

STAFF REPORT FOR PLANNING COMMISSION MEETING OF MARCH 26, 2014

FILE NO: SUP-14-007

AGENDA ITEM: F-5

STAFF AUTHOR: Kathe Green, Assistant Planner

REQUEST: Approval of a Special Use Permit to allow construction and operation of a new public safety communication radio tower with an overall height of 110 feet on property zoned Public Regional (PR), located at 3505 Butti Way, APN 010-031-04.

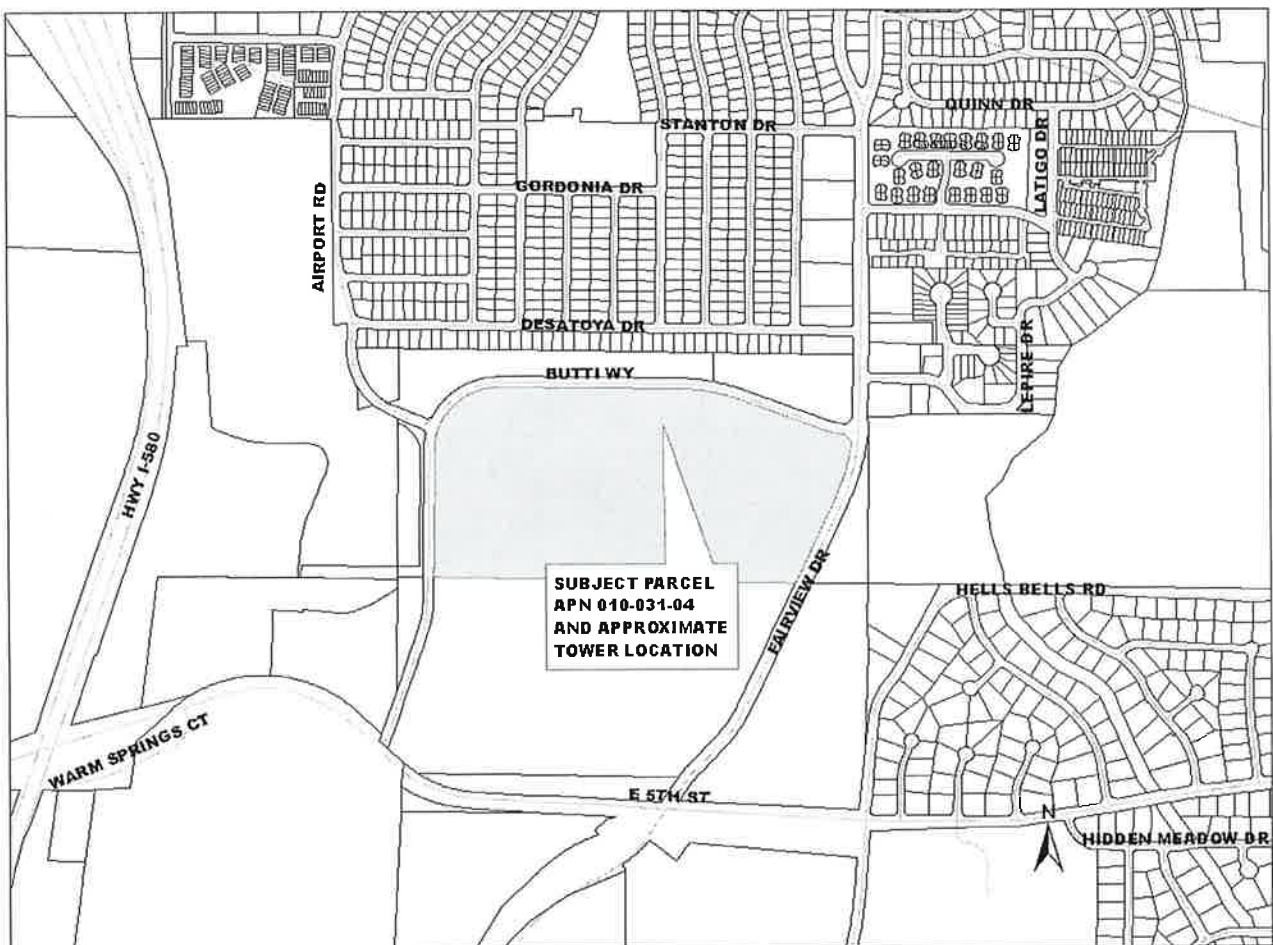
APPLICANT: Carson City Public Works Department

OWNER: Carson City

LOCATION: 3505 Butti Way

APN: 010-031-04

RECOMMENDED MOTION: "I move to approve SUP-14-007, a Special Use Permit to allow Carson City to construct and operate a new public safety radio communications tower site with an overall height of 110 feet on property zoned Public Regional, located at 3505 Butti Way, APN 010-031-04 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 12 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 a 110-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 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. 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. Proposed lighting for providing warning to pilots of care flights must be reviewed and approved as part of the Building Permit.
8. Provide a copy of the sign to be provided on the tower with the facility owner and 24-hour emergency telephone number with the Building Permit.
9. The project must comply with the 2012 International Fire Code, including plans and permit.
10. The 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. Plans and engineering calculations will be required.
11. 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); 18.15 (Communications Facilities and Equipment)

MASTER PLAN DESIGNATION: Public/Quasi-Public (P/QP)

ZONING DISTRICT: Public Regional (PR)

KEY ISSUES: Will the proposed public safety communication tower site with a 110-foot tall overall height tower be in keeping with the standards of the Carson City Municipal Code? Is the proposed location appropriate for the public safety radio communications facility? Will the facility increase the effectiveness of public safety communications for Carson City?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Public Regional (PR), then Single Family 6000 (SF6)/vacant then residences

NORTHEAST: Public Regional (PR)/animal shelter

SOUTH: Public Regional (PR)/City sewer treatment plant, solar array

EAST: Public Community (PC)/vacant land

WEST: Public Regional (PR) and Agriculture (A)/City corporate yard, vacant land

ENVIRONMENTAL INFORMATION

- 1 FLOOD ZONE: Zone C FIRM 85 (area of minimal flooding)
- 2 EARTHQUAKE FAULT: More than 500 feet
- 3 SLOPE/DRAINAGE: The parcel is generally flat
- 4 SOILS: 22 Greenbrae: Fine, sandy loam 1-2% slopes, 13 Dalzell Variant: Fine, sandy loam 1-4% slopes.

SITE DEVELOPMENT INFORMATION

- 1 LOT SIZE: 52 Acres
- 2 EXISTING LAND USE: City corporate yard. Various public uses, offices and storage, animal control.
- 3 STRUCTURE HEIGHT: Proposed tower at 100 feet with 110 feet overall height. Various buildings are presently located on the site, including offices, vehicle storage, maintenance building, asphalt storage, vehicle wash station including bus wash and metal storage units.
- 4 PARKING: No new parking is proposed. Adequate parking is located on site.
- 5 SETBACKS: Public zoning. All setbacks are determined during the Special Use Permit process.
- 6 VARIANCES REQUESTED: none

SITE HISTORY

SUP-08-094: Phased development of the Carson City Corporate yard, including a commercial coach as an office, vehicle maintenance building, storage containers, expansion of the asphalt storage building and expansion of the Public Works office buildings.

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.

The Public Works Division of Carson City would like to place a Public Safety Communications Tower at the Carson City corporate yard. Carson City presently uses ground as well as wireless communication for emergency services. This proposal is to improve the wireless communication by providing a tower at a location, and with sufficient height, that will provide those services without interruption, especially during times of emergency.

There are various uses presently on this large site, which serve as support of public services. The tower would also be limited to public service, used in support of communication in the public sector only. No commercial antenna co-location would be allowed on this tower. The proposed location is slightly east of the center point of the lot, at a point near existing City buildings on the north and east. The applicant states this tower will be similar to other towers in the vicinity, as there are two other towers within 500 feet of this site.

The applicant has prepared responses to Development Standards Division 1.9, Wireless Telecommunication Facilities and Equipment. The applicant is proposing a new 100 foot, four pole lattice tower, with extensions of required equipment to a maximum of 110 feet.

The applicant describes the existing office roof location of other wireless equipment as inadequate due to obstructions, and cannot receive signals as required. The height requested at 100 feet for the tower and overall 110 feet would provide the needed height to send and receive uninterrupted signals. The new tower would be placed on a large lot where other buildings and services are all City owned and maintained. The proposed site is described as a low elevation in Carson City, requiring additional height to provide clear signals, by reaching locations over the hills and developments to the northeast, east and south of the City Corporate yard.

The specific location of the tower was chosen as it would be central to the City owned site, while away from existing uses on the site and be located outside of a nearby floodway. It would not jeopardize the character or integrity of any structures as it would be new and independent of any other buildings or equipment. The location has been chosen to be to the rear of most existing buildings on the site. According to the applicant, the tower is proposed at a point 420 feet from the nearest property line, and would be approximately 620 feet south of the nearest residential use or zoning. Carson City has submitted Federal Communications Commission and Federal Aviation Administration authorizations for this site and currently holds many other FCC licenses.

The ground mounted equipment would be screened by existing buildings on the site, with the upper portion of the tower being galvanized steel, which would blend in with the horizon. The building proposed to house the equipment related to the tower will be painted to match other buildings on the site. Again, this site will only be used for public safety. No co-location of commercial wireless companies will be allowed. The corporate yard will also be used for care flights as necessary. The tower will have lighting to provide warning to pilots of this location. A sign would be provided with the owner of the facility and a 24-hour emergency contact number.

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 March 7, 2014 to 39 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 DEPARTMENTS 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: Project requires an 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. Plans and engineering calculations will be required.

Health and Human Services Department: No comments or concerns.

Fire Department: Project must comply with 2012 International Fire code, including plans and permit.

Environmental Control Division: No comments or concerns.

Engineering Division: No comments or concerns.

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 application goals of the Master Plan in accordance with the seven findings (bold) required for approval of a Special Use Permit:

Goal 3.2c- Communications Facilities and Equipment

The proposed location of the radio tower communications site at the City Corporate yard would not detract from the visual quality of Carson City. Two other towers are located within 500 feet of this site. This site is already primarily devoted to public services, including the sewer treatment plant, animal control, storage of vehicles, equipment and materials, etc. The visual quality of this area is already compromised. The addition of another public service safety telecommunication tower, which will provide a service to all citizens of Carson City and surrounding areas will not further degrade the visual appearance of the area.

The tower is also proposed to be constructed of steel, a durable, long-lasting material. No water or sewer service is required. No additional antennas will be placed on the tower, as it is to be limited to public service safety only. The project is proposed outside the floodway on the site.

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

The proposed tower will provide a needed service to all citizens of Carson City and will extend to surrounding areas, with the improvement of telecommunication services, which will be used on a daily basis. Dependable communication, especially during times of difficulty will be a desirable improvement to public safety. There will not be a detrimental impact to the general neighborhood. The placement of the tower has been designed to create the lowest possible adverse concern to surrounding property, by placing it at the center of the City Corporate yard. Once the tower has been constructed, no adverse impacts are anticipated. Improved public service communication will have a positive impact on anyone who needs City services.

3. **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.**

No impact is anticipated on existing public services, as the tower is expected to improve communication services to all citizens. No adverse concerns should be noted to existing public entities or utilities.

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

The project is located in the Public Regional zoning district. This zoning district is designed to sustain wide regional needs. The proposed public safety radio tower would provide service to the wider region by improving communication availability and ability of all service organizations, such as fire, sheriff and public works to benefit from this improvement to communication, with fewer dropped calls, interrupted or no service available during times of routine or emergency needs.

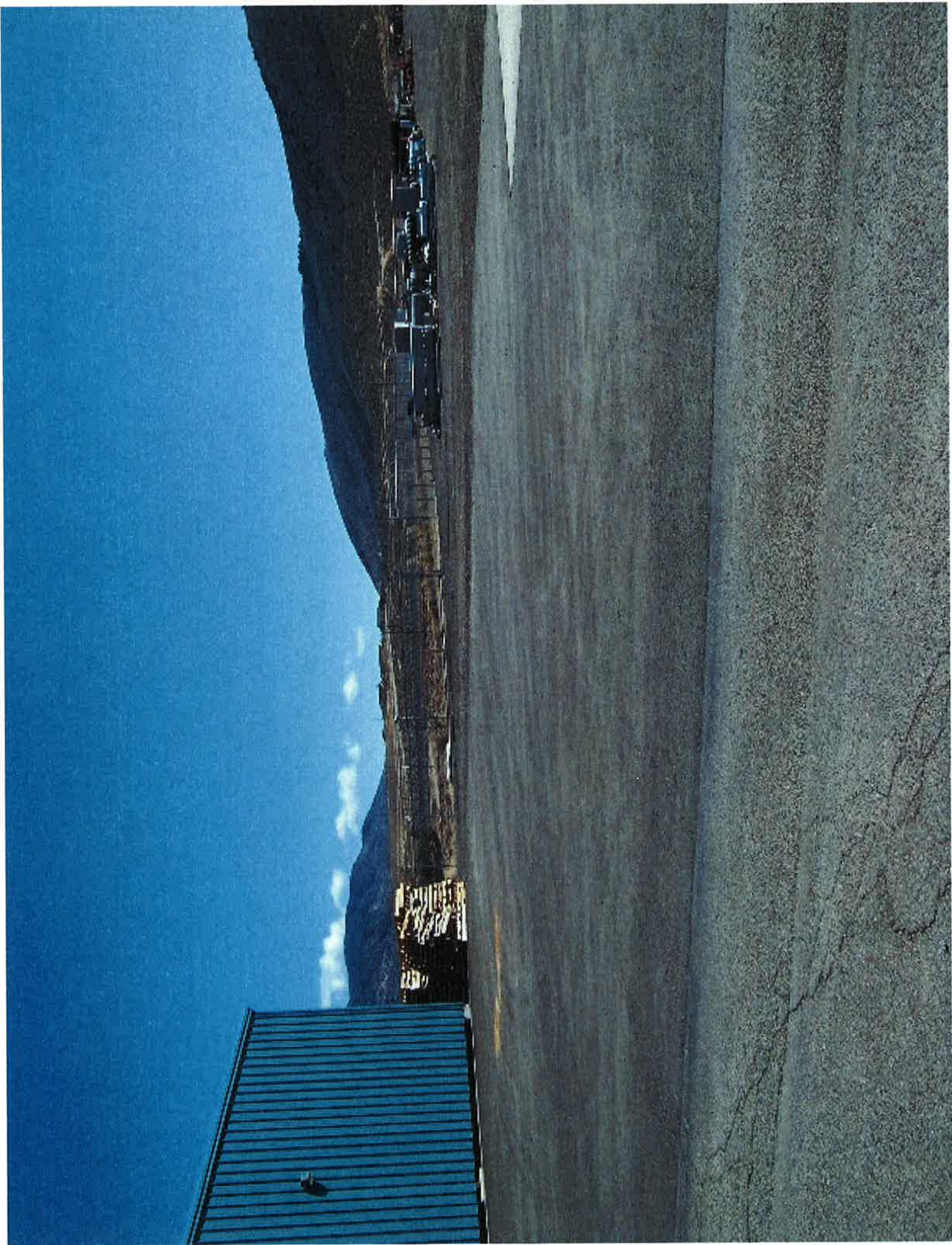
5. **The project will not be detrimental to the public health, safety, convenience and welfare.**

The intention of this tower is to provide an improvement in communication, thereby providing a public service would not be detrimental.

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

The tower is proposed on publicly owned land. The majority of the property surrounding this location is also publicly owned. The land owner has also proposed to place the tower at the center of the lot in order to reduce any impacts to surrounding property owners.

Attachments
Site Photos
City Comments
Application SUP-14-007





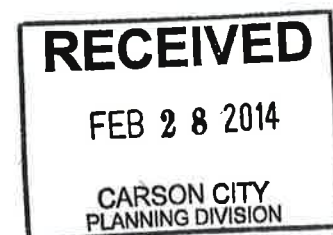
File # (Ex: MPR #07-111)	<i>SUP-14-007</i>
Brief Description	<i>Communication Tower</i>
Project Address or APN	<i>APN #010-031-04</i>
Bldg Div Plans Examiner	<i>Kevin Gattis</i>
Review Date	
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

General

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. Plans and engineering calculations will be required.





March 3, 2014

SUP-14-007

Carson City Health and Human Services has no comments based on the application submitted with the Planning Commission packet.

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

dboothe@carson.org

SUP-14-007

February 28, 2014



Fire Department

1. Project must comply with adopted 2012 International Fire Code, including plans and permit.

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

FEB 26 2014

**CARSON CITY
PLANNING DIVISION**

February 26, 2014

Major Project Review Committee

Re: # SUP – 14-007

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 – 14-007 (Communications Tower) project:

1. ECA has no comments concerning this project.

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



**Engineering Division
Planning Commission Report
File Number SUP 14-007**

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: February 27, 2014
March 26, 2014

MEETING DATE:

SUBJECT TITLE:

Action to consider construction of a Public Safety Communications Tower at 3505 Butti Way, apn 010-031-04.

RECOMMENDATION:

Engineering Division has no issues with the installation of this tower.

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 will not be in conflict with pedestrian movements.

CCMC 18.02.080 (5d) - Public Services

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

RECEIVED**FEB 25 2014**

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

SPECIAL USE PERMIT CARSON CITY
PLANNING DIVISION

FEE: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential zoning 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: *[Signature]*

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.

FILE # SUP - 14 - 007

Darren Anderson 283-7584

APPLICANT **PHONE #**

3505 Butti Way, Carson City, NV, 89701

MAILING ADDRESS, CITY, STATE, ZIP

danderson@carson.org

EMAIL ADDRESS

Carson City 877-2286

PROPERTY OWNER **PHONE #**

201 N. Carson St., Carson City, NV, 89701

MAILING ADDRESS, CITY, STATE, ZIP

danderson@carson.org

EMAIL ADDRESS

Darren Anderson 283-7584

APPLICANT AGENT/REPRESENTATIVE **PHONE #**

3505 Butti Way, Carson City, NV 89701

MAILING ADDRESS, CITY, STATE ZIP

danderson@carson.org

EMAIL ADDRESS

Project's Assessor Parcel Number(s):

01003104

Street Address **ZIP Code**

3505 Butti Way, Carson City, NV 89701

Project's Master Plan Designation

Public

Project's Current Zoning

Regional

Nearest Major Cross Street(s)

Fairview

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 _____, Section _____, a request to allow as a conditional use is as follows:

Carson City's Public Safety communication infrastructure.

Carson City's Public Safety communication infrastructure.

PROPERTY OWNER'S AFFIDAVIT

I, Darren Anderson, 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]
Signature

3505 Butti Way

Address

2/24/14
Date

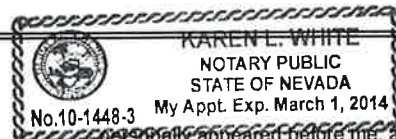
Use additional page(s) if necessary for other names.

STATE OF NEVADA
COUNTY

On February 24, 2014, Darren Anderson

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.

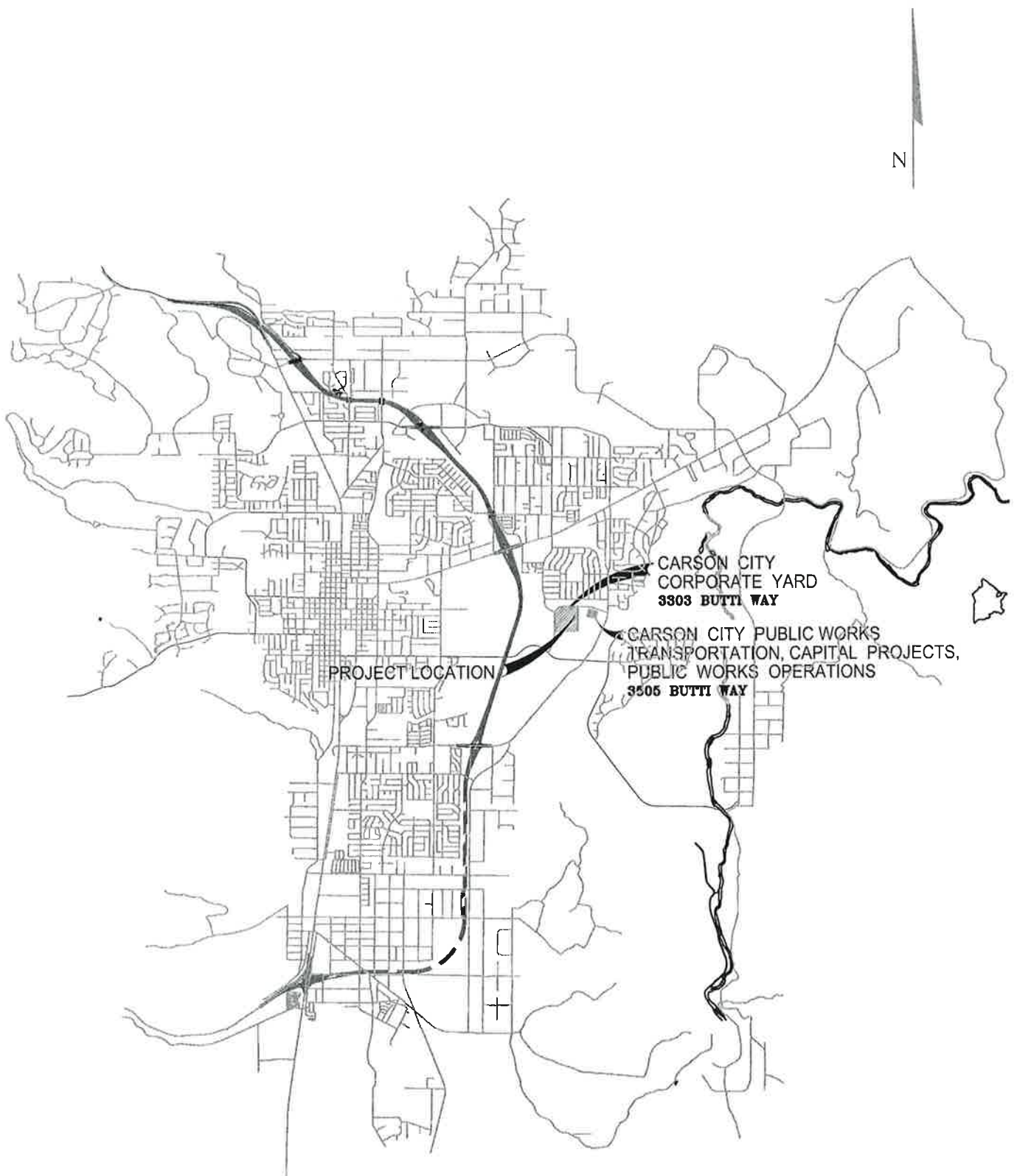
[Signature]
Notary Public



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:

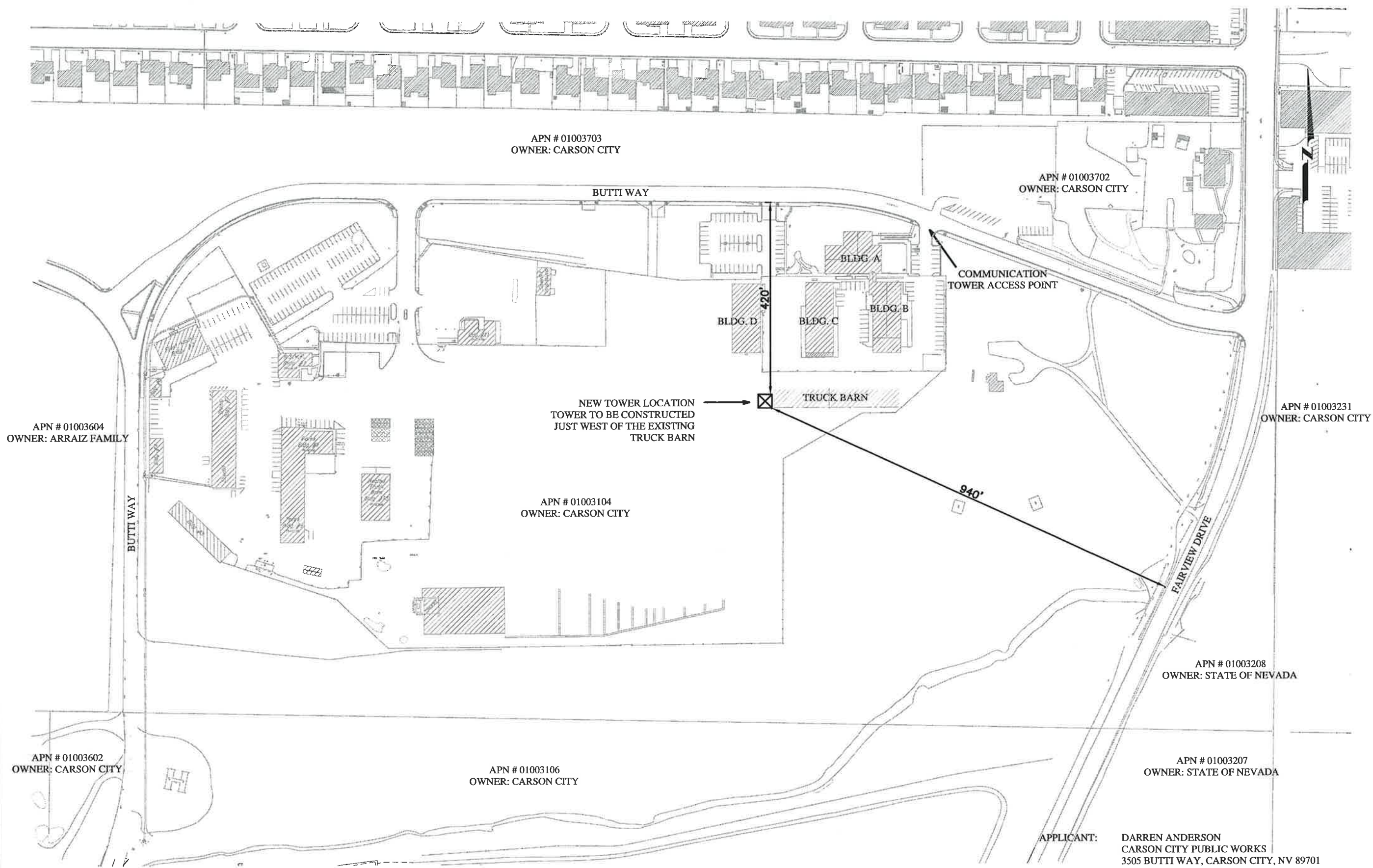
The City of Carson City has proposed the construction of a new communication tower located at the Carson City Corporate Yard. The purpose of this new facility is to support Public Safety and Utility Automation through improved communication infrastructure. The facility will consist of a 100' 4-post lattice radio tower.



VICINITY MAP

Not to Scale

H:\PROJECTS\1401 Corporate Yard Communications Tower\Site\Backup\DW Comm Tower.dwg 2/21/14



SCALE
0 100 200
HORIZ: 1" = 200'

CORPORATE YARD COMMUNICATIONS TOWER
SCALE: 1" = 200'

APPLICANT: DARREN ANDERSON
CARSON CITY PUBLIC WORKS
3505 BUTTI WAY, CARSON CITY, NV 89701
775-283-7584
OWNER: CARSON CITY
201 N. CARSON STREET, CARSON CITY, NV 89701
REQUEST: TO CONSTRUCT A NEW COMMUNICATION TOWER
AT THE CARSON CITY CORPORATE YARD
LOCATION: 3505 BUTTI WAY, CARSON CITY, NV 89701

DESIGNED BY: N/A
DRAWN BY: DA
CHECKED BY: JJ
DWG NO.: XXX DWG
SCALE (HORIZ): 1" = 200'
SCALE (VERT): N/A
PLOT DATE: 2/14/2014

**CARSON CITY
PUBLIC WORKS DEPARTMENT**
3505 BUTTI WAY CARSON CITY, NEVADA 89701
PH: 887-2355 FAX: 887-2112

REV	DATE	DESCRIPTION	BY	APP'D

**CORPORATE YARD
COMMUNICATIONS TOWER
SPECIAL USE PERMIT**

SHEET
1
OF
1

Location of New Tower (1)



Location of New Tower (2)



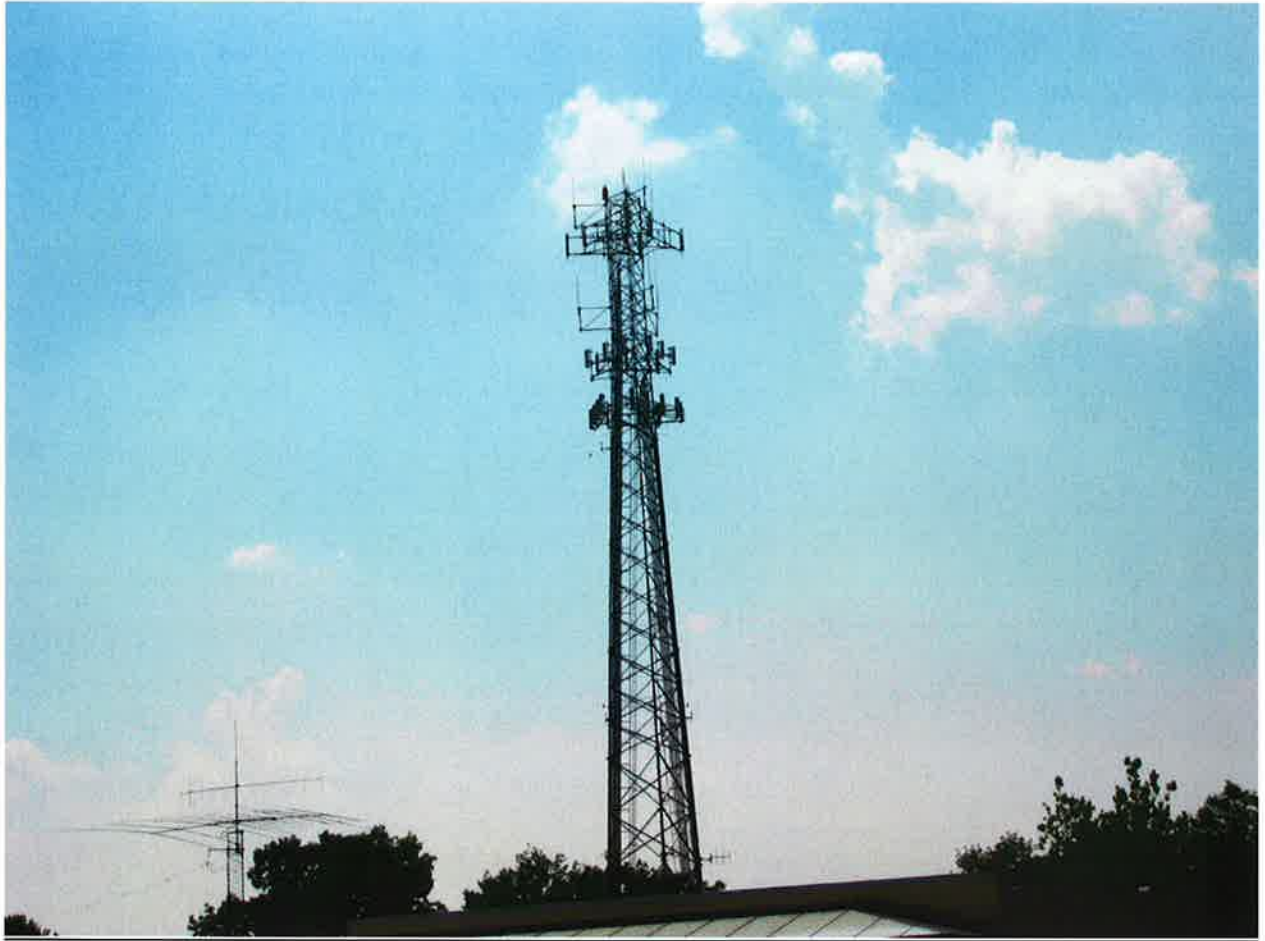
Commercial Tower Adjacent to Corporate Yard



Existing Communication Equipment



Image of Similar 4-Post Lattice Tower



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 Public Works Communication Project is a public project 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: Yes, the tower will be constructed out of steel which is a fully recyclable material. The project will not include any water use and energy use will be limited to that which is needed to operate the communication equipment.

-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 maintained.

-Protect existing site features, as appropriate, including mature trees or other character-defining features: Yes, the construction of the project will be located in paved area of the corporate yard and there will not be any removal of trees or other character-defining features.

-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 does not border public property.

-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 project has been setback from the adjacent creek's floodway.

-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? Yes, the project will be constructed on Carson City property and will be used to support Public Safety and Utility Automation. 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 communication tower will be shorter than the nearby 200' antenna array towers to the east and will be set back over 600 feet from the nearest privately owned property.

-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 on or around the property.

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

A.

North: Public Works Office and Animal Shelter, both owned by the city of Carson.

East: Undeveloped land owned by Carson City.

South: Waste Water Treatment Plant property and a City owned solar array field.

West: Carson City owned facilities including a salt and cinder building, Parks and Recreation offices, and Fleet Maintenance building.

B. The project is similar to the existing development around the site. Carson City's corporate yard and wastewater treatment plant surround the proposed project. The proposed communication tower will not stand out in height or character compared to Carson City's facilities that consist of offices, equipment sheds, storage sheds, and waste water treatment plant buildings. The new communication tower will support Public Safety and Utility Automation.

The project will not be contained within a building. The project consists of a 4 post 100' lattice tower. The contractor will be required to use water or some other type of dust control wherever they are working and causing a disturbance throughout the duration of the project. Once the project is complete, vehicular traffic will be very minimal and dust control will not be necessary.

The project will not differ in appearance from neighbors. Two 200' commercial radio towers are located 500' to the east of the proposed new tower location. The tower will be constructed in a central location of the corporate yard and will be surrounded by buildings and equipment to the north, east, and west. City owned undeveloped property is located to the south of the tower. While single family residences are located to the north of the project site, the distance to these residences is over 600'. The tower will not differ to the other nearby City facilities.

C. The project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood. The project will be constructed in a central location of the corporate yard and will not be out of character to the surrounding facilities.

D. Once the project is completed there will be no noticeable increase in vehicular traffic in the area. Access to the communication tower will be through the existing entrance to the corporate yard and no additional signal lights or turn lanes will be necessary.

E. Once the project is complete the communication tower will provide improved Public Safety communication and enhanced Vehicle Automation.

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. The tower will be construction in a currently paved area of the corporate yard and will not increase impervious area.
- 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: Darren Spade Date: 2/24/14.

**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: February 18, 2014
To: Carson City Planning Division
From: Tom Grundy, P.E., Senior Project Manager *TG*
Subject: Corporate Yard Communications Tower
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

No 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 construction of the new communication tower will not impact traffic around the site as the tower will not create any additional traffic or hinder any current traffic.



2/18/14

Dev St 1.9 Responses

1.

- a. The proposed communication facility will require erecting a new, freestanding, 100' 4 pole lattice tower (#5)
- b. The City's existing equipment is located on the top of an existing office roof. Due to obstructions to the northeast, east, and south of the Corporate Yard the City cannot currently receive signals from all locations throughout the City. Relocating the existing equipment to a 100' tower will allow signals to be sent and received over the existing obstructions.
- c. The communication facility will be self-supporting and will not jeopardize existing structures.
- d. The communication facility will be located behind office buildings, truck barns, and storage sheds and will be located towards the center of the Corporate Yard. The facility is offset from the nearest property line by 420 feet.
- e. The City has submitted Federal Communications Commission and Federal Aviation Administration authorizations and currently holds many other FCC licenses.

2.

- a. The total height including antennas, arrays, and other appurtenances is 110 feet.
- b. The proposed facility will be freestanding and will not exceed 110' in height including all equipment. The Carson City Public Works Corporate Yard is located at one of the lowest points in the City next to the Wastewater Treatment Plant. The location of the tower was chosen because it provided significant setback from property lines and public roads and would be behind existing offices and other buildings in the yard while still being located out of the nearby floodway. The tower height was selected to be 100' to allow the communication equipment to be able to reach locations over the hills and developments to the northeast, east, and south of the Corporate Yard. City engineering staff determined that due to physical obstruction and equipment frequencies, the tower will need to be 100' feet tall in order for the equipment to send and receive signals to other locations around the city.
- c. A special use permit is required and the facility will not be constructed unless a special use permit is obtained.

3.

- a. Setbacks are set by special use permits in Master Plan designations zoned as Public.
- b. The facility will not be mounted on a roof.

c. The nearest property zoned as residential is located 620' feet to the north of the proposed communication tower location. The nearest residence is located approximately 6 times the facility height away from the facility.

4.

a. The lower portion of the communication facility will be screened by existing buildings. The tower will be galvanized steel so that the upper portion will blend in with the horizon.

b. The facility will not be mounted on the side of a building

c. The communication facility will be galvanized steel (dull gray) and the building that will house the supporting equipment will be sided and colored the same as the adjacent truck barn.

d. The building that will house the supporting equipment for the equipment on the tower will be screened by nearby truck barns and office buildings.

e. Additional wireless service providers will not be allowed to co-locate antennas on the proposed tower. The tower will only be used for public safety.

f. The communication tower will be equipped with a light. The corporate yard is to be used as a landing zone for care flights and the tower will need to be visible to the pilots for safety.

g. The communication facility will be located within the Corporate Yard which is secured by a 6 foot chain-link fence with barb wire. A sign will be provided on the tower stating the facility owner and 24-hour emergency telephone number.



