



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested use at the location will not:

1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed project will be unoccupied, only require a single maintenance visit per quarter and utilize existing roads for access. The project will make negligible noise that is most often less than the ambient noise level of the area surrounding the equipment. The BTS radio equipment will be located within a secure enclosure to prevent public access and avoid creating an attractive nuisance. The proposed tower extension will match the building architecture and not be recognized as a wireless facility. In the event the proposed tower extension is not feasible the antennas will be supported by a tower disguised as a pine tree. Towers disguised as pine trees have been located in all zoning districts and adjacent to and within all land use types without detrimental effects. Considering the tallest physical elements on the property and in the surrounding area are trees a tower disguised as a pine tree will blend into its surroundings. The proposed facility will be engineered to and operate within all applicable codes and ordinances to ensure it will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare.

B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The proposed project site is a church property with a surplus of two (2) parking stalls and sufficient landscaping and open areas for the existing and proposed uses. The roads adjacent to the site to the east and south will not be impacted. Access will be obtained from existing on site drive isles and neither the proposed design or the alternate design would impact on site circulation or parking. Care was take to ensure that the proposed site location and designs complied with all required setbacks and was near existing landscaping and tall trees to limit visibility from surrounding areas while still providing the necessary service. The proposed location on the subject property maintains the functionality of the existing uses on the property by locating the proposed facility away from the main activity on the property (northern half) and placing it on the edge of the large lawn near parking and access. The large trees in the is area help to blend the equipment into its surroundings. By doing this access to the remaining open area of the parcel is maintained.

C. That the proposed site is adequately served:

1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
2. By other public or private service facilities as are required.

The proposed project site is located on a property bordered by Tenth Avenue to the east and Longden Drive to the south. Existing access is obtained from both adjacent roads. The project will use these existing access routes. The proposed project is unoccupied. After construction the proposed project will generate approximately one vehicular trip per quarter for a technician in a light truck or van. The surrounding streets are capable of supporting this minimal traffic along with the traffic generated by the uses in the surrounding area. without impeding the public right-of-way. The proposed use requires an electrical and land line telephone interconnection. These utilities are located in the public right-of-way adjacent to the subject property or on the subject property and are adequate to serve the needs of the facility.