

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 25, 2011

FILE NO: ZMA-11-030

AGENDA ITEM: H-3A

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: A Zoning Map Amendment to change the zoning of APN 002-101-81 (18 acres) from Single Family 6,000 (SF6) to Public Community (PC).

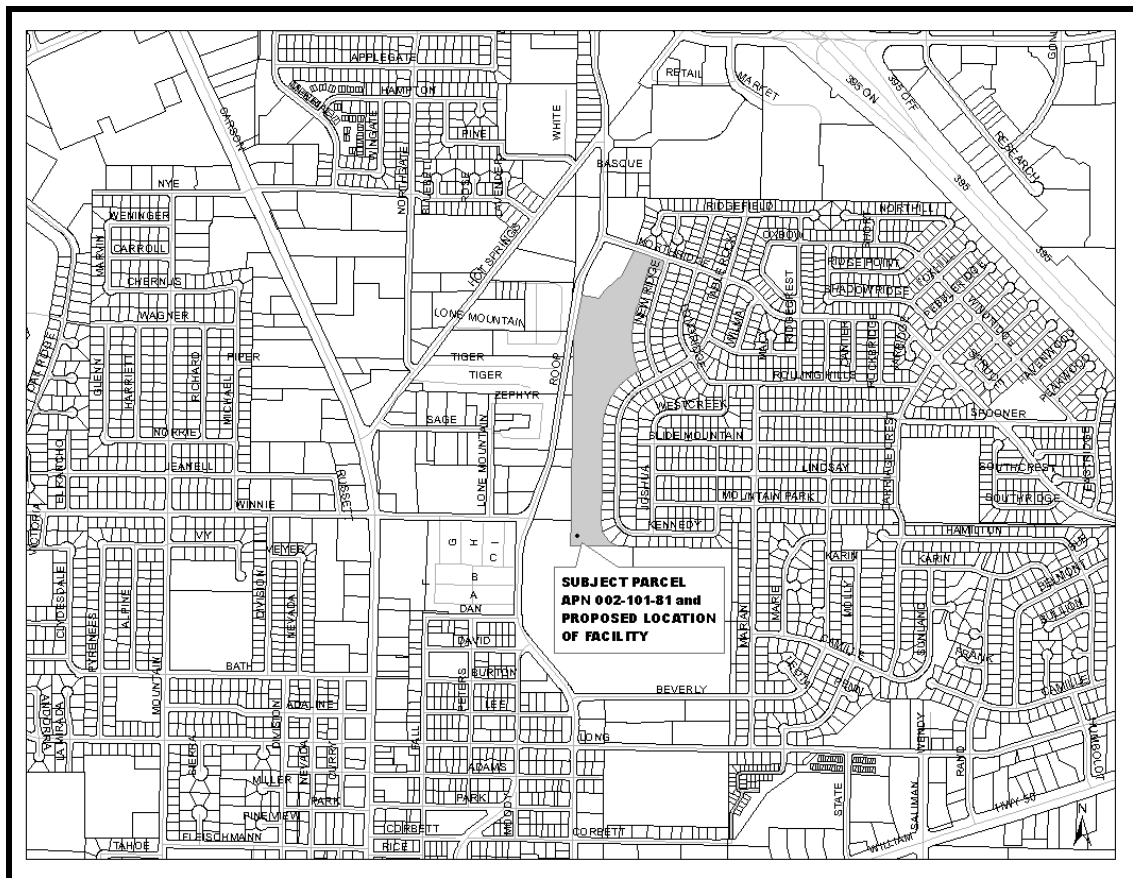
APPLICANT: Carson City

OWNER: Carson City

LOCATION: Northridge Drive

APN: 002-101-81

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of ZMA-11-030, a Zoning Map Amendment to change the zoning of APN 002-101-81, from Single Family 6,000 to Public Community, property located at Northridge Drive, based on the findings contained in the staff report.”



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments).

MASTER PLAN DESIGNATION: Parks and Recreation

CURRENT ZONING: Single Family 6,000 (SF6)

PROPOSED ZONING: Public Community (PC)

SURROUNDING LAND USE AND ZONING:

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Retail Commercial (RC)- Vacant
SOUTH: Public Regional (PR)– Lone Mountain Cemetery
EAST: Single Family 6,000 (SF6) – Residential
WEST: Public Community (PC)/General Commercial – Roop Street-Open Space

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: Zones X (Areas of minimal flooding)
2. SOILS: 71- Urban Land
3. EARTHQUAKE: There are no faults within 500 feet of the subject site.

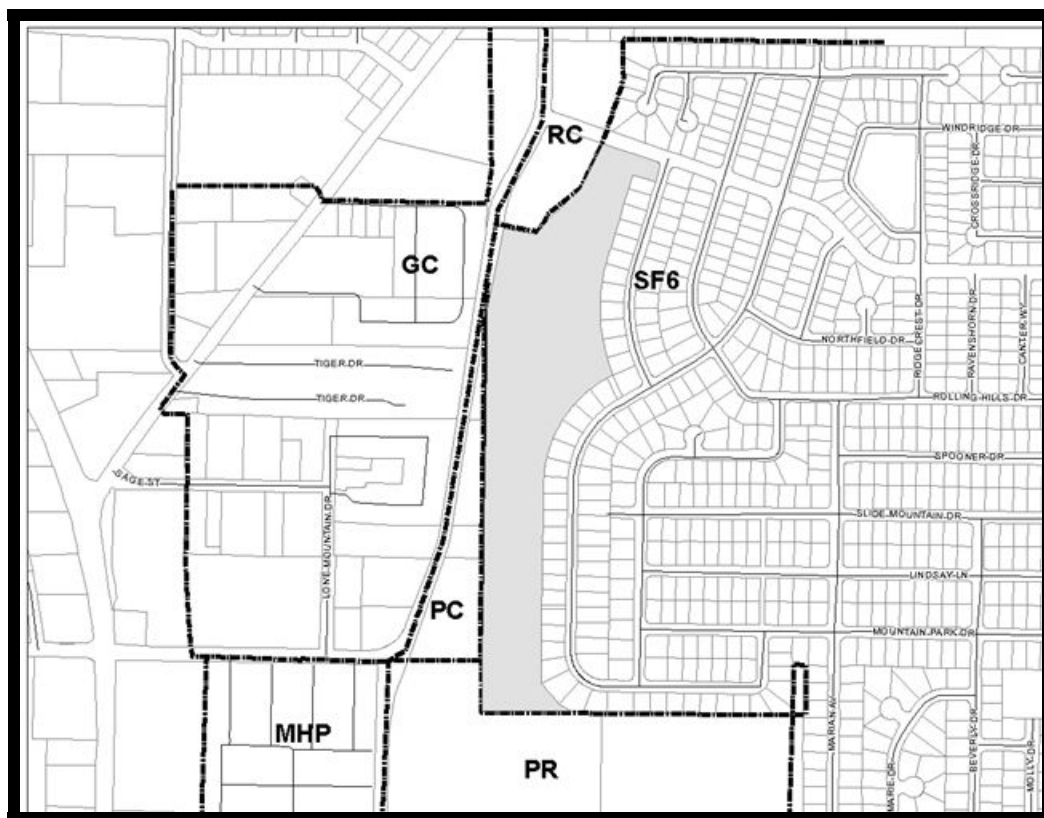
KEY ISSUE:

- Would the Zoning Map Amendment be consistent with the proposed Carson City Master Plan?

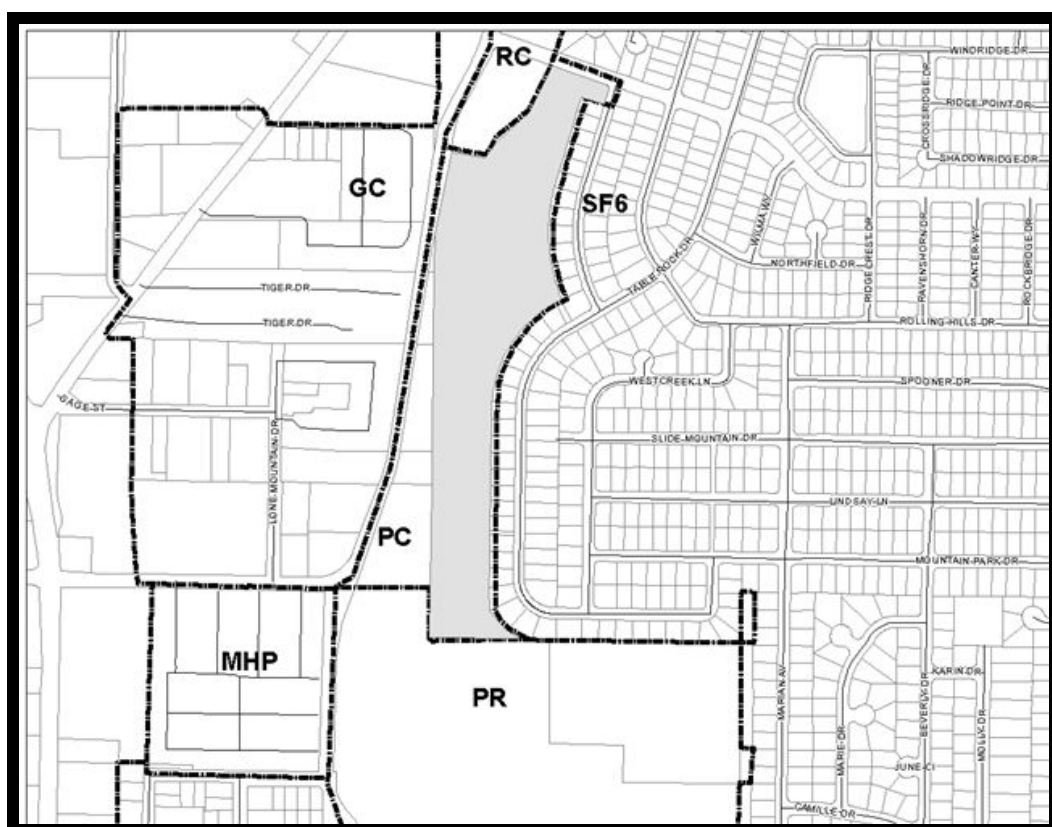
BACKGROUND:

Carson City obtained the subject parcel in 2002 from the previous owner Landmark Homes & Development for open space purposes. Typically parcels owned by Carson City have a Public zoning designation. Unfortunately, Carson City did not change the zoning accordingly to the appropriate zoning designation. The subject site is one of the few City owned parcels which is not zoned Public Regional, Public Neighborhood or Public Community. It is staff's belief that regardless of the outcome of the accompanying Special Use Permit, the subject Zoning Map Amendment should be approved for consistency purposes.

The applicant has also submitted a Special Use Permit application to allow a wireless telecommunications facility to be processed concurrently with this subject Zoning Map Amendment. The subject site is zoned Single Family 6,000. The Special Use Permit request is dependent on the approval of the subject ZMA application, for the reason that a " freestanding wireless telecommunications facility" is **prohibited** within the Single Family 6,000 zoning district.



PROPOSED ZONING MAP



DISCUSSION:

The subject parcel is approximately 18 acres and is located east of Roop Street and south of Northridge Drive. There is an existing public property to the west (Public Community) between the subject property and Roop Street, and to the south (Public Regional, Lone Mountain Cemetery).

Master Plan Consistency

The existing land use designation of Parks and Recreation is consistent with the existing open space and trails use. Pursuant to the Carson City Master Plan, *primary uses include*: Parks, pathways, and recreational facilities, *secondary uses include*: Utilities (e.g. municipal wells) in the Parks and Recreation land use designation.

Master Plan-Zoning Consistency

The Master Plan Land Use Map shows the future anticipated or desired land use condition. The zoning of a parcel, which may presently be different than or inconsistent with the present Master Plan designation for a parcel, provides the specific property development entitlements—i.e. what types of uses are permitted.

The surrounding neighborhood is a mixture of unique uses which include public uses (open space and cemetery), residential uses (single family, mobile home and multi family uses) and vacant uses. To the immediate south is Lone Mountain Cemetery. To the immediate east are single family dwelling units (Northridge Subdivision). To the north are two vacant lots. To the immediate west are Carson City Open Space and Roop Street.

The proposed Public Community zoning designation will provide for compatible uses and zoning. The purpose of the PC zoning district is for facilities and uses that serve primarily a large portion of Carson City.

PUBLIC COMMENTS: Public notices were mailed to 300 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of May 13, 2011, no comments have been received from the general public. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Carson City Health Department:

- Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Carson City Fire Department:

- The applicant must meet all codes and ordinances as they relate to this request.

Engineering Division:

- The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

Carson City Parks & Recreation Department:

- The Parks and Recreation Department supports this Zoning Map Amendment even if the Planning Commission does not approve SUP-11-029. Currently, Lone Mountain Park has PC zoning on the west side of the property and SF6 on the property's east side. Our department believes the entire park must have a zoning designation that reflects the City's ownership and is in compliance with the Master Plan Land Use Map

FINDINGS: Staff recommends the following findings for approval pursuant to the Carson City Municipal Code Section 18.02.075(5), Zoning Map Amendments, and further substantiated in the applicant's written justification.

1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.

Rationale: The proposed amendment meets the intent of the Mixed Use Commercial Master Plan designation for the subject property as detailed in the staff report discussion, above. General Commercial zoning is an appropriate zoning district for Mixed Use Commercial at this time.

The proposed amendment will be in substantial compliance with the following:

- A. *Amending the current zoning from Residential to Parks and Recreation is consistent with the Master Plan designation of Parks and Recreation. See attached Master Plan identifying the parcel.*
- B. *It is consistent with Chapter 3 - Balanced Land Use Pattern of the Master Plan Policy Checklist.*
- C. *It is consistent with Chapter 4 – Equitable Distribution of recreational Opportunities by providing opportunities to expand parks and recreation opportunities.*

2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

Rationale:

- A. *North: Northridge Drive abutting residential and commercial use. Amending to Parks and Recreation is compatible with both, by cutting down on population densities and traffic. East: Single Family Residential homes abut the subject. Public Community designation would insure that no homes are built in the open space that is currently zoned Residential. South: Cemetery. Public Community designation insures there will be no traffic impact or future plans for thoroughfares or feeder routes through a historical resting place. Helps insure those grounds will not be disturbed. West: Parks and Recreation open space – continuity of designation and use under the Master Plan.*
- B. *There were no zoning changes in the last 5 years except to note that some commercial parcels to the North remain undeveloped.*

3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health.

Rationale:

On the contrary, it would enhance the ability to implement planned public services consistent with Parks and Recreational uses that are otherwise not available under the current zoning. Health, safety, and welfare of citizenry are generally enhanced with increased pedestrian use of Parks and Recreational property away from street traffic.

4. Sufficient consideration has been exercised by Carson City in that there is no adaptation to be made when making the zoning consistent with the Parks and Recreation designation in the Master Plan.

Rationale:

The proposed amendment does not involve any construction. Therefore there will be no adverse impact to drainage, sewer, water, traffic, schools, emergency services, roadways, and other city services.

- A. An amendment that requests only to change the zoning designation to Public Community, and that does not contemplate a construction project due to its open space nature, does not have a drainage accommodation to be made.*
- B. Water supplies and other utilities are unaffected by the Public Community designation change.*
- C. Roadways are sufficient in that Public Community zoning designation insures that traffic will not increase. There is no traffic now in this open space, and the possibility for future traffic greatly diminishes once the proposed zoning consistent with the Master Plan designation of Public Community. Higher densities are precluded from occurrence with consistent zoning in place.*
- D. The rezoning from Residential to Public Community will not affect student population or schools. In fact, the designation would preclude any future increase in student population residing on the subject property since Public Community zoning would preclude the construction of single-family residential homes.*
- E. The use of the property currently existing as open space on Residentially-zoned property will not change. However, Public Works and perhaps emergency services may wish to use the property in the future under the Public Community zoning, whereas that is not so easily accomplished if the property remains as Residential and single-family houses are constructed in the future. For practical purposes though, emergency service's needs or requirements are unaffected by the zoning change to Public Community consistent with the Parks and Recreation designation under the Master Plan.*

Respectfully submitted,

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner
Public Works Department, Planning Division

Attachments

- Draft Ordinance
- Carson City Engineering Division comments
- Carson City Fire Department comments
- Carson City Health Department comments
- Carson City Parks & Recreation Department comments
- Application (ZMA-11-030)
- Neighborhood meeting notice
- Public Comments

ORDINANCE NO. 2011-_____

BILL NO.

AN ORDINANCE TO CHANGE THE ZONING OF APN 002-101-81, LOCATED SOUTH OF NORTHRIDGE DRIVE AND EAST OF ROOP STREET FROM SINGLE FAMILY 6,000 (SF6) TO PUBLIC COMMUNITY (PC).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS HEREBY ORDAINS:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Number 002-101-81, property located south of Northridge Drive and east of Roop Street, Carson City, Nevada, was duly submitted by Carson City and AT & T in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of approximately 18 acres changing from Single Family 6,000 (SF6) to Public Community (PC). After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 25, 2011, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted ayes, nays to recommend to the Board of Supervisors of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning designation of approximately 18 acres of property identified as south of Northridge Drive and east of Roop Street, APN 002-101-81, from Single Family 6,000 (SF6) to Public Community (PC), as shown on "Exhibit A," attached.

PROPOSED this ____ day of _____, 2011.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2011.

VOTE: AYES: _____

 NAYS: _____

 ABSENT: _____

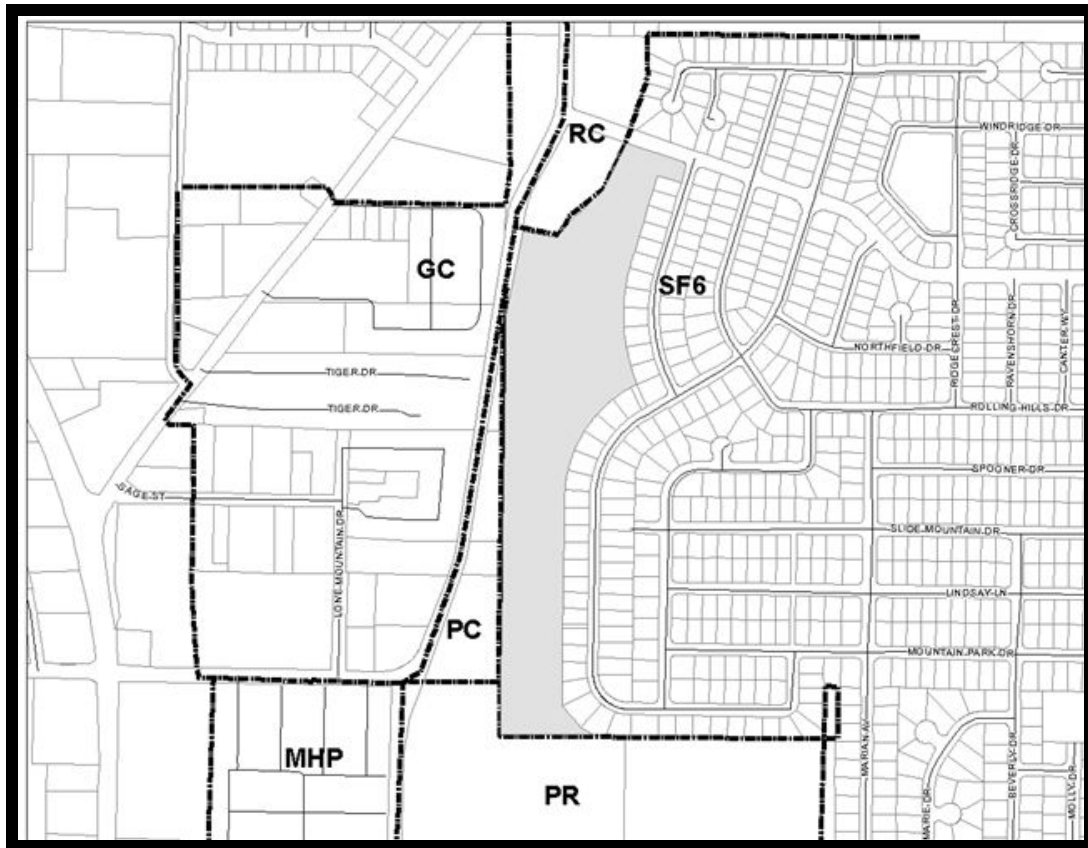
ROBERT L. CROWELL, Mayor

ATTEST:

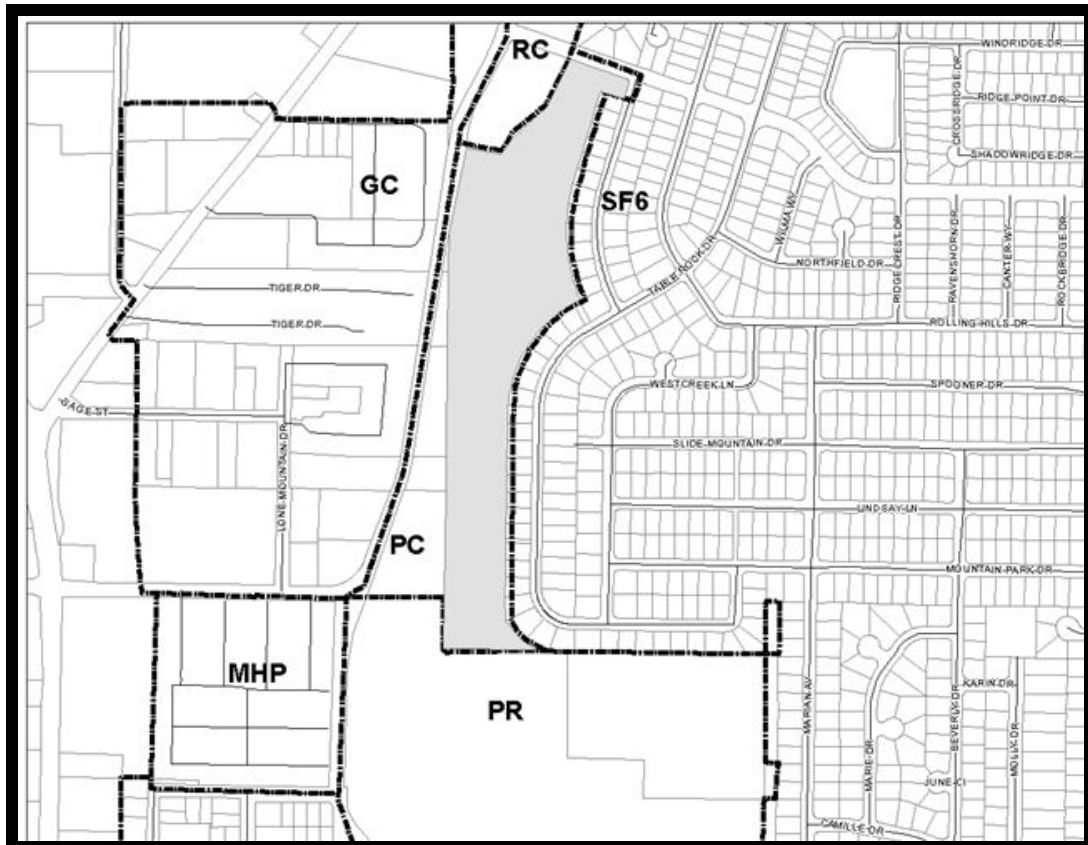
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2011.

EXISTING ZONING MAP



PROPOSED ZONING MAP



RECEIVED

Carson City Planning Division
 108 E. Proctor Street • Carson City NV 89701
 Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

APR 14 2011

FILE # ZMA - 11 - 030

ZONING MAP AMENDMENT CARSON CITY
 PLANNING DIVISION

FEE: \$2,450.00 + noticing fee + CD containing application data (all to be submitted once application is deemed complete by staff).

SUBMITTAL PACKET

- ☐ Application Form
- ☐ Written Project Description
- ☐ Site Plan
- ☐ Proposal Questionnaire With Both Questions and Answers Given, Supporting Documentation
- ☐ Applicant's Acknowledgment Statement
- ☐ 6 Completed Application Packets (1 Original + 5 Copies)
- ☐ Documentation of Taxes Paid-to-Date (1 copy)
- ☐ Project Impact Reports (Engineering-4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

City of Carson city

PROPERTY OWNER

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

Buzz Lynn / City of Carson City

APPLICANT/AGENT

11315 Cornerbrook Court, Reno, NV 89511

MAILING ADDRESS, CITY, STATE ZIP

775-852-5367

PHONE #

FAX #

blynn3@earthlink.net

E-MAIL ADDRESS

Project's Assessor Parcel Number(s)

002-101-81

Street Address

Roop at Winnie or Northridge Drive

ZIP Code

Project's Master Plan Designation

Parks and Recreation

Project's Current Zoning

SF6

Nearest Major Cross Street(s)

Roop at Winnie

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. Subject property is owned by the City of Carson City and is master-planned as Parks and Recreation. Carson City wishes to rezone the property from its current residential zoning to Parks and Recreation zoning in order to be consistent with the Master Plan, and to be consistent with the Parks and Recreation designation and zoning of the surrounding, City-owned, Parks and Recreation land.

PROPERTY OWNER'S AFFIDAVIT

I, Roger Moellendorf, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to the filing of this application.

Signature

Address

3303 Butti Way Carson City

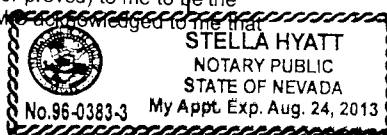
Date

5/3/11

Use additional page(s), if necessary, for other names.

On May 3, 2011, Roger Moellendorf, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



ADDENDUM 1

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by Carson City for a Zoning Map Amendment on Assessor's Parcel Number CC2-101-81 ZMA-11-030. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT

(to be executed by the legal property owner(s) in addition to those legal owners on the subject application)

STATE OF NEVADA)

ss

CARSON CITY)

I, Lawrence A. Werner, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Signature Carson City Manager

Date

5/17/11

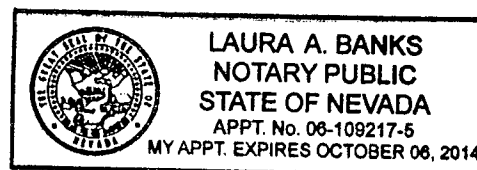
Mailing Address: 201 N. Carson St.
Suite 2
Carson City, NV 89701

Telephone: (775) 887-2100

E-mail Address: lwerner@carson.org

SUBSCRIBED AND SWORN BEFORE ME
THIS 17th DAY OF May, 2011.

Laura A. Banks
Notary Public



Zoning Change
ZMA Application Questionnaire, File #11-030
APN 002-101-81
Lone Mountain, Winnie at Roop
Carson City, NV

Background: Over a period of years, Carson City acquired a tract of land in separate parcels north of the Cemetery on Lone Mountain that is overseen and operated by Carson City Parks and Recreation District (CCPRD). All parcels within the tract, including the subject, are designated as Parks and Recreation use under the Master Plan. With the exception of the subject property, all are also zoned Parks and Recreation. The subject property of approximately 18 acres along the ridgeline is, however, zoned Residential. It is the City's request to amend the current zoning from Residential to Parks and Recreation to make its zoning designation consistent with the Parks and Recreation use under the Master Plan.

1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan
 - A. Amending the current zoning from Residential to Parks and Recreation is consistent with the Master Plan designation of Parks and Recreation. See attached Master Plan identifying the parcel.
 - B. It is consistent with Chapter 3 - Balanced Land Use Pattern of the Master Plan Policy Checklist.
 - C. It is consistent with Chapter 4 - Equitable Distribution of recreational Opportunities by providing opportunities to expand parks and recreation opportunities.
2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.
 - A. North: Northridge Drive abutting residential and commercial use. Amending to Parks and Recreation is compatible with both, by cutting down on population densities and traffic. East: Single Family Residential homes abut the subject. Parks and Recreation designation would insure that no homes are built in the open space that is currently zoned Residential. South: Cemetery. Parks and Recreation designation insures there will be no traffic impact or future plans for thoroughfares or feeder routes through a historical resting place. Helps insure those grounds will not be disturbed. West: Parks and Recreation open space - continuity of designation and use under the Master Plan.
 - B. There is no awareness of any zoning changes in the last 5 years except to note that some commercial parcels to the North remain undeveloped.
3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health. On the contrary, it would enhance the ability to implement planned public services consistent with Parks and Recreational uses that are otherwise not available under the current zoning. Health, safety, and welfare of citizenry are generally enhanced with increased pedestrian use of Parks and Recreational property away from street traffic.
4. Sufficient consideration has been exercised by Carson City in that there is no adaptation to be made when making the zoning consistent with the Parks and Recreation designation in the Master Plan. The proposed amendment does not involve any construction. Therefore there will be no adverse impact to drainage, sewer, water, traffic, schools, emergency services, roadways, and other city services.
 - A. An amendment that requests only to change the zoning designation to Parks and Recreation, and that does not contemplate a construction project due to its open space nature, does not have a drainage accommodation to be made.

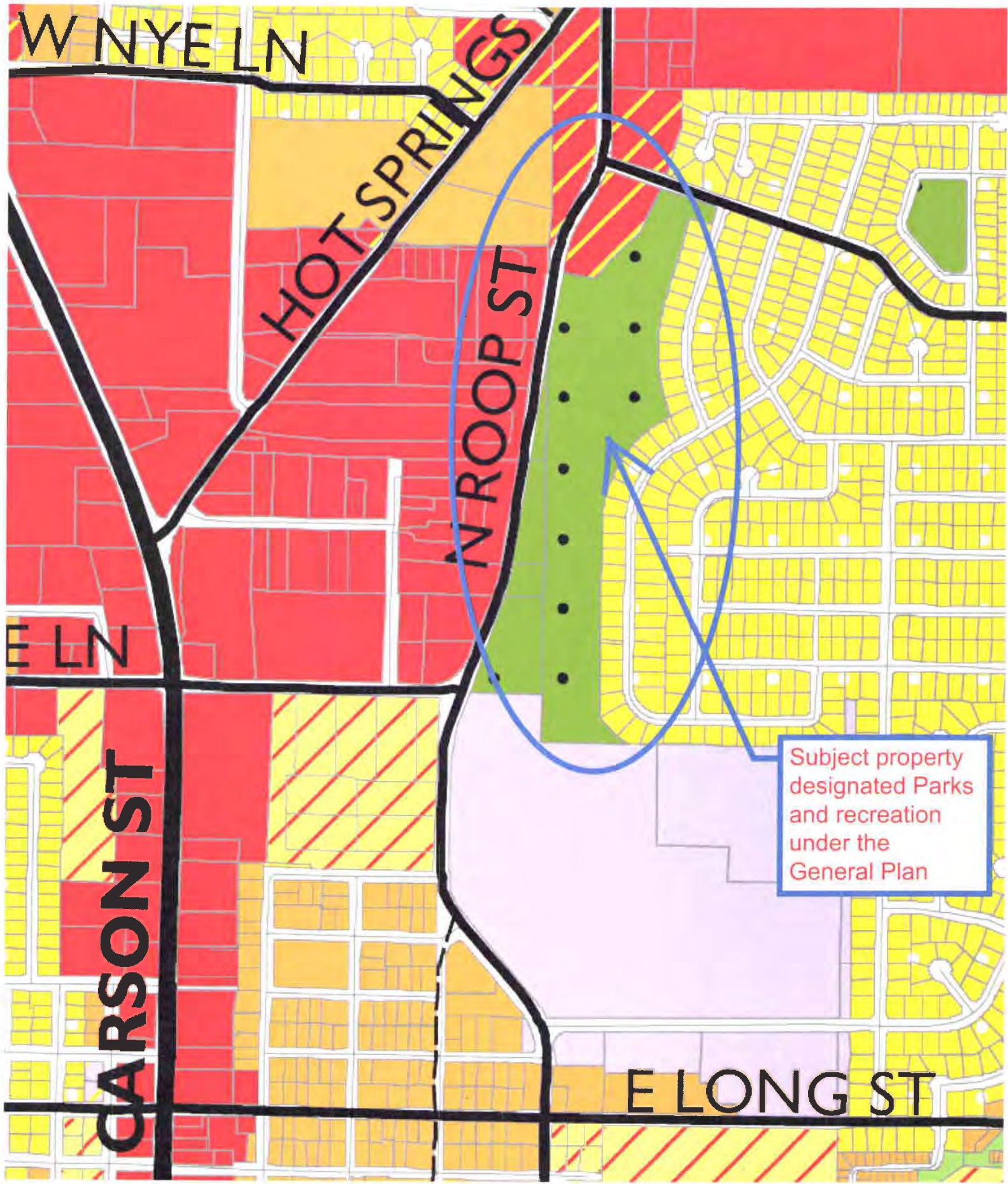
- B. Water supplies and other utilities are unaffected by the Parks and recreation designation change.
- C. Roadways are sufficient in that Parks and Recreation zoning designation insures that traffic will not increase. There is no traffic now in this open space, and the possibility for future traffic greatly diminishes once the proposed zoning consistent with the Master Plan designation of Parks and Recreation. Higher densities are precluded from occurrence with consistent zoning in place.
- D. The rezoning from Residential to Parks and Recreation will not affect student population or schools. In fact, the designation would preclude any future increase in student population residing on the subject property since Parks and Recreation zoning would preclude the construction of single-family residential homes.
- E. The use of the property currently existing as open space on Residentially-zoned property will not change. However, Public Works and perhaps emergency services may wish to use the property in the future under the Parks and Recreation zoning, whereas that is not so easily accomplished if the property remains as Residential and single-family houses are constructed in the future. For practical purposes though, emergency service's needs or requirements are unaffected by the zoning change to Parks and Recreation consistent with the Parks and Recreation designation under the Master Plan.

ACKNOWLEDGEMENT OF APPLICATION

I certify that the foregoing statements are true and correct to the best of my knowledge and belief

Buzz Lynn on behalf of the City of Carson City
Parks and Recreation District

Date



Subject property
designated Parks
and recreation
under the
General Plan

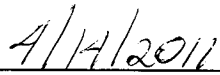
- A. Is drainage adequate in the area to support the density that may occur with the rezoning? How will drainage be accommodated? How have you arrived at this conclusion?
- B. Are the water supplies in the area of your project adequate to meet your needs without degrading supply and quality to others? Is there adequate water pressure? Are the lines in need of replacement? Talk to the Utilities Department for the required information.
- C. Are roadways sufficient in the area to serve the density that may occur from the rezoning? How have you arrived at this conclusion?
- D. Will the school district be able to serve the student population that may occur from the rezoning? How have you arrived at this conclusion?
- E. Are adequate means of access available for emergency vehicles to serve the site? What is the approximate response time for emergency vehicles? If your application is approved to rezone the property, will additional means of access be required for increased density? Or will existing access ways be adequate? How have you arrived at this conclusion?

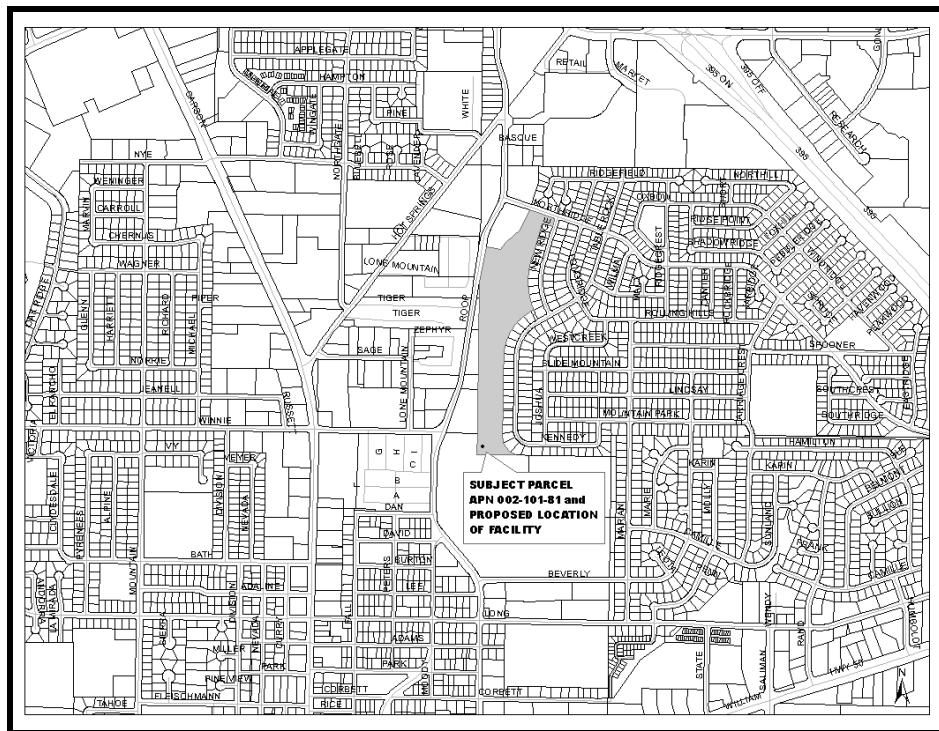
ACKNOWLEDGMENT OF APPLICATION

Please type the following signed statement at the end of your application questionnaire:

I certify that the foregoing statements are true and correct to the best of my knowledge and belief.


Applicant


Date



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a building permit from the Carson City Building and Safety Department for the proposed facilities.
5. The applicant shall obtain a Certificate of Occupancy and/or final inspection and approval for all required improvements prior to commencing the use.
6. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within twelve months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning and Community Development Department thirty days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
7. This SUP shall become effective only upon approval by the Board of Supervisors of Zoning Map Amendment application ZMA-11-030 to change the subject parcel from Single Family 6,000 to Public Community.
8. Exterior facility colors should blend with surrounding development and not cause abrupt changes. Primary surfaces should be muted or earth-tone in color. Bold colors shall be avoided. Ground and roof mounted facilities shall be painted a non-glossy color that blends with the surrounding natural environment.
9. The exterior of facilities and equipment shall not be lighted unless required by the Federal Aviation Administration (FAA) with the exception of manually operated emergency lighting.
10. All ground mounted facilities and equipment shall be surrounded by a security barrier. The barrier shall contain adequate controlled access and be posted with a one square foot sign indicating the facility owner(s) and a 24-hour emergency telephone number.
11. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
12. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This

handout may also be found online at: www.carson.org/building

13. The applicant is required to work with Parks and Recreation Department staff to construct an all weather access road on Cemetery property that connects the Cemetery's internal road system to the project site. Care must be exercised to minimize any impact to the adopted Cemetery Master Site Plan (Refer to Exhibit A).
14. The applicant shall construct a secondary path down to the corner of Roop Street and Winnie Lane to connect to the pedestrian facilities at the intersection.

The following shall be submitted or included with a building permit or improvement permit application:

15. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner.
16. The applicant shall submit documentation with a building permit application that the applicant is licensed by the Federal Communications Commission (FCC) and has the legal right to install and use the proposed facility.

The following are general requirements applicable through the life of the project:

17. This permit shall become null and void and the wireless communications tower structure shall be removed from the site if and when the use is abandoned for a period of more than 12 consecutive months.
18. Future uses such as buildings and facilities owned, leased, or operated by the City of Carson City, Carson City School District or any other district, State of Nevada or the government of the United States are subject to Special Use Permit approval, as noted in the Public Community zoning district.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.15 Communication Facilities and Equipment), Development Standards Division 1.9 (Wireless Telecommunication Facilities and Equipment).

MASTER PLAN DESIGNATION: Parks and Recreation

ZONING: Single Family 6,000 (SF6)

KEY ISSUES: Will the proposal be detrimental or cause material damage to surrounding properties in the vicinity? Does the proposed facility meet the specific development standards of the Municipal Code for wireless communication facilities?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH:	Retail Commercial/Single Family 6,000 (SF6)/vacant
SOUTH:	Public Regional (PR)/Lone Mountain Cemetery
EAST:	Single Family 6,000 (SF6)/residential
WEST:	Public Community (PC)/Open Space

SITE DEVELOPMENT INFORMATION

1. PROPOSED STRUCTURE HEIGHT: 24 feet, the height of the facility will include any antenna or other appurtenances.
2. PARKING: No parking is proposed in conjunction with this request. Adequate access and parking for occasional maintenance will be provided on the Lone Mountain Cemetery property.
3. SETBACKS:

	<u>Provided</u>
North	1900+ feet
East	180+ feet
South	80+ feet
West	35+ feet

BACKGROUND:

Wireless communication facilities are regulated by the Federal Telecommunications Act. This Act sets forth requirements and standards for both wireless service providers and local governments. The regulations for such facilities within the Carson City Municipal Code are based on the requirements of the Act, which are generally intended to facilitate the provision and expansion of the wireless service network nationwide while retaining zoning control at the local government level.

Rooftops, flagpoles, bell towers, crosses, clock towers, road signs, silos, water towers and monopole towers are just a few antenna concealment projects that have been successfully integrated into communities. Two of the most recent additions to Carson City are the mono pole “pine tree” installed on the southern end of town off of U.S. Highway 50 West and the flag pole installed on the northern end of town off of U. S. Highway 395.

DISCUSSION:

A Special Use Permit is required for the proposed facility pursuant to the adopted Carson City Municipal Code (CCMC):

- Development standards. All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit.

The applicant has also submitted the following application to be processed concurrently with the subject Special Use Permit:

- A Zoning Map Amendment application ZMA-11-030 to change the existing zoning of Single Family 6,000 to Public Community. It is important to note the proposed Special Use Permit request is dependent of the approval of the above mentioned ZMA application, for the reason that a “freestanding wireless telecommunication facility “ use is **prohibited** within the Single Family 6,000 industrial zoning district.

The applicant is requesting approval of a Special Use Permit to allow the placement of a wireless telecommunication facility on City property located south of Northridge Drive and east of Roop Street. The facility as proposed will be located on the southwestern portion of the unimproved 18

acre site. The facility as proposed will be located on a 25 foot by 25 foot platform with 12 platform mounted antennas, with a maximum height of 24 feet.

AT&T aims to provide enhanced cellular communication utility service for its communications network of customers, along with the ability for three others, including Carson City Public Works (CCPW), to locate within the same area on separate equipment pads at a future date. CCPW anticipates a need for enhanced communication services for greater safety and efficiencies in the foreseeable future. Construction of AT&T's and up to three other facilities will help to insure better, more reliable, more efficient communications services for Fire, Sheriff, Public Works services, along with enhanced service for the citizenry at large.

As un-manned facilities require no water or sewer, no Fire, no Sheriff, no schools, no roads, nor other City-provided services, thus create no additional burden on City resources. Power use is minimal and there is no water usage.

The work provides for enhanced pathway connections in that AT&T intends to construct a 12 foot-wide trail for work truck access to the proposed site. This trail parallels and in some cases utilizes existing foot routes that are not currently maintained. The enhanced trail will provide greater foot traffic access, and perhaps bicycle access, not to mention recreational access from Roop Street to residences on the east side of Lone Mountain.

The work – including the communications facility and the access trail - seeks to minimize the visual impact in utilizing the bare minimum disruption necessary to access the facility, minimizing the view shed of the installation by limiting its height and spreading the facility over a wider area, and by camouflaging the installation with color native to its surrounding (BLM desert brown).

Parks and Recreation, and Public Works have endorsed and support AT&T's agreement to provide the enhance trail to the communications site, and to provide utility conduit in the ground that follows the trail access route to the site. Electricity will be available at the site so that Parks and Public works will not incur the expense of bringing it up the hill for its future use.

DEVELOPMENT STANDARDS REVIEW CRITERIA:

In addition to the review standards of Title 18 regarding Special Use Permit approvals (18.02.080), and Communication Facilities and Equipment (18.15), wireless communication facilities are subject to the criteria contained in Division 1.9 of the Development Standards. The following is a review of the proposed facility with regard to these standards.

Location and placement standards—AT&T is satisfying these criteria in that the proposed wireless facility will be camouflaged. It is the intention of the applicant not to jeopardize the character and integrity of the existing open space area. The proposed facility will be located in the southwestern portion of the 18 acre parcel of land.

The standards also require that the applicant be licensed by the Federal Communications Commission (FCC) in order to operate the proposed facility. Recommended Condition of Approval number 16 requires that the applicant submit documentation to that effect with the submittal of a building permit application.

Height and dimension standards--The height of the proposed facility is 20 feet on a platform raised

approximately 3-4 feet above grade (total less than 24 feet). The project as proposed includes six foot antennas (four per sector, three sectors for a total of 12 antennas). Building height in the proposed PC zoning district is subject to SUP approval.

Setbacks-- There are no setback issues associated with the proposed project. Setbacks in the proposed PC zoning district are subject to SUP approval.

The proposed facility has been designed to meet this standard as shown on the plans submitted with the application, and the ground lease area includes additional area for future wireless service providers.

Design Standards--The proposed facility will be constructed on a platform, the proposed antennas will be mounted on the platform (three foot wrought iron- BLM desert brown) and enclosed by vinyl coated (BLM desert brown) chain link fencing. The primary surfaces shall be muted or earth-tone in color. Ground and roof mounted facilities shall be painted a non-glossy color that blends with the surrounding natural environment. Recommended condition number eight addresses this issue.



The design standards require that ground mounted facilities be surrounded by a security barrier and posted with a 24-hour emergency telephone number. Recommended condition number 10 addresses this issue.

PUBLIC COMMENTS: Public notices were mailed to 300 adjacent property owners within 300 feet of the subject site. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on May 25, 2011.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Carson City Health Department:

- Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Carson City Fire Department:

- The applicant must meet all codes and ordinances as they relate to this request.

Engineering Division:

- The Engineering Division has no preference or objection to the special use request. The project must be designed to have minimal environmental and visual impacts.

Carson City Parks & Recreation Department:

Over the past few months, our department has been working the AT&T representatives to locate a cellular communication facility on the top of Lone Mountain. Besides the public benefit of providing better coverage, this project will enhance the public access to the park property from the corner of Winnie Lane and Roop Street and a portion of the crest trail. Staff believes that the applicant has done a good job in addressing the project's potential visual, grading, and construction impacts. Our department requests that the Planning Commission impose the following conditions on the special use permit:

- 1) The applicant is required to work with Parks and Recreation Department staff to construct an all weather access road on Cemetery property that connects the Cemetery's internal road system to the project site. Care must be exercised to minimize any impact to the adopted Cemetery Master Site Plan (Refer to Exhibit A).
- 2) Construct a secondary path down to the corner of Roop Street and Winnie Lane to connect to the pedestrian facilities at the intersection.

Carson City Building Division:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated

concerns with similar projects in the past.

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at: www.carson.org/building

SPECIAL USE PERMIT FINDINGS: Staff recommends that the Planning Commission approve the Special Use Permit based on the findings as required by Carson City Municipal Code (CCMC) Sections 18.02.080 (Special Use Permits) enumerated below, subject to the recommended conditions of approval, and further substantiated in the applicant's written justification.

1. The project will be consistent with the master plan elements.

The above satisfies the objectives in Chapter 3 – Balanced Land Use Pattern, as sought in the Carson City Master Plan Ordinance.

With regard to Chapter 4 – Equitable Distribution of recreational Opportunities, the facility will have no impact on the Parks and Recreation's ability to provide park facilities, as it always has on Lone Mountain.

With Regard to Chapter 5 – Economic Vitality, there is no question that the facility will provide better, more reliable, more efficient communications for AT&T customers - small business, tradesmen, recreation and outdoor enthusiasts, families on a schedule, educators, elected representatives, City service providers, and an otherwise broad range of citizenry. Greater efficiencies in communications lends itself well to enhanced community vitality.

Regarding Chapter 6 – Livable Neighborhoods and Activity Centers, there is little applicability here, as the installation is unrelated to housing models, densities, or Mixed-Use Activity Centers.

Regarding Chapter 7 – A Connected City, AT&T considers this an integral part of its purpose. The installation is a primary source of increased connectivity, data and voice transmission, and communication in general throughout the population. Not only that, but In terms of physical connectivity, AT&T's construction of an enhanced access trail will facilitate greater foot traffic from west to east and east to west sides of Lone Mountain.

2. The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

Northridge Drive is nearly ½ mile from the site. Commercial property abuts the parcel. However, the installation has no impact – visual or otherwise – on the northern boundary. East: Residential single-family housing along Tablerock Drive. The closest three houses are within 300 feet. However,

because of the low profile of the installation, and because it is up the hill, it remains out of the expected view-shed excepting the tips of some antenna panels. See photo-simulations for accurate depiction of visual impact. South – Cemetery. The installation creates no noise and can't be seen from the cemetery grounds, thus no impact on the southern-bordering use. West: Roop Street, apartments, modular housing, and commercial uses. A block wall on the West side of Roop blocks most visibility to the installation from residences beyond the wall. The installation can be seen from Roop Street traffic (There are no houses facing the proposed installation.). However, pains have been taken to maintain a low installation profile with all equipment painted to blend with the natural surroundings, so as to minimize any visual affects.

Short and long range benefits are nearly congruous. Carson City citizens will have better, more efficient, more robust, and more effective communications capacity. The installation also provides for the future needs of Public Works and Parks and Recreation communications needs, and enhances medical, police, and fire response. It also adds redundancy to the ability communicate such that if landlines are unavailable, or there is a power outage, AT&T cellular communications services remain intact, as would Public Works for enhanced public services and safety, including access to 911 Emergency services.

Finally, the installation provides for co-location opportunities for other carriers, fostering competition that brings greater features at lower prices for all users.

3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.

A service technician will visit the site occasionally for maintenance or for emergency servicing of the facility. Adequate parking and access is available to accommodate this maintenance activity through the City cemetery property. No additional vehicular and pedestrian traffic will be generated in conjunction with the subject proposal that could adversely impact vehicular or pedestrian circulation in the subject area.

The communications installation is not a traffic-generator, and no roads serve the proposed installation. Thus AT&T proposes to enhance the existing trail on the West side of Roop Street, as minimally-intrusive as possible, strictly for maintenance vehicle access. Not only will there be no street traffic, this will greatly enhance east-west/west-east pedestrian traffic thanks to the enhanced access trail.

4. The project will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The proposal will not require the extension or expansion of any public services and facilities and services to accommodate the proposed facility.

5. The project meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

Upon approval of the Special Use Permit with the recommended conditions of approval and approval of the proposed Zoning Map Amendment, the subject use will be in conformance with the requirements of the Carson City Municipal Code and the Development Standards relating to wireless communication facilities.

6. The project will not be detrimental to the public health, safety, convenience and welfare.

The proposed antennas and related equipment will not be detrimental to the public health, safety, convenience, and welfare, and will cause no adverse impacts to surrounding properties, but will improve public safety, convenience and welfare by expanding emergency operations coverage.

The facility shall be posted with a sign indicating the facility owner(s) and a 24-hour emergency telephone number.

Like the utility poles and electrical wires that have resided near the same location at the top of the hill for years, one becomes desensitized to one's surroundings. However, with much input from Parks and recreation, Public Works, and major Project Review process, the installation visual impact is minor compared to existing utility poles. Painted to match its surrounding while maintaining a profile much lower than the poles, it will barely be noticeable. In the hundreds of thousands of installations across the country, there is no evidence, let alone substantiation of diminished property value. We find no evidence, given the steps taken to mitigate impact, that property values would be affected in any way, especially since the installation will be on a large piece of Carson City-owned land designated and operated as Parks and Recreation.

Concerning uses "within the building", there is no building, as the communications equipment will be on a platform exposed to the elements, and painted to match its surroundings. And being unmanned with no traffic, the installation is static and does not move or attract attention or patronage of any sort. There will be no noise, dust, odors, vibration, fumes, glare, or physical activity associated with the site. Construction-generated dust will be minimal, but controlled by standard building procedures, starting with minimal intrusion into the surrounding area. Work areas will be surrounded by construction fencing. Dust control will be further enhanced upon completion by the re-vegetative seed mix specified by Carson City. The installation itself is static and creates no dust following installation.

7. The project will not result in material damage or prejudice to other property in the vicinity.

The facility shall be not be internally or externally illuminated.

This permit shall become null and void and the wireless communications tower structure shall be removed from the site if and when the use is abandoned for a period of more than 12 consecutive months.

The installation will not be a detriment to the neighborhood because it will be largely un-noticeable thanks to its small size, low profile, and blending paint color. It produces no sound, dust, or odorous emissions. Pedestrians will be free to walk the trails, as always, and the site will be secure so as not to draw public nuisance.

Respectfully submitted,
Public Works Department, Planning Division

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments

Carson City Engineering Division comments
Carson City Fire Department comments
Carson City Building Division comments
Carson City Health Department comments
Carson City Parks & Recreation Department comments
Application (SUP-11-029)
Public Comments
Neighborhood meeting notice
Wireless Communication table

File # (Ex: MPR #07-111)	ZMA-11-030 & SUP-11-029
Brief Description	Cellular Communications Facility
Project Address or APN	002-101-81
Bldg Div Plans Examiner	Kevin Gattis
Review Date	May 25, 2011
Total Spent on Review	

BUILDING DIVISION COMMENTS:

These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.

GENERAL COMMENTS

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *Commercial Submittal Requirements*. This handout may also be found online at:
www.carson.org/building.

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: May 9, 2011

SUBJECT: AGENDA ITEMS FOR MAY 25, 2011 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the Planning Commission Meeting and have the following comments:

- AB-11-026 State of Nevada We have no concern with the applicant's request.
- SUP-11-027 Carson City Schools
 - Fire Department access must be maintained to the building. One option is to install 2 ½" hose stations in the corridors on the west side of the school.
 - Currently a fire hydrant and post indicator valve exist in the round-about at the school entrance. Both of these items and the fire department connection must be moved to a location approved by this department.
 - All roads must be a minimum of 20' width, 13'-16" vertical clearance for fire department access.
- SUP-11-028 Gary Hitt, Kelly Clark The applicant must meet all codes and ordinances as they relate to this request.
- SUP-11-029 & ZMA-11-030 Carson City (Parks & Rec) The applicant must meet all codes and ordinances as they relate to this request.

DL/llb

**Engineering Division
Planning Commission Report
File Number SUP 11-029**

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: April 26, 2011

MEETING DATE: May 25, 2011

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Buzz Lynn of AT&T Wireless to construct a cellular communication facility and access road north of Lone Mountain Cemetery on Lone Mountain, apn 02-101-81.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request. The project must be designed to have minimal environmental and visual impacts.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis. More detailed plans must be submitted for the construction permit.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not have an effect on traffic and pedestrian access.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

Engineering Division
Planning Commission Report
File Number ZMA 11-030

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: April 29, 2011

MEETING DATE: May 25, 2011

SUBJECT TITLE:

Action to consider a change in zoning for parcel 02-101-81 on Lone Mountain.
The zoning is proposed to be changed from Single Family 6000 s.f. to Parks and Recreation.

RECOMMENDATION:

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

CCMC 18.02.080(2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis. Much more detailed plans must be submitted for the construction permit.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

CCMC 18.02.080 (5d) - Public Services

Public water and sewer are unneeded at this site.

From: Kathe Green
To: Brod, Janice; Pruitt, Jennifer
Date: 5/10/2011 8:09 AM
Subject: Fwd: Planning Commission Comments for May 25, 2011

>>> Dustin Boothe 5/9/2011 6:17 pm >>>
Kathe:

Please see comments below

AB-11-026

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Sup-11-027

Carson City Health and Human Services has the following comments regarding this project in regards to the building expansion:

1. Building plans must be submitted in accordance with Nevada Administrative Code (NAC) 444.56818 and any other applicable codes.
2. The submitted plans must meet all applicable standards set forth in NAC 444.56816 to 444.56862 inclusively.

SUP-11-028

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

SUP-11-029

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

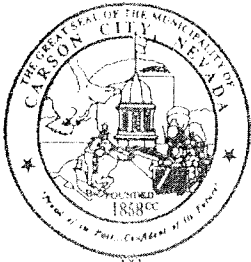
Sup-11-030

Carson City Health and Human Services has no comments regarding the project as described in the packet received.

Dustin Boothe, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

Please Note I have a new E-Mail address.
dboothe@carson.org

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CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

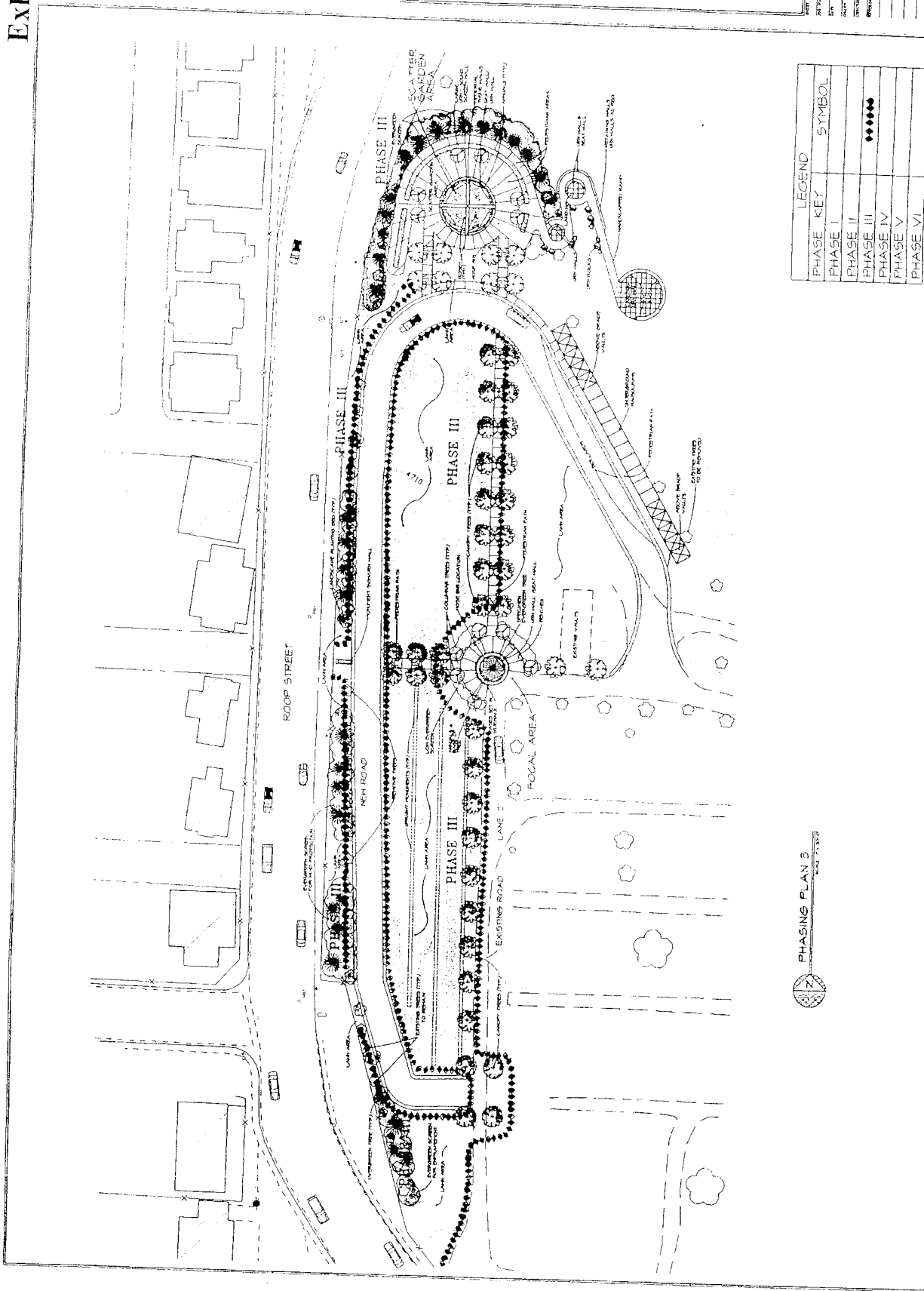
To: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner

From: Roger Moellendorf, Parks and Recreation Director *[Signature]*
Scott Fahrenbruch, Director of Operations
Juan F. Guzman, Open Space Manager *[Signature]*
Vern L. Krahn, Park Planner *[Signature]*

Subject: Parks and Recreation Department's comments for the Wednesday,
May 25, 2011, Planning Commission meeting

Date: May 11, 2011

AB-11-026	No Comments
SUP-11-027	No Comments
VAR-11-031	No Comments
SUP-11-028	No Comments
SUP-11-029	<p>Over the past few months, our department has been working the AT&T representatives to locate a cellular communication facility on the top of Lone Mountain. Besides the public benefit of providing better coverage, this project will enhance the public access to the park property from the corner of Winnie Lane and Roop Street and a portion of the crest trail. Staff believes that the applicant has done a good job in addressing the project's potential visual, grading, and construction impacts. Our department requests that the Planning Commission impose the following conditions on the special use permit:</p> <p>1) The applicant is required to work with Parks and Recreation Department staff to construct an all weather access road on Cemetery property that connects the Cemetery's internal road system to the project site. Care must be exercised to minimize any impact to the adopted Cemetery Master Site Plan (Refer to Exhibit A).</p> <p>2) Construct a secondary path down to the corner of Roop Street and Winnie Lane to connect to the pedestrian facilities at the intersection.</p>
ZMA-11-030	The Parks and Recreation Department supports this Zoning Map Amendment even if the Planning Commission does not approve SUP-11-029. Currently, Lone Mountain Park has PC zoning on the west side of the property and SF6 on the property's east side. Our department believes the entire park must have a zoning designation that reflects the City's ownership and is in compliance with the Master Plan Land Use Map.



LEGEND

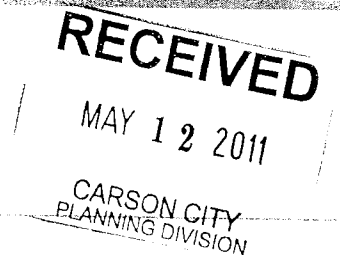
PHASE KEY	SYMBOL
PHASE I	
PHASE II	
PHASE III	◆◆◆◆◆
PHASE IV	
PHASE V	
PHASE VI	

PHASING PLAN 3
 SCALE 1"=20'

John's copy

Rea Thompson - SUP-11-029 & ZMA-11-030

From: "Fr. Jeffrey Paul" <godguy@stpeterscarsoncity.org>
To: <planning@carson.org>
Date: 5/12/2011 10:10 AM
Subject: SUP-11-029 & ZMA-11-030



To the Planning Commission of Carson City.

If the proposed cellular communication tower on the southwestern portion of Lone Mountain obstructs the view from the neighborhood, I would oppose it. I live at 2189 Table Rock Drive.

Jeff Paul



Community Meeting Notice

May 11, 2011

Please join AT&T for a neighborhood community meeting to discuss the proposed wireless facility on Lone Mountain, which is located at the intersection of Roop Street and Winnie Lane.

This new site is needed to address growing customer concerns about the quality of AT&T's existing service in Carson City.

AT&T representatives will be available to answer questions and provide attendees with details about the proposed site.

The meeting will be held on:

Wednesday, May 18th, 2011
5:00 – 7:00 pm
Carson City Community Center
851 E. William Street
Bonanza Room

Sincerely,

Kris Wells
Area Manager, AT&T External Affairs
645 E. Plumb Lane, Room C142
Reno, NV 89502

Carson City Wireless Telecommunication Analysis

SUP #	APN	ADDRESS	DECISION DATE	HEIGHT AND OTHER INFO.
SUP-05-263	001-132-14	1750 Mountain Street	Approved 02/22/06	Co-location on an existing church- not constructed
ADM-05-201	010-351-92	4024 Lepire Dr	Approved 11/2/05	Existing pole is 45'. Antennas added to 35'
ADM-05-124	008-133-13	2600 E. Graves Ln	Approved 7/15/05	Existing pole is 80'. Antennas added to 45' & 50'
ADM-05-111	010-061-62	2088 S. Lompa Ln	Approved 7/15/05	Existing pole is 100'. Antennas added to 53', 55', 57', 60'
ADM-05-110	003-205-01	400 W. King St	Approved 7/15/05	55'6" (on top of bldg.)
SUP-04-157	007-051-66	5364 Sierra Highlands Dr.	Approved 3/30/05	Monopine- height of 105'
SUP-03-100	008-054-08	4550 N. Carson St.	Approved 11/10/03	67' tall
U-02/03-11	008-011-05	1051 N. Ormsby Blvd	Approved 9/25/02	Anamometer 162.5' tall. Approved for 1 yr. only
AD-02/03-1	002-145-01	600 E. William St.	Approved 12/04/02	50' tall (5 feet above parapet of roof)
U-01/02-33	002-145-01	600 E. William St.	Approved 5/29/02	65' tall (co-location)
U-01/02-8	010-211-05/-06	1577/1583 Livermore Ln.	Approved 9/26/01	Edmonds light tower 90' tall
U-00/01-37	003-092-02	600 S. Carson St	Approved 6/27/01	119' tall (on top of Ormsby House roof)
U-00/01-31	010-351-05	4024 Lepire Dr	Denied (80') 6/27/01	45' tall tower was built as allowed in zoning dist.
U-00/01-1	003-094-01	600 S. Carson St	Approved 7/26/00	118' 7" (on top of Ormsby House roof)
U-98/99-42	003-092-01	600 S. Carson St	Approved 5/13/99	134' 5" (on top of Ormsby House roof)
U-96/97-65	008-133-07	Airport	Approved 6/25/97	60' tall
U-94/95-18a	010-061-62	2088 S. Lompa Ln	Approved 5/26/99	Add 12 antennas to existing 100' pole
U-94/95-18	010-061-62	2088 S. Lompa Ln	Approved 5/26/99	Add antennas to 100' high tower

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 11 - 029

PROPERTY OWNER

City of Carson City
MAILING ADDRESS, CITY, STATE, ZIP

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

APPLICANT/AGENT

Buzz Lynn / AT&T Wireless
MAILING ADDRESS, CITY, STATE ZIP

11315 Cornerbrook Ct. Reno, NV 89511
PHONE #

FAX #

775-852-5367

E-MAIL ADDRESS hynn3@earthlink.net

Project's Assessor Parcel Number(s):

002-101-81

Street Address

Northridge Dr.

ZIP Code

Project's Master Plan Designation

Parks & Recreation

Project's Current Zoning

SFG

Nearest Major Cross Street(s)

Winnie Ln. & N. Roop

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: _____, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

Proposed cellular communication facility for AT&T Wireless and up to 3 other communications users north of the cemetery on Lone Mountain. AT&T to construct 25'x25' platform with 12 platform-mounted antennas, max height of 20'

PROPERTY OWNER'S AFFIDAVIT

I, Roger Moellendorf, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature R Moellendorf

Address 3303 Butte Way

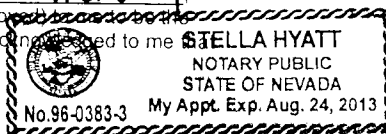
Date 5/3/11

Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY

On May 3, 2011, Roger Moellendorf personally appeared before me, a notary public, personally known (or proved to be) to me, a person whose name is subscribed to the foregoing document and who acknowledged to me he/she executed the foregoing document.

Notary Public



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

ADDENDUM 1

THIS ADDENDUM is hereby made a part of that certain application to the Carson City Planning Commission by Carson City for a Special Use Permit on Assessor's Parcel Number 002.101.81 SUP 01-029. A copy of said application is attached hereto.

OWNER'S AFFIDAVIT

(to be executed by the legal property owner(s) in addition to those legal owners on the subject application)

STATE OF NEVADA)

ss

CARSON CITY)

I, Lawrence A. Werner, being duly sworn, depose and say that I am a legal owner of the property involved in the subject application, that the statements herein contained in that application are in all respects, true and correct to the best of my knowledge.

Signature Carson City Manager

Date

5/17/11

Mailing Address: 201 N. Carson St.

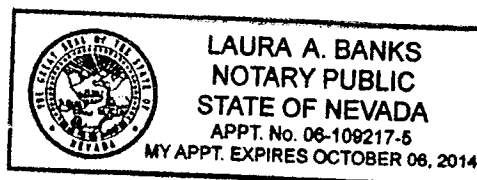
Ste. 2 Carson City, NV 89701

Telephone: (775) 887-2100

E-mail Address: lwerner@carson.org

SUBSCRIBED AND SWORN BEFORE ME
THIS 17th DAY OF May, 2011.

Laura A. Banks
Notary Public



AT&T Wireless CN6108
Special Use Permit Application
Questionnaire, File # 11-029
Lone Mountain, Winnie at Roop
Carson City, NV

Background: AT&T Wireless currently operates its wireless business incorporating a wireless a wireless network in various locations in Carson City. AT&T's purpose in this application is to improve coverage and capacity of its wireless network, to enhance public safety, to provide an appropriate location for the City of Carson City's Public Works division, along with co-location space for 2 other communications users.

Justification: Radio Frequency coverage maps show that current coverage North of Downtown Carson City is spotty and is not currently capable of carrying the data demanded by the growth of use of Smart Phones. Improved coverage would be achieved to the West along Winnie to Ormsby Blvd., to the North up to College Parkway, to the South bordering Williams Street, and to the East bordering Highway 50.

The location would also be available for co-location for up to 3 other communications users, including City of Carson City Public Works.

Accordingly, AT&T is requesting a Use Permit to place its facilities on the City-owned subject property and to provide a new utility road for Carson City to access the future Public Works communications facility site in the same general location. Carson City would incur no public or private expense for this improvement.

In keeping with the City's objective to minimize the visual presence of cellular installations, the objective was to find an existing site with enough height to satisfy the RF-propagation requirements. Further, locating on an existing structure would alleviate the need to construct a new tower. However no existing facilities were available that fit the coverage objectives of both the City and AT&T.

AT&T worked closely with Carson City Planning through the Major Project Review Process to arrive at the proposed Scope of Work. Those comments and stipulations are on file with Carson City Community Development, and have been incorporated into the proposed plan.

In keeping with the desires of Carson City and with the desires of the surrounding community, AT&T proposes a Special Use Permit within the desired improvement envelope on the attached plans, that proposes up to 3 additional co-location communications users, including Carson City Public Works. Each of the 3 future users would already have the use designation in place as a result of this application, and would be subject to Design Review for their specific future location.

AT&T examined 2 different designs with Carson City in the MPR process wherein the Carson City originally determined it would prefer a monopole design of up to 40' with all antennas mounted on the pole in hopes of minimizing the visual obstruction to just one location. The alternate design was for a platform with all antennas placed horizontally along the platform.

It was ultimately determined on a subsequent site walk with Carson City Parks and Recreation and Public Works that the flatter platform was less intrusive into the visual corridor because of its lower height and smaller visual footprint from Tablerock and Roop Streets below. The visual impact is much more diffused.

Specifics requested and agreed upon are:

- AT&T to construct a new 12'-wide access road for Carson City and surrounding community access benefit.
- Provide for up to 3 additional users, including Carson City Public Works

- Design Review Process within the SUP envelope for future users
- Cut and fill access road to be re-vegetated with Carson City-provided seed specification
- All fencing within the AT&T platform with see-through chain-link or wrought iron to minimize vandalism while offering the best visual transparency possible
- Bottom of the platform to be secured with wrought iron to eliminate vagrancy and vandalism
- Color of all equipment and fencing to be vinyl-coated, BLM Standard Environmental Color, Desert Brown (10YR 63)
- Minimize ground disturbance of the new access road and communications platform, mindful of surrounding vegetation and rock formations.
- Improve the lower foot trail
- Expand E911 emergency coverage
- Provide electric utility access on Lone Mountain for future civic and private needs
- All utilities underground to eliminate visual impact
- Protect public safety during and after construction by removing exposed barbed wires during the construction phase.
- All MPR comments otherwise noted and addressed.

Question 1: How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan elements?

Explanation: AT&T aims to provide enhanced cellular communication utility service for its communications network of customers, along with the ability for 3 others, including Carson City Public Works (CCPW), to locate within the same SUP area at a future date, subject only to Design Review at that time, not another SUP. CCPW anticipates a need for enhanced communication services for greater safety and efficiencies in the foreseeable future. Construction of AT&T's and up to 3 other facilities will help to insure better, more reliable, more efficient communications services for Fire, Police, Public Works services, along with enhanced service for the citizenry at large.

As un-manned facilities require no water or sewer, no Fire, no Police, no schools, no roads, nor other City-provided services, thus create no additional burden on City resources. This is consistent with the Growth Management Ordinance. Power use is minimal and there is no water usage.

The work provides for enhanced pathway connections in that AT&T intends to construct a 12' wide trail for work truck access to the proposed site. This trail parallels and in some cases utilizes existing foot routes that are not currently maintained. The enhanced trail will provide greater foot traffic access, and perhaps bicycle access, not to mention recreational access from Roop Street to residences on the east side of Lone Mountain.

The work – including the communications facility and the access trail - seeks to minimize the visual impact in utilizing the bare minimum disruption necessary to access the facility, minimizing the view shed of the installation by limiting its size and spreading the facility over a wider area, and by camouflaging the installation with color native to its surrounding.

Parks and Recreation, and Public Works have endorsed and support AT&T's agreement to provide the enhance trail to the communications site, and to provide utility conduit in the ground that follows the trail access route to the site. Electricity will be available at the site so that Parks and Public works will not incur the expense of bringing it up the hill for its future use.

Mixed use is not applicable here, as the 25' x 25' installation is minimal in scope compared to the breadth and expanse of 20+ acres designated as Parks and Recreation under the Master Plan. Nonetheless, large or small, with an SUP, the proposed use is allowed under Parks and Recreation zoning.

Steps have been taken throughout the Major Project Review, and through continual meetings with CCPW, Community Development Staff, and Parks and Recreation Management to see that

environment sensitivities, with de minimis land disturbance and negligible view disruption are respected in the best interest of the community.

The above satisfies the objectives in Chapter 3 – Balanced Land Use Pattern, as sought in the Carson City Master Plan Ordinance.

With regard to Chapter 4 – Equitable Distribution of recreational Opportunities, the facility will have no impact on the Parks and Recreation's ability to provide park facilities, as it always has on Lone Mountain.

With Regard to Chapter 5 – Economic Vitality, there is no question that the facility will provide better, more reliable, more efficient communications for AT&T customers - small business, tradesmen, recreation and outdoor enthusiasts, families on a schedule, educators, elected representatives, City service providers, and an otherwise broad range of citizenry. Greater efficiencies in communications lends itself well to enhanced community vitality.

Regarding Chapter 6 – Livable Neighborhoods and Activity Centers, there is little applicability here, as the installation is unrelated to housing models, densities, or Mixed-Use Activity Centers.

Regarding Chapter 7 – A Connected City, AT&T considers this an integral part of its purpose. The installation is a primary source of increased connectivity, data and voice transmission, and communication in general throughout the population. Not only that, but In terms of physical connectivity, AT&T's construction of an enhanced access trail will facilitate greater foot traffic from west to east and east to west sides of Lone Mountain.

Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Explanation:

A. North: Northridge Drive is nearly ½ mile from the site. Commercial property abuts the parcel. However, the installation has no impact – visual or otherwise – on the northern boundary. East: Residential single-family housing along Tablerock Drive. The closest 3 houses are within 300'. However, because of the low profile of the installation, and because it is up the hill, it remains out of the expected view-shed excepting the tips of some antenna panels. See photo-simulations for accurate depiction of visual impact. South – Cemetery. The installation creates no noise and can't be seen from the cemetery grounds, thus no impact on the southern-bordering use. West: Roop Street, apartments, modular housing, and commercial uses. A block wall on the West side of Roop blocks most visibility to the installation from residences beyond the wall. The installation can be seen from Roop Street traffic (There are no houses facing the proposed installation.). However, pains have been taken to maintain a low installation profile with all equipment painted to blend with the natural surroundings, so as to minimize any visual affects.

B. Like the utility poles and electrical wires that have resided near the same location at the top of the hill for years, one becomes desensitized to one's surroundings. However, with much input from Parks and recreation, Public Works, and major Project Review process, the installation visual impact is minor compared to existing utility poles. Painted to match its surrounding while maintaining a profile much lower than the poles, it will barely be noticeable. In the hundreds of thousands of installations across the country, there is no evidence, let alone substantiation of diminished property value. We find no evidence, given the steps taken to mitigate impact, that property values would be affected in any way, especially since the installation will be on a large piece of Carson City-owned land designated and operated as Parks and Recreation.

Concerning uses "within the building", there is no building, as the communications equipment will be on a platform exposed to the elements, and painted to match its surroundings. And being unmanned with no traffic, the installation is static and does not move or attract attention or patronage of any sort. There will be no noise, dust, odors, vibration, fumes, glare, or physical activity associated with the site. Construction-generated dust will be minimal, but controlled by standard building procedures, starting with minimal intrusion into the surrounding area. Work

areas will be surrounded by construction fencing. Dust control will be further enhanced upon completion by the re-vegetative seed mix specified by Carson City. The installation itself is static and creates no dust following installation.

C. The installation will not be a detriment to the neighborhood because it will be largely unnoticeable thanks to its small size, low profile, and blending paint color. It produces no sound, dust, or odorous emissions. Pedestrians will be free to walk the trails, as always, and the site will be secure so as not to draw public nuisance.

D. The communications installation is not a traffic-generator, and no roads serve the proposed installation. Thus AT&T proposes to enhance the existing trail on the West side of Roop Street, as minimally-intrusive as possible, strictly for maintenance vehicle access. Not only will there be no street traffic, this will greatly enhance east-west/west-east pedestrian traffic thanks to the enhanced access trail.

E. Short and long range benefits are nearly congruous. Carson City citizens will have better, more efficient, more robust, and more effective communications capacity. The installation also provides for the future needs of Public Works and Parks and Recreation communications needs, and enhances medical, police, and fire response. It also adds redundancy to the ability to communicate such that if landlines are unavailable, or there is a power outage, AT&T cellular communications services remain intact, as would Public Works for enhanced public services and safety, including access to 911 Emergency services.

Finally, the installation provides for co-location opportunities for other carriers, fostering competition that brings greater features at lower prices for all users.

Question 3: Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

Unquestionably, yes. AT&T has worked closely every step of the way, including a Major Project review, site walks with Parks and Recreation and Public Works, and multiple meetings with Community Development staff. Their voices were crucial to developing a good project for the citizenry of Carson City, and we believe that the deep concerns and evaluations that went into its conception shows well in the final product.

Explanation:

A. The School District will not be affected. Sheriff's Department may be positively affected by decreased response times, and citizen's more reliable connectivity in the case of emergency.

B. No paved surfaces are contemplated. The installation itself will require no drainage, as the platform is mesh steel, and thus water-transparent. There is no water accumulation or discharge. The access path will be of road quality with crushed rock base which will allow natural drainage with no erosion. All cut and fill will be planted back with native vegetation as specified by Parks and Recreation.

C. There are no water supplies serving the facility, as this is an un-manned installation requiring no water.

D. There is no sewer serving the facility, as this is an un-manned installation requiring no sewer.

E. No public road improvement needed. However, AT&T has agreed to construct an enhanced access path to the installation, and electrical conduit that will benefit Public Works in the future when it elects to utilize the site.

F. Title report, Community Development, Parks and Recreation, Public Works, licensed engineers and surveyors.

G. Outdoor lighting has not been contemplated. However, AT&T standard exterior lighting remains off unless switched on by maintenance personnel. When switched on, is shielded from adjoining property by covers that keep light shining down and minimizing light pollution.

H. Landscaping will remain native. Upon completion of the installation, seed spec, as designated by Carson City Parks and Recreation will be placed for re-vegetation of affected areas.

I. The SUP area is un-manned and therefore needs minimal parking only for work trucks. Parking has been limited to 1 space adjacent the installation platform, with enough room to perform 3-point turn-around for 1 vehicle. The objective was to eliminate any invitation to park at the site. Accordingly, only necessary work trucks will be allowed on the site during construction, and thereafter. All workmen will be required to leave their transportation vehicles in the parking areas of the cemetery.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Applicant

Date

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Date



SC
WIRELESS
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
OFFICE (760) 795-5200

LONE MOUNTAIN
CN6108
N. ROOP ST & WINNIE LN
CARSON CITY, NV 89706



VICINITY MAP

PHOTOSIMULATION VIEWPOINTS





at&t

LONE MOUNTAIN
CN6108
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SD WIRELESS
5865 AVENIDA ENCINAS, SUITE 142B
CARLSBAD, CA 92008
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PHOTOSIMULATION VIEW 1



PROPOSED LOCATION OF AT&T
EQUIPMENT CABINETS AND ANTENNAS
BEYOND HILLSIDE (NON-VISABLE)

EXISTING



at&t

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PHOTOSIMULATION VIEW 2





at&t

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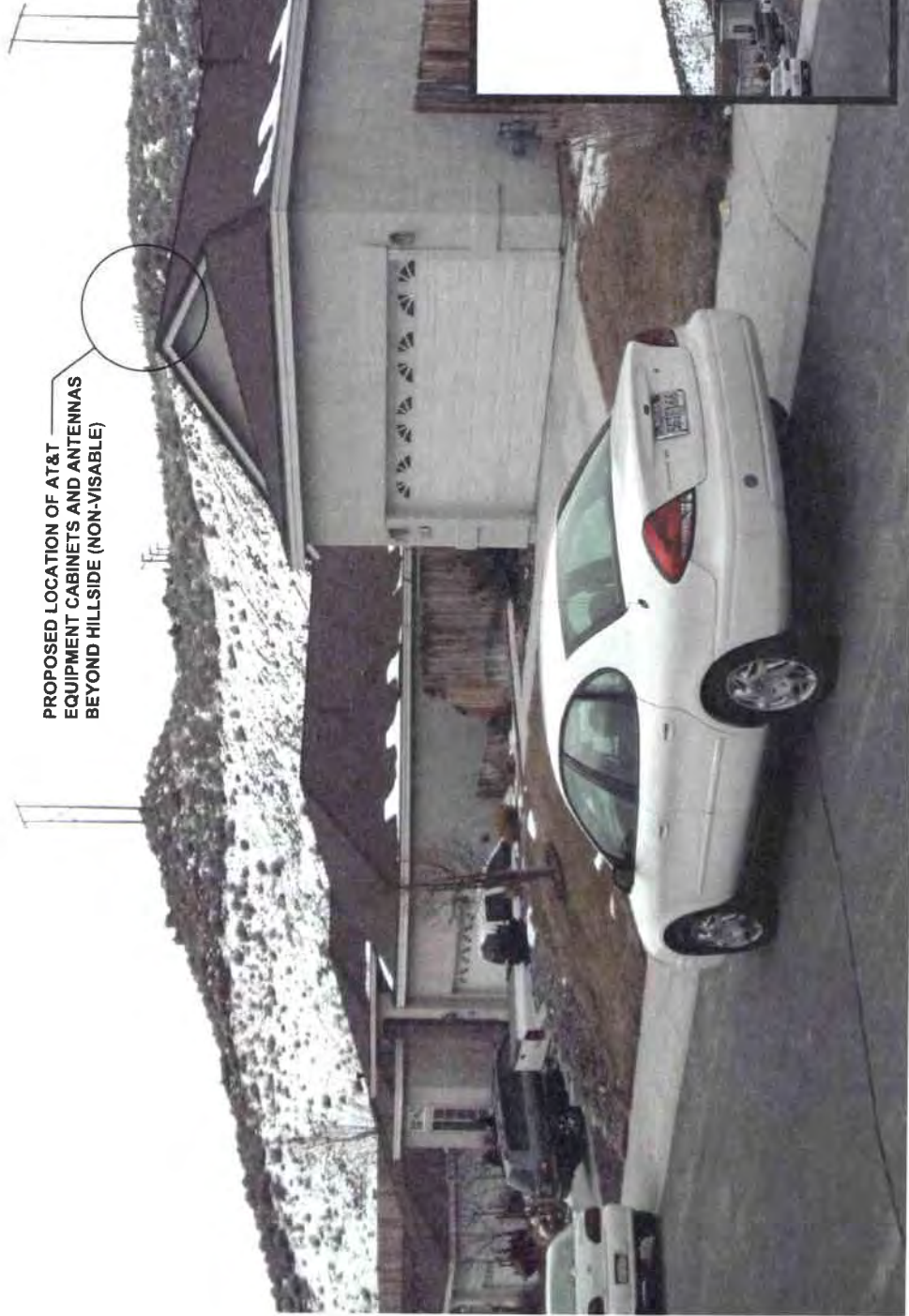
LONE MOUNTAIN
CN6108
N. ROOP ST & WINNIE LN
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PHOTOSIMULATION VIEW 2

SD

WIRELESS

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EXISTING





at&t

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PHOTOSIMULATION VIEW 3

NOTE:

PROPOSED AT&T EQUIPMENT CABINETS,
ANTENNAS W/RRUS, CHAIN LINK FENCE, STEEL
PLATFORM AND WROUGHT IRON BARS TO BE
PAINTED BLM STANDARD ENVIRONMENTAL
COLOR: DESERT BROWN (10YR 63)



AT&T Wireless CN6108
Scope of Work and Justification Statement
Lone Mountain, Winnie at Roop
Carson City, NV
PG&E Tower

Background: AT&T Wireless currently operates its wireless business incorporating a wireless network in various locations in Carson City. AT&T's purpose in this application is to improve coverage and capacity of its wireless network, to provide an appropriate location for the City of Carson City's Public Works division, along with co-location space for 2 other communications users.

Justification: Radio Frequency coverage maps show that current coverage North of Downtown Carson City is spotty and is not currently capable of carrying the data demanded by the growth of use of Smart Phones. Improved coverage would be achieved to the West along Winnie to Ormsby Blvd., to the North up to College Parkway, to the South bordering Williams Street, and to the East bordering Highway 50.

The location would also be available for co-location for up to 3 other communications users, including City of Carson City Public Works.

Accordingly, AT&T is requesting a Use Permit to place its facilities on the City-owned subject property and to provide a new utility road for Carson City to access the future Public Works communications facility site in the same general location. Carson City would incur no public or private expense for this improvement.

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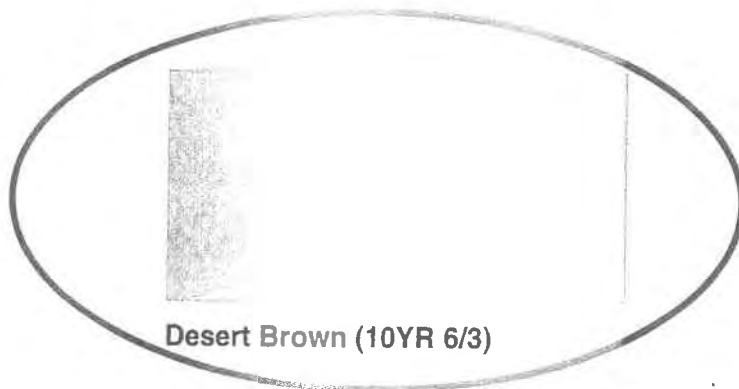
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- Color of all equipment and fencing to be vinyl-coated, BLM Standard Environmental Color, Desert Brown (10YR 63)
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- Improve the lower foot trail
- Expand E911 coverage
- More efficient use of Public Works operations
- All utilities underground to eliminate visual impact
- Protect public safety during and after construction by removing exposed barbed wires during the construction phase.
- All MPR comments otherwise noted and addressed.

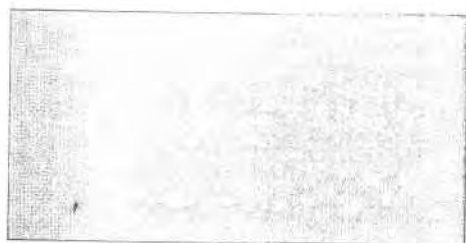
Standard Environmental Colors



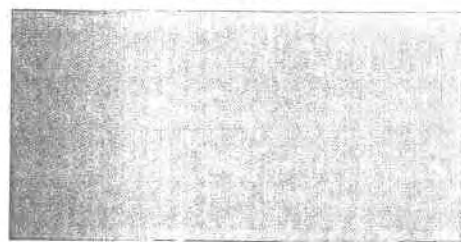
Sand Beige (5Y 6/3)



Desert Brown (10YR 6/3)



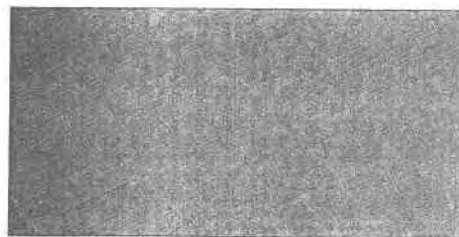
Carlsbad Canyon (2.5Y 6/2)



Slate Gray (5Y 6/1)



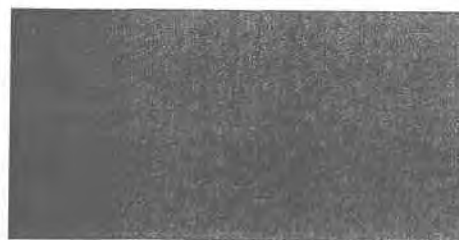
Sudan Brown (2.5Y 4/2)



Brush Brown (10YR 5/3)



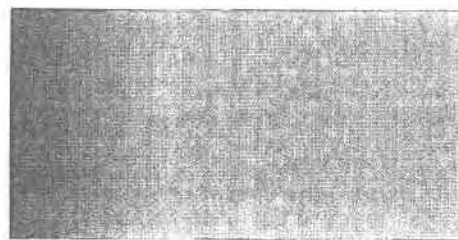
Juniper Green (no Munsell Color)



Shale Green (5Y 4/2)



Yuma Green (5Y 3/1)



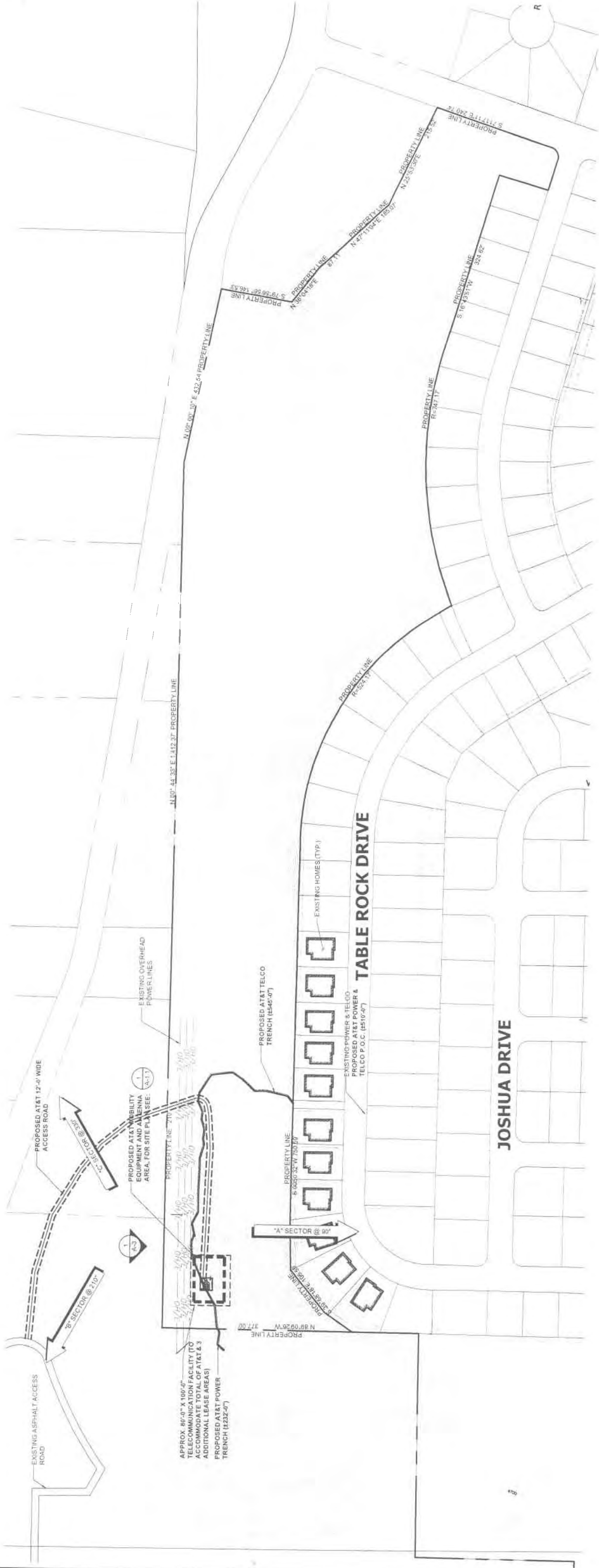
Largo Red (2.5R 5/6)

NOTE: Do not scan, photocopy, or reproduce, as color accuracy will be affected.

Numbers in parentheses () refer to **Munsell Soil Color Charts**

Contact: Wyoming Bureau of Land Management, Cheyenne, Wyoming

Bureau of Land Management, Washington Office – Recreation Group



SITE PLAN

100' 0 50' 100' SCALE: 1" = 100'-0" (24x36)
(OR) 1/2" = 100'-0" (11x17)

1



5865 AVENIDA ENCINAS
SUITE 142B
CARLSBAD, CA 92008
WWW.SBCW.COM



4430 ROSEWOOD DR.
PLEASANTON, CA 94588

CN6108
WINNIE AND ROOP
CARSON CITY, NV 89706

SHEET TITLE:

OVERALL SITE PLAN

SCALE: AS NOTED
SHEET NUMBER: A-1

REV	DATE	DESCRIPTION	BY	CHK	APPD
1	04/13/11	100% ZONING DRAWINGS	CC	JC	MM
0	01/19/11	90% ZONING DRAWINGS	OM	JC	MM