



Development Code Amendment WDCA19-0005 Emergency Communication Facilities

*Washoe County Planning Commission
January 7, 2020*



Request

- **Initiation and amendment to the Washoe County Development Code Article 324**
- **The purpose of this amendment is to remove the requirement for a special use permit for communication facilities (in certain locations) which are owned and operated by governmental agencies intending to provide/improve emergency communications.**



Proposed Changes (1)

To add the following Section 110.324.e(11):

- No special use permit shall be required for the placement of a new monopole structure that is owned and operated by a governmental agency for the purpose of providing emergency communication services, complies with all applicable requirements of this Article and meets one of the following location criteria:
 - (i) The new monopole is located at one of the established communications sites listed in section 110.324.50(f).
 - (ii) The new monopole is located over 2,000 feet from either a paved road or from an existing residence. Also, the new monopole will not be located on or adjacent to a protected ridgeline as identified on an area plan's development suitability map.



Proposed Changes (2)

To add the following Section 110.324.f(9):

- **No special use permit shall be required for the placement of a new lattice tower that is owned and operated by a governmental agency for the purpose of providing emergency communication services, complies with all applicable requirements of this Article and meets one of the following location criteria:**
 - (i) The new lattice tower is located at one of the established communications sites listed in this section.**
 - (ii) The new lattice tower is located over 2,000 feet from either a paved road or from an existing residence. Also, the new lattice will not be located on or adjacent to a protected ridgeline as identified on an area plan's development suitability map.**



Analysis

- **This amendment will allow for the placement of monopole and lattice towers in certain locations of the County without the approval of a special use permit when the monopole or lattice tower is owned and operated by a governmental agency for the purpose of providing emergency communications.**



Workshop & Public Notice

- **Open House was held on December 12, 2019**
 - All CAB members and public were invited.
 - There were three attendees who asked clarification on the proposed changes.
- **Notice in Reno Gazette Journal for this hearing**



Code Amendment Findings

- 1. Consistency with Master Plan**
- 2. Promotes Purpose of Development Code**
- 3. Response to Changed Conditions**
- 4. No Adverse Effects**



Possible Motion

Initiation

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment to Washoe County Code Chapter 110 within Article 324, *Communication Facilities*, as described in the staff report for WDCA19-0005.

Amendment

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA19-0005, to amend Washoe County Code Chapter 110 within Article 324, *Communication Facilities*, as described in the staff report for this matter. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e).