



# HOCH

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October 7, 2015

Kaycee Hathaway  
Staff Planner  
411 N. Ruby St., Suite 2  
Ellensburg, WA 98926

**RE: CU-1500004 Zayo Group Administrative Conditional Use Permit**

Dear Ms. Hathaway:

This letter is in response to the CDS letter deeming the ACUP incomplete, sent 10/7/15

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 KCC17.60A.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.

**Response: The project will support the adjacent fiber-optic utility owned by Zayo that runs within the road right-of-way. Zayo, in addition to selling to local business will be donating a portion of this fiber optic cable to the County of Kittitas.**

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.

**Response: The proposed project is an unmanned concrete shelter located off Vantage Highway. It will be adequately serviced by existing facilities. A new access road will be built by the owner of the shelter and will not need additional public costs.**

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.

**Response: The project has been designed to meet the relevant development standards and criteria for approval set forth by Kittitas County.**

D. The proposed use will mitigate material impacts of the development, whether environment or otherwise.

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**Response: There should be no long term be material impacts of development from this site. During construction a silt fence will be in place to prevent silt from moving beyond the site and a rock drainage channel will surround the site to prevent damage from storm drainage.**

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

**Response: This site and the adjacent parcels are zoned Agriculture 20. The proposed project will not disturb any uses of the Agriculture 20 zoned properties.**

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

**Response: This site and the adjacent parcels are zoned Agriculture 20. The proposed project will not disturb any uses of the Agriculture 20 zoned properties.**

G. For conditional use 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;

**Response: The proposed project is designed to be located as close to the road as possible, taking into account the proper setbacks but leaving as much open land to farm as possible.**

ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(15));

**Response: The proposed project has been designed to maximize the open agricultural space, be compact and not contribute to sprawl. The shelter will be unmanned and not add population to the rural area. The project will not require any extension of urban government services.**

iii Requires only rural government services;

**Response: The proposed project will not require any services beyond the existing rural services.**

iv. Does not compromise the long term viability of designated resource lands.

**Response: The proposed project will not compromise the long term viability of designated resource lands.**

Respectfully Submitted,



Rex Atkinson  
Project Associate