WASHOE COUNTY

Integrity Communication Service
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STAFF REPORT
BOARD MEETING DATE: April 26, 2022

DATE: March 25, 2022

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Community Services Department
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THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Community Services Dept., 328-3619, mhauenstein@washoecounty.gov

SUBJECT: Public Hearing: Second reading and adoption of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 324, by repealing sections 110.324.50(e)(11) and 110.324.50(f)(9) related to placement standards for new monopole antennas and lattice towers regulating emergency service communication facilities which are owned and operated by governmental agencies; and by adding a new section governing Emergency Service Communication Facilities which shall be permitted in all regulatory zones with an approved special use permit, and which addresses requirements for: a. General; b. Application; c. Exemptions; d. Findings; e. Right-of-Way; f. Height and Standards; g. Fencing; and h. Antenna Types; and all matters necessarily connected therewith and pertaining thereto. (All Commission Districts.)

SUMMARY

To conduct a second reading of and possibly adopt, an ordinance amending Washoe County Code Chapter 110 (Development Code) at Article 324 (Communication Facilities) to remove two sections and add a new section governing emergency service communication facilities.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

PREVIOUS ACTION

On April 12, 2022, the Washoe County Board of County Commissioners (Board) introduced and conducted a first reading to amend the Development Code within Article 324, Communication Facilities.

On March 1, 2022, the Washoe County Planning Commission heard this item, initiated the code amendment, and voted unanimously with one commissioner absent, to recommend approval of proposed development code amendment WDCA21-0004 to the Board of County Commissioners (see Attachment B).

AGENDA ITEM # _____

On January 5, 2022, a public workshop was held in person and by Zoom. The attendee had questions about the proposed development code change and staff explained the changes.

On April 28, 2020, the Board adopted a code amendment which added new language to Article 324, Section 110.324.50(e), Monopole Antenna and Section 110.324.50(f), Lattice Towers. This amendment primarily concerned placement standards for new monopole and lattice towers which served as emergency services communication facilities. The placement standards established sites for emergency services communication facilities that are owned and operated by government agencies without the need of a special use permit. The established sites are commonly known as "McClellan Peak," "Chimney Peak," "Fox Mountain," "Marble Bluff," "Mt. Rose Knob," "Pah Rah Peak," "Peavine Peaks," "Poito Mountain," "Red Peak," "Slide Mountain," and "Virginia Peak."

On September 25, 2018, the Board agreed to replace the existing Land Mobile Radio (LMR) system with an updated system that utilizes nationally recognized technology, with specific requirements for emergency service communication facilities.

BACKGROUND

This code amendment proposes the following:

1. Remove sections 110.324.50(e)(11) and 110.324.50(f)(9) related to placement standards for new monopole antennas and lattice towers regulating emergency service communication facilities which are owned and operated by governmental agencies; and
2. Add a new section 110.324.53 to address the location of emergency service communication facilities that are not located on established sites.

The proposed code amendment combines all emergency service communication facilities for both established and non-established sites that are operated by government agencies in 110.324.53. The proposed amendment will permit emergency service communication facilities in non-established sites in all regulatory zones with the approval of a special use permit. The proposed amendment also sets forth specifications related to the application submittal, exemptions, required findings, right-of-way, height and standards, fencing and antenna types.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners hold a second reading and adopt the attached ordinance amending Washoe County Code Chapter 110 (Development Code) within Article 324, Communication Facilities.

It is further recommended that the Board affirm the following four findings of fact that the Washoe County Planning Commission made on March 1, 2022, as recorded within Resolution Number 22-04 (Attachment B):

1. That the Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;

2. That the Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes of the Development Code as expressed in Article 918, Adoption of Development Code;

3. That the Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board, and the requested amendment allows for a more desirable utilization of land within the regulatory zones;

4. The Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

If adopted, the Ordinance will be effective on May 6, 2022

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

"Move to adopt Ordinance Number (insert ordinance number as provided by the County Clerk) amending the Washoe County Code at Chapter 110 (Development Code), Article 324, by repealing sections 110.324.50(e)(11) and 110.324.50(f)(9) related to placement standards for new monopole antennas and lattice towers regulating emergency service communication facilities which are owned and operated by governmental agencies; and by adding a new section governing Emergency Service Communication Facilities which shall be permitted in all regulatory zones with an approved special use permit, and which addresses requirements for: a. General; b. Application; c. Exemptions; d. Findings; e. Right-of-Way; f. Height and Standards; g. Fencing; and h. Antenna Types; and all matters necessarily connected therewith and pertaining thereto; and to affirm the four findings of fact that the Washoe County Planning Commission made on March 1, 2022, as recorded with Resolution Number 22-04 and attached to the staff report for this item."

Attachments: A - Draft BCC Ordinance (working Copy)
B - Planning Commission Signed Resolution 22-04
C - Planning Commission Staff Report for WDCA21-0004
D - Planning Commission Draft Minutes for March 1, 2022 Meeting
E - Draft BCC Ordinance (Clean Copy)