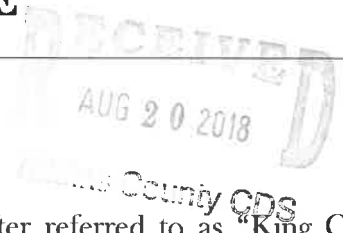


# PROJECT NARRATIVE

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## Introduction

King County Puget Sound Emergency Radio Network (here after referred to as "King County PSERN") is a project that is replacing the existing, aging emergency radio communications system in the Puget Sound region. This entails upgrading existing sites, co-locating on existing facilities, and the construction of new build sites. The emergency radio communications network is used to reach and coordinate with emergency responders in daily operations and in the event of a disaster.

This proposal describes the scope of the proposed project by providing specific information regarding the project location, zoning, specifications, required services, etc.

It is King County PSERN's desire to work with the Kittitas County to ensure that this project is consistent with local ordinances and zoning regulations while providing critical communication services for emergency services.

## Project Goals

The goal of the King County PSERN - Hyak site is to provide two-way emergency radio services infrastructure for public safety first, second, third, and other responders throughout the Puget Sound. King County PSERN intends to achieve these goals consistent with all policies and ordinances of the Kittitas County.

## Application Request Plan

The applicant is requesting the following:

- Administrative Conditional Use Permit (ACUP) Approval
- State Environmental Policy Act (SEPA) Review Approval
- Commercial Building Permit Approval (Delayed Submittal)

## Project Overview

The applicant, King County PSERN, proposes to modify and co-locate on an existing sixty (60') foot high emergency communications tower by installing a thirty (30') foot tower extension for a total height of ninety (90') feet for expanded emergency communication services. The site is located at NF-906 Snoqualmie Pass Kittitas County, WA 98068 (Parcel No. 028335).

The proposed modification consists of the following: Thirty (30') foot tower extension, co-locate four (4) microwave antennas, relocate one (1) Washington State Patrol omni antennas, relocate one (1) Washington State Dept. of Transportation (WSDOT) and add one (1) new WSDOT omni antenna on an existing sixty (60') foot self-supporting lattice tower. Please see Sheets A-1.2 through A-3.1 for additional information.

## Site/Facility Specifications

- Address - NF-906 Snoqualmie Pass Kittitas County, WA 98068
- Parcel Number - 028335
- Parcel Size - 412,948.8 SF (9.48 AC)
- New Impervious Surfaces - None
- Existing Tower - Sixty (60') foot lattice tower
- Proposed Tower Extension - King County PSERN is proposing a thirty (30') foot tower extension.
- Microwave Dishes - King County PSERN is proposing to install four (4) microwave dishes. Please see Sheet A-2.1 for more detailed information.
- Color - Extension, antennas and associated mounting hardware will be painted to match the existing conditions.
- Facility Maintenance - The facility is generally serviced once a month. One (1) to two (2) employees are on site for an average of four (4) hours of maintenance checks. This check is typically for preventive maintenance purposes. In the event of a problem, a crew is dispatched to the site immediately.
- Equipment Shelter - King County PSERN plans to utilize the existing equipment shelter to house associated equipment.
- Associated Equipment - King County PSERN is proposing to install a wall mounted HVAC unit in the existing equipment shelter. Please see Sheets A-4.0, A-4.1, M-0.1 and M-1.0 for additional information.
- Landscaping/Screening - No changes are proposed to the existing landscaping or screening.

## Administrative Conditional Use Permit Required Findings

According to Kittitas County Code (KCC) 17.60A.015 - Review criteria.

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.

Emergency communication facilities and services are vital to the public interest and safety. The proposed modification is to update and expand an aging system and it is a direct public benefit providing critical emergency communication services to the surrounding communities and within the entire network. The proposed modified facility will provide a significant improvement in emergency communications coverage in the surrounding area and region.

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
  - 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.

This is an existing communication facility and there will be no change in use or location, only tower upgrades and co-location. Therefore, the emergency communication facility will already be adequately serviced by existing facilities such as highways, roads, etc.

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 King County PSERN emergency communication facility is consistent with the current use of the facility and will comply with relevant development standards set forth in KCC 17.61.040 and criteria for approval set forth in this title. Please see the below Development Standards section, KCC 17.61.040 Communication facilities - Administrative review - General requirements, for more information.

4. The proposed use will mitigate material impacts of the development, whether environmental or otherwise.

The proposed King County PSERN emergency communication facility will play a critical role in public safety and the material impacts of development will be insignificant since this is an existing communication facility and there will be no change in use.

5. The proposed use will ensure compatibility with existing neighboring land uses.

This is an existing communication facility and there will be no change in use or location. The subject property and neighboring properties have rural, commercial, and forest uses, which are generally where these types of facilities are sited and where they are most compatible.

6. The proposed use is consistent with the intent and character of the zoning district in which it is located.

This is an existing communication facility and there will be no change in use or location. The proposed King County PSERN emergency communication facility will not affect the purpose and intent of the zone to provide for areas of Kittitas County wherein natural resource management is the highest priority.

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;
  - B. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));
  - C. Requires only rural government services; and

- 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 proposed King County PSERN emergency communication facility and network is generally consistent with the intent, goals, policies, and objectives of the Kittitas Comprehensive Plan under the Chapter 6: Utilities element as well as Chapter 8: Rural and Resource Lands element.

*GPO 6.7 Decisions made by Kittitas County regarding utility facilities will be made in a manner consistent with and complementary to regional demands and resources.*

There is public need and demand for a robust, effective, and reliable emergency communication system within the region in which King County PSERN is providing.

*GPO 6.8 Additions to and improvements of utilities facilities will be allowed to occur at a time and in a manner sufficient to serve growth.*

All land uses require some type of utility, in this case emergency communications, and that the need for utilities follows growth. One of the main reasons for the expansion of the King County PSERN network is to serve growth.

*GPO 6.18 Decisions made regarding utility facilities should be consistent with and complementary to regional demand and resources and should reinforce an interconnected regional distribution network.*

The proposed King County PSERN Hyak site plays a critical role within the regional network, as does any emergency communication facility. The reliability of the network depends upon each individual site location, design and construction.

*GPO 8.8 A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service, and rural industrial uses.*

This proposal is not adding or changing any uses on the property or area, and in any case is not inconsistent with rural character of the area. The facility will utilize existing services for operation and will not require any additional or expansion of urban governmental services. The extension of the communication tower will not conflict with or compromise the use of agricultural, forest and mineral resource lands.

## **Development Standards**

### **17.61.040 Communication facilities - Administrative review - General requirements.**

1. Communication facilities may be authorized by the Community Development Services director as an administrative conditional use in all zoning districts, pursuant to the criteria and procedures of this chapter and KCC Title 15A and KCC 17.60. An administrative conditional use permit is not required for the operation of amateur or noncommercial communication equipment as defined by FCC regulations under Part 95D and Part 97 CFR (i.e., citizen band, ham radio).

Accordingly, the applicant, King County PSERN, is requesting the approval of an Administrative Conditional Use Permit and State Environmental Protection Act (SEPA) review for the proposed tower extension.

2. Construction of all improvements shall be completed within one year of the date of permit issuance except as provided for in subsections E and F of this section.
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.

Setbacks do not apply since this is an existing tower. The tower extension and antennas shall be painted to match the existing conditions. The Federal Aviation Administration (FAA) has issued a Determination of No Hazard to Air Navigation on 6-04-2018 and will not require the tower to be lighted (accompanying document with the application submittal).

4. The co-location of antennas on both existing and proposed transmission structures is encouraged. Communication antennas shall be permitted outright in all zoning districts provided the following:
  - a. An antenna shall not extend more than six feet horizontally from any structure to which it is attached.
  - b. An antenna shall not extend vertically more than 15 feet above the uppermost portion of the structure to which it is mounted or attached.

King County PSERN is co-locating their antennas on an existing tower and their antennas will not extend more than six feet horizontally or 15 feet above the tower.

5. Modifications to, including the expansion of, existing approved communication facilities shall be outright permitted; provided, there is no increase in the height of the transmission tower. For purposes of this subsection, "transmission tower" means a pole or lattice-work structure specifically designed and intended to support antenna and related communication equipment.

King County PSERN is proposing a height increase to the tower by thirty (30') feet. Accordingly, King County PSERN is requesting the approval of an Administrative Conditional Use Permit and SEPA review.