

From: [Jeff Smith](#)
To: [Chace Pedersen](#)
Subject: 230821 - ACU-23-00003 Atlas - Comments - Westdale LLC and Orrion Farms - JS Signed.pdf
Date: Monday, August 21, 2023 4:18:35 PM
Attachments: [230821 - ACU-23-00003 Atlas - Comments - Westdale LLC and Orrion Farms - JS Signed.pdf](#)

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Hello Chace,

Please let me know if you have any questions or if I need to send this via registered mail.

Thank you,
Jeff Smith
Manager - Westdale LLC

Westdale LLC / Orrion Farms
5130 Manastash Road / 280 Orrion Road
Ellensburg, WA 98926

Chace Pedersen
Staff Planner
Kittitas County Community Development Services
411 N. Ruby Street, Suite 2
Ellensburg, WA 98926

Re: ACU 23-0003
Notice of Application
Atlas Tower LLC and Victor Strand (landowner)

Dear Mr. Pedersen,

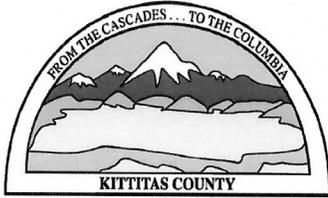
Please be advised Westdale LLC and Manager object to the application #ACU 23- 00003 for the placement of a telecommunication tower and facilities on parcel number 818833 at 4140 Manastash Road, Ellensburg, WA 98926 owned by Victor Strand.

We own the property next to Ewing Stringfellow at 280 Orrion Road, and 5020 Manastash Road, Ellensburg, WA 98926.

Sincerely,

Jeffrey Smith
Westdale LLC - Manager

Enclosed –
Kittitas County Notice of Application
Filed before the 8-23-23 deadline



KITTTAS 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

NOTICE OF APPLICATION

Notice of Application: Tuesday, August 8, 2023
Application Received: Thursday, July 13, 2023
Application Complete: Wednesday, August 2, 2023

Project File Number: ACU-23-00003
Project Name: Atlas Tower
Applicant: Atlas Tower I LLC, Victor Strand (landowner)

Location: One (1) parcel #818833, 4140 Manastash Rd, Ellensburg WA 98926, Section 18, T17, R18, WM in Kittitas County, bearing Assessor's map number 17-18-18010-0001.

Proposal: Atlas Tower and Victor Strand (landowner) are proposing the placement of a telecommunication tower and associated facilities. Communication facilities may be authorized in all zoning districts with an administrative conditional use permit. The subject property is zoned Agriculture 20.

Materials Available for Review: The submitted application and related filed documents may be examined by the public at the Kittitas County Community Development Services (CDS) office at 411 N. Ruby, Suite 2, Ellensburg, Washington, 98926, or on CDS website at <http://www.co.kittitas.wa.us/cds/land-use/default.aspx>, and by navigating to "Conditional Use Permits" & "ACU-23-00003 Atlas", Phone: (509) 962-7506

Written Comments on this proposal can be submitted to CDS any time prior to 5:00 p.m. on **Wednesday, August 23, 2023**. This is an administrative conditional use permit request and does not involve a public hearing. Any person has the right to comment on this application and request a copy of the decision once made. Written comments submitted to the County regarding this application will be included in the public record in their entirety. All comments will be considered in the decision making process, and any person has the right to comment on this application and receive notification of the Community Development Services administrative decision, once made. Appeals to an administrative land use decision may be filed within 10 working days with Kittitas County Community Development Services as outline in Chapter 15A.07 of the Kittitas County Code. The current appeal fee is \$1670. Appeal procedures can vary according to the type of decision being appealed, and are described in Kittitas County Code, Title 15A.

Environmental Review (SEPA): The County expects to issue a Determination of Non-Significance (DNS) for this proposal, and will use the optional DNS process, meaning this may be the only opportunity for the public to comment on the environmental impacts of the proposal. Mitigation measures may be required under applicable codes, such as Title 17 Zoning and the Fire Code, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the threshold determination may be obtained from the County.

Required Permits: Administrative Conditional Use Permit, SEPA

Designated Permit Coordinator (staff contact): Chace Pedersen, Staff Planner: (509) 962-7637; email at chace.pedersen@co.kittitas.wa.us