

Washoe County Board of Adjustment



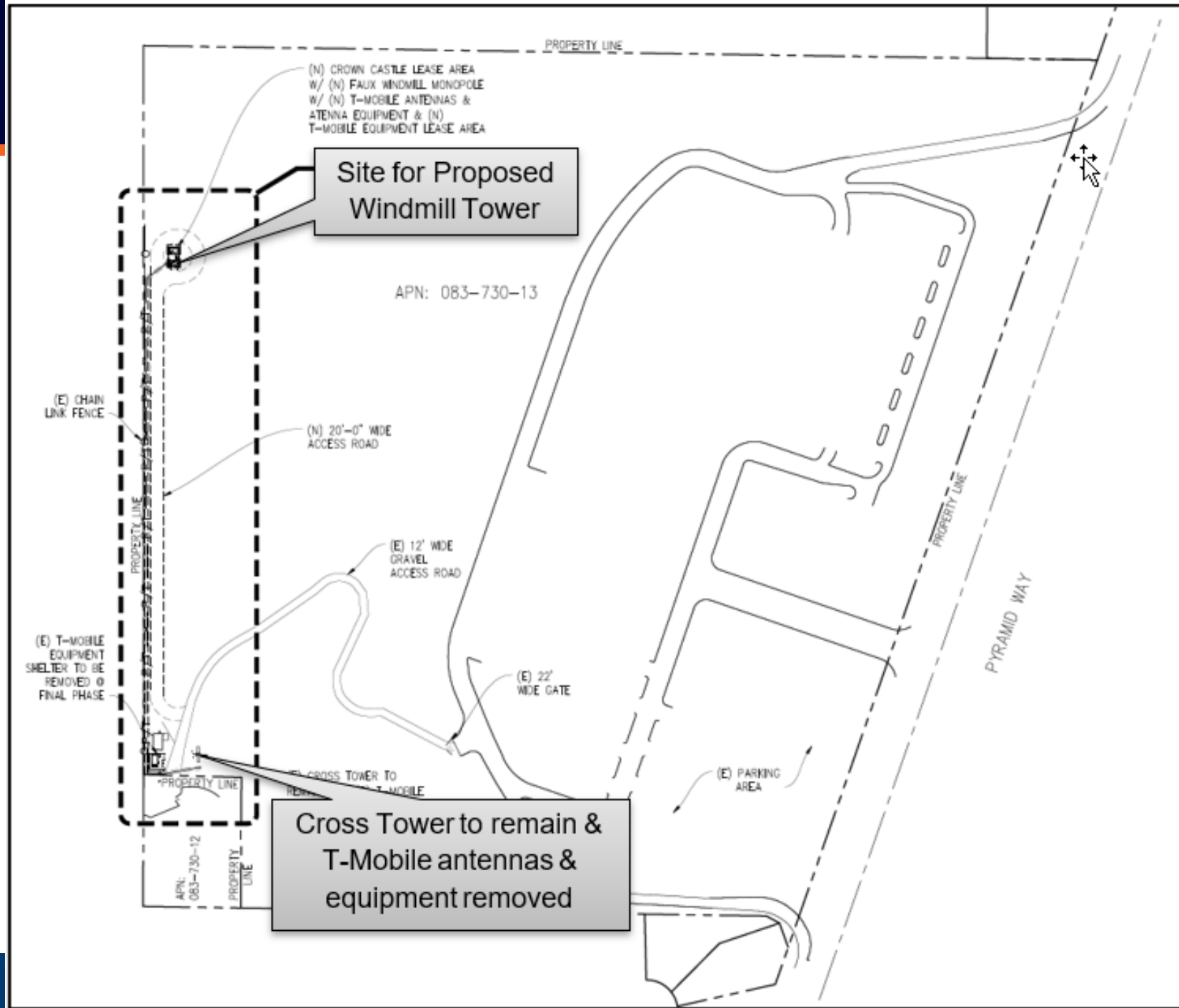
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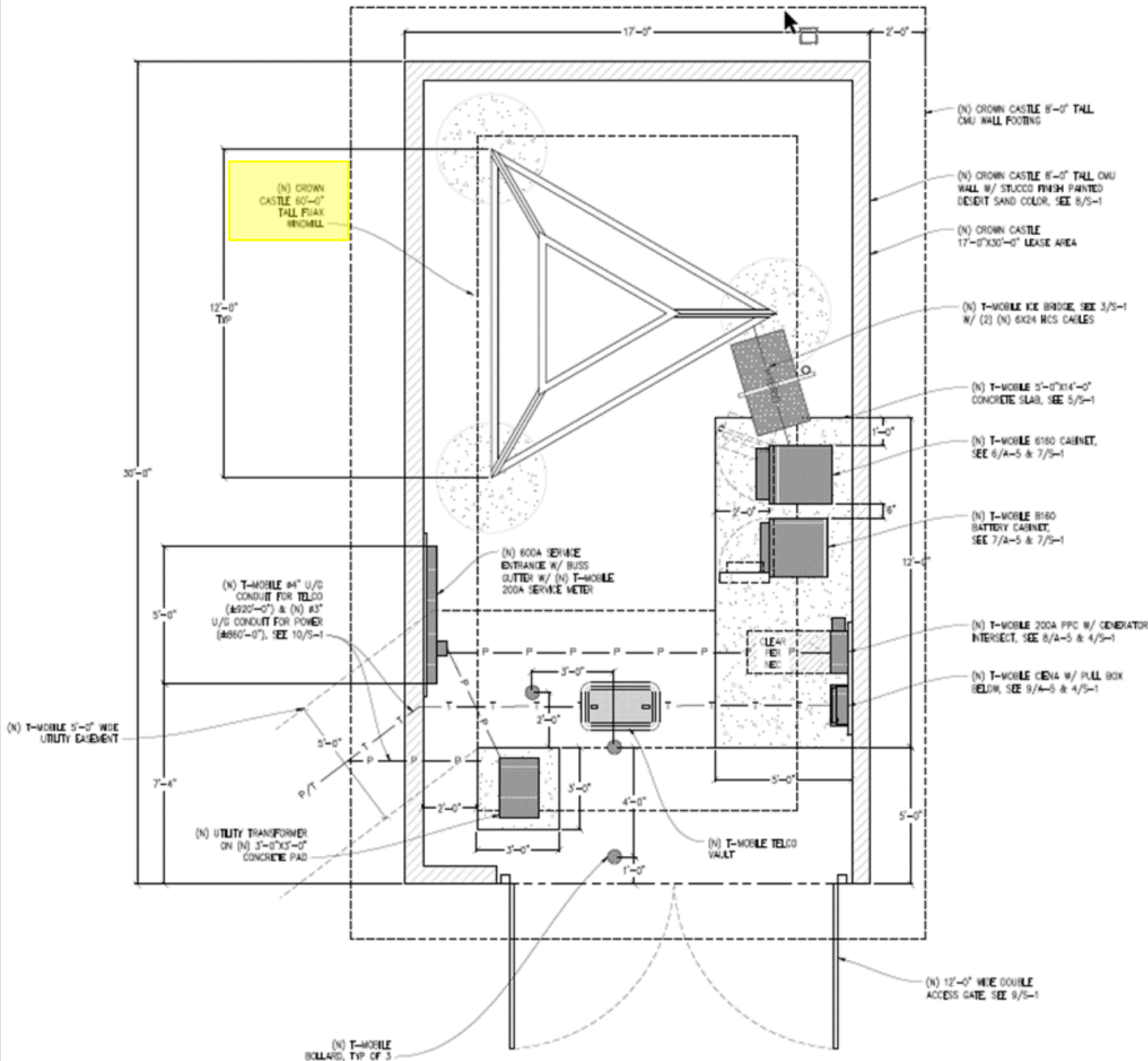
WSUP22-0028
(Summit Church Tower)

July 6, 2023

- A special use permit for a wireless communication facility for a 58-foot-high stealth monopole structure, disguised to resemble a windmill.
- The proposal also requests varying the landscaping and parking requirements by not requiring any additional landscaping and not requiring a paved parking space.







- The 30'x17' (510 SF) enclosure will be fenced with an 8-foot-tall CMU block, painted with a desert color
- The fence will keep the area secure from the public and wildlife.

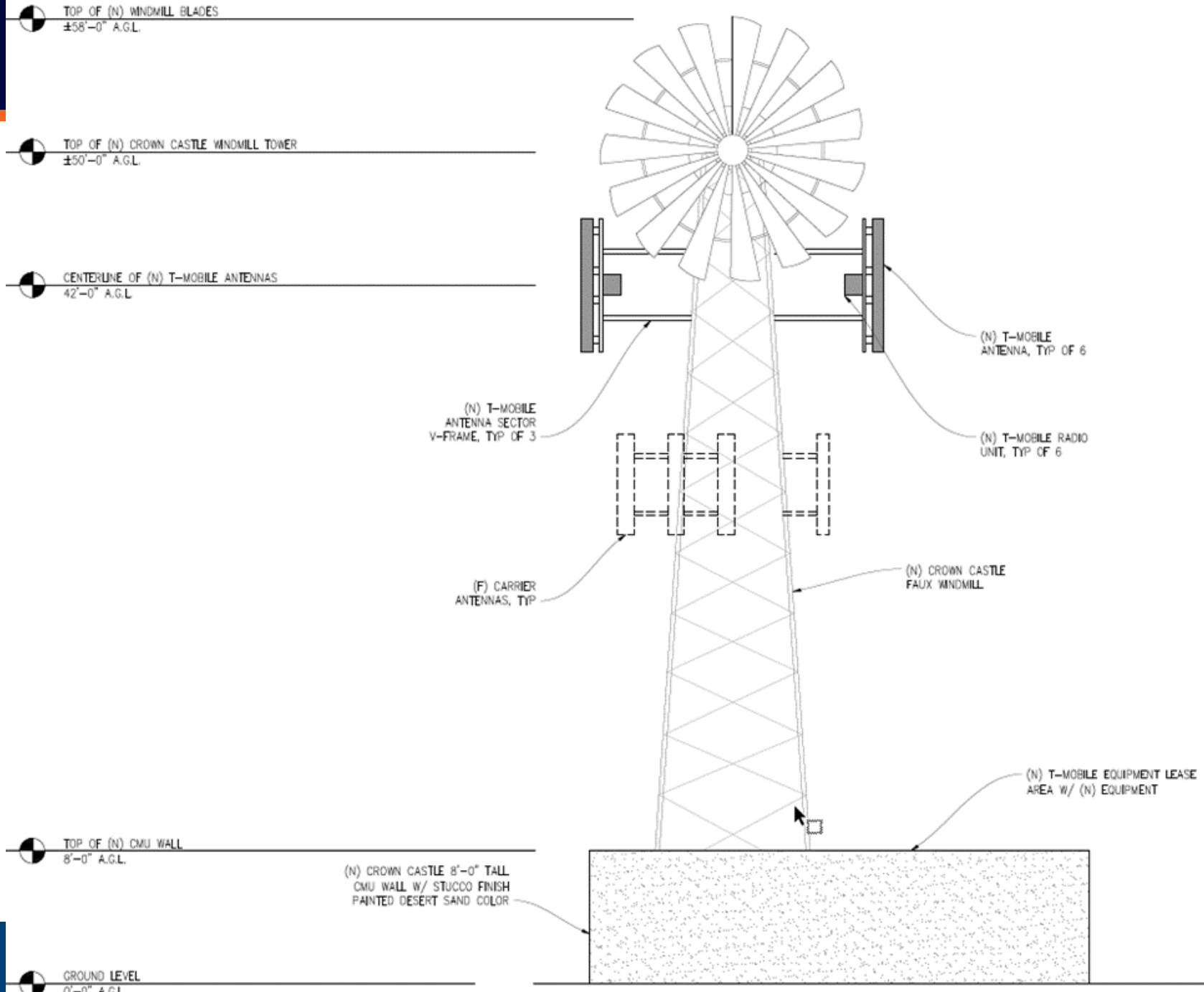


Photo Simulation



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Existing

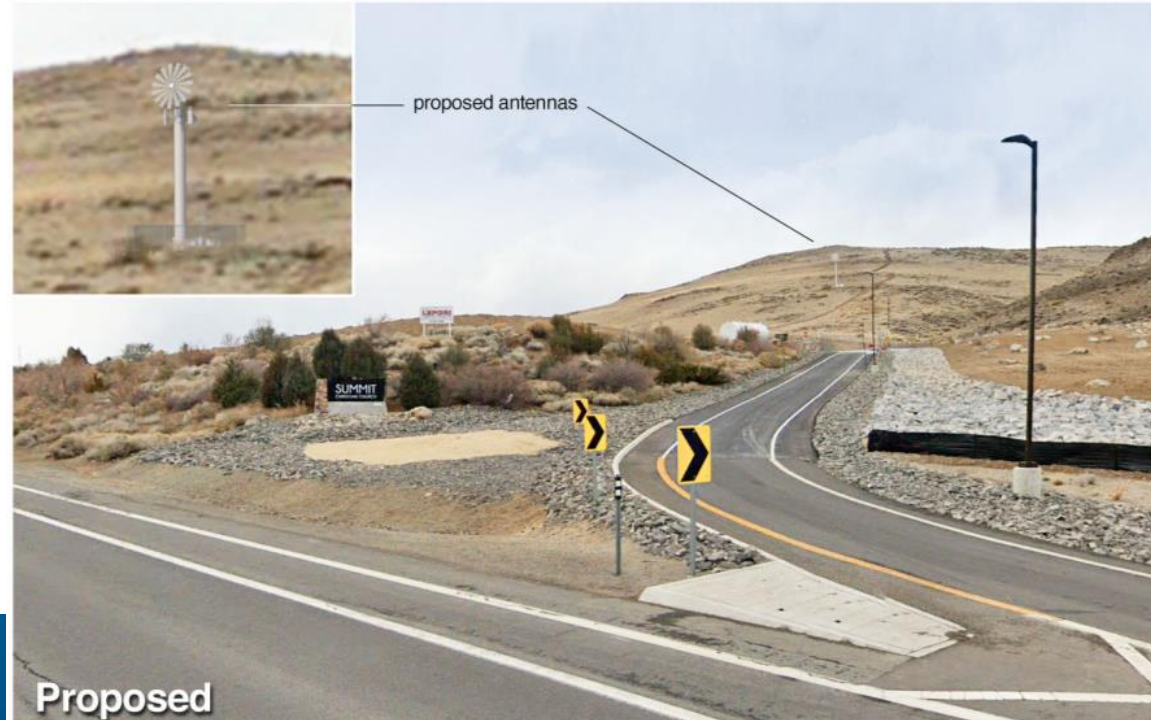


Proposed

Photo Simulation



Existing



Proposed

- The proposed 58-foot high stealth monopole structure, disguised to resemble a windmill is proposed to be located in the northwest portion of a 36.7 acres where Summit Christian Church is located
- There is no other development in this portion of the parcel and the area is fairly steep with no vegetation.
- The existing cross cell tower will remain.

- The parcel has a master plan designation of Open Space (OS) and has a regulatory zone of Public/Semi-Public Facilities (PSP) and the allowed height is 65 feet.
- The parcels to the south and east have a master plan designation of Suburban Residential (SR) and regulatory zoning of Medium Density Suburban (MDS).
- The 456 acre vacant parcel to the west and north has a master plan designation of OS and a regulatory zoning of OS and is owned by the federal government.

Modifications

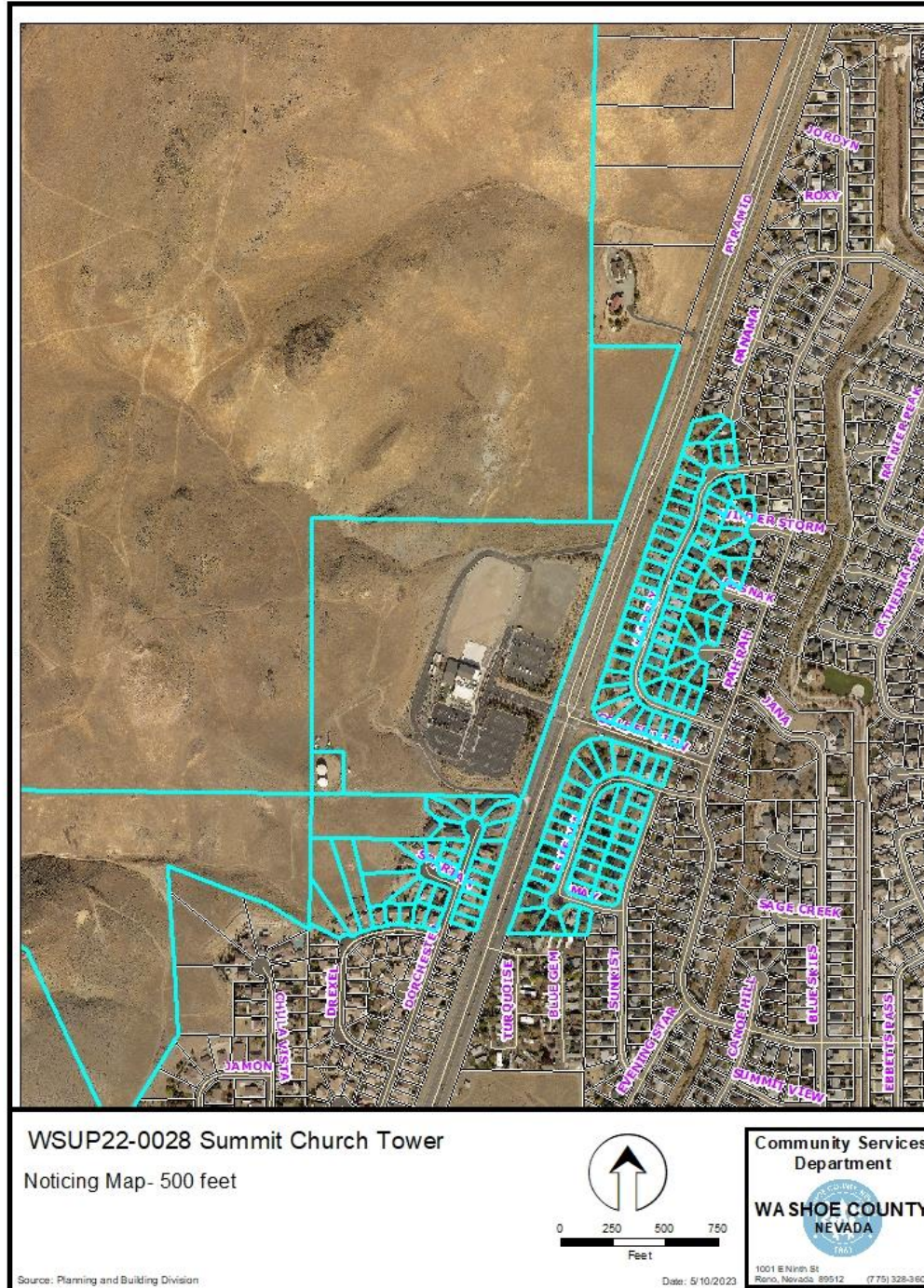
- A communication facility use is considered a commercial use and WCC 110.412.40(a) requires that 20% of the total developed land area be landscaped.
- The applicant has requested to waive the landscaping requirement because the facility is located in an area with native vegetation and no available water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

Neighborhood Meeting

- The applicant held a neighborhood meeting at the East Washoe Valley Community Center on March 30, 2023, with 2 people attended the meeting.
- The applicant provided a brief presentation and the attendees had asked about the location and the type of tower.
- There were no specific concerns or proposed changes from the attendees.

Noticing

- Parcels 500 feet from the site were noticed and 138 notices were sent out
- No emails or phone calls were received.



Reviewing Agencies & Findings

- Various departments and agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make the Findings

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 WSUP22-0028 for Summit Christian Church, having made all five findings in accordance with Washoe County Code Section 110.810.30 and all three findings in accordance with Section 110.324.75, subject to the conditions contained in Exhibit A to the Staff Report.

Thank you

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