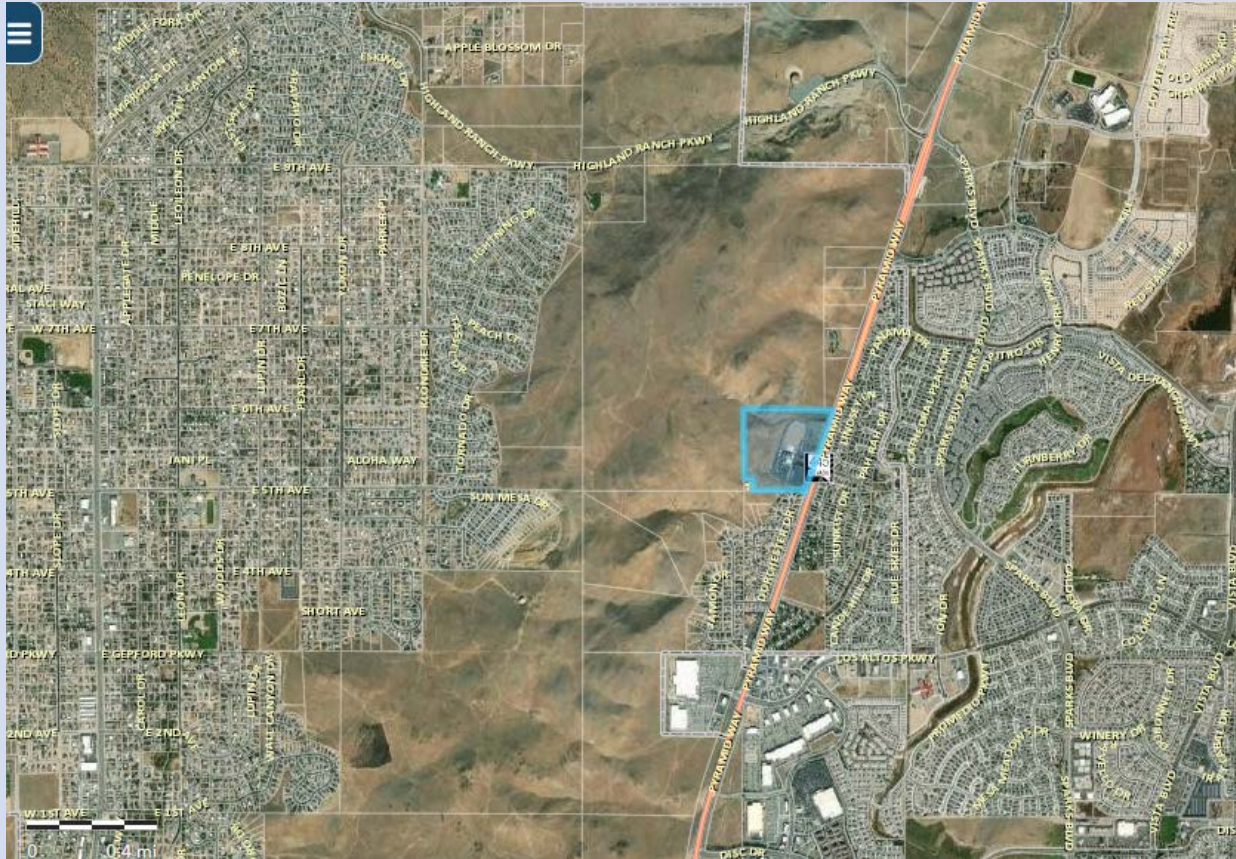




# WSUP20-0011

## Summit Church Tower



***Washoe County Board of Adjustment***  
***April 1, 2021***



# Background/Request

- The applicant is requesting to establish wireless facility within a 75ft faux water tower
  - Also requesting to vary landscaping standards
- The subject parcel is zoned Public and Semi-Public Facility.



# Background

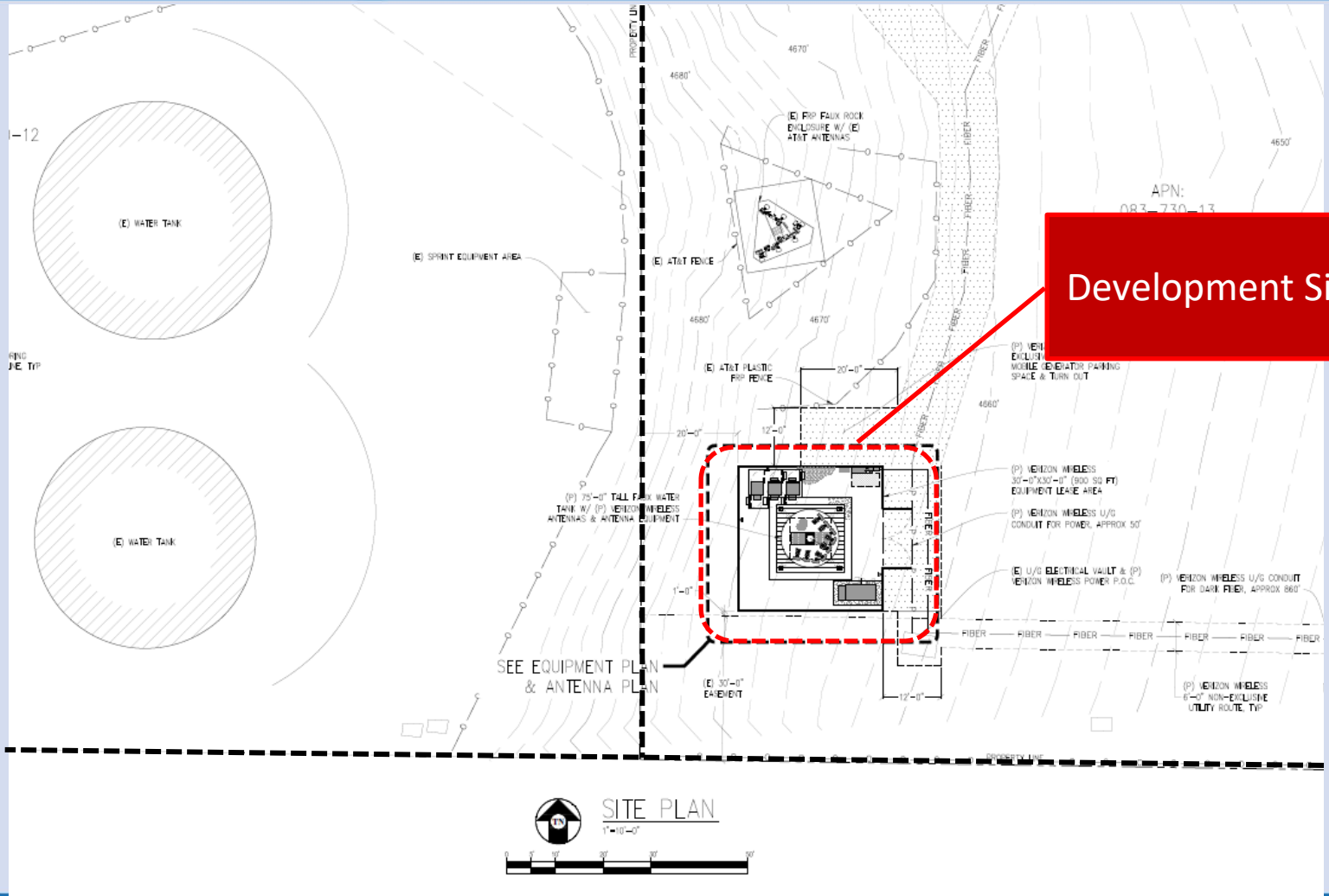
- **Originally proposed as a 16ft faux rock**
  - CAB unanimously in favor of the 16ft rock.
  - Landowner decided they wanted a different type of tower instead and postponed the application







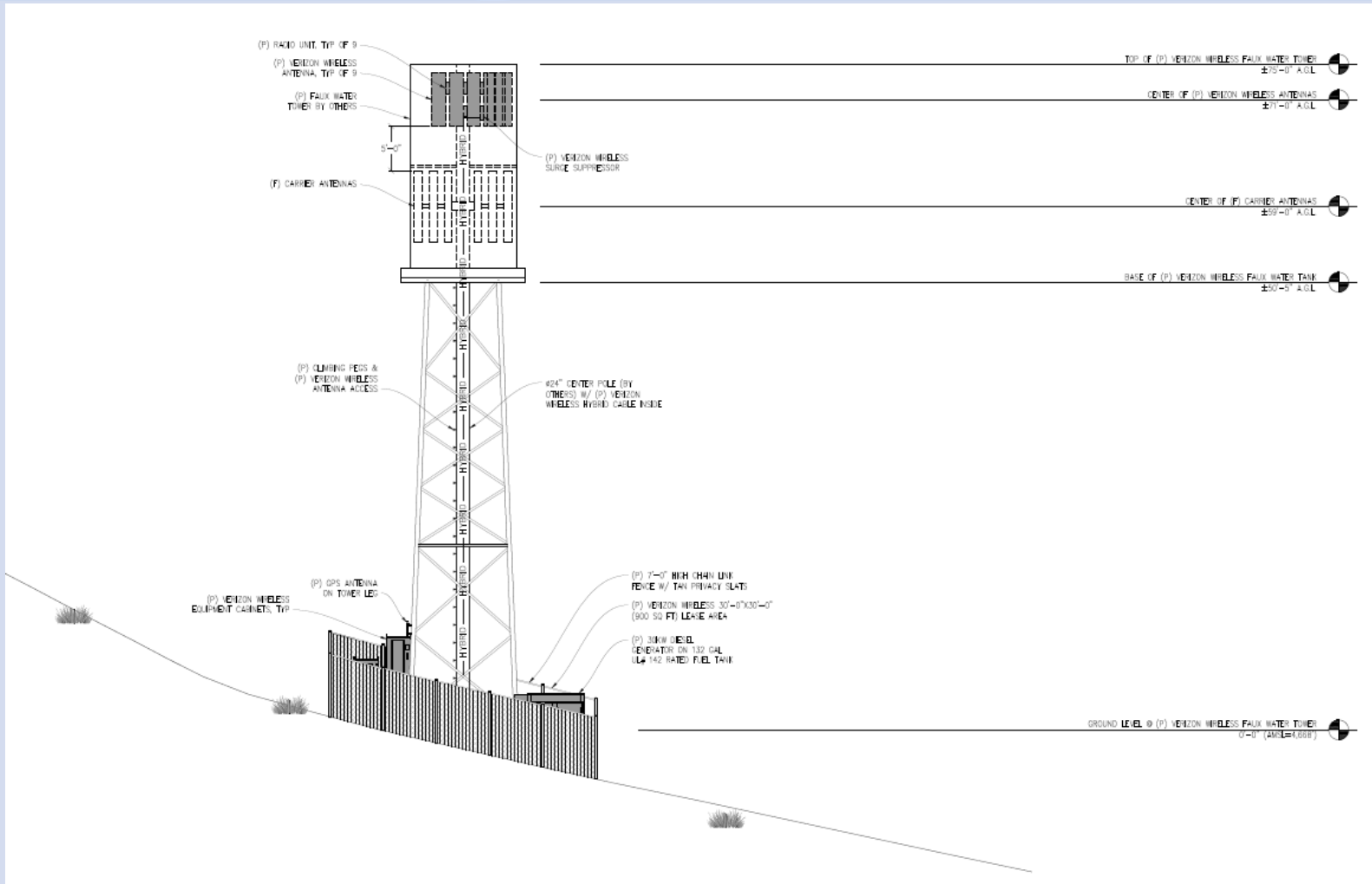
# Site Location



Development Site

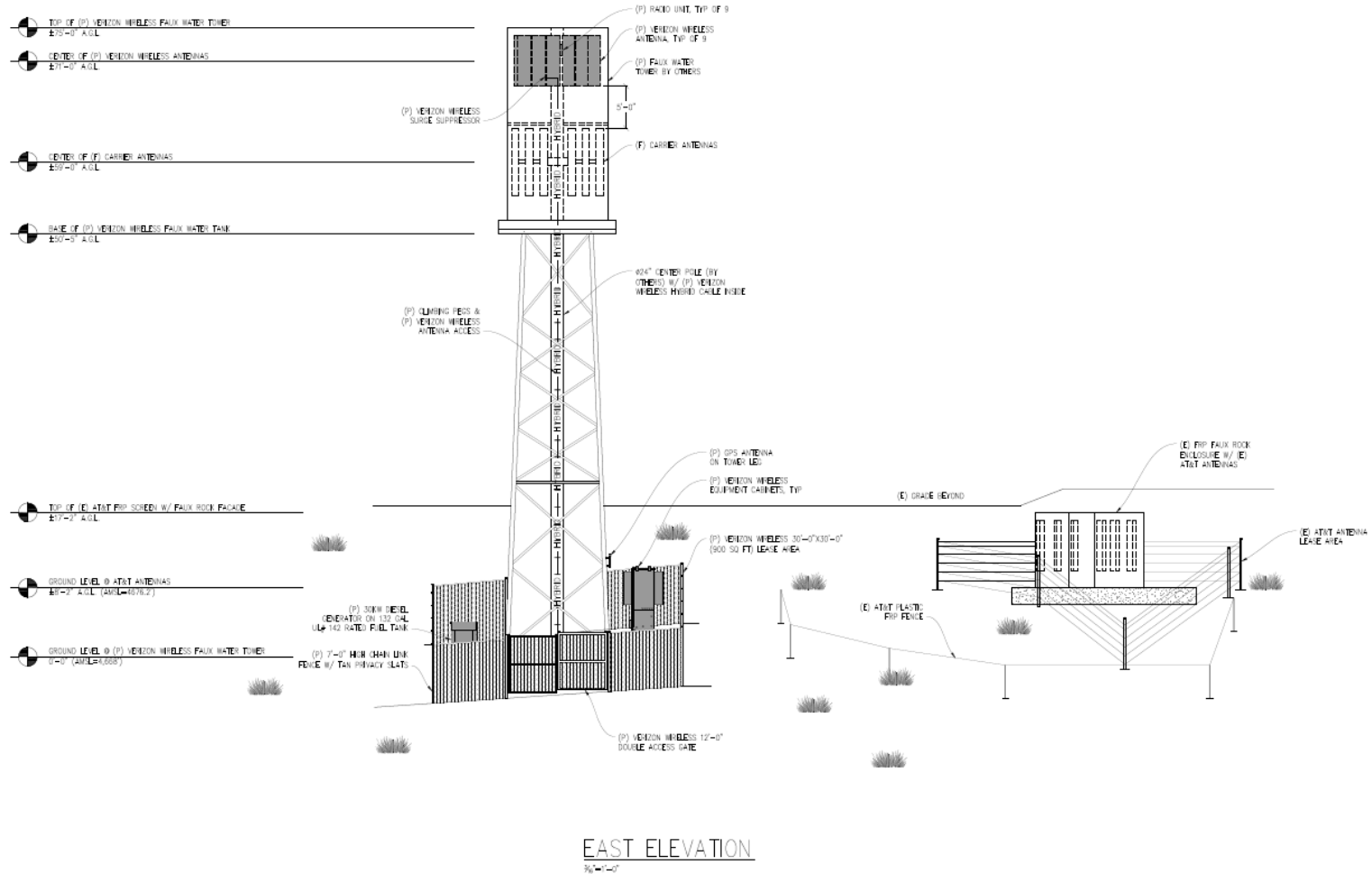


# Elevation (South)





# Elevation (East)

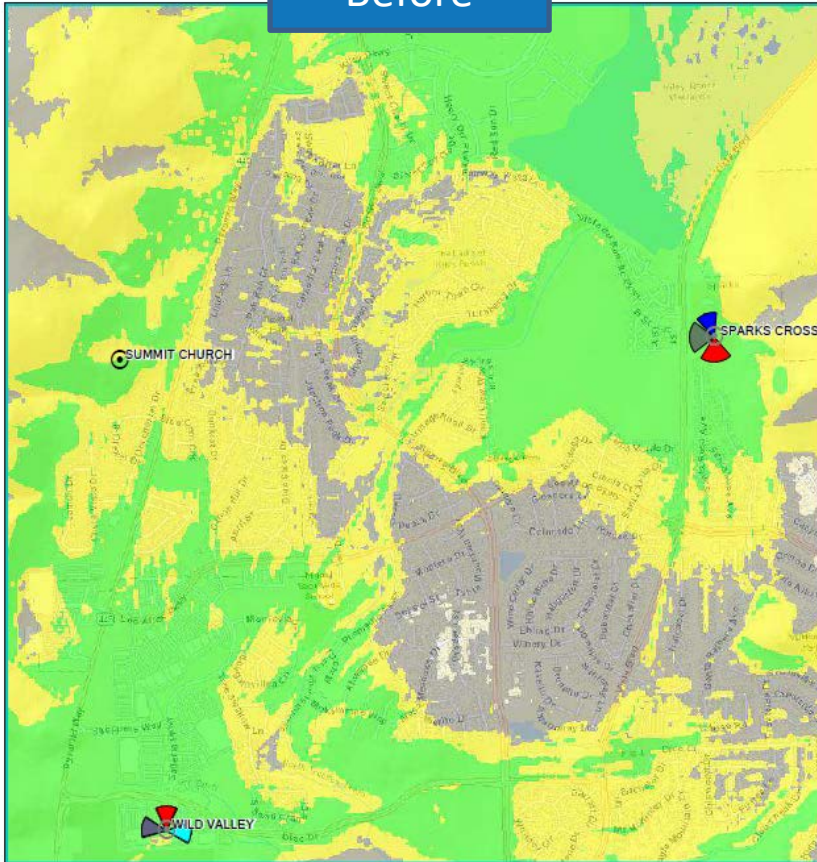






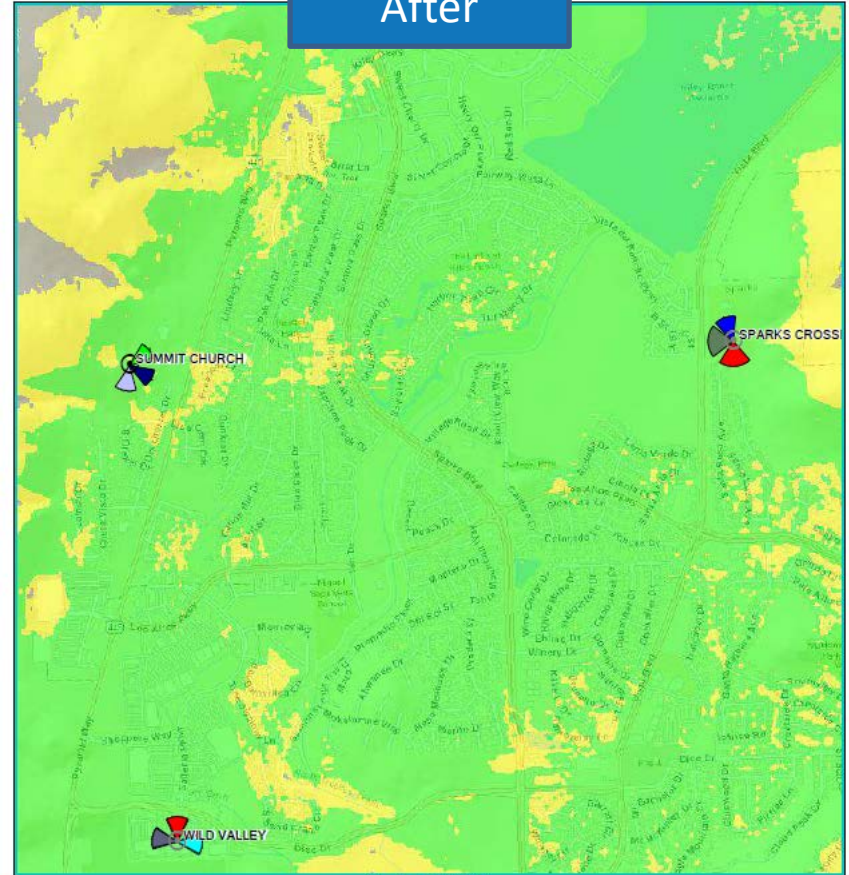
# Coverage

Before




Scale: 1:24,543  
0 0.2 0.4 0.6mi


After




Scale: 1:24,543  
0 0.2 0.4 0.6mi

LTE: AWS: RSRP - After Coverage

 Best Signal Level (dBm)  $\geq -85$

 Best Signal Level (dBm)  $\geq -95$

 Best Signal Level (dBm)  $\geq -105$



# Simulation Locations

Aerial photograph showing the viewpoints for the photosimulations.

## Summit Church

7075 Pyramid Way  
Sparks, NV 89436





# Simulation 1

Version 1 Date: January 7, 2021



**Existing**

Photosimulation of the view looking southwest from Pyramid Way, approaching the site from the north.

**Summit Church**  
7075 Pyramid Way  
Sparks, NV 89436



**Proposed**



# Simulation 2

2



**Existing**

Photosimulation of the view looking west from the Summit Church south parking lot.

**Summit Church**

7075 Pyramid Way  
Sparks, NV 89436



**Proposed**



# Simulation 3

3



Photosimulation of the view looking west-northwest from the end of Dorchester Drive.





# Simulation 4



**Existing**

Photosimulation of the view looking west-northwest from the nearest point along northbound Pyramid Way.

**Summit Church**

7075 Pyramid Way  
Sparks, NV 89436



**Proposed**



# Simulation 5



Photosimulation of the view looking south-southwest from the north end of the loop road.

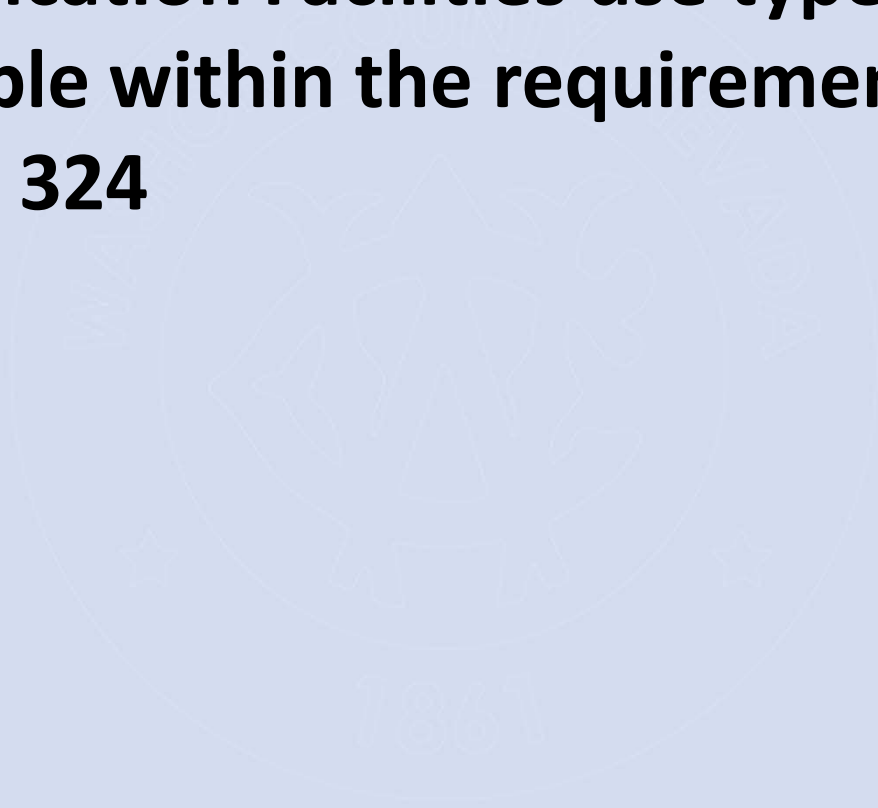
**Summit Church**  
7075 Pyramid Way  
Sparks, NV 89436





# Article 302/304 – Allowed Uses

- **Communication Facilities use types are permissible within the requirements outlined in Article 324**







# Article 324

- **Allows for establishment of cellular facilities with an approved SUP**
- **Maximum Height Calculations per 110.324.50(e)1&3**
- **Faux water tank qualifies as a stealth design**

Regulatory Zone	Regulatory Zoning Height	Code height addition	Max Height Monopole	Stealth Design Bonus	Maximum Allowed Height
PSP	65ft	+10ft	75ft	+18.75ft (25%)	93.75ft



# Height of Structure

Max Stealth Height

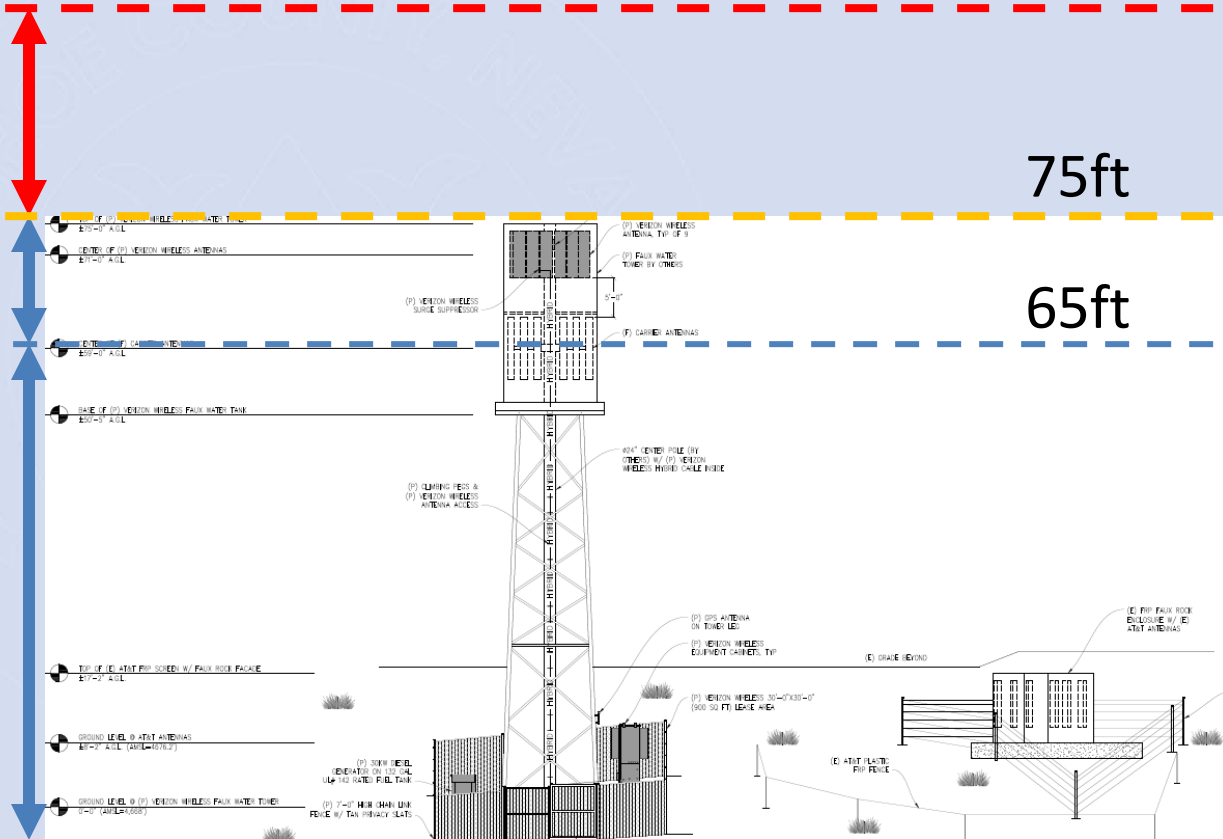
93.75ft

Max Monopole Height

75ft

Regulatory Zoning Height

65ft





# Article 406 – Building Placement

- **Application meets the required setback and height requirements**

Setback Requirements	Public and Semi-Public Facilities
Front	20ft
Rear	20ft
Side	15ft
Height	Regulated under 324.

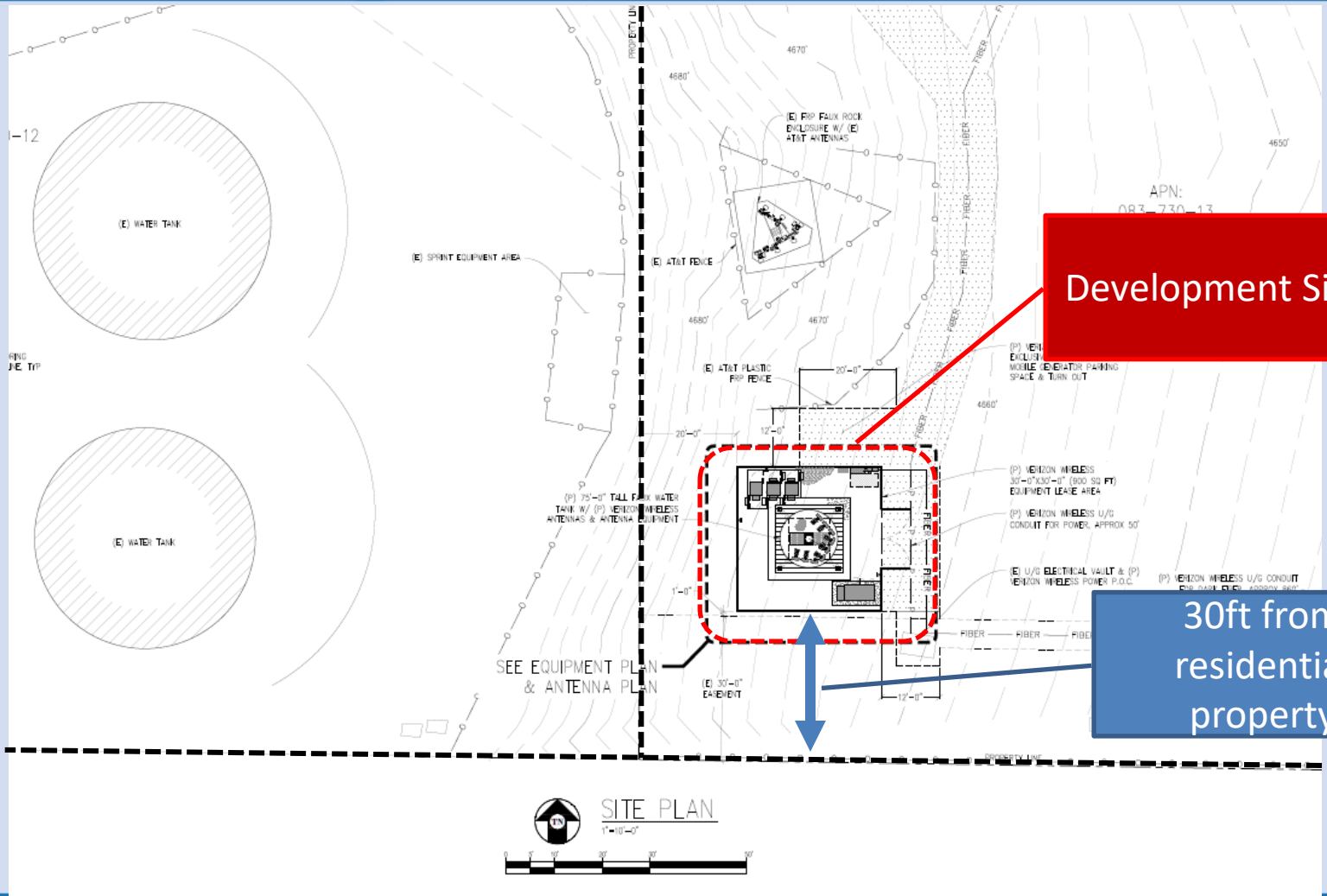


# Article 412 - Landscaping

- **Applicant is requesting to vary standards to remove all formal landscaping required under 110.412.40.**
  - Adjoining yards, landscaped residential buffers do not apply
    - The developed land area does not abut a residential use.
      - Development area is 30ft from property line.
  - Required screening still applies.



# Site Location





# Article 412 - Landscaping

- **Request effectively is to waive the requirement to landscape 20% of the developed land area (300sf)**
  - This is approximately 80sf.
    - Up to 1 tree
    - Up to 2 shrubs
- **Staff recommends waiving the 20% landscaping requirement**
  - Does not fit into the native vegetation and will require irrigation
- **Applicant still required to revegetate the disturbed areas and provide all screening under Articles 324 and 412.**



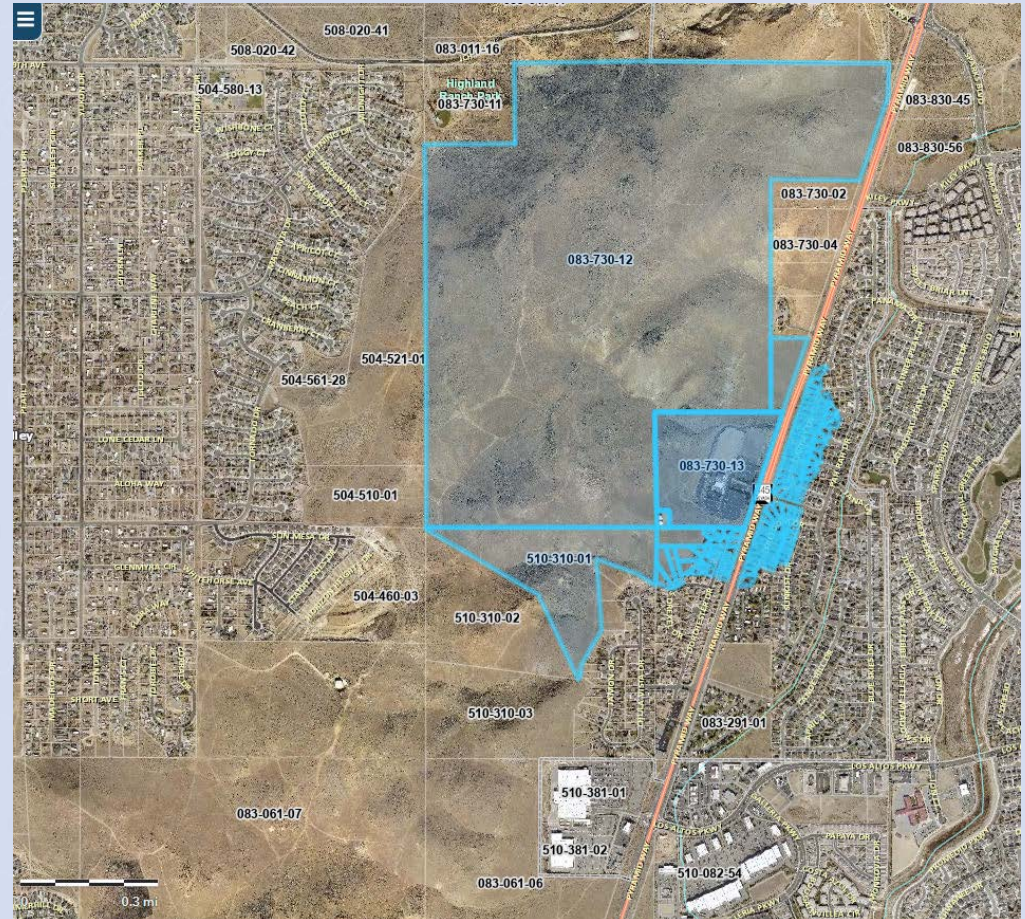
# Article 438

- **Applicant is proposing 13,600sf of grading with 70cy of cut and 780cy of fill**
  - This includes the access driveway
- **Does not trigger major grading, applicant is required to meet all provisions of Article 438.**



# Public Notice & CAB

- Notice was sent to 115 affected property owners, 500 feet from the site.







# Citizen Advisory Board

- **Proposed project scheduled for March 3, 2021**
  - CAB lacked a quorum, so no presentation.
  - Received a worksheet stating that the proposed faux water tank was an eye sore.



# Special Use Permit Findings

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 child daycare, 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.
6. That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;
7. That public input was considered during the public hearing review process; and
8. That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.



# Recommendation

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Special Use Permit Case Number WSUP20-0011 and the nature of the stringent recommended conditions of approval and approve the requested Special Use Permit.



# Possible Motion

- **APPROVAL:** 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 1) Special Use Permit Case Number WSUP20-0011 for Verizon Wireless and 2) the request to vary standards with the conditions within Exhibit A, having made all five findings in accordance with Washoe County Code Section 110.810.30 and Section 110.324.75: