

**PROJECT NARRATIVE
WCF ADMINISTRATIVE USE PERMIT APPLICATION
YA4758 Cle Elum**

Submitted to the Kittitas County, WA
Community Development Services

Applicant: New Cingular Wireless PCS, LLC ("AT&T")
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Tualatin, OR 97062
(425) 222-1026

Representative: Smartlink, LLC
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Property-Owner: City of Cle Elum
Contact: Lucy Temple
119 W. 1st Street
Cle Elum, WA 98922

Project Address: No site address

Description & Tax Lot: GPS Coordinates: 47.201928, -120.943642
Parcel No. 16953

Zoning Classification: Forest and Range (F-R)

Smartlink, LLC is submitting this application on behalf of New Cingular Wireless PCS, LLC ("AT&T") and the underlying property owner. AT&T intends for its application for the proposed WCF to include the following documents (collectively, "AT&T's Application"):

1. Administrative Conditional Use Permit Application Form, with the following attachments:

- Attachment 1—Project Narrative
- Attachment 2—Redacted Lease
- Attachment 3—FAA TOWAIR Report Determination
- Attachment 4—Drawings

2. Fees in the amount of \$4,559.00 through Check #90203

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AT&T's application (the "Application") for an Eligible Facilities Request for a minor modification under 6409(a) to an existing US Cellular wireless communication facility ("WCF" and/or "Facility") in the Forest and Ranch District is subject to and complies with the following applicable provisions of the Kittitas County's Municipal Code ("KCC"), which are addressed in this Project Narrative in the following order:

- I. **GENERAL ZONING & PROJECT DETAILS**
- II. **WIRELESS COMMUNICATION FACILITY REQUIREMENTS**
 - **17.61.040 Communication Facilities**
- III. **ADMINISTRATIVE USE PERMIT APPLICATION CRITERIA**

PLEASE NOTE: AT&T's responses to applicable provisions are indicated below in *bold italicized blue text*. Any reference to an "Attachment" is in reference to an attachment included in AT&T's application for the proposed Facility.

I. GENERAL ZONING & PROJECT DETAILS

1.1. Subject Property

Detailed information regarding the subject property and proposed Facility is included in **Attachment 4—Drawings**.

1.1.1. Proposed location; zoning.

- **Subject property.** The subject property of this proposal is located on Parcel No. 16953 in Kittitas County (collectively, the "Property"). The Property is owned by the City of Cle Elum – please see the **redacted lease – Attachment 2**.
- **Zoning—Use.** The Property is zoned as Forest and Range (F-R) and its primary current use is as an unmanned wireless communication facility.
- **Lease area.** The proposed 10ft x 10ft lease area is located within the existing compound area on the Property (the "Lease Area").

1.1.2. Access and parking.

- **Access.** Access to the Lease Area will be from the south from an existing paved access road of off East 5th Street.
- **Parking.** Maintenance vehicles will park adjacent to the compound area.
- **Trip generation.** The WCF is an unmanned facility. Accordingly, the use will require approximately one trip per month for maintenance visits provided by personnel in a single vehicle. The proposed project will have no impact on existing vehicular access to and from the proposed site.

1.2. Wireless Facilities and Equipment

Specifications of the facilities outlined below, including a site plan, can be found in **Attachment 4—Drawings**.

1.2.1. Monopole tower and equipment.

- AT&T proposes to extend the existing monopole total of 18' 11", for an overall tower height of 144' inclusive of a 4' lightning rod.
- The Tower will contain the following AT&T 4G LTE equipment:
 - (6) Panel antennas
 - (12) Remote Radio Head (RRH) units
 - (2) Surge Suppressors
 - Fiber/ DC Cables
- The antennas, RRHs, and accessory equipment on the Tower will be painted a neutral color to match. All paint will have an anti-glare finish.
- The WCF will not be artificially illuminated, and no artificial lighting is required pursuant to the FAA. (See **Attachment 3—FAA TOWAIR Determination**)

1.2.2. Ground equipment.

- All ground equipment will be constructed within the Lease Area.

- AT&T proposes to install a pre-fabricated 6ft 8in x 6ft 8in walk-in cabinet shelter placed on a concrete pad.
- A 30kw diesel generator (for secondary power) will be located on a concrete pad next to the equipment shelter.

II. WIRELESS COMMUNICATION FACILITIES REQUIREMENTS

17.61.040 Communication facilities.

1. Communication facilities may be authorized by the Community Development Services director as an administrative conditional use in all zoning districts, pursuant to the criteria and procedures of this chapter and KCC Title 15A and KCC 17.60. An administrative conditional use permit is not required for the operation of amateur or noncommercial communication equipment as defined by FCC regulations under Part 95D and Part 97 CFR (i.e., citizen band, ham radio).

Applicant Response: The applicant proposes to collocate on an existing wireless communication site as an Eligible Facilities Request for a minor modification under Section 6409(a). The proposed project will extend an existing 125-foot 1-inch US Cellular monopole tower and lightning rod in the Forest and Ranch zoning district. An Administrative Conditional Use Permit is required to extend the existing tower 18-feet 11-inches, for an overall tower height of 144-feet, which includes a 4-inch lightning rod. Please refer to sheets C-1, C-1.1 and C-2 for a detailed site plan and elevations of the proposal in Attachment 4 – Drawings.

2. Construction of all improvements shall be completed within one year of the date of permit issuance except as provided for in subsections E and F of this section.

Applicant Response: AT&T acknowledges and understands this requirement.

3. 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.

Applicant Response: Not applicable. The proposal is for a modification to an existing tower. A pre-fabricated equipment shelter will be located within a 10-foot by 10-foot Lease Area in the

existing compound and will be consistent with existing ground equipment on-site. Please refer to sheets C-1 and C-1.1 in Attachment 4 – Drawings.

4. The co-location of antennas on both existing and proposed transmission structures is encouraged. Communication antennas shall be permitted outright in all zoning districts provided the following:
 - a. An antenna shall not extend more than six feet horizontally from any structure to which it is attached.
 - b. An antenna shall not extend vertically more than 15 feet above the uppermost portion of the structure to which it is mounted or attached.

Applicant Response: AT&T's antennas and ancillary equipment will be installed on the tower and painted to match. The antennas will not extend more than six-feet horizontally and will not extend above the modified tower. Please refer to sheet C-2 in Attachment 4 – Drawings.

5. Modifications to, including the expansion of, existing approved communication facilities shall be outright permitted; provided, there is no increase in the height of the transmission tower. For purposes of this subsection, "transmission tower" means a pole or lattice-work structure specifically designed and intended to support antenna and related communication equipment. (Ord. 2018-001, 2018; Ord. 2007-22, 2007; Ord. 2001-12 (part), 2001; Ord. 2000-06 (part), 2000)

Applicant Response: The applicant proposes to collocate on an existing wireless communication site as an Eligible Facilities Request for a minor modification under Section 6409(a). This project will involve the collocation of new telecommunications equipment on an existing 125-foot 1-inch tower. The proposed project will extend the existing tower 18-feet 11-inches, for a new overall height of 144-feet. AT&T will be the third tenant on the existing tower within the Forest and Ranch zoning district. Please refer to sheets C-1, C-1.1 and C-2 for a detailed site plan and elevations of the proposal in Attachment 4 – Drawings.

III. ADMINSTRATIVE USE PERMIT CRITERIA

17.60A.015 Review Criteria.

- 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.

Applicant Response: The proposed use is passive and shall not be detrimental or injurious to the public health, peace, or safety or to the character of the surrounding area.

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

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

Applicant Response: The proposed use will not alter the existing use of the property. The subject site contains an existing US Cellular tower with two other wireless carriers' antennas and ground equipment. This an unmanned facility that requires only power and fiber/telephone services. It does not require water, sewer, surface water drainage or refuse service. Following construction, the proposed project would generate minimal traffic in the area. The use will require approximately 1 or 2 trip(s) per month for maintenance and inspection visits provided by personnel in a single vehicle. The proposed project will have no impact on existing vehicular access to and from the proposed site.

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.

Applicant Response: The proposed use complies with KCC 17.61.040 Communication Facilities and the Administrative Use permit criteria as demonstrated herein.

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

Applicant Response: Not applicable. The proposed use will not be materially detrimental to the parcel.

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

Applicant Response: The proposed use is compatible with adjacent uses as it is an unmanned, passive use and shall not interfere with adjacent land uses.

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

Applicant Response: The proposed use is permitted in the Forest and Range zoning district and will not impact the intent and character of the district.

G. For conditional uses outside of Urban Growth Areas, the proposed use:

- i. Is consistent with the intent, goals, policies, and objectives of the Kittitas County Comprehensive Plan, including the policies of Chapter 8, Rural and Resource Lands;
- ii. Preserves "rural character" as defined in the Growth Management Act (RCW 36.70A.030(16**));
- iii. Requires only rural government services; and
- iv. Does not compromise the long-term viability of designated resource lands.

Applicant Response: The proposed modification is consistent with the intent, goals, policies and objectives of the Kittitas County Comprehensive Plan. The parcel contains an existing monopole tower that will require an 18-foot 11-inch tower extension under 6409(a). The proposal will not alter the use of the property or impact the surrounding area. Further, no public services will be required, as this is an unmanned facility.