

KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships - Building Communities"

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use such as a Bed & Breakfast or Campground)

CU-09-
00004

KITTTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, 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

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST (UNLESS EXEMPT)

APPLICATION FEE:

\$2,030.00 (\$1,560 fee + \$470 SEPA) for Community Development Services

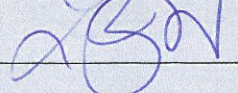
\$130.00 for Fire Marshal

(One check made payable to KCCDS)

Accessory Dwelling Units and Special Care Dwellings are exempt from SEPA

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)



DATE:

8-10-09

RECEIPT #

5471 +
5472

PAID

AUG 10 2009

DATE STAMP
HERE
KITTTITAS CO.
CDS

NOTES:

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

Name: *Suncadia, LLC*
Mailing Address: *4244 Bullfrog Road, Suite 1*
City/State/ZIP: *Cle Elum, WA 98922*
Day Time Phone: *509-646-6300*
Email Address: *peisenberg@suncadida.com*

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

Agent Name: *Bill North for Verizon Wireless*
Mailing Address: *PO Box 2449*
City/State/ZIP: *Snohomish, WA 98291*
Day Time Phone: *425-876-2909*
Email Address: *billnorth@northgroup.net*

3. **Street address of property:**

Address: *(no assigned address) parcel # 20-15-20058-0177*
City/State/ZIP: *Suncadia, WA*

4. **Legal description of property:**

(attached)

5. **Tax parcel number:** *20-15-20058-0177*

6. **Property size:** *75 (acres)*

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Installation of a Special Utility – Communications Facility consisting of a 150' monopole with panel antennas mounted at the top of the pole and ground mounted equipment cabinets and emergency power generator placed within a 30'x30' chain link fence. Power and Telco/fiber will service the facility. The existing gravel road will be utilized for access.

8. **Provision of the zoning code applicable:**

KMC 17.61

9. **A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria 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.

The proposed facility will provided wireless communications service for personal and emergency use by first responders. Wireless communications are regulated by the Federal Communications Commission and have been deemed not to be detrimental to health or safety. The proposed facility will be placed on property already developed for a utility use (Water Tank facility) to be consistent with the existing use of the property. The property is heavily forested with evergreen trees which will provide screening to 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 (1) 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 (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

The proposed communication facility will be unmanned. There will be very little impact to existing roadways due to periodic visits for routine maintenance. The facility will be adequately serviced with power and telco/fiber. There are no other utilities or services required. The applicant will obtain the required utility services for the facility. The proposed facility will provided wireless communications service for personal and emergency use by first responders. The facility is unmanned and does not require additional public costs or create any economic detriment.

10. 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 mailed to the Land Owner of Record and copies sent to the authorized agent.

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

X Bill Wenter

Date:

8-3-09

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

X [Signature]
Senior Vice President

Date:

7-20-09