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*Staff Comment: Based on a review of the photographs and drawings in the staff report and application, the proposed monopine will blend with existing natural, landscape of the subject parcel and surrounding area.*

### **Findings required by South Valleys Area Plan for a special use permit:**

- (a) As required by South Valleys Area Plan Policy SV 2.16, the community character as described in the Character Statement of the South Valleys Area Plan will be adequately conserved through mitigation of any identified potential negative impacts.

*Staff Comment: The proposed telecommunications tower is a monopine which will blend with the natural environment as pine trees are common in this portion of the South Valleys area. Therefore, there will be no impact visually and the proposed telecommunications tower is consistent with the Character Statement of the South Valleys Area Plan. Additionally, there is an existing telecommunications tower located on the site, which this monopine will replace.*

- (b) As required by South Valleys Area Plan Policy SV 18.3, no significant degradation of air quality will occur as a result of the granting of the special use permit.

*Staff Comment: Due to the nature of the project being a telecommunications tower with minimal ground disturbance, there would be no significant impact to air quality. Additionally, the project information was sent to the Washoe County Air Quality Division and no response was received concerning the project.*

### **Recommendation**

After a thorough analysis and review, Special Use Permit Case Number WSUP23-0017 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP23-0017 for T-Mobile, having made all five findings in accordance with Washoe County Code Section 110.810.30, all three findings in accordance with Section 110.324.75, and the findings in accordance with South Valleys Area Plan policies SV 2.16 and SV 18.3, subject to the conditions contained in Exhibit A to the Staff Report.

### **Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.