

**From:** [Connor Armi](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Guy Moura](#); [Hanson, Sydney \(DAHP\)](#)  
**Subject:** Re: ACU-23-00003 Atlas - Notice of Application  
**Date:** Tuesday, August 8, 2023 11:30:03 AM

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Hello Chace,

This consult is in reference to Administrative Conditional Use application ACU-23-00003 *Atlas*. This undertaking involves the ground disturbing activities of installation of a 100' cell tower with associated concrete footing, the removal of vegetation within the 2500 ft<sup>2</sup> fenced compound and the subsequent replacement with gravel.

This undertaking is located within the CCT Usual and Accustom Territories. We request any undertakings, particularly those involving ground disturbing activities, to have an IDP in place prior to implementation.

The proposed project lies within the usual and accustom territory of the Moses-Columbia and Wenatchi Tribes, 2 of the 12 constituent tribes of the Confederated Tribes of the Colville Reservation (CTCR), which is governed by the Colville Business Council (CBC). The CBC has delegated to the Tribal Historic Preservation Officer (THPO) the responsibility of representing the CTCR with regard to cultural resources management issues throughout the traditional territories of all of the constituent tribes under Resolution 1996-29. This area includes parts of eastern Washington, northeastern Oregon, the Palus territory in Idaho, and south-central British Columbia.

If ground disturbing activities are to be conducted, such as but not limited to: the installation of a septic system or the scraping of a driveway, a cultural resource surface survey and sub-surface testing of the area in and directly around the proposed ground disturbance are recommended as a surface observation will not be an accurate assessment of the existent potential for subsurface cultural deposits. This test should be to the terminal depth of the septic installation to ensure the totality of the presence or absence of cultural material.

There are known cultural resources of precontact and historic significance nearby and this particular plat is considered Moderately Low to Moderate Risk for an inadvertent discovery according to the DAHP predictive model.

CCT requests cultural resource survey prior to implementation and during implementation that there be an inadvertent discovery plan or (IDP) in place to ensure compliance with all Section 106 and relevant cultural resource laws both federally and to the state of Washington.

Thank you for consulting with the Colville Confederated Tribes History and Archaeology Program.

Sincerely,

**Connor Armi | Archaeologist Senior MA, RPA**

**History/Archaeology Program**

Confederated Tribes of the Colville Reservation

PO Box 150 | Nespalem, WA 99155

d: 509-634-2690 | c: 509-631-1131

**From:** [Rich Elliott](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Dan Young](#); [Joe Delvo](#); [Dan Johnson](#)  
**Subject:** RE: [Ext] ACU-23-00003 Atlas - Notice of Application  
**Date:** Tuesday, August 8, 2023 9:15:44 AM

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KVFR is not the AHJ for fire codes. Our list below focuses on the operational impacts. KCFMO will comment on the fire code more comprehensively.

- Addressing for facility must be visible from both directions of travel on Manastash.
- Access road, including turn-around will need to be Appendix D compliant.
- A KVFR Knox lock/box will have to be installed to provide access for KVFR.
- Strongly encourage fire resilient landscaping.

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**From:** Chace Pedersen <chace.pedersen@co.kittitas.wa.us>

**Sent:** Tuesday, August 8, 2023 8:20 AM

**To:** Dan Young <dan.young@co.kittitas.wa.us>; Kim Dawson <kim.dawson@co.kittitas.wa.us>; George Long External <long@kittcom.org>; John Storch <storch@kittcom.org>; Julie Kjorsvik <julie.kjorsvik@co.kittitas.wa.us>; Toni Berkshire <toni.berkshire@co.kittitas.wa.us>; Public Health Inspectors <PublicHealthInspectors@co.kittitas.wa.us>; Lisa Lawrence <lisa.lawrence@co.kittitas.wa.us>; Patti Stacey <patti.stacey@co.kittitas.wa.us>; Kelee Hodges <kelee.hodges.pw@co.kittitas.wa.us>; Candie Leader <candie.leader@co.kittitas.wa.us>; Tate Mahre <tate.mahre@co.kittitas.wa.us>; David Ohl <david.ohl@co.kittitas.wa.us>; Codi Fortier <codi.fortier@co.kittitas.wa.us>; enviroreview@yakama.com; Corrine Camuso <corrine\_camuso@yakama.com>; Jessica Lally <jessica\_lally@yakama.com>; Noah Oliver-External <noah\_oliver@yakama.com>; Casey Barney <casey\_barney@yakama.com>; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; Holly Barrick <barh@yakamafish-nsn.gov>; SEPA Register <separegister@ecy.wa.gov>; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; Ryan Anderson - External <rand461@ECY.WA.GOV>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; jennifer.nelson@dfw.wa.gov; Elizabeth Torrey <Elizabeth.Torrey@dfw.wa.gov>; SEPA DAHP <sepa@dahp.wa.gov>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <jeremy.larson@co.kittitas.wa.us>; Steph Mifflin <stephanie.mifflin@co.kittitas.wa.us>; Mau, Russell E (DOH) <Russell.Mau@DOH.WA.GOV>; rivers@dnr.wa.gov; brenda.young@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; scott.chambers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Teneal Norrbom <tnorrbom@kvnews.com>; KVNews Legals <legals@kvnews.com>;

**From:** [WSDOT Aviation Land Use Inquiries and Application Submittals](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: [EXTERNAL] ACU-23-00003 Atlas - Notice of Application CELL TWR  
**Date:** Tuesday, August 8, 2023 9:27:52 AM

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M Pedersen,

WSDOT Aviation Division reviewed the provided documents on 08/08/2023. We have no comments.

Cheers,

David Ison, PhD | Aviation Planner  
Emerging Aviation Technologies & Land Use Compatibility  
Washington State Department of Transportation  
[isond@wsdot.wa.gov](mailto:isond@wsdot.wa.gov) C: 360-890-5258

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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Tuesday, August 8, 2023 8:20 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; David Ohl <[david.ohl@co.kittitas.wa.us](mailto:david.ohl@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; enviroreview@yakama.com; corrine\_camuso@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; Matthews, Jim <[matj@yakamafish-nsn.gov](mailto:matj@yakamafish-nsn.gov)>; Holly Barrick <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; separegister@ecy.wa.gov; Petropoulos, Terra (ECY) <[tebu461@ECY.WA.GOV](mailto:tebu461@ECY.WA.GOV)>; White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; Anderson, Ryan (ECY) <[rand461@ecy.wa.gov](mailto:rand461@ecy.wa.gov)>; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Mau, Russell E (DOH) <[Russell.Mau@doh.wa.gov](mailto:Russell.Mau@doh.wa.gov)>; rivers@dnr.wa.gov; YOUNG, BRENDA (DNR) <[brenda.young@dnr.wa.gov](mailto:brenda.young@dnr.wa.gov)>; Warthen, Luke (DNR) <[luke.warthen@dnr.wa.gov](mailto:luke.warthen@dnr.wa.gov)>; SEPACENTER@dnr.wa.gov; MAUNEY, MARTY (DNR)

**From:** [frances.ceraolo](#)  
**To:** [Chace Pedersen](#)  
**Subject:** ACU-23-00003-Atlas  
**Date:** Wednesday, August 16, 2023 6:23:36 PM  
**Attachments:** [Aerial View Map.pdf](#)  
[Project Narrative.pdf](#)  
[SEPA Checklist.pdf](#)  
[Site Plan and Civil Plans.pdf](#)  
[Correspondence - Deemed Incomplete.pdf](#)

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Dear Mr. Pedersen

Please find my comments relative to the above matter. I have made additional comments in red text on the original documents submitted by Atlas which are attached hereto as separate files and should also be considered. They are:

1. Project Narrative
2. SEPA Checklist
3. Site Plan & Civil Plans
4. Correspondence Deemed Incomplete
5. Aerial View Map

In addition to the comments on said documents I would like to address a couple other concerns that I have.

1. How many antennas' will Atlas be the allowed to place on the Tower and is there a maximum number that the county will allow?
2. Can Atlas add to the height of the proposed Tower if it is approved to accommodate additional antennas' for the cell phone companies? and
3. Has Kittitas County permitted the construction of a cell phone tower within 300-400 meters of a residence.

In this case, Atlas was not in compliance with the County requirements and had to move the proposed location of the Tower. The application was deemed complete when they moved the Tower closer to the Ceraolo residence, not further away.

This house was built and the window placement oriented to take advantage of the view of the Stuart Range. The construction of the proposed cell tower would greatly diminish the view, pleasure and enjoyment not to mention the value of 131 Blazing Sky Lane.

Furthermore no consideration has been given to alternative sites. Victor Strand owns the 20 acre parcel contiguous which includes the 4 acre proposed site. There is adequate space to relocate the proposed tower in the SW or SE corners or even the NW corner of the 20 acre parcel. This would greatly mitigate the problem of distance and sights from nearby residences since the only buildings near the SW and SE corners are barns.

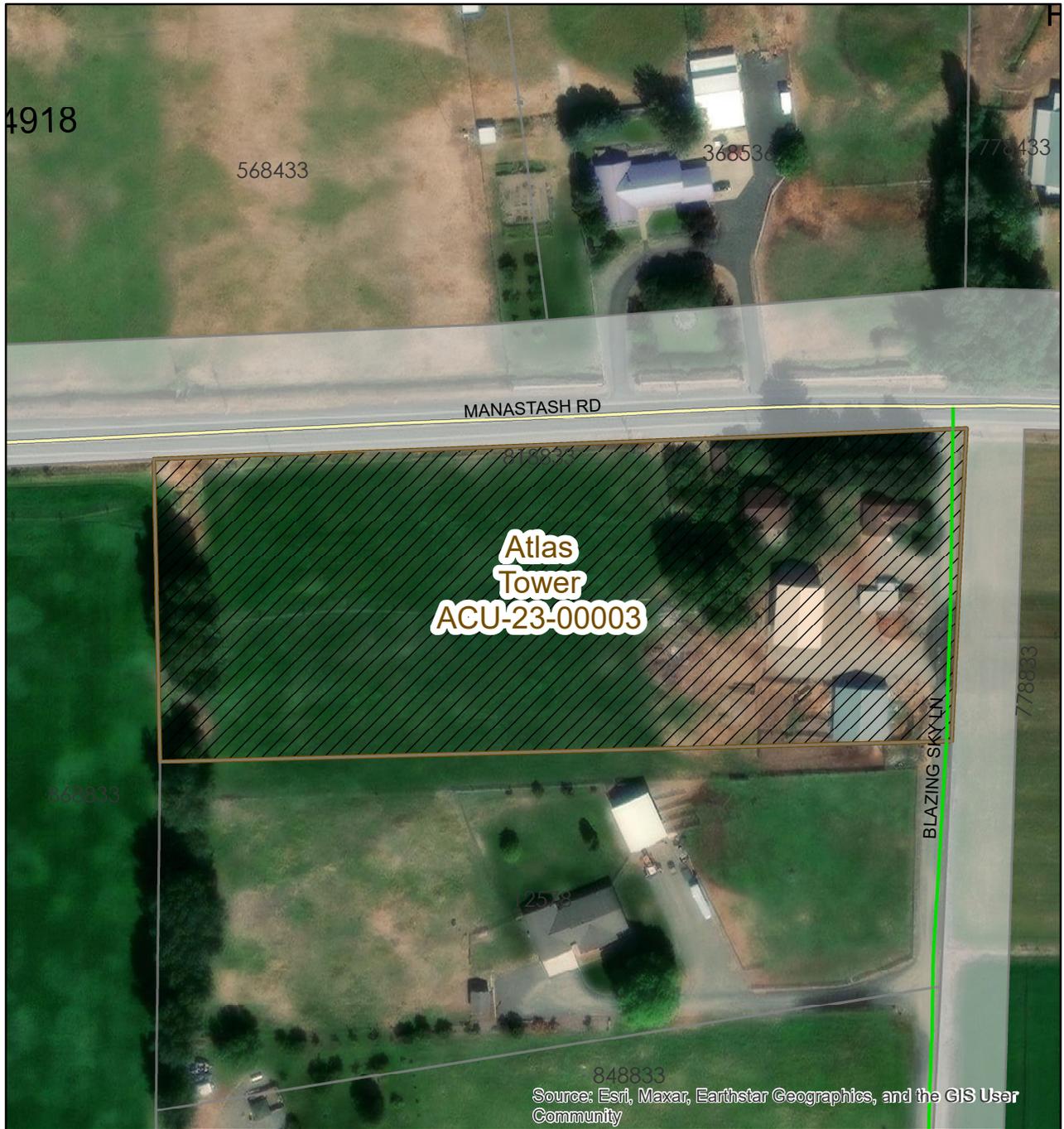
Additionally, there is an existing driveway which would accommodate access to the SW or SE corners and would eliminate the need for an additional driveway on Manashtash Road.

HEALTH CONCERNS: The American Cancer Society has stated that more research is needed to address the concerns relating to RW emissions from cell phone towers. It cites several studies that looked at the cancer rates of children living in close proximity to cell phone towers. Conclusions were reached that a distance of 300 to 400 meters from the radiation source had a negatable effect on any health concerns of seniors and children. Has Kittitas County permitted the construction of a cell phone tower within 300-400 meters of a residence?

Thank you for your time and consideration of my comments on this issue.

Respectfully Submitted,

David & Frances Ceraolo



**ACU-23-00003 Atlas Tower**

**Aerial View Map**

The aerial view map is out of date. Taken prior to October 2021



Atlas Tower 1, LLC  
3002 Bluff Street, Suite 300  
Boulder, CO 80301  
(303) 448-8896



July 13, 2023

Kittitas County Planning  
411 N Ruby St. #2  
Ellensburg, WA 98926

RE: Zoning Narrative for Telecommunications Facility  
Site Name: Blazing Sky

To Whom It May Concern:

Atlas Tower 1, LLC is submitting a Zoning Application to the Kittitas County Planning and Zoning Department for review of a new proposed wireless telecommunications facility build on the property of 4140 Manastash Rd, Ellensburg, WA 98926 in Kittitas County, Parcel #: **17-18-18010-0001**. This letter shall serve as a narrative for the proposed 100’ monopole telecommunications facility and how this project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.

**SITE DETAILS**

**Land Owner:**

Victor A Strand  
4140 Manastash Rd.  
Ellensburg, WA 98926

**Site Address:**

4140 Manastash Rd.  
Ellensburg, WA 98926  
Kittitas County  
Parcel #: **17-18-18010-0001**

**Applicant:**

Atlas Tower 1, LLC  
3002 Bluff St., Suite 300  
Boulder, CO 80301

**Coordinates:**

Latitude: 46.970923  
Longitude: -120.626037  
Ground Elevation: 1787 (NAVD '88)\*

**Zoning:**

AG-20

**Lease Area:**

50 x 50

**PROPOSAL SUMMARY**

The purpose of this request is to build a 100’ monopole telecommunications tower within a 50 x 50 wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is zoned AG-20 where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers. Each provider will install antennas and on-the-ground base-station equipment.

## WIRELESS TELECOMMUNICATION FACILITY CHARACTERISTICS

### Visual Effect

We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is largely rural with low density residential zones nearby. **The proposed site is chosen to maximize visual aesthetic and distance from residential homes.**

This is not an accurate statement. There are other sites available on the landowners property that would minimize the visual aesthetic and distance from the homes.

### Frequency Of Maintenance Work On The Proposed Facility

On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.

### The Average Number Of Vehicles Visiting The Facility

The average maintenance visit by a carrier or its contractors would likely involve one pickup truck. With an average of one to four visits a year and one truck a visit, there would likely be about one pickup truck visiting the site a month, per carrier, if at full capacity.

### The Average Duration Work Visits On The Facility

For typical maintenance visits, a carrier or its contactors would only be at the site a few hours, but this number could increase depending on the work that needed to be completed at the site.

### Expected Noise Levels

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers. A generator could be operated on site in the rare instance that power went out. The generator would create noise, but it **would not be noticeable or audible in the location the telecommunications facility is proposed to be.**

**PLEASE SEE THE SEPA CHECKLIST PAGE 7,7B**

### Building Codes; Safety Standards

Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, Kattitas County concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

### FAA/FCC Compliance

*The proposed facility shall conform to the requirements of this title, this code, and other laws, including pertinent federal regulations of the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).*

This narrative represents required and supplementary information to document the technological, economic, and social necessity and benefits of a new 100' monopole telecommunications tower in Ellensburg City. The information provided highlights the advantages associated with a telecommunications facility at our proposed site. See attached documents to showing our survey and tower drawings.

Atlas Tower 1, LLC respectfully requests the acceptance of our application for a Zoning for the proposed communications tower facility.

Best Regards,

Sandra Layton  
Territory Manager  
801-310-0844  
[www.atlastowers.com](http://www.atlastowers.com)  
3002 Bluff St. Suite 300 Boulder, CO 80301

\*\* See attached document for details to item #12 in the permit application

Please see comments to item #12 below

#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.

As to the character of the surrounding neighborhood, How does a 100' cell tower fit in with the surrounding hay fields, farms and residences?

*Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, Kattitas County concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary. Failure to bring such tower into compliance within said thirty (30) days shall constitute grounds for the removal of the tower or antenna at the owner's expense.*

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

*On average, after initial installation, a carrier or its contactors would likely visit the facility about one to four times a year for maintenance, though this number could vary depending on the specific circumstances of the facility.*

- iii. The proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

*This project will provide the needed mobile network coverage while reducing the need for additional cellular facilities in the future. This project is being proposed and this justification is being provided in an effort to alleviate current mobile network voice, data, and first responder issues in an area that is severely lacking reliable network coverage and capacity.*

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.

*Atlas Tower will ensure the structural integrity of towers, ensure that it is maintained in compliance with standards contained in applicable state or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time.*

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

*The proposed site is zoned AG-20 where coverage is lacking, and the capacity of the existing infrastructure is reaching its limit. As the area develops further, and the existing users demand more data for their existing devices, existing infrastructure will reach capacity limits and be unable to meet coverage needs. This tower and facility will be used for structural support of up to four wireless providers.*

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

***The surrounding area is largely rural with low density residential zones nearby. The proposed site is chosen to maximize visual aesthetic and distance from residential homes.***

See page Two Visual Effects

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

***The purpose of this request is to build an 100' monopole telecommunications tower within a 50 x 50 wireless facility. This facility will provide critical wireless coverage to the surrounding area. The proposed site is zoned AG-20.***

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;

What is the objective of Kittitas County Comprehensive Plan? Again see comment to 12A above.

***Yes. The coverage will provide more opportunities for residents working from home, schools, and future development and growth.***

- ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16\*\*));

Please explain how the 100' pole preserves the rural character

***The wireless tower will provide a service while still maintaining the "rural character." If, upon inspection, Kittitas County concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have thirty (30) days to bring such tower into compliance with such standards, unless a longer time is reasonably necessary.***

- iii. Requires only rural government services; and

***The wireless tower will not require any rural government services.***

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

***The wireless tower will improve the long term viability of the designated resource lands by offering a wireless service for emergencies.***



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

“Building Partnerships – Building Communities”

## SEPA ENVIRONMENTAL CHECKLIST

### **Purpose of checklist:**

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### **Instructions for applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. **Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.**

The checklist questions apply to **all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land.** Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### **Use of checklist for nonproject proposals:** [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

### **APPLICATION FEES:**

\$600.00 Kittitas County Community Development Services (KCCDS)\*\*

\$950.00\* Kittitas County Department of Public Works\*\*

\$260.00 Kittitas County Public Health

**\$1,810.00 Total fees due for this application** (One check made payable to KCCDS)

\*2 hours of review included in Public Works Fee. Additional review hours will be billed at \$243 per hour.

\*\* Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

### **FOR STAFF USE ONLY**

Application Received by (CDS Staff Signature): <hr/>	DATE: 7/18/2023	RECEIPT# <hr/>	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <b>KITTITAS CO CDS RECEIVED 07/18/2023</b> </div> <p style="text-align: center; font-size: small;">DATE STAMP IN BOX</p>
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**A. Background** [Find help answering background questions](#)

1. Name of proposed project, if applicable: Blazing Sky-Strand
2. Name of applicant: Atlas Tower 1, LLC
3. Address, e-mail and phone number of applicant and contact person:  
3002 Bluff St., Ste 300, Boulder, CO 80301. 801-310-0844. slayton@atlastowers.com
4. Date checklist prepared: 7/13/2023
5. Agency requesting checklist: Kittitas County Community Development
6. Proposed timing or schedule (including phasing, if applicable): Construction planned during Q1 2024.  
Carrier collocation anticipated 2024
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes. We design our towers to be collocatable and anticipate other carriers will collocate onto our tower in the future.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **We will have a NEPA report prepared. The NEPA report has not been ordered yet. The survey has been ordered, but not complete yet.**  
**No decision should be made until the NEPA report has been received and approved.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
No
10. List any government approvals or permits that will be needed for your proposal, if known.  
Zoning Approval and Building Permit
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  
  
We are proposing a 100' monopole inside of 2500sf of ground space
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.  
  
4140 Manastash Road, Ellensburg, WA 98926

**B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

**1. Earth** [Find help answering earth questions](#)

a. General description of the site: build a 100' monopole telecommunications tower within a 50 x 50 wireless facility.  
This facility will provide critical wireless coverage to the surrounding area.

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? There is no slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Unknown

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unknown

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. The total area being used is 2500 sf.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? The access road will road base material.

The compound of the tower will have a fence around it and gravel on the ground

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: N/A

There will be no emissions released from our tower.

**2. Air** [Find help answering air questions](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The tower will not give off any emissions

Not accurate. The tower might not give off any emissions but the collorators will when the cell phone companies install their antennas

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

This project will not impact emissions.

3. **Water** [Find help answering water questions](#)

a. Surface Water: [Find help answering surface water questions](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Materials used will be determined by the GC

GC has not been assigned yet.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Unknown

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

b. Ground Water: [Find help answering ground water questions](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

We don't anticipate any waste material being discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.      The proposal will not change the existing drainage.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.      No
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.      No
- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:      We do not anticipate an impact to the current drainage

4. **Plants** [Find help answering plants questions](#)

a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- orchards, vineyards, or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?      Existing grass in 2500 sf compound will be replaced with gravel

c. List threatened and endangered species known to be on or near the site.

Unknown

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The compound area of the tower will be weed preventing material and gravel.

e. List all noxious weeds and invasive species known to be on or near the site.

Unknown

**5. Animals** [Find help answering animal questions](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.      Unknown

Examples include:

Birds: hawk, heron, eagle, songbirds, other:  
Mammals: deer, bear, elk, beaver, other:  
Fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

Unknown

- c. Is the site part of a migration route? If so, explain.

Unknown

- d. Proposed measures to preserve or enhance wildlife, if any:

Our tower will have no impact to wildlife.

- e. List any invasive animal species known to be on or near the site.

Unknown

**6. Energy and Natural Resources** [Find help answering energy and natural resource questions](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.      Electric will be used by the carriers who collocate on our tower.

The tower is designed to support up to 4 carriers.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

There are no energy impacts

**7. Environmental Health** [Find help with answering environmental health questions](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.      See Article VI, Paragraph 2 of the US Constitution and FCC Resolution 19-126

- 1) Describe any known or possible contamination at the site from present or past uses.

Unknown

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Unknown

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

There is no control to environmental health hazards necessary

b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Telecommunications facilities are essentially silent. This would be true whether there were one or four carriers.

They may be essentially silent but not when power outages occur and generators are started.

- 3) Proposed measures to reduce or control noise impacts, if any:

Telecommunication facilities are essentially silent.

same as (2) above.

**8. Land and Shoreline Use** [Find help answering land and shoreline use questions](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current land use is Resident. It will not affect adjacent properties. This site is a working cattle pasture

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

c. Describe any structures on the site. 100' monopole with a 50x50 fenced compound area

There are currently two residential houses and several other structures on this site. There is no 100' monopole with a 50x50 fenced compound area.

d. Will any structures be demolished? If so, what? No

e. What is the current zoning classification of the site? AG-20

f. What is the current comprehensive plan designation of the site?

Build a 100' monopole telecommunications tower within a 50 x 50 wireless facility.

g. If applicable, what is the current shoreline master program designation of the site?

There is no shoreline master program designation

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project? 0

j. Approximately how many people would the completed project displace? 0

k. Proposed measures to avoid or reduce displacement impacts, if any: There will be no displaced people

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: We are working with planning and zoning to ensure this is compatible with current and projected uses

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: We are working with planning a zoning

9. **Housing** [Find help answering housing questions](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.      No housing will be provided. **We are proposing a new 150' tower REALLY**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.      No units will be eliminated
- c. Proposed measures to reduce or control housing impacts, if any:      The project won't impact houses

10. **Aesthetics** [Find help answering aesthetics questions](#)

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**      **6' chain link fence.**      **Not accurate. Their will be a 100' pole. Thats 94' higher than the 6' fence**
- b. What views in the immediate vicinity would be altered or obstructed?      The proposed site is chosen to maximize visual aesthetic and distance from residential homes. **See Project Narrative Page 2 Visual Effects.**
- c. Proposed measures to reduce or control aesthetic impacts, if any:      The surrounding area is largely rural with low density residential zones nearby. **Atlas Towers is taking no measures to reduce the aesthetic impact.**

11. **Light and Glare** [Find help answering light and glare questions](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
The tower will not be lit
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
We don't anticipate any lighting needed
- c. What existing off-site sources of light or glare may affect your proposal?  
None
- d. Proposed measures to reduce or control light and glare impacts, if any:  
We don't anticipate any lighting needed

12. **Recreation** [Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
Unknown
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
Unknown

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Unknown

**13. Historic and cultural preservation** [Find help answering historic and cultural preservation questions](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Unknown

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Unknown

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Unknown

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

We are not aware of any historic sites in the area of our tower.

**14. Transportation** [Find help with answering transportation questions](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Cross streets are Manastash Rd. and Blazing Sky Ln. Access off Manastash Rd.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Unknown

- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). We will have a private permanent access road to the site

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? None

f. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No**

g. Proposed measures to reduce or control transportation impacts, if any: **There will be no impacts to transportation during construction. If the GC thinks there will be impacts a traffic control plan will be provided.**

**15. Public Services** [Find help answering public service questions](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

**No**

b. Proposed measures to reduce or control direct impacts on public services, if any.

**There will be no impacts to public service**

**16. Utilities** [Find help answering utilities questions](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

**Electric, fiber**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**There are no utilities needed for our tower. The carriers who collocate on to our tower will request electric service.**

**C. Signature** [Find help about who should sign](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

*Sandra Layton*

Signature: \_\_\_\_\_

52CFCE384254491...

Name of signee **Sandra Layton**

Position and Agency/Organization **Territory Mgr, Atlas Tower 1, LLC**

Date Submitted: **7/18/2023**

**D. supplemental sheet for nonproject actions** [Find help for the nonproject actions worksheet](#)

**(IT IS NOT NECESSARY** to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

This proposal will not increase any of the items mentioned.

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

This proposal is unlikely to affect plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

This proposal is not likely to deplete energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This proposal would not affect these areas. I may provide benefit in having access to emergency service while in remote areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Unknown

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

This proposal will not affect demands on transportation or public service

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

Unknown



## GENERAL NOTES:

- ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ATLAS TOWER 1, LLC OR ITS DESIGNATED REPRESENTATIVE.
- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF WASHINGTON.
- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G-2, 2009. THIS CONFORMS TO THE OREGON STRUCTURAL SPECIALTY CODE, 2018 EDITION.
- SHALL BE COMPLETED IN ACCORDANCE WITH THE WASHINGTON STRUCTURAL SPECIALTY CODE, 2018 EDITION.
- UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
- ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
- ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
- BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
- ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
- THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

## STRUCTURAL STEEL NOTES:

- THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
- UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
  - STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.
  - ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
  - ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
  - ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
- ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
- HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
- HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
- REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
- A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
- ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
- ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
- ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
- FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
- DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
- PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
- GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
- WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

PROJECT INFORMATION:

### BLAZING SKY

4140 MANASTASH RD  
ELLENSBURG, WA 98923  
(KITITITAS COUNTY)

PLANS PREPARED FOR:



Office: (888) 609-9596

PLANS PREPARED FOR:



3002 BLUFF STREET, SUITE 300  
BOULDER, CO 80301  
Office: (303) 448-8896

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS  
500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



0	05-26-23	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: RSR CHECKED BY: KES

SHEET TITLE:

### GENERAL NOTES

SHEET NUMBER:	REVISION:
<b>N-1</b>	<b>0</b>
	TEP#331662.399864

**LEGEND**

- PARENT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- PROPERTY CORNER
- EXIST. UTILITY POLE
- ⊕ TRAFFIC SIGNAL
- ☐ TRANSFORMER
- - -R/W - - - RIGHT-OF-WAY
- - -OHW - - - OVERHEAD WIRE
- - -UGW - - - UNDERGROUND WIRE
- - -UGG - - - UNDERGROUND GAS
- - -UGF - - - UNDERGROUND FIBER
- - -UGT - - - UNDERGROUND TELCO
- - -WP - - - WATER PIPE
- /// EDGE OF PAVEMENT
- LEASE AREA/EASEMENT CORNER
- ☼ LIGHT POLE
- ⊕ FIRE HYDRANT
- ⊕ MAN HOLE (FIBER, SANITARY, STORM, TELCO, WATER)
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER METER
- ⊕ WATER VALVE

**1A COORDINATES**

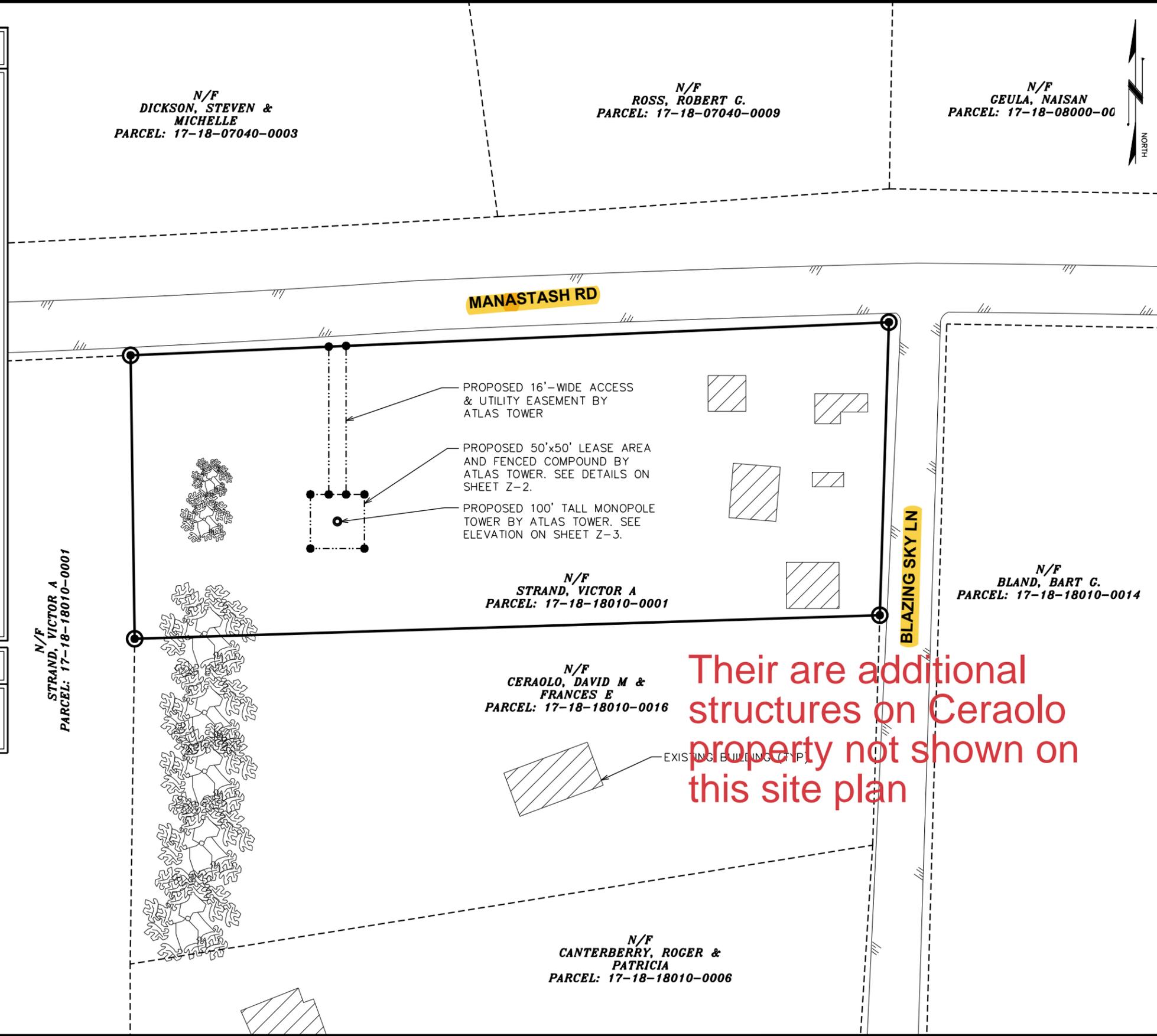
LATITUDE: N 46° 58' 14.97" (NAD '83)  
 LONGITUDE: W 120° 37' 33.18" (NAD '83)  
 GROUND ELEVATION:

**NOTE:**

SITE LAYOUT WAS PREPARED USING AERIAL IMAGERY FROM GOOGLE EARTH AND GIS INFORMATION FROM TISHOMINGO COUNTY. FOR CORRECTIVE ACTION PLEASE CONTACT TOWER ENGINEERING PROFESSIONALS.

**SITE PLAN**

SCALE: 1" = 100'



Their are additional structures on Ceraolo property not shown on this site plan

PROJECT INFORMATION:  
**BLAZING SKY**  
 4140 MANASTASH RD  
 ELLENSBURG, WA 98923  
 (KITITAS COUNTY)

PLANS PREPARED FOR:  
  
 Office: (888) 609-9596

PLANS PREPARED FOR:  
  
 3002 BLUFF STREET, SUITE 300  
 BOULDER, CO 80301  
 Office: (303) 448-8896

PLANS PREPARED BY:  
  
**TOWER ENGINEERING PROFESSIONALS**  
 500 E. 84TH AVE, SUITE C10  
 THORNTON, CO 80229  
 OFFICE: (303) 566-9914  
 www.tepgroup.net

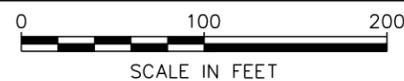
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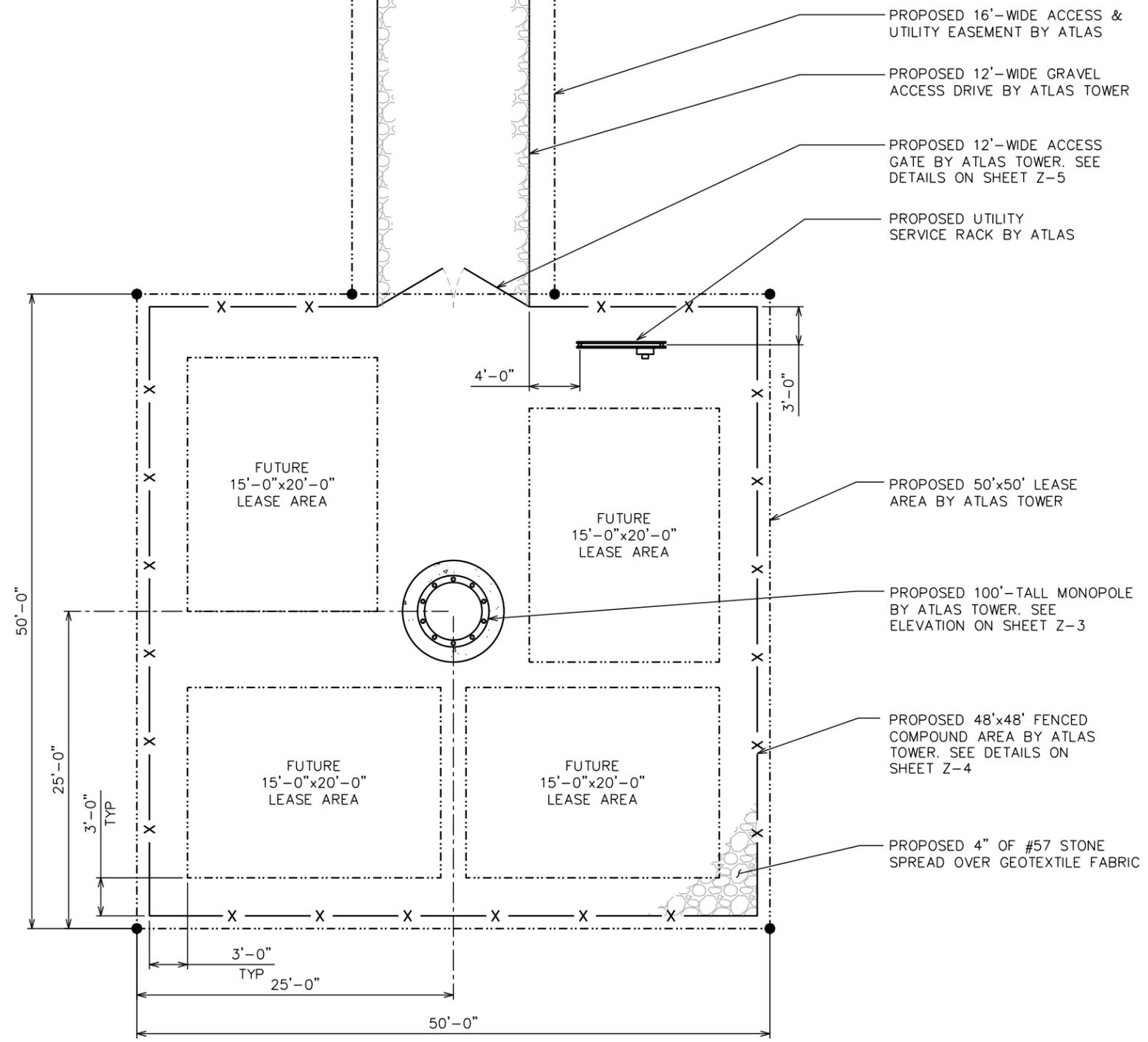
REV	DATE	ISSUED FOR:
0	05-26-23	ZONING

DRAWN BY: RSR CHECKED BY: KES

SHEET TITLE:  
**SITE PLAN**

SHEET NUMBER: **Z-1** REVISION: **0**  
 TEP#331662.399864

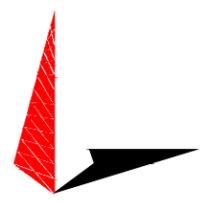




PROJECT INFORMATION:  
**BLAZING SKY**  
 4140 MANASTASH RD  
 ELLENSBURG, WA 98923  
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SEAL:  

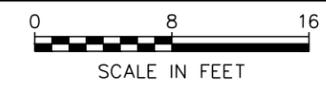

0	05-26-23	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: RSR CHECKED BY: KES

SHEET TITLE:  
**COMPOUND  
 DETAIL**

SHEET NUMBER: **Z-2** REVISION: **0**  
 TEP#331662.399864

**COMPOUND DETAIL**  
 SCALE: 3/32" = 1'-0"

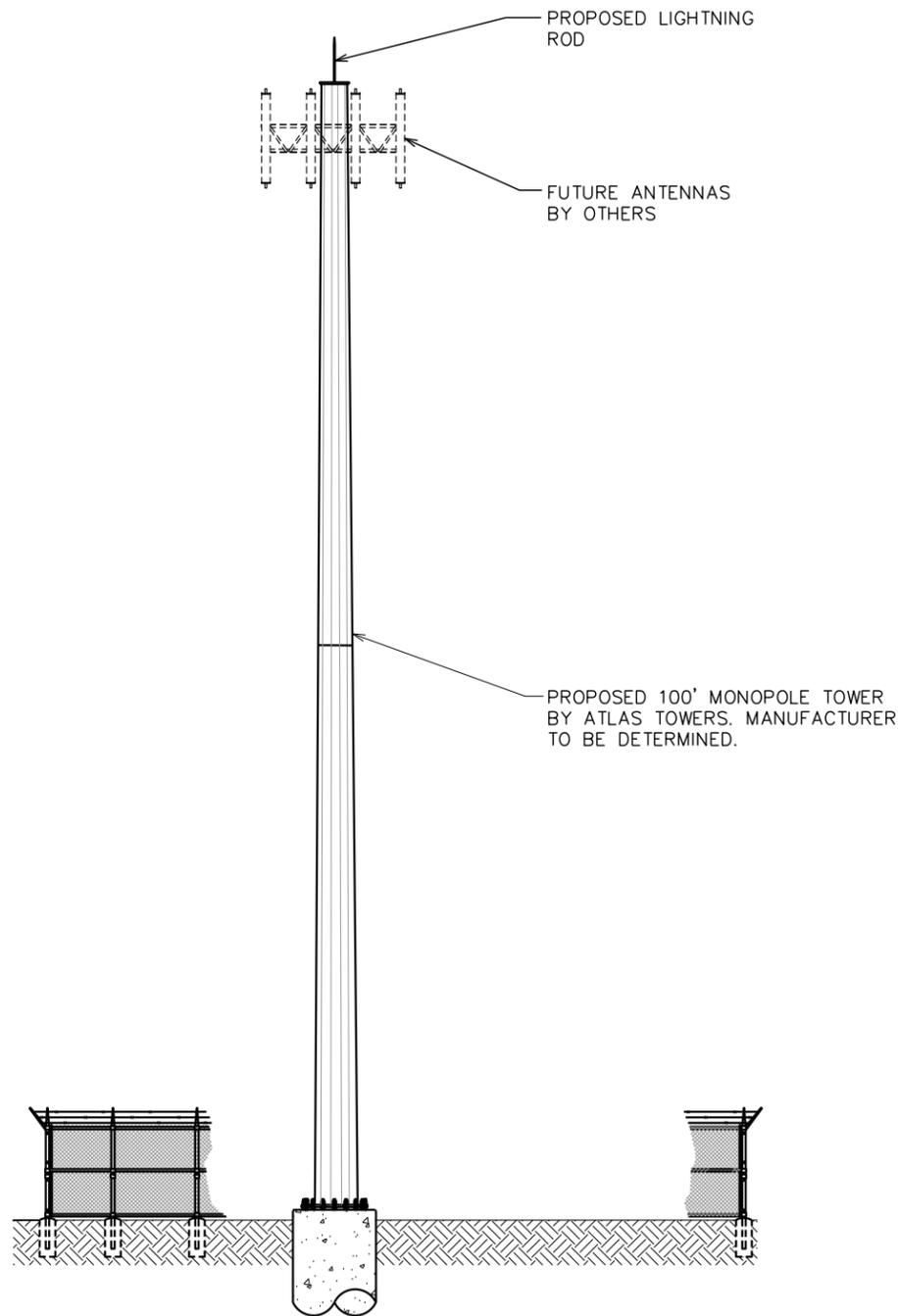


104'-0"±  
T/LIGHTNING ROD

100'-0"±  
T/TOWER

95'-0"±  
Q/ FUTURE ANTENNAS

0'-0" (REF)  
T/ BASEPLATE



**NOTES:**

1. TOWER TO REMAIN A GALVANIZED COLOR, OR AS DIRECTED PER JURISDICTION.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX ROUTED INSIDE TOWER WITH HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

PROJECT INFORMATION:

**BLAZING SKY**

4140 MANASTASH RD  
ELLENSBURG, WA 98923  
(KITITITAS COUNTY)

PLANS PREPARED FOR:



Office: (888) 609-9596

PLANS PREPARED FOR:



3002 BLUFF STREET, SUITE 300  
BOULDER, CO 80301  
Office: (303) 448-8896

PLANS PREPARED BY:



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500 E. 84TH AVE, SUITE C10  
THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



0	05-26-23	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: RSR CHECKED BY: KES

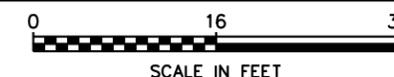
SHEET TITLE:

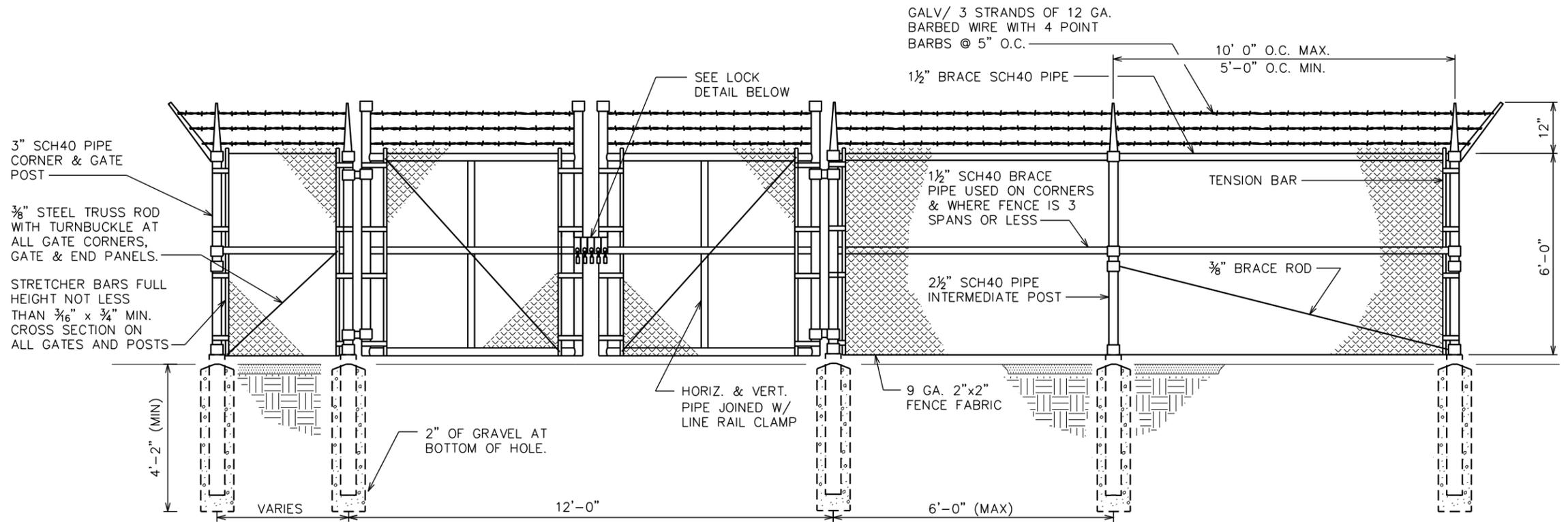
**TOWER ELEVATION**

SHEET NUMBER: <b>Z-3</b>	REVISION: <b>0</b>
TEP#331662.399864	

**TOWER ELEVATION**

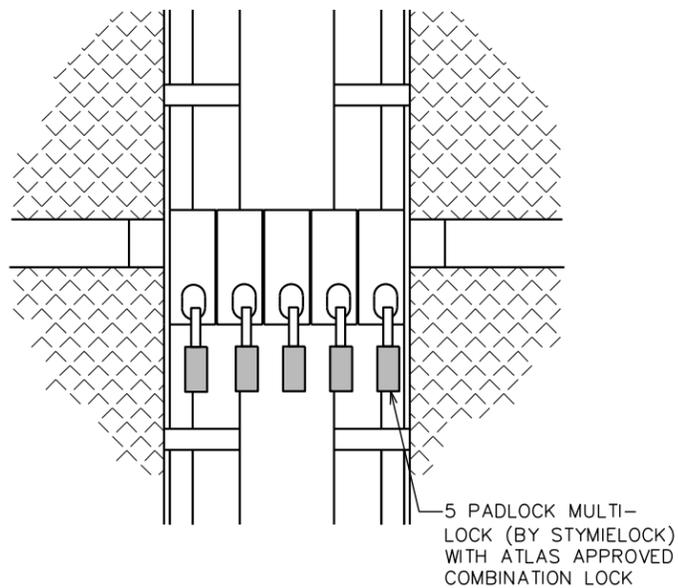
SCALE: 1/16" = 1'-0"





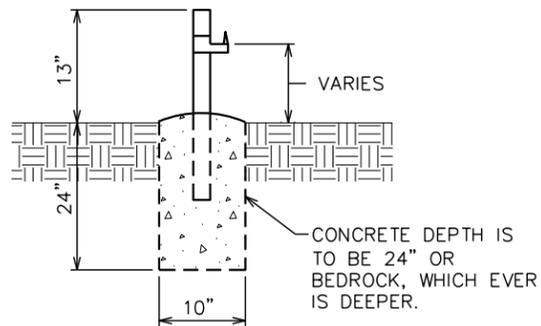
**TYPICAL FENCE ELEVATION**

SCALE: N.T.S.



**GATE LOCK DETAIL**

SCALE: N.T.S.

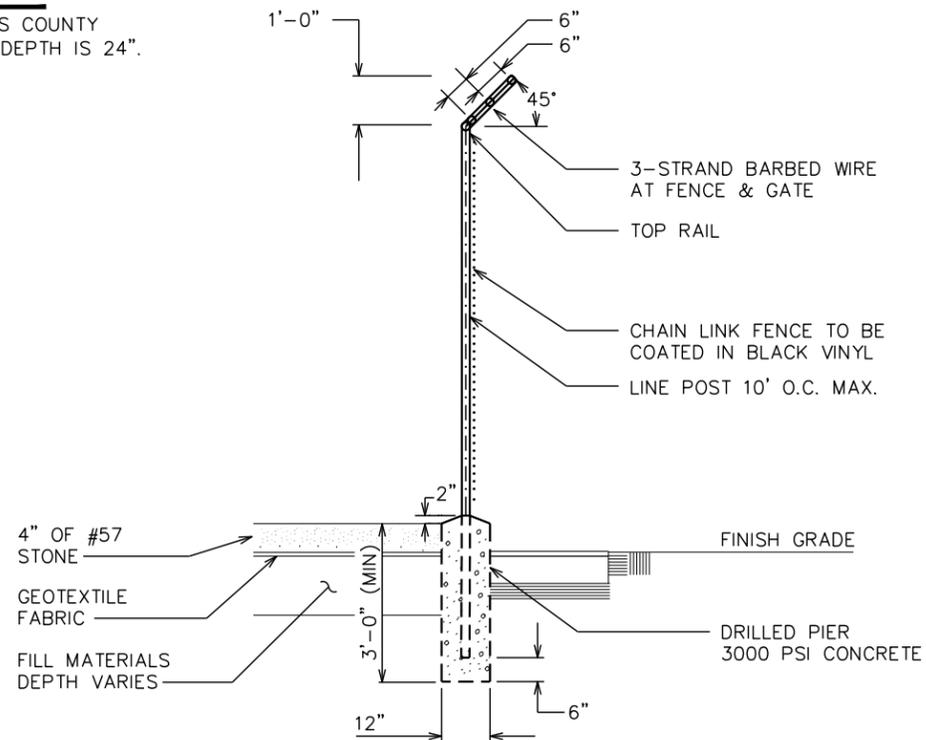


**GATE STOP/KEEPER DETAIL**

SCALE: N.T.S.

**NOTE:**

KITTITAS COUNTY  
FROST DEPTH IS 24".



**FENCE / BARBED WIRE ARM DETAIL**

SCALE: N.T.S.

PROJECT INFORMATION:

**BLAZING SKY**

4140 MANASTASH RD  
ELLENSBURG, WA 98923  
(KITITAS COUNTY)

PLANS PREPARED FOR:



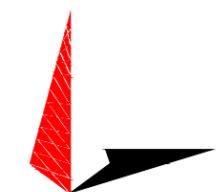
Office: (888) 609-9596

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PLANS PREPARED BY:



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THORNTON, CO 80229  
OFFICE: (303) 566-9914  
www.tepgroup.net

SEAL:



0	05-26-23	ZONING
REV	DATE	ISSUED FOR:

DRAWN BY: RSR CHECKED BY: KE5

SHEET TITLE:

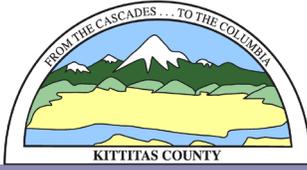
**FENCE DETAILS**

SHEET NUMBER: REVISION:

**Z-4**

**0**

TEP#331662.399864



# KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

"Building Partnerships – Building Communities"

July 28, 2023

Atlas Tower 1  
3002 Bluff Street, Ste 300  
Boulder, CO 80301

Victor Strand  
4140 Manastash Rd  
Ellensburg, WA 98926

## RE: Atlas Administrative Conditional Use Application (ACU-23-00003)

Dear Applicants,

Kittitas County Community Development Services received an Administrative Conditional Use Permit application on July 13, 2023, for a telecommunications facility on parcel 818833. The application packet as submitted has been deemed **incomplete** by CDS.

KCC 17.61.040(3) states, "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."

**Their has been no attempt to achieve any of these guidelines**

The site plan included in the application materials appears to show the monopole tower setback from the south property line at a distance of approximately 100 feet. Therefore, the application does not meet the requirements of KCC 17.61.040(3).

For the application to be determined complete, please submit the following information:

- a. An updated site plan displaying appropriate setbacks (1.2 time the height of the structure) for the tower.

**OR**

- b. An explanation showing that to improve the facilities' reception and/or transmission capabilities or to achieve greater levels of audible or visual screening, the current setbacks are necessary. Additionally, please provide evidence that it would not be possible for the tower to fall on neighboring properties.

Pursuant to KCC 15A.03.040(1)(b), the requested material will need to be submitted to KCCDS on or before **January 15, 2024, at 5:00 pm** (180 days), to keep this application active. Please note, the application expiration date is not an extension of the active code enforcement case on this parcel and is not an approval for code violations to continue. KCCDS's review will commence when all additional information is received. The application will be processed under all codes in effect at the time a complete application is received by KCCDS.

Please feel free to contact me should you have any questions, comments, or concerns.

Sincerely,

Chace Pedersen  
KCCDS, Planner I  
(509) 962-7637



# KITTITAS COUNTY

## DEPARTMENT OF PUBLIC WORKS

### MEMORANDUM

**TO:** All Staff  
**FROM:** Public Works Plan Review Team  
**DATE:** August 18, 2023  
**SUBJECT:** ACU-23-00003 Atlas

<b>ACCESS</b>	<ol style="list-style-type: none"> <li>1. An approved access permit for commercial access shall be required from the Department of Public Works prior to creating any new driveway access or performing work within the county road right-of-way.</li> <li>2. Maintenance of driveway approaches shall be the responsibility of the owner whose property they serve. The County will not maintain accesses.</li> <li>3. New access easements shall be a minimum of 30' wide. The roadway width shall have a minimum width of 12' if the length of the driveway is less than 150', or 16' if the length of the driveway is more than 150'.</li> <li>4. Driveways longer than 150' in length are required to provide a Fire Apparatus Road Turnaround meeting the requirements of appendix D in the International Fire Code.</li> <li>5. In addition to the above-mentioned conditions, all applicable Kittitas County Road Standards apply.</li> </ol>
<b>ENGINEERING</b>	<ol style="list-style-type: none"> <li>1. Except as exempted in Section KCC 14.05.060, no grading or filling upon a site involving more than one hundred (100) cubic yards shall be performed without a grading permit from the County Engineer or Public Works designee (KCC 14.05.050). An application for grading in excess of five hundred (500) cubic yards shall be accompanied by an engineered grading plan (KCC 14.05.080).</li> </ol>
<b>SURVEY</b>	No comments.
<b>TRANSPORTATION CONCURRENCY</b>	No Comments (KH)
<b>FLOOD</b>	Parcel # 818833 is not located in the FEMA identified special flood hazard area (100-year floodplain). (SC)
<b>WATER MITIGATION/ METERING</b>	No comments. (SC)





*To Protect and Promote the Health and the Environment of the People of Kittitas County*

August 16, 2023

Jamey Ayling, Planning Manager  
Community Development Services  
411 N. Ruby Street  
Ellensburg, WA. 98926

Dear Jamey,

The following comment is the Environmental Public Health comment on the Conditional Use Application ACU-23-00003 Atlas. After a review of this project, we have concluded that there are no concerns with this application.

Thank you for this opportunity to comment and if you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads 'Holly Erdman'. The signature is fluid and cursive.

Holly Erdman, B.S.  
Environmental Health Specialist II



507 N. Nanum Street, St. 102 · Ellensburg, WA 98926

T: 509.962.7515 · F: 509.962.7581

[www.co.kittitas.wa.us/health/](http://www.co.kittitas.wa.us/health/)

**From:** [John Schmit](#)  
**To:** [Chace Pedersen](#)  
**Subject:** ACU-23-00003, proposed cell tower,4140 Manastash Rd  
**Date:** Sunday, August 20, 2023 11:07:38 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Sir, my wife happened to learn from a Facebook friend that Kittitas County Community Development Services (KCCDS) issued a letter advising that a telecommunications tower is proposed for an address which is *very* close to our community. The letter describes that on July 13th, KCCDS received application to install a tower, notice was made (public notice?) on August 8th, and that while KCCDS is not required to hold public meetings, input will be accepted, in writing, up to 5:00pm on August 23rd.

Neither we nor our neighbors received even this short notice directly, but first reaction for my wife and myself was shock at the prospect that such structure would be invited or permitted into our agricultural/rural neighborhood, and secondly, that KCCDS did not distribute notice to those of us who will be directly impacted.

Having seen the KCCDS letter for the first time today, I cannot say that I've researched the implications in depth, but I see that other communities have launched large scale complaints and even litigation against similar proposals (Walla Walla article link, below), and there is even suggestion that telecommunication corporations are preparing for anticipated litigation related to future cell tower related health problems (ehtrust.gov link).

There are tower support arguments that federal agencies are responsible for setting regulations for safety and local governments only issue permits, then anti-tower arguments that property values may suffer... and there are other perspectives which I do not know enough about to either support or argue. But since no presentation or advance notice of pro/con aspects of what may be of significant and irreversible impact to our homes and lives has taken place, I can only say that my wife and I are opposed to what appears to us to be a hush-and-rush change to the character, value, and perhaps livability of our environment.

I trust that KCCDS is interested in the best interests of its jurisdiction and that my "hush-and-rush" comment is overstatement, but with the immediate deadline for input and limited information available, my wife and I want KCCDS to be aware that not all parties may be in agreement with this development.

John & Debra Schmit  
510 Midfield Drive

Walla Wall link: <https://www.govtech.com/network/washington-city-sees-residents-fighting-cell-tower-build>

ehtrust.gove link: <https://ehtrust.org/liability-and-risk-from-5g-and-cell-towers/>

P.O. Box 393  
North Bend, WA 98045

August 16, 2023

RECEIVED  
AUG 21 2023

Kittitas County CDS

Chace Pedersen  
Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

CERTIFIED MAIL

Re: ACU 23-0003  
Notice of Application  
Atlas Tower LLC and Victor Strand (landowner)

Dear Mr. Pedersen,

Please be advised the Stringfellow Family objects to the application #ACU 23-00003 for the placement of a telecommunication tower and facilities on parcel number 818833 at 4140 Manastash Road, Ellensburg, WA 98926 owned by Victor Strand.

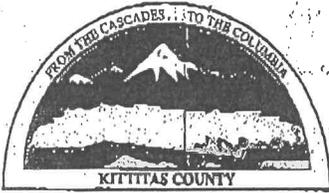
We own the adjacent 90 acre property.

Sincerely,



Ewing Stringfellow

encl Kittitas County Notice of Application  
Filed before the 8-23-23 deadline



# KITTTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926  
cds@co.kittitas.wa.us  
Office 509-962-7506

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Tuesday, August 8, 2023  
**Application Received:** Thursday, July 13, 2023  
**Application Complete:** Wednesday, August 2, 2023

**Project File Number:** ACU-23-00003  
**Project Name:** Atlas Tower  
**Applicant:** Atlas Tower 1 LLC, Victor Strand (landowner)

**Location:** One (1) parcel #818833, 4140 Manastash Rd, Ellensburg WA 98926, Section 18, T17, R18, WM in Kittitas County, bearing Assessor's map number 17-18-18010-0001.

**Proposal:** Atlas Tower and Victor Strand (landowner) are proposing the placement of a telecommunication tower and associated facilities. Communication facilities may be authorized in all zoning districts with an administrative conditional use permit. The subject property is zoned Agriculture 20.

**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use Permits" & "ACU-23-00003 Atlas", Phone: (509) 962-7506

**Written Comments** on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Wednesday, August 23, 2023**. This is an administrative conditional use permit request and does not involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

**Environmental Review (SEPA):** The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

**Required Permits:** Administrative Conditional Use Permit, SEPA

**Designated Permit Coordinator (staff contact):** Chace Pedersen, Staff Planner: (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

**From:** [Jeff Smith](#)  
**To:** [Chace Pedersen](#)  
**Subject:** 230821 - ACU-23-00003 Atlas - Comments - Westdale LLC and Orrion Farms - JS Signed.pdf  
**Date:** Monday, August 21, 2023 4:18:35 PM  
**Attachments:** [230821 - ACU-23-00003 Atlas - Comments - Westdale LLC and Orrion Farms - JS Signed.pdf](#)

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Hello Chace,

Please let me know if you have any questions or if I need to send this via registered mail.

Thank you,  
Jeff Smith  
Manager - Westdale LLC

Westdale LLC / Orrion Farms  
5130 Manastash Road / 280 Orrion Road  
Ellensburg, WA 98926

Chace Pedersen  
Staff Planner  
Kittitas County Community Development Services  
411 N. Ruby Street, Suite 2  
Ellensburg, WA 98926

Re: ACU 23-0003  
Notice of Application  
Atlas Tower LLC and Victor Strand (landowner)

Dear Mr. Pedersen,

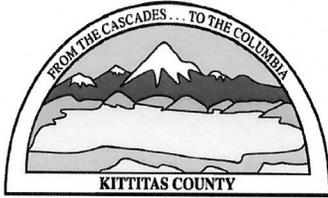
Please be advised Westdale LLC and Manager object to the application #ACU 23- 00003 for the placement of a telecommunication tower and facilities on parcel number 818833 at 4140 Manastash Road, Ellensburg, WA 98926 owned by Victor Strand.

We own the property next to Ewing Stringfellow at 280 Orrion Road, and 5020 Manastash Road, Ellensburg, WA 98926.

Sincerely,

Jeffrey Smith  
Westdale LLC - Manager

Enclosed –  
Kittitas County Notice of Application  
Filed before the 8-23-23 deadline



# KITTTAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St. Suite 2 Ellensburg WA 98926

[cds@co.kittitas.wa.us](mailto:cds@co.kittitas.wa.us)

Office 509-962-7506

Building Partnerships - Building Communities

## NOTICE OF APPLICATION

**Notice of Application:** Tuesday, August 8, 2023  
**Application Received:** Thursday, July 13, 2023  
**Application Complete:** Wednesday, August 2, 2023

**Project File Number:** ACU-23-00003  
**Project Name:** Atlas Tower  
**Applicant:** Atlas Tower I LLC, Victor Strand (landowner)

**Location:** One (1) parcel #818833, 4140 Manastash Rd, Ellensburg WA 98926, Section 18, T17, R18, WM in Kittitas County, bearing Assessor's map number 17-18-18010-0001.

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**Materials Available for Review:** The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use Permits" & "ACU-23-00003 Atlas", Phone: (509) 962-7506

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**Required Permits:** Administrative Conditional Use Permit, SEPA

**Designated Permit Coordinator (staff contact):** Chace Pedersen, Staff Planner: (509) 962-7637; email at [chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)

**From:** [Jil Zilligen](#)  
**To:** [Chace Pedersen](#)  
**Subject:** ACU-23-00003 Atlas  
**Date:** Monday, August 21, 2023 10:51:20 PM

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Chace Pedersen  
Staff Planner  
Kittitas County Community Development Services

Re: ACU-23-00003 Atlas, Notice of Application, Atlas Tower LLC and Victor Strand

Dear Mr. Pedersen:

We are writing to object to the application ACU-23-00003 Atlas for the placement of a telecommunications tower and facilities on parcel number 818833 at 4140 Manastash Road, Ellensburg, WA. We are nearby residents and property owners who learned of this application from neighbors who learned of it from a Facebook friend. We received no notice directly from KCCDS, making it difficult to comment substantively with such short notice. Nonetheless, we write with significant concerns about the negative impacts that will result if this project is approved.

1. We note with concern that a NEPA report has neither been completed nor reviewed. We respectfully request that no approval for this project be granted until after the NEPA report is complete, made available, and thoroughly reviewed.
2. While the SEPA checklist notes that no emissions are expected from the tower itself, there is no mention of the negative impacts from the planned one to four wireless providers' antennas that will be installed on the tower. **Most concerning in this regard is the radiation emitted from the collocated antennas.**
3. While the FCC claims that wireless facilities are safe, the U.S. Department of the Interior states that "the electromagnetic radiation standards used by the Federal Communications Commission (FCC) continue to be based on thermal heating, a criterion now nearly 30 years out of date and inapplicable today." Other countries now limit public exposure to levels far lower than the standards currently set by the FCC. Studies have shown that even at low levels of radiation, there is evidence of biological damage, brain tumors, cancer, weakened immune function, childhood leukemia, reduced sperm count and ovarian follicles. Further, The American Cancer Society has stated that more research is needed to address the concerns relating to emissions from cell phone towers. Studies that looked at the cancer rates of children living near cell phone towers have concluded that living within proximity is cause for concern.
4. The permit application stipulates that "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." Please see #3 above re: health concerns and safety from the collocated antennas. In an agricultural and residential area with dozens of homes nearby, a 100-foot commercial tower with up to four wireless providers' antennas and on-the-ground base-station equipment is dramatically inconsistent with and detrimental to the character of the surrounding neighborhood.

5. Additional non-radiation safety concerns include pole overloading and resulting fire and electrocution hazards should the pole topple due to **high winds**, earthquakes, or vehicle accidents, as well as explosive or toxic chemicals hazards from any potential on-the-ground base-station back-up batteries.

While we agree that our county needs increased communications capacity and reliability, we hope that there are strategies and locations more in keeping with Kittitas County's public health and safety and character goals.

Thank you very much for your careful consideration of these concerns.

Sincerely,

Jil Zilligen and Chris Schedler  
361 Midfield Drive

**From:** [CDS User](#)  
**To:** [Jamey Ayling](#); [Chace Pedersen](#); [Zach Torrance-Smith](#)  
**Cc:** [Carlie Peebles](#); [Jen Wiemer CDS](#)  
**Subject:** FW: Comments for File ACU-23-00003 Atlas Tower  
**Date:** Monday, August 21, 2023 8:18:25 AM  
**Attachments:** [6A0C91952AB14DE6BC38941AB42E2531f131485961.png](#)

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**From:** Manastash Ridge Excavation LLC <manastashridge@yahoo.com>  
**Sent:** Sunday, August 20, 2023 9:00 PM  
**To:** CDS User <cds@co.kittitas.wa.us>  
**Subject:** Comments for File ACU-23-00003 Atlas Tower

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Hi,

I am writing with comments on the proposed cell tower at Blazing Sky Ln and Manastash Rd on the Strande Property. I own 2 parcels of land on Blazing Sky Ln. This proposed tower is very concerning for many different reasons. First is the EMF's going to be transmitted off of this tower. There is a lot of information on both sides arguing that it does or does not affect a person health. I am not willing to take the risk of all of our friends and neighbors or wildlife that live near this. A 100'+ tower will most likely have a flashing light that no one wants in their window. Most people who live up the canyon they are trying to reach live way out for a reason and have the communication that they want already. This same tower was proposed to me as I own property on Blazing sky Ln, this is all about money and not peoples well being. We need to get back to caring about our neighbors even after we are gone, because the landowner proposing this will be gone before this will affect him. I have attached some information from a couple sites stating the reported affects of EMF's and the acknowledgement from the WHO that these radiations do affect people. Do you want to be responsible for long term health problems or infertility's in women? I don't. Thank you for your time.

<https://www.who.int/news-room/questions-and-answers/item/radiation-electromagnetic-fields#:~:text=Effects%20on%20general%20health&text=Reported%20symptoms%20include%20headaches%2C%20anxiety,and%20exposure%20to%20electromagnetic%20fields>.

<https://www.emf-experts.com/cellphone-radiation.html>

Kayla Carlson  
509.899.4456  
[manastashridge@yahoo.com](mailto:manastashridge@yahoo.com)



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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [CDS User](#)  
**To:** [Jamey Ayling](#); [Chace Pedersen](#); [Zach Torrance-Smith](#)  
**Cc:** [Carlie Peebles](#); [Jen Wiemer CDS](#)  
**Subject:** FW: File ACU-23-00003 Atlas Tower (Comments)  
**Date:** Tuesday, August 22, 2023 8:15:43 AM

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Please see below for the cell tower.

Thanks,

*Gail Weyand*

Certified Permit Technician  
Kittitas County Community Development  
411 N Ruby Street, Suite 2  
Ellensburg, WA 98926  
(P)509-962-7506  
[gail.weyand.cd@co.kittitas.wa.us](mailto:gail.weyand.cd@co.kittitas.wa.us)

To schedule inspections: <https://www.co.kittitas.wa.us/cds/building/inspection-request.aspx>

To view permit or inspection status: <https://co-kittitas-wa.smartgovcommunity.com/ApplicationPublic/ApplicationHome>

To request design criteria / snowloads: <https://www.co.kittitas.wa.us/cds/building/cgdc-form.aspx>

If this is about a Public Records Act request, please go to

<http://www.co.kittitas.wa.us/request/default.aspx> and fill out a request for public records through the GovQA portal.

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**From:** mark hanson <mcnz10@gmail.com>  
**Sent:** Monday, August 21, 2023 9:18 PM  
**To:** CDS User <cds@co.kittitas.wa.us>  
**Subject:** File ACU-23-00003 Atlas Tower (Comments)

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Good Day,

Mark and Yumi Hanson at 120 Greenvale Dr, Ellensburg, WA 98926 were made aware of the proposed new cell tower location at Blazing Sky Ln and Manastash Rd and are concerned about the

potential health issues for folks living in the surrounding area.

Thank you,  
Mark & Yumi Hanson

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message id: 38eb45916c6dcbdac24bb8719d004a14

**From:** [Scott and Katherine Malcolm](#)  
**To:** [Chace Pedersen](#)  
**Subject:** No to ACU-23-00003, proposed cell tower, 4140 Manastash Road  
**Date:** Monday, August 21, 2023 12:02:25 PM

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Dear Sir,

We are saddened to hear that the KCCDS is even considering the proposal for a cell tower to be located in our agricultural/rural neighborhood off of Manastash and Blaze Sky Lane. We are even more shocked by the lack of transparency with this issue, as most of the families impacted by this proposal were informed by a Facebook post. My husband and I can't help but feel the same as John and Debra Schmit (see their email attached below which you received on 8.20.23) that this is a "hush-and-rush" agreement which will not allow the neighboring community to have a say. We find this to be a travesty and lack of good judgement by your department that doesn't appear to take into consideration the health and wellbeing of the residence within close proximity, not to mention the wildlife that finds this area home.

Since made aware of this proposal just a few days ago, I have done some research on the topic and the implications it can have on our health, the wellbeing of the environment and wildlife. We implore you to take a closer look at the ramifications such a tower will have on us all. Please consider how you would feel having your family directly impacted by the electromagnetic fields. Would you want your loved ones to possibly suffer from headaches, memory loss, cardiovascular stress, low sperm count, birth defects, fertility issues, or cancer?

We do agree that our valley is in need of stronger service when it comes to cell phone reception. However, we will continue to endure a few dropped calls here or there to continue to feel safe in the environment that we reside. Please highly consider a location that is not located to any families in our valley. We certainly are not proposing this tower is located across town if it will have the same repercussions for other families; we want it as far away from any family. That is the most humane solution as our valley is vast, and there are certainly many other locations that will not be directly located within a community of people.

We trust that your department will take a closer look at this proposal, and we trust that you will do the right thing for the citizens of Kittitas County.

Thank you for your time!

Respectfully,  
Scott and Katherine Malcolm

150 Greenvale Drive  
Ellensburg, WA 98926

Sir, my wife happened to learn from a Facebook friend that Kittitas County Community Development Services (KCCDS) issued a letter advising that a telecommunications tower is proposed for an address which is *very* close to our community. The letter describes that on July 13th, KCCDS received application to install a tower, notice was made (public notice?) on August 8th, and that while KCCDS is not required to hold public meetings, input will be accepted, in writing, up to 5:00pm on August 23rd.

Neither we nor our neighbors received even this short notice directly, but first reaction for my wife and myself was shock at the prospect that such structure would be invited or permitted into our agricultural/rural neighborhood, and secondly, that KCCDS did not distribute notice to those of us who will be directly impacted.

Having seen the KCCDS letter for the first time today, I cannot say that I've researched the implications in depth, but I see that other communities have launched large scale complaints and even litigation against similar proposals (Walla Walla article link, below), and there is even suggestion that telecommunication corporations are preparing for anticipated litigation related to future cell tower related health problems (ehtrust.gov link).

There are tower support arguments that federal agencies are responsible for setting regulations for safety and local governments only issue permits, then anti-tower arguments that property values may suffer... and there are other perspectives which I do not know enough about to either support or argue. But since no presentation or advance notice of pro/con aspects of what may be of significant and irreversible impact to our homes and lives has taken place, I can only say that my wife and I are opposed to what appears to us to be a hush-and-rush change to the character, value, and perhaps livability of our environment.

I trust that KCCDS is interested in the best interests of its jurisdiction and that my "hush-and-rush" comment is overstatement, but with the immediate deadline for input and limited information available, my wife and I want KCCDS to be aware that not all parties may be in agreement with this development.

John & Debra Schmit  
510 Midfield Drive

Walla Wall link: <https://www.govtech.com/network/washington-city-sees-residents-fighting-cell-tower-build>

ehtrust.gove link: <https://ehtrust.org/liability-and-risk-from-5g-and-cell-towers/>

August 21, 2023

Cope of email sent to: Mr. Chace Pedersen, Kittitas County Community Development @ 12:02 pm  
From: Scott and Katherine Malcolm, 150 Greenvale Drive, Ellensburg, WA 98926  
509-260-0618

Dear Sir,

We are saddened to hear that the KCCDS is even considering the proposal for a cell tower to be located in our agricultural/rural neighborhood off of Manastash and Blaze Sky Lane. We are even more shocked by the lack of transparency with this issue, as most of the families impacted by this proposal were informed by a Facebook post. My husband and I can't help but feel the same as John and Debra Schmit (see their email attached below which you received on 8.20.23) that this is a "hush-and-rush" agreement which will not allow the neighboring community to have a say. We find this to be a travesty and lack of good judgement by your department that doesn't appear to take into consideration the health and wellbeing of the residence within close proximity, not to mention the wildlife that finds this area home.

Since made aware of this proposal just a few days ago, I have done some research on the topic and the implications it can have on our health, the wellbeing of the environment and wildlife. We implore you to take a closer look at the ramifications such a tower will have on us all. Please consider how you would feel having your family directly impacted by the electromagnetic fields. Would you want your loved ones to possibly suffer from headaches, memory loss, cardiovascular stress, low sperm count, birth defects, fertility issues, or cancer?

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We trust that your department will take a closer look at this proposal, and we trust that you will do the right thing for the citizens of Kittitas County.

Thank you for your time!

Respectfully,  
Scott and Katherine Malcolm  
150 Greenvale Drive  
Ellensburg, WA 98926

Attached in the email sent to Mr. Chace Pedersen, John & Debra Schmit's email  
See below  
Sent on August 20, 2023

Sir, my wife happened to learn from a Facebook friend that Kittitas County Community Development Services (KCCDS) issued a letter advising that a telecommunications tower is proposed for an address which is *very* close to our community. The letter describes that on July 13th, KCCDS received application to install a tower, notice was made (public notice?) on August 8th, and that while KCCDS is not required to hold public meetings, input will be accepted, in writing, up to 5:00pm on August 23rd.

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There are tower support arguments that federal agencies are responsible for setting regulations for safety and local governments only issue permits, then anti-tower arguments that property values may suffer... and there are other perspectives which I do not know enough about to either support or argue. But since no presentation or advance notice of pro/con aspects of what may be of significant and irreversible impact to our homes and lives has taken place, I can only say that my wife and I are opposed to what appears to us to be a hush-and-rush change to the character, value, and perhaps livability of our environment.

I trust that KCCDS is interested in the best interests of its jurisdiction and that my "hush-and-rush" comment is overstatement, but with the immediate deadline for input and limited information available, my wife and I want KCCDS to be aware that not all parties may be in agreement with this development.

John & Debra Schmit  
510 Midfield Drive

Walla Wall link: <https://www.govtech.com/network/washington-city-sees-residents-fighting-cell-tower-build>

ehtrust.gove link: <https://ehtrust.org/liability-and-risk-from-5g-and-cell-towers/>

**From:** [Candice Comfort](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Opposition to the Atlas Cellular Tower Project  
**Date:** Tuesday, August 22, 2023 9:27:02 PM

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08/22/23

To Whom It May Concern; Kittitas County Community Development,

In the middle of August, I learned that Kittitas County had received an application from Atlas Tower 1 LLC to build a 100ft tall cell phone tower off Manastash Road at Blazing Sky Lane on the rural property of Victor Strand that is zoned as residential. As my family lives very near this location, I have a deep investment in this project for multiple reasons, and am writing to express my opposition to this tower.

While reading Atlas' general description of the site in their SEPA Environmental Checklist, under B: Environmental Elements, 1: Earth- bullet point A, they state it will provide critical wireless coverage to the surrounding area. It was surprising to me that they would say the coverage is critical, as it is not only not critical, but it is indeed not even deemed as essential by the county's own standards laid out in the 2021 Comprehensive Plan under Utilities, Section 6:1- Introduction: "As defined by the WUTC, some utilities are considered a critical service, namely electricity and standard telephone, and must be provided "upon demand." Per definition, standard telephone service is a "landline phone service", not cell phone service. It is not a critical service that has to be provided, but a luxury service that should not be expected if it is not the right area to build a tower.

Whether this is the correct location to build a 100ft tall cell phone tower should never have come into question or consideration. Per Atlas' Project Narrative, they state under Wireless Telecommunications Facility Characteristic on page 2: Visual Effect- "We strive to design our facilities and locate parcels that create the least amount of community disturbance. The surrounding area is largely rural with low density residential zones nearby. The proposed site is chosen to maximize visual aesthetic and distance from residential homes." This can also again be found in the Project Narrative on page 5, bullet point E: #12: "E. The proposed use will ensure compatibility with existing neighboring land uses. The surrounding area is largely rural with low density residential zones nearby. The proposed site is chosen to maximize

visual aesthetic and distance from residential homes.” There is nothing about a 100ft tall galvanized cell phone tower (per Atlas’ site plan) directly off one the main roads and thorough fairs in west Ellensburg that won’t create a community disturbance. This is an area of beautiful ridgelines on Manastash Ridge, much of which is public lands for people to enjoy and recreate on because of its beauty. To say this site was chosen to maximize visual aesthetics is false, and not shocking from a company based out of Colorado who most likely hasn’t even visited the site in person.

Many people who have moved out to this area have chosen it due to it being rural, and wanting to get away from urban areas that are characterized by city features such as 100ft tall galvanized cell phone towers. To build one in an area that is strictly zoned as agricultural and residential is 100% not in keeping with existing neighboring land uses, and shows that Atlas is not committed to their promise of maximizing visual aesthetics and distance from residential homes. A 100ft tall tower can easily be seen in all directions for miles as the valley floor is flat, with no direct hills to block it. A simple search on Kittitas Compas shows there is in fact a house directly to the south of the proposed tower location, which will not only detract from the visual aesthetics of the area for the owners, but also lower its property value, as will it do for many neighboring homes. Historically, homes near cell phone towers or large power lines have reduced values compared to homes that are not near those things, which leads me to question if the county is following their own comprehensive plan to keep the area rural.

In the 2021 Kittitas County Comprehensive Plan, Section 8.4: Rural Lands, bullet point 8.4.1: Introduction, it states, “Kittitas County residents, through an extensive public involvement process in 2012, provided descriptions of “rural” that they wish to preserve. Such descriptions include many of the conclusions presented by scientific research including, “natural open spaces and streams,” “forests,” “recreational opportunities and spaces,” “agriculture lands and activities,” “mountain views,” and “development away from urban areas.” These descriptions capture the essence of “rural character” in Kittitas County, and fall squarely within the broad definition in RCW 36.70A.030. “Rural character” in Kittitas County is predominantly a visual landscape of open spaces, mountains, forests, and farms and the activities which preserve such features.” The citizens of Kittitas County have spoken and made clear what their expectation is for our rural areas, and the tower Atlas plans to build does not fit with this expectation whatsoever. It will detract from the view of our natural open spaces, it will detract from our agriculture lands as it takes away the feel of our culture of farming and introduces a very urban and commercial aspect, it will detract from our mountain views as it will be built directly in front of Manastash Ridge, and it is the exact opposite of “development away from urban areas”.

Under the Growth Management Act of Washington State, the legislature recognizes the importance of rural lands and rural character to Washington’s people. It states in RCW 36.70A.030, Definitions: bullet point (23), “Rural character” refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan.” As I have laid out in the previous paragraph, Kittitas County’s 2021 Comprehensive Plan clearly shows the cell tower Atlas is requesting to construct is in no way in keeping with the pattern of land use. This can also be backed by looking at the zoning of the area on Kittitas Compas

which shows it to be Rural Working Land Use (Agriculture 20 Zoning), and Rural Residential Land Use (Residential 11). With evidence from multiple sources to prove what our rural land is and should remain, I can easily say the proposed use by Atlas Tower 1 LLC does not ensure compatibility with existing neighborhood land uses. They state in the Project Narrative, G, bullet point (ii) that they will maintain the “rural character” of our area, but that cannot be done with what they are proposing to build. It is shocking, wrong, and incorrect for the company to say in the Project Narrative under #12, bullet point G that their cell phone tower is consistent with the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands.

For a company that says they will not impede on the rural character of this location of Kittitas County, it's inexcusable for them to not know there is an irrigation ditch bordering the proposed tower site. If they knew the agricultural background of our county, and knew the area, they would know there was water immediately next to it. However, they marked “No” on their SEPA Environmental Checklist as to whether there was any surface water body on or in the immediate vicinity of the site under 3: Water, bullet point a: Surface Water, #1. There is also a 100 year floodplain on the north side of the road, just opposite the build site. Because of this, the tower is required to be built a certain number of feet away from it, which they have made clear they are unaware of. When asked under 3: Water, bullet point a: Surface Water, #6 if the proposal lies within a 100 year floodplain, they marked “Unknown.” This is simple information anyone in the public can access through Kittitas Compass, but they have once again failed to do their research on this beautiful area we call home.

When looking at Kittitas County's 2021 Comprehensive Plan, it is plainly stated in 7: Capital Facilities and Utilities, 7.1.1 Goals and Objectives, #11- “Utility structures such as telephone exchange buildings, telecommunications towers, transformers stations, sewage treatment plants, and solid waste facilities should adjoin nonresidential uses wherever possible. Mitigation measures to minimize scenic impacts should be required.” While this is stated for Snoqualmie Pass, there is every reason that it should apply to the rest of the county as well. The land owner's property the tower is proposed to be built on is zoned residential, as is the property directly to the north and south of it, and many other lots around it, leading to a full intrusion of residential use. Atlas has done nothing to try to minimize scenic impacts, in fact putting the tower squarely in the view of the house in close proximity to the south of it.

While reading Atlas' site plan on page Z-3, it shows the cell tower to remain a galvanized color unless directed otherwise by Kittitas County. If they were true to their word about maximizing visual aesthetics, they would understand that galvanized is in keeping with an industrial or commercial area, not the rural country. A company that is invested in doing its best for the community would know that ours is one of natural tones- tans or light browns for example. When one looks at Manastash Ridge, it is easy to see a hardened steel color would not blend in, but care to learn this was not taken. They also state in their site plan on page Z-4 that the 50'x50' fence they plan to construct around the tower and electrical facilities at the bottom will be chain link coated in black vinyl. Again, this is in keeping with an industrial or commercial area, not one found in an area blanketed by farmland and family homesteads. Out of any color that could be chosen, black is possibly one of the worst. As anyone who lives out

here knows, black things get covered in dirt and dust that is blown in our famous Ellensburg winds, leaving them sticking out like a sore thumb once they are coated in it. A brown or tan would much better hide the dirt that comes with rural lands and farming, and better yet, wood reinforced with steel poles on the back side where the public can't see them. It is easy to look around our area and view beautiful wooden barns that grace our rural landscape, but not black vinyl coated chain link fencing. If there is any attempt to keep the area rural and visually appealing, Atlas should know this and would have selected wood.

In closing, I leave the county with their own words. "One of the main attractions of the rural residential lifestyle is the low intensity of development and the corresponding sense of a slower pace of living. Part of what creates that attraction is the rural-level facilities and services. This Comprehensive Plan supports and preserves this rural lifestyle by limiting service levels to those historically provided in the County's rural areas. Residents should expect County services, such as road maintenance and emergency responses to be limited and to decrease as the distance from a rural activity center or urban area increases." This can be located in the Kittitas County 2021 Comprehensive Plan under 8.4 Rural Lands, 8.4.1 Introduction. As Atlas will not preserve the rural lifestyle of our area if allowed to build their 100ft tall galvanized cell phone tower, I greatly urge the county to follow its own Comprehensive Plan, and reject their application.

Thank you for your time and consideration in this matter, and I eagerly await Kittitas County Community Development's decision.

Respectfully,

Candice Comfort

**From:** [Dana Ogan](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Conditional Land Use Application ACU 23-00003 (Atlas)  
**Date:** Tuesday, August 22, 2023 4:22:30 PM

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Chace Pedersen,

This email is in opposition to Conditional Land Use Application ACU 23-00003 (Atlas). I have read all of the other letters opposing this application and agree with all of their sentiments. While these communication towers are something of the future, they do not belong in our rural neighborhoods and farm land.

While reading the application and project narrative, I see that several of the criteria are clearly not met. Let me pick this apart further...

“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.**”

- This proposal is obviously not essential, OR DESIRABLE. It appears that the land owner is approaching this as a financial gain, not in consideration of his community.
- We can argue that there is not enough credible data to prove that tower emissions are not harmful to humans/animals. We could get into this debate, but the bottom line is that we don't know. So why risk it?
- This proposal IS DETRIMENTAL to the character of the surrounding neighborhood. PERIOD. You cannot argue against this.
- This is just the first of the 7 criteria and it's CLEARLY not met.

“B) The proposed use at the proposed location **will not be unreasonably detrimental to the economic** welfare of the county...”

- As homeowners close to the site have complained, this would obstruct their view, in turn reducing the value of their property.

For Items “C-E,” I'm going to trust Kittitas County Community Development Services does their due diligence in making ABSOLUTELY sure that this proposal meets ALL county codes, development standards, environmental impact, and public health standards.

For items “F, G”, plopping a tower in the middle of a beautiful agricultural/rural area is clearly not in the “Character” of the district it is being proposed. In fact, the “Rural Character”, as defined by The Growth Management Act defines is as follows per the Washington State

RCW:

"Rural character" refers to the patterns of land use and development established by a county in the rural element of its comprehensive plan: (a) In which **open space, the natural landscape, and vegetation predominate over the built environment**; (b) That **foster traditional rural lifestyles**, rural-based economies, and opportunities to both live and work in rural areas; (c) That **provide visual landscapes that are traditionally found in rural areas** and communities; (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat; (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development; (f) That generally do not require the extension of urban governmental services; and (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

Items a, b and c in the definition of "rural character" are obviously not met with this proposal and therefore this proposal clearly does not preserve the "Rural Character" of the area it is being proposed in. Items d-g could be argued as well, but I won't get into those, since the first three are clearly not met.

As someone who is pretty naive to land development, it's very easy for me to see that this proposal cannot possibly be supported by our county or residents.

Thank you for your time,  
Dana Ogan  
710 Barnes Road  
Ellensburg, WA

**From:** [julie sumner](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [mike sumner](#); [julie sumner](#)  
**Subject:** ACU-23-00003 Atlas; proposed cell tower, 4140 Manastash Rd  
**Date:** Tuesday, August 22, 2023 1:32:50 PM

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Dear Sir,

My husband and I are writing to oppose the proposed the 100' cell tower by Atlas Tower LLC and Victor Strand to be located at 4140 Manastash Rd. We are property owners within 0.5 mile of this proposed cell tower. This cell tower was brought to our attention by "word of mouth" in our neighborhood, not by the county. Unsure why our neighborhood was not notified by Kittitas County directly. I have read all of the letters submitted to the county to-date and agree with those who also have commented.

Our objections are Location, Potential Health Concerns and Visual Aesthetics:

**Location:** This tower is proposed within agriculture zoning and has dozens of rural homes within one-half mile radius. I also wonder why this particular location is on the valley floor and not on a hillside. I do not wish any impacts to other Kittitas County citizens, but surely there must be a more appropriate areas where there are no people residing. My simple mind wonders if Atlas is "shopping" for any property owner to allow this on their parcel. Is it more about money?

**Potential Health Concerns:** I am not a doctor nor a scientist but I can read there are documented health issues that are potentially related to radio wave emissions. I see the application doesn't say that a monopole is a risk to health and safety, but they are not accepting the risk associated with the actual antennae(s) itself. We are seniors ourselves who are already health challenged and wish not to invite more risks. There are children in our neighborhood who just may be affected by potential health issues. I have lived long enough to understand that we once thought "boxed foods" were a fabulous convenience but now know they have caused a host of health issues in the human body. I sincerely hope that the county will do diligence to recognize the potential risks associated with placing a cell phone tower in this location.

**Visual Aesthetics:** We live, work and play within the beautiful Kittitas County, but to place a 100' cell phone tower smack dab in the middle of a rural residential location is crazy. I do not see any proposed camouflage. I do see a 6' tall chain link fence with barbed wire on top containing a 100' monopole for 1-4 cell phone carriers. Sigh, these are not redeeming qualities!

Thank you for your serious consideration to ours and others concerns on this application.

Julie and Mike Sumner

151 Greenvale Dr  
Ellensburg WA 98926

**From:** [Justine MacRae](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Cell tower on Manastash  
**Date:** Tuesday, August 22, 2023 11:22:58 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Dear Chase,

It has come to my attention that a cell tower may potentially be placed on Manastash rd. I am writing to express my opposition to this. As a homeowner in West Ellensburg, I am saddened to think that the beautiful farmland this area is known for may be obstructed with a large cell tower. Many people move to this part of the valley because of the beauty of the land and the wonderful views of the valley. Placing a cell tower here would be unsightly and would surely lower property values.

The proposed property is zoned as an agriculture 20. The county website clearly states what the purpose of this land is for:

**17.29.010 Purpose and intent.**

The agriculture (A-20) zone is an area wherein farming, ranching and rural life styles are dominant characteristics. The intent of this zoning classification is to preserve fertile farmland from encroachment by nonagricultural land uses; and protect the rights and traditions of those engaged in agriculture. ([Ord. 2013-008](#), 2013; Ord. 83-Z-2 (part), 1983; Res. 83-10, 1983)

Placing a cell tower on this land is absolutely an encroachment of nonagricultural use and does nothing to preserve the fertile farmland. Please decline this proposal.

Thank you,  
Justine Magnotti

**From:** [Jeremy Larson](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: ACU-23-00003 Atlas - Notice of Application  
**Date:** Tuesday, August 22, 2023 8:08:57 AM

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Chace,

Please find KC CDS Building Department comments below for the documentation provided in ACU-23-00003.

A building permit is required for the antenna. If the fence is over seven feet, a building permit will be required for it as well. The antenna permit documentation will need to include Washington State approved stamped engineer plans and supporting calculations for the footing, attachment to the footing, and the overall structure. The antenna needs to be a minimum of 1.2 times the height away from the property line.

Please also note that permits are required for storage structures over 120 square feet and for any generator or fuel tank that may be placed on the property.

Thanks,  
-Jeremy

**Jeremy Larson**  
**Building Official**

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)  
P: 509.962.7559



---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Tuesday, August 8, 2023 8:20 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; David Ohl <[david.ohl@co.kittitas.wa.us](mailto:david.ohl@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; enviroreview@yakama.com; corrine\_camuso@yakama.com;

**From:** [Melissa Schumaier](#)  
**To:** [Chace Pedersen](#)  
**Subject:** ACU-23-00003 Atlas cell tower appeal letter  
**Date:** Tuesday, August 22, 2023 8:07:33 PM  
**Attachments:** [Cell Tower.docx](#)

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Attached is our strong opposition to the cell tower proposed on Manastash Road.

If there are any questions please let me know.

Regards,

Melissa Schumaier

Anthony and Melissa Schumaier  
155 Greenvale Drive  
Ellensburg, WA 98926

Chace Pedersen, Senior Planner  
Community Development Services  
411 N Ruby Street. #2  
Ellensburg, WA 98926

Re: Strong Opposition to the Atlas Cellular Tower -ACU-23-00003 Atlas

Dear Community Development Services,

I learned about the construction of the cellular tower from friends in our neighborhood. We are a close community that looks out for the health and safety of each other. I was very disturbed to find that actual mailing of notifications are not sent unless you are 500 feet from the proposed project. In the country, this is not attainable, because we all have a minimum of 3-acre parcels. (This is a conversation for another time.) I am writing my firm opposition to this proposed cell tower on Manastash Road. This tower is a little over a half of a mile from my property. The beauty of this area is why so many of us moved to this area of the county, to escape the city. This tower will do irreparable harm to the visual appearances of this part of the valley. In our 2021 Kittitas County Comprehensive Plan, the county commissioners touch on the very things in their plan: RR-P1: "The County shall promote the retention of its overall character by establishing zoning classifications that preserve rural character identified to Kittitas County." Allowing construction of a cellular tower in this location is not consistent with the intent, goals or policies in the Kittitas County Comprehensive Plan. In fact, they are the exact opposite by catering to the financial gain of one individual landowner, at the expense of the rural landscape, character and safety of the neighborhoods and the families that live there.

I know the county has designated this as a utility which then gives it an administrative zoning code, which makes it not mandatory to educate the surrounding properties or those who are visually impacted by this. I wanted to point something out, that utility is a broad scope that is used for many different terms. Utility also touches on landlines, not the luxury of a cellular device. In the Kittitas County Comprehensive plan, Utilities are defined as, "...utilities element shall, at minimum, consist of the general location, proposed location, and capacity of all existing and proposed utilities, including but limited to, electrical lines, water bank, telecommunication lines and natural gas lines." This line also outlines critical services for telephones as "landlines". Not cell towers or cellular phones. All properties are served by landlines in this area. There are services that are already in use in this location. If an area is under served with city sewer, they would then be required to install their own septic system. If there is a sewer hookup in the area, they would be required to use this utility and not allowed to install their own septic system. If there is a service that is already there it should be put to use. This can easily be comparable to cell coverage. There are many cell services in this location where service is attainable. The application by Atlas is false that this is a community that is underserved and to "alleviate current mobile network voice, data, and first responder issues in an area that severely lacks reliable network coverage and capacity." These are claims made by a company from Colorado that knows nothing of the area it is proposing. This area of the county is very much served with telecommunications. You can easily make phone calls, have internet connection, have satellite TV, and any other technology devices out there on the market. Using a false narrative to illustrate is a scare and false tactic. The further you drive up into

the Manastash Canyon, the cell coverage dies off because of the hills and mountains that are surrounding you. There is no signal that will reach through the hills and surrounding mountains. This signal will not improve with this added tower and is another erroneous statement. The Emergency Management Council of Kittitas County has looked at mobile towers in the past to increase the strength of their connections when down in the Vantage area fighting wildland fire but they mentioned that the hills are the constant interruption of their cell signals. Bringing extra equipment for communications during fire season or wildland firefighting isn't beneficial because of said hills and mountains. It clearly will not help any communication efforts. Another erroneous claim is emergency services telecommunications are going to be more available. The hills and mountains are in the way, interrupting any signal. All emergency calls are transferred to a satellite signal not cell tower. Again, mountains and hills are in the way of signals to and from cellular phones, not the lack of cell towers.

An introduction paragraph to the 2021 Comprehensive plan states that, "One of the main attractions of the rural residential lifestyle is the low intensity of development and the corresponding sense of a slower pace of living. Part of what creates that attraction is the rural-level facilities and services. This Comprehensive Plan supports and preserves this rural lifestyle by limiting service levels to those historically provided in the County's rural areas. Residents should expect County services, such as road maintenance and emergency responses to be limited and to decrease as the distance from a rural activity center or urban area increases." Those that moved into this area have not been underserved by emergency services or cell services but are aware if there is any interruption of any services, it is something that people don't get worked up over. We have come to know even if there is an interruption of any services it is short lived and life in the country can be slower.

The construction of a cell tower on 4140 Manastash Rd directly works against the statements made in the Kittitas County Comprehensive Plan. A few examples of this are:

RR-G7: The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

RR-P16: Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

RR-G12: Permit residential development in rural areas which enhance and protect rural character

U-P6: Community input should be solicited prior to county approval of utility facilities, which may significantly impact the surrounding community.

As required, the Atlas company filed a SEPA review to give an overall environmental checklist for the parcel they are constructing on. Under section 3 they failed to mention there being any surface water, or the Manastash ditch on the north side of the road, and that under tax sifter it is classified as being a part of the 100 year floodplain. Under section 4 they failed to classify any animals that are found in this area, any migration routes, and state that it will have no impact to wildlife. How can they know if there is any impact to wildlife if they don't know what animals or what kinds of wildlife are on or around the property? Under section 8 Land and Shoreline, the Atlas company stated "it will not affect adjacent properties" when in fact it visually will direct all properties in the surrounding area. A 100 foot tower with a 4 foot lightening pole at the top will affect the surrounding parcels. Under Section 10, under a and

b they fail to mention that the tower interrupts anyone's view of the surrounding hills and mountains. A 100 foot silver structure is not aesthetically appealing nor does it fit into this rural setting.

In the next section the company fails to mention that the proposal will not omit any production, storage, or release any toxic or hazardous substances or production of noise. They stated the proposal will not increase any of the items mentioned. This statement cannot be accurately made because the actual impact of cell towers on human health has not been concluded, and as with new technology the data isn't available because it is still too new to know. There have been documented cases of people being sensitive to the waves emitted but stating it has no human or animal health impacts cannot be supported because it is not known that it is 100% safe. It would be negligent to assume human and animal health is immune to this type of communication.

When deciding on whether or not to allow such construction of this tower, I urge you to please look at the plan of the county in keeping with the rural landscape. The financial gain of one individual on his own property at the detriment of many other families in the area should never be given preference. Under the project narrative number 12, there are two things that this plan works directly against. Those are item A: that 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. This tower is not essential, is not desirable, and is detrimental to the public health, peace safety and character of the neighborhood. Again, it doesn't fit into the rural landscape as defined in our Comprehensive plan. The proposed site (under F.) is NOT consistent with the intent and character of the zoning district in which it is located. The site is NOT consistent with G: with the goals and objectives set forth in the comprehensive plan. It doesn't preserve rural character and does compromise the land for the duration of the next 30 years.

Please reject this proposal as it is evident that this is a nuisance on private land, disguised as something beneficial to the public. This is not a needed service in the area and will not give any more emergency services than is already provided. With so many areas of this county that are away from people, away from neighborhoods, schools, and children, I urge you to reject this location on this parcel and have them relocate to another area will less impact on our landscape. It is clear, that this doesn't fit into the model set forth by our County Commissioners to preserve the rural landscape for our families and our future.

Regards,

Melissa and Anthony Schumaier

**From:** [Brad Ishler](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Laura Osiadacz](#)  
**Subject:** Telecommunication tower proposal Project file # ACU-23-00003  
**Date:** Tuesday, August 22, 2023 8:53:37 PM

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CAUTION: This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

To Whom It may concern,

We are writing to express our opposition to the proposal by Atlas Tower and Victor Strand (land owner) for a 100ft cell phone tower that is planned for Parcel #818833, 4140 Manastash rd, Ellensburg WA.

As homeowner's that purchased land and live in this rural area, we vehemently oppose this request. This would create a major eye sore for many homeowners who have purposely chosen to live in a rural area.

To paraphrase the 2021 Kittitas County Comprehensive Plan, Section 8.4: Rural Lands:

\* 8.4.1: Kittitas County Residents, through an extensive public involvement process in 2012, provided descriptions of "rural" that they wished to preserve. Such descriptions include: "natural open spaces and streams", "mountain views", and "development away from urban areas." A 100ft cell tower is not conducive to this at all. This area is a ridgeline of the beautiful Manastash Ridge- the view that many of our homes were strategically placed to capture. A 100ft cell tower would mar this view. We are so shocked the county would even consider this location and grant a administrative Conditional use permit and allow this.

Historically, as many articles prove, homes near a cell phone tower experience a DECREASE in property values of 5% up to 30% decline.

Please see multiple supporting documentation article's below:

<https://www.emfanalysis.com/property-values-declining-cell-towers/>

Is the county going to be responsible for property devaluation of all surrounding homes? Is the county and/or Atlas Tower and Victor Strand prepared to compensate all surrounding homeowners for this loss?

Also, recent research is showing strong evidence that states exposure to a nearby cell phone tower can cause: altered brain activity, memory loss, fatigue, increased risk of cancer, heart disease and neurological symptoms.

Per Dr Richard Melnick, PhD, US National Toxicology Program, "We can no longer assume that any current or future wireless technology, including 5G, is safe without adequate testing".

To place a 100ft Cell phone tower in a rural/residential area is absolutely inappropriate. I feel if you polled surrounding landowners, you will find that most all will feel the same way.

We have elected you to represent us and to take into account what's

best for our community. Please reconsider approving this proposal.  
Please acknowledge receipt of this email.

Kind regards,  
Shanna and Brad Ishler

RECEIVED  
AUG 23 2023

Kittitas County CDS

Jim and Teri Ellis  
520 Blazing Sky Ln  
Ellensburg, WA. 98926

August 23, 2023

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

To Whom It May Concern:

Re: Notice of Application for Proposal between Atlas Tower/Victor Strand  
Project File No. ACU-23-00003

We are writing in opposition of the above-referenced proposal between Atlas Tower and Victor Strand.

Being neighbors of the Strands, we have concerns about the placement of the tower, and also the effect that it has on the humans and animals living in close proximity.

In doing some research, the following are just a couple of the findings we have come across:

“What are the disadvantages of living near a cell tower?

As per the American Cancer Society, cell towers increase the risk of health hazards, such as headaches, memory loss, congenital disabilities, and cardiovascular stress. Many studies also report that cell towers may lead to cancer as they emit non-ionising, high Radio Frequency (RF) waves.”

Also,

“What are the side effects of cellphone towers?

The World Health Organisation's International Agency for Research on Cancer (IARC) says radiation from cellphone handsets and towers is "possibly carcinogenic to humans" and may cause glioma, a type of brain cancer. Towers are more dangerous than handsets because they emit greater-intensity radiation 24X7.”

Not only is the radiation a concern for us, but also the placement of the tower. We are located south of the Strand property with a view of the Stuart Range. Our concern is the effect of the view of the cell tower, and how it may devalue the market value of our property, if we were to sell.

We appreciate your time in taking these matters into consideration when approving/disapproving the proposed application.

Sincerely,

Handwritten signatures of Jim and Teri Ellis. The signature for Jim is on the left and the signature for Teri is on the right, both in a cursive script.

Jim and Teri Ellis

**From:** [Joseph Kingston](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Cell tower near Midfield Dr off of Manastash Road in Ellensburg, WA  
**Date:** Wednesday, August 23, 2023 2:23:29 PM

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Dear, Mr. Petersen,

Our family loves living in this neighborhood. You should know that, as we have an absolutely awesome neighborhood, full of great community members that care and serve our community in many ways. Such as, firemen, teachers, health department workers, nurses and doctors. We have families in Ellensburg and care a great deal about what happens here. I bring this to your attention, as I think you should know how much we all care about our community.

We were not given notice of a public hearing (required) in order to implement a new cell tower project near our neighborhood. And only 10 days to respond. This is absolutely unacceptable on your part. There has been zero communication with us in regards to this project. Therefore, even with a miniscule amount of time we inform you that we oppose any and all plans to move forward on the new cell tower build near our neighborhood.

Address: 901 Midfield Dr. Ellensburg, WA

I will go on to say that, learning through a neighbor, who learned through someone's Facebook post, that this project is planned is an unacceptable job on Kittitas Counties part. I am hugely disappointed that our county (you) represent us in this way. We pay taxes and vote. Do your job with due diligence and We as a Community will decide Together, How, When and Where, We will move forward. Democracy Depends on Us All. Not people who make deals, shake hands and leave your own people out of the loop, in order to better serve individuals or behind the scenes groups of people's, ideals and benefits.

Please, show respect, help to solve problems, and give us, your community, the opportunity to make good decisions together.

Our position: We Oppose the build of this Cell Tower.

Regards,  
The Kingston's

**From:** [Becca Seth](#)  
**To:** [Chace Pedersen](#)  
**Cc:** [Justin](#)  
**Subject:** Opposition to the Atlas Cellular Tower -ACU-23-00003 Atlas  
**Date:** Wednesday, August 23, 2023 9:22:54 AM  
**Attachments:** [Opposition to the Atlas Cellular Tower -ACU-23-00003 Atlas.pdf](#)

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Good morning Chase,  
Attached is a letter regarding the proposed Atlas Cellular Tower at 4140 Manastash Road. Can you please reply to let us know that our letter was received?

Thank you,  
Justin & Rebecca Seth

**From:** [Ronni Marie Collins](#)  
**To:** [Chace Pedersen](#); [laura.osladacz@co.kittitas.wa.us](mailto:laura.osladacz@co.kittitas.wa.us); [mark.good@co.kittitas.wa.us](mailto:mark.good@co.kittitas.wa.us); [Jamey Ayling](#)  
**Cc:** [Ronni](#)  
**Subject:** Manastash Cell Tower Proposed Site Objection  
**Date:** Wednesday, August 23, 2023 12:45:33 PM  
**Attachments:** [5G Neighborhood flyer rev 8-22.pdf](#)

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August 23, 2023

To Whom It May Concern:  
ATTN: Commissioner Laura Osladacz  
Mr. Chace Pedersen  
Mr. Mark Cook  
Ms. Jamey Ayling

I recently became aware of an application from Atlas Tower1, LLC to build a 100 ft. tall cell phone tower off Manastash Road at Blazing Sky Lane. This tower is proposed to be erected on the rural property of Victor Strand – this property is zoned residential and in the heart of the west side of Ellensburg a very desirable living area and very near where my family lives, and where we have community with our neighbors.

This particular location has very rare beauty of the Manastash ridge as well as is home within 1/2 mile of the Wenus Ridge/Wildlife Trail head which is visited by hundreds if not thousands of locals and people from all over to enjoy the beauty. This tower would be a disturbance unmeasurable to this particular rural area. We are deeply invested in our community as well as the potential for this 100 ft cell tower to be smack dab in the middle of our rural community.

For this reason, I am writing to express my opposition to this tower.

Kittitas County Comprehensive Plan clearly states: “One of the main attractions of the rural residential lifestyle is the low intensity of development and the corresponding sense of a slower pace of living. Part of what creates that attraction is the rural-level facilities and services. This Comprehensive Plan **supports and preserves** this rural lifestyle by limiting services, such as road maintenance and emergency responses to be limited and to decrease as the distance from the rural activity center or urban area increases.”

RR-G7: The County should consistently work to preserve and maintain the rural character of Kittitas County for the benefit of its residents.

RR-P16: Land use development within the Rural area that is not compatible with Kittitas County rural character or agricultural activities as defined in RCW 90.58.065(2)(a) will not be allowed.

RR-G12: Permit residential development in rural areas which enhance and protect rural character.

A 100 ft. galvanized cell phone tower (per Atlas site plan) is a complete disruption within this community. Atlas, a Colorado company, I suggest has never visited the actual site because if they did, they would not be able to truthfully state that the site was chosen to maximize visual aesthetics. This tower is in the heart of our community and would be unsightly from many distances North, South, East and West of its proposed location. It does not follow Kittitas own plan – it does not support or preserve our rural lifestyle. Of note, this west valley is flat farmland and butts up directly to the mountain ranges therefore you would see this 100 ft galvanized tower from every height and angle.

There are many aspects of this proposal as submitted by Atlas Tower 1, LLC that I object to that are in violation of Kittitas' own planning codes.

There are many issues at hand that could be discussed and here are a few of note why this proposal should be reconsidered:

- Application Errors/Omissions: Please reference the SEPA application which has critical missing or in error answers such as 1) Is this a critical coverage as outlined by the county's own standards laid out in the 2021 Comprehensive Plan under Utilities, Section 6:1? That section as defined by the WUTC, clearly states telephone service is a "landline phone service", not cell phone service so it cannot be a "critical" service that has to be provided, but a luxury service that should not be expected if it is not the **Right area** to build a tower. This area clearly is not the right area and should have been a red flag from the beginning. This area is a rural area, strictly zoned agricultural and residential.

- Property values decreased: Studies have shown that homes near cell towers lower property values.

[Cell Phone Towers \(nar.realtor\)](#)

- Health and Safety: What is the health safety to nearby neighborhoods of 5G?

More studies must be done before placing these close to humans, livestock, and wildlife not to mention various bodies of water including Kittitas Irrigation canals which are on this proposed property.

I respectfully appreciate your time, due diligence and consideration to reject this proposal as it clearly does not meet county standards.

Sincerely,

Ronni M. Collins

Sent from my iPho

**From:** [Thomas And Kathy](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Re: ACU-23-00003, Proposed Cell Tower, 4140 Manastash Road  
**Date:** Wednesday, August 23, 2023 1:09:31 PM

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Chace Pedersen

re: ACU-23-00003, proposed cell tower, 4140 Manastash Road, Ellensburg.

This letter is being submitted by Thomas and Kathryn Cole of 360 Midfield Drive in Ellensburg, a private residence situated on 3.4 acres just off Manastash Road. We also own the parcel immediately adjacent, another clear standing 3.4 acres. The purpose of this letter is to declare our opposition to this cell tower project and to provide our points of argument.

We were initially upset by the fact that we only learned of this project through word-of-mouth and received no official notification. We live within a quarter of a mile of the site and the proposed tower would be clearly visible from any point on either of our properties. Should there have been no legal requirement for notification, it should have at least been demanded by common courtesy for residents in such close proximity.

We find it unusual that this project has moved forward with such speed through a government agency. The application for this project was only submitted on July 13, 2023 and yet approval already seems imminent. Conversely, I submitted a water budget neutrality application to the Washington Department of Ecology in October of 2021 and it still has not even been assigned to a permit specialist. The lack of notification and the speed of the process give the distinct impression of it being, as one of my neighbors so eloquently put it, a “hush and rush” project.

The justification submitted by Atlas Tower 1, LLC is nothing more than industry boiler plate and does not factually apply to our area. Residents in this area, or its first responders, do not suffer for lack of reliable network coverage or capacity, and to refer to this imaginary problem as “severe” is pure sensationalist hyperbole. That being said, I question what investigation was conducted to verify the claims of the applicant.

There are certain matters of health and safety to be properly investigated and considered. I am inadequately educated on the subject to make any specific complaint or observation, however I would be interested in the amount and type of research which was conducted during this permit process.

The project clearly violates sections of the Kittitas County Comprehensive Plan where it calls for promoting the retention of its rural character. Some may discount this issue as a matter of aesthetics however you would be hard pressed to find a local resident that would agree that a cell tower is in keeping with the overall character of this area.

Lastly, I am concerned about the possible negative impact an obtrusive cell tower represents to the property values to our neighborhood.

Thomas Cole

**From:** [frances.ceraolo](#)  
**To:** [Chace Pedersen](#)  
**Subject:** ACU-23-00003 Atlas  
**Date:** Saturday, August 26, 2023 5:13:08 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

I have just spent the last 2 hours reading the 24 comments posted so far regarding this proposed cell phone tower:  
19 comments are in opposition to this project  
There are no comments in favor of this project  
5 comments are in regard to Confederated Tribal lands, fire codes, KC bldg..  
KCP.Works and KC Public Health.

The Environmental Public Health comment on ACU-23-0003 Atlas states “**After review of this project, we have concluded that there are no concerns with this application.**” Holly Erdman BS Specialist 11.

This issue is brought up in at least 13 comments so far. It seems to be of concern to many of us. Her comment seems to be flippant, without support or regard to our wellbeing. I request that her comment be withdrawn as it has no basis in fact.

Health issues were the most frequent subject brought up with 8 issues on “rural character” and 8 issues on “property values”.

I would like to address some fire and safety concerns. This 4 acre parcel is a weed choked field with large quantities of dead tree branches piles at least 20 feet in diameter and 10 feet high. It has been in this condition ever since I lived here at 131 Blazing Sky Lane. I see no incentives for the landowner to do anything but to continue to keep these four acres in a very unsafe condition as far as fire mitigation efforts.

I kept wondering if there was something especial or somewhat magical about

the chosen site but after reading all the comments found that Atlas had approached another property owner on Blazing Sky Lane with the same proposal.

I urge all those who have already commented to go through all the current comments. They may find something new, something they had not thought about, maybe a little jewel or a piece of excrement. All they have to do is follow the money- Atlas – Kittitas County – Strand.

Respectfully submitted – David Ceraolo

irisgoe@outlook.com

**From:** [Dan Young](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: ACU-23-00003 Atlas - Notice of Application Comment Period Extension  
**Date:** Monday, August 28, 2023 9:00:18 AM

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The access roadway shall meet the current Kittitas County driveway standards. If the access roadway exceeds 150 feet than an approved turnaround shall be installed per Appendix D of the international Fire Code.

The gate shall have an approved Knox Key access.

Dan Young  
Fire Marshal  
[Dan.young@co.kittitas.wa.us](mailto:Dan.young@co.kittitas.wa.us)

---

**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Wednesday, August 23, 2023 11:57 AM  
**To:** Dan Young <[dan.young@co.kittitas.wa.us](mailto:dan.young@co.kittitas.wa.us)>; Kim Dawson <[kim.dawson@co.kittitas.wa.us](mailto:kim.dawson@co.kittitas.wa.us)>; George Long <[long@kittcom.org](mailto:long@kittcom.org)>; storch@kittcom.org; Julie Kjorsvik <[julie.kjorsvik@co.kittitas.wa.us](mailto:julie.kjorsvik@co.kittitas.wa.us)>; Toni Berkshire <[toni.berkshire@co.kittitas.wa.us](mailto:toni.berkshire@co.kittitas.wa.us)>; Public Health Inspectors <[PublicHealthInspectors@co.kittitas.wa.us](mailto:PublicHealthInspectors@co.kittitas.wa.us)>; Lisa Lawrence <[lisa.lawrence@co.kittitas.wa.us](mailto:lisa.lawrence@co.kittitas.wa.us)>; Patti Stacey <[patti.stacey@co.kittitas.wa.us](mailto:patti.stacey@co.kittitas.wa.us)>; Kelee Hodges <[kelee.hodges.pw@co.kittitas.wa.us](mailto:kelee.hodges.pw@co.kittitas.wa.us)>; Candie Leader <[candie.leader@co.kittitas.wa.us](mailto:candie.leader@co.kittitas.wa.us)>; Tate Mahre <[tate.mahre@co.kittitas.wa.us](mailto:tate.mahre@co.kittitas.wa.us)>; David Ohl <[david.ohl@co.kittitas.wa.us](mailto:david.ohl@co.kittitas.wa.us)>; Codi Fortier <[codi.fortier@co.kittitas.wa.us](mailto:codi.fortier@co.kittitas.wa.us)>; enviroreview@yakama.com; corrine\_camuso@yakama.com; jessica\_lally@yakama.com; noah\_oliver@yakama.com; casey\_barney@yakama.com; kozj@yakamafish-nsn.gov; matj@yakamafish-nsn.gov; Holly Barrick <[barh@yakamafish-nsn.gov](mailto:barh@yakamafish-nsn.gov)>; separegister@ecy.wa.gov; tebu461@ecy.wa.gov; lowh461@ECY.WA.GOV; FormerOrchards@ecy.wa.gov; wendy.neet@ecy.wa.gov; ECY RE CRO SEPA Coordinator <[crosepa@ecy.wa.gov](mailto:crosepa@ecy.wa.gov)>; rand461@ecy.wa.gov; Downes, Scott G (DFW) <[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)>; Nelson, Jennifer L (DFW) <[Jennifer.Nelson@dfw.wa.gov](mailto:Jennifer.Nelson@dfw.wa.gov)>; Torrey, Elizabeth M (DFW) <[Elizabeth.Torrey@dfw.wa.gov](mailto:Elizabeth.Torrey@dfw.wa.gov)>; DAHP SEPA (DAHP) <[sepa@dahp.wa.gov](mailto:sepa@dahp.wa.gov)>; jorgenja@cwu.edu; nelmsk@cwu.edu; Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>; Steph Mifflin <[stephanie.mifflin@co.kittitas.wa.us](mailto:stephanie.mifflin@co.kittitas.wa.us)>; Mau, Russell E (DOH) <[Russell.Mau@DOH.WA.GOV](mailto:Russell.Mau@DOH.WA.GOV)>; rivers@dnr.wa.gov; brenda.young@dnr.wa.gov; luke.warthen@dnr.wa.gov; SEPACENTER@dnr.wa.gov; MARTIN.MAUNEY@dnr.wa.gov; scott.chambers@dnr.wa.gov; brooksideconsulting@gmail.com; tribune@nkctribune.com; terry@nkctribune.com; Teneal Norrbom <[tnorrbom@kvnews.com](mailto:tnorrbom@kvnews.com)>; KVNews Legals <[legals@kvnews.com](mailto:legals@kvnews.com)>; Deborah.j.knaub@usace.army.mil; jenae.n.churchill@usace.army.mil; Hendrix, Leah D <[lhendrix@usbr.gov](mailto:lhendrix@usbr.gov)>; mark.a.gradwohl.civ@mail.mil; kimberly.preacher@navy.mil; robert.d.bright10.civ@army.mil; Haley Mercer <[haley.mercer@co.kittitas.wa.us](mailto:haley.mercer@co.kittitas.wa.us)>; Christy Garcia <[christine.garcia@co.kittitas.wa.us](mailto:christine.garcia@co.kittitas.wa.us)>; steve@snoqualmtribe.us; dahp@snoqualmtribe.us; Adam Osbekoff <[adam@snoqualmtribe.us](mailto:adam@snoqualmtribe.us)>; guy.moura@colvilletribes.com; sam.rushing@colvilletribes.com; Connor Armi <[connor.armi.hsy@colvilletribes.com](mailto:connor.armi.hsy@colvilletribes.com)>; darnell.sam.adm@colvilletribes.com; john.sirois.adm@colvilletribes.com; milton.davis.adm@colvilletribes.com; matt.boast@kittitaspud.com; rightofway@pse.com;

**From:** [Jeremy Larson](#)  
**To:** [Chace Pedersen](#)  
**Subject:** RE: ACU-23-00003 Atlas - Notice of Application  
**Date:** Tuesday, August 29, 2023 11:47:37 AM  
**Attachments:** [Design Criteria 818833.pdf](#)

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Chace,

Please find KC CDS Building Department revised comments below for the documentation provided in ACU-23-00003. I missed the portion of the narrative that notes the antennas will be for future lease and are not included in this preliminary design.

- A building permit is required for the tower and antennas. If the individual antennas are not included in the building plans at the time of plan submission for the tower, additional building permits will be required for installation of the antennas in the future. 2018 IBC section 105.2 does allow replacement of existing antennas without a building permit, but initial installation will require building permits and the tower must be designed to the most conservative requirements for the four (4) antennas.
- The antenna permit documentation will need to include Washington State approved stamped engineer plans and supporting calculations for the footing, attachment to the footing, and the overall structure.
- The antenna needs to be a minimum of 1.2 times the height away from the property line.
- If the fence is over seven feet in height, a building permit will be required for it as well.
- Permits are required for storage structures over 120 square feet and for any generator or fuel tank that may be placed on the property.
- Electrical permits are required through Washington State Labor & Industries.

A copy of the design criteria for parcel # is attached to this email.

Thanks,  
-Jeremy

**Jeremy Larson**  
**Building Official**

Kittitas County Community Development Services  
411 N Ruby Street Suite 2  
Ellensburg, WA 98926  
[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)  
P: 509.962.7559



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**From:** Chace Pedersen <[chace.pedersen@co.kittitas.wa.us](mailto:chace.pedersen@co.kittitas.wa.us)>  
**Sent:** Tuesday, August 22, 2023 8:24 AM  
**To:** Jeremy Larson <[jeremy.larson@co.kittitas.wa.us](mailto:jeremy.larson@co.kittitas.wa.us)>



KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926  
 CDS@CO.KITTITAS.WA.US  
 Office (509) 962-7506

"Building Partnerships--- Building Communities"

**CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA**

RECIPIENT: [Redacted]

Date: 8/29/2023

Tax ID: 17-18-18010-0001  
818833

Site Address: 4140 Manastash RD, Ellensburg, WA 98926

2018 IRC Table R301.2(1) (SEE KCC SECTION 14.04.020 FOR FOOTNOTES)

GROUND SNOW LOAD	WIND SPEED (d) (mph)	SEISMIC DESIGN CATEGORY (f)	WEATHERING (a)	FROST LINE DEPTH (b)	TERMITE (c)	WINTER DESIGN TEMP(e)	ICE BARRIER UNDERLAYMENT REQUIRED(h)	FLOOD HAZARDS (g)	AIR FREEZING INDEX(i)	MEAN ANNUAL TEMP(j)
Min. 30 psf Roof (Pf)	110 Vult	C, D0 and D1 are present	Severe	24"	Slight to Moderate	2F	Yes		1,000-2,000	50 F

SNOW LOAD INFORMATION

Elevation: 1782 X ISO 0.028 = Ground Snow Load (PG): 50 psf

Roof Snow Load Formula (PF)= (0.7)(CE)(CT)(I)(PG)

Exposure Factor (Ce)	Thermal Factor (Ct)	Importance Factor (I)
<u>1</u>	1.1 Heated	1
1	1.2 Unheated	1

Roof Snow Load (Pf)
<u>38</u> psf For Heated Structures
<u>42</u> psf For Unheated Structures

**ALSO, See ASCE 7.10 For Other Snow Load Issues**

**Section 7.4 Pitch Reduction.** Do not reduce where snow cannot slide off roof. (Valley, Pitch Breaks, e

**Section 7.6 Unbalanced Roof Snow Loads.**

**Section 7.7 Drifts on Lower Roofs/ Decks.**

**Section 7.9 Sliding Snow ON Lower Roofs/Decks.**

OTHER DESIGN CRITERIA:

Building Code	2018 IBC & 2018 IRC
Wind Speed	110 MPH
Exposure:	B <input type="checkbox"/> C <input checked="" type="checkbox"/>
	Check One

Prescriptive IRC

Seismic Zone	C <input checked="" type="checkbox"/> D0 <input type="checkbox"/> D1 <input type="checkbox"/>
Roof Class:	A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/>
Frost Depth:	24 Inches
	Check One

See 2018 Washington State Energy Code Climate Zone 5 (see <http://www.energy.wsu.edu>)

**From:** [Ann Fonken](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Cell phone tower on Menashdash Road  
**Date:** Tuesday, September 5, 2023 2:50:47 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

My friends recently bought a home that had a beautiful view of Mount Stewart. After living there two years, they have learned that the neighbors plan to build a cell phone tower that will corrupt their view and loom over them. I say before you OK this permit you should have some empathy for those who are affected by this decision. You wouldn't want that in your front yard. There are other places that a cell phone tower can be built that won't directly impact residential properties. Thank you. Ann Fonken.

**From:** [Ison, David](#)  
**To:** [Chace Pedersen](#)  
**Subject:** FW: [EXTERNAL] ACU-23-0003 Atlas  
**Date:** Tuesday, September 5, 2023 8:50:22 AM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hi M Pederson,

We received this email concerning this project.

David Ison, PhD | Aviation Planner  
Emerging Aviation Technologies & Land Use Compatibility  
Washington State Department of Transportation  
[isond@wsdot.wa.gov](mailto:isond@wsdot.wa.gov) C: 360-890-5258

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**From:** frances ceraolo <[irisgoe@outlook.com](mailto:irisgoe@outlook.com)>  
**Sent:** Saturday, September 2, 2023 1:34 PM  
**To:** Ison, David <[IsonD@wsdot.wa.gov](mailto:IsonD@wsdot.wa.gov)>  
**Subject:** [EXTERNAL] ACU-23-0003 Atlas

**WARNING:** This email originated from outside of WSDOT. Please use caution with links and attachments.

Just want to be sure that you know that low flying crop spraying helicopters are frequent in the south/southwest quadrant of this proposed site.

Frances  
[irisgoe@outlook.com](mailto:irisgoe@outlook.com)

**From:** [Marguerite Marrs](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Proposed Cell Tower on Manastash Road  
**Date:** Thursday, September 7, 2023 4:09:47 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Dear Chace,

My husband Carl and I own our home and live at 2903 Manastash Road in Ellensburg. Our property is a little over 7.25 acres. We are located approximately 1 mile from the proposed cell tower. We didn't learn of this proposal until today through social media and a neighbor. We never received any notification.

We are highly against this proposal!!!!

1. It will adversely affect our property values and those of our neighbors. I am a licensed Real Estate Broker in the State of Washington and work in Kittitas Valley. I have seen cell towers and power lines reduce property values by 25% in some cases.
2. The zoning here is AG-20, how is this even permissible under the current zoning?
3. It will adversely affect our views to the west and the views of many, many of our neighbors.
4. Danger from Radiation, either perceived or real.
5. The cell companies are permitted to go another 20 feet once built without permission from anyone, so we could be looking at a 120 ft. tower.
6. There are many other locations where this could go that would not so adversely affect so many neighbors.

Is there going to be a hearing on this???? Please keep us in the loop.

Sincerely,

Carl and Marguerite Marrs  
2903 Manastash Road  
Ellensburg, WA 98926  
509-899-2634

**From:** [Cassandra Baldassano](#)  
**To:** [Chace Pedersen](#)  
**Subject:** ACU-23-0003 Atlas  
**Date:** Thursday, September 7, 2023 2:36:00 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

I oppose this proposal. My elderly parents David and Frances Ceraolo reside at 131 Blazing Sky Lane which is the residence most affected by this proposed cell tower and the eventual placement and emissions of RW from attached antennas. My parents health is fragile.

Reading through all the material I notice that Atlas states in several instances that “The site is chosen.....” and “We strive to locate parcels that create the least amount of community disturbance”

First of all I question the word “chosen” which indicates that there are choices to be made. I know that Atlas sought sites that would accommodate their purpose. However most landowners in this vicinity would turn down their proposal. So when they find a willing landowner whose site fills their requirements there is no need to locate any further parcels that create the least amount of community disturbance. This is the case here. There is no regard for community disturbance.

I read my father’s comments (David Ceraolo) who lists the most frequent concerns as being health concerns, rural character and property values.

On the health issue: Atlas states in their letter which serves as a narrative “The proposed site is chosen.....and distance from residential homes”

### **Why is distance from residential homes a concern?**

Under the Sepa section # 7 Environmental Health Atlas responds with “see article V1 paragraph 2 of the US constitution and FCC resolution 19-126”

Under Sepa – Supplemental #1 How would the proposal be likely to increase emissions.....to air?” Atlas answer to this question is “will not increase any items above.” This is a patently false statement.

It appears that this proposal rises many health concerns hence the following documents:

Comments Kittitas County Public Health

Correspondence Health & FCC Information Atlas Legal Statement

Notice of Application Memo

None of these documents give me reassurance that there are no health concerns regarding this proposal. In fact they do the opposite. Please take into account my mother's (Frances Ceraolo) comment regarding the American Cancer Society finding that a distance of 300 to 400 meters from residences would likely be sufficient distance to negate the effects of emissions.

Respectively submitted.

*Cassandra Baldassano*

**From:** [Marguerite Marrs](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Cell Tower  
**Date:** Thursday, September 7, 2023 3:23:10 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Chace,

I just heard from a facebook group and from a neighbor that there is a proposed cell tower project in the works for Manastash Road. This is up the street from us and we strongly disagree with this proposal. We never received any notice from anyone regarding this, and I think many of my neighbors would agree. What is the process for writing a letter to protest against this????

I heard today was the last day, I want to make sure my input is heard.

Thank you!!

Marguerite Marrs  
2903 Manastash Road  
Ellensburg, WA 98926

**From:** [B Watts](#)  
**To:** [Chace Pedersen](#)  
**Subject:** ACU-23-0003 Atlas  
**Date:** Thursday, September 7, 2023 1:21:53 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Dear Chase, I object to the placement of this tower. This will despoil beautiful rural Manastash Road. Surely there is a less egregious place to locate such an unsightly monstrosity. I feel this placement is just a matter of convenience, without consideration to the neighborhood and those of us who enjoy this area. Thank you for your attention to this.

Sincerely yours, Rebecca M. Watts

Sent from [Mail](#) for Windows

**From:** [Robert Ceraolo](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Acu-23-00003 atlas  
**Date:** Thursday, September 7, 2023 3:56:49 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

I object to this proposal. Are you aware of section 6409(a) of the middle class tax relief and job creation act of 2012 which would enable this 100' tower to be extended an additional 20'.  
Sincerely, Robert

**From:** [Rod Johnson](#)  
**To:** [Chace Pedersen](#)  
**Subject:** Cell Phone tower on Manastash Rd.  
**Date:** Thursday, September 7, 2023 4:07:13 PM

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**CAUTION:** This email originated from outside the Kittitas County network. Do not click links, open attachments, fulfill requests, or follow guidance unless you recognize the sender and have verified the content is safe.

Hello Chace,

I just heard from a neighbor that there is a proposed cell tower project in the works for Manastash Road. This is up the street from us and we strongly disagree with this proposal.

We never received any notice from anyone regarding this, and I think many of my neighbors would agree.

What is the process for writing a letter to protest against this????

I heard today was the last day, I want to make sure my input is heard.

I am writing to protest due to the impact on our property valuations and the disregard of any of the opinions of neighbors. This being shoved down our throat without consultation.

Shame on you!

Rod Johnson

2901 Manastash Rd.  
Ellensburg, WA 98926  
206-999-9950