



Board of Adjustment Staff Report

Meeting Date: July 24, 2020

Agenda Item: 8C

SPECIAL USE PERMIT CASE NUMBER: WSUP20-0010 (McClellan Peak Tower)

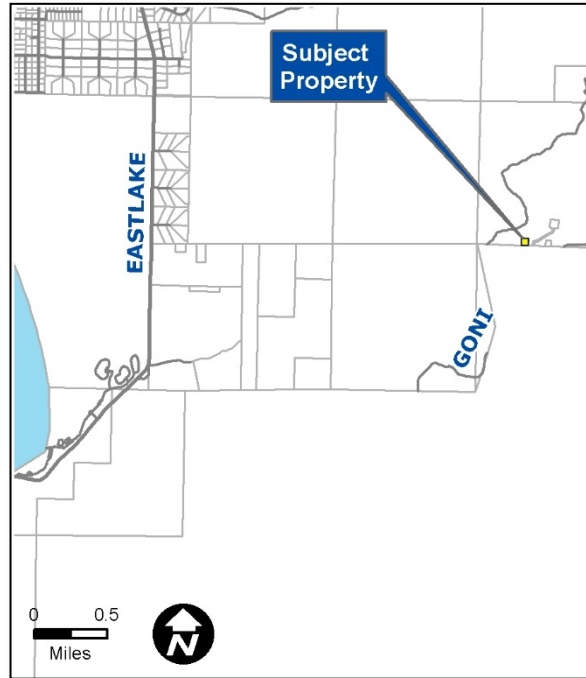
BRIEF SUMMARY OF REQUEST: To approve a 195-foot tall communication tower

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a special use permit for the construction of a new 195-foot self-supporting tower to house FM radio and cellular antennas on a 1.01-acre site with existing equipment on McClellan Peak. The proposal also requests varying the landscaping and parking requirements by not requiring any additional landscaping and not requiring a paved parking space.

Applicant: Tower Sites, Inc.
 Property Owner: Marie Michaels
 Location: 2,310 feet west of terminus of Goni Rd. off East Lake Blvd.
 APN: 050-351-20
 Parcel Size: 1.01 acres
 Master Plan: Rural (R)
 Regulatory Zone: General Rural (GR)
 Area Plan: South Valleys
 Citizen Advisory Board: South Truckee Meadows/Washoe Valley
 Development Code: Authorized in Article 324, Communication Facilities; and Article 810, Special Use Permits
 Commission District: 2 – Commissioner Lucey



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve, with conditions, Special Use Permit Case Number WSUP20-0010 for Tower Sites, Inc, having made all five findings in accordance with Washoe County Code Section 110.810.30.

(Motion with Findings on Page 9)

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Special Use Permit

The purpose of a special use permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the special use permit, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e. a grading permit, a building permit, etc.)
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure
- Prior to the issuance of a business license or other permits/licenses
- Some conditions of approval are referred to as “operational conditions.” These conditions must be continually complied with for the life of the business or project.

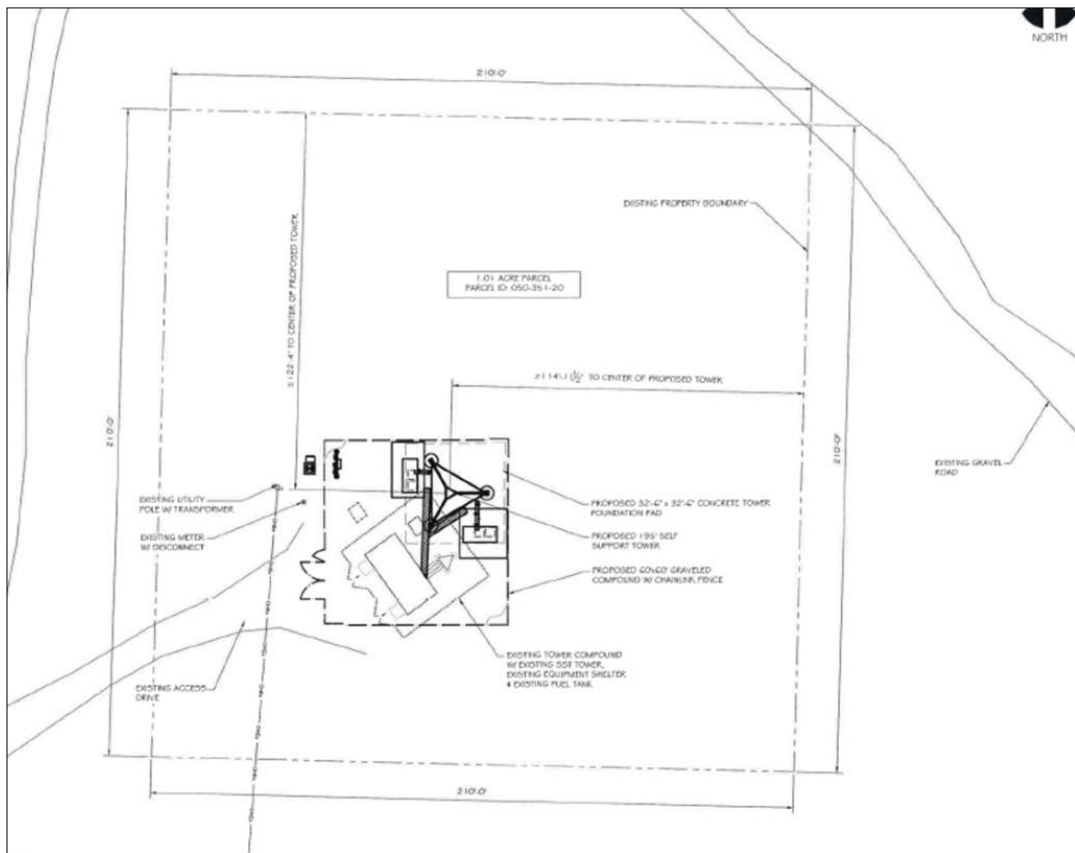
The conditions of approval for Special Use Permit Case Number WSUP20-0010 are attached to this staff report and will be included with the action order, if approved.

The subject property is designated as General Rural (GR). The proposed use of a self-supporting tower is classified as a commercial facility, which is permitted in GR with a special use permit (SUP) per WCC 110.302.05.3. Therefore, the applicant is seeking approval of this SUP from the Board of Adjustment.

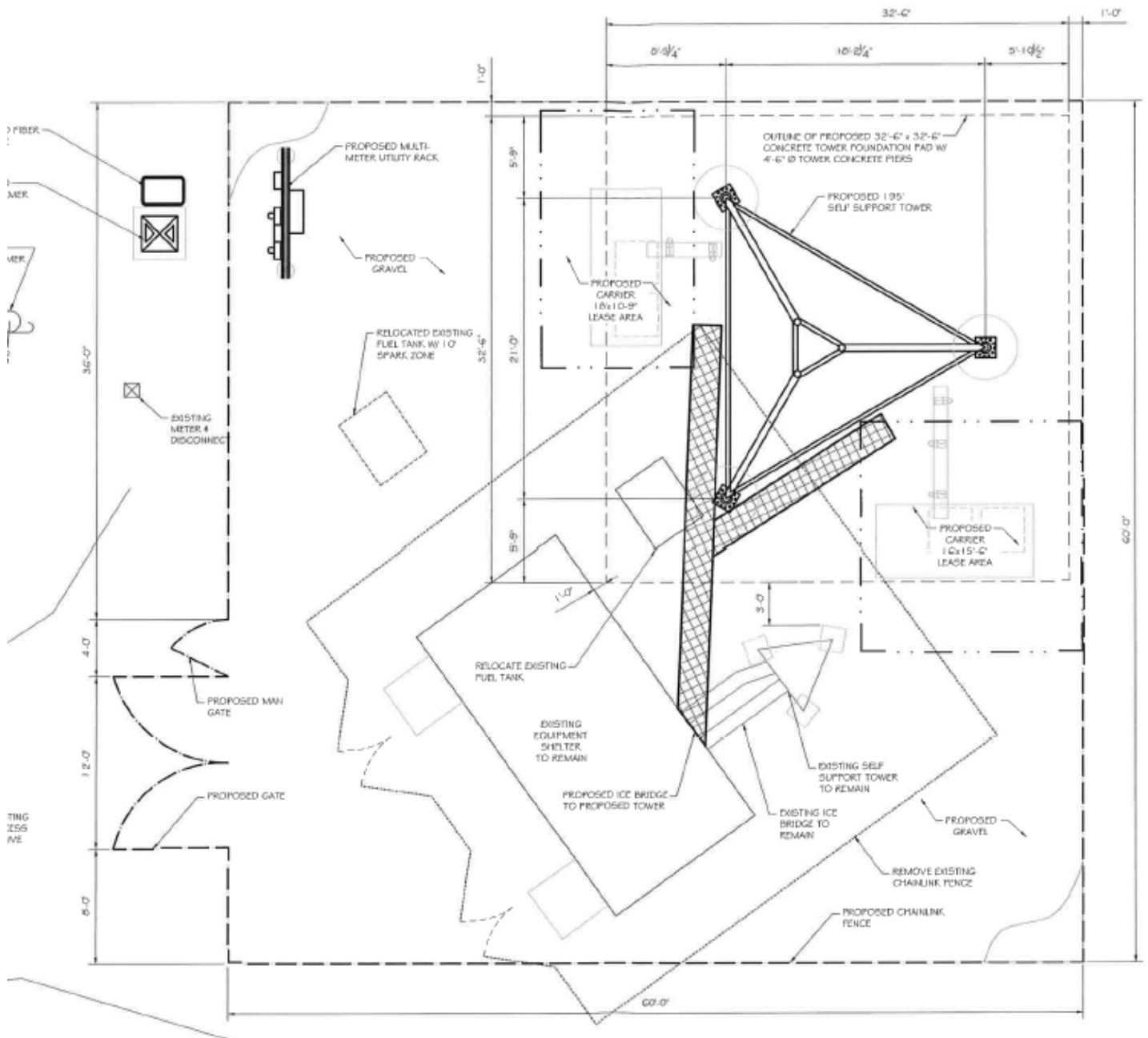
Additionally, the SUP regulations allow the BOA to vary standards in conjunction with the approval process per WCC Section 110.810.20(e). The applicant is seeking to vary the landscaping and parking requirements. The Board of Adjustment is also requested to rule on varying the landscaping and parking requirements.



Site Plan



Site Layout



Enlarged Site Plan

Project Evaluation

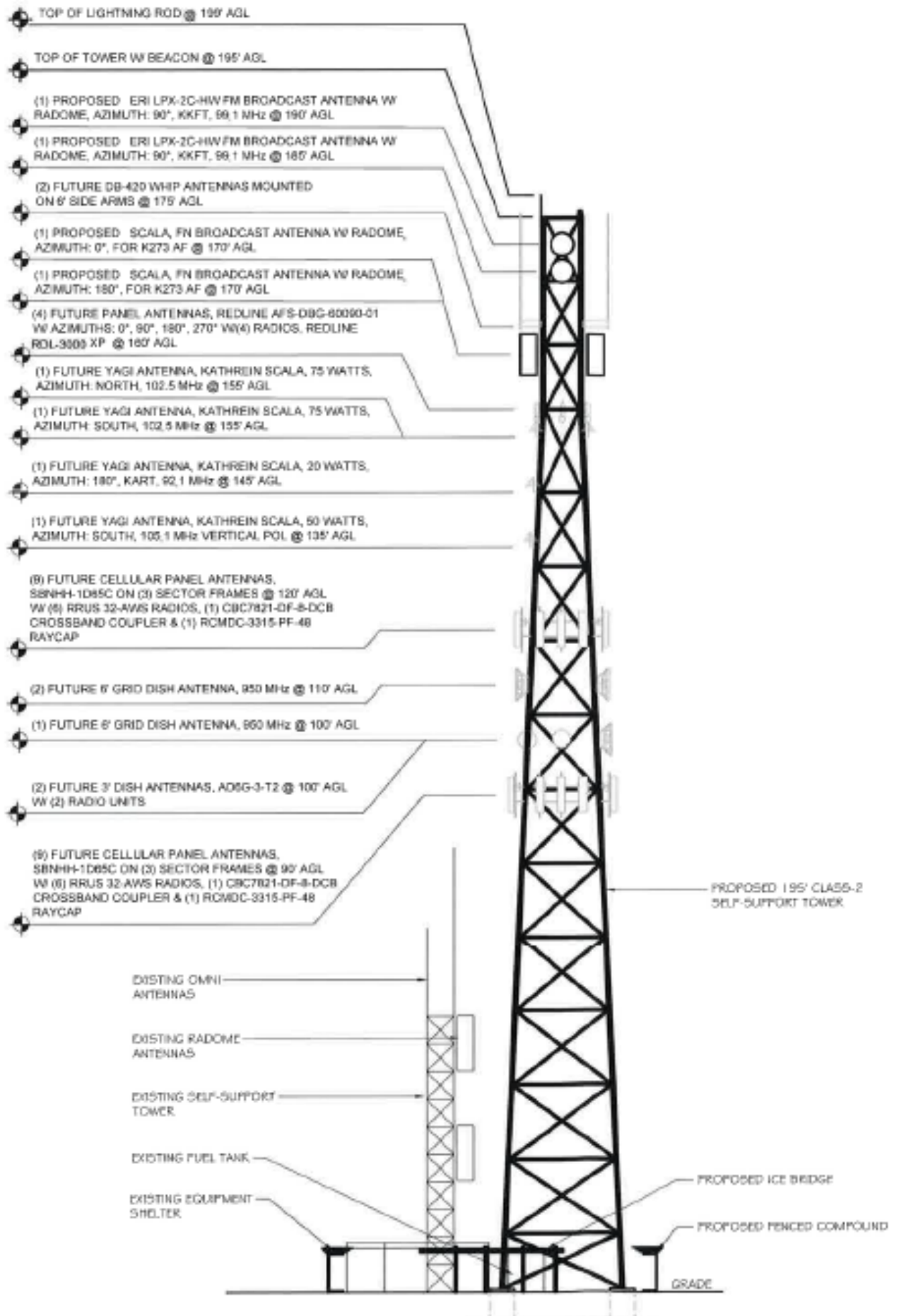
The applicant is requesting to construct a 195-foot tall self-supporting lattice tower for FM radio and cellular antennas on McClellan Peak and to waive the landscaping and paved parking space requirements. The applicant states that a self-supporting tower is a multileg free standing tower that does not require any down guy cables for additional support. The tower will have (3) legs that are spaced 21'-0" apart in a triangular pattern sharing a single concrete foundation under it. There is cross bracing from the bottom to the top of the tower supporting the tower. The equipment site will be fenced with a gated entrance on the west side of the site. (See the site plans above)

McClellan Peak is an established communication site with multiple existing towers and wireless communication facilities. There are towers in the area that vary from 200 to 303 feet in height. The project site is relatively flat with native vegetation in an area that is fairly remote and is accessed by an existing dirt road. An area of approximately 1,000 sq. ft. will be disturbed with 30-60 cubic yards of

material to be moved on site for the construction of the communication facility. The parcels to the north, west, and east are federally owned and the parcels to the south are in Storey County. The parcel has a regulatory zone of General Rural (GR) and the surrounding parcels are Open Space (OS).

On the site there is an old lattice tower with two microwave dishes on it that are no longer in use located south of the proposed tower. The existing tower is roughly 30 feet tall and was built in the 1970's and was used by a wireless provider; however, it is no longer being used. The applicant has contacted other wireless providers and they have indicated the lattice tower is not tall enough to meet current coverage requirements. At this time, the plan is to leave the existing tower in place. There is also, a small equipment shelter with a backup power generator next to the existing tower, which will be used to house FM broadcasting and internet equipment once the new tower is built. The applicant indicates that the new tower will allow all equipment to be collocated on one tower and provide additional capacity for any upgrades or additional antennas. The diagram on the following page shows where equipment will be located on the tower.

The communication facility use is considered a commercial use and WCC 110.412.40(a) requires that 20% of the total developed land area be landscaped. The applicant has requested to waive the landscaping requirement because the facility is located in a remote area with native vegetation and no available water for irrigation. Also, WCC 110.410.25(e) requires one paved parking space per antenna. The site has parking however, the applicant is requesting to waive the paving requirement because of the remote location. The SUP allows the BOA to vary the landscaping and parking requirements.



Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB)

The proposed project was presented by the applicant's representative at the regularly scheduled Citizen Advisory Board meeting on June 11, 2020, which was conducted virtually, through Zoom. The CAB voted to recommend approval of the permit. The CAB minutes were not available at the time that the staff report was prepared. The discussion on the item including the following topics:

- Input from neighboring parcels
- Questions about other communication equipment is in the area

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Services Department
 - Planning and Building Division
 - Engineering and Capital Projects Division
 - Water Resource Management
 - Parks and Open Spaces
- Washoe County Health District
 - Environmental Land Development
- Truckee Meadows Fire Protection District
- Washoe County Sheriff
- Reno-Tahoe Airport Authority
- Nevada Department of Transportation
 - Environmental Protection
 - Division of Forestry
 - Division of Wildlife

Six out of the eleven above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order. Contacts for Agencies that provided comments:

- Washoe County Planning and Building Division addressed the construction plans and revegetation for the project.
Contact: Julee Olander, 775.328.3627, jolander@washoecounty.us
- Washoe County Engineering and Capital Projects Division addressed the requirement for complete construction drawings, grading requirements and other features associated with the project.
Contact: Leo Vesely, 775.328.2313, lvesely@washoecounty.us
- Washoe – Storey Conservation District had comments concerning fencing, noxious weeds, and erosion control.
Contact: Jim Schaffer, safferjam51@gmail.com
- Washoe County Parks and Open Spaces had no comments.
Contact: Sophia Kirschenman, 775.328.3623, skirschenman@washoecounty.us
- Washoe County Water Resource Management had no comments.

Contact: Vahid Behmaram, 775.328.3600, vbehmaram@washoecounty.us

- Washoe County Sheriff had no comments.

Contact: Don Gil, 775.328.3354, dgil@washoecounty.us

Staff Comment on Required Findings

WCC Section 110.810.30, Article 810, *Special Use Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment/ before granting approval of the request. Staff has completed an analysis of the special use permit application and has determined that the proposal is in compliance with the required findings as follows.

1. Staff Comment: *The application request is consistent with the Policies and Action Programs included in the South Valley Area Plan.*
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

Staff Comment: *There are adequate services on the site for the proposed communication tower. The proposed project was reviewed by relevant agencies and no conditions were received regarding additional required improvements.*

3. Site Suitability. That the site is physically suitable for religious assembly, and for the intensity of such a development.

Staff Comment: *There is an existing communication tower and equipment on the site and in the area and the site is physically suitable for the proposed tower.*

4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

Staff Comment: *There is a communication tower and equipment on the site and the proposed project is anticipated to have minimal impact to the surrounding area and conditions of approval have been included to mitigate any negative potential impacts.*

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: *There is no military installation within the area of required notice for this special use permit; therefore, the project will have no effect on a military installation.*

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP20-0010 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP20-0010 for Tower Sites, Inc, having made all five findings in accordance with Washoe County Code Section 110.810.30:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are

properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

- 3. Site Suitability. That the site is physically suitable for communication tower and equipment, and for the intensity of such a development;
- 4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- 5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Marie Michaels & Tower Sites Inc
 17640 W National Ave.
 New Berlin, WI 53146
 Email: tmichaels@tower-site.com

Representatives: Chad Morgan
 855 Community Drive
 Sauk City, WI 53583
 Email: cmorgan@remaker.com



Conditions of Approval

Special Use Permit Case Number WSUP20-0010

The project approved under Special Use Permit Case Number WSUP20-0010 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on July 24, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, 775.328.3627, jolander@washoecounty.us

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. All trash and similar debris within the project area shall be removed.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- f. The applicant shall re-vegetate all disturbed areas with a native seed mix and utilize an erosion control blanket with grass seed to the graded area as reviewed and approved by the Washoe Storey Conservation District and/or Washoe County Regional Parks and Open Space.
- g. An onsite noxious weeds management plan needs to be developed to ensure weed seeds do not impact other areas. All native seed mixes shall be certified noxious weed free prior to its dispersal on the site.
- h. Any imported earthen materials shall be "certified weed free" in order to prevent the spread of noxious weeds within the county.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2313, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The applicant shall provide documentation of easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to the approval of a building permit.
- c. All existing and proposed easements shall be shown on the site and/or grading plan.

The County Engineer shall determine compliance with this condition.

*** End of Conditions ***



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-3600
FAX (775) 328.3699

Date: June 03, 2019

To: Julee Olander, Planner

From: Leo Vesely, P.E., Licensed Engineer

Re: Special Use Permit Case **WSUP20-0010 – McClellan Peak Tower**
APN 085-582-36

GENERAL PROJECT DISCUSSION

Washoe County Engineering staff has reviewed the above referenced application. The Special Use Permit is for the expansion of the ground area of an existing telecommunications facility, and to construct a new 195-foot self-support tower to house FM radio and cellular antennas. The Engineering Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the site and the application prepared by Tower Sites, Inc. The County Engineer shall determine compliance with the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The applicant shall provide documentation of easements for the lease area, access and utilities. A copy of the easements shall be submitted to the Engineering Division prior to the approval of a building permit.
3. All existing and proposed easements shall be shown on the site and/or grading plan. The County Engineer shall determine compliance with this condition.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Walt West, P.E. (775) 328-2310

1. No comments.



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

From: [Gil, Donald](#)
To: [Olander, Julee](#)
Subject: FW: May Agency Review Memo I
Date: Tuesday, May 26, 2020 11:51:43 AM
Attachments: [May Agency Review Memo I.pdf](#)
[image001.png](#)
Importance: High

Julee,

The WCSO has no issues or concerns with Item #4.

Thank you,

Don

Don Gil

Captain – Patrol Division

911 Parr Blvd. Reno, NV 89512

Desk: 775-328-3354

Email: dgil@washoecounty.us

Web: www.WashoeSheriff.com

From: Fagan, Donna <DFagan@washoecounty.us>
Sent: Friday, May 22, 2020 4:23 PM
To: Gil, Donald <DGil@washoecounty.us>
Subject: May Agency Review Memo I

Captain Gil,

Please find the attached Agency Review Memo with cases received this month by CSD, Planning and Building.

You've been asked to review items #1, #2, and #4. Click on the highlighted item descriptions for a link to the application.

Please send any questions, comments or conditions to the planner for that item.

Thank you,
Donna

Donna Fagan
| **Planning and Building Division | Community Services Department**

WSUP20-0010
EXHIBIT B

From: [Kirschenman, Sophia](#)
To: [Olander, Julee](#)
Subject: Parks Comments Re: WSUP20-0010
Date: Wednesday, June 03, 2020 4:31:57 PM
Attachments: [Outlook-fwzfxar3.png](#)
[Outlook-3p4ggjnz.png](#)
[Outlook-ctagsap.png](#)
[Outlook-yw3sf4mq.png](#)
[Outlook-vyspnub5.png](#)

Hi Julee,

I've reviewed WSUP20-0010 (McClellan Peak Tower) on behalf of Washoe County Regional Parks and Open Space and have no comments or conditions.

All the best,



Sophia Kirschenman
Park Planner | Community Services Department
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512



Please consider the environment before printing this e-mail.



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

June 1, 2020

Washoe County Community Services Department

C/O Julee Olander Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WSUP20-0010 McClellan Peak Tower

Dear Julee,

In reviewing the special use permit to construct a 195-foot tower, the Conservation District has the following comments.

The District will require the perimeter fence coated sudan brown for the galvanized fencing (or use of brown slats in the fence) including the entrance gate.

To prevent the spread of noxious weeds concerning grading and importation of material, the applicant shall collaborate with the District to develop an onsite noxious weeds management plan to ensure weed seeds do not impact other areas, utilizing certified weed free material.

The applicant will utilize an erosion control blanket with grass seed to the graded area and in addition shall provide to the District, a contingency water plan, fertilizer plan, erosion control structures and a monitoring plan with updates provided to the Conservation District after the completion of the growing season (October 31) every year for a three year period.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

May 29, 2020

TO: Julee Olander, Planner, CSD, Planning & Development Division
FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD
SUBJECT: Special Use Permit Case Number WSUP20-0010 (McClellan Peak Tower)

Project description:

The applicant is proposing to approve a special use permit for the construction of a new 195-foot self-support tower to house FM radio and cellular antennas on a 1.01-acre site with existing equipment.

Project location: 2,310 feet west of terminus of Goni Rd. off East Lake Blvd., Assessor's Parcel Number: 050-351-20.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights comments and conditions:

There are no conditions of approval for the WSUP 20-0010.

Comments: The application and review of the aerial photography of this area suggests that this site will have no landscaping, which is usually the only water demand. Other existing antennas in the vicinity lack any landscaping. If this assumption is incorrect, then there will be a water rights and water supply requirements.

Applicant statement per the South Valley Area Plan:

Goal Two: Common Development Standards in the South Valleys planning area. Establish development guidelines that will implement and preserve the community character commonly found within the South Valleys planning area.

SV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received from the CAB.

----- Forwarded message follows -----

From: Self <tmichaels@tower-sites.com>
To: JOlander@washoecounty.us
Subject: (Fwd) FW: CAB Meeting
Copies to: chad Morgan <cmorgan@ramaker.com>
Date sent: Mon, 15 Jun 2020 10:21:49 -0500

Julee:

The message below was forwarded to me by Chad Morgan at Ramaker & Associates. As you know I participated in the CAB meeting and provided a brief discussion on the reason behind our request to construct a taller tower at our site. Basically, McClellan Peak is more or less a flat plateau, there are a number of broadcasting towers and other towers on McClellan Peak that are typically located at or near the Southern edge of the plateau. That placement near the edge provides good line of sight from the towers on the Peak to much of Carson City and the surrounding area. However, our site as it currently exists does not provide good line of sight coverage to parts of Carson City because:

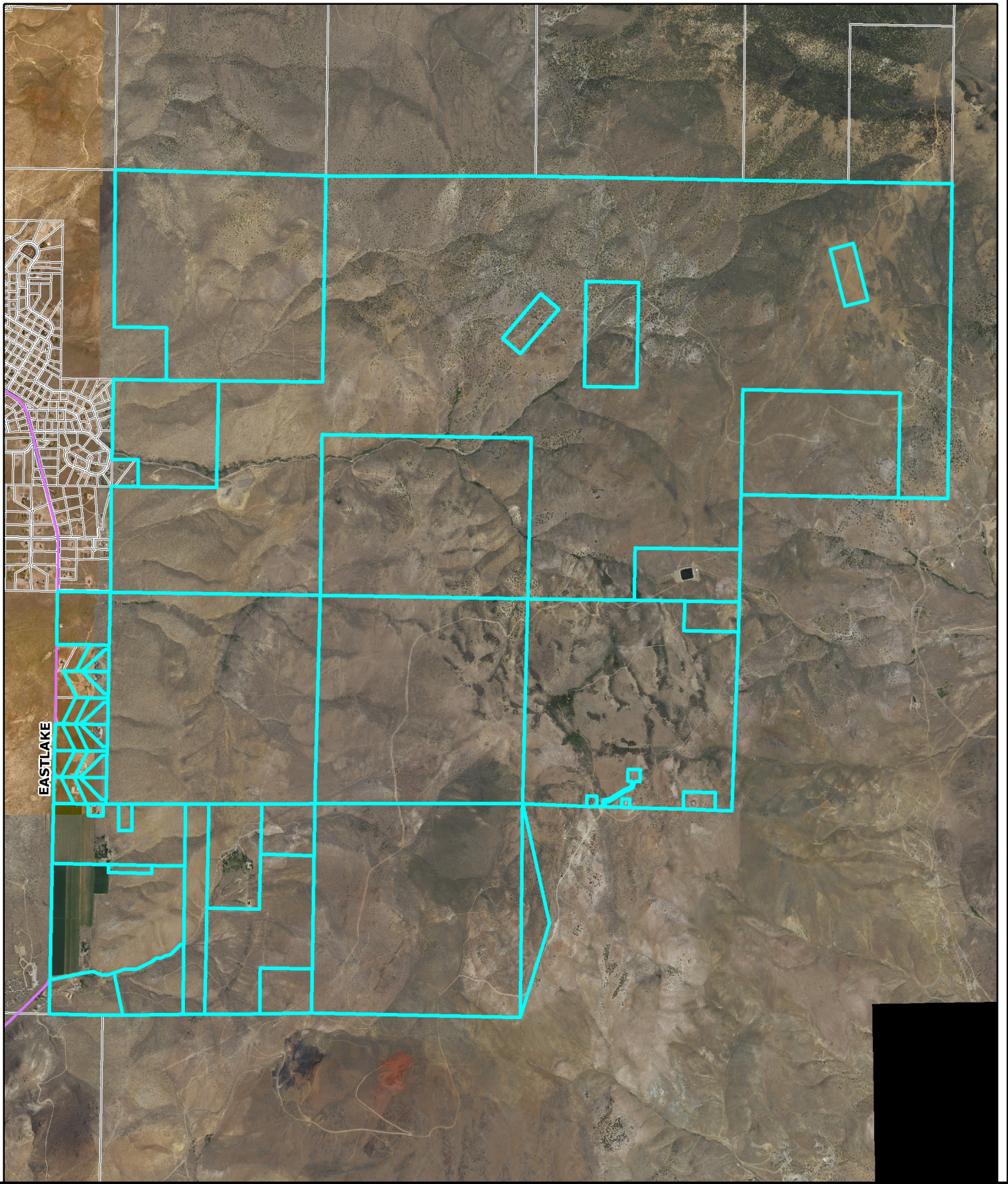
1. The site is several hundred feet North of the edge of the plateau.
2. The existing tower is only 50 feet tall.

The tower is set back from the edge of the plateau and is too short to "see" over the edge. A taller tower will solve that problem, and will also provide more space near the top for multiple users.

The original tower was built in 1972 by Western Union as a microwave relay between Reno and Como Ridge to the South. It did not need line of site to Carson City and so the location where it was built served the purpose at the time.

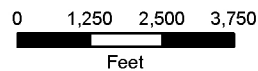
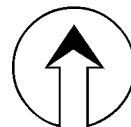
Regarding questions posed during the meeting, the only one I specifically remember hearing was if there was public comment or opposition to our proposal. I wasn't sure if that question was directed at me but I did answer that I was not aware of any.

Were there other questions raised at the meeting? Is there a list of such questions that you can provide to me?



WSUP20-0010 McClellan Peak tower

Noticing Map- 13,000 feet from site



Community Services
Department



1001 E Ninth St
Reno, Nevada 89502

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: McClellan Peak, Carson City, NV			
Project Description: New 195' Self-Support Tower			
Project Address: Goni Rd or East Lake BLVD, 5 Mi NNE of Carson City, NV			
Project Area (acres or square feet): 1 .01 Acres			
Project Location (with point of reference to major cross streets AND area locator): Goni Rd or East Lake BLVD, 5 Mi NNE of Carson City, NV			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-351-20	1.01		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Marie Michaels		Name: Chad Morgan	
Address: Tower Sites, Inc. 17640 W. National Ave. New Berlin, WI		Address: 855 Community Drive, Sauk City WI	
Zip: 53146		Zip: 53583	
Phone: 262-786-8330 Fax:		Phone: 608-644-2205 Fax:	
Email: tmichaels@tower-sites.com		Email: cmorgan@ramaker.com	
Cell: 262-993-2560 Other:		Cell: 920-390-9256 Other:	
Contact Person: Terry Michaels		Contact Person: Chad Morgan	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Tower Sites, Inc		Name:	
Address: 17640 W. National Ave. New Berlin, WI		Address:	
Zip:		Zip:	
Phone: 262-786-8330 Fax:		Phone: Fax:	
Email: tmichaels@tower-sites.com		Email:	
Cell: 262-993-2560 Other:		Cell: Other:	
Contact Person: Terry Michaels		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Special Use Permit Application
Supplemental Information**
(All required information may be separately attached)

1. What is the project being requested?

New 195' Self-support tower to house both FM Radio and Cellular antennas

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

See additional documents

3. What is the intended phasing schedule for the construction and completion of the project?

Start late October, early November 2020,
Completion Jan. 2021

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Existing utilities to supply the tower and the existing need for additional tower space in the area.

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

Tower is located in an area where other towers already exist and there are no residential or businesses near by.

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

n/a

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

See grading plan and site plans

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Utilities:

a. Sewer Service	N/A
b. Electrical Service	Use existing power
c. Telephone Service	N/A
d. LPG or Natural Gas Service	N/A
e. Solid Waste Disposal Service	N/A
f. Cable Television Service	N/A
g. Water Service	N/A

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

N/A

10. Community Services (provided and nearest facility):

a. Fire Station	Carson City
b. Health Care Facility	Carson City
c. Elementary School	Carson City
d. Middle School	Carson City
e. High School	Carson City
f. Parks	Carson City
g. Library	Carson City
h. Citifare Bus Stop	

**Special Use Permit Application
for Grading
Supplemental Information**
(All required information may be separately attached)

1. What is the purpose of the grading?

Make additional clear space for new tower and compound

2. How many cubic yards of material are you proposing to excavate on site?

See grading plan and site plans

3. How many square feet of surface of the property are you disturbing?

1,000 sq ft

4. How many cubic yards of material are you exporting or importing? If none, how are you managing to balance the work on-site?

30-60 yds. Majority of site is flat, extended area to match existing.

5. Is it possible to develop your property without surpassing the grading thresholds requiring a Special Use Permit? (Explain fully your answer.)

No

6. Has any portion of the grading shown on the plan been done previously? (If yes, explain the circumstances, the year the work was done, and who completed the work.)

No

7. Have you shown all areas on your site plan that are proposed to be disturbed by grading? (If no, explain your answer.)

Yes

8. Can the disturbed area be seen from off-site? If yes, from which directions and which properties or roadways?

No

9. Could neighboring properties also be served by the proposed access/grading requested (i.e. if you are creating a driveway, would it be used for access to additional neighboring properties)?

N/A

10. What is the slope (horizontal/vertical) of the cut and fill areas proposed to be? What methods will be used to prevent erosion until the revegetation is established?

3:1
Erosion Control Blanket with Grass Seed in all disturbed areas

11. Are you planning any berms?

Yes	No	If yes, how tall is the berm at its highest?
-----	----	--

12. If your property slopes and you are leveling a pad for a building, are retaining walls going to be required? If so, how high will the walls be and what is their construction (i.e. rockery, concrete, timber, manufactured block)?

N/A

13. What are you proposing for visual mitigation of the work?

N/A

14. Will the grading proposed require removal of any trees? If so, what species, how many and of what size?

No

15. What type of revegetation seed mix are you planning to use and how many pounds per acre do you intend to broadcast? Will you use mulch and, if so, what type?

N/A

16. How are you providing temporary irrigation to the disturbed area?

No

17. Have you reviewed the revegetation plan with the Washoe Storey Conservation District? If yes, have you incorporated their suggestions?

--

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that may prohibit the requested grading?

Yes	No	If yes, please attach a copy.
-----	----	-------------------------------



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2020-AWP-4941-OE

Issued Date: 05/08/2020

Terry Michaels
 Tower Sites, Inc.
 6420-B S. Howell Ave.
 Oak Creek, WI 53154-1104

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower McClellan Peak
 Location: Carson City, NV
 Latitude: 39-15-34.40N NAD 83
 Longitude: 119-42-31.90W
 Heights: 7388 feet site elevation (SE)
 199 feet above ground level (AGL)
 7587 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 11/08/2021 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2993, or lynette.farrell@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2020-AWP-4941-OE.

Signature Control No: 437921682-439206379

(DNE)

Lynnette Farrell
Technician

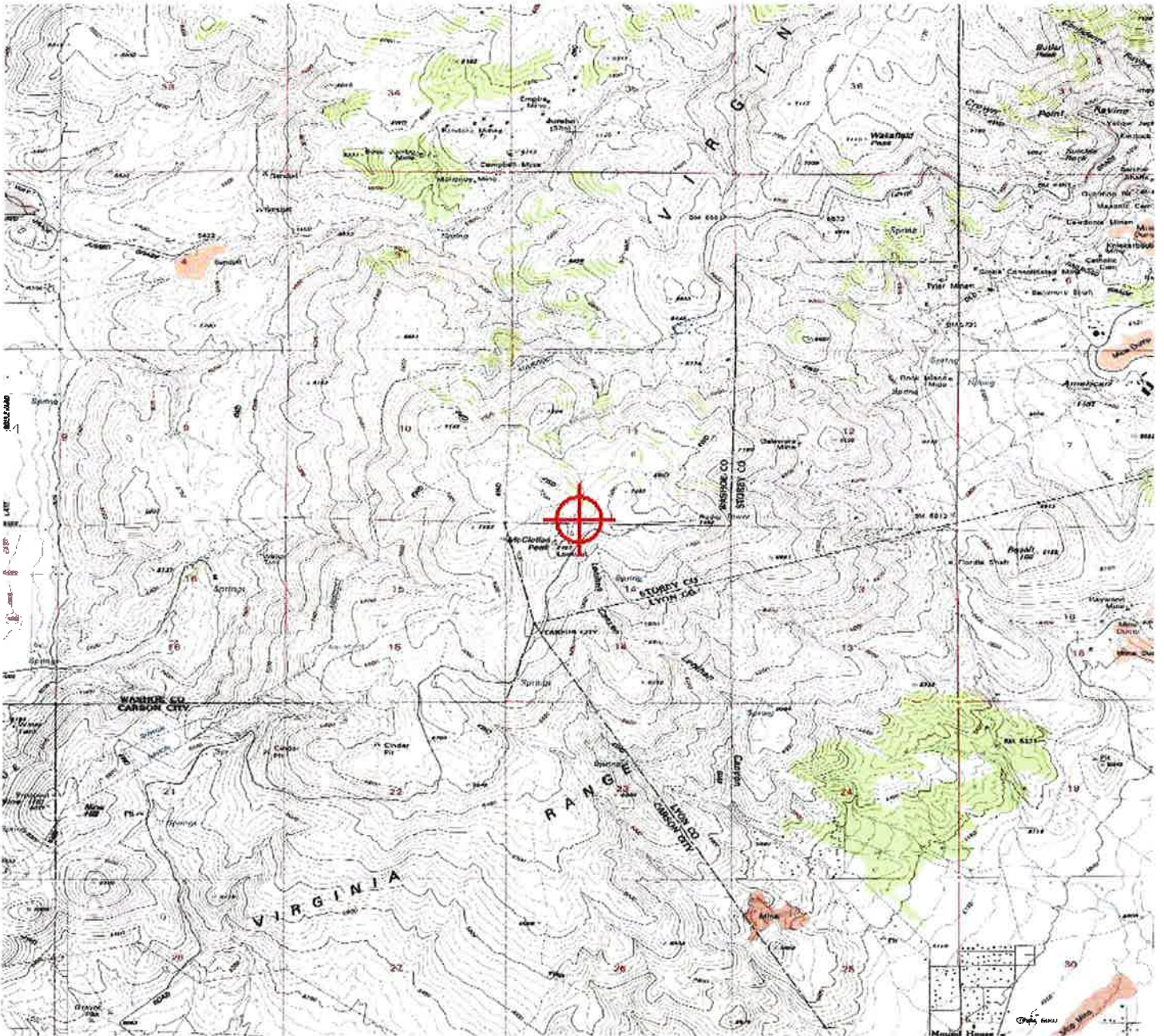
Attachment(s)
Frequency Data
Map(s)

cc: FCC

Frequency Data for ASN 2020-AWP-4941-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W

TOPO Map for ASN 2020-AWP-4941-OE



Evans Broadcast Company, Inc.
1960 Idaho St.
Carson City, NV 89701
1755 E. Plumb Lane #169 Reno, NV 89502

To: Terry Michaels, Tower Sites

Dear Terry:

To follow up on our phone conversations over the past few months, a new tower site is needed for the Evans Broadcast stations due to a couple of critical issues. Two of the current sites no longer provide a generator for back-up power. McClellan Mt. loses power regularly. At one of the sites the owners disconnected the generator and simply stated that it was not a part of the lease. At the other site, the current owners removed the generator and took it to another site out-of-state. Again, they claim that they are not obligated to provide back-up power even though they had for several years.

Just personal opinion but I believe this is the direction that the larger tower site owners are taking. Additionally, and especially in light of the current economic crisis, we can no longer afford the rents demanded by the large conglomerate tower site owners.

Finally, we cannot co-locate or consolidate the stations that we need to due to expiring Leases and room for the additional antennas required to meet our broadcast obligations.

Thank you in advance.

Jerry Evans

President

Evans Broadcast Company, Inc.



PROJECT: NEW SITE BUILD

SITE NAME: MCCLELLAN PEAK

SITE ADDRESS: GONI RD OR EAST LAKE BLVD, 5 MI NNE OF CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY

SITE TYPE: 195' SELF-SUPPORT TOWER

VICINITY MAP:



AERIAL MAP:



PROJECT INFORMATION:

SITE ADDRESS:
 GONI RD OR EAST LAKE BLVD, 5 MI NNE OF CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY

SITE COORDINATES:
 LATITUDE: N39°-15'-34.4" (39.259556)
 LONGITUDE: W119°-42'-31.89" (-119.708894)

MUNICIPAL ID:
 PARCEL ID: 050-351-20

PROPERTY OWNER:
 TOWER SITES, INC.
 17640 NATIONAL AVE.
 NEW BERLIN, WI 53146

A&E FIRM
 RAMAKER & ASSOCIATES, INC.
 855 COMMUNITY DRIVE
 SAUK CITY, WI 53583
 CONTACT: CHAD MORGAN
 EMAIL: CMORGAN@RAMAKER.COM
 PHONE: (608) 643-4100

SITE ACQUISITION
 TOWER SITES, INC.
 17640 NATIONAL AVE.
 NEW BERLIN, WI 53146
 OFFICE: (262) 786-8330
 CELL: (262) 993-2560
 CONTACT: TERRY MICHAELS

APPROVALS:

CONSTRUCTION MANAGER

SITE ACQUISITION

PROPERTY OWNER

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	COVER SHEET
Z-1	OVERALL PARCEL LAYOUT
Z-2	ENLARGED SITE PLAN
Z-3	TOWER ELEVATION
C-1	GRADING PLAN

CODE COMPLIANCE:

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2015 INTERNATIONAL BUILDING CODE
- INTERNATIONAL MECHANICAL CODE
- ANSI/TIA-222 STRUCTURAL STANDARD
- NFPA 780 - LIGHTNING PROTECTION CODE
- UNIFORM PLUMBING CODE
- NATIONAL ELECTRICAL CODE



Tower Sites Inc.

17640 W. NATIONAL AVENUE
 NEW BERLIN, WI 53146



(608) 643-4100 www.ramaker.com

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 Woodcliff Lake, NJ • Bayamon, PR
 Willmar, MN • Denver, CO

Continuation of Sheet

1 05/15/20 ADDED GRADING PLAN
 ISSUE PHASE ZONING DRAWINGS DATE ISSUED 04/24/2020

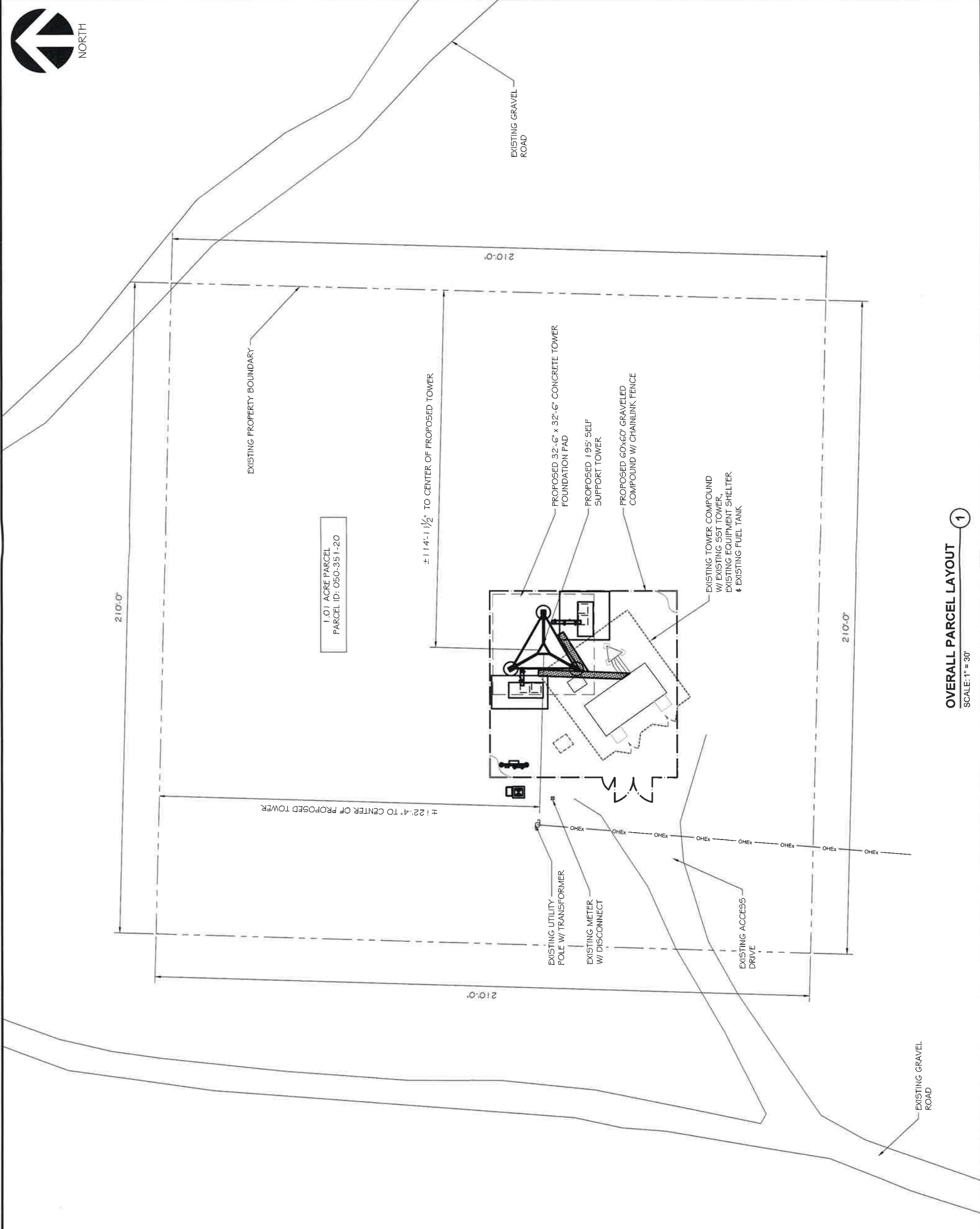
PROJECT TITLE:
**MCCLELLAN PEAK
 195' SELF-SUPPORT
 TOWER**

PROJECT INFORMATION:
 GONI RD OR EAST LAKE BLVD, 5 MI NNE OF
 CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY, PARCEL ID: 050-351-20
 SHEET TITLE:

TITLE SHEET

SCALE: NONE

PROJECT NUMBER 46745
 SHEET NUMBER T-1



OVERALL PARCEL LAYOUT
 SCALE: 1" = 30'

OVERALL PARCEL LAYOUT

0 15' 30' 60'

1" = 17" - 1" = 30'
 22" x 34" - 1" = 15'

PROJECT NUMBER: 46745
 SHEET NUMBER: Z-1

PROJECT INFORMATION:
 GONI RD OR EAST LAKE BLVD, 5 MI NINE OF CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY, PARCEL ID: 050-351-20
 SHEET TITLE:

**McCLELLAN PEAK
 195' SELF-SUPPORT
 TOWER**

ISSUE PHASE	ADDED GRADING PLAN	DATE ISSUED
1	05/15/20	04/24/2020

Consultation & Seal:

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Tower Sites Inc.



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Continuation of Spec:

ISSUE	DATE	ADDED GRADING PLAN
1	06/19/20	

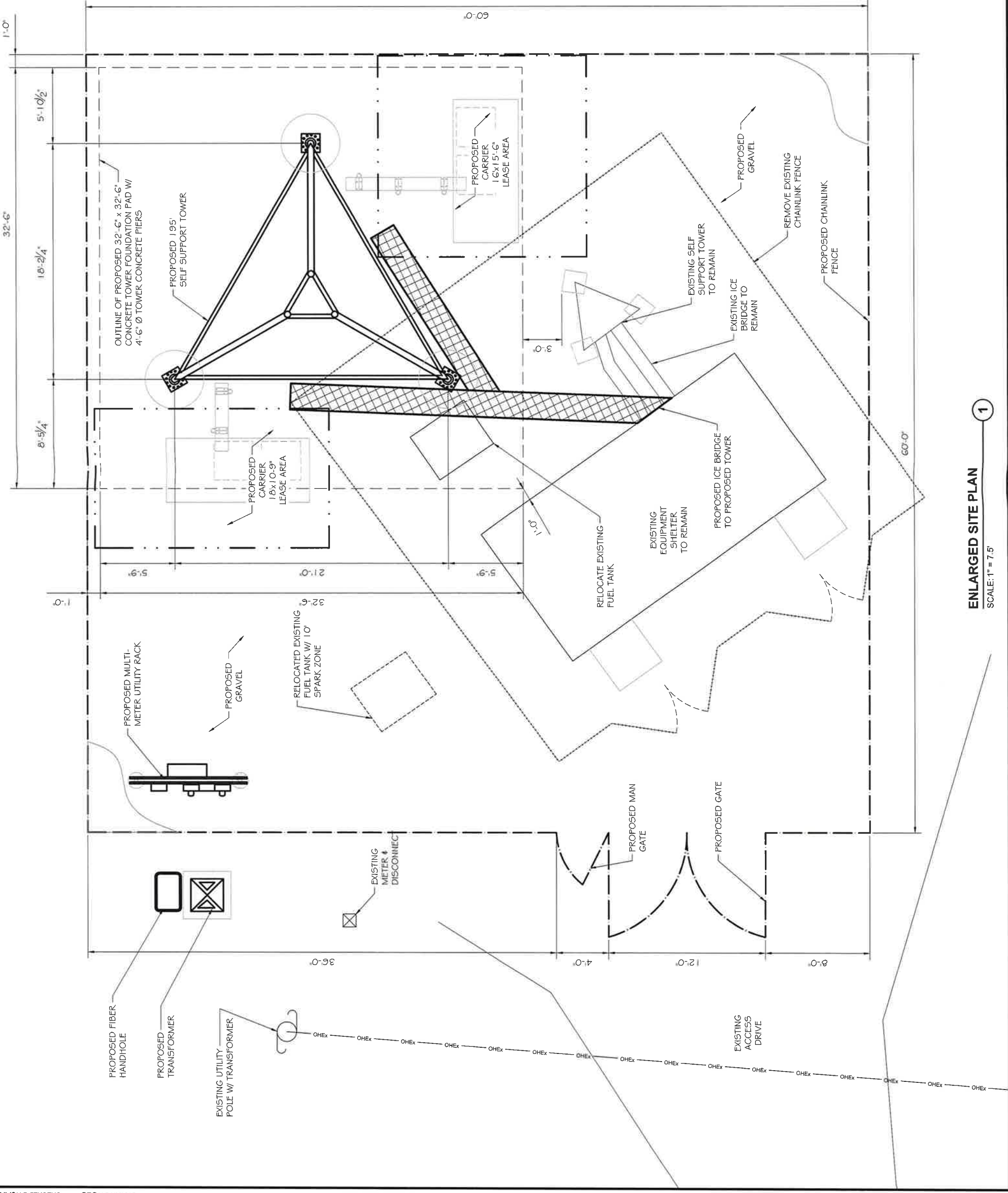
PROJECT TITLE
**McCLELLAN PEAK
195' SELF-SUPPORT
TOWER**

PROJECT INFORMATION:
GONI RD OR EAST LAKE BLVD, 5 MI NNE OF
CARSON CITY, NV
CARSON CITY, NV 89706
WASHOE COUNTY, PARCEL ID: 050-351-20

ENLARGED SITE PLAN

11" x 17" - 1" = 7.5'
22" x 34" - 1" = 3.75'

PROJECT NUMBER: 46745
SHEET NUMBER: Z-2



ENLARGED SITE PLAN
SCALE: 1" = 7.5'

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Certification & Seal:

PROJECT TITLE:
**McCLELLAN PEAK
 195' SELF-SUPPORT
 TOWER**

PROJECT INFORMATION:
 GONI RD OR EAST LAKE BLVD, 5 MI NNE OF
 CARSON CITY, NV
 CARSON CITY, NV 89706
 WASHOE COUNTY, PARCEL ID: 050-351-20
 SHEET TITLE:

ISSUE PHASE: ZONING DRAWINGS

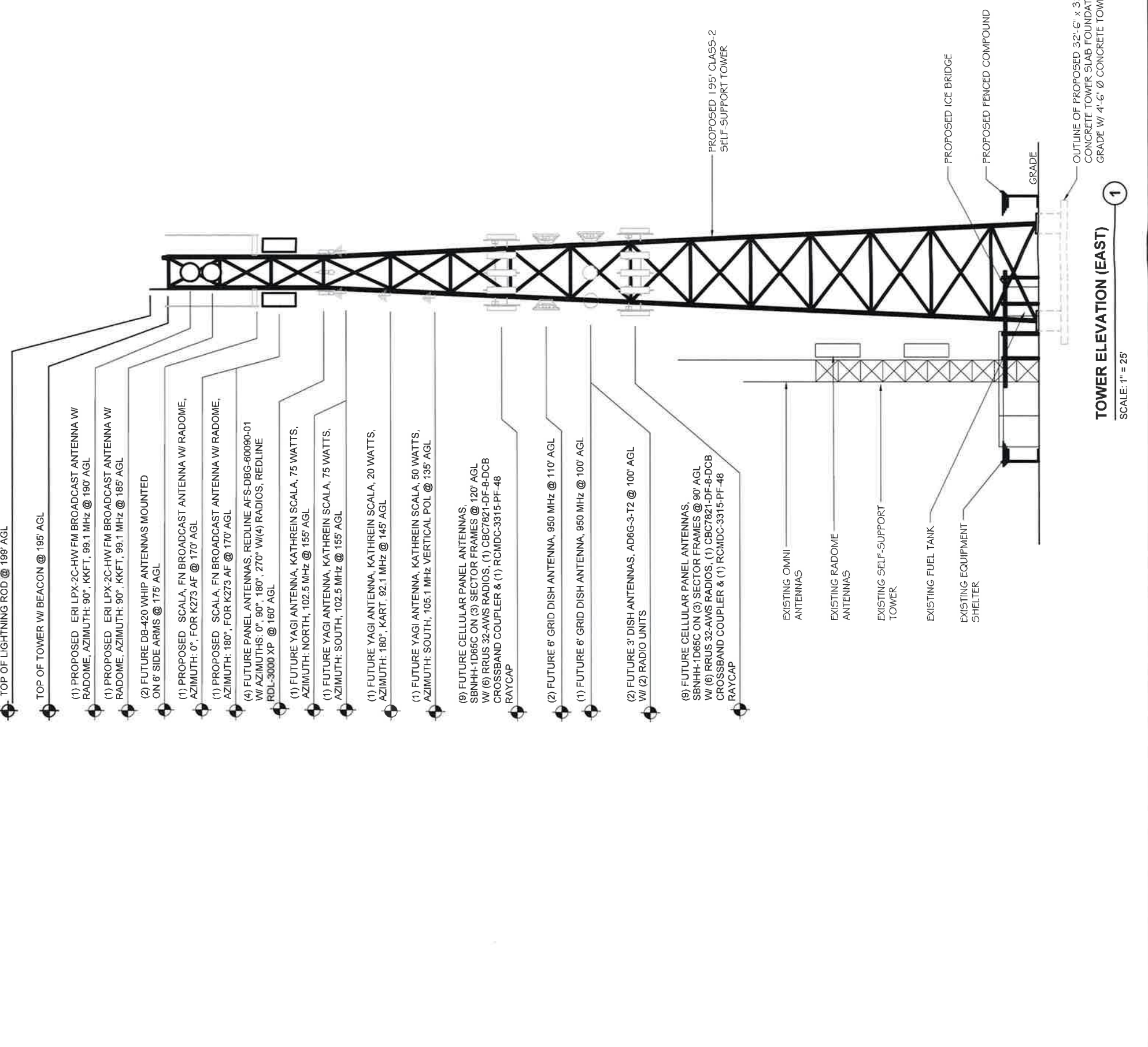
DATE ISSUED: 04/24/2020

1 06/16/20 ADDED GRADING PLAN

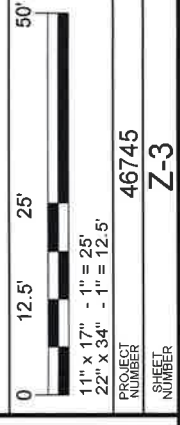
PROJECT NUMBER: 46745

SHEET NUMBER: Z-3

RAD CENTER	CABLE DESCRIPTION
190'-0" & 185'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
175'-0"	(2) 7/8" TRANSMISSION LINE
170'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
160'-0"	(8) CAT5 CABLE
155'-0"	(2) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
145'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
135'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
120'-0"	(12) 1-5/8" COAX & (2) HFT1206-24S26-XXX
110'-0"	(2) 7/8" FOAM DIELECTRIC TRANSMISSION LINE
100'-0"	(1) 7/8" FOAM DIELECTRIC TRANSMISSION LINE & (2) CAT 5 CABLES
90'-0"	(12) 1-5/8" COAX & (2) HFT1206-24S26-XXX



TOWER ELEVATION (EAST)
 SCALE: 1" = 25'



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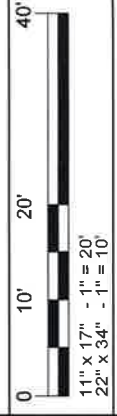
Continuation & Sheet

ISSUE PHASE	ZONING DRAWINGS	DATE ISSUED
1	ADDED GRADING PLAN	04/24/2020

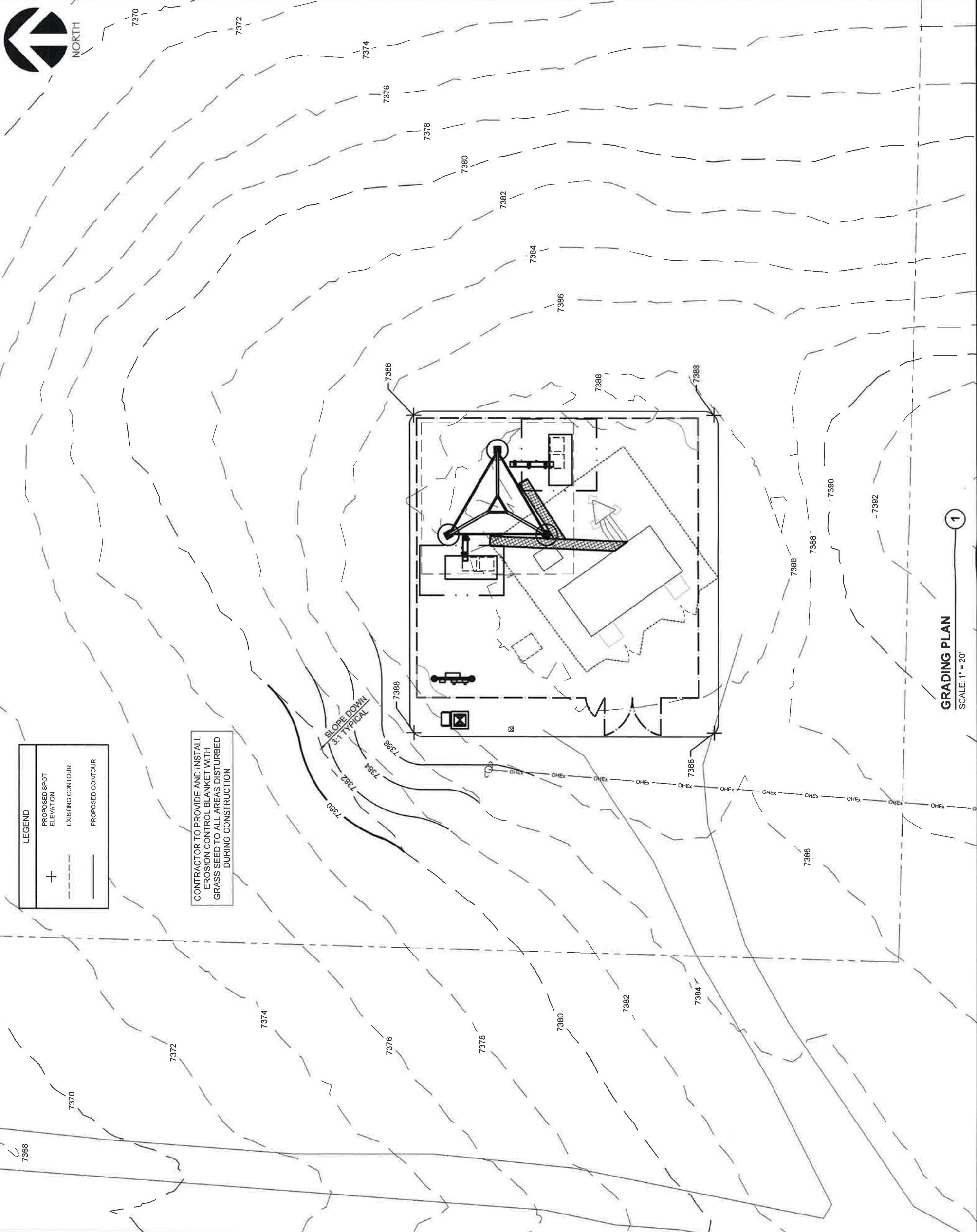
McCLELLAN PEAK 195' SELF-SUPPORT TOWER

PROJECT INFORMATION:
GONI RD OR EAST LAKE BLVD, 5 MI NNE OF
CARSON CITY, NV
CARSON CITY, NV 89706
WASHOE COUNTY, PARCEL ID: 050-351-20

GRADING PLAN



PROJECT NUMBER: 46745
SHEET NUMBER: C-1



GRADING PLAN SCALE: 1" = 20'

1

From: [Chad Morgan](#)
To: [Olander, Julee](#)
Subject: RE: Wsup20-0010 McCallan tower
Date: Thursday, May 28, 2020 5:59:27 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Julee,

Could I have you modify the SUP so the landscaping requirements are waived?

I am working with my client on the email sent earlier yesterday. I am hoping to have it back to you today if he responds.

Thank you,

Chad Morgan | Project Manager
RAMAKER & ASSOCIATES, INC. | 100% Employee-Owned
855 Community Drive, Sauk City, WI 53583
Office: 608-644-2250 | Cell: 920-390-9256 | Fax: 608-643-7999
cmorgan@ramaker.com
www.ramaker.com
[Facebook](#) | [Twitter](#) | [LinkedIn](#) | [YouTube](#)

From: Olander, Julee <JOlander@washoecounty.us>
Sent: Wednesday, May 27, 2020 8:02 PM
To: Chad Morgan <cmorgan@ramaker.com>
Subject: Wsup20-0010 McCallan tower

CAUTION: This email originated from outside our organization.

Chad,

Think that you need to request that the landscaping requirement be waived. This use is a commercial use and the landscaping requirement is that 20% of the disturbed area is landscaped. However this can be modified through the SUP, if requested. Please let me know if you want to vary the landscaping requirement.

Thank you,

Julee Olander
Planner | Community Services Department- Planning & Building Division

WSUP20-0010
EXHIBIT E

From: tmichaels@tower-sites.com
To: [Olander, Julee](#)
Subject: Re: McClellan tower
Date: Monday, June 15, 2020 2:14:45 PM
Attachments: [Attachment information](#)
[FILE2277.png](#)
[Attachment information](#)
[FILE28196.png](#)
[Attachment information](#)
[FILE22383.png](#)
[Attachment information](#)
[FILE30070.png](#)
[Attachment information](#)
[FILE13108.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Julee:

I would like to waive the paved parking space. This is an unmanned facility that will only be visited about once per month on average.

On 15 Jun 2020 at 19:47, Olander, Julee wrote:

Just realized that one paved parking space is required for the tower- however you can request to waive it. Please let me know if you want to waive the paved parking space or not.

Thanks,

	<p>Julee Olander Planner Community Services Department- Planning & Building Division jolander@washoecounty.us Office: 775.328.3627 1001 E. Ninth St., Bldg A., Reno, NV 89512 Visit us first online: www.washoecounty.us/csd For Planning call (775) 328-6100 Email: Planning@washoecounty.us</p> <p></p>
---	---

Connect with us: [cMail](#) | [Twitter](#) | [Facebook](#) | www.washoecounty.us

Terry Michaels
Tower Sites, Inc.
17640 W. National Ave.
New Berlin, WI 53146-3727
(262) 786-8330 (office) (262) 993-2560 (cell)