter and Propagation Maps**.

#### **(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. However, the chosen location and height is the least invasive wireless facility design, and the only location that will achieve the desired coverage objective. The desired coverage objective is within an area with few existing above ground structures that would achieve the improved service and reduction in dropped calls desired by this Verizon Wireless proposal. The proposed location will improve coverage for the area located east to Midway Boulevard, west to SW Fairhaven Drive, north to SE 3<sup>rd</sup> Avenue, and south to SE Bayshore Drive. Please refer to the **Radiofrequency Justification Letter & Propagation Maps**.

**(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 is not applicable as the proposed wireless communication facility will not be located in a residential, residential office, neighborhood commercial or central business district zone. The location proposed by Verizon is the C-3 zone of the City of Oak Harbor.

**(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'. This height of the proposed wireless communication facility is the minimum necessary for the network to seamlessly function and achieve the desired coverage objective. Moreover, it is the least invasive wireless facility design, which will blend with its physical surroundings. Please refer to the Radiofrequency Justification Letter & Propagation Maps.

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

*Response:* This is not a proposed co-location because to achieve the desired coverage objective, there are no other structures or towers in the area of a sufficient height with the necessary geometry to achieve the same quality and consistency of coverage. However, the proposed design includes space for future co-location. Please refer to the Radiofrequency Justification Letter & Propagation Maps.

**(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 19.48 OHMC and this chapter.**

*Response:* The proposed equipment and equipment cabinets associated with the proposed stealth flagpole will be concealed within a 6' high chain link fence with privacy slats, which will match an existing chain link fence. The power and Telco connections for the wireless facility will be run underground. Please refer to Site Plans for more details.

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

*Response:* 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.

**(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 stealth flagpole is not adjacent to a single-family zone. Therefore, this setback requirement is not applicable.

**19.29.060 Development standards for monopole II.**

*Response:* This section of code is not applicable because the proposed wireless communication facility is not considered to be a monopole II. Pre the **Pre-Application Meeting Summary Letter**, the proposed wireless facility is considered to be a Monopole I facility.

**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 (3) panel antennas will be concealed within the proposed stealth flagpole. Therefore, the antennas will not extend above the supporting structure and will not add more than 15' to the height of the structure. Please refer to the Site Plans.

- (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.**

*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, which will match an existing chain link fence, as screening for the equipment. Per the **Pre-Application Summary Meeting Letter**, there will be at least a 35' setback from the right-of-way of SE Atlas Street. Please refer to **Site Plans**. All of these measures ensure that the facility will blend with its surroundings and will be the least obtrusive design on the surrounding area. Moreover, Verizon Wireless needs this location and height in order to provide its customers with the improved service coverage needed to reduce dropped calls and service gaps. Please refer to **Radiofrequency Justification Letter and Propagation Maps**.

- (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:* Verizon Wireless is proposing to install (6) equipment cabinets mounted on a concrete pad. These cabinets will be located within a 20' X 40' fenced lease area. As described previously, 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.

- (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 as measured from the nearest property line. Please refer to the **Noise Report** for more information on this proposal's compliance with noise requirements.

- (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:* Please refer to the *Non-Ionizing Electromagnetic Radiation Report (NIER)* report, which shows that the Verizon proposal complies with current FCC and municipal guidelines for human exposure.

- (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.**

*Response:* Please see attached FAA Determination, which shows that the Verizon Wireless proposal will not interfere with the safe operation of aircraft or deny the existing operational capability of Ault Field.

#### **19.29.080. Exemption.**

The following are exempt from the requirement of a conditional use permit, and shall be considered a permitted use in all zones where wireless and attached wireless communications facilities are permitted: **Minor modifications of existing wireless communications facilities and attached wireless communications facilities, whether emergency or routine, so long as there is little or no change in the visual appearance. Minor modifications are those modifications, including the addition of antennas, to conforming wireless and attached wireless communications facilities that meet the performance standards set forth in this chapter.**

*Response:* This is not applicable because the proposal does not qualify as an exemption under the above listed requirements. Verizon Wireless is proposing a new wireless communication facility, which will be a monopole I structure. Within the desired coverage area, there were no existing structures or towers suitable for co-location, which would provide the height or coverage area necessary to improve service for customers. Please refer to the **Radiofrequency Justification Letter & Propagation Maps**.

#### **19.29.090 Obsolescence.**

**A wireless communications facility or attached wireless communications facility shall be removed by the facility owner within six months of the date it ceases to be operational or if the facility falls into disrepair**

*Response:* Verizon Wireless understands that any wireless communication facility that ceases operation or falls into disrepair shall be removed within six months.

**19.67 Conditional Uses**

**19.67.030 Criteria.**

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

- 1. All special conditions for the particular use are met;**

*Response:* The proposed project is consistent with the Conditional Use criteria and special conditions of the City of Oak Harbor Municipal Code as it applies to wireless communications facilities. The facility will not be detrimental to the surrounding area as it is a passive, unmanned use, which will provide improved beneficial wireless communications service to the area. Please refer to *the Radiofrequency Justification Letter and Propagation Maps and the Photo Simulations.*

- 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 noise levels produced by the equipment will be within the allowable parameters, as shown in *the Noise Report.* Light required to illuminate the flag will be directed away from adjacent properties. The proposed equipment cabinets will be mounted on a 20' X 8' concrete pad and the proposed generator will be mounted on a 4' X 10' concrete pad, which will do little to impact the topography or cause soil erosion on the site or adjacent properties. Please refer to the *Site Plans.*

- 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).**

**19.44.100 Minimum parking space standards**

Use	Required Parking
Residential, single-family	Two per dwelling
Residential, duplex	Two per dwelling
Residential, multiple	One and one-half per dwelling unit
Three or more bedroom dwelling unit	Two per three or more bedroom dwelling unit. In addition, multifamily projects with eight or more units shall provide one visitor parking space for each eight units.

Use	Required Parking
Banks	One per 400 square feet of gross floor area, plus employee parking
Bed and breakfast inns and rooms	Two for primary resident or on-site manager plus one for each guest room
Bowling alleys	Four per alley, plus employee parking
Churches, auditoriums and similar enclosed places of assembly	One per four seats and/or one per 30 square feet of assembly space without fixed seats
Skilled nursing facilities	One per five beds, plus owner and employee parking
College	One space per 200 square feet of classroom space
Assisted living facilities	Minimum of 0.8 spaces per unit, with a maximum of one and one-half spaces per unit
Food and beverage places with sales and consumption on premises	One per three seats, plus one space for every two employees on the largest shift
Furniture, appliance, hardware, clothing and shoe stores, personal service stores such as beauty parlors, barbershops and physical fitness centers	One per 600 square feet gross floor area, plus employee parking
Gasoline stations	15 spaces, including pump and service area
Hospital	One per two beds, excluding bassinets
Hotels, motor hotels	One per sleeping room, plus owner and employee parking
Libraries and museums	One per 200 square feet gross floor area, plus employee parking
Manufacturing uses, research testing and processing, assembling, all industries	One per each two employees on maximum shift and not less than one per each 800 square feet gross floor area
Mortuaries	One per 100 square feet of gross floor area used for assembly or one per five seats, plus employee parking
Motels	One per unit, plus owner and employee parking

Use	Required Parking
Motor vehicle, machinery, plumbing, heating, ventilating, building supplies stores and services	One per 1,000 square feet floor area, plus employee parking
Offices, medical and dental (including optometrists)	One per 200 gross square feet of floor area, plus employee parking
Offices not providing customer services	One per each employee
Offices of opticians, chiropractors and others licensed by the state of Washington to practice the healing arts	One per 400 square feet of gross floor area, plus employee parking
Offices, business and professional (other than medical and dental) with on-site customer service	One per 400 square feet of gross floor area, plus employee parking
Rooming houses, similar uses	One per dwelling unit
Schools, elementary and junior high	One per each employee and faculty member, plus 15 visitor parking
Schools, high	One per each 10 students, plus one per each employee and faculty member, plus 15 visitor parking
Shopping centers with over 30,000 square feet of gross floor area	Four and one-half spaces per 1,000 square feet gross floor area, but not to exceed five spaces per 1,000 square feet of gross floor area
Stadiums, sport arenas and similar open assemblies	One per four seats and/or one each 30 square feet of assembly space without fixed seats
Theaters	One per four seats, plus employee parking
Warehouses, storage and wholesale business	One per each employee, plus two additional spaces
Other retail	One per 300 square feet gross floor area, plus employee parking

**Response:** The proposed wireless tower will be located on a vacant property behind Skagit Farmer Supply with some storage containers and an existing gravel/asphalt parking lot. Access to the site will occur approximately once a month for routine maintenance of the facility. Verizon is not proposing any new parking, as there is enough space available for current parking needs of the proposal. There is 12'-wide access gate to the wireless facilities located within the fenced lease area. Please refer to the **Site Plans**.

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

*Response:* Access to the wireless facilities will be from SE 8<sup>th</sup> Ave via a proposed 20' wide access easement. The facilities will be reached via a proposed 12' access gate in the fenced lease area. This access is adequate for required visits to the site for monthly maintenance of the telecommunication facility. Power and Telco connections will be routed underground to an existing utility pole and Verizon Wireless Power/Telco. 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.**

**Article IX. C-3 – Community Commercial**

**19.20.335 Purpose and intent**

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:* Verizon Wireless is proposing to construct a 75' stealth flagpole with (3) panel antennas concealed within its structure. The proposed wireless communication facility will be located within the C-3 zone of the City of Oak Harbor. The location and height of the proposed wireless facility will provide improved coverage for the surrounding properties and will ensure improved service for customers. The improved service coverage area will be for the area located east to Midway road, west to SW Fairhaven Drive, north to SE 3<sup>rd</sup> Avenue, and South to SE Bayshore Drive. The stealth flagpole is a design that will blend with the existing commercial surroundings and is the least obtrusive design choice. Access to the property and wireless site is via a proposed 20' foot wide access easement from SE 8<sup>th</sup> 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.

The C-3 zone is intended for retail, wholesale transportation, and service uses. However, this proposal is meant to serve the individuals living in and spending time in this area. It will improve service coverage and quality of service for the surrounding residential and commercial properties.

**6. It meets the goals and policies of the Oak Harbor comprehensive plan. (Ord. 1555 § 27, 2009).**

*Response:* The proposed wireless communication facility meets the goals and policies of the Oak Harbor comprehensive plan. Verizon Wireless is currently upgrading its wireless services system to provide state of the art 4G LTE technology across the region. The proposed project will fill a 4G LTE gap in Oak Harbor, improving the speed and reliability of wireless service for Verizon Wireless customers. It will be beneficial to the community as it will provide seamless 4G LTE coverage to schools, police, and fire protection facilities and services in the surrounding area and the City of Oak Harbor. Please refer to *Radiofrequency Justification Letter and Propagation Maps*.

**19.67.040 General conditions.**

The following conditions shall be applied to each permit:

**1. 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;**

*Response:* The proposed wireless communication facility will comply with the approved plans and any special conditions of approval imposed on the conditional use permit.

**2. 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;**

*Response:* Noted.

**3. The conditional use permit applies only to the property for which application is made.**

*Response:* Any modification of plans submitted and approved will not violate the original intent of the plan, the conditions of approval, and will only apply to the property in which the application is made.

#### **Oak Harbor Comprehensive Plan**

##### **Utilities Element**

**Goal 4: Minimize aesthetic and environmental degradation from utility operation, installation, replacement, repair and maintenance.**

*Response:* Verizon Wireless is proposing to install a 75' stealth flagpole with proposed antennas concealed within the structure. This will ensure that the facility is not aesthetically degrading to the surrounding community. Best management practices will be utilized during construction to minimize any negative environmental impact to the area. This is an unmanned facility with only monthly routine maintenance, which will ensure the surroundings properties will not be burdened by the daily operation of the facility.

##### **Land Use Element**

**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.**

*Response:* Verizon Wireless proposed this location because it was the only option available that provides the desired coverage area while being the least obtrusive design option. Refer to the **Radiofrequency Justification Letter & Propagation Maps**. Moreover, this facility will provide improved coverage for Verizon customers by reducing dropped calls and providing more reliable service overall. This improved coverage will assist commercial businesses and residents.

##### **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.**

*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.

## **5. CONCLUSION**

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Verizon Wireless' proposed wireless telecommunications facility meets all requirements of City of Oak Harbor's land use ordinances. 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.



03 March 2015

City of Oak Harbor  
Planning Department  
865 Southeast Barrington Drive  
Oak Harbor, WA 98277

# 6  
CUP 14-02

EXHIBIT

**RE: Verizon Wireless – Barlow – 85 SE 8<sup>th</sup> Ave, Oak Harbor, WA 98277**

Dear Reviewing Parties,

Verizon Wireless is proposing a new wireless communication facility at located at the corner of 85 SE 8<sup>th</sup> Avenue, Oak Harbor, WA 98277. The proposed facility has been designed to provide increased capacity/coverage of wireless voice and data service for the surrounding residential & vehicular customers. This location is designed to provide "seamless" coverage by allowing the radio frequency (RF) signal to "handoff" calls to the neighboring sites in this highly varying terrain. Additionally, this location was selected because of its position relative to existing sites, providing favorable site geometry for federally mandated E911 location accuracy requirements. Good site geometry is needed to achieve accurate locations of mobile users thru triangulation with existing sites. This proposed site would provide coverage to residential areas within an area roughly located east to Midway Rd, west to SW Fairhaven Dr, north to SE 3<sup>rd</sup> Ave. and south to SE Bayshore Dr.

Providing capacity/coverage to this area is challenging due to many factors. The lack of existing structures &/or towers restrict alternatives available for all wireless service providers. The coverage objective is within residential areas with very few existing above ground structures. Utility poles in the ring are not tall enough to meet the desired coverage. There are no existing towers or public facilities nearby to provide for co-location opportunities. The proposal is the least invasive wireless facility design, consisting of a stealth flagpole design. The compound will be surrounded by a 6-foot fence. The importance of site geometry increases significantly in areas of varied terrain and dense foliage where usable signal levels may be non-existent or provided by only one distant facility. No other suitable structures/towers that satisfy the coverage objectives are available within the area necessary for Verizon network to seamlessly function. The proposed antenna tip heights shown on the attached plans are the minimum necessary to meet this coverage objective while creating a facility that blends with the physical surroundings.

#### **Propagation Maps:**

There are several methods for determining where coverage gaps exist within a given network of wireless sites. One of these is through the use of propagation maps. The propagation map is a computer simulation of the strength of Verizon Wireless signals at a given height and location in the context of the network. Propagation maps are one tool for determining whether a proposed site will meet the coverage objective and what antenna height is needed to provide robust service for Verizon Wireless customers. The radio propagation tool is designed to take factors such as terrain and tree coverage into account, and is calibrated with drive test data so that it depicts a reliable estimate of coverage that would be provided by a proposed site.



The propagation maps that follow show three levels of service, designated as the following colors:

Green = -80 dBm, a level of service adequate for providing reliable coverage inside a building

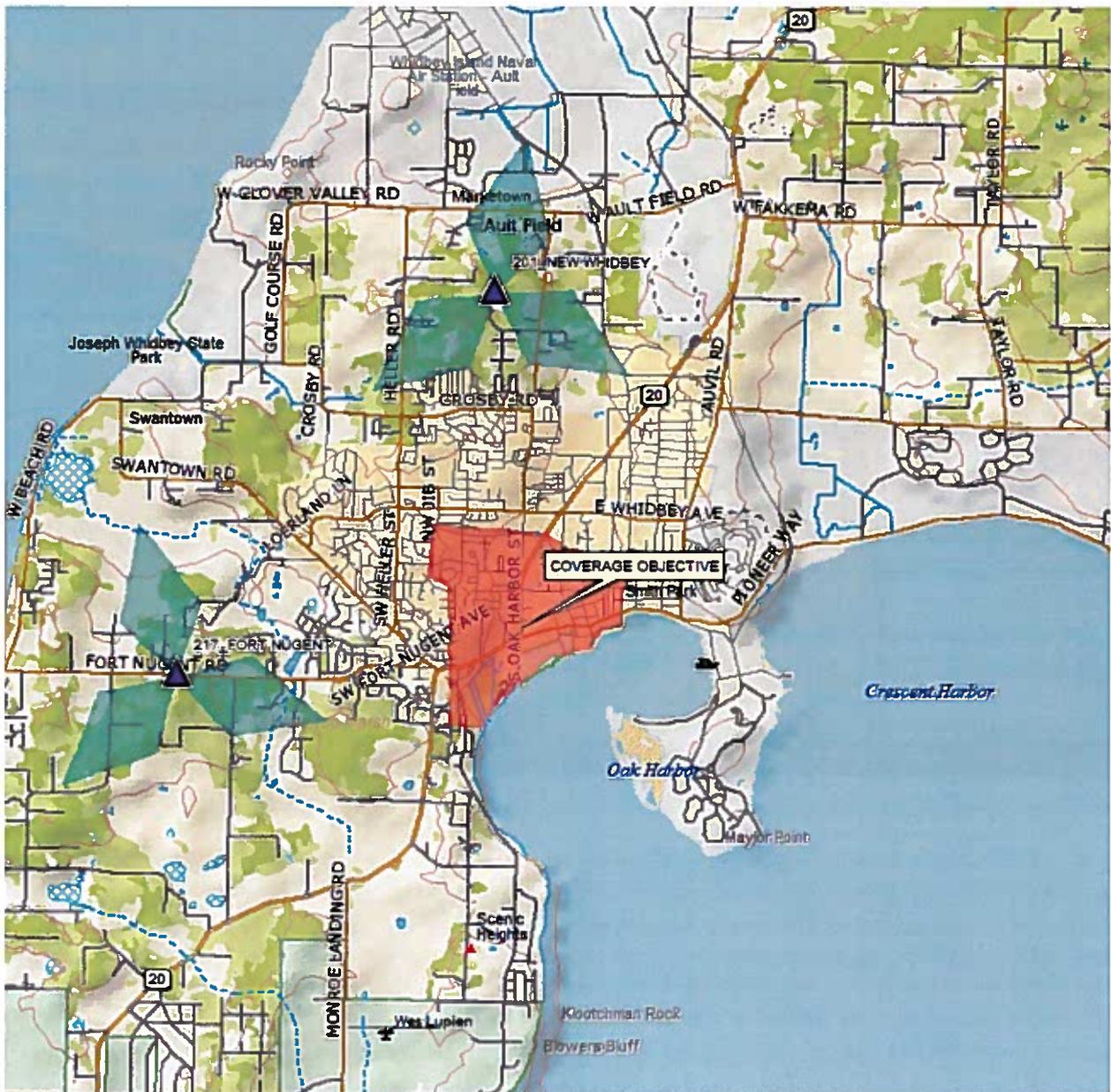
Yellow= -90 dBm, a level of service adequate for providing reliable coverage outdoors or inside a car

White= < -90 dBm, unreliable signal strength, not capable of reliably making and holding a call

Please see the attached RF propagation maps that have been prepared showing the signal levels with and without the proposed facility. The varying signal levels are shown in the map key. These maps demonstrate that without the requested facility location and height, Verizon customers will continue to have gaps in service and dropped calls. This puts Verizon at a disadvantage in the highly competitive and growing wireless market. Verizon complies with radio frequency emission standards adopted by the FCC, as demonstrated in a separate enclosed document. Additionally, the proposed facility will not interfere with the reception or transmission of other legally licensed commercial or private facilities, including emergency services.

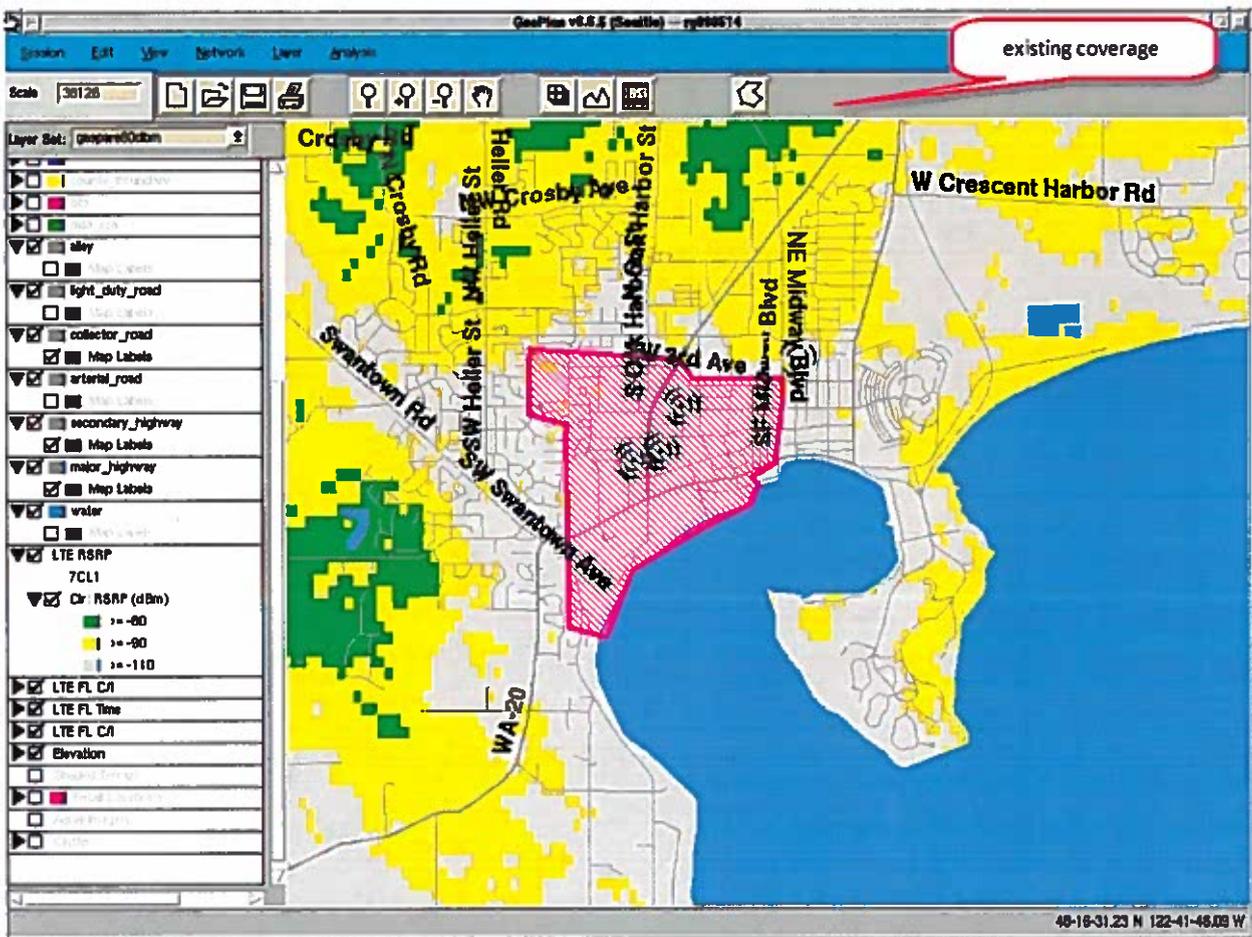


The plot below shows location of the existing Verizon Wireless sites in the area and the coverage objective for the proposed site. The boundaries of the coverage objective are marked with the red polygon on the map below.





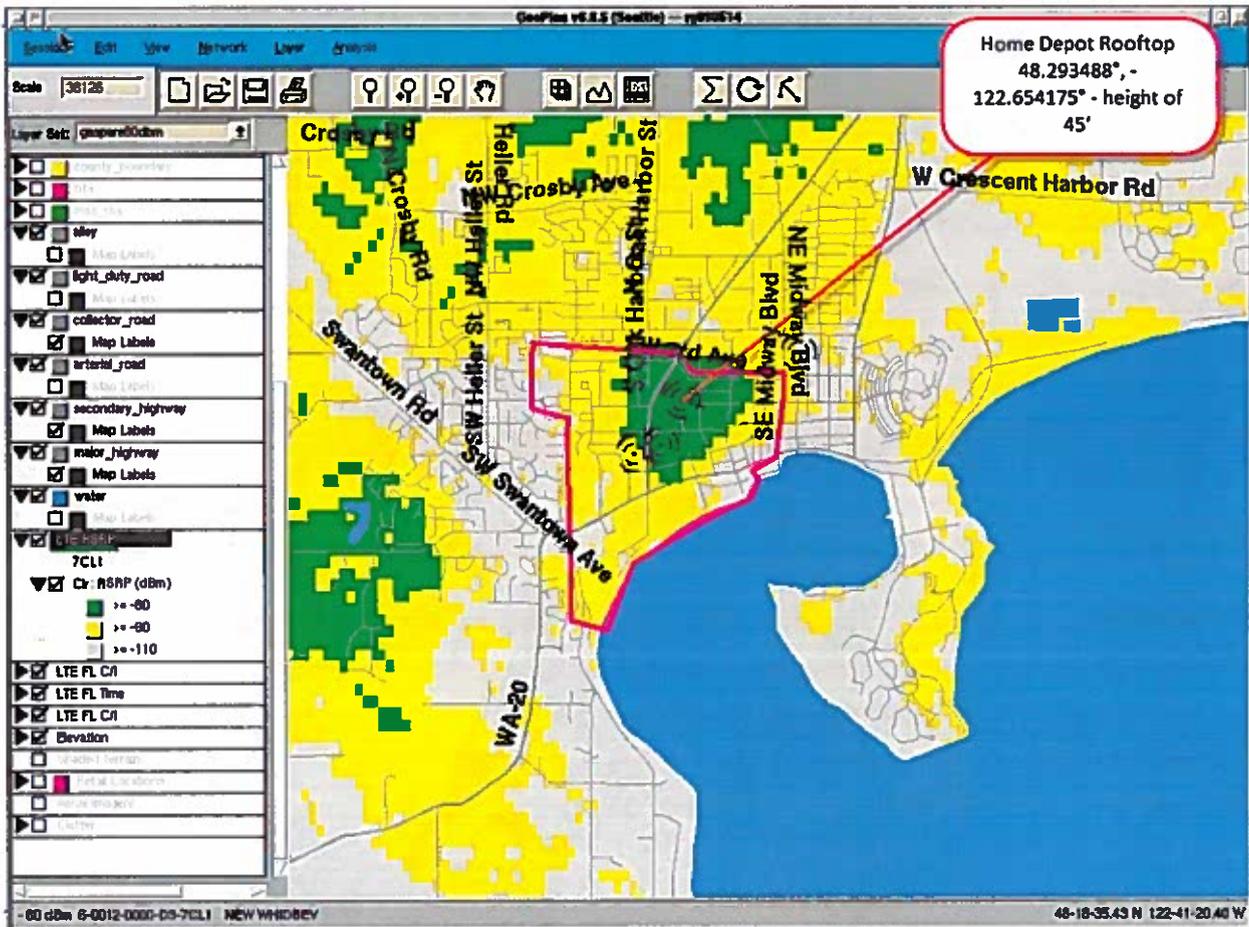
The plot below shows the existing level of coverage in the proposed service area in the context of surrounding Verizon Wireless sites. The boundaries of the coverage objective are marked with the red polygon on the map below.







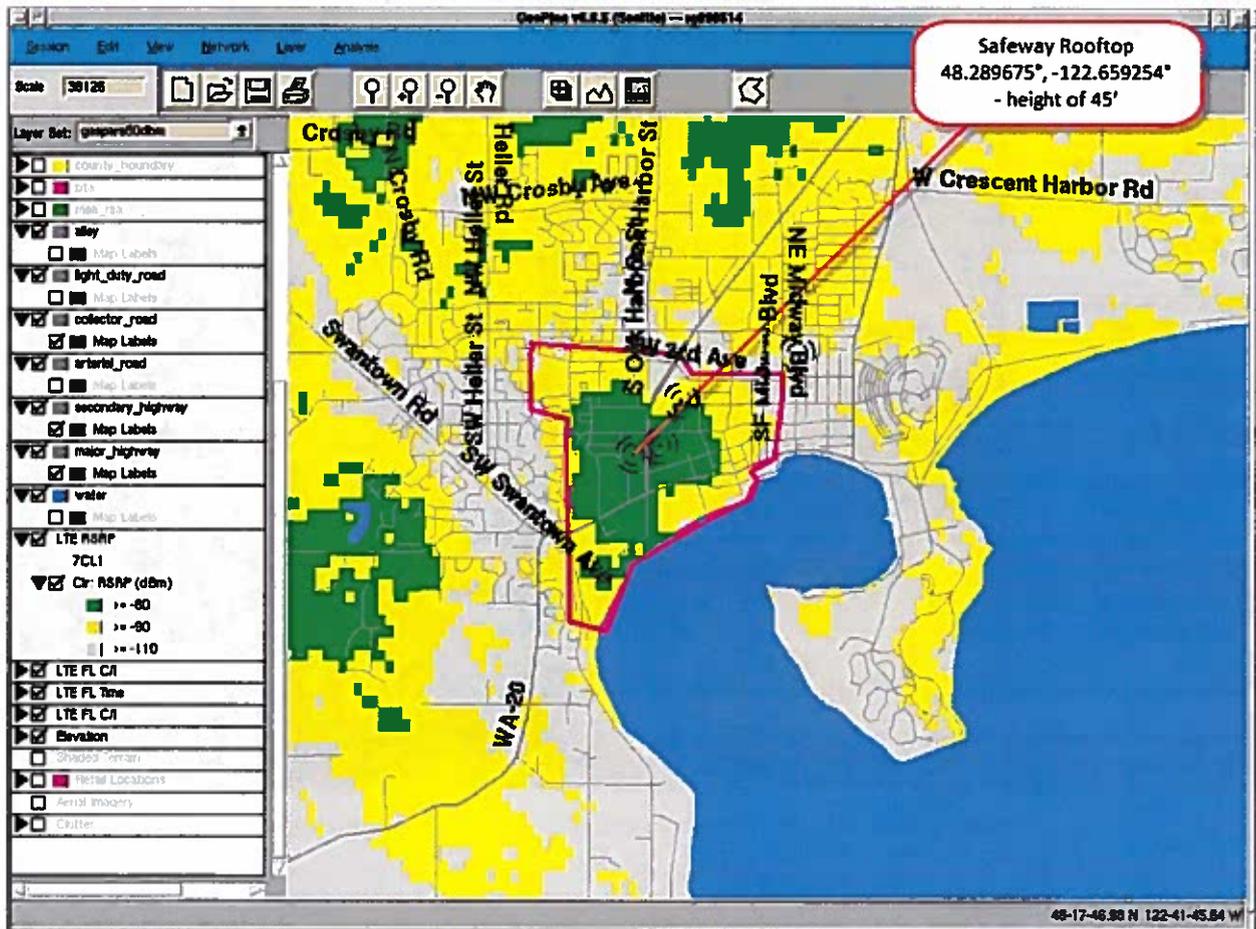
Verizon Wireless have analyzed the existing Home Depot Rooftop location at latitude/ longitude: 48.293488°, -122.654175° with the available height of 45' for a potential site and determined that the site will not meet the coverage objective, as the site will not provide a good service for all Verizon Wireless customer within the coverage objective area, as there are area within the coverage objective with signal levels that are less than -90 dBm per the plot below.



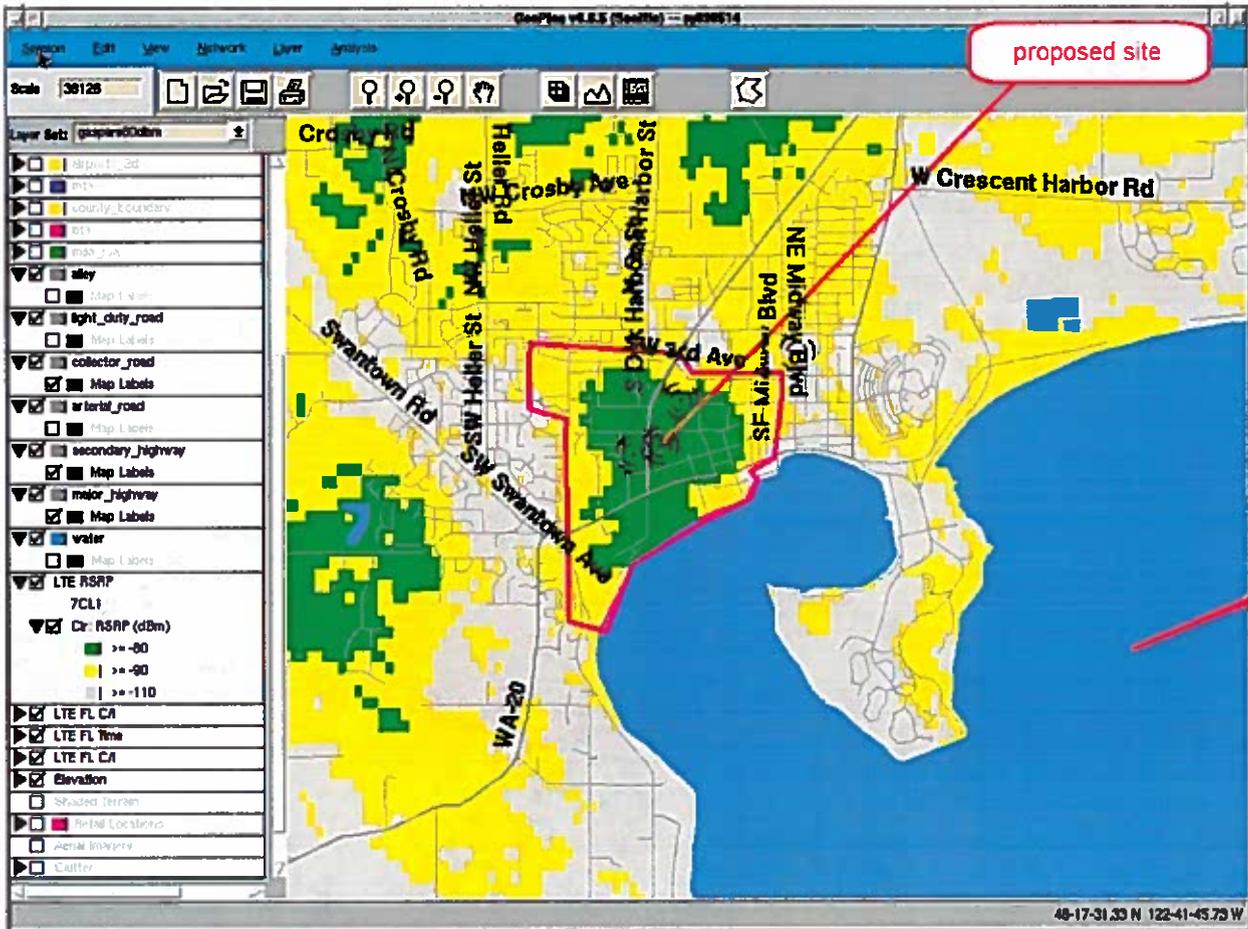
Verizon Wireless have analyzed the existing Safeway Rooftop location at latitude/ longitude: 48.289675°, -122.659254° with the available antenna height of 45' for a potential site and determined



that the site will not meet the coverage objective, as the site will not provide a good service for all Verizon Wireless customer within the coverage objective area, as there are area within the coverage objective with signal levels that are less than -90 dBm per the plot below.



The plot below shows the level of service that would be provided with the proposed site at the address: 85 SE 8<sup>th</sup> Ave, Oak Harbor, WA 98277. The proposed site would meet the coverage objective, as there are no areas within the coverage objective with signal levels that are less than -90 dBm per the plot below.



**FCC and FAA Certification:**

Verizon Wireless complies all FCC regulations that Verizon Wireless' antennas usage will not interfere with other adjacent or neighboring transmission or reception functions of other communications facilities or the public safety communications and the usual and customary transmission or reception of radio, television or reception of residential and non-residential properties, as Verizon Wireless will only use frequencies that Verizon Wireless has a license from FCC.

The table below Verizon Wireless frequency licenses per FCC call signs in the county.

service	Call Sign	Tx (MHz)	Rx (MHz)
CDMA/EVDO	KNKN359	880-890, 891.5-894	835-845, 846.5-849



EVDO (PCS)	WPOI202, WPOH985	1940-1945	1860-1865
EVDO (PCS)	WQCX698	1980-1985	1900-1905
LTE	WQJQ694	746-757	776-787
LTE (AWS)	WQGD740, WQGB232	2110-2130	1710-1730

Verizon wireless complies with all FAA, EIA and all other applicable federal, state and local laws and regulations.

Verizon wireless complies with all FCC regulations about proposed power density of their proposed telecommunications facility.

**Summary:**

The above statements are true and complete to the best of my knowledge. I understand that the City of Oak Harbor is relying on them to make its decision. Thank you in advance for your consideration of our request. Please contact me with any RF related questions or clarifications regarding the proposed facility. I can be reached at phone: 425 603 2816.

Sincerely,

Renald Gasparovic  
Verizon Wireless Radio Frequency (RF) Engineer





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 2601 Meacham Boulevard  
 Fort Worth, TX 76193

Aeronautical Study No.  
 2015-ANM-3-OE

# 7  
 CUP 14-02  
 EXHIBIT

Issued Date: 03/30/2015

Jim O'Dowd  
 Verizon Wireless  
 180 Washington Valley Rd  
 Bedminster, NJ 07921

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole Barlow  
 Location: Oak Harbor, WA  
 Latitude: 48-17-25.10N NAD 83  
 Longitude: 122-39-23.00W  
 Heights: 37 feet site elevation (SE)  
 77 feet above ground level (AGL)  
 114 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 09/30/2016 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates , heights, frequency(ies) and power . Any changes in coordinates , heights, and frequencies or use of greater power will void this determination. Any future construction or alteration , including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (816) 329-2526. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-ANM-3-OE.

**Signature Control No: 239095067-247450334**

Bill Kieffer  
Specialist

( DNE )

Attachment(s)  
Frequency Data  
Map(s)

cc: FCC

**Frequency Data for ASN 2015-ANM-3-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

TOPO Map for ASN 2015-ANM-3-OE

