

Project Description:

- Installation of 110' stealth monopine facility at the address listed above. Ground equipment to be placed within shelter on-site which will replace an existing shelter. The landlord will share the space with Verizon. Coverage is being removed elsewhere on the parcel so that there is a net removal of 1 SQ FT of coverage. Power and Fiber to be taken from the public right of way, Needle Peak Rd.

Required Findings

21.2.2: Special Uses

1. The project to which the use pertains is of such a nature, scale, density, intensity, and type to be an appropriate use for the parcel on which and surrounding area in which it will be located.
 - The parcel is 1.89 acres and hosts a downhill snow tubing resort. Due to the nature of the project, factors such as density and intensity aren't considered for wireless facilities. However, the tower will meet zoning code requirements for the relevant district and will blend in with the parcel while maintaining a minimal impact.
2. The project to which the use pertains will not be injurious or disturbing to the health, safety, enjoyment of property, or general welfare of persons or property in the neighborhood, or general welfare of the region, and the applicant has taken reasonable steps to protect against any such injury and to protect the land, water, and air resources of both the applicant's property and that of surrounding property owners.
 - The proposed use will not harm public health, safety, and enjoyment, but will benefit the area through increased connectivity. Local residents will also benefit through greater access to emergency services. Land, water, and air resources are not anticipated to be harmed.
3. The project to which the use pertains will not change the character of the neighborhood, or detrimentally affect or alter the purpose of the applicable planning area statement, community plan, and specific or master plan, as the case may be.
 - Because of the use of "stealthing", the proposed use will not change the character of the neighborhood.

30.4.4 Relocation of Land Coverage

1. The relocation is to an equal or superior portion of the parcel or project area, as determined by reference to the following factors:
 - a. whether the area of relocation already has been disturbed;
 - b. the slope of and natural vegetation on the area of relocation;
 - c. The fragility of the soil on the area of relocation;

- d. whether the area of relocation appropriately fits the scheme of use of the property;
- e. The relocation does not further encroach into a stream environment zone, backshore, or the setbacks established in the Code for the protection of stream environment zones or backshore;
 - Does not encroach into stream environment zone, backshore, or setbacks for protection of stream environment zone or backshore.
- f. the project otherwise complies with the land coverage mitigation program set forth in Section 30.6
 - The project involves removing existing coverage through removing 1) an abandoned shed, 2) a portion of unused sidewalk, and 3) an asphalt apron. The project results in a net impact of -1 SQ FT of coverage.] ?
- 2. The area from which the land coverage was removed for relocation is restored in accordance with subsection 30.4.4.
 - Coverage is not being transferred to this parcel from another, or to another parcel from the host parcel.] Need to Restore
- 3. The relocation shall not be to Land Capability Districts 1a, 1b, 1c, 2, or 3, from any higher numbered land capability district.
 - Coverage will not be relocated to another parcel. - what LCD \Rightarrow LCD².
- 4. If the relocation is from one portion of a stream environment zone to another portion, there is a net environmental benefit to the stream environment zone. "Net environmental benefit to a stream environmental zone" is defined as an improvement in the functioning of the stream environment zone and includes, but is not limited to:
 - a. Relocation of coverage from a less disturbed area to a more disturbed area or to an area further away from the stream channel or water body, as applicable;
 - b. Retirement of land coverage in the affected stream environment zone in the amount of 1.5:1 of the amount of land coverage being relocated within a stream environment zone; or
 - c. For projects involving the relocation of more than 1,000 square feet of land coverage within a stream environment zone, a finding, based on a report prepared by a qualified professional, that the relocation will improve the functioning of the stream environment zone and will not negatively affect the quality of existing habitats, considering factors such as, but not limited to, soil function, hydrologic function, vegetation, and wildlife habitat.
 - Project not located within stream environment zone.