

Washoe County Board of Adjustment / Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

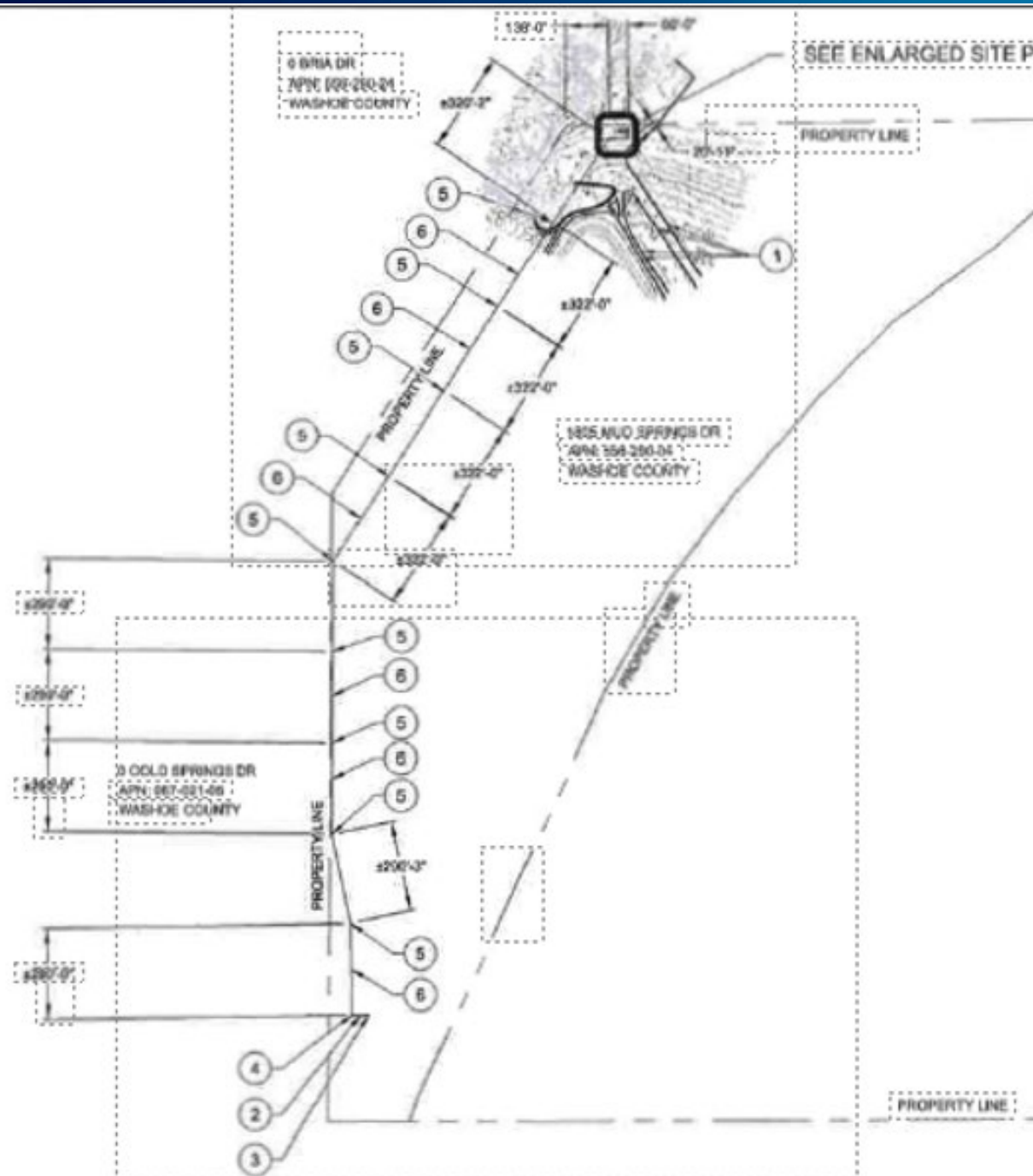
Special Use Permit

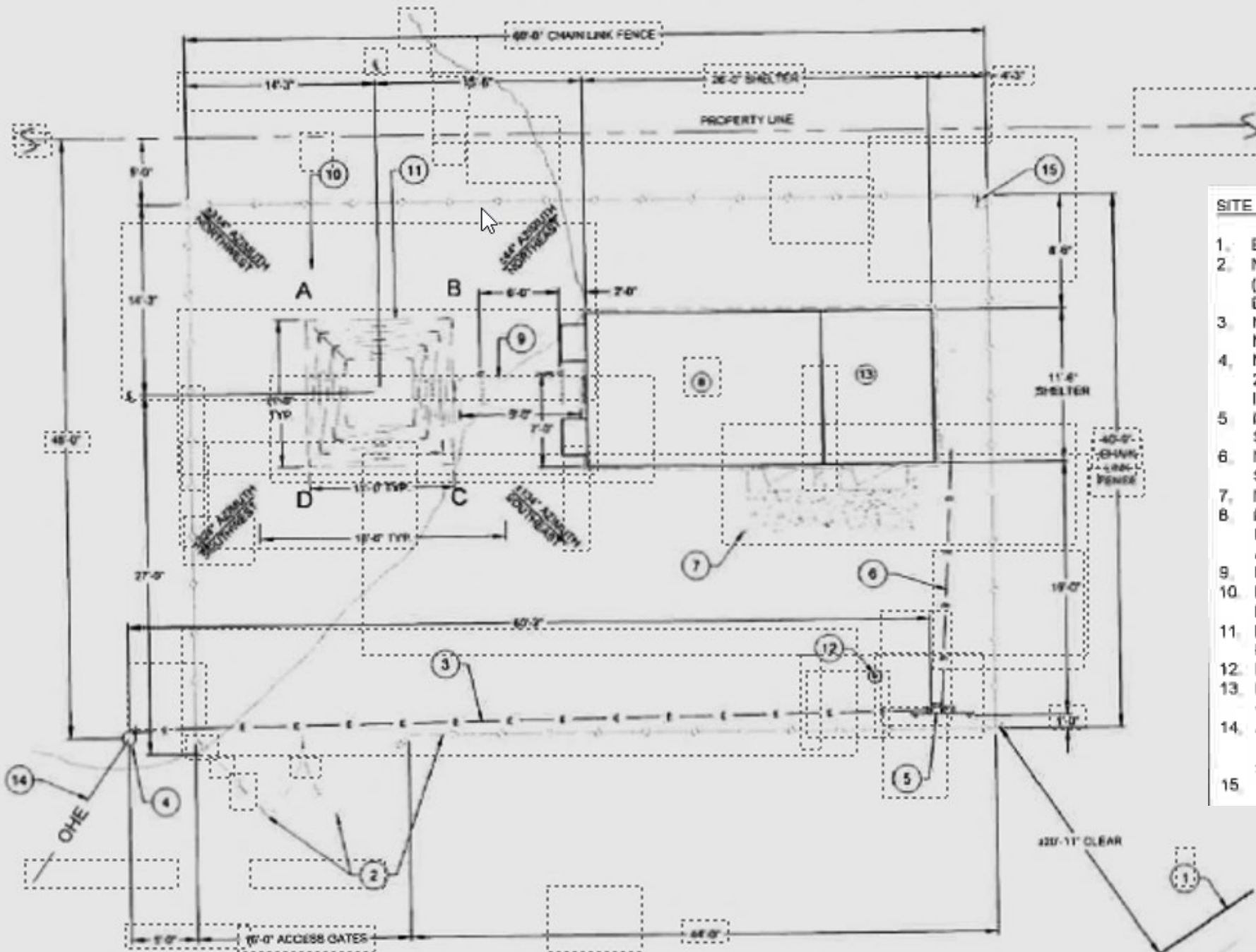
WSUP22-0013 (Cold Springs Tower)

July 7, 2022

- A special use permit for an Emergency Service Communication Facility with a 2,400 square-foot fenced enclosure, 110-foot tall 4-legged self-support lattice tower and ancillary generator, as part of the Nevada Shared Radio System.
- The proposal also requests varying the landscaping and parking requirements by not requiring any additional landscaping and not requiring a paved parking space.



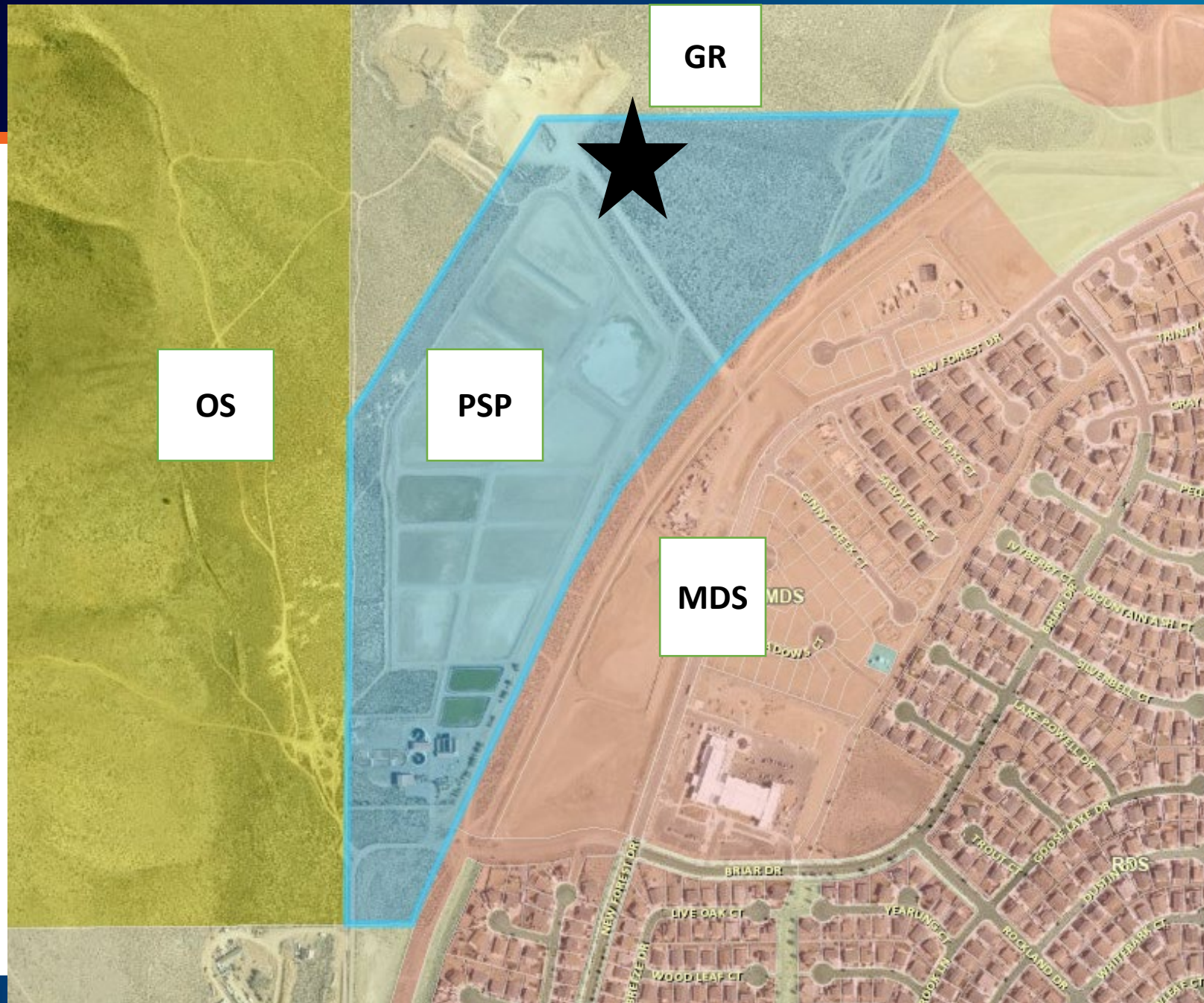




SITE PLAN KEY NOTES:

- | # | Description |
|----|---|
| 1 | EDGE OF DIRT ROAD |
| 2 | NEW 8' TALL CHAIN LINK FENCE WITH 1" BARBED WIRE ON TOP (OVERALL 9' TALL) AND DOUBLE SWING ACCESS GATES, SEE DETAIL 1 ON SHEET A-4 |
| 3 | NEW U.G. CONDUIT FOR POWER RUN FROM NEW UTILITY TO NEW METER, APPROX. 70', SEE DETAIL 1 ON SHEET A-6 |
| 4 | NEW UTILITY POLE WITH POLE MOUNTED TRANSFORMER, 25kVA 120/240 STK #60-3151, AND NEW CONDUIT RISER INSTALLED BY NV ENERGY |
| 5 | NEW H-FRAME WITH NEW 200A METER AND DISCONNECT SWITCH, SEE DETAIL 3 ON SHEET A-6 |
| 6 | NEW U.G. CONDUIT FOR POWER RUN FROM DISCONNECT SWITCH TO SHELTER, APPROX. 25', SEE DETAIL 1 ON SHEET A-6 |
| 7 | NEW 5x13' CONCRETE STOOP, SEE DETAIL 3 ON SHEET A-5 |
| 8 | NEW 11'-6"x26'-0" EQUIPMENT SHELTER WITH GENERATOR ROOM SUPPORT BY CONCRETE SLAB, SEE DETAIL 1 ON SHEET A-5 & MANUFACTURER'S DRAWINGS |
| 9 | NEW 9' LONG ICE BRIDGE, SEE DETAIL 2 ON SHEET A-4 |
| 10 | NEW 18'-6"x18'-6" TOWER FOOTING BELOW, SEE MANUFACTURER'S DRAWINGS |
| 11 | NEW 110'-0" TALL 4-LEGGED SELF-SUPPORT TOWER, SEE MANUFACTURER'S DRAWINGS |
| 12 | NEW BOLLARD, SEE DETAIL 2 ON SHEET A-6 |
| 13 | NEW GENERATOR ROOM FOR NEW 50KW, 1PH 500 GAL DIESEL GENERATOR |
| 14 | NEW OVERHEAD POWER LINE INSTALLED BY NV ENERGY, FROM EXISTING POWER TO NEW UTILITY AT SITE, APPROXIMATE ±3,060', REFER TO NV ENERGY DRAWINGS FOR MORE DETAILS |
| 15 | NEW GRAVEL, SEE DETAIL 4 ON SHEET A-6 |

- Request is for Emergency Service Communication Facility with a 2,400 square-foot fenced enclosure, 110-foot tall 4-legged self-support lattice tower and ancillary generator as part of the Nevada Shared Radio System.
- This facility will be a part of the upgrade for the Nevada Shared Radio System and will improve the state-wide emergency radio system.
- The new tower will address a significant gap in coverage in this area and will provide better emergency response opportunities for government agencies using the Nevada Shared Radio System.
- The applicant indicates that construction will begin in the next few months, and it is anticipated to be completed within six months.



- The applicant indicates 57 cy of material will be excavated for the tower foundation and 20 cy for the shelter.
- An area of 2,400 SF will be fenced with an 8-foot-tall chain link fence topped with one foot of barbed wire and there will be two 8-foot swing gates.
- The new tower and ancillary generator will be located within the fenced enclosure.
- The fence will keep the area secure from the public and wildlife.

Modifications- Parking

- The applicant is requesting to vary the landscaping and parking requirements, the SUP allows the BOA to vary the landscaping and parking requirements. .
- Washoe County Code (WCC) requires one paved parking space, and the request is to waive the paved requirement.
- The facility will be unmanned, with limited number of vehicles visiting the site.
- The applicant will grade an area for vehicles to park close to the shelter within the fence enclosure.

Modification- Landscaping

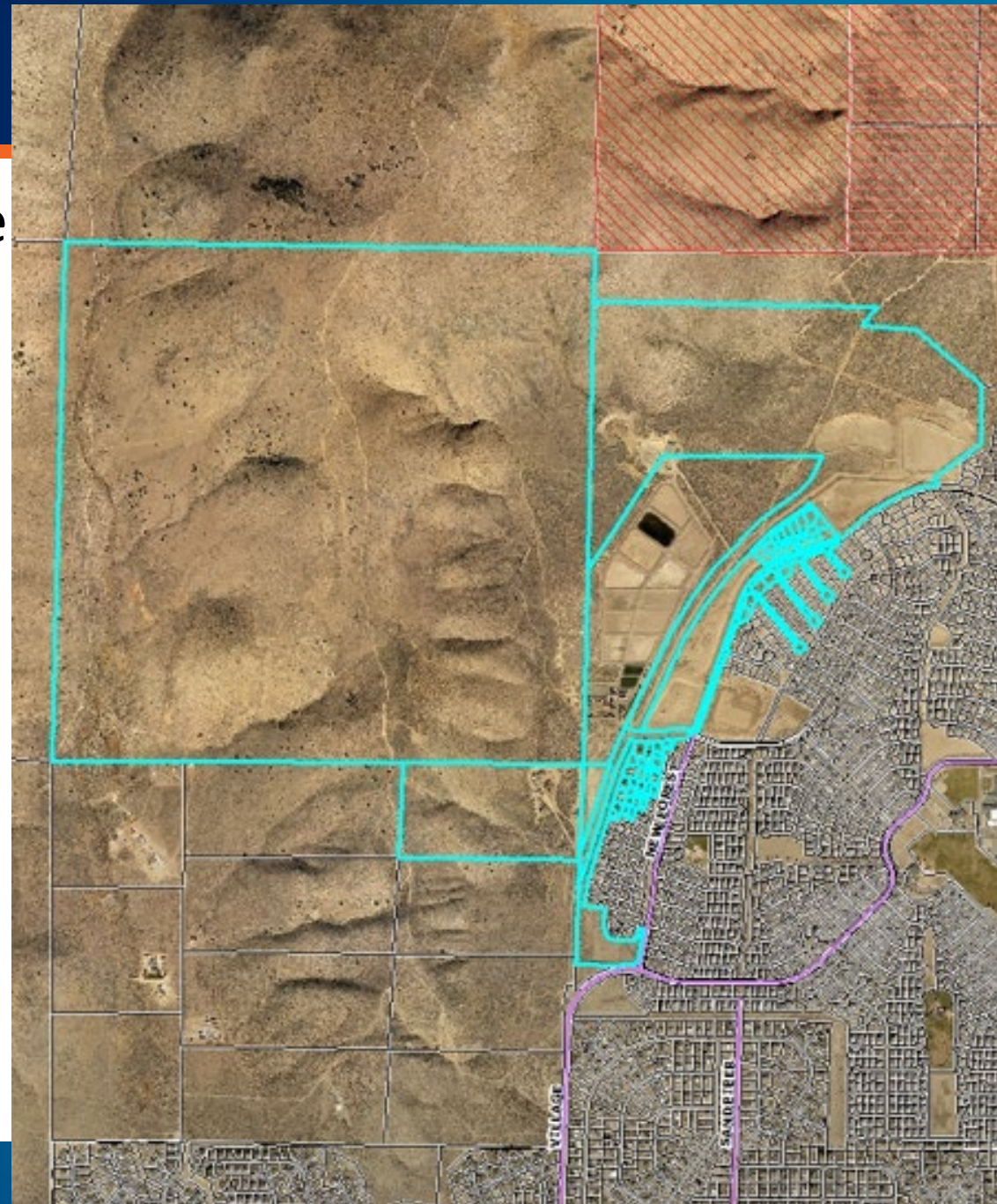


- WCC requires that 20% of the total developed land area be landscaped.
- The applicant has requested to waive the landscaping requirement because the facility is located in a remote area with native vegetation and no available water for irrigation.
- The applicant indicates that adding landscaping around the perimeter will not provide any shielding benefit from the tower and may actually call more attention to the facility since only native vegetation is in the area.

Noticing



Parcels 500 feet from the site were noticed and 34 notices were sent out



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 required 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 WSUP22-0013 for Washoe County, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

Thank you

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