



April 3, 2024

Kittitas County

Attn: Community Development

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

Re: Project Narrative: Propose new Wireless Facility at 3012 Highway 97 Ellensburg, WA 98926

To Whom it May Concern:

Horizon Tower proposes to build a 120' monopole located at 3021 Highway 97 Ellensburg, WA in Kittitas County. Once constructed, the tower will be collocated on by Verizon Wireless. It will be built to accommodate up to 4 additional carriers/collocators. To demonstrate compliance with code section KCC 17.61.040, please find the attached responses:

Criteria:

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

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 facility will comply fully with all Federal Communications Commission (FCC) safety standards. The FCC developed those standards in consultation with numerous other agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The standards were developed by expert scientists and engineers after extensive reviews of the scientific literature related to RF biological effects over decades of wireless usage.

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:

Applicant Response: *Verizon Wireless is committed to serving its customers with an optimum level of service and is mandated by the FCC to provide wireless communication services for the benefit of the public good. Network engineers gather information from many sources including customer feedback, exhaustive network testing, and data from third parties.*

- 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: *There are two main drivers prompting the need to develop a new wireless facility. One lacks coverage and the other is lack of capacity. Coverage deficiencies give rise to the need to expand wireless service into an area that either has no service or inadequate service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.*

Capacity deficiencies create the need for additional wireless resources. Wireless facilities have finite capacities to process voice calls, data connections, and data volume. When capacity is reached, user experience quickly degrades. Customers may no longer be able to make or receive calls nor be able to access the internet. It could also mean that webpages are slow to download or don't download at all. Lack of coverage, lack of capacity, or a combination of both results in a significant gap in coverage.

- 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: *This proposal is in compliance with KCC 17.61.040*

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

Applicant Response: The subject parcel is zoned AG as are the parcels in the immediate vicinity. The location of the structure will not pose material impacts on development.

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

Applicant Response: The subject parcel is zoned AG as are the parcels in the immediate vicinity. 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.

Applicant Response: *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: n/A

- 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;

Applicant Response: Not applicable.

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

Applicant Response: The proposed wireless communications facility is unmanned. Following construction, it is estimated that one vehicle trip per month will be required for regular maintenance. The wireless facility will have virtually no impact on existing streets, public facilities and services.

iii. Requires only rural government services; and

Applicant Response: The proposed wireless communications facility is unmanned. Following construction, it is estimated that one vehicle trip per month will be required for regular maintenance. The wireless facility will have virtually no impact on existing streets, public facilities and services.

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

Applicant Response: The proposed wireless communication facility will not adversely impact surrounding resource lands. The proposed wireless facility is unmanned and will have no impact on public infrastructure. The location of the proposed facility was carefully chosen to minimize impacts to surrounding properties and is the least intrusive viable location in this service area. The proposed wireless facility is the least intrusive means to bridge the significant gap in service coverage.