

MEMORANDUM

DATE: August 11, 2009

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Commercial Development Case Manager

VIA: Jack Kolkmeier, Land Use Administrator
Shelley Cobau, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

FILE REF: CDRC Case # MP/DP 09-5120 Verizon Telecommunication Facility.

ISSUE:

Verizon Wireless, Applicant, Scott Dunham, agent, request Master Plan Zoning/Preliminary and Final Development Plan approval for a 36 foot monopole and a 288 square foot equipment shelter on a 1,050 square foot leased area within a 5,000 acre parcel.

The property is located west of U.S. Highway 285, 16 miles north of Clines Corners and I-40 within Section 32, Township 12 North, Range 11 East, (Commission District 3).

SUMMARY:

On June 18, 2009 the County Development Review Committee (CDRC) met and acted on this case, the decision of the CDRC was to recommend approval of the Applicants' request with staff conditions (CDRC Minutes Exhibit "N").

The Applicant requests Master Plan Zoning, Preliminary and Final Development Plan approval for a communication facility on a 1,050 (30'x35') square foot leased site within a 5,000 acre parcel which is currently being taxed as agricultural. The site will house a two hundred eighty eight (12'x24') square foot equipment shelter, containing electronic equipment and a diesel

generator, a monopole thirty six feet (36') in height, with twelve (12) mounted antennas and a microwave dish.

The Applicant states that the communication facility will provide cellular telephone coverage to US Highway 285 and the surrounding area. The facility operates un-manned with the exception of routine maintenance and testing. The facility would operate 24 hours a day, 7 days a week and 365 days a year. The site will be fenced with a chain link fence for security and safety concerns.

The proposed development meets the requirements set forth in Ordinance 2001-9 (Wireless Communications Facility Ordinance) an ordinance relating to wireless communication antennas, towers and other facilities, prescribing regulations for location, placement, appearance and design (Exhibit "E").

This Application was reviewed for the following design standards (Ordinance 2001-9):

SETBACKS:

The site is located within a 5,000 acre parcel and there are no structures on or near the site. The application meets the requirements set forth in Ordinance 2001-9 (Wireless Communications Facility Ordinance) Section 7 (Design standards) Subsection A (Setbacks) Fall Zone requirements.

PHYSICAL DESIGN:

The facility is designed to support additional antenna arrays and the distance from Highway 285 is such that there will be minimal visual impact from the site. The application meets the requirements set forth in Ordinance 2001-9 (Wireless Communications Facility Ordinance) Section 7 (Design standards) Subsection B Physical Design requirements.

COLOR AND MATERIAL:

The WCF will be a natural non-reflective galvanized finish. The application meets the requirements set forth in Ordinance 2001-9 (Wireless Communications Facility Ordinance) Section 7 (Design standards) Subsection C Color and Material requirements.

SCREENING AND LANDSCAPING:

The property has small shrubs and trees and due to the site location no additional landscaping is required. The application meets the requirements set forth in Ordinance 2001-9 (Wireless Communications Facility Ordinance) Section 7 (Design standards) Subsection D Screening and Landscaping requirements.

FENCING:

The entire WCF site will be enclosed by a six (6) foot chain link fence with two (2) feet of barbed wire. The application meets the requirements set forth in Ordinance 2001-9 (Wireless

Communications Facility Ordinance) Section 7 (Design standards) Subsection E Fencing requirements.

ACCESS:

This application was reviewed by the Office of the County Fire Marshal and a recommendation for approval was submitted. The application meets the requirements set forth in Ordinance 2001-9 (Wireless Communications Facility Ordinance) Section 7 (Design standards) Subsection F Access requirements.

TERRAIN MANAGEMENT:

Terrain Management Section has reviewed this submittal and determined that this application meets the code criteria set forth in the Santa Fe County Land Development Code Terrain Management Section Article VII, Section III.

NOISE:

The emergency backup generator will only be in use during times of power outage. There are no residential structures on or near the site therefore a noise analysis is not required. The application meets the requirements set forth in Ordinance 2001-9 (Wireless Communications Facility Ordinance) Section 7 (Design standards) Subsection H Noise requirements.

LIGHTING:

An exterior light will be installed on the equipment shelter which will only be used for performing routine maintenance. The application meets the requirements set forth in Ordinance 2001-9 (Wireless Communications Facility Ordinance) Section 7 (Design standards) Subsection I Lighting requirements.

IMMEDIATE NECESSITY:

The proposed WCF will be used by at least one carrier. Verizon will be the carrier on the site. The application meets the requirements set forth in Ordinance 2001-9 (Wireless Communications Facility Ordinance) Section 7 (Design standards) Subsection J Immediate Necessity requirements.

REQUIRED ACTION:

The BCC should review the attached material and consider the recommendation of staff; take action to approve, deny, approve with conditions or modifications or to table for further analysis of this request.

RECOMMENDATION:

The Applicant's request meets the provisions set forth in the Wireless Communications Facility Ordinance 2001-9. This Application complies with Article V, Section 5.2 (Master Plan

Procedures) and Article III Section 4.4 (Development Plan Procedures) of the Santa Fe County Land Development Code. Staff recommends Master Plan Zoning, Preliminary and Final Development Plan **approval** to allow a Wireless Communications Facility on a 1,050 (30'x35') square foot leased site within a 5,000 acre parcel, subject to the following conditions:

1. All Staff redlines must be addressed, original redlines will be returned with final plans.
2. The Applicant shall comply with all requirements of the County Land Development Code and Ordinance 2001-9 (Wireless Communications Facility Ordinance).
3. Master Plan and Final Development Plan with appropriate signatures must be recorded with the County Clerk prior to the issuance of any permits for grading or building permit.
4. The applicant will be required to submit a financial guarantee in an amount approved by the County for all improvements including but not limited to fire protection, roads and retention pond.

ATTACHMENTS:

- Exhibit "A" – Development Report
- Exhibit "B" – Vicinity Map
- Exhibit "C" – Development Drawings
- Exhibit "D" – Ordinance 2001-9
- Exhibit "E" – Article V, Section 5.2.1
- Exhibit "F" – Article III, Section 4.4
- Exhibit "G" – June 18, 2009 CDRC Minutes