



Notice of Administrative Decision

Date: 2/9/2021

To: CECJON, 6253 East BLVD NE, Bremerton WA 98311
Bill North, billnorth@northgroup.net

Permit Number: 20-02148

RE: **Project Name:** Verizon Myhre Road - Installation of Wireless Communication
Facility Type of Application: ADMIN CUP- Wireless Facility

The Kitsap County Department of Community Development has **APPROVED** the land use application for 20-02148, Verizon Myhre Road - Installation of Wireless Communication Facility, ADMIN CUP- Wireless Facility, **subject to the conditions outlined in this Notice and included Staff Report.**

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS TIMELY APPEALED TO THE KITSAP COUNTY HEARING EXAMINER ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.

The written appeal shall be made on, or attached to, an appeal form found on DCD's website: <https://www.cognitofirms.com/KitsapCounty1/RequiredPermitQuestionnaireAppealObjectionOfAnAdministrativeDecision>.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review at the Department of Community Development; if you wish to view the case file or have other questions, please contact help@kitsap1.com or (360) 337-5777. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

CC: Interested Parties:
N/A
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith



Administrative Staff Report

Report Date: February 2, 2021

Application Submittal Date: August 19, 2020

Application Complete Date: August 19, 2020

Project Name: Verizon Myhre Road - Installation of Wireless Communication Facility

Type of Application: Type-II, Administrative Conditional Use Permit

Permit Number: 20-02148

Project Location

9951 Mickelberry Road NW
Silverdale, WA 98383
Commissioner District #3

Assessor's Account

162501-3-087-2008

Applicant/Owner of Record

CECJON Investments LLC
6253 East BLVD NE,
Bremerton WA 98311

Decision Summary

Approved subject to conditions listed under section 13 of this report.

VICINITY MAP



1. Background

The proposal is for approval of an Administrative Conditional Use Permit (ACUP) for a stealth Wireless Communication Facility (WCF). Verizon Wireless has proposed to place antennas on the roof of an existing building within screens along with equipment placed on the ground within a 12' x 15' 5" ground equipment area. The facility will consist of 2 separate arrays on the east side consisting of six (6) panel antennas placed on the roof behind constructed screening. The ground equipment will be within a fenced area with landscaping within a landscape island located at the northwest corner of the building.

The permit was reviewed for consistency with Kitsap County Code (KCC) 17.420.054, 17.540 for ACUP land use review and 17.530 for WCF to determine if the request is physically suitable for the site, and compatible with the character for existing and future permitted land uses in the area. Pursuant to KCC 21.04.100 Land Use and Development Procedures the Review Authority is the Director.

2. Project Request

The request is for approval of an Administrative Conditional Use Permit.

3. SEPA (State Environmental Policy Act)

The State Environmental Policy Act (SEPA), found in Chapter 43.21C RCW (Revised Code of Washington), is a state law that requires the County to conduct an environmental impact review of any action that might have a significant, adverse impact on the environment. The review includes the completion of an Environmental Checklist by the applicant and a review of that checklist by the County. If it is determined that there will be environmental impacts, conditions are imposed upon the applicant to mitigate those impacts below the threshold of “major” environmental impacts. If the impacts cannot be mitigated, an environmental impact statement (EIS) must be prepared. The decision following environmental review, which may result in a Determination of Nonsignificance (DNS), Mitigated DNS, or the necessity for an EIS is called a threshold determination. A separate notice of the threshold determination is given by the County. If it is not appealed, it becomes part of the hearing record as it was issued, since it cannot be changed by the Hearing Examiner.

Pursuant to Washington Administrative Code (WAC) 197-11-800, the proposal falls below the threshold for environmental review and is categorically exempt from SEPA.

4. Physical Characteristics

The subject property is rectangle-shaped, approximately 1.57 acres (68,389 sf) in size. The project site is located within the commercial center of Silverdale, on the west side of Mickelberry Road NW and south of Ridgetop Boulevard NW. The nearest cross street is Bushlac Lane NW. The property is flat and County resource maps show no critical areas on the property but is located east of Clear Creek. The existing 2-story commercial building includes 23, 314 square feet of floor area, approximately 27 feet in height. The property includes approximately 100 off-street parking spaces around the building, with separation buffers to the north and south and a roadside buffer along Mickelberry Road NW. Approximately 20 off-street parking spaces are located on the property located west of the site on a separate tax lot owned by the same property owner.

Table 1 - Comprehensive Plan Designation and Zoning

Comprehensive Plan: Urban High Intensity Commercial Zone: Regional Center	Standard	Proposed
Minimum Density	10 (1.57 acres of net developable acreage x 10 = 15.7 or 16 required units)	NA
Maximum Density	30 (1.57 acres x 30 = 47.1 or 47 maximum units)	
Minimum Lot Size	NA	NA

Maximum Lot Size	NA	NA
Minimum Lot Width	NA	NA
Minimum Lot Depth	NA	NA
Maximum Height	35 feet	5 stories, <55 feet
Maximum Impervious Surface Coverage	85% (581,308 sf)	~341,946 sf or 50%
Maximum Lot Coverage	NA	NA

Applicable footnotes: 17.420.060 #33 Except for height and density requirements reflected in Section 17.420.058, Silverdale Regional Center and Design District, Density and Dimensions Table, all development within the Silverdale design district boundaries must be consistent with the Silverdale Design Standards.

Staff Comment: The proposal is consistent with height requirements per the commercial zone. The design standards in Chapter 9 Waterfront District are not applicable to the proposal.

Table 2 - Setback for Zoning District

	Standard	Proposed
Front (East)	20 feet	20 feet
Side (South)	10 feet	10 feet
Side (North)	10 feet	10 feet
Rear (West)	10 feet	10 feet

Table 3 - Surrounding Land Use and Zoning

Surrounding Property	Land Use	Zoning
North	Medical Clinic	Regional Center (RC)
South	General Office Building	RC
East	Storage Facility	RC
West	Vacant Land	RC

Table 4 - Public Utilities and Services

	Provider
Water	Silverdale Water District
Power	Puget Sound Energy
Sewer	Kitsap County
Police	Kitsap County Sheriff
Fire	Central Kitsap Fire & Rescue
School	Central Kitsap School District #401

5. Access

The project will receive access from Mickelberry Road NW, which has a functional road classification as a Minor Arterial.

6. Site Design

The WCF was reviewed pursuant to KCC 17.540 ACUP review process and standards in KCC 17.530 WCF standards for landscaping, and stealth design etc. The following analysis below provides information on consistency with design standards for land use review.

7. Policies and Regulations Applicable to the Subject Proposal

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan which is then used to prepare development regulations.

Kitsap County Comprehensive Plan, adopted June 30, 2016

The following Comprehensive Plan goals and policies are most relevant to this application:

CapF and Utilities Goal 8

Ensure utilities are provided in an efficient, coordinated and timely manner between Utility providers to meet the needs of the County's population.

CapF and Utilities Policy 25

Encourage siting of large, above ground utilities (e.g. antennas, towers) in industrial or commercial areas or along appropriate transportation and utility corridors.

CapF and Utilities Policy 27

Minimize the visual impact of utility facilities on view corridor, vistas and adjacent properties by developing design standards for cellular towers, antennas and other types of utility facilities.

The County's development regulations are contained within the Kitsap County Code. The following development regulations are most relevant to this application:

Code Reference	Subject
Title 14	Buildings and Construction
Title 17	Zoning
Chapter 18.04	State Environmental Policy Act (SEPA)
Chapter 21.04	Land Use and Development Procedures

8. Documents Consulted in the Analysis

<u>Applicant Submittals</u>	<u>Dated or date stamped</u>
Administrative CUP Questionnaire	May 26, 2020
Construction Plans Verizon Myhre Rd	May 26, 2020
Photo Sims Verizon Myhre	May 26, 2017
Project Narrative	January 21, 2021

<u>Staff Communication</u>	<u>Dated</u>
<i>None Required for Preliminary Approval</i>	

9. Public Outreach and Comments

Pursuant to KCC Title 21, Land Use and Development Procedures, the Department gave proper public notice 800 feet around the project site for the Administrative Conditional Use Permit. To date, the Department has not received written public comments on the request.

Issue Ref. No.	Summary of Concern (See corresponding responses in the next table)		Comment Letter Exhibit Reference No.
Issue Ref. No.	Issue	Staff Response	
NA			

10. Analysis

a. Planning/Zoning

The commercial property is designated through the Comprehensive Plan Land Use Designation Map as Urban High Intensity Commercial/Mixed Use and zoned Regional Center. The Verizon Wireless-BRE Myhre facility is classified as collocation of a nontower facility on an existing building, which requires an ACUP in compliance with KCC Ch 17.530.030 Wireless Communication Facilities- Permitting - Table 1 Wireless Communications Facility Permit Review Summary. The ACUP application is reviewed pursuant to requirements KCC 17.530.040 and 050 for general development standards and for nontower and small wireless communication facilities. Per the purpose statement in KCC 17.530.010, the intent is to minimize or even eliminate visual impacts to properties within the vicinity of the WCF. Encourage creative approaches to locating facilities that are compatible with surroundings.

b. Lighting

Artificial outdoor lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties and so that no

more than one-foot candle of illumination leaves the property boundaries consistent with KCC 17.105.110 Obnoxious Things.

Staff Comment: Applicant is proposing a stealth design with a low height and lighting is not applicable.

c. Off-Street Parking

If applicable, the projects are required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.490 Off-street Parking and Loading. Pursuant to KCC 17.490.030 Number of required spaces, projects are required to provide minimum off-street parking for land use project.

Staff Comment: Except for service vehicles, off-street parking is not required because the facility is automated.

Table 5 - Parking Table

Use Identified in 17.490.030	Standard	Required Spaces	Proposed Spaces/Existing Spaces
Automated Facility	0	0	98 (existing)
Total			98 (existing)

d. Signage

NA

e. Landscaping

The project is required to be reviewed for consistency with KCC 17.500 Landscaping. The Landscaping Plan is required to show how all disturbed areas are to be landscaped, which includes buildings and structures and off-street parking areas.

Applicant Response: The proposed wireless communication facility total site area is 180 square feet. The proposed landscaping around the site area is 92 square feet (see landscape plan). The proposed landscaping is 50% of the site area. This is more than the 15% requirement in compliance with this section.

Staff Comment: Staff believes the applicant's landscape plan to screen the ground equipment is consistent with landscaping requirements in Code.

Table 6 - Landscaping Table

	Required	Proposed
Required Landscaping (Sq. Ft) 15% of Site	10,258 sf (0.23 acres)	34,102 sf (50%)
Required Buffer(s) 17.500.025		
North	Separation Buffer	Separation Buffer
South	Separation Buffer	Separation Buffer
East	Roadside and Setback Buffer	Roadside and Setback Buffer
West	Separation Buffer	Separation Buffer
Street Trees	No	No

f. Frontage Improvements

NA

g. Design Districts/Requirements

NA

h. Development Engineering/Stormwater

Proposed utility work is exempt from requiring a Site Development Activity Permit, per KCC 12.10.040(5) Underground Utilities; the wireless facility shed of 180 sf is below thresholds to require a Site Development Activity Permit.

i. Environmental

NA

j. Access, Traffic and Roads

NA

k. Fire Safety

NA

l. Solid Waste

NA

m. Water/Sewer

NA

n. Kitsap Public Health District

NA

17.530.040 General development standards.

A. Height. Wireless communication facilities (facilities) shall not exceed heights authorized in this chapter. Height is measured as the total vertical distance from the ground level, including any base pad, to the highest point of the facility, including any antennas, appurtenances, or related equipment.

Applicant Response: The proposed facility includes six (6) antennas located on the roof behind screen walls 10 feet 6 inches above the roof line.

B. Visual Appearance. All facilities shall employ the most current stealth technology to be the least visually and physically intrusive. All facilities shall also be aesthetically and architecturally compatible with the surrounding environment and shall be designed to blend with the existing surroundings.

Staff Comment: The applicant's proposed design is consistent with the requirements above to incorporate elements of the building design to improve the visual appearance.

Visual Impact Analysis.

a. Compatibility and visual impact shall be determined through a visual impact analysis. The analysis must use maps, photographs, photo simulation, and other appropriate methods to show the existing topographical contours of the area and areas within a one-mile radius where any portion of the proposed facility can be seen. Line of sight includes from the ground to the rooftop of adjacent buildings.

Applicant Response: The proposed facility has been designed to be the least intrusive location and least intrusive design. The rooftop antennas will be screened to match the existing building color and will be aesthetically and architecturally compatible with the surrounding environment. Please see the photo sims attached as Exhibit E submitted with this application.

Staff Comment: The proposal is consistent with the design objectives outlined in the code purpose statement.

More than a Moderate Visual Impact

Staff Comment: The stealth design avoids creating more than a moderate visual impact.

3. Other Visual Requirements. A facility must:

a. Place all required stickers or other identifying labels on the underside of related equipment, or away from public view on ground-mounted equipment, and not near ground level if on a tower-based facility.

Applicant Response: All identifying labels will be placed away from public view in compliance with this section.

b. Place and size antennas and related equipment to blend into the architectural detail of the supporting structure. Paint or another coating may be required to be visually compatible with the support structure.

Applicant Response: The antennas on the roof will be screened to match the existing building and will be aesthetically and architecturally compatible with the surrounding environment. Please see the photo sims attached as Exhibit E submitted with this application.

Staff Comment: As demonstrated in the photo simulation prepared by the applicant, the roof antennas will be screened, and the color will match the existing building promoting a stealth design.

c. Screen electrical meter cabinets to blend with the surrounding area. Use of smart meters is preferred.

Applicant Response: Electrical cabinets will be placed behind fencing and landscape area in compliance with this section.

Staff Comment: The ground equipment will be properly screened with a combination of fencing and landscaping to help better blend with parking.

- d. For proposed fences, the fence must:
- i. Be at least six feet in height and no more than eight feet in height.
 - ii. Be of a nonobtrusive material, such as a dark vinyl coated chain link that blends with the surrounding area.

Applicant Response: The proposed fence is 6' high with green privacy slats and landscaping around the perimeter in compliance with this section.

C. Lighting.

Applicant Response: No lighting is proposed.

D. Noise. Facility operation and maintenance shall comply with Chapter 10.28, "Noise."

Applicant Response: The facility will comply with all noise regulations. Please see the Noise Report attached as Exhibit D outlining compliance with his section.

E. Related Equipment for Small Wireless Facilities.

Applicant Response: Not applicable F. Related Equipment for Non-small Wireless Facilities.

1. Antenna and antenna elements must match the support structure color, finish, and visually conceal all contents and/or wiring to the greatest extent possible.

Applicant Response: The antennas on the roof will be screened to match the existing building and will be aesthetically and architecturally compatible with the surrounding environment. Please see the photo sims attached as Exhibit E submitted with this application.

Staff Comments: As stated above, the antennas will be screened to match the existing building.

2. Remaining equipment must be placed underground, or enclosed and screened through stealth technology or fencing and landscaping in a screening buffer. The buffer requirement shall be contained in a recorded easement. Vegetation shall not be removed without approval by the department of community development. Fencing shall be a nonobtrusive material such as a dark coated chain link to blend in with the surroundings.

Applicant Response: The ground equipment will be placed within a fenced area with landscaping in compliance with this section.

Staff Comment: Staff concurs with the applicant that the ground equipment will be property fenced and incorporate landscaping consistent with WCF code.

G. Standard of Care.

Facilities shall be designed, constructed, operated, maintained, repaired, modified and removed in strict compliance with all current applicable technical, safety and safety-related codes, and all federal, state and county laws and regulations. These include without limitation the most recent editions of the following:

1. American National Standards Institute (ANSI) Code.
2. National Electrical Safety Code.
3. National Electrical Code.
4. All aviation safety standards.
5. All accepted and responsible workmanlike industry practices of the National Association of Tower Erectors or the Telecommunication Industry Association.

Applicant Response: The proposed facility will comply with all current applicable technical, safety and safety-related codes, and all federal, state and county laws and regulations in compliance with this section.

H. Wind and Ice.

Facility structures shall be designed to withstand the effects of wind gusts and ice. The design shall comply with the American National Standards Institute standard design prepared by the engineering departments of the Electronics Industry Association, and Telecommunications Industry Association (ANSI/EIA/TIA-222, as amended).

Applicant Response: The antennas and screen walls have been engineering to withstand the effects of wind gusts and ice. Please see the attached structural calculations submitted with his application.

I. Engineer Signature.

Construction documents for structures shall contain a seal and signature of a professional structural engineer, licensed in the state of Washington.

Applicant Response: Please see the attached construction documents that contain with the seal and signature of the professional engineer in compliance with his section

J. Interference.

Facilities shall comply with Federal Communication Commission regulations regarding interference.

Applicant Response: The proposed facility will comply with all FCC rules and regulations in compliance with this section.

K. Radio Frequency Emissions.

The proposed facility, in conjunction with other facilities, shall not generate radio frequency emissions that exceed the standards and regulations of the FCC. These regulations include at least the FCC Office of Engineering Technology Bulletin 65 entitled, "Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields," as amended.

Applicant Response: The proposed facility will comply with all FCC rules and regulations. Please see the attached NIER report attached as Exhibit C showing compliance with this section.

L. Agreement for Facilities on County Property. The applicant and the county shall execute an agreement to provide terms and conditions to locate a facility on county property. The agreement must:

Applicant Response: NA

17.530.050 Regulations for non-tower and small wireless communication facilities.

A. Development Regulations. Except as provided in subsection (B) of this section, "Development Regulations in the Public Right-of-Way (ROW)," and in addition to Section 17.530.040, "General development standards," the following applies to all non-tower wireless communication facilities and small wireless facilities (facilities) for which an ACUP is required.

1. Collocation. All facilities shall collocate on existing wireless support structures unless technologically infeasible, in which case the facility may locate on an existing pole or structure.

Applicant Response: The proposed facility is a collocation of a non-tower facility on an existing building that has not previously been approved

2. Height. The total height of any facility after installation shall not exceed the maximum height permitted in the underlying zoning district, except where the following are met:

a. The height will not exceed twenty feet above the roof surface.

Applicant Response: The proposed facility antennas will be placed on the roof of the existing building 10'6" above the roof which is less than the 20' allowance in compliance with this section.

Staff Comment: The proposed antennas and screening will not extend more 20 feet and will comply with maximum height of 55 feet.

b. No visual impacts to surrounding properties occurs. Visual impact is measured from the ground or roof of an adjacent building.

Applicant Response: There will be no visual impacts to surrounding properties. The antennas will be placed on the roof and screened to match the building. Please see the photo sims attached as Exhibit E submitted with this application.

Staff Comment: As demonstrated in the photo sim there will not be any visual impacts viewed from the ground or adjacent buildings.

B. Development Regulations in the Public Right-of-Way (ROW). The following regulations apply to all non-tower and small wireless facilities located in the ROW and for which an ACUP is required. If any conflict exists between these regulations and those elsewhere in this chapter, the regulations herein shall control.

Applicant Response: NA

17.530.060 Regulations for tower-based wireless communication facilities.

A. Development Regulations. Except as provided in subsection (B) of this section, "Development Regulations in the Public Right-of-Way (ROW)," and in addition to Section 17.530.040, "General development standards," the following applies to all tower-based wireless communication facilities (facilities) for which an ACUP or CUP is required.

Applicant Response: Not applicable

17.530.070 Maintenance and repair.

To the extent permitted by law, the following maintenance and repair requirements shall apply:

A. All wireless communication facilities (facilities) shall be fully automated and unattended. Visitation for maintenance or emergency repairs is allowed.

Applicant Response: The proposed facility will be unmanned. There will be periodic visits for maintenance and emergency repairs in compliance with this section.

Staff Comment: as stated above the facility will be automated and off-street parking will only be required for service vehicles a couple times a month.

B. At all times facilities shall be kept and maintained in good condition, order and repair to eliminate danger to life or property. Maintenance and repairs must:

1. Be completed by qualified maintenance and construction personnel.
2. Use the best available technology for preventing failures and accidents.

Applicant Response: All maintenance and repairs to the proposed facility will be by qualified maintenance and construction personnel. Verizon Wireless will use the best available technology for preventing failures and accidents in compliance with this section.

C. Graffiti. Graffiti on a facility shall be promptly removed at the sole expense of the owner or operator. The owner or operator shall remove graffiti within fourteen calendar days of the date of county notice.

Applicant Response: Any graffiti on the proposed facility will be promptly removed within fourteen calendar days from notice in compliance with this section.

11. Review Authority

The Director has review authority for this Administrative Conditional Use Permit application under KCC, Sections 17.540.020 and 21.04.100. The Kitsap County Commissioners have determined that this application requires review and approval of the Director. The Director may approve, approve with conditions, or deny an Administrative Conditional Use Permit.

12. Findings

1. The proposal is consistent with the Comprehensive Plan.

Staff Comment: The applicant has demonstrated that project is consistent with the comprehensive plan, Silverdale Sub Area Plan, applicable land use regulation and the multi-county transportation plan.

2. The proposal complies or will comply with requirements of KCC Title 17 and complies with or will comply with all of the other applicable provisions of Kitsap County Code and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal is not materially detrimental to existing or future uses or property in the immediate vicinity.
4. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance, quality or development, and physical characteristics of the subject property and the immediate vicinity.

13. Decision

Based upon the analysis above and the decision criteria found in KCC 17.540.040.A, the Department of Community Development recommends that the Administrative Conditional Use Permit request for the Verizon—BRE Myhre Wireless Communication Facility with stealth design be **approved**, subject to the following ## conditions:

a. Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. The applicant shall maintain the wireless communication facility to blend in with the existing commercial structure so that the facility has the appearance of being a portion of the structure.
3. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection or guaranteed by means of an

- assignment of funds or bonded in the amount of 150 percent of the cost of installation.
4. The recipient of any administrative conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of an agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared and recorded by the Department at the applicant's expense.
 5. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
 6. The decision set forth herein is based upon representations made and exhibits contained in the project application (20-02148). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
 7. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
 8. This Administrative Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within four years of the Notice of Decision date or the resolution of any appeals.
 9. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit.

10. Existing native vegetation shall be retained on the site except for areas to be cleared for the construction of the new tower and associated infrastructure, as depicted on the Approved Site Plan.

b. Development Engineering

11. New and/or replaced hard surfaces do not exceed the 2,000 square-foot threshold. Although the project exceeds 7,000 square feet of disturbed area, the majority of this area is associated with installation of utilities; per KCC 12.10.040(5) – Underground Utilities, this work is exempt from requiring a Site Development Activity Permit. While a formal plan is not required, the applicant must consider all elements required of a stormwater pollution prevention plan and make allowances for managing erosion and sediment discharge on site.

c. Environmental

None

d. Traffic and Roads

12. Prior to issuance of the building permit with the Department of Community Development, the Applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. Apart from the Site Development Activity Permit (SDAP), the Right of Way permit may require extra work to comply with current Washington State Department of Transportation or Kitsap County Road Standards. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

e. Fire Safety

None

f. Solid Waste

None

g. Kitsap Public Health District

13. This permit shall comply with all Kitsap Public Health District regulations and approved conditions.

Report prepared by:



2/1/2021

Scott Diener Name, Staff Planner / Project Lead

Date

Report approved by:



Jeff Smith, Department Manager / Supervisor

2/1/2021

Date

Attachments:

Attachment A – Site Plan

Attachment B – Architectural Elevation

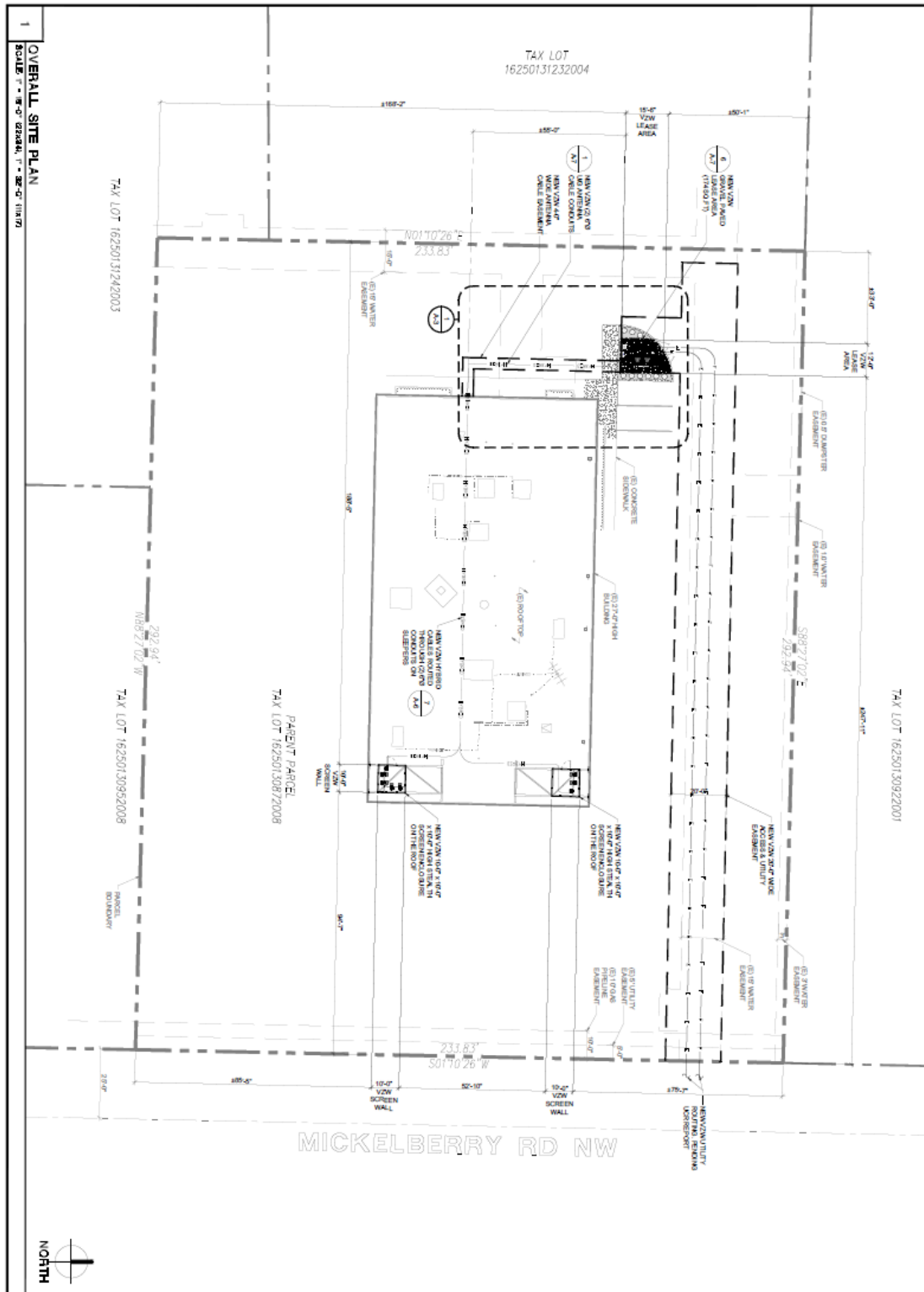
Attachment C – Photo Simulation

Attachment D – Zoning Map

CC: CECJON, 6253 East BLVD NE, Bremerton WA 98311
Bill North, North Group, billnorth@northgroup.net
Interested Parties: NA
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Jeff Smith

Attachment -A

Site Plan



Attachment-B Architectural Elevation



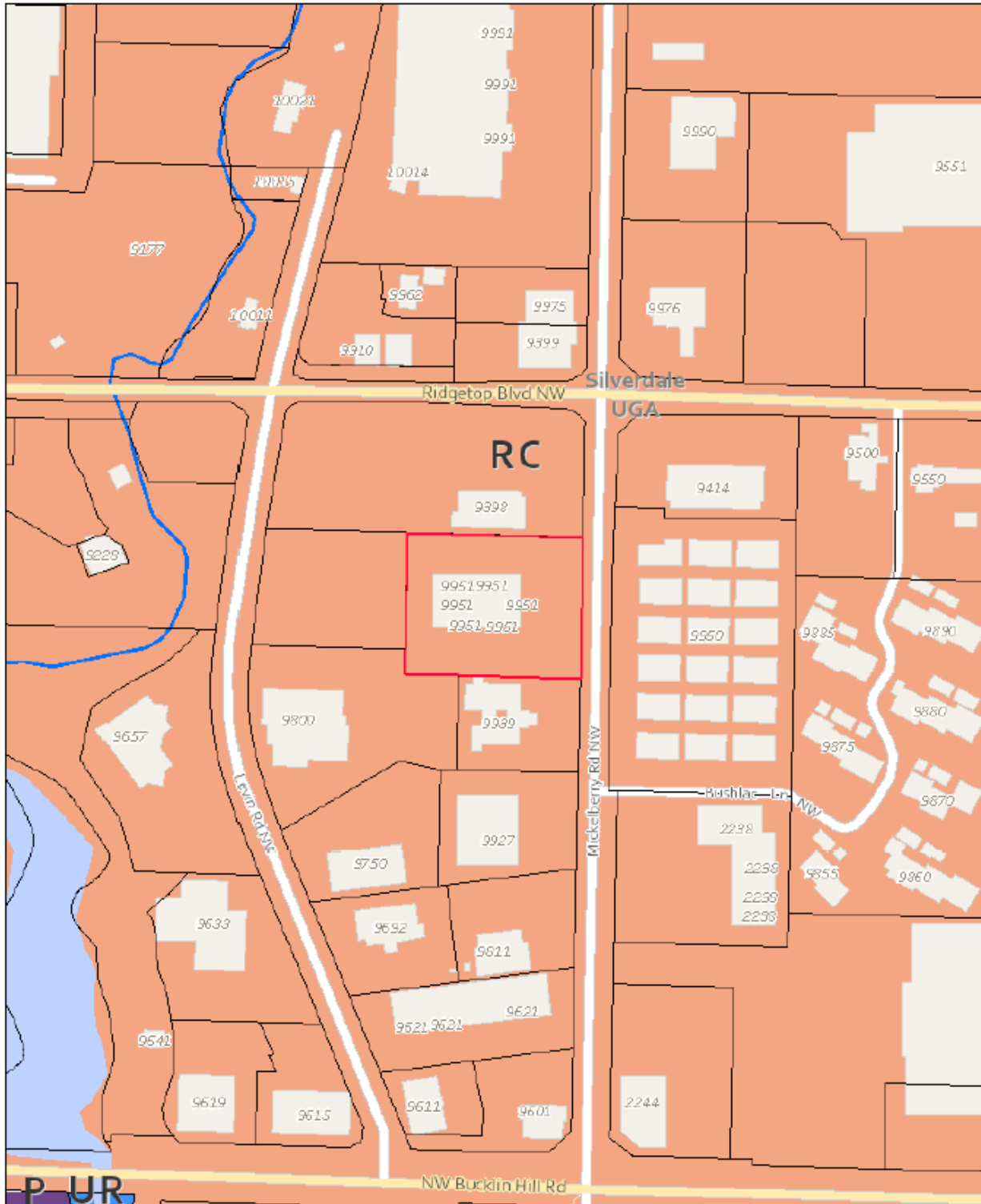
4-13-2020
BRE-MYHRE ROAD
9951 MICKELBERRY RD NW,
SIVERDALE, WA 98383



PROPOSED

VIEW #3 - LOOKING SOUTHWEST
ACROSS MICKELBERRY RD NW

Attachment D- Zoning



Comments

"This map is not a substitute for field survey" Map Scale: 1 inch = 200 feet

Kitsap Co. Parcel Search Application



Parcel No: 162501-3-087-2008 TaxPayer: CECJON INVESTMENTS LLC Site Address: MULTIPLE ADDRESSES ON FILE