

P.O. Box 393  
North Bend, WA 98045

August 16, 2023

RECEIVED  
AUG 21 2023

Kittitas County CDS

Chace Pedersen  
Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

CERTIFIED MAIL

Re: ACU 23-0003  
Notice of Application  
Atlas Tower LLC and Victor Strand (landowner)

Dear Mr. Pedersen,

Please be advised the Stringfellow Family objects to the application #ACU 23-00003 for the placement of a telecommunication tower and facilities on parcel number 818833 at 4140 Manastash Road, Ellensburg, WA 98926 owned by Victor Strand.

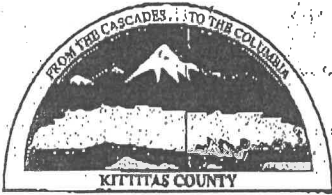
We own the adjacent 90 acre property.

Sincerely,



Ewing Stringfellow

encl Kittitas County Notice of Application  
Filed before the 8-23-23 deadline



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926  
cds@co.kittitas.wa.us  
Office 509-962-7506

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Tuesday, August 8, 2023  
**Application Received:** Thursday, July 13, 2023  
**Application Complete:** Wednesday, August 2, 2023

**Project File Number:** ACU-23-00003  
**Project Name:** Atlas Tower  
**Applicant:** Atlas Tower 1 LLC, Victor Strand (landowner)

**Location:** One (1) parcel #818833, 4140 Manastash Rd, Ellensburg WA 98926, Section 18, T17, R18, WM in Kittitas County, bearing Assessor's map number 17-18-18010-0001.

**Proposal:** Atlas Tower and Victor Strand (landowner) are proposing the placement of a telecommunication tower and associated facilities. Communication facilities may be authorized in all zoning districts with an administrative conditional use permit. The subject property is zoned Agriculture 20.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use Permits" & "ACU-23-00003 Atlas", Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Wednesday, August 23, 2023**. This is an administrative conditional use permit request and does not involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Required Permits:** Administrative Conditional Use Permit, SEPA

**Designated Permit Coordinator (staff contact):** Chace Pedersen, Staff Planner: (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)