

CITY OF OAK HARBOR  
HEARING EXAMINER

RE: Conditional Use Permit ) CUP-14-03  
Application for )  
 )  
Verizon Wireless Telecommunications ) FINDINGS OF FACT,  
 ) CONCLUSIONS OF LAW,  
 ) AND DECISION

---

**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:** Robert G. Hearst

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

**Parcel Number:** R13335-094-3830

Comprehensive Plan Designation: Community Commercial

Zoning Designation: Community Commercial [C-3]

Application Presented for Action:

Conditional Use Permit (CUP-14-03), Review Process III  
SEPA [SEP-14-08]

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

Robert G. Hearst  
Attn: Marilyn Beauregard  
216 -240<sup>th</sup> Street SE  
Bothell, WA 98021

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 Addendum to the Conditional Use Permit Application General Information Form, dated April 6, 2015, submitted by the Applicant at the Public Hearing
- 5 Verizon Wireless letter, dated March 18, 2015, to City of Oak Harbor Planning Department re: Radio Frequency justification for the NE Midway Blvd. site new wireless communication facility, submitted at the Public Hearing by the Applicant
- 6 FAA Determination under review status: Work I Progress, entered Jan 29, 2015, 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 130 NE Midway Blvd., Oak Harbor, WA, parcel R13335-094-3830, 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. The Applicant shall construct the tower structure at least 50 feet from the nearest point of a residential zone district.
3. Lighting of the flag must be directed away from residential properties and must meet the requirements of the United States Flag Code.
4. The project shall be in conformance with all applicable sections of the Oak Harbor Municipal Code, including, but not limited to, Chapters 19.28.050, and 19.29.
5. 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].

6. Limited expansions or modifications to the facility can be requested through a Type II administrative review process.
7. The Applicant shall apply for and receive any required building permits before commencement of construction activity.
8. 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.
9. The Conditional Use Permit must be acted on within one year of the date of granting. Otherwise the Conditional Use Permit shall expire and be null and void.
10. The Conditional Use Permit applies only to the property for which the application is made.
11. This site has a low probability of encountering cultural resources. 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

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

---

**APPLICATION:**

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

**PRELIMINARY INFORMATION:**

**Applicant:** Glotel, Inc. 15375 SE 30<sup>th</sup> Place, Suite 160, Bellevue, Washington 98007

**Property Owner:** Robert G. Hearst, 216 240<sup>th</sup> St. SE, Bothell, WA 98021

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

**Parcel Number:** R13335-094-3830

**Comprehensive Plan Designation:** Community Commercial

**Zoning Designation:** C-3, Community Commercial

**Application Presented for Action:**

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

**Attachments:**

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

---

**BACKGROUND:**

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

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

***Conditional Use Permit Application***

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

**19.29.070 Additional Permit Criteria for Monopole I and Monopole II**

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

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

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

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

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

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

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

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

**PROJECT DESCRIPTION**

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

**SITE GEOGRAPHY**

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

	Existing Land Use	Zoning
<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

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

**SEPA**

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

**LEGAL NOTICE:**

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

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

**PUBLIC COMMENTS:**

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

**CONDITIONAL USE REVIEW**

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

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

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

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

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

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

**3. It is provided with adequate parking.**

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

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

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

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

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

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

*Utilities Element – Goal 4: Minimize aesthetic and environmental*

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

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

**RECOMMENDED ACTION:**

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

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

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



# 1-1

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

RECEIVED  
DEC 30 2014

**Application Form**

**Project Name:** Regatta

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

CITY OF OAK HARBOR  
Development Services Department

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

<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): Robert G. Hearst	<b>Address:</b> 216 240th St SE Bothell, WA 98021
<b>E-mail Address:</b>	<b>Phone and Fax:</b> (425) 492-5285
<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): NE Midway Blvd Oak Harbor, WA 98277	<b>Comp. Plan Designation:</b> Commercial
<b>Zoning:</b> C-3	<b>Parcel Number(s):</b> 41797/R13335-094-3830
<b>Legal Description</b> (attach separate sheet):	<b>Acreage of Original Parcel(s):</b> 0.4 acres
<b>Section/Township/Range:</b> SEC 35/TWP 33N/R 1E	<b>Total Square Footage of Proposed Building or Number of Units:</b> 800 SQ. FT. (proposed lease area)

**AUTHORIZATION:**

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

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

*Amanda Nations*

*12/26/14*

**Authorized Signature**

**Date**

# Conditional Use Permit Application for Verizon Regatta- Narrative Statement

RECEIVED

DEC 30 2014

CITY OF OAK HARBOR  
DEVELOPMENT SERVICES DEPARTMENT

Address: NE Midway Blvd, Oak Harbor, WA 98277

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

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

## 19.29.050 Development standards for monopole I.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Oak Harbor Comprehensive Plan**

**Goals and Policies - Urban Design Element**

**Goal 11:**

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

**Policy**

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

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

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



26 December 2014

RECIEVED

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

DEC 30 2014

CITY OF OAK HARBOR  
DEVELOPMENT SERVICES DEPARTMENT

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

Dear Reviewing Parties:

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

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

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

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

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

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



Sincerely,

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

## LETTER OF AUTHORIZATION

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

From: Robert G. Hearst

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

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

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

Owner Contact Information:

ROBERT G. HEARST

Printed Name of Property Owner or Representative

Signed: Robert G. Hearst

Signature of Property Owner or Representative

Dated: Aug. 12, 2014

Phone/Email: 425-492-5285 MIZBEAUGO@HOTMAIL.COM

RECIEVED  
DEC 30 2014  
CITY OF OAK HARBOR  
DEVELOPMENT SERVICES DEPARTMENT



CITY OF OAK HARBOR
Development Services Department

EXHIBIT

Critical Area Identification Form

RECEIVED
DEC 30 2014
CITY OF OAK HARBOR
DEVELOPMENT SERVICES DEPARTMENT

Project Name (if applicable): Regatta

Associated Application(s): conditional use permit application

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

Table with 2 columns: Applicant/Property Owner Name/Contact Person, Address, E-mail Address, and Phone and Fax. Includes details for Amanda Nations (Glotel, Inc) and Robert G. Hearst.

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.

Authorized Signature: Amanda Nations

Date: 12/26/14

Staff use only below this line

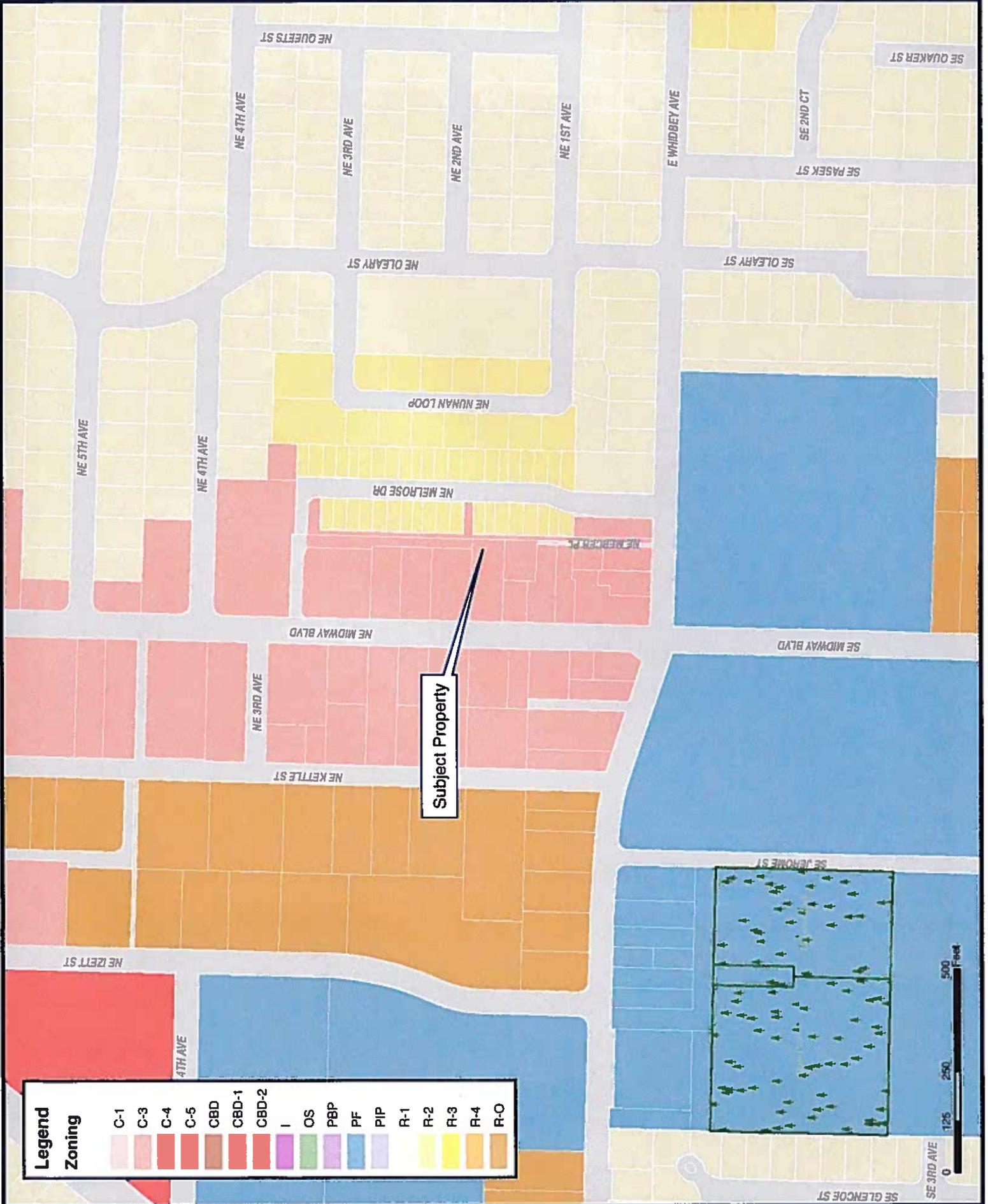
Table for staff use with columns for Yes/No and Critical Area Report Needed? Rows include Wetland, Fish and Wildlife Habitat Conservation Area, Geologically Sensitive Area, Frequently Flooded Area, and Critical Aquifer Recharge Area.

#1-2





#1-3



Subject Property

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





February 6, 2015

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

To Whomever it may concern:

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

---

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

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

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

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

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

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

**Required Studies:** None identified at this time.

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

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

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

**AFFIDAVIT OF POSTING**

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

I, Tom Malloy, hereby certify that I did, on the 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. NE Midway Blvd, in the parking lot north of the WAIF thrift store, R1335-094-3830.

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

Tom Malloy

(Signature of person posting)

SIGNED AND ATTESTED to before me this 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-14-00003 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.

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

(Signature of person mailing)

**CERTIFICATION OF POSTING  
NOTICE OF APPLICATION**

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

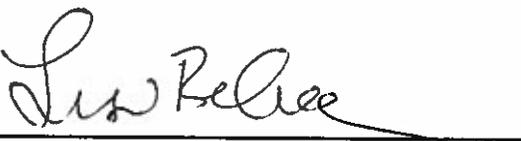
I, Lisa Bebee, hereby certify under penalty of perjury under the laws of the State of Washington, that the following is true and correct:

That on the 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-14-00003

Executed this 6<sup>th</sup> day of February, 2015 in Oak Harbor, Washington.

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

CUP 14-03

NEEDSWAY  
BLVD

Amy Tingley  
810 Brandon Ave  
Norfolk, VA 23517

Audrey Johnston  
60 NE Melrose Drive  
Oak Harbor, WA 98277

Bernard J Lange  
1547 NE Narrows Ave  
Oak Harbor, WA 98277-4841

Bestway Construction Co  
1051 SW Swantown Ave  
Oak Harbor, WA 98277-7504

Carlesha Lynn Jimenez  
2005 185th Pl SE, Apt # 1203  
Bothell, WA 98012-7931

Catalina R Materne Trustees  
13313 SE 208th St  
Kent, WA 98042

Chanelle K Marshall  
125 NE Melrose Drive  
Oak Harbor, WA 98277

Christopher M Apper  
135 NE Melrose Drive  
Oak Harbor, WA 98277

Danielle M Breilein  
2240 Cove Dr  
Oak Harbor, WA 98277-8608

David G & Patricia T Cohick  
1365 Chatham Lane  
Oak Harbor, WA 98277-8557

Dustin Hoskins JTWROS  
11542 Burbank Blvd, Unit 4  
North Hollywood, CA 91601

Elena Gheorghe  
95 NE Melrose Drive  
Oak Harbor, WA 98277

Evan M Blansfield  
4936 Deception Circle  
Oak Harbor, WA 98277-9707

Hall School Building, LLC  
*c/o Rebecca Schmidt*  
13222 252nd St NE  
Arlington, WA 98223

Hall School Building, LLC  
*c/o Theron J Hall*  
1133 SW Xavier Drive  
Oak Harbor, WA 98277

Higgins Properties LLC  
4516 Morgan Beach Lane  
Oak Harbor, WA 98277-9751

Iris Jean Lowder  
150 Melrose Drive  
Oak Harbor, WA 98277

Jack L Truex  
1348 E Whidbey Ave  
Oak Harbor, WA 98277-4937

Jim D Koepke  
105 NE Melrose Drive  
Oak Harbor, WA 98277

Joanna L Dernbach  
*Stephen A Bernbach Trustee*  
1668 Fern Place  
Oak Harbor, WA 98277

John B Faber  
19932 Skyridge Road  
Mount Vernon, WA 98274

Joseph L Bach  
180 NE Melrose Dr  
Oak Harbor, WA 98277-4936

Kristin Griffith  
*c/o Kristin Groberg*  
17727 Highland View Drive  
Arlington, WA 98223

Laeyoung K Wade  
145 NE Melrose Drive  
Oak Harbor, WA 98277

Lori L Tiessen  
4607 Cypress Dr  
Anacortes, WA 98221

Marilyn S Beauregard  
216 240th St SE  
Bothell, WA 98021-8715

Maureen Sanderson-Murdock TTEE  
117 29th Street  
Manhattan Beach, CA 90266

Michael Karas  
175 NE Melrose Drive  
Oak Harbor, WA 98277

Michael S & May M Rodgers  
1565 Links Way  
Oak Harbor, WA 98277-8845

Mickey Coyle  
3534 S Huntington Loop  
Kennewick, WA 99337

Oak Harbor Furniture Inc.  
2285 Mulligan Drive  
Oak Harbor, WA 98277-8854

PCM Holdings, LLC  
33345 SR 20  
Oak Harbor, WA 98277-8718

Robert Stanley Sweeton  
165 NE Melrose Drive  
Oak Harbor, WA 98277

Roy Harald  
100 NE Melrose Drive  
Oak Harbor, WA 98277

Salimah Muhammad  
3128 104th Place  
Everett, WA 98208

Secret Squirrel LLC  
201 Leslie Lane  
Mukilteo, WA 98275

Waldron Construction Inc  
31640 SR 20, Suite 1  
Oak Harbor, WA 98277-3128

Pamela J Pease  
2067 Briarwood Drive  
Oak Harbor, WA 98277

Pierrce R Pilacin  
1132 Millcreek Blvd, Apt E204  
Mill Creek, WA 98012

Robert Wold  
PO Box 70521  
Seattle, WA 98127

S Albert Construction LLC  
PO Box 2021  
Oak Harbor, WA 98277

Satomi T LaPierre  
140 NE Melrose Drive  
Oak Harbor, WA 98277

Shane A Salvatore  
85 NE Melrose Drive  
Oak Harbor, WA 98277

Patrick, Carrie, Timothy, & Sandra  
Shelley  
606 SW Founders Drive  
Oak Harbor, WA 98277

Robert G Hearst  
216 240th St SE  
Bothell, WA 98021-8715

Ross Stein  
90 NE Melrose Drive  
Oak Harbor, WA 98277

Sadiebug LLC  
152 NE Midway Blvd  
Oak Harbor, WA 98277

Sean P Slattery  
185 N Melrose Drive  
Oak Harbor, WA 98277-4935

W L Massey  
41 NE Midway Blvd, STE 101  
Oak Harbor, WA 98277-4953



NON-IONIZING ELECTROMAGNETIC  
RADIATION REPORT



#2

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: **Regatta**  
Project Number: **None**

Project Address: **NE Midway Blvd**  
**Oak Harbor, WA 98278**  
Site Coordinates: **48.2994**  
**-122.6424**

Prepared By: **Glotel.**

Ryan McDaniel, P.E.  
December 23, 2014



EXPIRES 1 / 9 /

## PROJECT SUMMARY

---

### PROJECT DESCRIPTION:

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

### PROJECT SCOPE:

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

### SUMMARY RESULTS:

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

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

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

### CONTENTS:

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

## 1 Reference Documents

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

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

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

## 2 New and Existing Equipment Contributing to total MPE

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

### Sector Alpha

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

### Sector Beta

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

### Sector Gamma

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

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

---

### 3 Analysis

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

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

Where: S = power density (mW/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 \* log<sub>10</sub>[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%

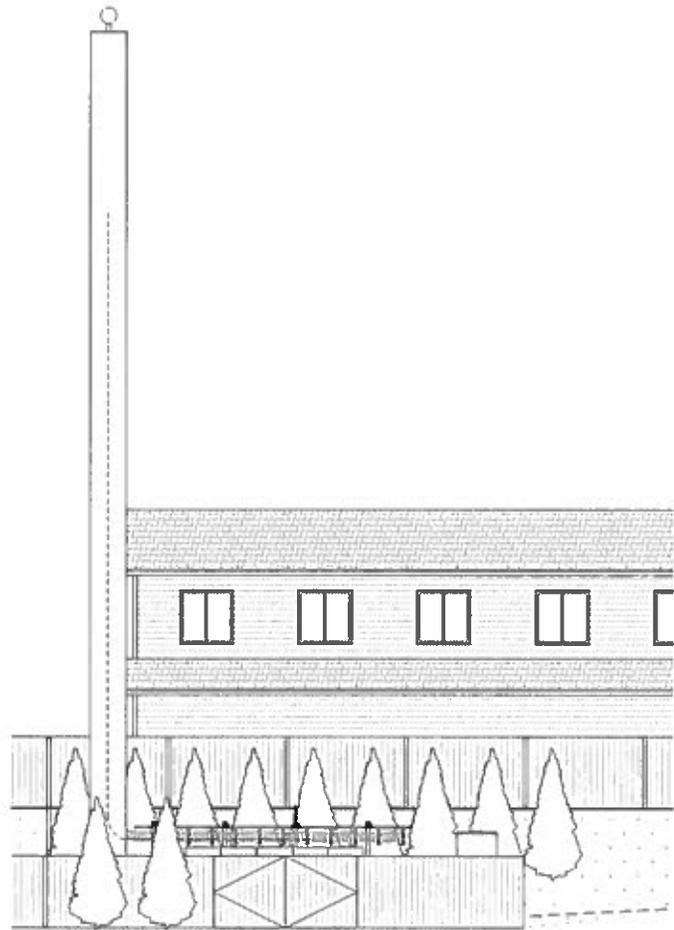
#### Assumptions:

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>^</sup>[EIRP (dBm)/10]

**B Appendix – Supplemental Information**



**Site Commitment Form**

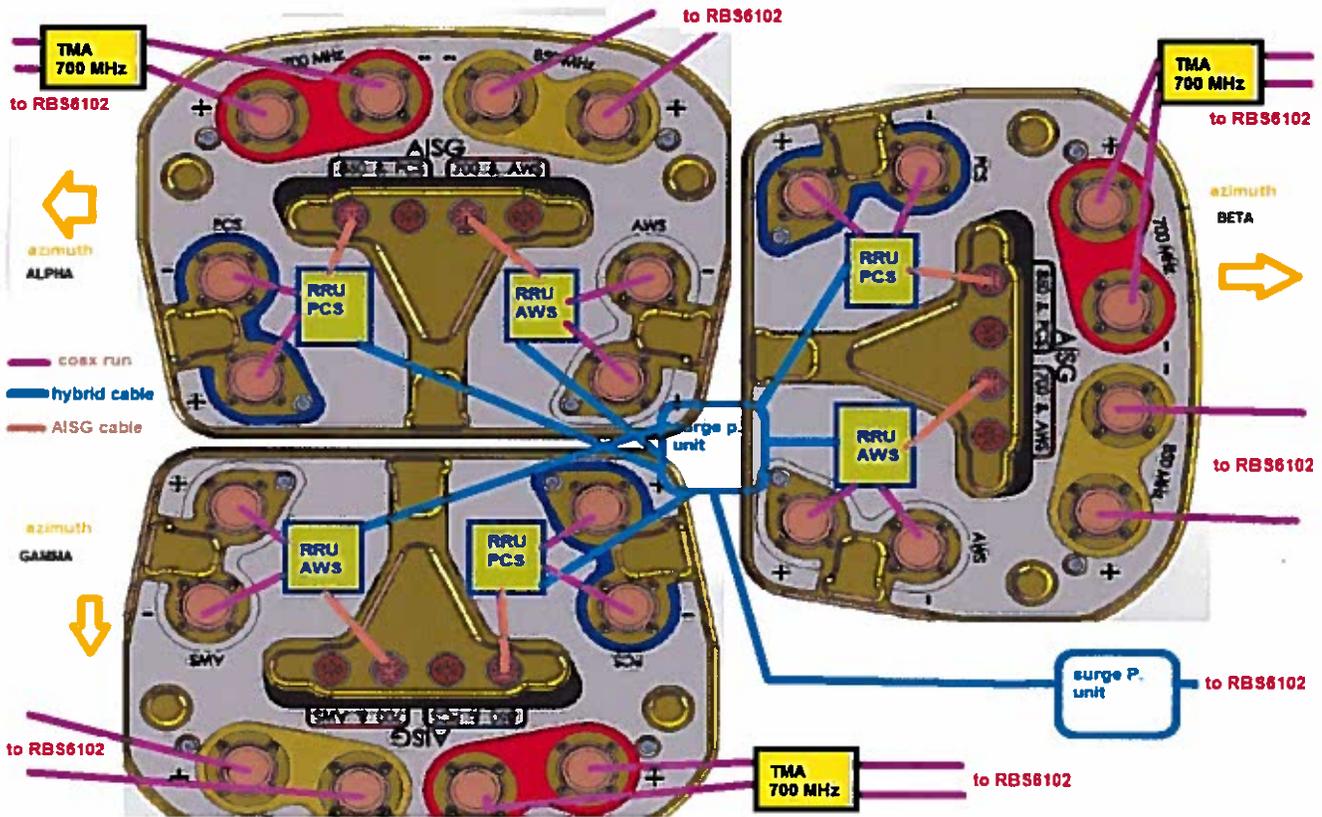
**Site Name:** REGATTA **Alternate:** 1 **Market:** SEA  
**Electrical:** AC Voltage: 120/240 V **Phase:** Single **Current:** 200A  
**Type of space:** Interior: \_\_\_\_\_ Exterior: x  
**Building/room size:** \_\_\_\_\_  
**Type of generator:** Permanent: \_\_\_\_\_ Emergency: \_\_\_\_\_ Size: \_\_\_\_\_ Fuel: \_\_\_\_\_  
**Support Structure Type:** Monopole: \_\_\_\_\_ Self-Support: \_\_\_\_\_ Power pole: XX Other: \_\_\_\_\_  
**Structure Height (not incl. Antennas):** 75  
**Tower Status:** New: \_\_\_\_\_ Existing: X Water Tank: \_\_\_\_\_ Other: \_\_\_\_\_  
**Type of Equipment:** Make: Ericsson Model: RBS8102  
**RPE Mitigation plan:** TCM  
**# of Spans:** EBH (MVV or fiber)

**Antenna Configuration**

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

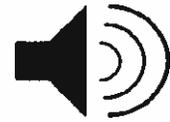
*Alpha* FACE	Quantity	Manufacturer	Model	Tip height	Inverted?	DownRM	Asimuth	Coax diameter	Coax length
TX1/RX1/TX2/RX2/TX3/RX3/TX4/RX4	1	QUNTEL	QS6658-2	75 n		0	10	4 x 7/8" and 1 x 1.09" (hybrid cable)	165
downRM brackets						yes			
DUPLER:									
IF DUPLER USED WHICH ANTENNAS TO BE DUPLXED:	TX1/RX1 & TX3/RX3								
*Beta* FACE	Quantity	Manufacturer	Model	Tip height	Inverted?	DownRM	Asimuth	Coax diameter	Coax length
TX1/RX1/TX2/RX2/TX3/RX3/TX4/RX4	1	QUNTEL	QS6658-2	75 n		0	130	4 x 7/8"	165
downRM brackets						yes			
DUPLER:									
IF DUPLER USED WHICH ANTENNAS TO BE DUPLXED:	TX1/RX1 & TX3/RX3								
*Gamma* FACE	Quantity	Manufacturer	Model	Tip height	Inverted?	DownRM	Asimuth	Coax diameter	Coax length
TX1/RX1/TX2/RX2/TX3/RX3/TX4/RX4	1	QUNTEL	QS6658-2	75 n		0	250	4 x 7/8"	165
downRM brackets						yes			
DUPLER:									
IF DUPLER USED WHICH ANTENNAS TO BE DUPLXED:	TX1/RX1 & TX3/RX3								
GPS ANTENNA	Quantity	Manufacturer	Model	Tip height				Coax diameter	Coax length
	1	Lucas	KS24013-L112A	Cabinets	no	0	180	7/8	

Site Commitment Form





# NOISE EVALUATION REPORT



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

RECIEVED

DEC 30 2014

CITY OF OAK HARBOR  
Development Services Department

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

Prepared By:

**Glotel.**

Ryan McDaniel, P.E.  
November 25, 2014



EXPIRES 2015-01-31

## PROJECT SUMMARY

---

### PROJECT DESCRIPTION:

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

### PROJECT SCOPE:

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

### SUMMARY RESULTS:

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

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

### RESULT: THIS SITE PASSES

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

### CONTENTS:

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

## 1 Reference Documents

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

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

## 2 Site Equipment Contributing to Environmental Noise

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

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

## 3 Adjacent Properties

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

CityIQ Map

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

## **4 Analysis**

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

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

## **5 Conclusion**

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

## **6 Disclaimers**

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

## A Appendix – Sound Pressure Level Calculations

### A-Weighted Sound Pressure Levels (With Generator)

#### Worst Case Lot

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

The lot closest to the installation is examined for compliance.

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

Equipment	Noise Level (dB)	Location Factor (dB) <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>
50 kW Generator	81	0	0	0	28	53	197,235
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488

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

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

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

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

#### AHRI 275 References:

- <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
802388	Commercial	20	West

The lot closest to the installation is examined for compliance.

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

Equipment	Noise Level (dB)	Location Factor (dB) <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>(L<sub>p</sub>A/10)</sup>
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488
Equipment Cabinet	65	0	0	0	24	41	13,488

Combined A-WSPL,  $L_{pCA}^6 = 47$

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

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

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

#### AHRI 275 References:

- <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.





**4024HF285 Genset**  
**AIRBORNE NOISE ANALYSIS**  
**50 / 1800**

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

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

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

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

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

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

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

**Glotel**

**verizon wireless**

**REGATTA**

NORTHEAST MIDWAY BOULEVARD OAK HARBOR WA 98277

RECEIVED

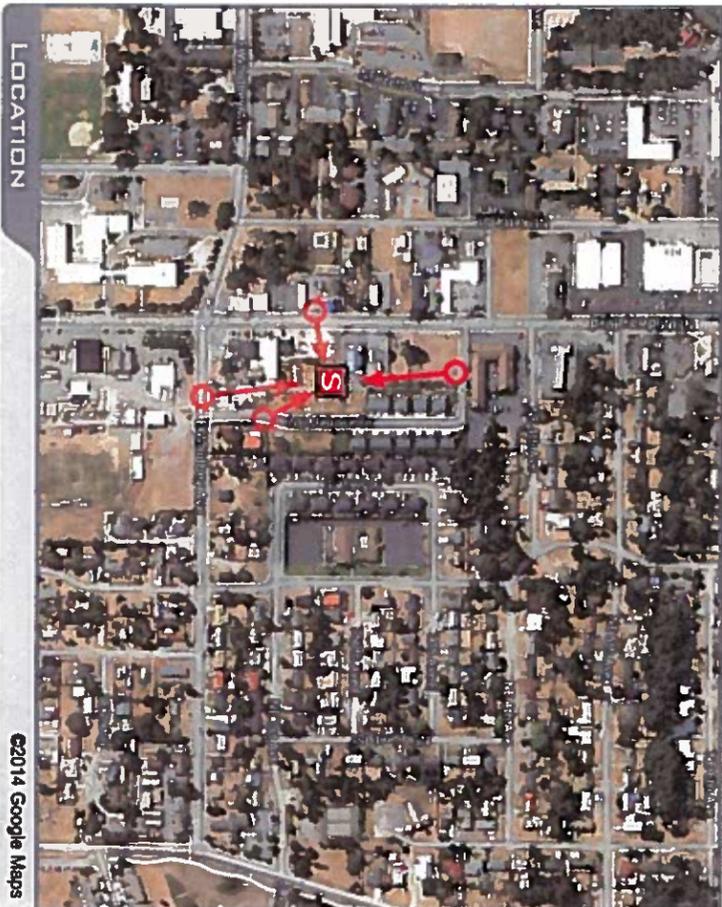
#3

**ARTISTIC**  
engineering  
AESims.com  
877.9AE.sims

DEC 30 2014

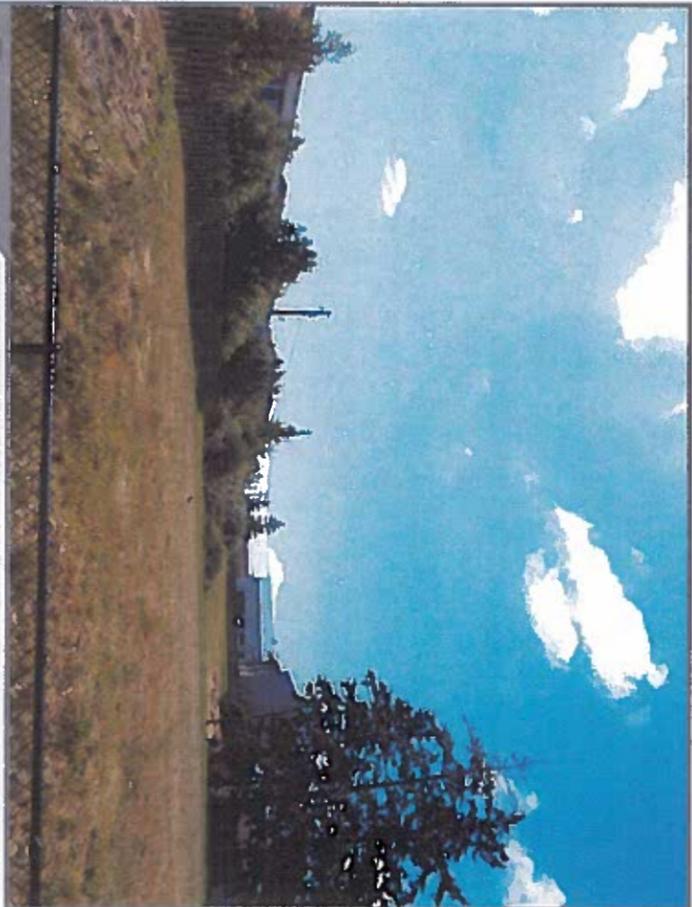
CITY OF OAK HARBOR  
Development Services Department

VIEW 1

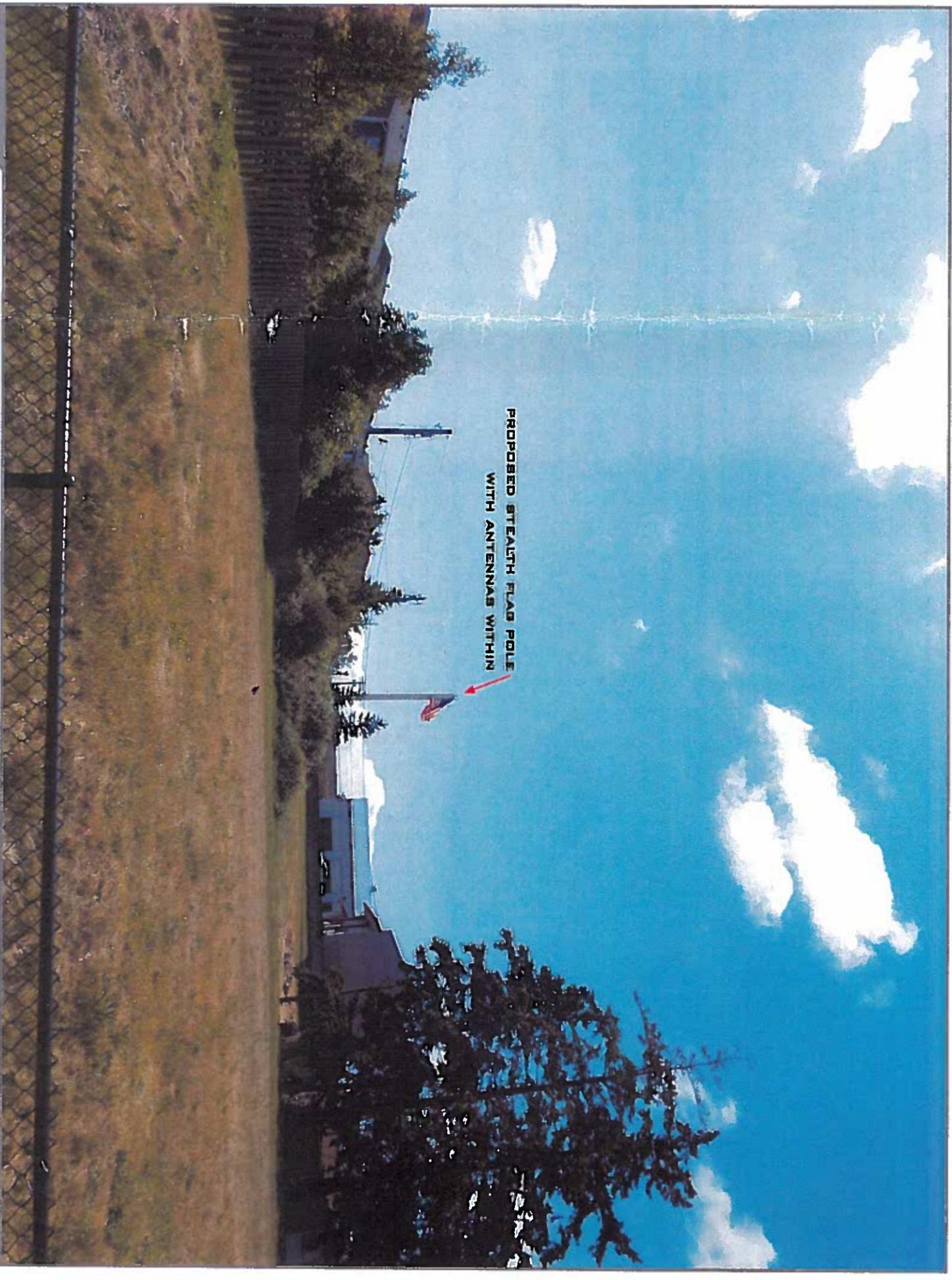


LOCATION

©2014 Google Maps



EXISTING



PROPOSED STEALTH FLAG POLE  
WITH ANTENNAS WITHIN

PROPOSED

LOOKING SOUTH FROM NORTHEAST 3RD AVENUE

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

**Glotel**

**verizon wireless**

**REGATTA**

NORTHEAST MIDWAY BOULEVARD OAK HARBOR WA 98277

RECEIVED

DEC 9 0 2014

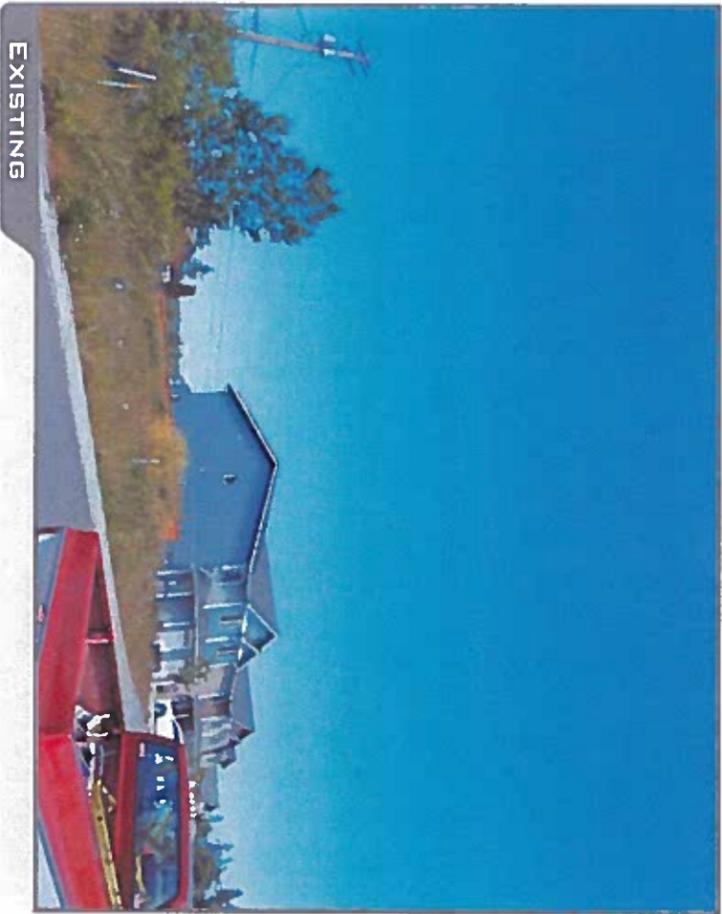
CITY OF OAK HARBOR  
Development Services Department

**ARTISTIC**  
engineering  
AESims.com  
877.9AE.sims

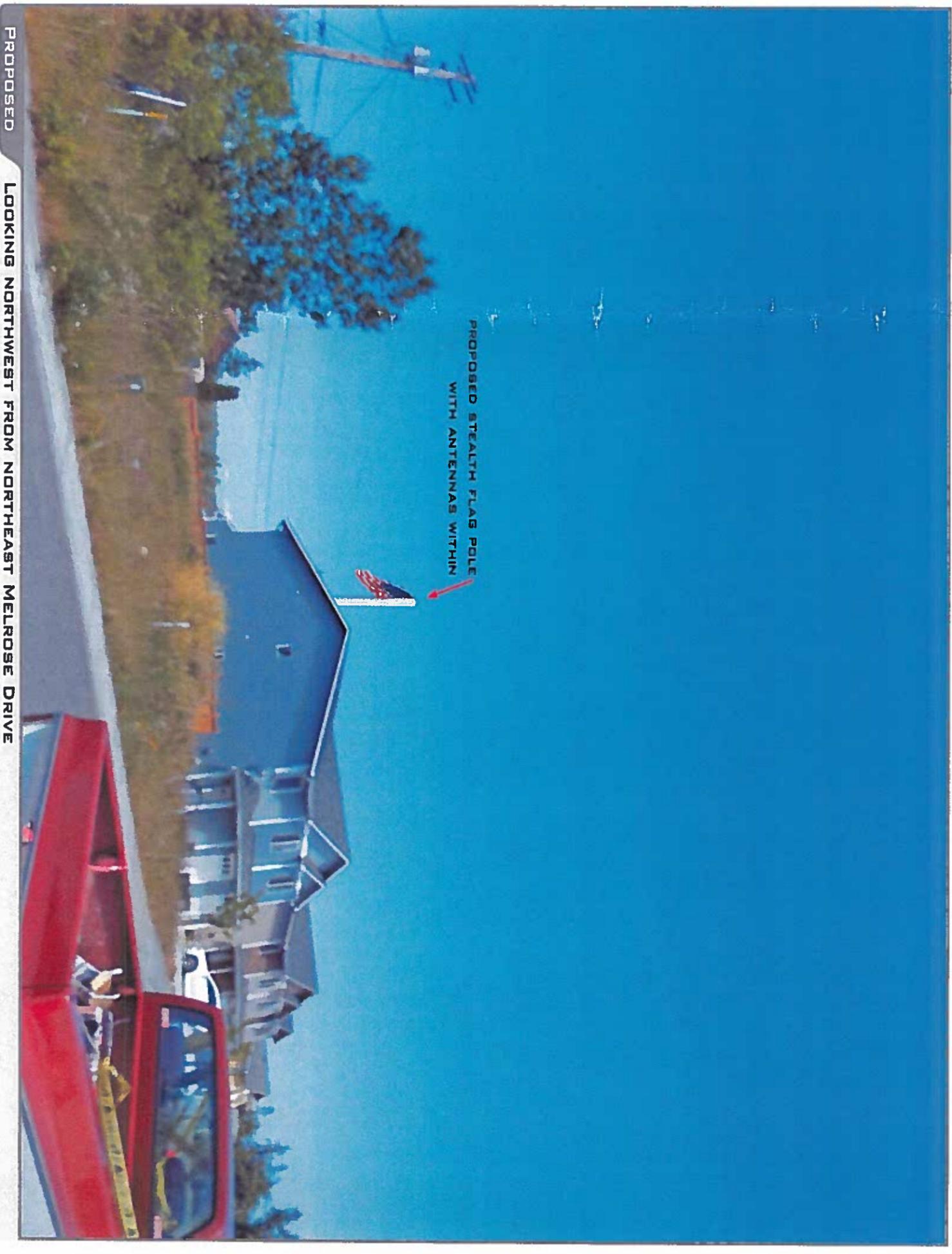


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHWEST FROM NORTHEAST MELROSE DRIVE

PROPOSED STEALTH FLAG POLE  
WITH ANTENNAS WITHIN

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

**Glotel**

**verizon wireless**

# REGATTA

NORTHEAST MIDWAY BOULEVARD OAK HARBOR WA 98277

RECEIVED

DEC 8 0 2014

CITY OF OAK HARBOR  
Development Services Department

**ARTISTIC**  
engineering  
AESims.com  
877.9AE.sims

VIEW 3



LOCATION

©2014 Google Maps



EXISTING



PROPOSED STEALTH FLAG POLE  
WITH ANTENNAS WITHIN

PROPOSED

LOOKING NORTH FROM EAST WHIDBEY AVENUE

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

**Glotel**

**verizon wireless**

# REGATTA

NORTHEAST MIDWAY BOULEVARD OAK HARBOR WA 98277

RECEIVED

DEC 8 2014

CITY OF OAK HARBOR  
Development Services Department

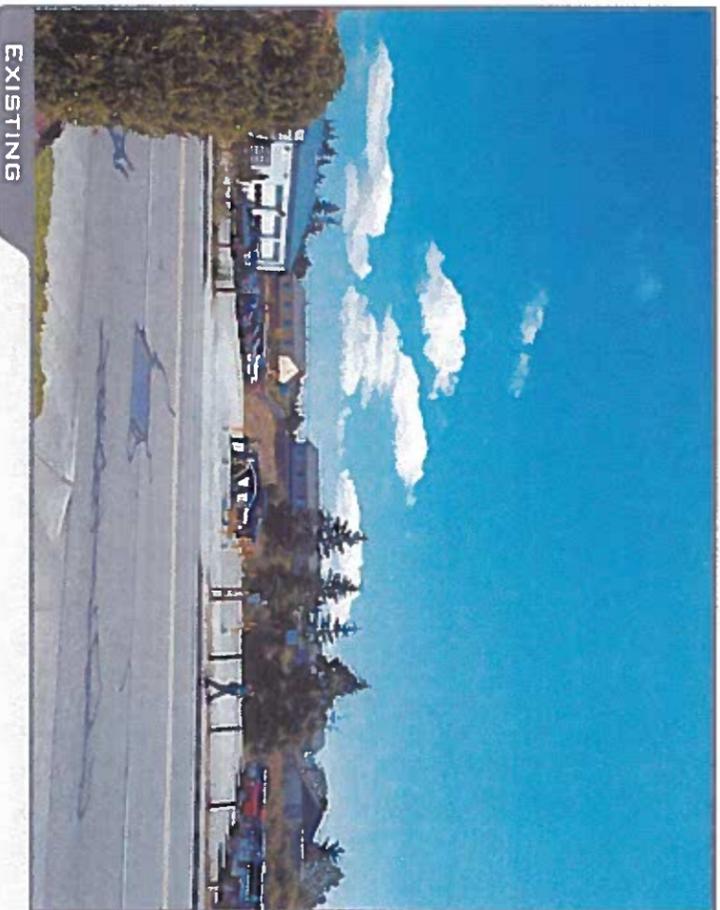
**ARTISTIC**  
engineering  
AESims.com  
877.9AE.sims

VIEW 4

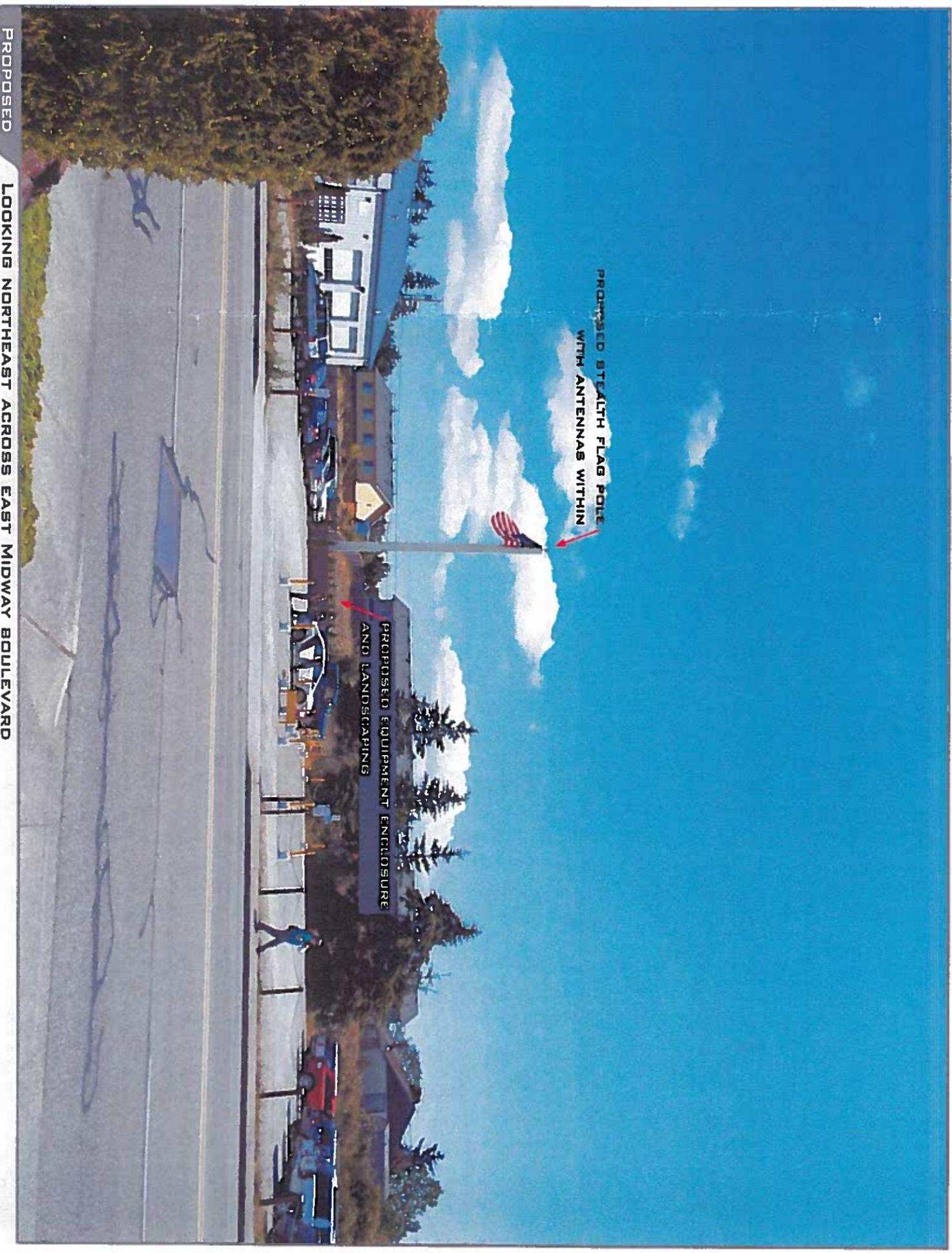


LOCATION

©2014 Google Maps



EXISTING



PROPOSED

LOOKING NORTHEAST ACROSS EAST MIDWAY BOULEVARD

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



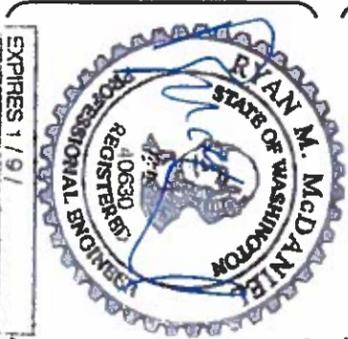
**REGATTA**  
 XXX NE MIDWAY BLVD  
 OAK HARBOR, WA 98277

RECEIVED  
 DEC 30 2014  
 CITY OF OAK HARBOR  
 Development Services Department



**REGATTA**

XXX NE MIDWAY BLVD  
 OAK HARBOR, WA 98277  
 PIERCE COUNTY



**100% ZONING DRAWING  
 REVIEW**

**DRAWING INDEX**

- 1-1 TITLE SHEET
- LS-1 EXISTING SITE SURVEY
- A-1 SITE PLAN
- A-2 PROPOSED ENLARGED SITE PLAN
- A-3 PROPOSED EQUIPMENT & ANTENNA PLAN
- A-4 PROPOSED WET & DRY RISE ELEVATIONS

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.

**PROJECT CONTACTS**

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

**PROPERTY OWNER:**  
 ROBERT G. HEARST  
 216 240TH ST SE  
 BOTHELL, WA 98021  
 CONTACT: MARILYN BEAUREGARD  
 PHONE: (425) 492-5285

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

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

**PERMITTING:**  
 GLOTEL, INC  
 15375 SE 30TH PL, SUITE 160  
 BELLEVUE, WA 98007  
 CONTACT: AMANDA NATIONS  
 PHONE: (425) 998-3837

**SITE INFORMATION**

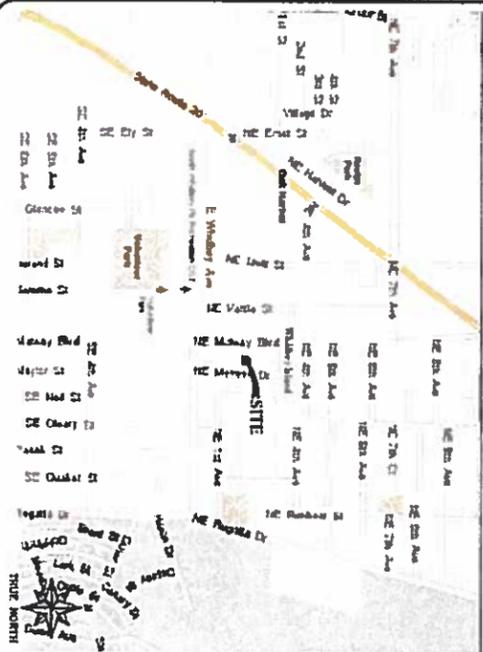
**PROJECT DESCRIPTION:**  
 VERIZON WIRELESS PROPOSES TO CONSTRUCT AN UNMANNED TELECOMMUNICATIONS FACILITY BY ADDING (3) PANEL ANTENNAS (1 PER SECTION), (6) RRH UNITS (2 PER SECTION), (3) TRAYS AND (1) ODP TO THE EXISTING WITHIN A PROPOSED 75' x 60' STEALTH FOOTPRINT. VERIZON WIRELESS ALSO PROPOSES (6) OUTDOOR EQUIPMENT CABINETS UNDER (3) OPERATIONAL POLES (1) ODP UNIT MOUNTED WITH EQUIPMENT CABINETS (1) OPERATIONAL POLE MOUNTED ON A CONCRETE PAD ALL LOCATED WITHIN A PROPOSED 20'-0" X 40'-0" FENCED LEASE AREA.

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

**SITE LOCATION:**  
 LATITUDE: 48° 17' 57.7" N (48299357)  
 LONGITUDE: 122° 38' 32.7" W (-122642426)  
 TOP OF STRUCTURE (AQL): 75' (TOP OF PROPOSED ANTENNAS)  
 GROUND ELEVATION (AUSL): 132'

**DRIVING DIRECTIONS**

FROM VERIZON WIRELESS OFFICE, BELLEVUE, WA:  
 HEAD SOUTH ON 158TH AVE SE  
 TAKE RIGHT TURN ONTO RITE 20 W TOWARD SEATTLE  
 TAKE LEFT TO MERGE ONTO RITE 20 W TOWARD SEATTLE  
 TAKE EXIT 10 FOR INTERSTATE 405 S TOWARD REGIONAL  
 TAKE THE INTERSTATE S 5 EAST TOWARD VANCOUVER EC  
 MERGE ONTO I-5 N  
 TAKE EXIT 226 FOR I-90/CD ST/VA-536 W  
 KEEP LEFT AT THE FORK, FOLLOW SIGNS FOR  
 I-90/CD ST/WASHINGTON 536 W/CITY CENTER  
 TURN LEFT ONTO WA-536 W/BROAD ST/E KIRKLAND ST  
 TURN LEFT ONTO WA-536 W/E KIRKLAND ST  
 CONTINUE ONTO STATE RITE 536 W/WA-536 W  
 TURN RIGHT ONTO ST 3RD ST  
 CONTINUE TO FOLLOW STATE RITE 536 W/WA-536 W  
 CONTINUE TO FOLLOW STATE RITE 20 W/WA-20 W/REGIONAL HWY  
 CONTINUE TO FOLLOW STATE RITE 20 W/WA-20 W  
 TURN LEFT TO STAY ON RITE 20 W/WA-20 W  
 SLIGHT LEFT ONTO NE MIDWAY BLVD  
 DESTINATION WILL BE ON THE LEFT



**LEGAL DESCRIPTION**

SEE SHEET LS-1 FOR LEGAL DESCRIPTIONS

**PROJECT LEASE AREA:**  
 800 SQ FT

**TELEPHONE COMPANY:**  
 COMCAST  
 PHONE: (866) 524-7400

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

**POWER COMPANY:**  
 PGE  
 PHONE: (888) 228-5773

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

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

**APPROVAL/SIGN OFF**

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

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

**REVISIONS**

REV	DATE	DESCRIPTION	BY
A	01/17/11	ISSUED FOR PERMITS	CM
B	01/27/11	ISSUED FOR 100% TO REVIEW	RF
1	11/7/14	REVISED FOR 100% TO REVIEW	CM
2	12/01/14	REVISED FOR 100% TO REVIEW	CM

TITLE SHEET

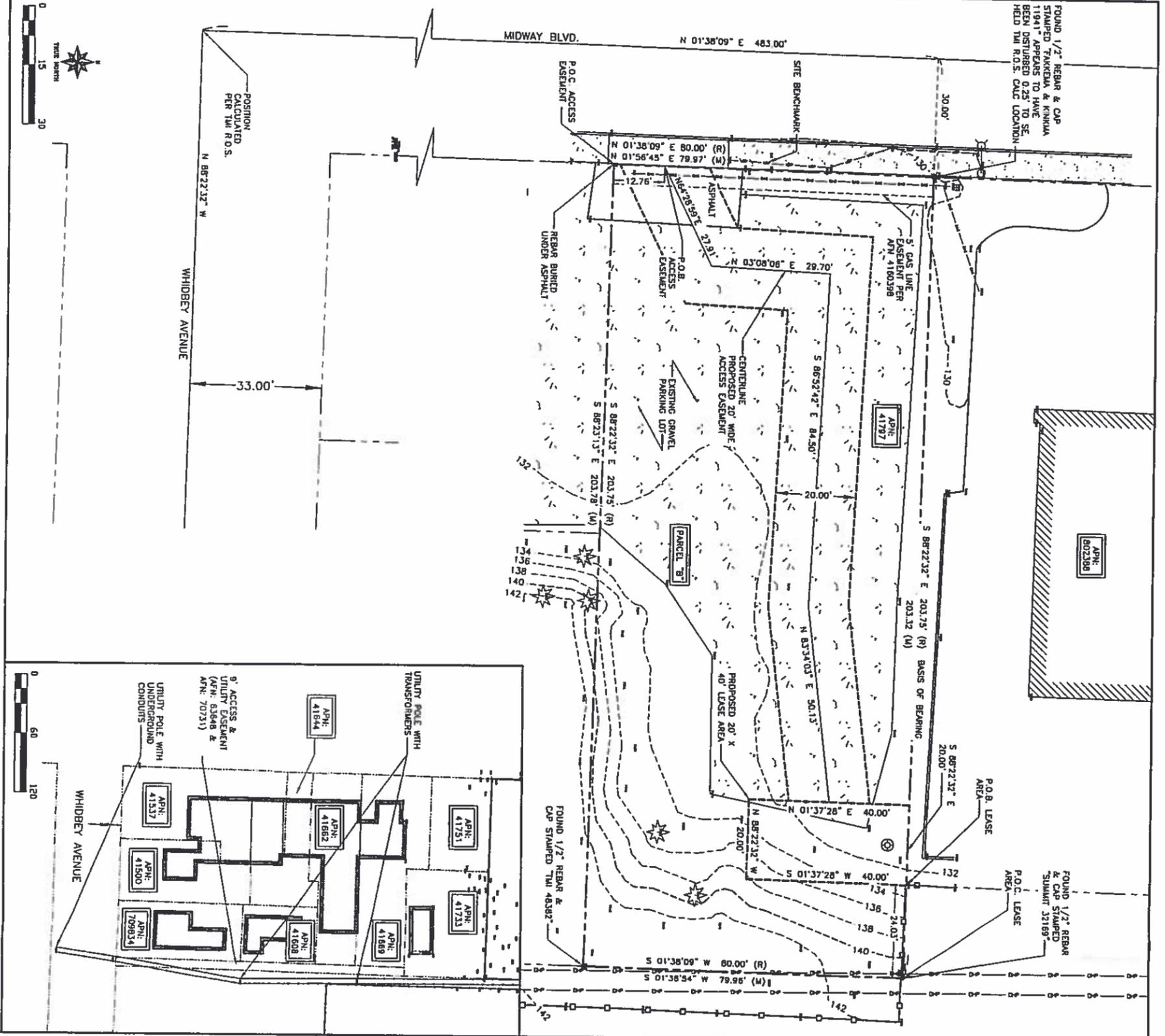
SHEET

**T-1**

GLOTEL PROJECT #:

14925

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

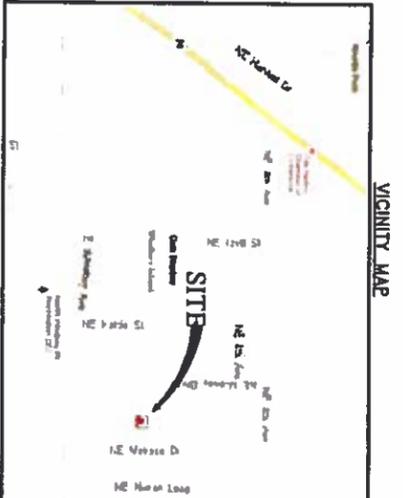


**SERVIENT PARCEL DESCRIPTION:**  
 THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF WASHINGTON, COUNTY OF ISLAND, AND IS DESCRIBED AS FOLLOWS:  
 THAT PORTION OF THE 2.41 ACRE DONATION CLAIM IN SECTION 35, TOWNSHIP 33 NORTH, RANGE 1 E, W.M., BEGINNING AT A POINT 1706.5 FEET WEST AND 2051.1 FEET SOUTH OF THE NORTHEAST CORNER OF 2.41 ACRE DONATION D.C. AS PER DEED RECORDED ON PAGE 1, VOL. 81 OF DEEDS;  
 THENCE NORTH 450 FEET TO THE TRUE POINT OF BEGINNING;  
 THENCE EAST 214 FEET;  
 THENCE SOUTH 80 FEET;  
 THENCE WEST 214 FEET;  
 THENCE NORTH 80 FEET TO THE TRUE POINT OF BEGINNING EXCEPT ANY PART OF THE ABOVE DESCRIBED TRACT LYING IN THE HIGHWAY.

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

**ACCESS EASEMENT DESCRIPTION:**  
 A 20 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LOCATED IN PARCEL B AS SHOWN ON SURVEY RECORDED UNDER ADUTOR FILE NUMBER 4340881 RECORDS OF ISLAND COUNTY, WA LYING TO FEET ON EACH SIDE OF THE COLORADO DESCRIBED LINE.  
 COMMENCING AT THE EASTWEST CORNER OF SAID PARCEL B; THENCE N 01°37'28" E ALONG THE WEST LINE OF SAID PARCEL B A DISTANCE OF 12.78 FEET TO THE POINT OF BEGINNING;  
 THENCE N 88°22'32" E A DISTANCE OF 27.91 FEET;  
 THENCE N 03°08'08" E A DISTANCE OF 29.70 FEET;  
 THENCE S 88°52'42" E A DISTANCE OF 84.50 FEET;  
 THENCE N 82°34'03" E A DISTANCE OF 50.13 FEET TO THE WEST BOUNDARY OF A LEASE AREA AS SHOWN ON THIS PLAN AND SHOULD BE EXTENDED OR SHORTENED TO INTERSECT AT ALL ANGLE POINTS; THE WEST BOUNDARY OF A LEASE AREA SHOWN ON THIS PLAN AND THE WEST BOUNDARY OF A LEASE AREA SHOWN ON THIS PLAN

**PROJECT INFORMATION:**  
 SITE NAME: REGATTA  
 SITE ADDRESS: XXX SE MIDWAY BLVD OAK HARBOR, WA 98227  
 OWNER'S NAME: ROBERT G. HEARST  
 OWNER'S ADDRESS: 218 24TH ST SE BOHELL, WA 98021  
 PARCEL NUMBER(S): 41797  
 PARCEL AREA: 18,200 SQ FT (0.4 ACRES)  
 PROJECT LEASE AREA: 800 SQ FT  
 ANTENNA COORDINATES: 481757.7' N (48,298357' N) 1273032.7' W (122,842428' W)  
 GROUND ELEVATION: 132' CENTER OF PROPOSED MONOPOLE  
 ORIGINAL BENCHMARK: WSDOT GP15020-40 E1-88.39' (NAD83) PUNCH IN 3" BRASS DISC STAMPED WSDOT 1998 GP15020-40 SET IN CONCRETE WALK IN SW QUAD OF SR-20 & E. WHIDBEY AVE INTERSECTION  
 SITE BENCHMARK: E1-139.46' (NAD83) SET UAG NAIL IN EXPANSION JOINT OF CONCRETE WALK ON EAST SIDE OF MIDWAY AVE 4'10" NORTH OF ENTRANCE TO SITE PARCEL  
 BASIS OF BEARINGS: N88°22'32"W ALONG NORTH PROPERTY LINE OF SITE PARCEL  
 REFERENCE SURVEY: 1. T.U.L.R.O.S. RECORDS OF ISLAND COUNTY, WA



- LEGEND:**
- TRANSFORMER
  - LIGHT STANDARD
  - POWER VAULT
  - POWER METER
  - UTILITY POLE
  - HOSE BIB
  - WATER BLOWOFF
  - TELEPHONE VAULT
  - WATER VALVE
  - ELECTRICAL JUNCTION BOX
  - TELEPHONE-RISER
  - GAS VALVE
  - STOP LIGHT CONTROL BOX
  - SEAL/OFF HEIGHT INDICATOR
  - POWER MAN HOLE
  - GAS METER
  - FIRE HYDRANT
  - GATE VALVE
  - WATER METER
  - RINE STAND PIPE
  - CATCH BASIN
  - IRRIGATION CONTROL VALVE
  - FOUND MONUMENT
  - TOWER
  - SANITARY SEWER MANHOLE
  - TRANSFORMER
  - UTILITY BOX
  - SEPTIC MANHOLE
  - STORM DRAIN MAN HOLE
  - STREET LIGHT
  - TRAFFIC LIGHT
  - WATER MANHOLE
  - SANITARY SEWER CLEANOUT
- TREE LEGEND:**
- DECIDUOUS TREE
  - EVERGREEN TREE

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

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

**SURVEYOR'S NOTES:**  
 1) TITLE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003355-0001125E, DATED JUNE 20TH, 2014.  
 2) LATITUDE AND LONGITUDE TAKEN AT CENTER OF PROPOSED ANTENNA STRUCTURE.  
 3) MAGNETIC DECLINATION OF 18°25'48" EAST FOR THE PROJECT LATITUDE & LONGITUDE AS DETERMINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE FOR MAY 2014 AND IS CHANGING BY 00°11'24" WEST PER YEAR.  
 4) THE LATITUDE & LONGITUDE AS SHOWN ON THIS PLAN ARE ACCURATE TO WITHIN 3/16 FEET.  
 5) THE SITE ELEVATIONS ARE ACCURATE TO WITHIN ±3 FEET.

Integrity Delivered™

Integrity Delivered™

**REGATTA**

RECEIVED

DEC 30 2014

CITY OF OAK HARBOR  
 Development Services Department

XXX SE MIDWAY BLVD  
 OAK HARBOR, WA  
 ISLAND COUNTY

**REVISIONS**

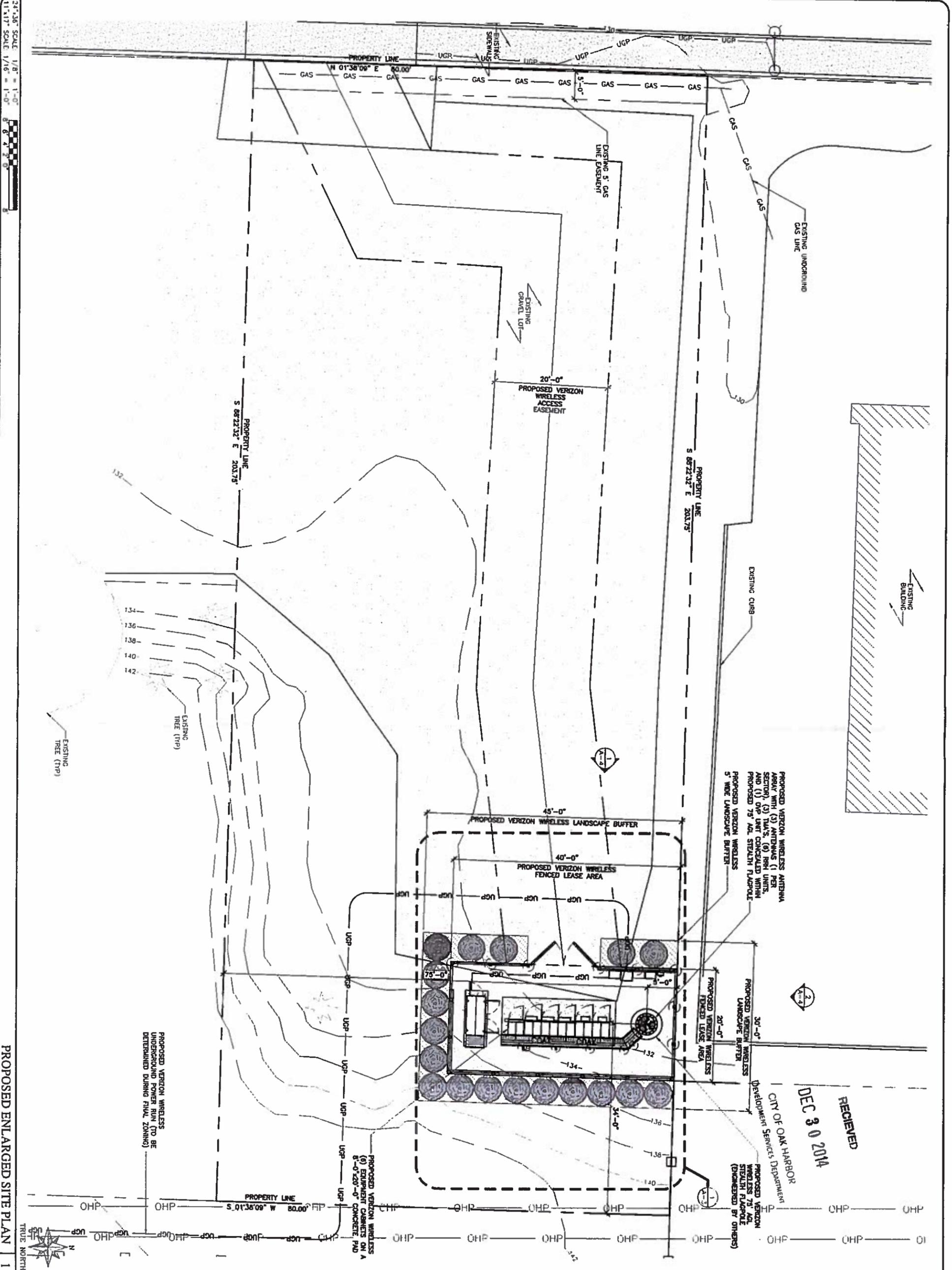
REV.	DATE	DESCRIPTION	BY
1	08/21/13	ISSUE PERMITS	JMS
2	11/28/13	ACCESS DOCUMENT RELOCATED	JMS

TITLE SHEET

EXISTING SITE SURVEY

LS-1





PROPOSED ENLARGED SITE PLAN 1

GLTTEL PROJECT #: 14925

SHEET  
**A-2**

TITLE  
PROPOSED ENLARGED SITE PLAN

NO.	DATE	DESCRIPTION	BY
1	02/21/11	ISSUED FOR PERMITS	CM
2	07/22/11	REVISED FOR 100% TO REVIEW	CM
3	11/07/11	REVISED FOR 100% TO REVIEW	CM
4	12/08/11	REVISED FOR 100% TO REVIEW	CM

EXPIRES 1/9/1

RYAN M. MCDANIEL  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
NO. 40630

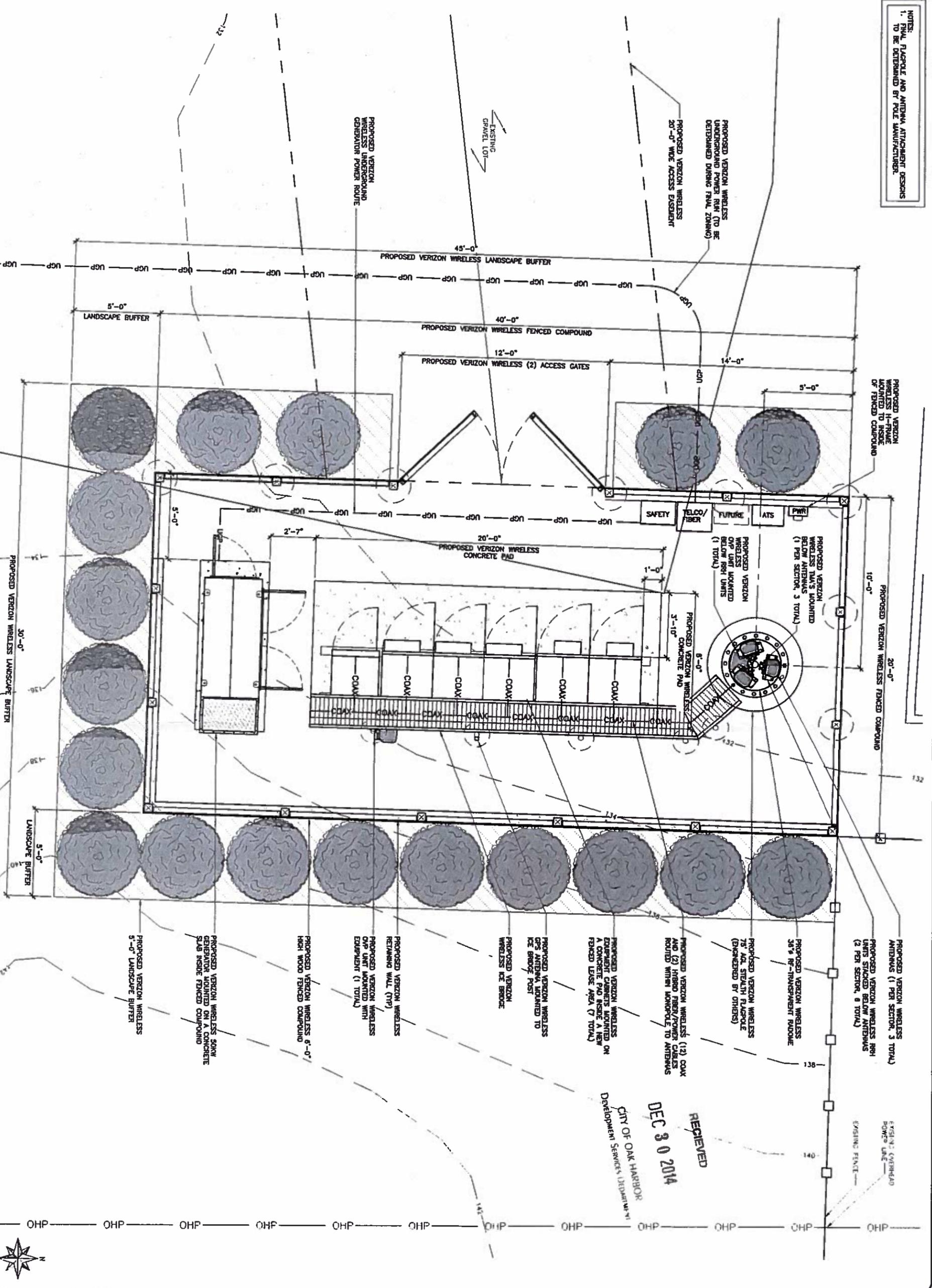
**REGATTA**

XXX NE MIDWAY BLVD  
OAK HARBOR, WA 98277  
PIERCE COUNTY

**Glotel**  
Integrity Delivered™

**Verizon wireless**

NOTES:  
1. FINAL PLACEMENT AND ANTENNA ATTACHMENT DESIGNS TO BE DETERMINED BY FOLE MANUFACTURING.



24'-36" SCALE: 3/8" = 1'-0"  
11'-11 1/2" SCALE: 3/16" = 1'-0"

PROPOSED EQUIPMENT & ANTENNA PLAN 1

PROPOSED VERIZON WIRELESS ANTENNAS (1 PER SECTOR, 3 TOTAL)  
PROPOSED VERIZON WIRELESS RISE UNITS STACKED BELOW ANTENNAS (2 PER SECTOR, 6 TOTAL)

PROPOSED VERIZON WIRELESS 38" 16'-INVESTMENT ROOMS

PROPOSED VERIZON WIRELESS 72" 42" STEALTH RADIATOR (EMERGENCY BY OTHERS)

PROPOSED VERIZON WIRELESS (12) COAX AND (2) HYBRID FIBER/POWER CABLES ROUTED WITHIN MONOPOLE TO ANTENNAS

PROPOSED VERIZON WIRELESS EQUIPMENT CABINETS MOUNTED ON A CONCRETE PAD INSIDE A NEW FENCED LEASE AREA (7 TOTAL)

PROPOSED VERIZON WIRELESS GPS ANTENNA MOUNTED TO ICE BRIDGE POST

PROPOSED VERIZON WIRELESS ICE BRIDGE

PROPOSED VERIZON WIRELESS RETAINING WALL (TYP)

PROPOSED VERIZON WIRELESS CHIP UNIT MOUNTED WITH EQUIPMENT (1 TOTAL)

PROPOSED VERIZON WIRELESS 300W GENERATOR MOUNTED ON A CONCRETE SLAB INSIDE FENCED COMPOUND

PROPOSED VERIZON WIRELESS 5'-0" LANDSCAPE BUFFER

RECEIVED  
DEC 30 2014  
CITY OF OAK HARBOR  
Development Services Department

TITLE  
PROPOSED EQUIPMENT & ANTENNA PLAN  
SHEET  
**A-3**

REV	DATE	DESCRIPTION	BY
0	02/11/14	ISSUED FOR PERMITS REVIEW	ESB
1	02/27/14	ISSUED FOR PERMITS REVIEW	ESB
2	11/27/14	ISSUED FOR 100% PERMITS REVIEW	ESB
3	12/01/14	ISSUED FOR 100% PERMITS REVIEW	ESB



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



24'x36" SCALE 1/4" = 1'-0"  
11'x17" SCALE 1/8" = 1'-0"

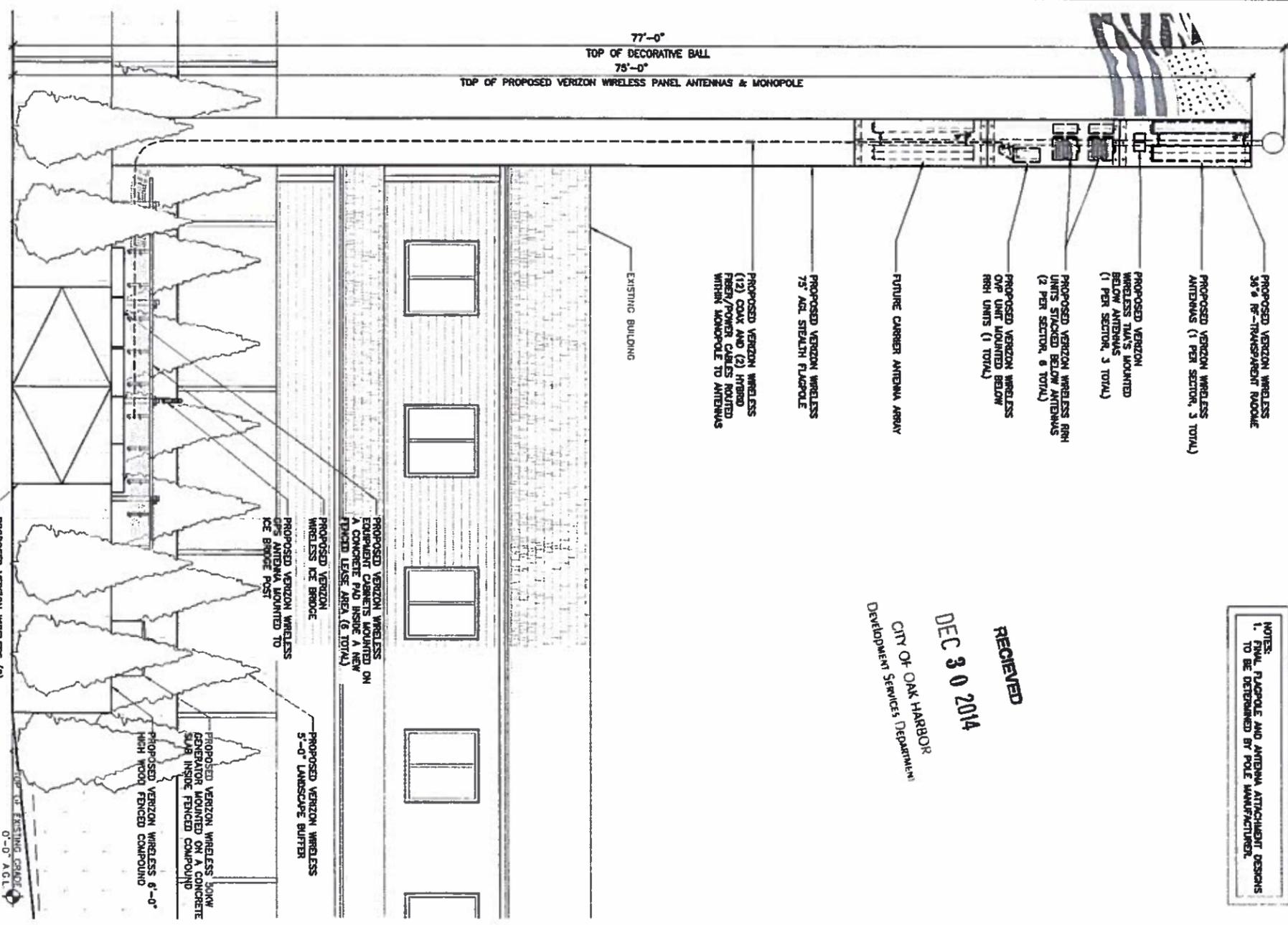
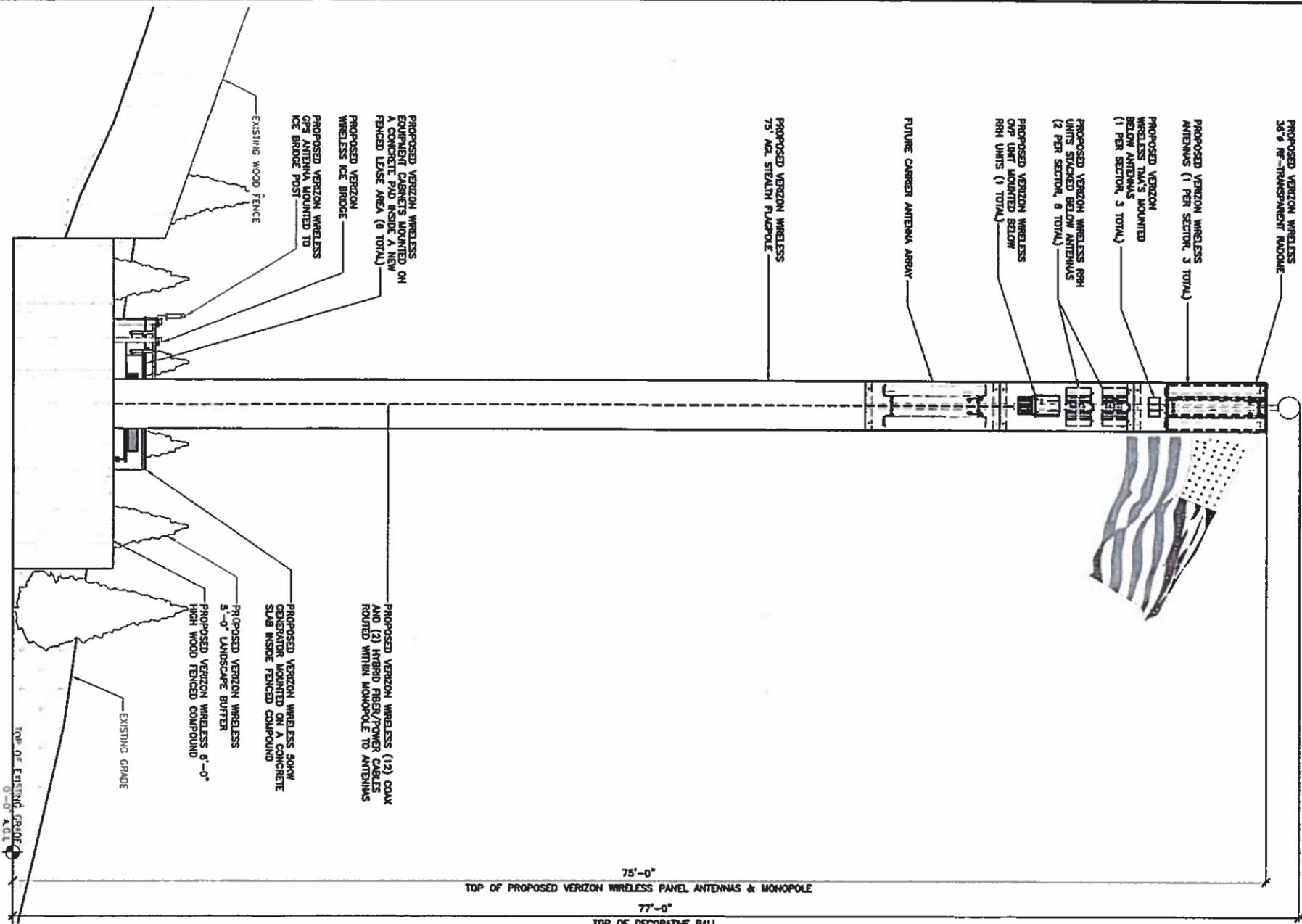


PROPOSED NORTH ELEVATION | 2

24'x36" SCALE 1/4" = 1'-0"  
11'x17" SCALE 1/8" = 1'-0"



PROPOSED WEST ELEVATION | 1



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

RECEIVED  
DEC 30 2014  
CITY OF OAK HARBOR  
Development Services Department



REGATTA

XXX NE MIDWAY BLVD  
OAK HARBOR, WA 98277  
PIERCE COUNTY

RYAN M. Mc DANIEL  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
40690

EXPIRES 1/9/17

REV.	DATE	DESCRIPTION	BY
1	6/1/2014	ISSUED FOR LOGS TO REVIEW	GP
2	11/17/14	ISSUED FOR LOGS TO REVIEW	GP
3	11/20/14	ISSUED FOR LOGS TO REVIEW	GP

TITLE  
PROPOSED WEST & NORTH ELEVATIONS

SHEET  
A-4

#4  
CUP 14-03

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

EXHIBIT

Submitted to the City of Oak Harbor  
April 6, 2015

**1. GENERAL INFORMATION**

---

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

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

**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:** Robert G. Hearst  
216 240<sup>th</sup> Street SE  
Bothell, WA 98021  
(425) 492-5285 – Marilyn Beauregard

**Project Address:** NE Midway Blvd  
Oak Harbor, WA 98277

**Map & Tax Lot:** R13335-094-3830

**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, Robert G Hearst.

## **2. PROPOSAL**

---

The applicant proposes a new wireless telecommunications facility at NE Midway Blvd, Oak Harbor, WA (the "Property"). The Property is zoned C-3 (Community Commercial) and is currently used as a parking lot by WAIF.

The proposal by Verizon Wireless consists of the construction of a 75' stealth flagpole with (3) panel antennas concealed within, 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 Midway Blvd via an existing gravel lot. See Sheet A-1 of *Site Plans*. The planned service coverage improvement will occur for properties and road coverage in an area roughly located east to Torpedo Road, west to N Oak Harbor Street, north to NE 16<sup>th</sup> Avenue and south to SE Pioneer Way.

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**

---

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

### **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 communication facility will be located in the C-3 zone of the City of Oak Harbor. This location will achieve the desired coverage objective of Verizon Wireless while being the least intrusive facility design, which will blend with its physical surroundings. The proposed location will improve coverage within the area located east to Torpedo Road, west to N Oak Harbor Street, north to NE 16<sup>th</sup> Avenue, and south to SE Pioneer Way. 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 this 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 applicable because this is not a proposal for co-location on an existing support structure. Verizon Wireless is proposing to construct a 75' stealth flagpole with the antennas concealed within the structure. The desired coverage area has a lack of existing structures that could provide the height and location necessary for optimum performance. Therefore, there were no structures available that would achieve the desired and necessary coverage objective. 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:* Verizon Wireless is proposing to install (6) equipment cabinets and (1) generator within the proposed 40' X 20' fenced compound. The proposed antennas will be concealed within the stealth flagpole. The equipment will be screened by a 6' high wood fence, which will be surrounded by a 5' landscape buffer. Any proposed cabling will be concealed. Please refer to Sheet A-2 & Sheet A-3 of the **Site Plans**.

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

*Response:* Verizon Wireless is proposing to install (6) equipment cabinets and (1) generator within the proposed 40' X 20' fenced compound. The proposed antennas will be concealed within the stealth flagpole. The equipment will be screened by a 6' high wood fence, which will be surrounded by a 5' landscape buffer. Per the **Pre-Application Meeting Summary Letter**, this proposed fencing and landscaping appears to meet all the landscaping requirements of Chapter 19.46.

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

*Response:* The proposed wireless communications facility is set back 34' from the lot line of the adjacent residential properties. However, these properties are R-2 (limited multi-family residential). Therefore, this setback requirement does not apply, as the proposed facility is not adjacent to any single family residential properties.

**19.29.060 Development standards for monopole II.**

*Response:* Per the Pre-Application Meeting Summary Letter, the proposed stealth flagpole is considered to be a Monopole I facility. Therefore, this section is not applicable.

**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 proposed flagpole and associated equipment will be surrounded by a 6' high wood fenced compound, and then further screened by a 5' landscape buffer. This screening technique will ensure that the proposal will not be visually obtrusive to the neighboring residential properties. The proposed flagpole will be set back 169'-9" from Midway Blvd and 34' from neighboring residential properties. Please refer to Site Plans. All of these measures ensure that the facility will blend with its surroundings and will not negatively impact the character of 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 and (1) generator within the proposed 40' X 20' fenced compound. The proposed antennas will be concealed within the stealth flagpole. The equipment will be screened by a 6' high wood fence, which will be surrounded by a 5'

landscape buffer. Per the **Pre-Application Meeting Summary Letter**, this proposed fencing and landscaping appears to meet all the landscaping requirements of Chapter 19.46. Please also refer to the **Site Plans**.

- (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:* Please refer to the **Noise Report**, which shows that the proposed equipment installation will comply with maximum permissible noise levels permitted by the Washington Administrative Code.

- (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 (NIER) report**, which states that the 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:* This proposal has been submitted to the FAA for a determination. The decision is pending.

#### ***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:* This has been noted. Verizon Wireless will remove the facility within 6 months of ceasing operations.

### **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**.

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

*Response:* No lighting is proposed for this wireless communication facility installation. The noise levels produced by the equipment will be within the allowable parameters, as shown in the **Noise Report**. This proposal is for a stealth flagpole with associate equipment, which will be screened adequately by a fence and landscape buffer. Please refer to the **Photo Simulations**. The equipment cabinets and generator will be mounted on an 8' X 20' and 4' X 10' concrete pad respectively and will do little to impact the topography or soil of the site or surrounding properties. Please refer to the **SEPA Checklist** for more information on the environmental impact on the proposal.

**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.
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

Use	Required 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
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

Use	Required Parking
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 location for the new wireless facility is currently used as a parking lot by WAIF. The existing gravel lot will be minimally impacted by the proposed facility. Verizon is not proposing any new parking, but there is also minimal change to existing parking. The 20' wide access easement will not impact the parking. There is 12'-wide access gate to the wireless facilities located within the fenced lease area. The Verizon proposal is for an unmanned telecommunications facility. There will be access to the location for monthly maintenance, but the parcel has space available for these maintenance vehicles to park outside the compound. Please refer to Sheet A-2 of the Site Plans.

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

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

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

**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 Torpedo Road, west to N Oak Harbor Street, north to NE 16<sup>th</sup> Avenue, and south to SE Pioneer Way. 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 an existing gravel lot from NE Midway Blvd. However, access to the site is only required for routine monthly maintenance, which will do little to impact traffic in the area. The proposed wireless facility will be located within a 20' X 40' fenced lease area located on land that is currently used as a parking lot by WAIF. It will be adequately screened from surrounding properties. Please refer to the **Photo Simulations** and the **Site Plans**.

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:* Noted. 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:* This has been 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 currently use a parking lot for WAIF. However, this proposal will not unduly impact the current use as a parking lot. The proposed facility abuts commercial property, but the proposed fence will adequately screen the equipment and ensure that it will not be visually impacted by the proposal. To the east, the wireless tower is adjacent to residential property. However, with the addition of the 5' wide landscape buffer along with the 6' high wood fence, the proposed wireless facility and its associated equipment will not be visually obtrusive to those properties. This design is the least obtrusive proposal, which will blend with the physical surroundings of the district in which it is located.

## **5. CONCLUSION**

---

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.



#5  
Cup 14-03  
MP

18 March 2015

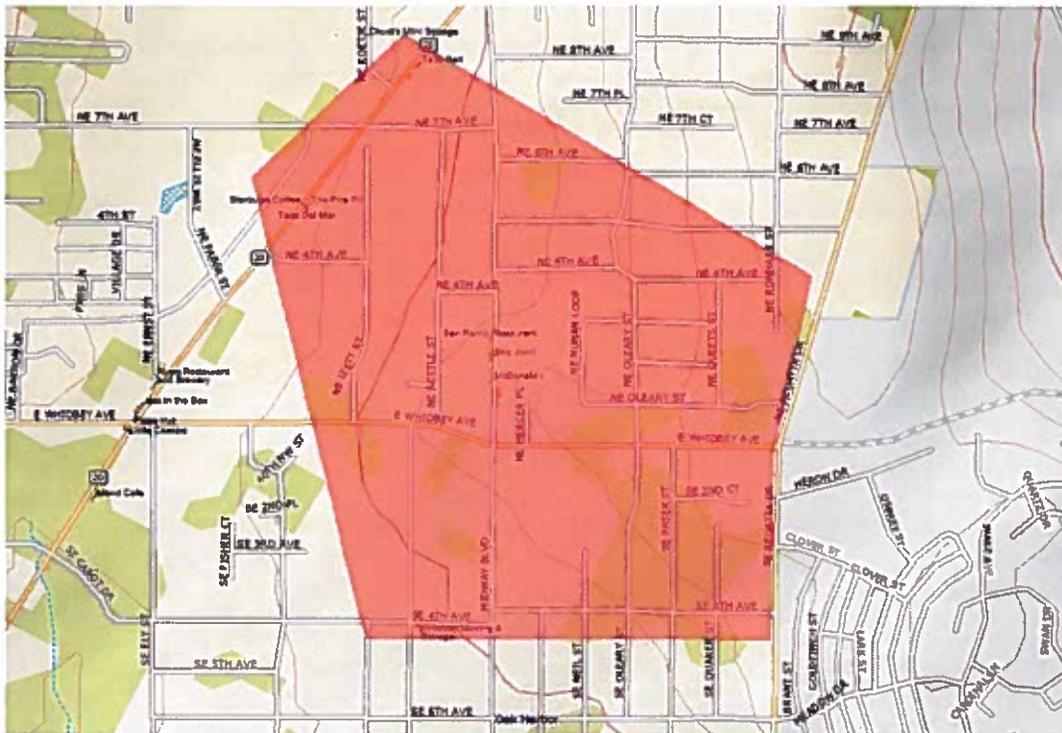
City of Oak Harbor  
Planning Department  
865 Southeast Barrington Drive  
Oak Harbor, WA 98277

**RE: Verizon Wireless – WA1 Regatta – NE Midway Blvd., Oak Harbor, WA 98277  
Proposed Verizon facility on parking lot at APN# R1335-094-3830**

Dear Reviewing Parties,

Verizon Wireless is proposing a new wireless communication facility located at NE Midway Boulevard, Oak Harbor, WA 98277 on an existing parking lot at APN# R1335-094-3830.

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 Torpedo Rd, west to N Oak Harbor St., north to NE 16TH Ave. and south to SE Pioneer Way. Search ring shown below:





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

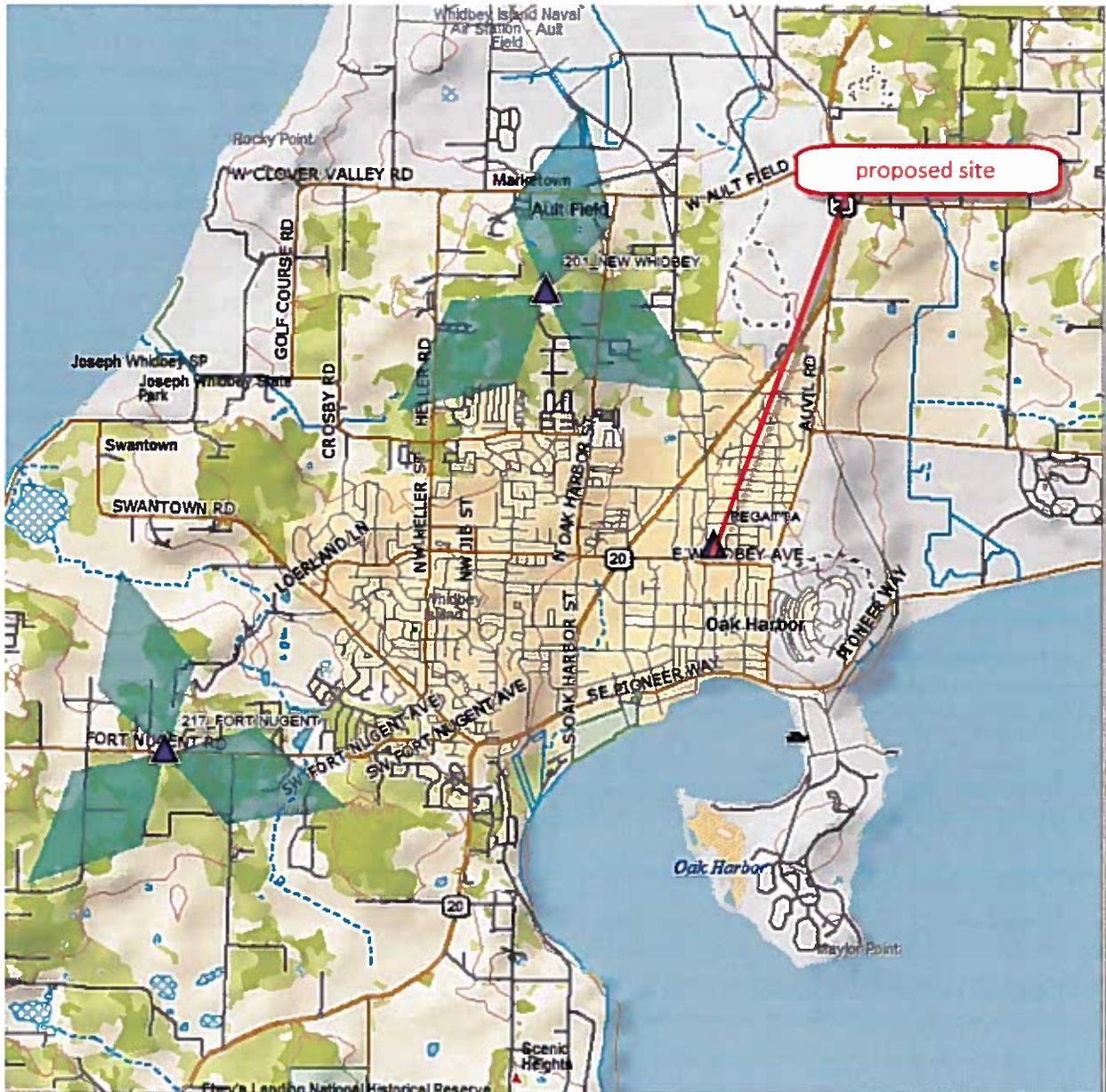
Yellow= -90 dBm, a level of service adequate for providing reliable coverage outdoors or inside a car

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.

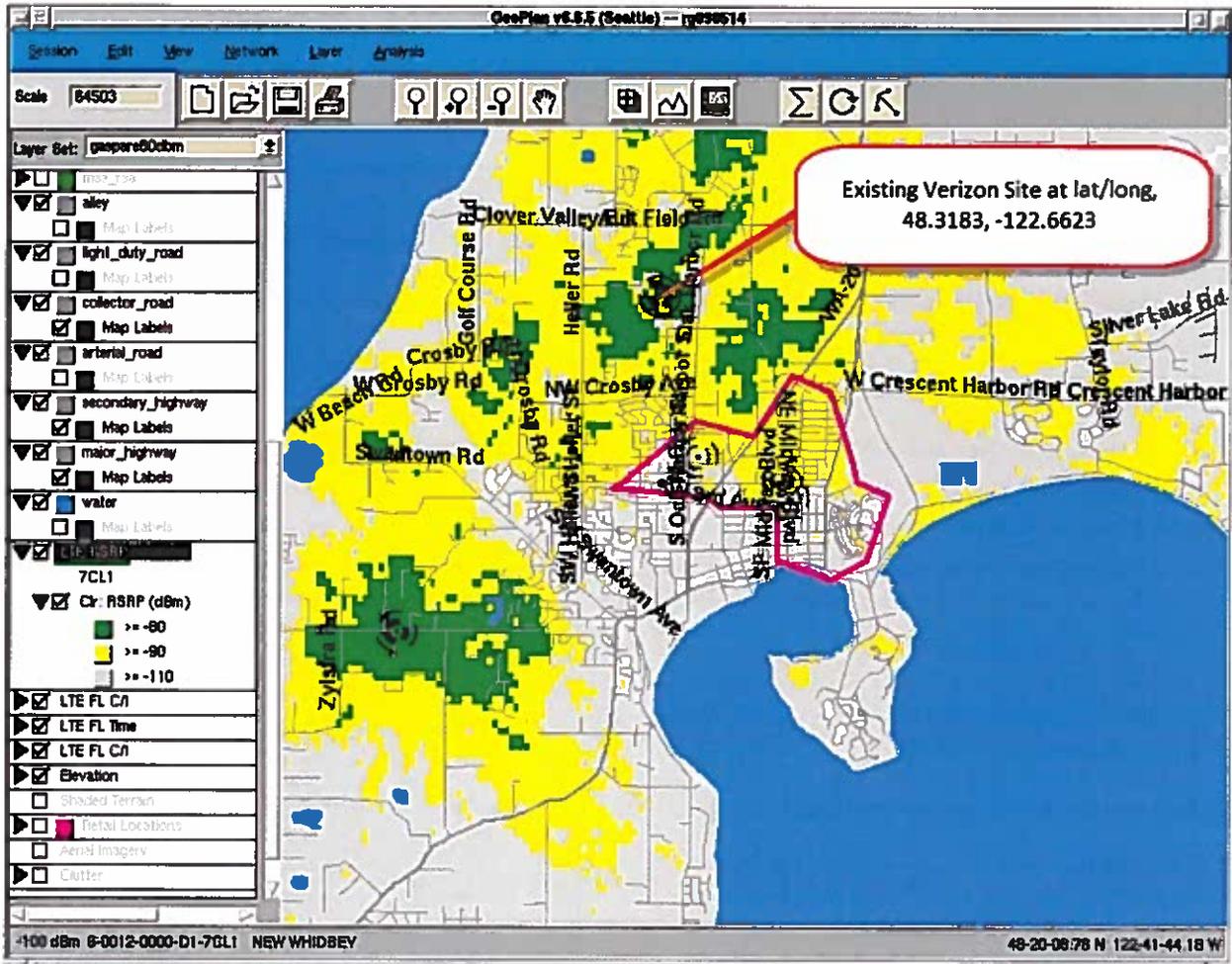


The plot below shows location of the existing Verizon Wireless sites in the area, as well as the proposed site.



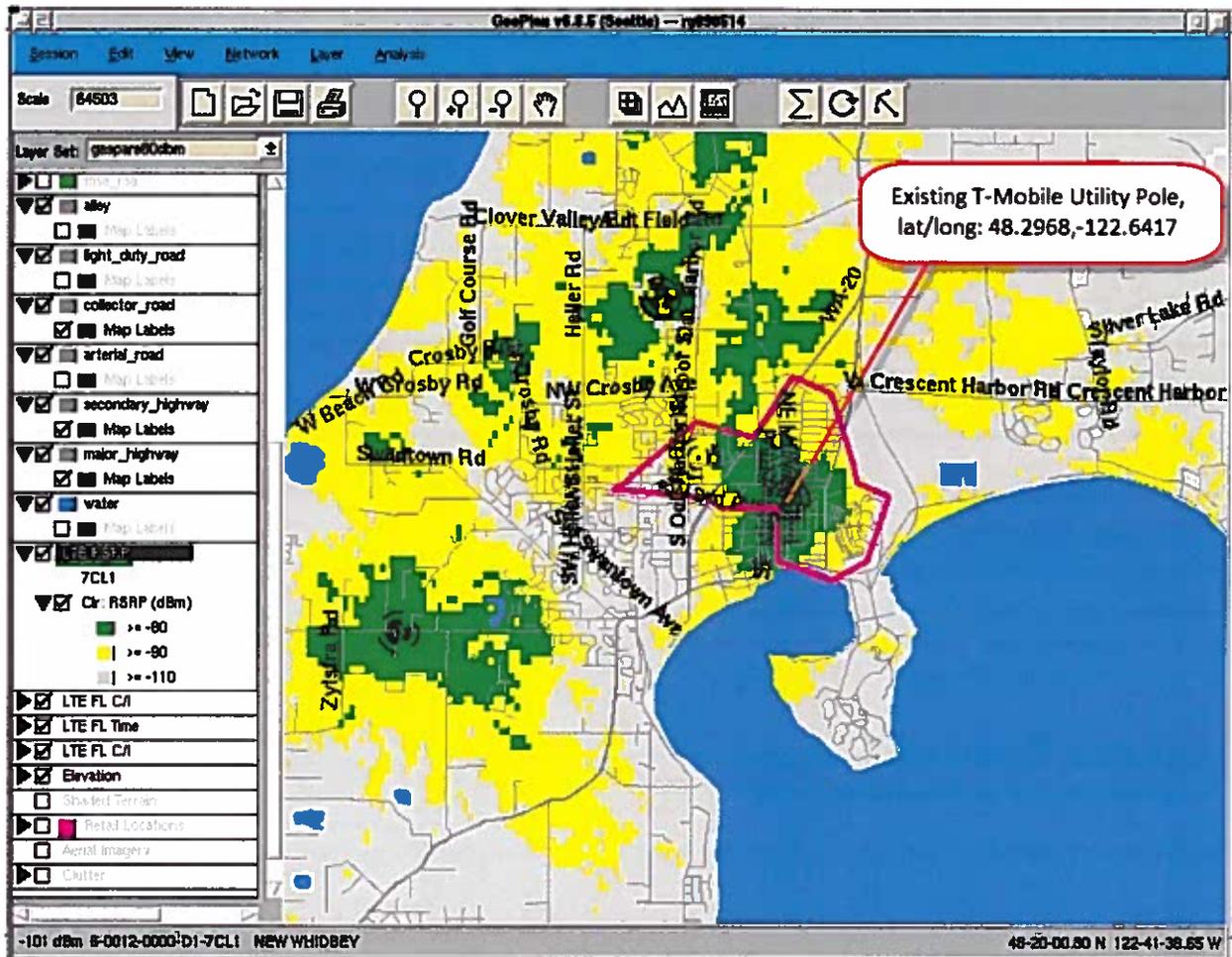


The plot below shows the existing level of coverage in the proposed service area in the context of surrounding Verizon Wireless sites. The boundaries of the coverage objective are marked with the red polygon on the map below. The plot below shows that the existing Verizon Site, at latitude/longitude 48.3183, -122.6623, does not provide a good service for all Verizon Wireless customers within the coverage objective area, as there are areas within the coverage objective with signal levels that are less than -90 dBm per the plot below.



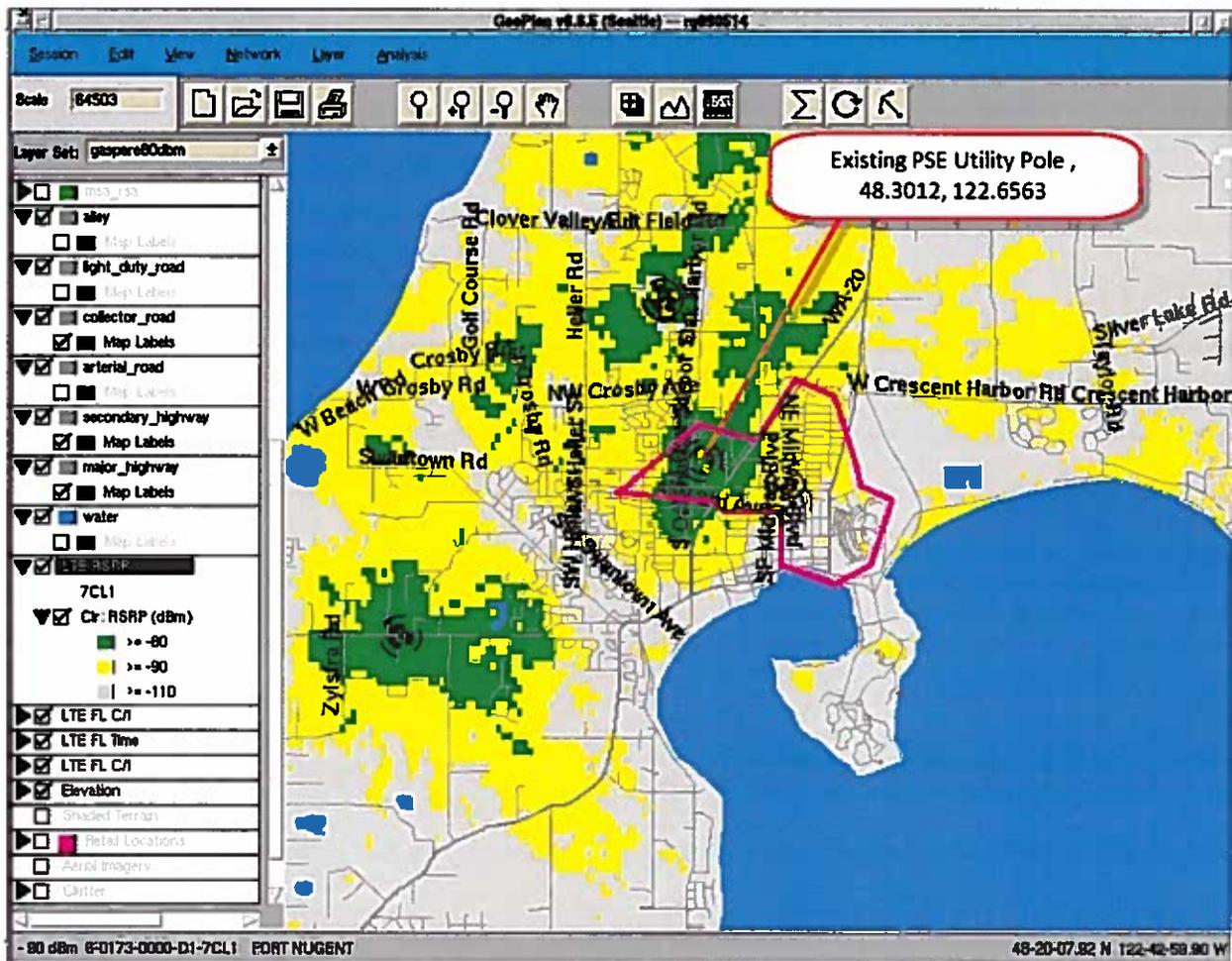


Verizon Wireless has analyzed the existing T-Mobile Utility Pole at latitude/longitude: 48.2968, -122.6417 with the available height of 85' for a potential site and determined that the site will not meet the coverage objective, as the site will not provide a good service for all Verizon Wireless customer 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 PSE Utility Pole, at latitude/longitude: 48.3012, 122.6563 with the available height of 85' 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: NE Midway Blvd., 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 by phone at 425 603 2816.

Sincerely,

Renald Gasparovic  
Verizon Wireless





Federal Aviation Administration

#6  
CUP 14-03 « OE/AAA

Proposed Case for : 2015-ANM-265-OE

For information only.  
This proposal has not yet been studied. Study outcomes will be posted at a later date.  
Public comments are not requested, and will not be considered at this time.

Overview				
<b>Study (ASN):</b> 2015-ANM-265-OE	<b>Received Date:</b> 01/29/2015			
<b>Prior Study:</b>	<b>Entered Date:</b> 01/29/2015			
<b>Status:</b> Work In Progress	<b>Map:</b> <a href="#">View Map</a>			
Construction Info				
<b>Notice Of:</b> CONSTR	<b>Structure Summary</b>			
<b>Duration:</b> PERM (Months: 0 Days: 0)	<b>Structure Type:</b> Flagpole			
<b>Work Schedule:</b>	<b>Structure Name:</b> Regatta			
	<b>FCC Number:</b>			
Structure Details				
<b>Latitude (NAD 83):</b> 48° 17' 57.70" N	<b>Height and Elevation</b>			
<b>Longitude (NAD 83):</b> 122° 38' 32.70" W				
<b>Datum:</b> NAD 83	<b>Site Elevation:</b> <b>Proposed</b> 132			
<b>City:</b> Oak Harbor	<b>Structure Height:</b> 77			
<b>State:</b> WA	<b>Total Height (AMSL):</b> 209			
<b>Nearest County:</b> Island				
Frequencies				
<b>Low Freq</b>	<b>High Freq</b>	<b>Unit</b>	<b>ERP</b>	<b>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

← Previous      Back to Search      Next  
Result

