

Vertical Bridge US-WA-5105 Cle Elum DT

Dear Reviewing Authorities,

As codified under CEMC 17.85.040, Vertical Bridge requests a Type III Variance to deviate from the 35-foot height limit within City limits.

- A. There are unusual, exceptional or extraordinary circumstances or conditions applying to the property that do not apply generally to other property in the same vicinity or district. Such conditions may include topography, unique natural conditions, surroundings and size or unusual shape of the lot.

A variance is needed due to unusual conditions applying to the property that do not apply generally to other property in the same vicinity or district. This property has an unusual blend of conditions which make it an ideal location for a telecommunication facility due to design criteria in CEMC and comprehensive plan objectives. It is adjacent to other industrial and general commercial uses. Existing trees and dense vegetation provide an ideal visual barrier for equipment. The location will meet RF coverage needs downtown and along I-90 for E911 services that aide public safety and welfare.

- B. The unusual circumstances or conditions and the strict application of this title cause the loss of a substantial property right possessed by the owners of other properties in the same vicinity or district.

By upholding this restriction, reviewing authorities would cause the loss of a substantial property right to lease space and collect revenue from this project that other properties in the same vicinity or district may otherwise be able to achieve, should the same blend of unusual features be present.

- C. The granting of a variance to remedy the hardship will not be detrimental to the public welfare or injurious to properties in the vicinity or district in which the property is located and the variance will be in general keeping with the purpose and intent of this title.

This facility is located on and abutted by industrial and general commercial zones, which are ideal for this proposed use.

Views will not be substantially altered due to dense vegetation and trees on this lot. Furthermore, by granting a height variance for one monopole the need for other monopoles is reduced. Instead of using three monopoles for minimal coverage objectives throughout the downtown area, one monopole may be used for three different carriers. Thus, the overall visual impact is reduced and the character of the town remains intact, which is consistent with the comprehensive plan.

There is no traffic generated by this project.

Any noise generated will be well-under the designated limits.

Furthermore, cell phone coverage and E911 services provide a crucial safety need which bolsters public welfare, especially in downtown, industrial, and I-90 areas where safety issues are more prevalent.

Cell phone services help surrounding property owners who are interested in commercial and industrial development. Cell phones use is crucial to the operation of businesses, which means that the property's value is substantially higher.

Given the reasons explained above, this proposal will not be detrimental to the public welfare or injurious to properties in the vicinity or district in which the property is located. The variance will be in general keeping with the purpose and intent of this title.

- D. The variance approved will be for the least amount that will make possible the legal use of the land, building or structure and will not provide a special privilege inconsistent with the limitations upon use of other properties in the vicinity or use district.

The proposed height variance is the least amount needed to make possible the legal use of the land and will not provide a special privilege inconsistent with the limitations upon use of other properties in the vicinity or use district. The project was initiated to improve coverage in the City of Cle Elum downtown area and along I-90. The existing gap in coverage in the downtown area and along I-90 is significant. This poses a public welfare risk due to the need for E911 services. The height of the monopole is the minimum functional height based on RF coverage needs and to accommodate the collocation of other telecommunication providers. Without this proposed height variance, additional monopoles would need to be constructed throughout the downtown area. By approving one height variance and one monopole, less residents and property owners will be impacted.

- E. The variance will not adversely affect the realization of the comprehensive plan.

The proposed development is consistent and compatible with the applicable goals, policies, and objectives of the comprehensive plan and meets the intent of the transportation element for safe and continuous pedestrian facilities commensurate with the project design.

- F. The need for the variance was not caused by the actions of the applicant or property owner.

The need for the variance is based upon location and site configuration in order provide cell phone coverage to the City of Cle Elum downtown and along I-90.

Should you require any additional information, please call or email me as provided below.

Thank you,



Meghan Howey  
Technology Associates EC INC.  
Real Estate Specialist II | [meghan.howey@taec.net](mailto:meghan.howey@taec.net) | (253) 682-8556  
9725 Third Avenue NE, Suite 410 | Seattle | WA | 98115