

STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 31, 2013

FILE NO: SUP-13-046

AGENDA ITEM: G-2

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: Approval of a Special Use Permit to allow construction and operation of a new radio communications site with an 80-foot tall radio tower on property zoned Public Regional (PR), located at 250 Conestoga Drive, APN 008-011-30.

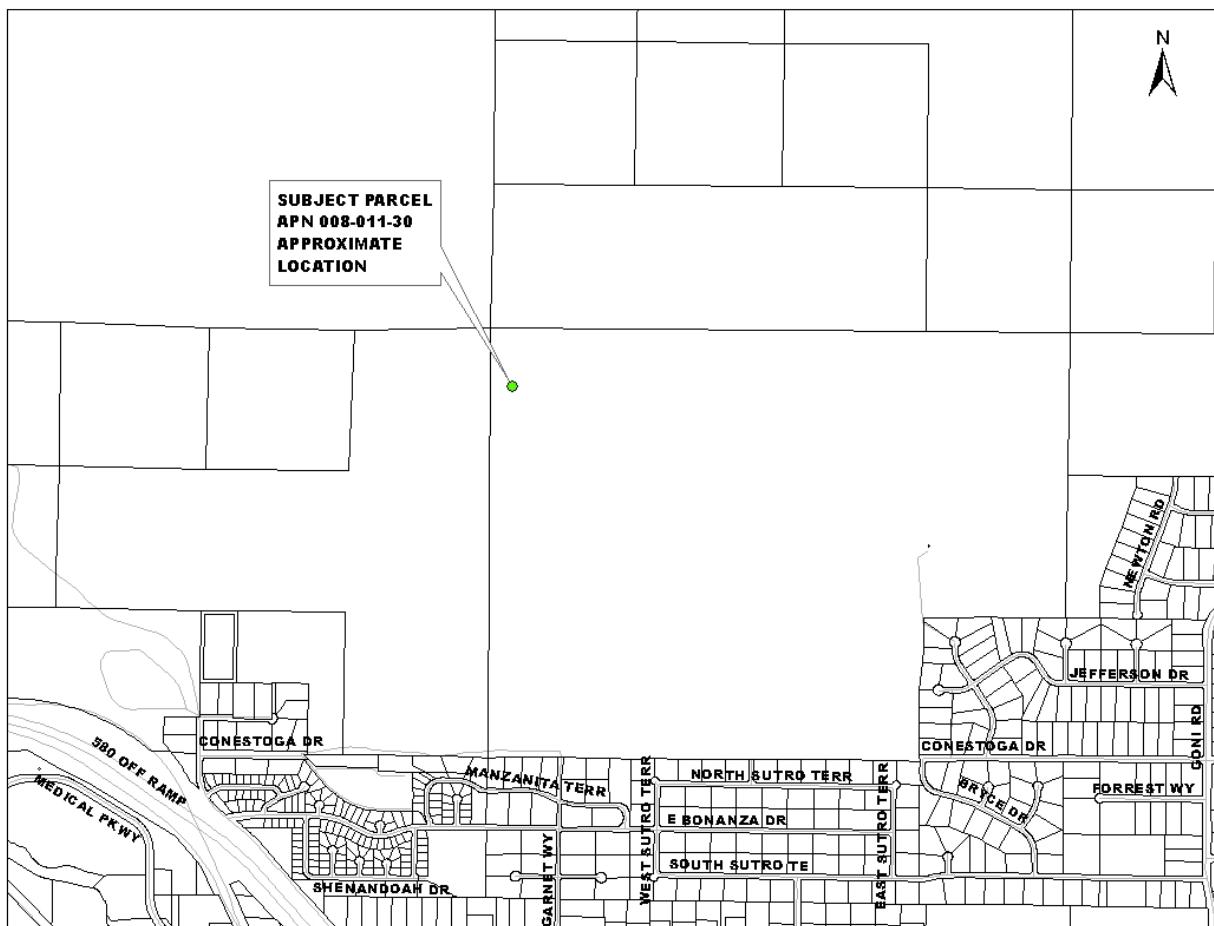
APPLICANT: Carson City, Public Works Department

OWNER: USA/Bureau of Land Management

LOCATION: 250 Conestoga Drive

APN: 008-011-30

RECOMMENDED MOTION: "I move to approve SUP-13-046, a Special Use Permit to allow Carson City to construct and operate a new radio communications site with an 80-foot tall radio tower on property zoned Public Regional, located at 250 Conestoga Drive, APN 008-011-30 based on the findings and subject to the conditions of approval outlined in the staff report."



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 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 consideration.
2. The applicant shall meet all of the conditions of approval and commence the use 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 Division 30 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.
3. The applicant shall provide documentation to the Planning Division showing review and approval by the Carson City Airport Authority and the Federal Aviation Administration for placement of the 80-foot tall tower in the proposed location prior to installation.
4. The applicant shall submit exterior light fixture details for any proposed fixtures for the facility to the Planning Division for approval prior to installation.

The following shall be incorporated into the proposed development plan:

5. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
6. All on and off-site improvements shall conform to City standards and requirements.
7. The project boundary area shall be surrounded by chain link fencing.
8. The exterior of the facilities and equipment shall not be lighted unless required by the Federal Aviation Administration, with the exception of manually operated emergency and maintenance lighting. On-site lighting may only be turned on during maintenance visit to the site. Lights must be recessed or shielded with a 90-degree full cutoff so that light is projected downward and not horizontally or upward. Light sources or refractors shall not extend below the bottom of the shield.
9. The prefabricated or cinder block building shall be painted a natural, earth tone color to blend with the surrounding mountain landscape. Color samples shall be provided to the Planning Division for approval prior to construction.
10. The project must comply with the 2006 International Fire Code and current Carson City Municipal Code. Effective September 1, 2013, Carson City will adopt the 2012 International Fire Code.

The following conditions are applicable throughout the life of the project:

11. The exterior of the lease area shall contain adequate controlled access and be posted with a one square foot sign indicating the facility owner(s) and 24-hour emergency telephone number.

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

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); 18.04.185 (Public Regional Conditional Uses); 18.08 (Hillside Development); and 18.15 (Communications Facilities and Equipment)

MASTER PLAN DESIGNATION: Open Space (OS)

ZONING DISTRICT: Public Regional (PR)

KEY ISSUES: Will the proposed radio communications site with an 80-foot tall tower be in keeping with the standards of the Carson City Municipal Code? Is the proposed location appropriate for the radio communications facility? Will the facility increase the effectiveness of radio communications for Carson City?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Open Space (OS)/Vacant Land
SOUTH: Single Family One Acre (SF1A)/Single Family Residential Uses
EAST: Open Space (OS) and Single Family One Acre (SF1A)/Vacant Land and Single Family Residential Uses
WEST: Open Space (OS)/Vacant Land

ENVIRONMENTAL INFORMATION:

- **FLOOD ZONE:** X-Unshaded (areas determined to be outside the .02% annual chance floodplain)
- **SLOPE/DRAINAGE:** The site is on top of a peak on Sugarloaf Hill. Moderate topography exists around the site however no significant slope or drainage issues exist.
- **EARTHQUAKE:** Earthquake potential at this site is low.

SITE DEVELOPMENT INFORMATION:

- **PARCEL AREA:** 470.3 acres
- **EXISTING LAND USE:** American Tower Communications Site and Open Space
- **PARKING REQUIRED:** 0
- **PARKING PROPOSED:** 0
- **VARIANCES REQUIRED:** None

SITE HISTORY:

- A Special Use Permit for a 100-foot high communications tower and associated private communications facility was approved on August 30, 1994.

BACKGROUND:

Carson City's existing communications system is currently installed at the American Tower Corporation site per an agreement made between the Carson City Public Works Department and the original site owner, High Sierra Communications, to allow the City to co-locate equipment at no cost. This agreement was made following the approval of Special Use Permit U-94/95-2 in August 1994 to expand the communications system to its existing configuration.

As the current owner of the site, American Tower Corporation has chosen to pursue a costly lease for Carson City's communications equipment both in the existing shelter and on the existing tower. According to the applicant, it would be cost prohibitive for Carson City to secure

a lease with American Tower. Staff has reviewed the application, staff report and conditions of approval for Special Use Permit U-94/95-2 to determine whether American Tower's choice to pursue a monetary lease with Carson City is a violation of the original conditions of approval. Staff notes that the original applicant, High Sierra Communications, did indicate in its application and justification that if the Special Use Permit was granted, space would be provided in the building and on the tower at no charge to Carson City. This is further substantiated by a letter from High Sierra Communications to the Carson City Communications Director on August 11, 1994, requesting support for the Special Use Permit and stating that High Sierra Communications would relocate Carson City's existing communications equipment and provide space in the new facility at no charge.

While Condition of Approval No. 8 of Special Use Permit U-94/95-2 (provided in its entirety below) requires all existing communications facilities to be consolidated, there is no specific requirement in the conditions of approval regarding Carson City's co-location of equipment at no charge in perpetuity.

8. All existing communications facilities on Sugarloaf Mountain shall be consolidated by the applicant into one facility unless otherwise approved by the Planning Commission. The applicant shall submit evidence of consolidation agreements with the other operators of existing facilities on Sugarloaf Mountain to the Director of Community Development prior to erecting the proposed tower.

In addition, the applicant has indicated that Carson City is unable to rely on American Tower to provide a stable or reliable form of emergency power to the City's critical communications equipment. In the past year, the Carson City Public Works Department has had to respond to the American Tower site four times due to a backup power generator failure. Two of the four responses happened while the local area was having a major event where Public Safety communications were critical. According to the applicant, in none of the four instances did the backup power generator function.

Because of the issues described above, the applicant has determined the best course of action is to construct a new facility for the communications equipment that will be owned, operated and maintained by Carson City.

DISCUSSION:

Per Carson City Municipal Code (CCMC), Section 18.04.185, Public Regional zoning district, a Communications/Radio Tower may be allowed as a conditional use with the approval of a Special Use Permit. In addition, CCMC Chapter 18.15, Communications Facilities and Equipment, sets forth regulations for communications facilities including the provision that such facilities are permitted within all non-residential zoning districts subject to the approval of a Special Use Permit. The regulations outlined in Chapter 18.15 are consistent with the applicable directives and standards issued by the Federal Communications Commission and the Federal Aviation Administration. Finally, per CCMC Section 18.08.030 related to Hillside Development requires that the development of any portion of a parcel with an average slope of 33% or more requires a Special Use Permit.

The Carson City Public Works Department intends to enter into a lease with the Bureau of Land Management for a portion of the subject property and proposes to construct a new private mobile radio service facility that is owned, operated and maintained by the City. The applicant has indicated that this new communications site is necessary to ensure an acceptable and cost effective level of operational readiness that will provide reliable public safety communications and utility automation to Carson City.

The proposed project will be located adjacent to the existing American Tower Communications site in the northwest corner of the subject parcel on Sugarloaf Hill, also known as Duck Hill. The parcel is large with mountainous terrain, and is undeveloped with the exception of the American Tower site, providing a separation of more than 3,000 feet between the proposed project and the existing residential development to the south and east. Access to the site will be gained through an existing dirt road network used for access to the American Tower site and for open space recreation users.

The new communications site footprint will be approximately 70 feet wide by 100 feet long and include an 80-foot tall self-supporting radio tower, a 10-foot wide by 20-foot long by 10-foot tall pre-fabricated or cinder block communications building on a concrete foundation, a propane emergency standby generator and associated propane tank on concrete pads, an eight foot tall cyclone fence with a vehicle gate and a new underground NV Energy electrical service from the transformer that currently feeds the American Tower site. The proposed 80-foot tower is a four-post galvanized self supporting tower that is very similar in configuration and finish to the existing adjacent American Tower, as shown in the site photos provided. The key differences between the two include the height at 80 feet versus the existing 100 feet and the four-post construction proposed versus the three-post construction of the existing tower. The proposed four-post construction offers additional strength in high wind situations. The proposed communications building will be nearly identical to the building at the American Tower site, also shown in the photos provided.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application with the conditions outlined by staff.

PUBLIC COMMENTS:

Public notices were mailed on July 12, 2013 to 65 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. As of the date this report was completed no comments have been received by the Planning Division. Any comments that are received after this report is complete 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:

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division Comments:

The Carson City Building Division has no jurisdiction on BLM property.

Engineering Division Comments:

The Engineering Division has no preference or objection to the special use request.

Fire Department Comments:

The project must comply with the 2006 International Fire Code and current Carson City Municipal Code.

Public Works, Environmental Control Comments:

ECA has no comments or requirements for the Radio/Communications Tower project to be located at 250 Conestoga Dr.

FINDINGS: Staff recommends approval of the Special Use Permit based on the findings outlined below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

1. The use will be consistent with the objectives of the Master Plan elements.

The proposed project is consistent with the following applicable goals of the Master Plan in accordance with the seven findings (in bold) required for approval of a Special Use Permit:

Goal 3.2c – Communications Facilities and Equipment

The proposed location of the radio communications site adjacent to an existing, taller communications site rather than at a new, stand-alone site is consistent with the Master Plan to locate and design such facilities so as to not further detract from the City's visual quality and skyline.

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

The proposed radio communications tower is a similar use to the existing American Tower communications site on the subject property, and is located a significant distance from any developed areas, which will ensure that the project will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. Due to the remote location of the site, noise disturbances, vibrations, fumes, odors, dust, glare and physical activities which would disturb surrounding properties are not anticipated during construction or after completion.

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

The proposed project will have no detrimental effect on vehicular or pedestrian traffic. The construction of the project will generate some traffic that will access the site from the existing city street network and the existing dirt road network. After construction is complete, additional vehicles accessing the site will be limited to Carson City maintenance vehicles servicing the facility via the same roadway network mentioned above.

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 project will improve the reliability of the existing radio communication system for Carson City public safety and utility automation, which will have a positive impact on police, fire protection and public utility and infrastructure services.

5. **The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.**

A communications tower is a conditional use in the Public Regional zoning district. Upon approval of the Special Use Permit with the recommended conditions of approval, the proposed project will be in conformance with the requirements of the Carson City Municipal Code.

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

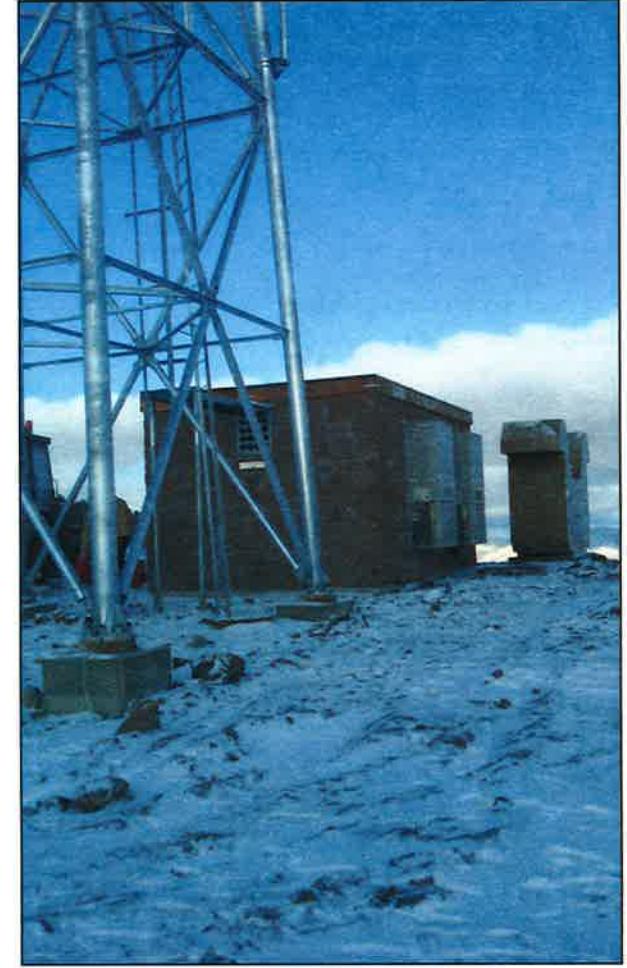
The health, safety, convenience and welfare of the general public will be improved as a result of a more reliable communications system for public safety and utility purposes.

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

The proposed project is located a significant distance from any developed property in the vicinity and will not result in material damage or prejudice to those properties.

Attachments:

Site Photos
City Comments
Application (SUP-13-046)

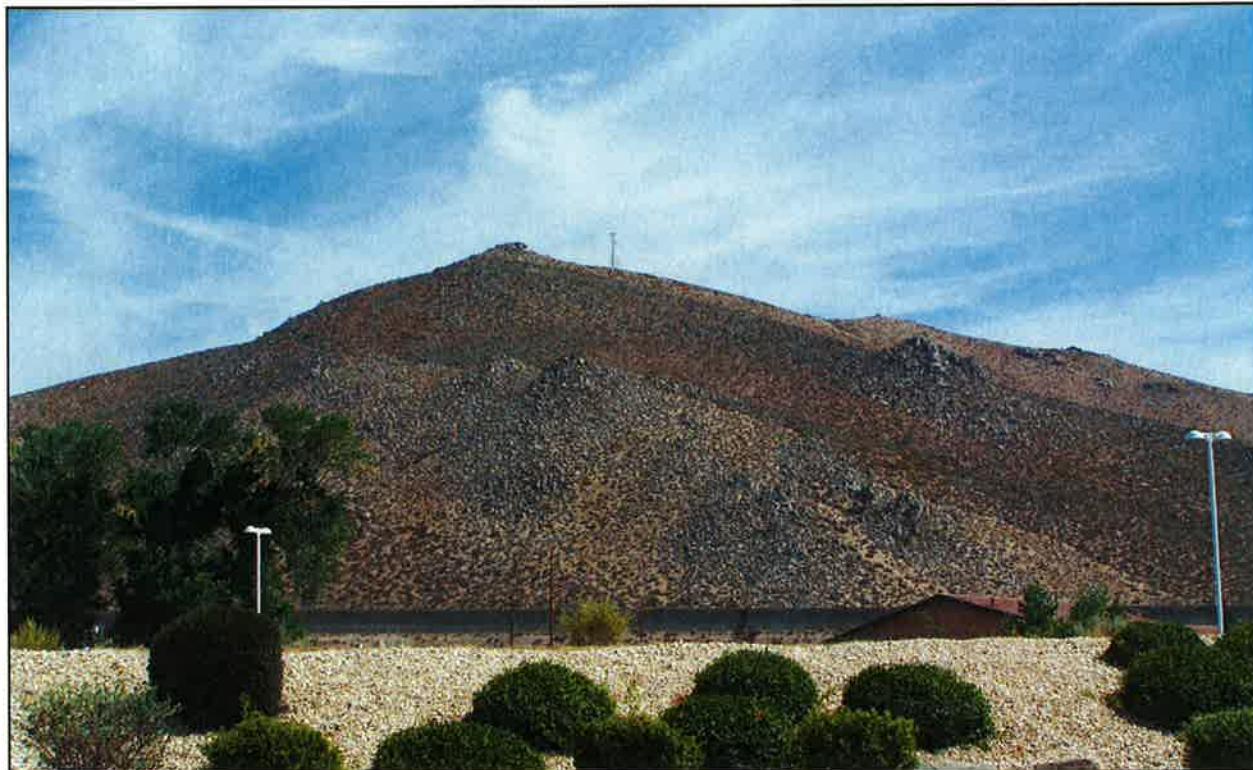


Existing American Tower on Subject Property (100 Feet Tall)

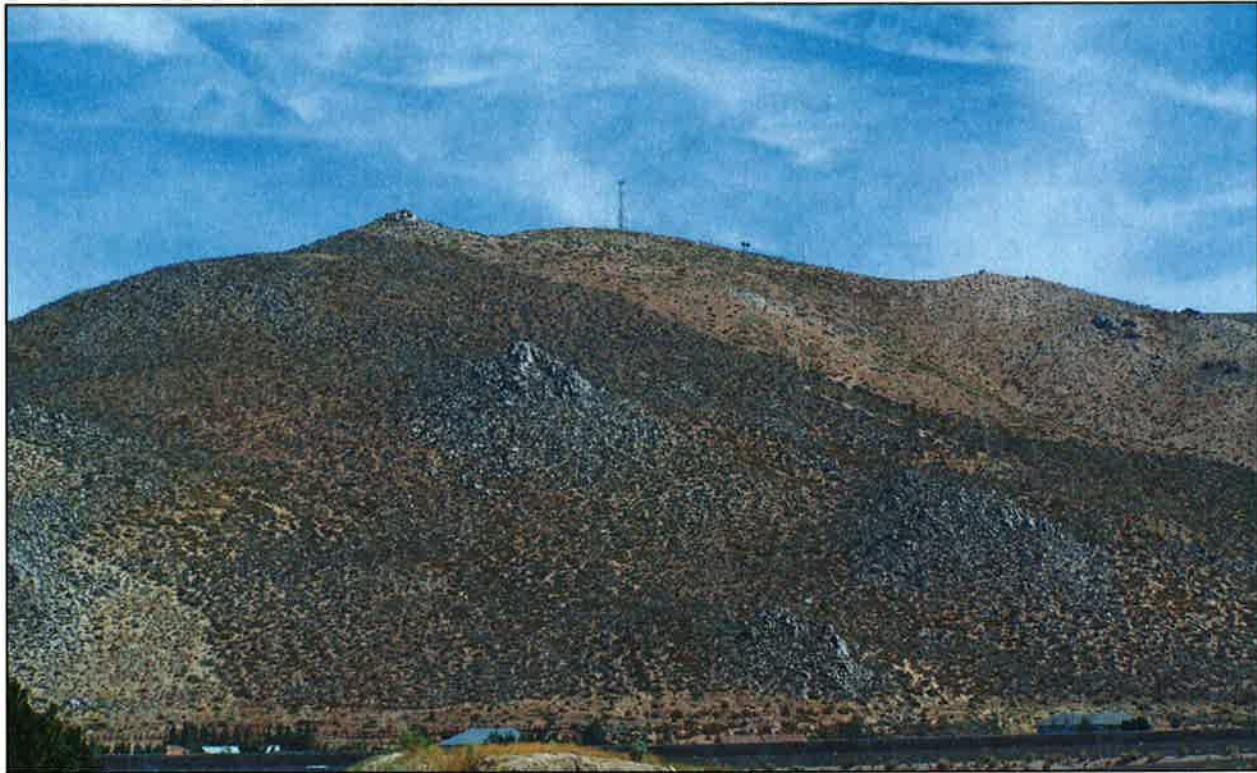
Proposed 80-Foot Tower and Communications Building
will be of similar finish and configuration



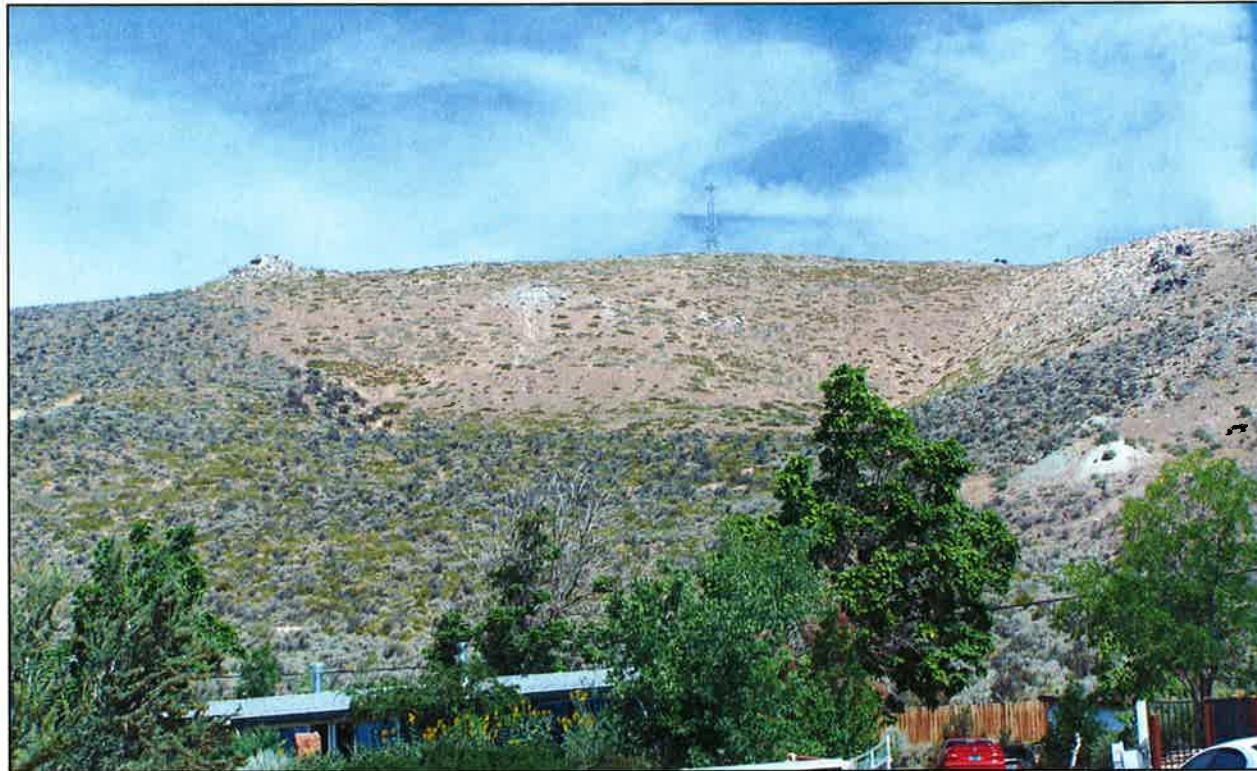
Subject Site looking North from Old K-Mart



Subject Site looking Northeast from
Carson Tahoe Hospital



Subject Site looking North from Silver Oak Drive
(east side of Carson Street)



Subject Site looking Northwest from North Sutro Terrace
(at West Sutro Terrace intersection)

RECEIVED

JUL
JUN 03 2013

CARSON CITY
PLANNING DIVISION

July 3, 2013

SUP-13-046 Fire

We have the following comments for SUP 13-046:

1. Project must comply with the currently adopted International Fire Code and Carson City Municipal Code.

Thank you.

Dave Ruben

Captain – Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209

RECEIVED

JUN 28 2013

**CARSON CITY
PLANNING DIVISION**

**Engineering Division
Planning Commission Report
File Number SUP 13-046**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: June 28, 2013 **MEETING DATE:** July 31, 2013

SUBJECT TITLE:

Action to consider the construction of a new radio tower and accompanying equipment building for Carson City at 250 Conestoga Dr., apn 08-011-30.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

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 plans are adequate for this review.

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 request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

No new City water, sewer or access services will be needed for this project.

RECEIVED

JUN 27 2013

June 27, 2013

Major Project Review Committee

CARSON CITY
PLANNING DIVISION

Re: # SUP – 13 - 046

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP -13 - 046 (250 Conestoga Dr.) project:

1. ECA has no comments or requirements for Radio/Communications Tower project to be located at 250 Conestoga Dr.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor.

File # (Ex: MPR #07-111)	SUP-13-046
Brief Description	Radio/Communication Tower
Project Address or APN	008-011-30
Bldg Div Plans Examiner	Kevin Gattis
Review Date	July 31, 2013
Total Spent on Review	

RECEIVED

JUN 26 2013

CARSON CITY
PLANNING DIVISION

BUILDING DIVISION COMMENTS:

The Carson City Building Division has no jurisdiction on BLM property

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

FILE # SUP - 13 - **SUP - 13-046**

Carson City

PROPERTY OWNER

201 N. Carson Street, Carson City NV, 89701

MAILING ADDRESS, CITY, STATE, ZIP

775-887-2100 775-887-2286

PHONE # FAX #

Name of Person to Whom All Correspondence Should Be Sent

James Jacklett

APPLICANT/AGENT

3505 Butti Way, Carson City NV, 89701

MAILING ADDRESS, CITY, STATE ZIP

775-283-7381 775-887-2112

PHONE # FAX #

jjacklett@carson.org

E-MAIL ADDRESS

FOR OFFICE USE ONLY:

CCMC 18.02

RECEIVED

JUN 25 2013

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR **CARSON CITY**
\$2,200.00 MINOR (Residential/Commercial districts)

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

SUBMITTAL PACKET

- 8 Completed Application Packets (1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- 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.

Project's Assessor Parcel Number(s): 00801130	Street Address 250 Conestoga Drive	ZIP Code
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Project's Master Plan Designation Open Space	Project's Current Zoning PR	Nearest Major Cross Street(s) n/a
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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 18.04.185, or Development Standards, Division n/a, Section n/a, a request to allow as a conditional use is as follows:

Carson City would like to construct a new PMRS radio site directly west of the American Tower Site
communications site on Sugarloaf Hill in Carson City

PROPERTY OWNER'S AFFIDAVIT

I, Andrew R. Burnham, 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 Andrew R. Burnham Address 3505 Butti Way, Carson City NV 89701

Date 6-24-13

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

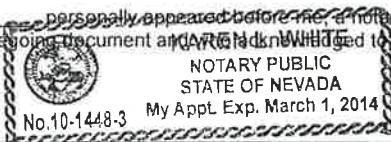
STATE OF NEVADA
COUNTY Carson City

On June 24, 2013, ANDREW R. BURNHAM

personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and I do know and believe that he/she executed the foregoing document.

Daren O'White

Notary Public

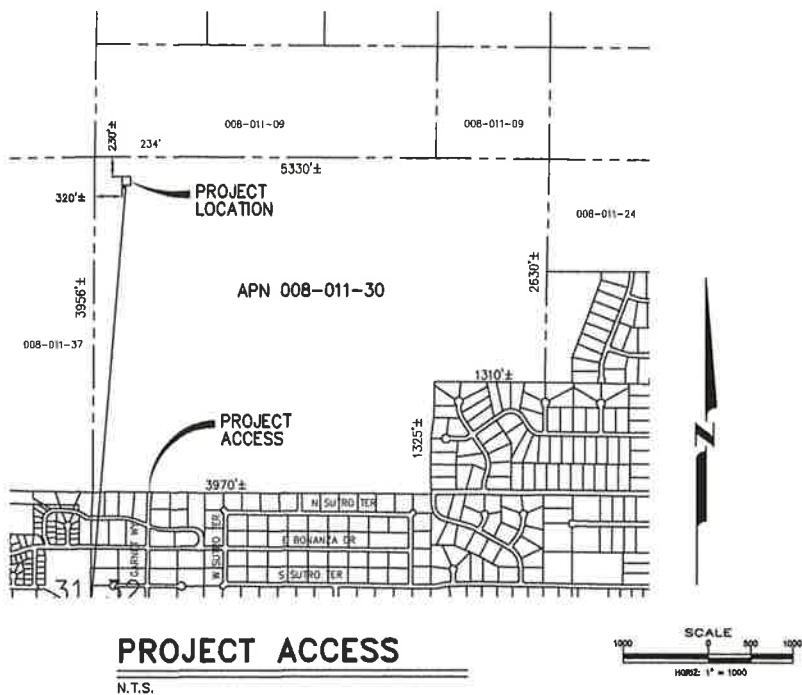


NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission.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

Project Description:

Carson City would like to construct a new PMRS radio site directly west of the American Tower Site communications site on Sugarloaf Hill in Carson City, NV. The new communications site footprint would be approximately 70' wide by 100' long and include installing a new self-supporting radio tower approximately 80' tall, placing a 10'x20'x10' pre-fabricated or cinder block communication building on a concrete foundation, installing a propane emergency standby generator and associated propane tank on concrete pads, installing an 8' cyclone fence with a vehicle gate, and a new underground NV Energy electrical service from the transformer that is currently feeding the American Tower site.

250 CONESTO SPECIAL USE CARSON CITY,



EXISTING CONDITIONS

N.T.S.

PROPO

N.T.S.

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

Chapter 3:

-Meet the provisions of the Growth Management Ordinance: The communication site will be placed on City property and Municipal Code 18.12 shall not apply as it is for residential real property.

-Use sustainable building materials and construction techniques to promote water and energy conservation: Standard building materials will be used to construct the tower and building.

-Located in a priority infill development area: No.

-Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands: Yes, while there aren't additional pathway connections or easements provided with the construction of the project, all existing pathways and easements will be not be hindered by the construction of the communication site.

-Protect existing site features, as appropriate, including mature trees or other character-defining features: Yes, the placement of the communication site will be on open land. While vegetation will need to be cleared for the equipment and building, the impact is minimal and no larger vegetation will need to be removed.

-At adjacent county boundaries or adjacent to public lands, coordinate with the applicable agency with regards to compatibility, access and amenities: Project is not located near county boundaries and is similar in character to the adjacent communications site.

-In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria: The project is not in a mixed use area

-Meet adopted standards for transitions between non-residential and residential zoning districts: N/A

-Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms: Yes, the communication is not nearby any environmentally sensitive areas.

-Sited outside the primary floodplain and away from geological hazard areas or follows the required setbacks or other mitigation measures: Yes, the project is outside of the primary floodplain and away from geological hazard areas.

-Provide for levels of service consistent with the Land Use designation and adequate for the proposed development? The project will not affect the water, sewer, road improvements, sidewalks, etc..

-If located within an identified Specific Plan Area, meet the applicable policies of that SPA: The project is not located within a specific plan area.

Chapter 4:

-Provide park facilities commensurate with the demand created and consistent with the City's adopted standards: N/A, there will be no demand created due to the construction of the project.

-Consistent with the Open Space Master Plan and Carson River Master Plan: N/A

Chapter 5:

-Encourage a citywide housing mix consistent with the labor force and non-labor force populations: N/A

-Encourage the development of regional retail centers: N/A

-Encourage reuse or redevelopment of underused retail spaces: N/A

-Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol: N/A

-Promote revitalization of the Downtown core: N/A

-Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units: N/A

Chapter 6:

-Use durable, long-lasting building materials: Yes

-Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features: No

-Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards: No

-Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods: Yes, the new communication site will be similar in character to the existing communication site. There is no other type of development nearby.

-If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies: Not located in a Mixed-Use Activity Center Area

-If Located Downtown...: Not located downtown

-Incorporate a mix of housing models and densities appropriate for the project location and size: N/A

Chapter 7:

-Promote transit-supportive development patterns along major travel corridors to facilitate future transit: N/A

-Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan: N/A, project does not affect traffic in any way.

-Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan: N/A, while the project does not provide any additional pathways, it also does not hinder existing pathways surrounding the property.

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

- A. The project site is surrounded by open land in all directions. The only development is the nearby communications site owned by American Tower Site.
- B. The project is similar to the existing development around the site. The only nearby development is the communication equipment on the American Tower site. The communication site will not hurt nearby property values since the project mainly involves relocating an existing communication site to a new location and not adding any different type of facility/equipment then what it currently located around the site.

The site will be accessed mainly by City personal and occasionally by Nevada Department of Transportation and a fuel delivering company as yet to be determined for re-fueling the backup generator. Access will mainly be obtained by four wheel drive vehicles.

- C. The communication site will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood. The backup generator is the only component that could cause any type of noise disturbance which will only be used when the main power source fails. There are not any residents or businesses nearby the site that will be affected by the backup generator noise. The biggest impact the project will have is it's visual impact however; it is similar to the existing nearby structures and is essentially a relocation of the City's current communication site on the hill.
- D. Once the communication site is constructed there will be no increase in vehicular traffic in the area.

- E. The purpose and need for Carson City to have our own communications infrastructure for Public Safety is imperative. The citizens of the state capital of Nevada and surrounding area's depend on our Public Safety's communications network reliability every second of every day.

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

- A. The project will not affect the school district or Sheriff's Office.
- B. The project will not result in the covering of a large amount of area with paving or a compacted surface.
- C. The project does not result in any water demand.
- D. The project does not result in any sewage demand.
- E. There are not any road improvements required to accommodate the project
- F. The source of the information provided to support the conclusions and statements made in this packet came from Carson City Public Works.
- G. Outdoor lighting is not to be a part of the project.
- H. There will not be any landscaping included as a part of the project.
- I. There will be no on-site or offsite parking areas associated with the project.

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: 6/24/13

**PUBLIC WORKS
DEPARTMENT**

ADMINISTRATION

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

FLEET SERVICES

3303 Butti Way, Building 2
Carson City, NV 89701-3498
Ph: 775-887-2356
Fx: 775-887-2258

OPERATIONS

(Water, Sewer, Wastewater,
Streets, Landfill, Environmental)
3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**ENGINEERING/
TRANSPORTATION/
CAPITAL PROJECTS**

3505 Butti Way
Carson City, NV 89701-3498
Ph: 775-887-2355
Fx: 775-887-2112

**BUILDING and SAFETY
PERMIT CENTER**

108 E. Proctor Street
Carson City, NV 89701-4240
Ph: 775-887-2310
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CARSON CITY NEVADA
Consolidated Municipality and State Capital



M E M O R A N D U M

Date: June 24, 2013

To: Planning Department

From: Tom Grundy, P.E., Senior Project Manager *TC*

Subject: Sugarloaf Public Safety Communication Site
Project Impact Report

Municipal Water System

The project will not connect to the municipal water system, therefore no impact to the municipal water system is anticipated.

Municipal Sewer System

The project will not connect to the municipal sewer system, therefore no impact to the municipal sewer system is anticipated.

Storm Drain

Insignificant increase in impervious area is proposed as a part of this project, therefore the quantity of runoff leaving the site is not expected to change.

Traffic

The installation of the communication site will not impact traffic around the site. The construction of the new site will not create any more traffic than what is currently seen accessing the existing site

