CENTERLINE SOLUTIONS

8218 154th Avenue NE, Suite 120
Redmond, WA 98052
P: 425-828-1008

February 19, 2018

Kittitas County Community Development Services
441 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Cover Letter Wireless Communication Facility (WCF) 3851 State Route 970

Dear Planning Director,

Horizon is proposing a new 100' WCF located at 3851 State Route 970, Cle Elem, WA and will be built to withstand two additional carriers. Verizon is the proposed carrier on the tower. The WCF will be within a 1,925 square foot lease area. The site is located within the Forest and Range Lands Zoning District. The site has existing storage buildings on site and is currently used as a commercial use. The WCF will be located behind an existing storage building and will screen the facility from the neighboring properties and public roads. The WCF will be fully screened with a chain-link fence with dark green privacy slates. The WCF will be built to allow collocation of two additional carriers. The access will be off State Route 970 and will use the existing approach. No new access off State Route 970 is proposed. Horizon is requesting an exception from Section 17.61.040(3).

Description of Exhibits included in the application packet:

Exhibit A	Zoning Drawings
Exhibit B	SEPA
Exhibit C	RF Letter
Exhibit D	NIER Report
Exhibit E	Narrative

Angela Raymond
Zoning Manager
CENTERLINE SOLUTIONS
8218 154th Ave, NE Suite 120
Redmond WA 98052
Mobile: 509.998.9015
Web: www.centerlinesolutions.com

LL-18-00002

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES
411 N. Ruby St., Suite 2, Ellensburg, WA 98926
CDS@CO.KITTITAS.WA.US
Office (509) 962-7506
Fax (509) 962-7682

"Building Partnerships – Building Communities"

ADMINISTRATIVE CONDITIONAL USE PERMIT APPLICATION

(Proposing a use, such as a Bed & Breakfast or Campground, per KCC 17.15 & 17.60A)

*A **preapplication conference is REQUIRED** per KCC 15A.03.020 for this permit. The more information the County has early in the development process, the easier it is to identify and work through issues and conduct an efficient review. To schedule a preapplication conference, complete and submit a Preapplication Conference Scheduling Form to CDS. Notes or summaries from preapplication conference should be included with this application.*

Please type or print clearly in ink. Attach additional sheets as necessary. Pursuant to KCC 15A.03.040, a complete application is determined within 28 days of receipt of the application submittal packet and fee. The following items must be attached to the application packet.

REQUIRED ATTACHMENTS

- ☐ A scaled site plan showing lot area, proposed/existing buildings, setbacks, points of access, roads, parking areas, water system components, septic tank, drainfield, drainfield replacement area, areas to be cut and/or filled, and natural features (i.e. contours, streams, gullies, cliffs, etc.)
- ☐ SEPA Checklist (if not exempt per KCC 15.04 or WAC 197-11-800) (Pick-up SEPA Checklist form if required)
- ☐ Project Narrative responding to Questions 9-11 on the following pages.

APPLICATION FEES

$3,320.00	Kittitas County Community Development Services (KCCDS)
$1,140.00	Kittitas County Department of Public Works
$329.00	Kittitas County Fire Marshal
$280.00	Kittitas County Environmental Health
$5,069.00	**Fees due for this application when SEPA is not required** (One check made payable to KCCDS)
$6,199.00	**Fees due for this application when SEPA is required (SEPA fee: $1,130.00)**

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): KB

DATE: 2-27-18

RECEIPT # CD18-00343

RECEIVED
FEB 27 2018
Kittitas County CDS

DATE STAMP IN BOX

GENERAL APPLICATION INFORMATION

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: STEELHEAD STORAGE LLC/WILLIAM HART
Mailing Address: 9805 NE 116TH ST
City/State/ZIP: KIRKLAND, WA 98034-4245
Day Time Phone:
Email Address:

2. **Name, mailing address and day phone of authorized agent, if different from landowner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Centerline Solutions, Angela Raymond
Mailing Address: 8218 154TH Ave., NE, Suite 120
City/State/ZIP: Redmond, WA 98052
Day Time Phone: 509.998.9015
Email Address: araymond@centerlinesolutions.com

3. **Name, mailing address and day phone of other contact person**
If different than land owner or authorized agent.

Name:
Mailing Address:
City/State/ZIP:
Day Time Phone:
Email Address:

4. **Street address of property:**

Address: 3851 State Route 970
City/State/ZIP: Cle Elem, WA 98922

5. **Legal description of property (attach additional sheets as necessary):**

See Attached Zoning Drawings

6. **Tax parcel number:** 015135

7. **Property size:** 3.49 **(acres)**

8. **Land Use Information:**

Zoning: Rural and Resource Lands Comp Plan Land Use Designation: Rural

9. **Proposed Water System (as defined by KCC 13.03)** NOTE: Show location of water system on site plan.

¡ Group A ¡ Group B ¡ Individual ¡ Shared ¡ Cistern ¡ Other: None

PROJECT NARRATIVE

Include responses as an attachment to this application

10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description.

11. **Provision of the zoning code applicable:** 17.61.040.

12. **A conditional use or administrative conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria from KCC 17.60A.015 is met for this particular project (attach additional sheets as necessary):**

    A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.
    B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that:
        i. It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or
        ii. The applicant shall provide such facilities; or
        iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
    C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code.
    D. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.
    E. The proposed use will ensure compatibility with existing neighboring land uses.
    F. The proposed use is consistent with the intent and character of the zoning district in which it is located.
    G. For conditional uses outside of Urban Growth Areas, the proposed use:
        i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
        ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
        iii. Requires only rural government services; and
        iv. Does not compromise the long term viability of designated resource lands.

AUTHORIZATION

13. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be transmitted to the Land Owner of Record and copies sent to the authorized agent or contact person, as applicable.

Signature of Authorized Agent:
(REQUIRED if indicated on application)

X _____

Date: 2/19/2018

Signature of Land Owner of Record
(Required for application submittal):

X _____

Date: 12/6/17

Exhibit C

verizon
Verizon Wireless
3245 158th Avenue SE – M/S 231
Bellevue, WA 98008

February 13, 2018

Kittitas County
Community Development Services
411 N. Ruby Street, Suite #2
Ellensburg, WA 98926

Site Analysis - Verizon Wireless – SEA Teanaway– 3851 State Route 970

Overview:

Verizon Wireless strives to provide excellent wireless service with a network of cell sites that allows our customers to reliably place and receive mobile phone calls. In this particular case, we are trying to remedy capacity and coverage challenges near Teanaway. Specifically, the SEA Teanaway site will improve coverage approximately around I-90 , SR10 and SR 970 east of Cle Elum. This site will add needed capacity and coverage needsto this area so that customers will receive better service and faster data speeds.

Construction of the proposed site entails installing six (6) antennas, auxiliary equipment, and the supporting base station equipment at 3851 State Route 970, Cle Elem, WA. Coverage challenges due to terrain, continued growth in our customer base, and call traffic in this area has dictated the need for the proposed site.

Coverage:

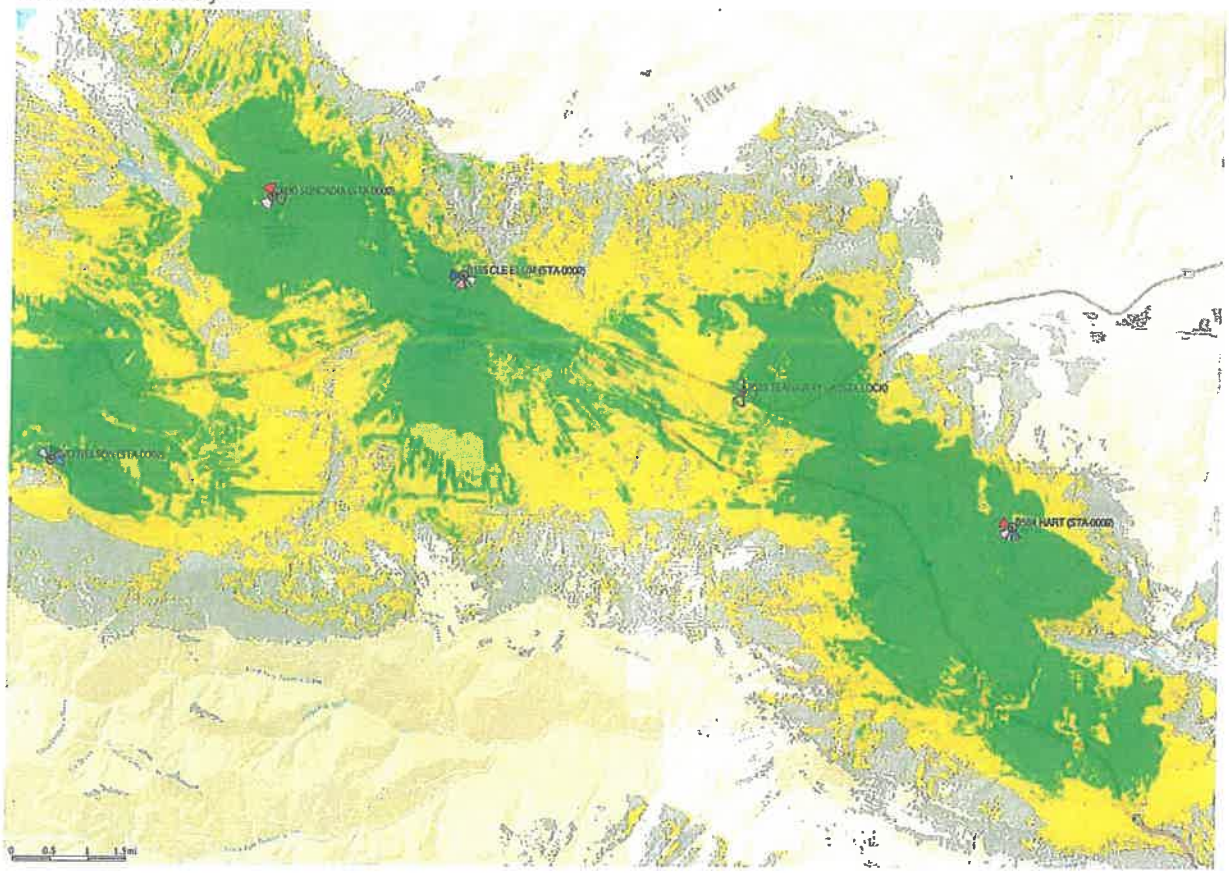
In order to provide excellent Cellular service, which Verizon Wireless defines as –85 dBm or better, the antenna height and site location need to provide a line of sight to the roads, and homes where our customers work and reside. Six (6) multi-frequency antennas are being proposed in order to provide the necessary radio frequencies supporting all of Verizon Wireless voice and data services. Equipment cabinets are being placed on the rooftop of the site. The proposed antenna height of 100' is the minimum height needed for the effective functioning of the proposed antennas. The surrounding terrain makes this the minimum height necessary to provide adequate levels of coverage and usage offloading in the context of surrounding Verizon Wireless sites.

Capacity:

An additional function of some wireless sites, such as the subject SEA Teanaway site, is to provide additional capacity in an area. The capacity of wireless networks is limited by the spectrum availability, the number of available antennas, and the radios and amplifiers associated with those antennas and spectrum. When a mobile user attempts to make a call on a wireless network where capacity is limited by these factors, the resulting delay and busy signal can be very frustrating. To remedy capacity issues, additional sites and or spectrum, which are directly correlated to the number of antennas at the site as outlined below, are added to an area to provide additional calling capacity for Verizon Wireless customers.

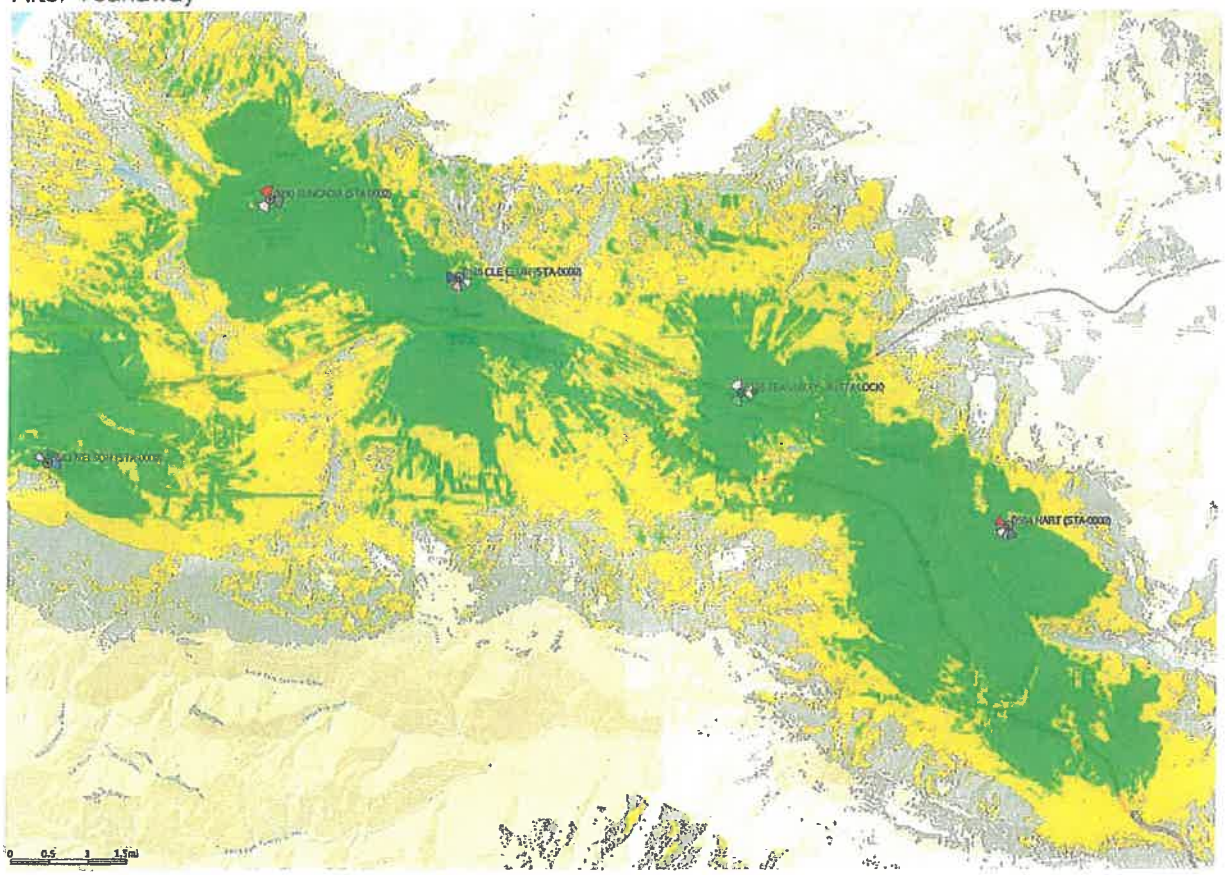
verizon
Verizon Wireless
3245 158th Avenue SE – M/S 231
Bellevue, WA 98008

Before Teanaway



verizon
Verizon Wireless
3245 158th Avenue SE – M/S 231
Bellevue, WA 98008

After Teanaway



Site Location:

The location of the subject site has been selected based on its relationship with surrounding Verizon Wireless sites within the City of Cle Elem. Kittitas County code requires that applicants provide justification for construction of new facilities and demonstrate that the proposed facility is the minimum height for needed for effective antenna functioning and that the antennas have been consolidated as much as feasible.

As noted above, the proposed antenna heights of 100' is the minimum height needed for the effective functioning of the proposed rooftop antennas. The antenna sizes and the density of existing mature vegetation in the vicinity make this the minimum height necessary to provide adequate levels of coverage and usage offloading in the context of surrounding Verizon Wireless sites.

The antennas have been consolidated as much as possible and still meet coverage objectives. These antennas need line of site to the desired service area. They must be faced to the coverage area with nothing directly between the coverage area and the antenna so that beam is not blocked.

Spectrum:

verizon
Verizon Wireless
3245 158th Avenue SE – M/S 231
Bellevue, WA 98008

The SEA Teanaway site will utilize our PCS D 1900 MHZ frequencies, 700 MHz Upper C Block, and AWS BCD 2120-2140 MHz. It will basically be three wireless facilities located in the same physical equipment area. The proposed technologies are PCS LTE 4G MIMO, 700 LTE 4G MIMO, and AWS LTE 4G MIMO.

Design:

Each licensed frequency has specific propagation characteristics further influenced by hardware power limitations. The 750 MHz band has better propagation characteristics than the 1900 MHz (PCS) and 2100 MHz (AWS) band. The lower frequency bands received signal will be stronger at the mobile phone than the higher frequency signal if all are transmitted from the same base station with the same output power and same coding scheme.

With the addition of the new LTE bands, and recognizing jurisdictional need to minimize the number of antennas per sector/site Verizon Wireless has made the design decision to utilize Cross pole multi band antennas for all frequencies. The Cross pole antennas can be thought of as eight vertically stacked antennas in the same physical package. Ideally an optimal design would utilize physically separated antennas per frequency per sector.

SEA Teanaway has been designed with six (6) antennas. This is the minimum antenna requirement for this three (3) sector site to get the best possible service from each of our transmit frequencies and add the needed service capacity to the area.

Wireless E- 911

Approximately 400,000 Wireless 911 calls are made every day nationwide, and this number continues to increase. (source: CTIA, the Wireless Association) Wireless E-911 service depends on reliable signal strength and a fairly dense network of antenna sites in order to function effectively. Because of our federally-mandated obligation to provide wireless E-911 service, signal reliability is paramount.

Summary:

In summary, the proposed site would meet the RF coverage objective of the subject site. The height of the six (6) antenna array is the minimum required for the effective functioning of the proposed minor Communication utility.

Sincerely,

Krystal Taylor
Verizon Wireless

Exhibit D

NON-IONIZING ELECTROMAGNETIC EXPOSURE ANALYSIS
&
ENGINEERING CERTIFICATION FOR

verizon

PROJECT:	**New Antennas on Tower**
SITE NAME:	**WA4701 – Iron Horse**
HORIZON TOWER SITE:	**WA4701**
SITE ADDRESS:	**3851 State Route 970** **Cle Elum, WA 98922**
DATE:	**February 14, 2018**

PREPARED BY:

MORRISON HERSHFIELD

600 Stewart Street, Suite 200
Seattle, WA 98101
206-268-7370

MH Proj: 7170242.00

INTRODUCTION

Morrison Hershfield has been retained by Verizon to evaluate a proposed Verizon telecommunications site as described below. Evaluation is for compliance with current Federal Communications Commission (FCC) and local rules regarding public exposure to radiofrequency (RF) electromagnetic fields (EMFs).

PROJECT

The proposed Verizon project consists of a new WCF (Wireless Communications Facility) located at **3851 State Route 970**, **Cle Elum, WA 98922**; Latitude and Longitude: **47° 10' 42.00", -120° 51' 55.70"**. The planned improvements will include the placement of new antennas as described below. These antennas will be mounted to the existing mount assembly at top of a tower structure at **96'** AGL worst condition to the centerline of the antennas.

All antennas face outward and point directionally away. Therefore it is unlikely that anyone other than authorized RF workers could approach near enough to any of the transmit antennas to cause that person's RF exposure to exceed FCC limits. It is expected that RF exposure conditions near ground level at the site, and at all adjacent properties, due to the contributions from all transmitting antennas will be well below the FCC public exposure limit.

PROPOSED EQUIPMENT

Type of Service: UMTS/GSM/LTE Cellular

Antennas:

Sector	Azimuth	Height	Description
Alpha:	0	96'	(2) NEW JMA Wireless MX06FIT665-02 Panel Antenna
Beta:	120	96'	(2) NEW JMA Wireless MX06FIT665-02 Panel Antenna
Gamma:	240	96'	(2) NEW JMA Wireless MX06FIT665-02 Panel Antenna

PROPOSED EQUIPMENT (cont)

Maximum Power: **8000 watts**

CALCULATIONS

Calculations for RF power densities near ground level are based on the **"Evaluating Compliance with FCC Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields, OET Bulletin 65"** Edition 97-01, August 1997; issued by the Federal Communications Commission Office of Engineering & Technology.

Compliance is determined by comparing RF field predictions with the general population/uncontrolled environment (i.e., "Public") Maximum Permissible Exposure limits (MPEs) allowed by the FCC rules, as specified in CFR 47 §1.1310. The following formula has been used to calculate the power densities at specific locations:

$$S = 0.36 \times ERP / R^2$$

Where:

S = power density (mW/cm^2)
ERP = power in watts
R = distance to the center of the radiation antenna (ft)

Formula is based on Equation 9 on page 21 of OET Bulletin 65. It includes the effect of ground reflections. The Effective Radiated Power (ERP) depends on the vertical antenna pattern.

THEORETICAL ANALYSIS

All existing and proposed transmit antennas are highly directional and project the majority of the transmitted RF energy horizontally and well above all nearby accessible areas.

The following theoretical calculations predict the peak exposure condition for a six-foot person standing at the nearest approach to the transmit antennas. A six-foot tall person standing on the ground near the base of the antenna support or building would be at least approximately **90** feet below all of the existing and proposed transmit antennas.

CONTRIBUTION OF Verizon FACILITY TO RF EXPOSURE ENVIRONMENT

Based on information provided by Verizon RF Engineers, the maximum ERP from any sector of the proposed Verizon facility will be less than or equal to **8000** watts with all channels activated. Thus the worst-case downward ERP is **80.00** watt (i.e., 1/100th of 100 watts) from the facility.

By use of the power density formula previously described, with input values of **80.00** watt downwards ERP, and a distance of **90** feet, the worst-case calculated power density at head height from the Verizon facility to a six-foot person standing at ground level is **0.0035556 mW/cm^2**.

Verizon antennas will transmit and/or receive at different MHz frequency bands worst case being the LTE at 700 MHz. The Public MPE limit for the LTE frequency transmitted by this facility is 0.47 mW/cm^2.

The worst-case calculated exposure condition resulting from the Verizon facility is the power density divided by the Public MPE limit = **0.7619048%** of the Public MPE limit.

All ground level areas are expected to have exposure conditions less than the calculated Public MPE due to the proposed Verizon facility.

OTHER CARRIERS

The following are examples of wireless carriers providing service to the local area:

CDMA/LTE	700-2500 Mhz	Sprint, Verizon, US Cellular
GSM/UMTS/LTE	700-2100 Mhz	AT&T, T-Mobile

CONTRIBUTION OF OTHER EXISTING CARRIERS TO RF EXPOSURE ENVIRONMENT

Based on our information, there are unknown carriers currently collocated on the existing structure. Worst case parameters of similar facilities in the area, the maximum ERP from any sector of the existing antennas on the structure is less than or equal to 8000 watts with all channels activated. Therefore the worst-case downward ERP is 8000 / 100 = 80 watts from the existing facility.

By use of the power density formula previously described, with input values of 80 watts downwards ERP, and a distance of **77 ft,** the worst-case calculated power density at head height from the existing Unknown facility #1 to a six-foot person standing at ground level is **0.0057132** mW/cm^2.

All of the existing antennas transmit and/or receive within the PCS, ESMR or Cellular frequency band. The Public MPE limit for all frequencies at worst case scenario for the purpose of this calculation is 0.467 mW/cm^2.

The worst-case calculated exposure condition resulting from the existing Unknown facility #1 is the power density divided by the Public MPE limit = **1.2242469%** of the Public MPE limit.

By use of the power density formula previously described, with input values of 80 watts downwards ERP, and a distance of **59 ft,** the worst-case calculated power density at head height from the existing Unknown facility #2 to a six-foot person standing at ground level is **0.0102528** mW/cm^2.

All of the existing antennas transmit and/or receive within the PCS, ESMR or Cellular frequency band. The Public MPE limit for all frequencies at worst case scenario for the purpose of this calculation is 0.467 mW/cm^2.

The worst-case calculated exposure condition resulting from the existing Unknown facility #2 is the power density divided by the Public MPE limit = **2.1970198%** of the Public MPE limit.

All accessible ground level areas are expected to have exposure conditions less than the calculated Public MPE due to this existing facility.

COLOCATED FACILITITES TOTAL MPE

The predicted maximum worst-case RF exposure conditions resulting from all proposed and existing wireless facilities at all ground-level areas is the arithmetic sum of the contributions from each facility:

> **0.7619048** for Verizon + 1.2242469 + 2.1970198 = **4.18317 %** of the Public MPE limit allowed by FCC rules.

This worst-case calculated exposure level is well below the 100% FCC limit. The actual exposure conditions are likely to be many times less than this worst-case value.

FCC COMPLIANCE

The general population/uncontrolled exposure near this facility, including persons at ground level, surrounding properties, inside and on existing structures will have RF exposure much lower than the "worst case" scenario, which is a small fraction of the MPE limit.

Only, trained personnel will be allowed to access the Verizon antennas and equipment for maintenance operations. It shall be the responsibility of Verizon and/or its contractors to provide adequate occupational training making employees fully aware of the potential for RF exposure, and to exercise control over their exposure that is within their occupational/controlled limits.

The FCC has determined that at sites where multiple wireless facilities are co-located, the responsibility for site-wide RF safety compliance is the shared responsibility of all licensees whose facilities produce exposure conditions greater than 5% of the applicable MPE exposure limit. Thus a new applicant is responsible for compliance (or submitting an environmental assessment) at a multiple-facility site only if the **proposed** facility, when considered alone, would produce exposure conditions in excess of 5% of the MPEs. Wireless facilities that produce less than 5% of the applicable MPE exposure limit at accessible locations are considered to be exempt from further study.

As demonstrated in this report by worst-case exposure calculations, the proposed Verizon facility **is part of** a multiple wireless facility, and will produce far less than 5% of the applicable exposure limit for public environments. Therefore, pursuant to the Commission's rules no further calculations, measurements or other RF studies are required, and the proposed Verizon facility is presumed to be in compliance with the FCC's RF exposure rules.

Because the proposed Verizon facility is in compliance with federal rules, it is also in compliance with local regulations concerning RF exposure. The following is the complete text of 47 U.S.C. § 332(c)(7)(B)(iv):

> "No State or local government or instrumentality thereof may regulate the placement, construction, or modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions."

CONCLUSIONS

Based on these calculations, the proposed WCF will comply with current FCC and local rules and guidelines regarding human exposure to radio frequency electromagnetic fields.

This conclusion is based solely on the comparison of predicted RF conditions in specific areas with the corresponding safe exposure limits set forth in the FCC rules. The FCC exposure limits are based on recommendations by federal and private entities with the appropriate expertise in human safety issues.

To avoid any misunderstanding, I hereby state that, to the best of my knowledge, belief and professional judgment, this report represents an accurate appraisal of exposure to RF EM fields based upon careful evaluation to the extent reasonably possible.

Respectfully Submitted
For the Firm,

G. Lance Cooke, PE
Morrison Hershfield Corp.

Exhibit E

CENTERLINE SOLUTIONS

8218 154th Avenue NE, Suite 120
Redmond, WA 98052
P: 425-828-1008

February 19, 2018

Kittitas County Community Development Services
441 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: Narrative for Section 17.60A.015 and 17.61.040 Wireless Communication Facility (WCF) 3851 State Route 970

17.60A.015 Review criteria.
The Director or Board, upon receiving a properly filed application or petition, may permit and authorize a conditional use when the following requirements have been met:

1. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood. ***The proposed WCF is essential and desired for the public convenience particularly in the sense of emergency service along I-90, SR10 and SR970. There is a significant gap in wireless coverage along these major stretches of Highways and a new WCF will aid in the emergency response time. See Exhibit C for map and coverage details. The WCF will not be detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood. The WCF is regulated by the FCC and as shown in Exhibit D the proposed WCF will comply with the FCC and local rules and guidelines regarding human exposure to radio frequency electromagnetic fields. The facility will be fully enclosed with a chain-link fence with green privacy slats and will blend in with the existing commercial use on-site.***
2. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that
   A. The proposed use will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or ***The proposed WCF will be adequately served by the existing public services. The WCF is unmanned with no proposed water or sewer. There will be very little to no impact on the existing public facilities. See Exhibit A for details.***
   B. The applicant shall provide such facilities; or
   C. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.
3. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of Kittitas County Code. ***The proposed WCF complies with all development standards including setbacks, height and design standards set forth in Section 17.56, 17.60A and 17.61. See Exhibit A for details.***

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4. The proposed use will mitigate material impacts of the development, whether environmental or otherwise. ***All material impacts of the proposed WCF will be mitigated by the applicant in accordance with Kittitas County Code. The proposed WCF anticipates no material impacts. See Exhibit A for details.***
5. The proposed use will ensure compatibility with existing neighboring land uses. Surrounding uses? ***The proposed WCF will be compatible with the existing neighborhood. The existing use of the parcel is commercial with storage units. Other surrounding land is vacant/forest land and some residential unites across SR 970. The WCF will be screened by the existing storage units and be fully enclosed with a chain-link fence with green privacy slats to mitigate visual impact.***
6. The proposed use is consistent with the intent and character of the zoning district in which it is located. ***The proposed use is consistent with the intent and charterer of the zoning district in that the WCF will be fully screened and located behind existing builds to blend in with the natural environment.***
7. For conditional uses outside of Urban Growth Areas, the proposed use:
   A. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;

      The proposed use is consistent with the goals, policies, and objectives of the Kittitas Comprehensive Plan, including the policies of Chapter 8, Rural and Resources Lands. The proposed facility falls under Chapter 7 of the Comprehensive plan. The facility will support the residences and tourism of the Snoqualmie Pass area as well as provide emergency services. The facility will also help support economic growth for the area. When constructing the proposed facility environmentally sensitive areas like the slope will be protected. The visual impact will be minimal with the screened in fenced leased area and the pole being painted green to blend in with the natural environment. The facility will be designed to accommodate at least one other carrier for future use. In response to Chapter 8 the facility will not impact the rural character of the land. The only public services being proposed is power and telco, which will be at the cost of the applicant.

   B. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15)); ***The WCF will be screened by the existing storage units and be fully enclosed with a chain-link fence with green privacy slats to mitigate visual impact.***
   C. Requires only rural government services; and ***Services proposed are electric and telephone.***
   D. Does not compromise the long term viability of designated resource lands. (Ord. 2013-012, 2013; Ord. 2013-001, 2013; Ord. 2012-009, 2012; Ord. 2007-22, 2007; Ord. 88-4 § 11 (part), 1988: Res. 83-10, 1983) ***The WCF will have minimal impact to the land. The disturbed area will be 1,925 square feet and will use existing roads and access.***

CENTERLINE SOLUTIONS

8218 154th Avenue NE, Suite 120
Redmond, WA 98052
P: 425-828-1008

17.61.040 Communication facilities - Administrative review - General requirements.

3. The property line setback shall be 1.2 times the height of the structure. The lot line setback requirements of this title may be reduced by the Community Development Services director, in order to improve the facilities' reception and/or transmission capabilities or to achieve greater levels of audible or visual screening provided the applicant can provide evidence that it would not be possible for the tower to fall on neighboring properties. Communication facilities shall be designed to blend with existing surroundings; provided, no conflicts exist with existing Federal Communications Commission and the Federal Aviation Administration regulations relating to aircraft safety. This should be achieved through the use of compatible colors and materials, and alternative site placement to allow the use of topography, existing vegetation or other structures to screen the proposed transmission support structure from adjacent lands.

   Horizon is respectfully requesting a reduction to the lot line setback requirement on the North and East property line. Locating the WCF closer to the North and East property lines will reduce the visual impact to the public and neighboring properties. This will allow the WCF to be located behind an existing building. The required property line setback is 1.2 times the height of the structure. The structure is proposed at 100'. The required setback is 120' from all property lines. The North property line setback is proposed at approximately 100'. Horizon is requesting a 20' setback exception on the North Property line. The East property line setback is proposed at 50'. Horizon is requesting a 70' setback exception on the East property line. The tower is a minimum of 50' from all property lines and the tower will be designed to collapse onto itself. This will leave only 50' of the tower that could possibly fall. See Exhibit A for detail.

Angela Raymond
Zoning Manager

CENTERLINE SOLUTIONS
8218 154th Ave, NE Suite 120
Redmond WA 98052
Mobile: 509.998.9015
Web: www.centerlinesolutions.com

KITTITAS COUNTY
COMMUNITY DEVELOPMENT SERVICES

Receipt Number: CD18-00343

411 N. Ruby St., Suite 2
Ellensburg, WA 98926
509-962-7506 / https://www.co.kittitas.wa.us/cds/ /

Payer/Payee: HORIZON TOWER LIMITED PARTNERSHIP-II
117 TOWN AND COUNTRY DRIVE, SUITE A
DANVILLE CA 94526

Cashier: KATHY BOOTS
Payment Type: CHECK (1985)

Date: 02/27/2018

ACH -

LL-18-00002 Administrative Conditional Use 3851 SR 970 CLE ELUM

Fee Description	Fee Amount	Amount Paid	Fee Balance
Conditional Use Permit (Fire)	$329.00	$329.00	$0.00
Administrative Conditional Use Permit (Health)	$280.00	$280.00	$0.00
SEPA Checklist	$1,130.00	$1,130.00	$0.00
Development Agreement (Public Works)	$1,140.00	$1,140.00	$0.00
Administrative Conditional Use Permit	$3,320.00	$3,320.00	$0.00
LL-18-00002 TOTALS:	**$6,199.00**	**$6,199.00**	**$0.00**
TOTAL PAID:		**$6,199.00**	