



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.

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.

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
3002 Bluff St. Suite 300 Boulder, CO 80301

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

#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.

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, 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. 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.

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;

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**));

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.