

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.

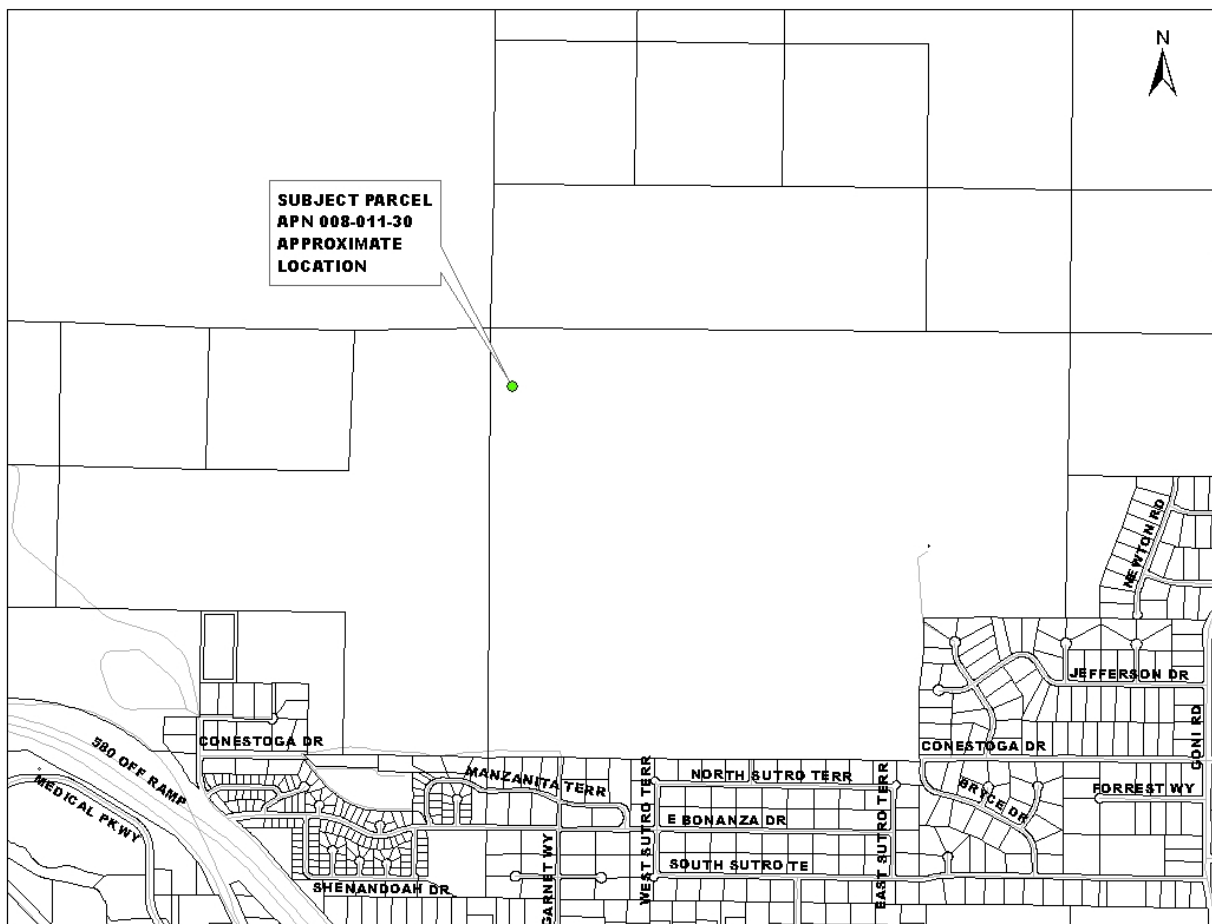
APPLICANT: Carson City, Public Works Department

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)

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

CARSON CITY
PLANNING DIVISION

June 27, 2013

Major Project Review Committee

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)	<i>SUP-13-046</i>
Brief Description	<i>Radio/Communication Tower</i>
Project Address or APN	<i>008-011-30</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	<i>July 31, 2013</i>
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

FOR OFFICE USE ONLY:

CCMC 18.02

RECEIVED

SPECIAL USE PERMIT JUN 25 2013

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

FEE: \$2,450.00 MAJOR **CARSON CITY**
\$2,200.00 MINOR (Residential 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:

Submission 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 ZIP Code

250 Conestoga Drive

Project's Master Plan Designation

Open Space

Project's Current Zoning

PR

Nearest Major Cross Street(s)

n/a

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

Public Works Director

Address

3505 Butti Way Carson City NV 89701

Date 6-24-13

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

STATE OF NEVADA

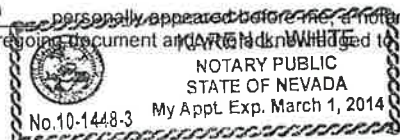
COUNTY

Carson City

On June 24, 2013, ANDREW R. BURNHAM

personally 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 acknowledged to me that he/she executed the foregoing document.

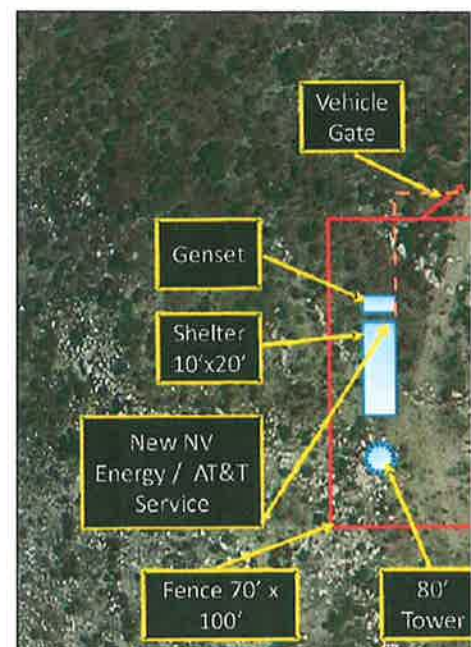
Notary Public



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.

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.



Section	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10	T11	T12	T13	T14	T15	T16	T17	T18	T19	T20	T21	T22	T23	T24	T25	T26	T27	T28	T29	T30	T31	T32	T33	T34	T35	T36	T37	T38	T39	T40	T41	T42	T43	T44	T45	T46	T47	T48	T49	T50	T51	T52	T53	T54	T55	T56	T57	T58	T59	T60	T61	T62	T63	T64	T65	T66	T67	T68	T69	T70	T71	T72	T73	T74	T75	T76	T77	T78	T79	T80	T81	T82	T83	T84	T85	T86	T87	T88	T89	T90	T91	T92	T93	T94	T95	T96	T97	T98	T99	T100	T101	T102	T103	T104	T105	T106	T107	T108	T109	T110	T111	T112	T113	T114	T115	T116	T117	T118	T119	T120	T121	T122	T123	T124	T125	T126	T127	T128	T129	T130	T131	T132	T133	T134	T135	T136	T137	T138	T139	T140	T141	T142	T143	T144	T145	T146	T147	T148	T149	T150	T151	T152	T153	T154	T155	T156	T157	T158	T159	T160	T161	T162	T163	T164	T165	T166	T167	T168	T169	T170	T171	T172	T173	T174	T175	T176	T177	T178	T179	T180	T181	T182	T183	T184	T185	T186	T187	T188	T189	T190	T191	T192	T193	T194	T195	T196	T197	T198	T199	T200	T201	T202	T203	T204	T205	T206	T207	T208	T209	T210	T211	T212	T213	T214	T215	T216	T217	T218	T219	T220	T221	T222	T223	T224	T225	T226	T227	T228	T229	T230	T231	T232	T233	T234	T235	T236	T237	T238	T239	T240	T241	T242	T243	T244	T245	T246	T247	T248	T249	T250	T251	T252	T253	T254	T255	T256	T257	T258	T259	T260	T261	T262	T263	T264	T265	T266	T267	T268	T269	T270	T271	T272	T273	T274	T275	T276	T277	T278	T279	T280	T281	T282	T283	T284	T285	T286	T287	T288	T289	T290	T291	T292	T293	T294	T295	T296	T297	T298	T299	T300	T301	T302	T303	T304	T305	T306	T307	T308	T309	T310	T311	T312	T313	T314	T315	T316	T317	T318	T319	T320	T321	T322	T323	T324	T325	T326	T327	T328	T329	T330	T331	T332	T333	T334	T335	T336	T337	T338	T339	T340	T341	T342	T343	T344	T345	T346	T347	T348	T349	T350	T351	T352	T353	T354	T355	T356	T357	T358	T359	T360	T361	T362	T363	T364	T365	T366	T367	T368	T369	T370	T371	T372	T373	T374	T375	T376	T377	T378	T379	T380	T381	T382	T383	T384	T385	T386	T387	T388	T389	T390	T391	T392	T393	T394	T395	T396	T397	T398	T399	T400	T401	T402	T403	T404	T405	T406	T407	T408	T409	T410	T411	T412	T413	T414	T415	T416	T417	T418	T419	T420	T421	T422	T423	T424	T425	T426	T427	T428	T429	T430	T431	T432	T433	T434	T435	T436	T437	T438	T439	T440	T441	T442	T443	T444	T445	T446	T447	T448	T449	T450	T451	T452	T453	T454	T455	T456	T457	T458	T459	T460	T461	T462	T463	T464	T465	T466	T467	T468	T469	T470	T471	T472	T473	T474	T475	T476	T477	T478	T479	T480	T481	T482	T483	T484	T485	T486	T487	T488	T489	T490	T491	T492	T493	T494	T495	T496	T497	T498	T499	T500	T501	T502	T503	T504	T505	T506	T507	T508	T509	T510	T511	T512	T513	T514	T515	T516	T517	T518	T519	T520	T521	T522	T523	T524	T525	T526	T527	T528	T529	T530	T531	T532	T533	T534	T535	T536	T537	T538	T539	T540	T541	T542	T543	T544	T545	T546	T547	T548	T549	T550	T551	T552	T553	T554	T555	T556	T557	T558	T559	T560	T561	T562	T563	T564	T565	T566	T567	T568	T569	T570	T571	T572	T573	T574	T575	T576	T577	T578	T579	T580	T581	T582	T583	T584	T585	T586	T587	T588	T589	T590	T591	T592	T593	T594	T595	T596	T597	T598	T599	T600	T601	T602	T603	T604	T605	T606	T607	T608	T609	T610	T611	T612	T613	T614	T615	T616	T617	T618	T619	T620	T621	T622	T623	T624	T625	T626	T627	T628	T629	T630	T631	T632	T633	T634	T635	T636	T637	T638	T639	T640	T641	T642	T643	T644	T645	T646	T647	T648	T649	T650	T651	T652	T653	T654	T655	T656	T657	T658	T659	T660	T661	T662	T663	T664	T665	T666	T667	T668	T669	T670	T671	T672	T673	T674	T675	T676	T677	T678	T679	T680	T681	T682	T683	T684	T685	T686	T687	T688	T689	T690	T691	T692	T693	T694	T695	T696	T697	T698	T699	T700	T701	T702	T703	T704	T705	T706	T707	T708	T709	T710	T711	T712	T713	T714	T715	T716	T717	T718	T719	T720	T721	T722	T723	T724	T725	T726	T727	T728	T729	T730	T731	T732	T733	T734	T735	T736	T737	T738	T739	T740	T741	T742	T743	T744	T745	T746	T747	T748	T749	T750	T751	T752	T753	T754	T755	T756	T757	T758	T759	T760	T761	T762	T763	T764	T765	T766	T767	T768	T769	T770	T771	T772	T773	T774	T775	T776	T777	T778	T779	T780	T781	T782	T783	T784	T785	T786	T787	T788	T789	T790	T791	T792	T793	T794	T795	T796	T797	T798	T799	T800	T801	T802	T803	T804	T805	T806	T807	T808	T809	T810	T811	T812	T813	T814	T815	T816	T817	T818	T819	T820	T821	T822	T823	T824	T825	T826	T827	T828	T829	T830	T831	T832	T833	T834	T835	T836	T837	T838	T839	T840	T841	T842	T843	T844	T845	T846	T847	T848	T849	T850	T851	T852	T853	T854	T855	T856	T857	T858	T859	T860	T861	T862	T863	T864	T865	T866	T867	T868	T869	T870	T871	T872	T873	T874	T875	T876	T877	T878	T879	T880	T881	T882	T883	T884	T885	T886	T887	T888	T889	T890	T891	T892	T893	T894	T895	T896	T897	T898	T899	T900	T901	T902	T903	T904	T905	T906	T907	T908	T909	T910	T911	T912	T913	T914	T915	T916	T917	T918	T919	T920	T921	T922	T923	T924	T925	T926	T927	T928	T929	T930	T931	T932	T933	T934	T935	T936	T937	T938	T939	T940	T941	T942	T943	T944	T945	T946	T947	T948	T949	T950	T951	T952	T953	T954	T955	T956	T957	T958	T959	T960	T961	T962	T963	T964	T965	T966	T967	T968	T969	T970	T971	T972	T973	T974	T975	T976	T977	T978	T979	T980	T981	T982	T983	T984	T985	T986	T987	T988	T989	T990	T991	T992	T993	T994	T995	T996	T997	T998	T999	T1000	T1001	T1002	T1003	T1004	T1005	T1006	T1007	T1008	T1009	T1010	T1011	T1012	T1013	T1014	T1015	T1016	T10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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

**X 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
Fx: 775-887-2202

PLANNING

108 E. Proctor Street
Carson City, NV 89701-4240
Ph: 775-887-2180
Fx: 775-887-2278

HEARING IMPAIRED

Dial 711

CARSON CITY NEVADA
Consolidated Municipality and State Capital



MEMORANDUM

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

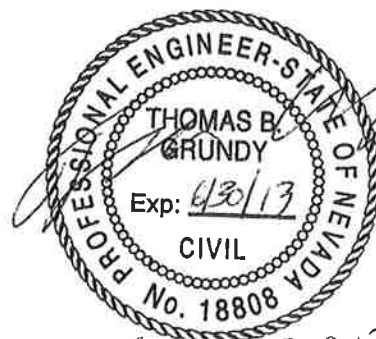
The project will not connect to the municipal sewer system, therefore no impact to the municipal sewer system is anticipated.

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



6-24-2013