



Staff Report for the Hearing Examiner

Report Date: May 17, 2018

Application Submittal Date: Dec. 28, 2017

Hearing Date: May 24, 2018

Application Complete Date: Dec. 28, 2017

Permit Number: 17-05344

Project Name: Apple Cove Collocation T-Mobile Tower Extension - CUP

Type of Application: Conditional Use Permit Type-III

This staff report was prepared by Jeff Smith, Planner, Candy Vickery Engineering 1, and Kathlene Barnhart, Environmental Planner, based on information available up until the time the report was prepared. New information relevant to review of this application may become available prior to the hearing or at the hearing. Staff may wish to change their analysis based upon that new information and reserves the right to do so.

Proposal Summary:

Powder River Development Services is requesting approval of a Conditional Use Permit to allow for the extension of a tower owned by American Tower Corp from 140 feet up to 160 feet to collocate a T-Mobile facility near the top. The proposal includes three new sector frames with 3 new panel antennas, and 3 radio units. Within the existing fenced ground equipment compound there are new equipment cabinets, and a generator will be installed on a 105-square foot concrete pad. Additionally, a 120-gallon propane tank for the generator will be installed on another 9-square foot concrete pad.

The 20-foot height extension is considered a major revision to a conditional use and reviewed pursuant to the requirements in KCC 17.530 Wireless Communication Facilities. The tower extension is required to be reviewed to determine if the applicant has demonstrated the tower alteration is visually suitable for the site, through view impact analysis pursuant to 17.530.060 and 17.550 Conditional Use Permit. The County determines if the facility is compatible with surrounding land uses and does not create more than a moderate visual impact upon significant viewscales. The Review Authority is the Kitsap County Hearing Examiner consistent with Title 21 of the Kitsap County Code (KCC).

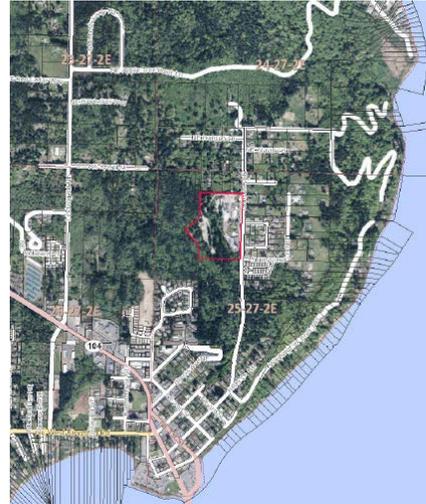
Project Request:

Powder River Development Services is requesting a Conditional Use Permit approval of an extension of an existing tower up to 160 feet for T-Mobile Wireless.

Apple Cove Conditional Use Permit
May 16, 2018

Project Location:

27055 Ohio Avenue NE, Kingston, WA
North Kitsap Commissioner District 1



Assessor's Account #:

252702-2-018-2000

Applicant/Owner of Record:

Eric Shaw
Powder River Development Services, LLC
219 S. Wooddale Avenue
Eagle, ID 83616

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 WAC 197-11-355, the optional DNS process was utilized for this project. The SEPA Comment period previously occurred concurrent with the Notice of Application dated March 5, 2018. (Exhibit 12). A Mitigated Determination of Nonsignificance (MDNS) was issued on May 9, 2018 and the appeal period expires on May 23, 2018 (Exhibit 16).

COMMENTS:

Comments were received, from Sandra Steele regarding visual impacts and impacts to wildlife which are detailed under public comments. Based on review of the visual impacts analysis, the following conditions are being applied.

Apple Cove Conditional Use Permit
May 16, 2018

CONDITIONS AND PROJECT MITIGATION:

Pursuant to SEPA substantive authority at KCC 18.04.200(D), including Kitsap County Comprehensive Plan Policies and Zoning Code development standards for determining visual impacts, mitigation measures are required to protect the surrounding viewscape. Kitsap County Comprehensive Plan CapF and Utilities Goal 8 and CapF and Utilities Policy 27 direct that the environmental and visual impact of utility facilities on view corridors, vistas and adjacent properties be minimized by developing design guidelines for cellular towers, antennas and other utility facilities.

The following shall be mitigation requirements pursuant to KCC Title 17.530.050:

1. The proposal has been reviewed and will be conditioned for Stormwater Control per Kitsap County Code Title 12, Critical Areas per Kitsap County Code Title 19, and Wireless Communication Facilities per Kitsap County Code Title 17.
2. To minimize visual impacts for the surrounding community, the existing tower and new components shall be painted non-reflective earth-tone; final colors to be reviewed and approved by DCD prior to building permit approval. A light gray color is preferred. Existing tower components are required to be painted to match as upgraded.
3. Flashing red, solid red or white strobe lighting shall not be allowed on the support structure to prevent visual impacts consistent with the above policy.

Physical Characteristics:

The subject property is 15.70 acres in size, irregular shaped, located at the top of Ohio Avenue NE. The development site is located north of the community of Kingston outside the Kingston Urban Growth Area. The Northwest Labors Employees Trust owns and operates the training facility. The site contains an existing 140-foot lattice tower and associated ground equipment. The east side of the property contains off-street parking with multiple buildings totaling 29,860 square feet, which contain offices and classrooms. Kitsap County resource maps show the property contains slopes 30% or greater slopes and the parcel is approximately 400 feet above sea-level. The west side of the property contains long narrow ravines that include dense stands of Douglas-fir trees. A neighbor has observed osprey building nests on the tower over the years and the nests being removed. Washington Department of Fish and Wildlife designated the osprey as a protected species and requires a permit for inactive osprey nest removal from cell towers only for the nesting period between March 15 to October 1. Outside the time frame permits are not required.

Comprehensive Plan Designation and Zoning:

The property has a comprehensive plan designation and zoning of Rural Residential. The intent of the zone is to promote low-density residential development and agricultural activities that are consistent with the rural character. It is applied to areas that are relatively unconstrained by environmentally unconstrained by sensitive areas or other significant landscape features. Pursuant to KCC 17.410.040 (A) the Apple Cove Tower Extension is classified as an accessory structure, but the tower is a wireless communication facility over 35 feet in height and is required to be reviewed by a Conditional Use Permit pursuant to KCC 17.530.100.

The following are density, dimensions, and setbacks per KCC 17.420.050(A):

Base/Maximum Density: one dwelling unit per 5-acres

Minimum Lot Area - 5 acres

Minimum Lot Width - 140 feet

Minimum Lot Depth - 140 feet

Apple Cove Conditional Use Permit
May 16, 2018

Maximum Height - 35 feet

Standards Zoning Code Zoning Setbacks

Front - 50 feet minimum

Side - 20 feet minimum

Rear - 20 feet minimum

5 feet minimum side and rear - Accessory Structures

Surrounding Land Use and Zoning:

The surrounding properties on the north, west, and south sides are also zoned Rural Residential. The west side includes a vacant 20-acre property with large stands of trees in a ravine, and the property to the south is also heavily vegetated owned by Kitsap Public Utility District No. 1. Located on the north and the east side of Ohio Avenue NE are 5 properties zoned Rural Residential on approximately 1-acre lots with single-family residences. Southeast of the development site are subdivisions of Kingston Highlands and Kingston Cedars zoned Urban Low Residential with approximately 49 homes.

Public Utilities and Services:

Water: KPUD

Power: Puget Sound Energy

Sewer: Kitsap County Waste Water

Police: Kitsap County Sheriff

Fire: North Kitsap and Rescue

Schools: North Kitsap School District

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 December 11, 2006 (Amended June 30, 2016)

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

Rural Lands Goals and Policies

Land Use Policy 50

Limit the designated rural area to low residential densities that can be sustained by minimal infrastructure improvements, cause minimal environmental degradation, and that will not cumulatively create the future necessity or expectation of urban levels of service.

Land Use Policy 51

Permit residential uses in rural areas consistent with the planned rural character of the surrounding area.

Apple Cove Conditional Use Permit
May16, 2018

Land Use Policy 54

In accordance with RCW 36.70A070(5)(c):

- Preserve rural character of the County, emphasis controlling rural development.
- Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area,
- Protect critical areas, as provided in RCW 36.70A.060, surface water and groundwater resources, and
- Protect against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170

Capital Facilities and Utilities Goals and Policies

CapF and Utilities Policy 27

Minimize the visual impact of utility facilities on view corridors, vistas and adjacent properties by developing design standards for cellular tower, 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:

Kitsap County Code (KCC)

Title 12	Storm Water Drainage
Title 13	Water and Sewers
Title 14	Buildings and Construction
Title 17	Zoning

Chapter 18.04 State Environmental Policy Act (SEPA)

Chapter 21.04 Land Use and Development Procedures

Documents Consulted in the Analysis:

A complete index of exhibits is located in the project file. To date, the index to the record consists of 27 Exhibits.

ITEM NO.	DOC. TYPE/SUBJECT	DATED	DATE REC'D.
1	Lease Agreement	04/30/14	
2	FAA Letter	01/17/17	
3	Propagation Map	12/4/17	
4	Mailing Affidavit	12/18/17	
5	Photo Simulation	12/18/17	
6	SEPA Checklist	12/27/17	
7	Elevation Plan	12/27/17	
8	Site Plan	12/27/17	
9	Project Application	01/05/18	
10	Supplemental Application – CUP & ACUP	01/05/18	
11	Email - Applicant RE: Wireless Comm. Checklist	02/26/18	
12	Notice of Application	03/05/18	
13	Email - S. Steele RE: Interested Party Comment	03/15/18	

Apple Cove Conditional Use Permit
May16, 2018

14	Project Narrative	04/27/18	
15	Email - Applicant RE: Return Comment	05/09/18	
16	SEPA Mitigated Determination of Non-Significance (MDNS)	05/09/18	
17	Email – Dept. Fish & Wildlife RE: Osprey Nest	05/09/18	
18	Notice of Public Hearing	05/09/18	
19	Map – Cell Tower 5 Mile Buffer	05/15/18	
20	Map – Zoning	05/15/18	
21	Map – Critical Areas Map	05/15/18	
22	Map – Comprehensive Plan	05/15/18	
23	Map – Aerial Imagery	05/15/18	
24	Staff Report	05/17/18	
25	Certification of Public Notice	05/17/18	
26	Staff Presentation	05/24/18	

Public Comments:

Pursuant to KCC Title 21, Land Use, and Development Procedures, the Department gave proper public notice to properties 800 feet around the project site for the Conditional Use Permit. To date, the Department has received comments from one person from the public who is a neighbor to the tower site. Sandra Steel commented on the project and had the following concerns: 1) The tower creates visual impacts on the rural area and requires a sight barrier, 2) Adding 20-feet will create additional visual impacts, 3) There has not been landscaping planted for mitigation of the tower or Labors Training facility. 4) Cracks have formed around the site and there is a potential for existing structures to slide into the ravine and hoped the tower extension will require a geological assessment. 5) The tower is home to osprey and has concerns about the tower company removing the nest.

Analysis:

Conditional Use Permit Analysis and Agency Recommendation:

Pursuant to table KCC 17.530.100 Wireless Communication Facilities Review Process, a new support structure that exceeds 35 feet requires the project be reviewed through a Conditional Use Permit. The Hearing Examiner is the review authority per KCC Title 21 and subject to standards and criteria within KCC Section 17.530.100 and Chapter 17.421 Hearing Examiner Conditional Use Permits. The following analysis was based on the site plan dated December 27, 2017 (Exhibit-08), along with other information required for review of the Conditional Use Permit.

Background:

The original lattice tower and building were constructed in the 1950's, which were associated with the former 50-acre Nike Missile Launch Site located on NE West Kingston Road. The missile site was used from 1954 to 1975, which is now the site of the Kingston High School Campus. The lattice tower was rebuilt in October 29, 1999 to the current state. The lattice tower can support a greater amount of weight compared to a monopole. The current tower is heavily loaded with antennas, and radio and microwave equipment for up to 7 carriers. Currently the tower includes equipment owned by AT&T Wireless Mobility, Verizon Wireless, and Snohomish Transit, Snohomish Emergency Radio System, Kitsap County, and City of Seattle, and others. Except for a small area on the S'Klallam tribal land, the Ohio Avenue NE site is the highest point in North Kitsap County.

Apple Cove Conditional Use Permit
May 16, 2018

Stormwater Facilities:

Development Engineering has reviewed the stormwater proposal for the project and has that the request falls below the threshold for requiring civil plan review for storm drainage.

Access and Transportation Review:

Access to the site is via Ohio Avenue NE, using the same driveway that serves the NW Labors Training facility. Ohio Avenue NE is classified as a local access road that connects to State Highway 104. The facility is unmanned and will only generate limited vehicle trips to monitor and perform regular maintenance. Development Engineering has reviewed the proposal and determined that the project will not impact the local road network based on the limited number of vehicle trips.

Kitsap Public Health District

The Health District has reviewed the proposal for the T-Mobile wireless communication facility. The District has no comments at this time and supports the request.

Site Development Standards:

KCC Chapter 17.530 Wireless Communication Facilities

The proposed T-Mobile Wireless Communication facility is regulated pursuant to KCC Chapter 17.530 Wireless Communication Facilities (WCF). This chapter of the code encourages the use of alternative technology, and creative approaches to first locating wireless facilities on existing support structures. The intent is to minimize the visual impacts to properties near the WCF. The site plan and architectural elevations that were reviewed are dated December 27, 2017 (Exhibit-07).

WCF antenna and support structures exceeding 35-feet in height are processed as a Conditional Use Permit per KCC Section 17.530.100, WCF Review Process Table. The Kitsap County decision criteria are set forth in KCC 17.530.060 and are listed below with a response discussing how the proposed WCF satisfies each criterion.

Kitsap County Conditional Use Permit Decision Criteria, KCC 17.530.060

The following decision criteria are to determine conditions of approval. The conditions imposed will ensure compatibility of the use with other permitted uses in the surrounding area. Staff responses to the criteria are indicated in italics.

1. It must be demonstrated that there is a need for a WCF to be located within or near (300-foot) a residential zone.

The applicant states that the 20-foot extension is required so T-Mobile can collocate on the tower to improve existing coverage in the community of Kingston and vicinity. Specifically, T-Mobile desires to provide dominant coverage at the Kingston Washington State Ferry Terminal as well as the residential and commercial areas east, south and southwest of the proposed site. The proposed facility will improve coverage along SR-104 into and out of Kingston between the ferry terminal and Hansville Road NE as demonstrated on the propagation map (Exhibit-03).

Staff Comments: Staff believes that the applicant has demonstrated there is a need for the facility to be in this rural area to improve coverage. The nearest T-Mobile tower site is approximately 3 miles away, located on Ritter Lane NE. Based on the radio frequency

Apple Cove Conditional Use Permit
May 16, 2018

propagation maps. the applicant demonstrates T-Mobile has a need for the facility based on the current lack of radio coverage to west to George's Corner (Exhibit-03).

2. The applicant's evaluation of operational needs and alternative of other sites within one mile.

Applicant: The existing tower already provides collocation to multiple providers. By extending the existing tower, additional tower surface area is created, which new antennas may be installed, eliminating the need to building a separate tower/new facility to accomplish the same coverage goal

Staff Comments:

Pursuant to definition KCC 17.110.168, collocation means a single support structure and more than one service provider located on a support structure and/or up to four support structures on a single property. Consistent with the above requirement, the applicant has evaluated operation needs, and is collocating on an existing lattice tower without constructing an additional support structure.

3. The proposal is required to be compliant with KCC Section 17.530.050 Wireless Communication Facilities - Site Development Standards.
 - A. Viewscapes–Visual Impact Analysis: Pursuant to KCC 17.530.050 Site Development Standards, the County must determine if proposed wireless communication facilities result in more than a moderate visual impact upon significant viewscapes. Visual impacts and mitigation shall be determined through the State Environmental Policy Act review process.

Public Balloon Test: As required, the applicant sent out public notice to surrounding property owners, performed, and documented the balloon test. The applicant performed balloon a test on December 12, 2017, for the site under consideration. Photo simulation was prepared from the public balloon test providing analysis of potential visual appearance from abutting property. The applicant states that the proposed 20-foot extension to 160-foot lattice tower will not result in a "more than a moderate visual impact upon territorial or significant viewscapes.

Visual Impact Analysis: The Photo Analysis prepared for T-Mobil includes before the tower extension to the lattice tower and after construction to review potential visual impacts. The proposed 20-foot extension should be consistent with the vertical visual pattern and gray color of the existing tower to blend with the sky. To date the County has received public comments from one interested party who has concerns regarding potential visual impacts with the tower extension.

Staff Comments: *The existing vegetation on the property and on abutting properties help screen and will mitigate impacts to the viewcape for the Kingston Community. The visual impact analysis indicates that the extension of the wireless communication facility support structure 20 feet will not substantially change what is already seen by abutting property owners. The WCF becomes more visible as the potential viewer travels south of the site or traveling on the ferry.*

The lattice tower is moderately visible from the ferry terminal and Barrett Road NE. The WCF extends approximately 70 feet or more above the tree-line when viewed from the south, and north sides. There is a high probability the extension is consistent with the vertical visual pattern similar to the existing facility. As demonstrated there should not be more than moderate visible impact the east to the territorial view (Exhibit-05).

- a. Visual Impact Mitigation Measures-Viewscapes: Per KCC 17.530.050, visual impact mitigation is determined through the State Environmental Policy Act. Per SEPA substantive authority KCC 18.04.200(D), in reference to Kitsap County Comprehensive Plan CapF Goal 8, and CapF and Utilities Policy 27 to minimize visual impacts and protect view corridors and mitigate visual impacts to protect the surrounding viewscape.

The Kitsap County Responsible SEPA Official issued a MDNS on May 9, 2018, with three mitigation measures to reduce potential impacts below a moderate threshold. The mitigation includes 1) The proposal has been reviewed under applicable County Code; 2) To minimize visual impacts for the surrounding community, the existing tower and new components shall be painted non-reflective earth-tone; final colors to be reviewed and approved by DCD prior to building permit approval. A light gray color is preferred. Existing tower components are required to be painted to match as upgraded. 3) Flashing red, solid red or white strobe lighting shall not be allowed on the support structure to prevent visual impacts consistent with the above policy.

Landscaping and Screening:

Staff Comments: The existing tower and ground equipment compound is located behind several buildings and setback approximately 260 feet from the front property line along Ohio Avenue NE. The existing buildings and the trees next to the ravine will screen a significant portion of the base of the tower. The existing enclosure is vested and approved under earlier code but still meets the intent for screening the tower base.

- B. Color and Lighting: Pursuant to KCC Section 17.530.050.C.2, the applicant shall paint the support structure and antennas a non-reflective, earth tone color which will blend with the surrounding coniferous trees or the sky as agreed upon with the County. The applicant provided a document that the Federal Aviation Administration (FAA) will not require any support structure lighting (Exhibit-02).

Staff Comments: The applicant states that the tower height of 160 feet is consistent with FAA requirements and not create a hazard to air navigation to require lighting. The SEPA determination provides additional clarification on lighting and conditions the support structure be painted a flat earth tone color to minimize visual impacts

Electromagnetic Field/Radio (EMF): Frequency Radiation Standards

The proposed Verizon Wireless WSF will comply with Kitsap County, State, and Federal guidelines applicable to FCC standards for EMF.

Staff Comments: Review of the frequency radiation is outside of the County's jurisdiction, but staff expects that T-Mobile Wireless will adhere to all Federal frequency EMF standards.

- C. Sharing of Support structure and Collocation of Facilities: The applicant is required to

Apple Cove Conditional Use Permit
May 16, 2018

send a notice to all the existing carriers (e.g. Clearwire, Sprint Wireless), to collocate on the WCF.

Staff Comments: The facility is already designed for multiple carriers to collocate on the support structure consistent with requirement. The site plan for the building permit should show designated areas for other carriers to collocate ground equipment (Exhibit-07).

Staff Evaluation of Decision Criteria-Conditional Use Permit:

The Hearing Examiner has review authority for this Conditional Use Permit application under KCC, Sections 17.550.020 and 21.04.030. The Kitsap County Commissioners have determined that this application requires review and approval of the Hearing Examiner. The Hearing Examiner may approve, approve with conditions, or deny a Conditional Use Permit. The Hearing Examiner may also continue the hearing to allow for additional information necessary to make the proper decision. The powers of the Hearing Examiner are at KCC, Chapter 2.10.

1. The proposal is consistent with the comprehensive plan.
2. The proposal complies with or will comply with requirements of Title 17 and complies with or will comply with all the other applicable provisions of the KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
3. The proposal will not be materially detrimental to 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.

Staff Comments: The proposal is consistent with KCC Chapter 17.530 Wireless Communication Facilities. The project improves compatibility by collocating on an existing facility and involves painting the lattice tower with a flat earth tone to help reduce visual impacts.

Recommendation:

Based upon the information above, the Department of Community Development recommends that the Conditional Use Permit request for Apple Cover T-Mobile site be **approved**, subject to the following 18 conditions:

Planning/Zoning

1. A final Site Plan will be reviewed by Commercial Building Permit Application.
2. Land use approval is limited to the uses proposed by T-Mobile Wireless on the recommended site plan and the SEPA Environmental Checklist dated December 27, 2017. Any modifications or expansion of the project will be subject to further environmental review pursuant to the requirements of the appropriate sections of the KCC. The applicant shall comply with mitigation measures outlined in the MDNS, dated May 9, 2018.
4. To minimize visual impacts for the surrounding community, the existing tower and new

Apple Cove Conditional Use Permit
May16, 2018

components shall be painted non-reflective earth-tone; and the final color to be reviewed and approved by DCD prior to building permit approval. Existing tower components are required to be painted to match as upgraded. The paint color shall be reviewed and approved prior to issuance to Building Permit issuance.

3. The structure shall be unlighted, including any daytime strobes or nighttime illumination, including flashing or solid beacons. Should the FAA require such lighting for aircraft safety, the facility shall be redesigned to meet FAA regulations without the need for lighting of the structure.
4. The applicant shall meet all requirements of the Federal Communications Commission (FCC) and the Telecommunications Act of 1996 regarding Electromagnetic Field/Radio-Frequency Standards.
5. All required permits shall be obtained prior to commencement of land clearing and/or construction.
6. The recipient of any 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 and as agreement to abide by the terms and conditions of the conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared by the Department and recorded at the applicant's expense. The applicant shall provide recorded copies of the Binder to the Department. The Binder shall be recorded within 30 days of the final land use decision and notice from the Department that the Binder is ready to be recorded.
7. The Conditional Use Permit approval shall automatically become void if no development permit application is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
8. The decision set forth herein is based upon representations made and exhibits contained in the project application (Exhibit-09). 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.
9. 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.
10. The applicant or property owner will be required to remove the facility within six months if the operation of the facility is discontinued.
11. Pursuant to KCC 21.04, land use approval is valid for a period of up to four (4) years from

Apple Cove Conditional Use Permit
May16, 2018

the decision date.

- 12. Any violation of the conditions of approval shall be grounds to initiate revocation of this Conditional Use Permit.
- 13. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
- 14. The applicant is required adhere to all applicable requirements of the Kitsap County Fire Marshal's Office.
- 15. The applicant is required adhere to all applicable requirements of the Kitsap County Development Services and Engineering.

Attachments:

- Appendix A – Tower Elevation
- Appendix B – Description
- Appendix C – Site Imagery
- Appendix B – Balloon Test Characterization

Jeff Smith, Staff Planner

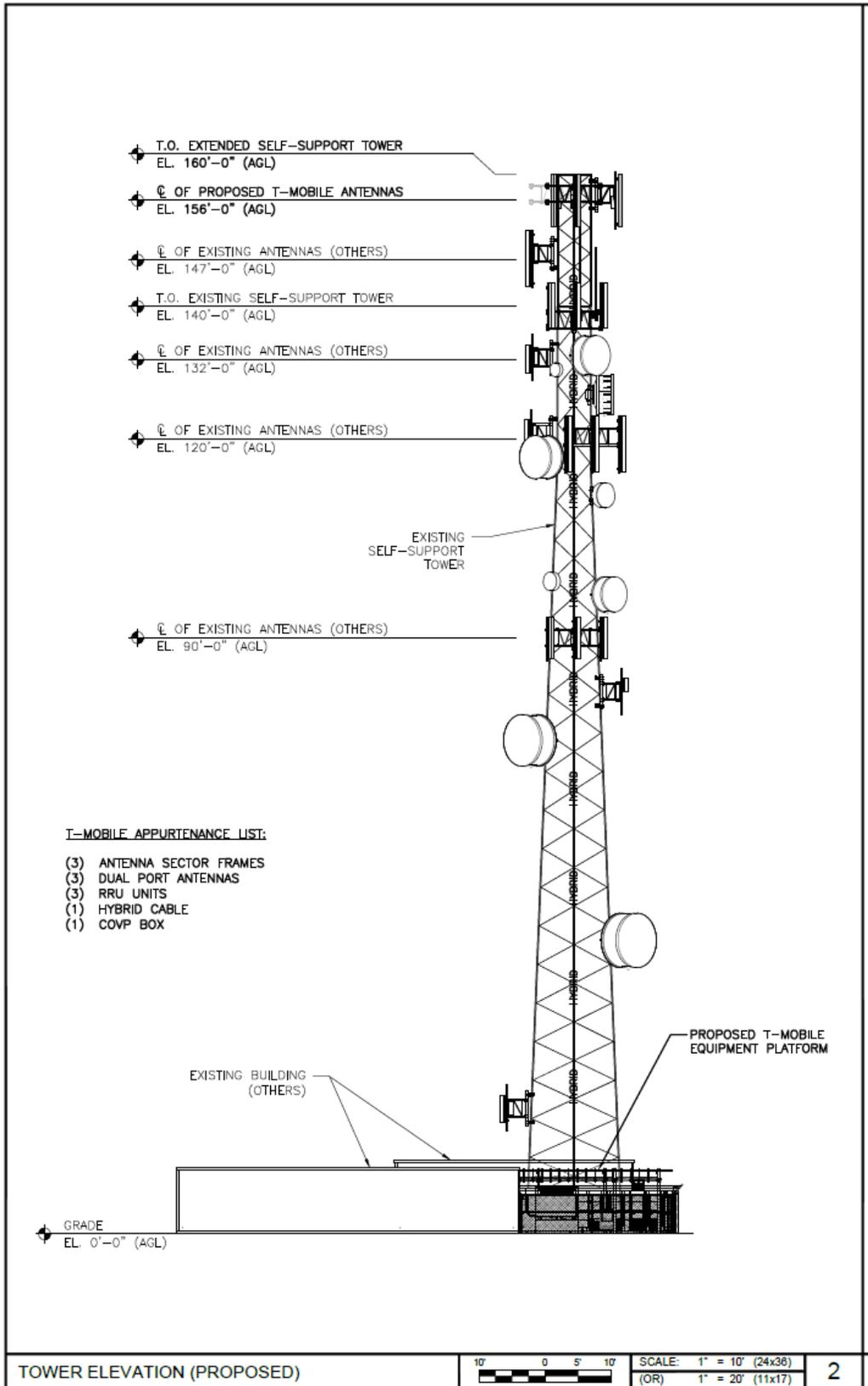
5/17/2018
Date

Scott Diener for Shawn Alire

Shawn Alire, Development Services and Engineering Supervisor

5/17/2018
Date

CC: Powder River Development Services, LLC
Interested Parties: Sandra Steele
Kitsap County Health District, MS-30
Kitsap County Public Works Dept., MS-26
DCD Staff Planner: Name
DCD File 17-05344
DCD Building Permit File



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

