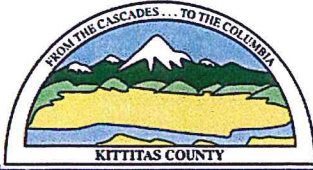


CU-15-00004



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"

ZONING CONDITIONAL AND 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 encouraged 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

- Site plan showing lot area, proposed buildings, 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.

APPROVAL REQUESTED

Conditional Use

Administrative Conditional Use

APPLICATION FEES

1,565.00 Kittitas County Community Development Services (KCCDS)

418.00 Kittitas County Department of Public Works

329.00 Kittitas County Fire Marshal

235.00 Kittitas County Environmental Health

\$2,547.00 Fees due for this application when SEPA is not required (One check made payable to KCCDS)

\$3,107.00 Fees due for this application when SEPA is required (SEPA fee: \$560.00)

FOR STAFF USE ONLY

Application Received By (CDS Staff Signature): SM

DATE: 9/15/15

RECEIPT # 27048

SEP 15 2015
KITTITAS COUNTY
CDS

DATE STAMP IN BOX

COMMUNITY PLANNING • BUILDING INSPECTION • PLAN REVIEW • ADMINISTRATION • PERMIT SERVICES • CODE ENFORCEMENT

FORM LAST REVISED: 11-21-2014

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: Les Nash
Mailing Address: 12800 Vantage Highway
City/State/ZIP: Ellensburg, WA 98926
Day Time Phone: 509-201-3027
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: Anna Lindseth
Mailing Address: 1805 29th Street, Suite 2050
City/State/ZIP: Boulder, CO 80301
Day Time Phone: 303-886-1052
Email Address: anna.lindseth@zayo.com

3. **Name, mailing address and day phone of other contact person**

If different than land owner or authorized agent.

Name: Rex Atkinson
Mailing Address: 531 Virginia Avenue Suite 100
City/State/ZIP: Indianapolis IN 46203
Day Time Phone: 317-964-0617
Email Address: rexa@hochassoc.com

4. **Street address of property:**

Address: Near 12800 Vantage Highway
City/State/ZIP: Ellensburg, WA 98926

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

Part of Government lot 4, Section 5, Township 17 north, Range 20 East, W.M. Described as Follows: (see additional sheet)

6. **Tax parcel number:** 510533

7. **Property size:** 81.60 (acres)

8. **Land Use Information:**

Zoning: Agriculture 20 Comp Plan Land Use Designation: Rural Working

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

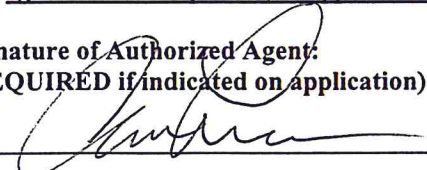
- 10. **Narrative project description (include as attachment):** Please include at minimum the following information in your description: describe project size, location, description of water system, sewage disposal and all qualitative features of the proposal; include every element of the proposal in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

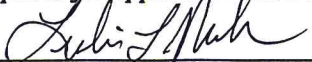
**Signature of Authorized Agent:
(REQUIRED if indicated on application)**

X 

Date:

9/15/15

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

X 

Date:

9/15/15

LEGAL DESCRIPTION OF SURVEY AREA

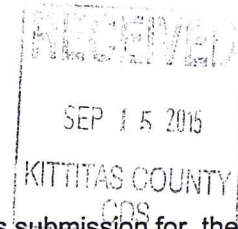
THAT PART OF GOVERNMENT LOT 4, SECTION 5, TOWNSHIP 17 NORTH,
RANGE 20 EAST, W.M. DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE
NORTH 89°40'45" EAST ALONG THE NORTH LINE OF SAID SECTION 5 A
DISTANCE OF 80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH
00°19'15" EAST 150.00 FEET; THENCE NORTH 89°40'45" EAST 100.00
FEET; THENCE NORTH 00°19'15" WEST 150.00 FEET, TO THE NORTH LINE
OF SAID SECTION 5; THENCE SOUTH 89°40'45" WEST, ALONG SAID NORTH
LINE, 100.00 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTH 50 FEET FOR VANTAGE HIGHWAY RIGHT OF WAY.



Project Description



RE: Zayo Vantage Hwy
Near: 12800 Vantage Highway, Ellensburg WA 98926

REQUEST

Hoch Associates is the architect and representing agent for The Zayo Group in this submission for the Pre-Application meeting taking place in Kittitas County for a new 420 SF unoccupied pre-cast concrete telecommunications equipment building. This is the first meeting with Kittitas County staff and any required local jurisdictions.

LOCATION/ACREAGE

The project is located on parcel 510533. The Zayo Group has proposed to lease a 6000 SF or (0.14 acres) of the site from: Les Nash 509-201-3027 Address: 12800 vantage Highway Ellensburg WA 98926. Refer to the attached civil sheets for lease area and additional site information.

DESCRIPTION OF PROJECT

The Zayo Group proposes to erect a new building that will act as an infra structure component on their proposed fiber route that services the Kittitas community. This submission is separate from any fiber right-of-way submissions that have been completed or are in process. The building will be located outside of the road right-of-way and set back beyond all required setbacks. The building will house electrical telecommunications equipment. The building is a pre-manufactured unit 11'-8"x36'-0"x12'-3".

The building is a precast concrete building with an aggregate finish set on and anchored to precast footings at the required frost depth. The building, foundation, door stoops, and generator pad are manufactured and assembled off site and shipped to the new location for erection. There will be no antennas, towers, dishes, or generators at the site for this building.

Facility will be an unoccupied, "lights out", facility that is not open to the public and locked at all times. Access through the 6'-0"+1-0" Barbed wire chain-link security fence is only permitted by trained and authorized service personnel.

WATER SUPPLY/LIQUID WASTE/SOLID WASTE

There will be no water or sewage utility required or provided. No waste or trash will be accumulated as a result of the proposed development. This is an unmanned facility with no plumbing or waste generation.

ACCESS/TRAFFIC IMPACTS

There will be minimal visits to the site. The visits will be infrequent depending on the need to adjust equipment. There will be an estimated 1 visit per month+/- to this site for maintenance and system operation. This will not impact the existing traffic patterns of this area. A new 15'-0" gravel access drive off of Vantage Highway will be constructed and used via a Private Easement Agreement through the Parcel during maintenance visits.

OUTSIDE NIGHTTIME ENVIRONMENT

The outside lighting proposed on the site is (1) wall mounted unit near the door of the building. The wall pack is a photocell unit, downward directed, with a motion detector and a 4000K (60w) LED bulb.

ENVIRONMENTAL PERFORMANCE STANDARDS

No emissions or noise generation will be created from the normal operation of this building. A permanent emergency generator will be located at this site and will only operate at times of commercial utility power loss or equipment regular maintenance.

SUMMARY

This project typically has been classified as a group U Telecommunication Equipment Building and as designed meets all local ordinances and regulations for this use. There are no wireless transmission devices of any kind including towers, antennas, or dishes. Fiber and electric service to the building arrives underground. This proposed development bestows little to no visual, physical, environmental, or traffic impact on the site and surrounding area.

If you have any questions regarding this matter please contact me.
Thank you again, Rex Atkinson