

**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](#)

---

**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

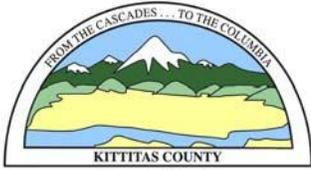
***The wireless tower will provide a service while still maintaining the "rural character." If, upon inspection, Kittitas County concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, 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):  _____	DATE:  7/18/2023	RECEIPT#  _____	<div style="border: 2px solid blue; padding: 5px; text-align: center;"> <p><b>KITTITAS CO CDS RECEIVED 07/18/2023</b></p> </div> <p style="text-align: center; font-size: small;">DATE STAMP IN BOX</p>
---	------------------------	-----------------------	---

**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.

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

*Sandra Layton*  
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: <b>N-1</b>	REVISION: <b>0</b>
TEP#331662.399864	

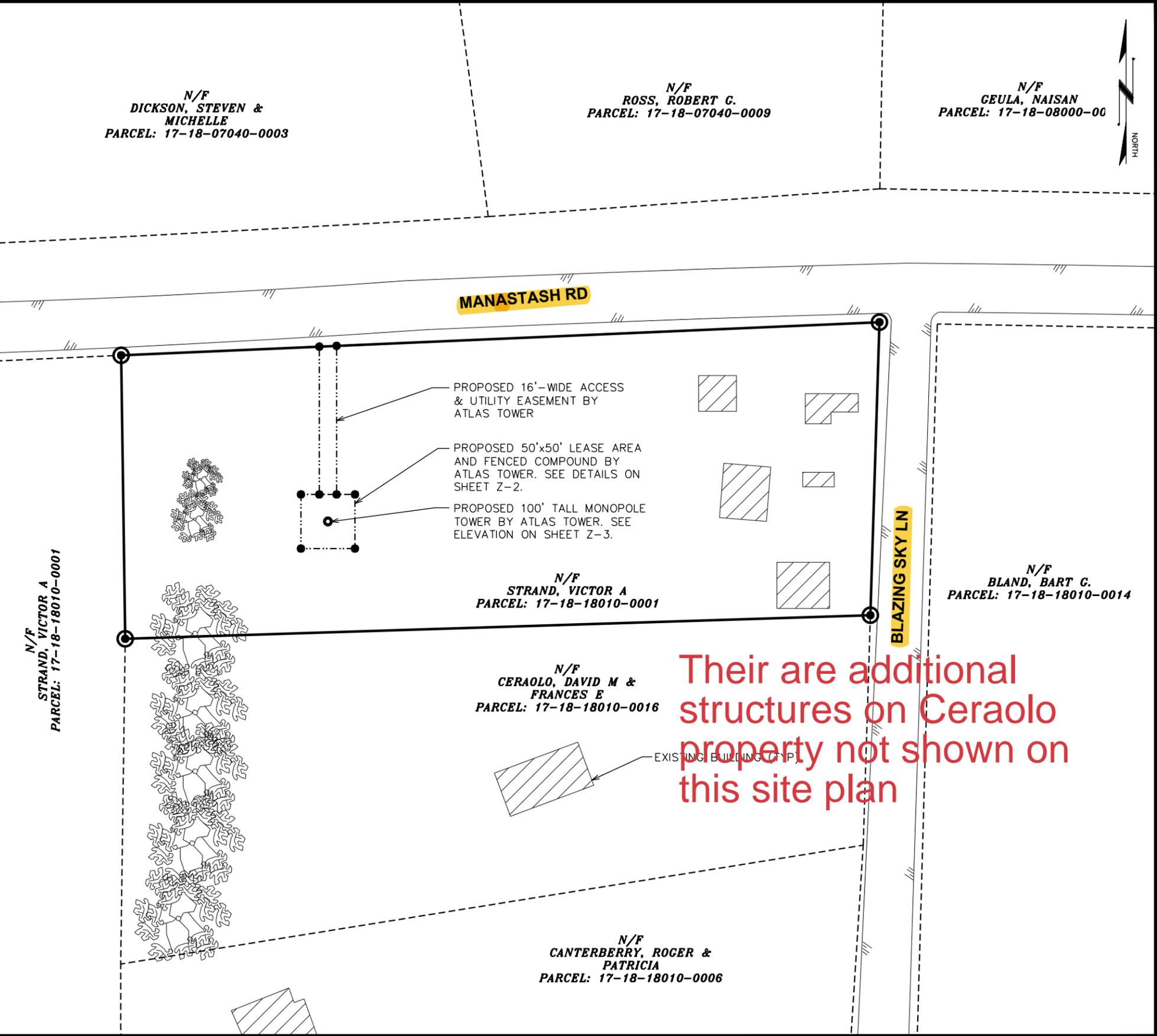
### LEGEND

- PARENT PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY CORNER
- EXIST. UTILITY POLE
- TRAFFIC SIGNAL
- TRANSFORMER
- RIGHT-OF-WAY
- OVERHEAD WIRE
- UNDERGROUND WIRE
- UNDERGROUND GAS
- UNDERGROUND FIBER
- UNDERGROUND TELCO
- 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

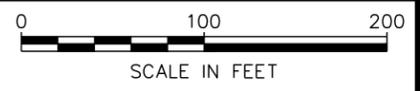
LATITUDE: N 46° 58' 14.97" (NAD '83)  
 LONGITUDE: W 120° 37' 33.18" (NAD '83)  
 GROUND ELEVATION:

**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.



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

**SITE PLAN**  
 SCALE: 1" = 100'



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

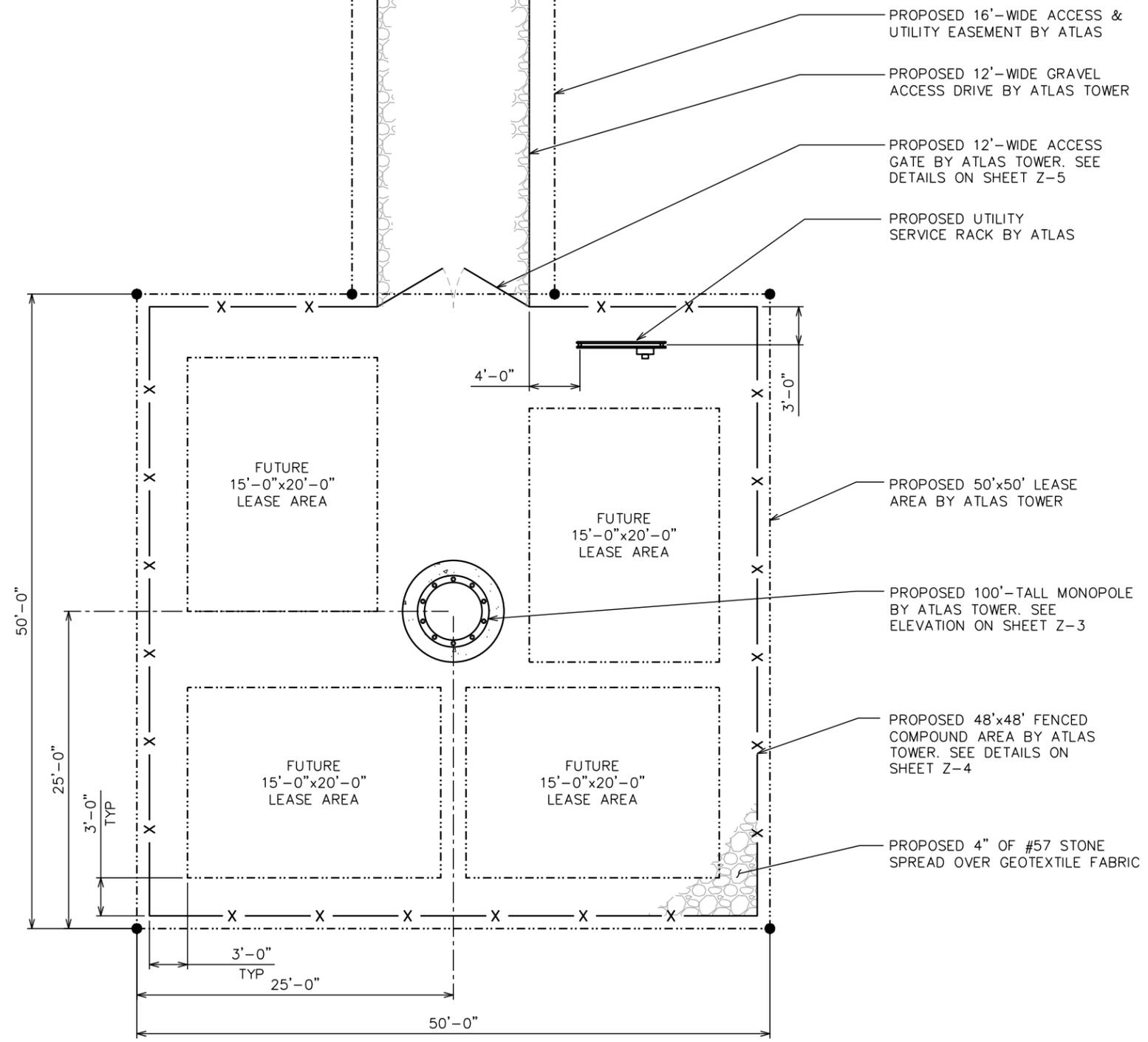
SEAL:

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

DRAWN BY: RSR CHECKED BY: KES

SHEET TITLE:  
**SITE PLAN**

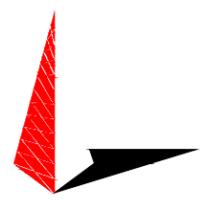
SHEET NUMBER: **Z-1** REVISION: **0**  
 TEP#331662.399864



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

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"

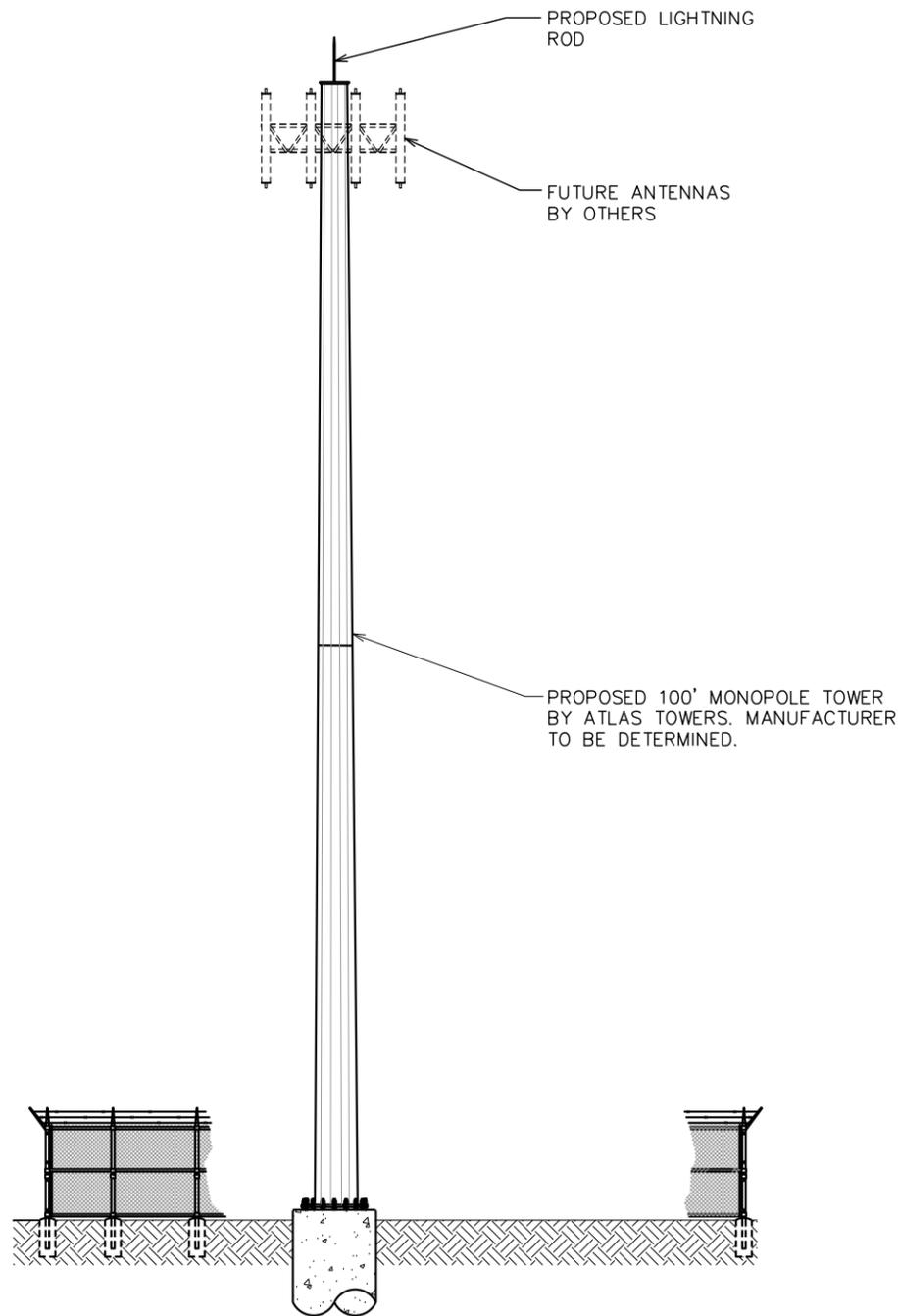


104'-0"±  
T/LIGHTNING ROD

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:



**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

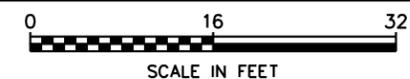
SHEET TITLE:

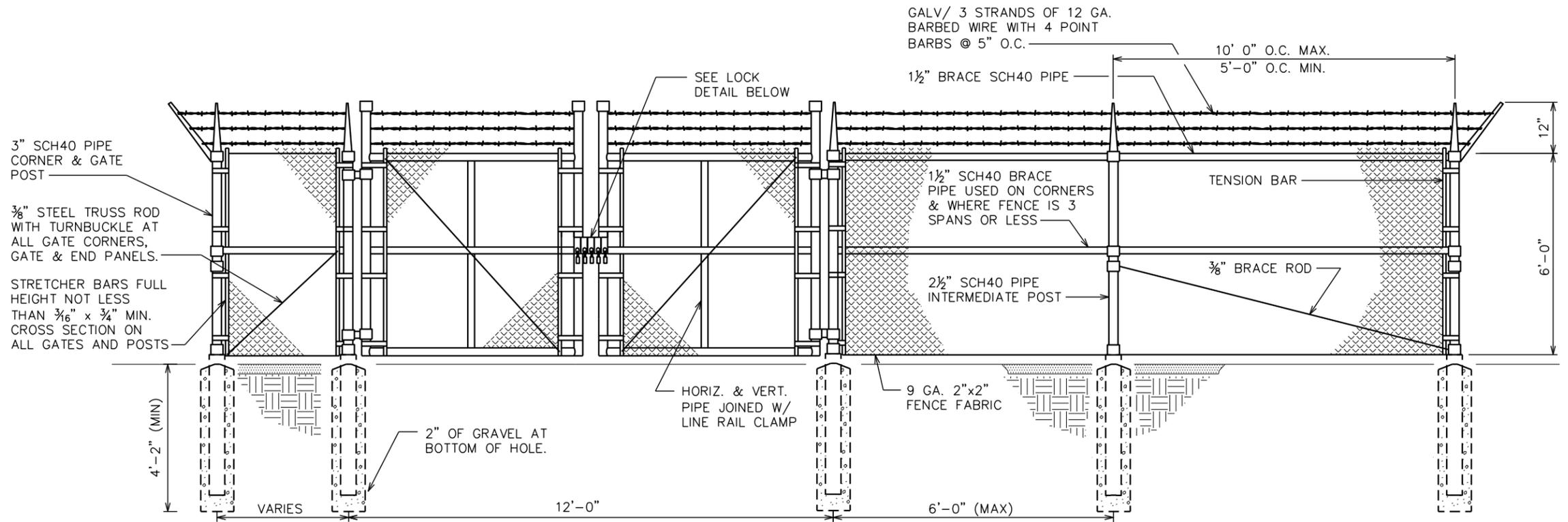
**TOWER ELEVATION**

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

**TOWER ELEVATION**

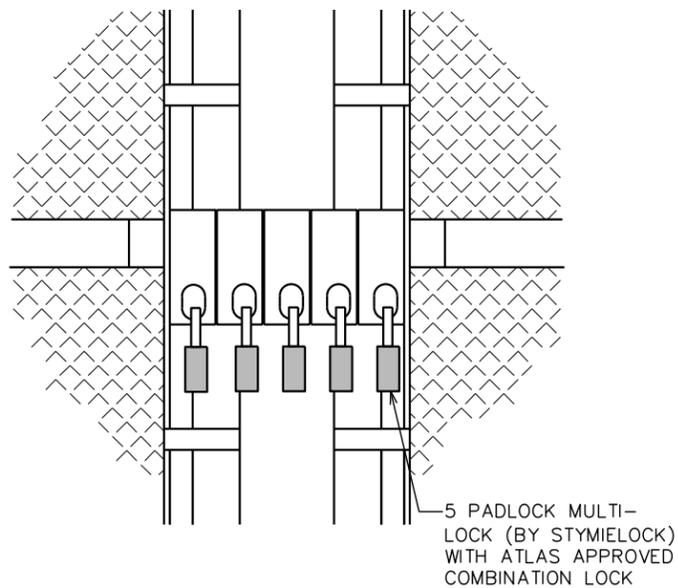
SCALE: 1/16" = 1'-0"





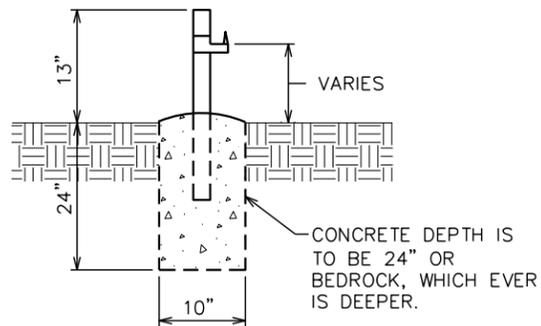
**TYPICAL FENCE ELEVATION**

SCALE: N.T.S.



**GATE LOCK DETAIL**

SCALE: N.T.S.

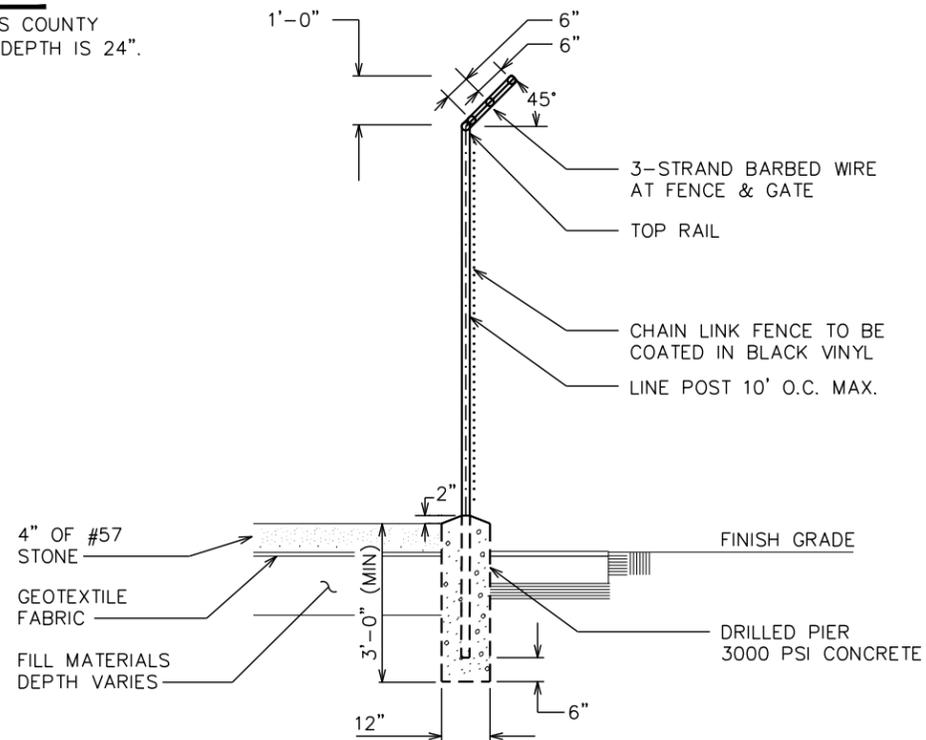


**GATE STOP/KEEPER DETAIL**

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:



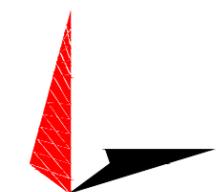
Office: (888) 609-9596

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: KE5

SHEET TITLE:

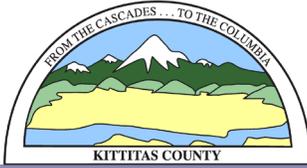
**FENCE DETAILS**

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