



Kittitas County CDS

10. Narrative Project Description:

This project proposal is to construct a wireless broadband radio site at the City of Ellensburg's existing water well, located approximately 5 miles northwest of the city limits in rural Kittitas County.

The project includes a proposed new wireless communication tower at NNA Valley Vista Dr on City of Ellensburg Public Works property. A proposed 110ft ductile pole will be erected for a wireless broadband radio site at the existing City of Ellensburg water well. The proposed pole will facilitate 360-degree wireless coverage deployment, with the capability to connect remote premises via wireless links to serve identified households in the service area. The City will retain ownership of the resulting network and will collaborate with a local ISP, Central Connect LLC, to deliver fixed wireless broadband service to the service area. The ISP will operate stations on frequencies ranging from 3.65 GHz to 80 GHz, with capacities varying from several hundred to under 50 subscribers.

The facility will be used to serve underserved community via the wireless equipment on the ductile pole.

12. A conditional 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.

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace or safety or to the character of the surrounding neighborhood.

The proposed tower will be essential in providing publicly available wireless internet service for unserved properties within the designated project area in Kittitas County. The facility will comply fully with all Federal Communications Commission (FCC) safety standards.

B. The proposed use at the selected location will not be detrimental to the economic welfare of the County and it will not create excessive public cost for facilities and services by finding that:

- i. **It will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation, and drainage structures, refuse disposal, water and sewers, and schools, or**
- ii. **The applicant shall provide such facilities; or**
- iii. **The proposed use will be of sufficient economic benefit to offset additional public costs or economic benefit.**

The tower location was strategically chosen to leverage existing access corridors as well as city owned easements and infrastructure. The proposed tower will not be a detriment to the County or public, or require additional construction or use additional infrastructure.

C. The proposed use complies with relevant development standards and criteria for approval set forth in this title or other applicable provisions of the Kittitas County Code.

The proposal is in compliance with KCC 17.61.040. A waiver to Requirement 3 of 17.61.040 will be requested to facilitate wireless transmission capabilities.

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.

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

The subject parcel is zoned Agricultural 20, consistent with other parcels in the vicinity. The subject parcel is currently used for City services, and the proposed use is an additional service with minimal impact benefitting nearby residents.

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

The subject parcel is zoned Agricultural 20, consistent with other parcels in the vicinity. The proposed pole has a “weathered” finish to more adequately blend in with the surroundings. The location of the structure will not negatively impact neighboring zones.

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

Wireless facilities are allowed in all zones throughout Kittitas County pursuant to KCC 17.61.040

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;**
The proposed tower is consistent with GPO 8.8, “A certain level of mixed uses in rural areas and rural service centers is acceptable and may include limited commercial, service and rural industrial uses”
- ii. **Preserves “rural character” as defined in the Growth Management Act (RCW 36.70A.030(16**));**
The proposed tower is single pole structure designed to blend in with the existing landscape and existing overhead power utility structures on adjacent properties. Following the erection of the pole, it is estimated that a maximum of one vehicle trip per month will be required for maintenance.
- iii. **Requires only rural government services; and**
The proposed tower doesn’t require government services that are not currently available at the parcel.

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

The proposed tower does not impact the long-term viability of designated resource lands. The tower is located on a parcel that has been permitted for City of Ellensburg water service use and will provide an additional City service. The tower will have minimal impact on existing roads, and no impact on other public infrastructure.