



September 2, 2016
Via Overnight Mail

Washoe County
Planning and Development Division
1001 E. Ninth Street
Reno, NV 89512

APPLICATION FOR DEVELOPMENT CODE AMENDMENT

RE: Washoe County Development Code 110.324.50(e)(1) Wireless Communication/Cellular Facilities Placement Standards, Monopole Antenna

This package is intended as a formal Development Code Amendment application by Sacramento Valley Limited Partnership d/b/a Verizon Wireless to update the Washoe County Development Code at the above referenced citation. This application is submitted by mail and may arrive before September 15, 2016. Verizon agrees to waive the statutory processing requirement and follow the schedule of projects submitted on September 15, 2016, in the event this application arrives before that date.

1. Filing Fee: \$3,741.00, check #19205
2. Development Application
3. Amendment Support Statement
4. CD containing Application Materials

I am the project manager and the main point of contact for this application. Should you have any questions regarding the submittal or need additional materials, I can be reached directly at 916-764-2454.

Respectfully,

A handwritten signature in blue ink that reads "Michelle Ellis".

Michelle Ellis
Project Manager
MEllis@completewireless.net

Enclosures



Community Services Department
Planning and Development
DEVELOPMENT CODE AMENDMENT
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Development Code Amendment - Verizon Wireless in Washoe County			
Project Description: Verizon requests the language of Washoe County Development Code section 110.324.50 (e)(1) be updated to reflect the rezoning of "Rural Residential" parcels to "General Rural Agricultural."			
Project Address: Development Code section 110.324.50 (e)(1)			
Project Area (acres or square feet): n/a			
Project Location (with point of reference to major cross streets AND area locator): n/a			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
n/a			
Section(s)/Township/Range: n/a			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). n/a			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name: Michelle Ellis, Project Manager	
Address:		Address: Complete Wireless Consulting	
Zip:		2009 V St., Sacramento, CA Zip: 95818	
Phone:		Phone: 916-764-2454	
Fax:		Fax:	
Email:		Email: MEllis@completewireless.net	
Cell:		Cell: 916-764-2454	
Other:		Other:	
Contact Person:		Contact Person: Michelle Ellis	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Sacramento Valley LP d/b/a Verizon Wireless		Name:	
Address: c/o Complete Wireless Cons, 2009 V St.		Address:	
Sacramento, CA Zip: 95818		Zip:	
Phone: 916-764-2454 Fax:		Phone: Fax:	
Email: MEllis@completewireless.net		Email:	
Cell: 916-764-2454 Other:		Cell: Other:	
Contact Person: Michelle Ellis		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

**DEVELOPMENT CODE AMENDMENT
VERIZON WIRELESS**

WASHOE COUNTY DEVELOPMENT CODE SECTION: 110.324.50(e)(1) Wireless
Communication/Cellular Facilities Placement Standards, Monopole Antenna

Current Language

Development Code section 110.324.50 (e)(1) reads, in part:

- (e) Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:
 - (1) Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones.

Amended Language (Requested)

- (e) Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:
 - (1) Antennas shall be allowed in all ~~Rural Residential~~ General Rural Agricultural (GRA), Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones.

AMENDMENT SUPPORT STATEMENT VERIZON WIRELESS

**WASHOE COUNTY DEVELOPMENT CODE SECTION: 110.324.50(e)(1) Wireless
Communication/Cellular Facilities Placement Standards, Monopole Antenna**

Introduction

Verizon Wireless is seeking to improve communications service to residences, businesses, public services, and area travelers in Washoe County, Nevada. Verizon maintains a strong customer base in Washoe County and strives to improve coverage for both existing and potential customers. A significant portion of County land is zoned General Rural Agricultural (GRA), particularly those lands surrounding developed areas. These GRA zones were previously zoned Rural Residential (RR), until new Regulatory Zone Maps were adopted in 2013, reclassifying the area as GRA zoning. While the Regulatory Zone Maps were updated to reflect the new GRA zoning, the Specific Plans for these areas were not updated, and still reflect the RR zoning. Additionally, the language of Washoe County Development Code section 110.324.50, governing the placement of wireless telecommunication facilities, was not updated. Verizon is currently developing several new wireless facilities in Washoe County, and would like the language of the County's Development Code updated to reflect the current zoning of these GRA parcels.

Language of Code

Development Code section 110.324.50 (e)(1) reads, in part:

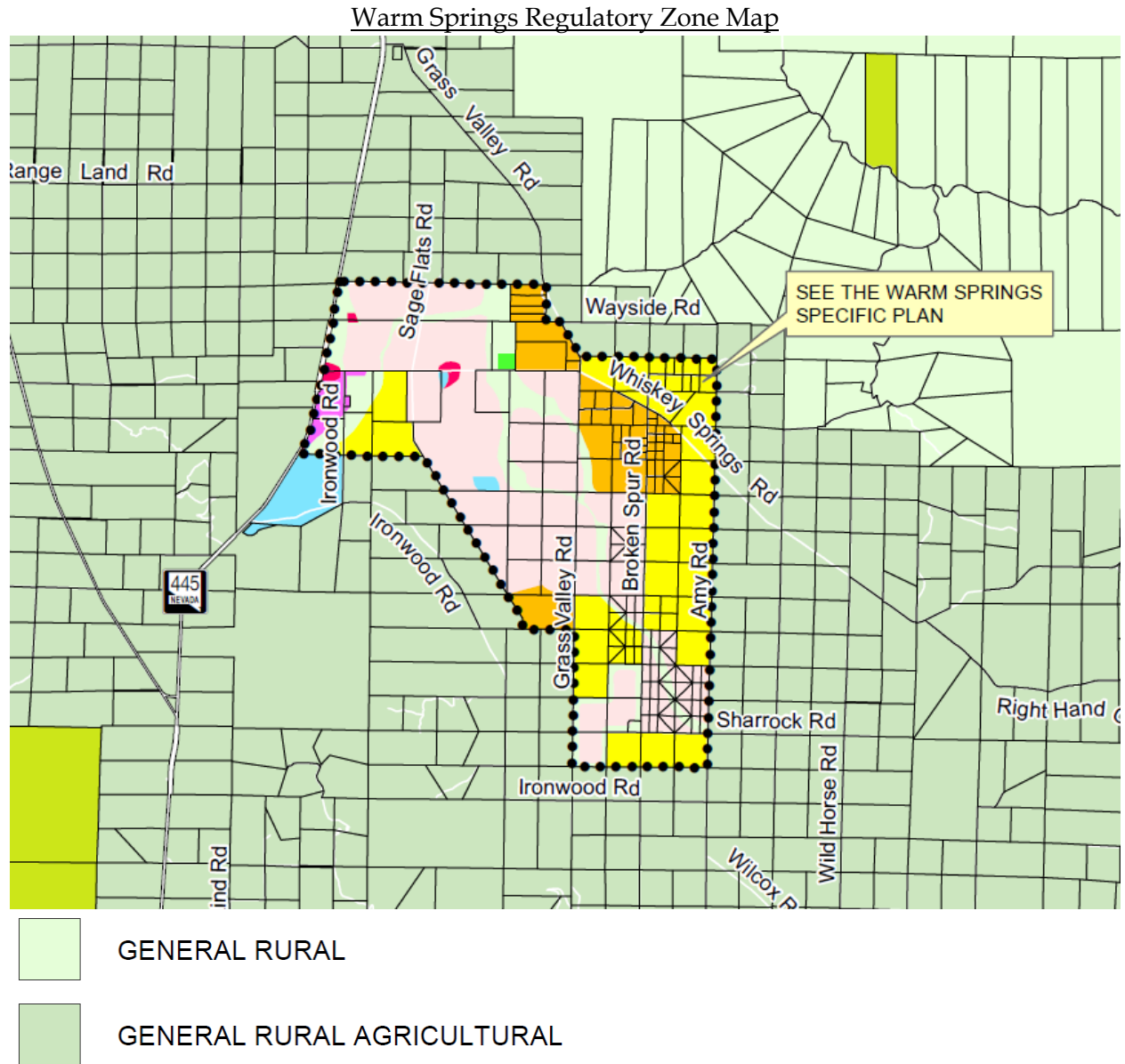
- (e) *Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:*
 - (1) *Antennas shall be allowed in all **Rural Residential**, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones.*

Verizon would like to amend the language of this code section to correctly read:

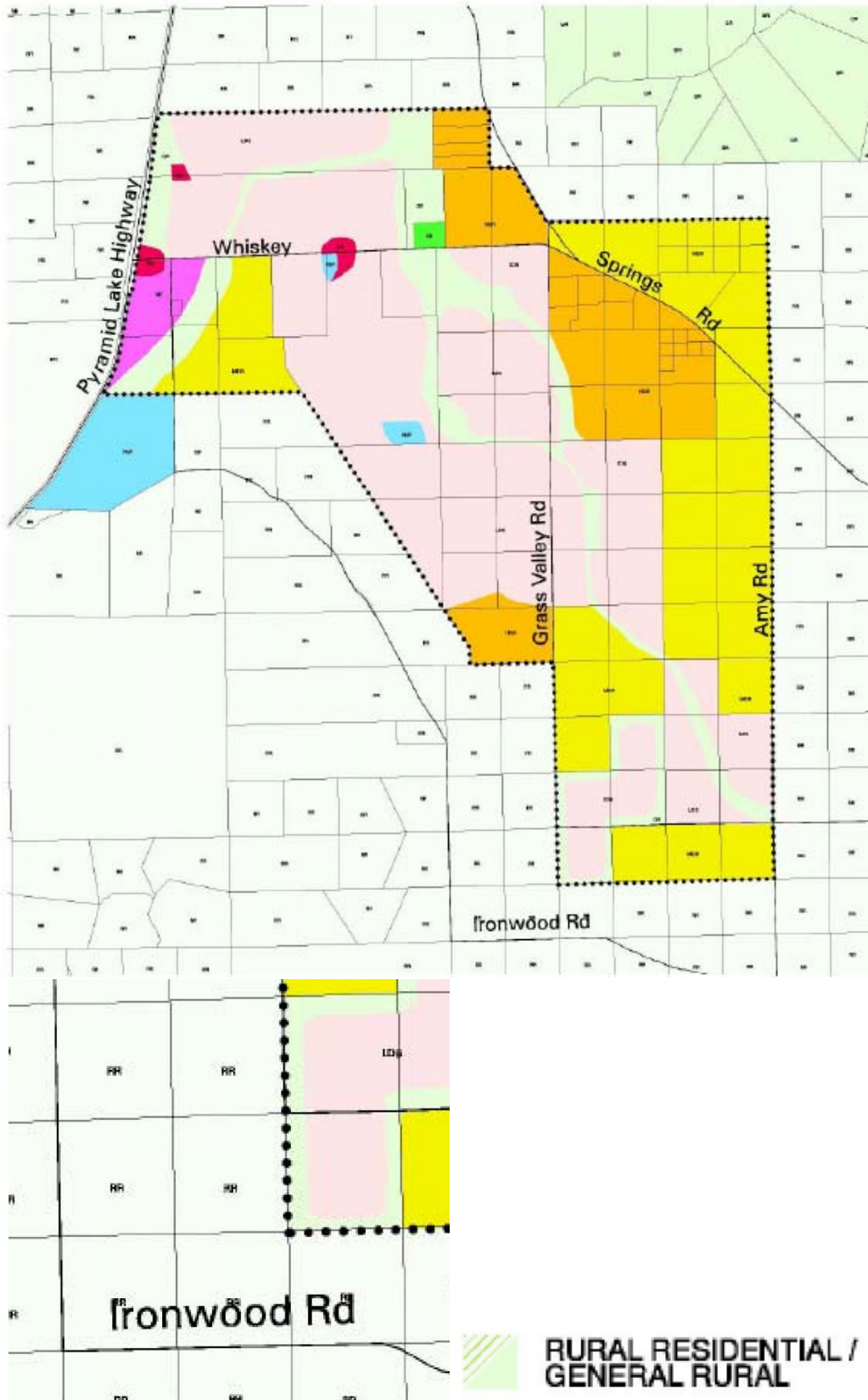
- (1) *Antennas shall be allowed in all **General Rural Agricultural (GRA)**, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones.*

Conflicting Maps

The maps below illustrate the conflicting zoning designation of GRA parcels in Washoe County. Both examples are taken from the Warm Springs area. The Regulatory Zone Map, issued on 11/15/2013, classifies a number of parcels as GRA zoning. However, the Specific Plan, issued in July 1995, shows these parcels to be RR zoning.


















Warm Springs Specific Plan Map



The “General Rural Agricultural” zoning designation was not used the Warm Springs area at the time the Specific Plan was published, in 1995.

WARM SPRINGS SPECIFIC PLAN LAND USE PLAN

 LOW DENSITY RURAL	 LOW DENSITY URBAN	 INDUSTRIAL
 MEDIUM DENSITY RURAL	 MEDIUM DENSITY URBAN	 PUBLIC AND SEMI-PUBLIC FACILITIES
 HIGH DENSITY RURAL	 HIGH DENSITY URBAN	 PARKS AND RECREATION
 LOW DENSITY SUBURBAN	 GENERAL COMMERCIAL	 OPEN SPACE
 MEDIUM DENSITY SUBURBAN	 NEIGHBORHOOD COMMERCIAL / OFFICE	 RURAL RESIDENTIAL / GENERAL RURAL
 HIGH DENSITY SUBURBAN	 TOURIST COMMERCIAL	 SPECIFIC PLAN

SOURCE: DEPARTMENT OF COMMUNITY DEVELOPMENT
g:\arcinfo\planarea\ws\spas\wsspa_plu00.gra

DATE: JULY 1995

“General Rural Agricultural” is not a zoning designation addressed in the County’s telecommunications code either.

- (e) Monopole Antenna. The placement of a monopole antenna shall comply with the following criteria:
- (1) Antennas shall be allowed in all Rural Residential, Public/Semi-Public Facilities (PSP), General Commercial (GC), Neighborhood Commercial/Office (NC), Tourist Commercial (TC), Industrial (I), Parks and Recreation (PR), and Specific Plan (SP) regulatory zones. Antennas may be allowed in Urban Residential and Suburban Residential regulatory zones when the antenna is proven by a technical review to be required to fill a “Significant Gap Coverage” as defined in Section 110.324.55. Antenna shall be limited to the building standard height for an allowed main structure plus up to ten (10) feet above that height.
 - (2) Antennas shall be permitted in the General Rural (GR) and Open Space (OS) land use designations (see Open Space limitations within this article) with the placement standards depicted in Table 110.324.50.1, Antenna Placement Standards.

The Regulatory Zone Maps were updated following the adoption of Bill No. 1654 in November 2011. Although this change became effective in 2012, the new zoning designation is not reflected in the Specific Plans or telecommunications code.

November 8, 2011 Revisions: (DCA11-001) BILL NO. 1654, ORDINANCE NO. 1475. An ordinance amending the Washoe County Code at Chapter 110, to change the name of the existing regulatory zone of “General Rural Residential” to “General Rural Agricultural” and will change some of the allowed and permitted uses presently found in the General Rural Residential Regulatory Zone to allowed and permitted uses from the pre-1993 Regulatory Zone of A-7. Proposed October 25, 2011. Passed November 8, 2011. Ordinance effective November 18, 2011. Provisions effective January 12, 2012.

Washoe County Bill No. 1654 retained “General Rural Agricultural” as a “Rural” Master Plan Category.

TABLE OF MASTER PLAN CATEGORIES AND ALLOWED REGULATORY ZONES

Master Plan Category	Regulatory Zones Allowed
<u>Rural</u>	<ul style="list-style-type: none"> • General Rural • General Rural Agricultural • Public and Semi-Public Facilities • Parks and Recreation • Specific Plan • Open Space

Additionally, Bill No. 1654 did not amend the table of uses to address Wireless Communications Facilities. The Bill kept the direction to “Article 324,” but did not update the text of Article 324 to reflect the new zoning designation. Verizon seeks to complete that update with this application.

SECTION 11. Section 110.302.05, Table 110.302.05.3 (continued), Table of Uses (Commercial Use Types), of the Washoe County Code is hereby amended to read as follows:

Table 110.302.05.3 (continued)

TABLE OF USES (Commercial Use Types)
(See Sections 110.302.10 and 110.302.15 for explanation)

Commercial Use Types (Section 110.304.25)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Communication Facilities																		
Commercial Antennas	S ₂	S ₂	S ₂	--	--	--	--	--	--	S ₂	S ₂	--	S ₂	S ₂	--	--	S ₂	--
Satellite Dish Antennas	See Article 324																	
Wireless Communication Facilities	See Article 324																	
Construction Sales and Services	--	--	--	--	--	--	--	--	--	S ₂	--	--	A	--	--	--	--	--
Continuum of Care Facilities	--	--	--	--	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	S ₂	--	--	--	--	--	--	--