



## KITTITAS 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"

July 28, 2023

Atlas Tower 1  
3002 Bluff Street, Ste 300  
Boulder, CO 80301

Victor Strand  
4140 Manastash Rd  
Ellensburg, WA 98926

### **RE: Atlas Administrative Conditional Use Application (ACU-23-00003)**

Dear Applicants,

Kittitas County Community Development Services received an Administrative Conditional Use Permit application on July 13, 2023, for a telecommunications facility on parcel 818833. The application packet as submitted has been deemed **incomplete** by CDS.

KCC 17.61.040(3) states, *"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."*

The site plan included in the application materials appears to show the monopole tower setback from the south property line at a distance of approximately 100 feet. Therefore, the application does not meet the requirements of KCC 17.61.040(3).

For the application to be determined complete, please submit the following information:

- a. An updated site plan displaying appropriate setbacks (1.2 time the height of the structure) for the tower.

**OR**

- b. An explanation showing that to improve the facilities' reception and/or transmission capabilities or to achieve greater levels of audible or visual screening, the current setbacks are necessary. Additionally, please provide evidence that it would not be possible for the tower to fall on neighboring properties.

Pursuant to KCC 15A.03.040(1)(b), the requested material will need to be submitted to KCCDS on or before **January 15, 2024, at 5:00 pm** (180 days), to keep this application active. Please note, the application expiration date is not an extension of the active code enforcement case on this parcel and is not an approval for code violations to continue. KCCDS's review will commence when all additional information is received. The application will be processed under all codes in effect at the time a complete application is received by KCCDS.

Please feel free to contact me should you have any questions, comments, or concerns.

Sincerely,

Chace Pedersen  
KCCDS, Planner I  
(509) 962-7637