



For Official Use Only


Case Number:	2024-0081
Reviewer:	Paul Hatcher
Decision Date:	April 14, 2025

MUNICIPALITY OF ANCHORAGE PLANNING DEPARTMENT

PO Box 196650 Anchorage, Alaska 99519-6650 • 907-343-7900

ADMINISTRATIVE SITE PLAN

The following is a checklist which will be followed when reviewing tower administrative site plan review and site selection submittal to the Municipality of Anchorage Planning Department. Planning staff will review applications using this checklist. Staff comments may be provided to further define any incompleteness.

PETITIONER(S) REPRESENTATIVE: Site Deployment Consulting & Development (Alissa Haynes)	
PROPERTY OWNER(S): Harold's Rent-A-Truck, Inc.	
SITE LEGAL DESCRIPTION: T13 N, R3W, Section 32 NW4NW4 PTN, SM	
SITE STREET ADDRESS: East 46 th Avenue, Anchorage, AK 99503	
SITE TAX ID: 009-173-15	
PETITIONER CONTACT INFORMATION Mailing Address: 3340 E. Horseshoe Canyon Circle, Heber City, UT 84032 Phone: (907) 727-7907 Email: sitedeployment@gmail.com	
BUILDING/LAND USE PERMIT NUMBER: To be determined	
APPROVED: X DATE: 4/14/25	REVIEWER SIGNATURE: 
DENIED: DATE:	REVIEWER SIGNATURE:

GENERAL INFORMATION			
#	REQUIRED ITEM	COMMENTS	COMPLIES/ DOES NOT COMPLY
1.	Property owner's name, address, and telephone number	Harold's Rent-A-Truck, Inc. 4617 Seward Highway, Anchorage, AK 99503 (907) 227-4220	Complies

2024-0081 Tower Administrative Site Plan Review

2.	Letter of authorization from property owner	Yes	Complies
3.	Petitioner's name, address, and telephone number	Site Development Construction & Development (Alissa Haynes) 3340 E. Horseshoe Canyon Circle, Heber City, UT 84032 (907) 727-7907	Complies
4.	Surveyor, engineer or architect name, address, and telephone number	TeleMtn Engineering (Khristopher Scott P.E.) P.O. Box 1453 Salida, CO 81201 (303) 596-6804	Complies
5.	Zoning district	B-3 General Business	Complies
6.	Use permitted	Yes, as a primary use on a commercial property with an Administrative Site Plan approval.	Complies
7.	Location and widths of any easements or rights-of-way over property	Tower is not shown to be located within any easements or setbacks.	Complies
8.	Tower type.	The new construction of a 120-foot, Type 2, Lattice Tower, with 5-foot lightning rod at top for 125 feet total.	Complies

APPROVAL CRITERIA AMC 21.05.040K.6.

a.	Height of the proposed tower structure.	120 feet (125 feet total with lightning rod).	Complies
b.	Proximity of the tower structure to residential structures and residential district boundaries.	The nearest residential dwelling unit is just over 240 feet to the north.	Complies
d.	Nature of uses on adjacent and nearby properties.	The properties to the south of this site are industrial. Properties to the east, north, and west of this site are residential with existing structures, and some commercial.	Complies
e.	Surrounding tree coverage and foliage.	The lot is vacant of vegetation and landscaping.	Complies
f.	Design of the tower structure, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.	The proposed Type 2 Tower will be gray in color to blend in with sky color.	Complies
g.	Proposed ingress and egress.	Access from East 46 th Avenue with existing infrastructure.	Complies
h.	Availability of suitable existing towers, structures, or alternative technologies not requiring the use of towers or structures. No new tower structure shall be permitted unless the applicant demonstrates to the reasonable satisfaction of the decision-making body that:		

i.	No existing tower or structure can accommodate or replace the applicant's proposed antenna; and	There are no existing towers or structures in this location that can accommodate the proposed antenna.	Complies
ii.	No alternative technology that does not require the use of tower structures can accommodate or replace the applicant's proposed antenna.	There is no alternative technology that works at this site.	Complies

SUBMITTAL REQUIREMENTS AMC 21.05.040K.5.

a. Administrative Site Plan Review and Conditional Use for New Towers

In addition to the submittal requirements in chapter 21.03, applications for administrative site plan review and conditional use shall also include the following. Any information of an engineering nature that the applicant submits, whether civil, mechanical, or electrical, shall be certified by a licensed professional engineer, except radio frequency engineering reports which may be provided by a qualified employee of the applicant.

i.	Explanation of why the site was selected. The applicant shall submit evidence that demonstrates that no existing tower or structure can accommodate the applicant's needs. Such evidence shall consist of information demonstrating the following:		
(A)	No existing tower or structure is located within the geographic area needed to meet applicant's engineering requirements.	There are no existing towers or structures located in this area.	Complies
(B)	Existing towers or structures are not of sufficient height to meet applicant's engineering requirements.	There are no existing towers or structures located in this area that meet the applicant's height requirements.	Complies
(C)	Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.	There are no existing towers or structures located in this area.	Complies
(D)	The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structures would cause interference with the applicant's proposed antenna.	This is a new tower.	Complies
(E)	The fees, costs, or contractual provisions required by the owner in order to share an existing tower or structure or to adapt an existing tower or structure for sharing are commercially unreasonable. Costs exceeding new tower structure	There are no existing towers or structures located in this area.	Complies

	development are presumed to be unreasonable.		
(F)	There are other limiting factors that render existing tower or structures unsuitable.	There are no existing towers or structures located in this area.	Complies
ii.	Evidence to demonstrate that no alternative technology can accommodate the applicant's proposed antenna. Such evidence shall consist of information demonstrating that an alternative technology that does not require the use of a tower or structure, such as a cable microcell network using multiple low-powered transmitters or receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new tower structure or antenna development may render the technology unsuitable.	Provided in application narrative. There is no current technology applicable for this area that can alleviate the use of a tower with antennas.	Complies
iii.	A dimensioned and scaled site plan clearly indicating the location of the proposed tower structure, on-site land uses and zoning, adjacent land uses and zoning, adjacent roadways, proposed means of access, setbacks from property lines, topography, parking, landscaping, and other information deemed by the director to be necessary to assess compliance with the standards.	Site plan provided.	Complies
iv.	The proposed tower height and type, along with elevation drawings of the tower, and types, sizes, and locations of antennas on the tower.	Proposed Type 2 Tower, 120 feet tall. A 5-foot lightning rod will increase the height to 125 feet. Engineered plans provided.	Complies
v.	A rendition, drawing, or photographic representation of what the tower will look like if constructed, from at least two directions.	Provided one elevation and two renderings.	Complies
vi.	The distance between the proposed tower structure and the nearest residential unit, residentially zoned property, and PLI-zoned property.	This Type 2 tower is located within a commercial district (B-3 General Business), and the distance to the nearest residential dwelling unit is just over 240 feet. Residentially zoned property is to the north, east,	Complies

		west, and no PLI-zoned property is near this site.	
vii.	The separation distance from other tower structures within one mile, shown on a plan or map. The applicant shall also identify the type of construction of the nearby towers and the owner/operator of the nearby tower, if known.	There are 7 towers within a 1-mile radius.	Complies
viii.	Radio frequency propagation maps.	A radio frequency propagation map was not provided.	Does not comply
ix.	Fence and lighting details.	FAA does not require lighting of this tower. A fence plan is a requested condition of approval.	Does not comply
x.	An evaluation of the tower structure's compliance with this subsection.	Provided.	Complies

COMMON STANDARDS FOR ALL TOWERS AMC 21.05.040K.7.

a.	Applicability These common standards apply to all towers.		
b.	Minimum Separation Distance from Protected Land Uses		
i.	The minimum separation distance between the base of the tower and any principal structure on residentially-zoned land, or any school or childcare center, shall be 200% of the allowable or actual tower height, whichever is greater.	This tower is 120 feet tall and is required to be 240 feet from any protected land uses. The nearest protected land use is a residential structure, that is approximately 240 feet to the north.	Complies
c.	Tower Structure Height		
i.	Notwithstanding section 21.06.020, height for a tower structure directly fixed to the ground shall be determined by measurement from grade to the highest point on the tower structure, including any installed antennas and lighting and associated structures. Maximum height shall be as set forth below: (A) Commercial districts-130 feet.	The maximum height requirement for a tower in a commercial district is 130 feet tall. This tower is 120 feet tall. The lightning rod will add 5 feet, to be a total of 125 feet.	Complies
d.	Co-location		
i.	All type 1, type 2, and type 3 towers constructed after June 21, 2016, shall be engineered and constructed to accommodate a total of three separate antenna array without the need to re-engineer, except that type 1, type 2, or	Provided plan set shows locations for up to four (4) carriers.	Complies

	type 3 towers in residential districts shall accommodate a total of two separate antenna array if they are less than 85 feet in height.		
f.	Parking Off-street parking is not required, however if it is provided, parking spaces may be shared with other principal uses on the site. The parking spaces shall be paved in class A districts and, in class B districts, shall be paved or covered with a layer of crushed rock of no more than one inch in diameter to a minimum depth of three inches. Notwithstanding section 21.07.100, parking space illumination is not required.	No parking is provided. Any requirement for parking during scheduled maintenance or emergency operations will be provided by the principal use on the site.	Complies
g.	Landscaping and Fencing		
i.	All towers and related ground-mounted equipment shall be surrounded by a sight obscuring fence at least six feet tall. In dedicated parks, residential districts and within 150 feet of residential districts, chain link, plastic, or vinyl fencing/screening is prohibited.	A requested condition of approval will be to provide a detailed plan for a site obscuring fence in accordance with AMC 21.05.040K.7.g.	Does not comply
ii.	In dedicated parks, residential districts and within 150 feet of residential districts, security wire, such as barbed, razor, or concertina wire, is prohibited. In all other locations, security wire is permitted but only if inverted inside the fence. The wire may be exposed and visible above the fence by a maximum of one foot, but if not exposed, the fence shall be posted with prominent warning signs.	A requested condition of approval will be to provide a detailed plan for a site obscuring fence and required landscaping in accordance with AMC 21.05.040K.7.g.	Does not comply
iii.	In dedicated parks, residential districts and within 150 feet of residential districts, L1 visual enhancement landscaping shall be provided around the outside of the fence, except for at the point of access and where the fence is not visible from the property line. In all other locations, L1 visual enhancement landscaping shall be provided around the outside of the fence (except for at the point of access and where the fence is not visible from the property line) unless waived by the	A requested condition of approval will be to provide a detailed plan for a site obscuring fence and required landscaping in accordance with AMC 21.05.040K.7.g.	Does not comply

	decision-making body with a finding that the landscaping is not compatible with the location.		
h.	Security The tower structure and support structures shall be secured to prevent unauthorized access.	A requested condition of approval will be to provide a detailed plan for a site obscuring fence in accordance with AMC 21.05.040K.7.g.	Does not comply
i.	Separation Distance Towers shall maintain a minimum spacing of one-half mile unless the applicant reasonably demonstrates that physical limitations (such as topography, terrain, vegetation, or existing buildings) in the immediate service area prohibit the provision of services by existing facilities or that co-location on an existing facility within one-half mile is technically impractical or does not sufficiently meet coverage needs.	There are no towers located within the one-half mile minimum separation distance.	Complies
j.	Installation All transmitting antennas shall be installed in a manner as set forth by the manufacturer and by the Federal Communications Commission (FCC) as meeting the current American National Standards Institute (ANSI) standard for nonionizing electromagnetic radiation (NIER).	All transmitting antennas shall be installed to meet FCC standards.	Complies
k.	Tower Lighting Tower structures shall not be lighted unless the Federal Aviation Administration requires or recommends that obstruction lighting be installed. To prevent direct light reflection on other property, tower structure lighting shall be shielded to the extent permitted by the Federal Aviation Administration.	The applicant provided documentation from the FAA. The FAA does not require lighting at this site.	Complies
l.	Equipment Lighting Lighting placed to illuminate the associated equipment shall be designed to direct light towards the ground. Lighting shall not cause glare or light trespass on adjacent properties. In residential districts and within 150 feet of residential districts, lights shall either be on motion sensors	The applicant did not provide a lighting detail. A requested condition of approval will be to provide a detailed lighting plan that is in accordance with AMC 21.05.040K.7. I.	Does not comply

	or shall be kept off when no personnel are on site.		
m.	Tower Color Except for qualifying Type 4 concealed towers where the color used enhances the concealment, the tower structure and any other structure(s) directly related to the operation of any antenna mounted on the tower structure shall be neutral in color and, to the extent possible, shall be compatible with the appearance and character of the neighborhood or location unless obstruction marking is required by the Federal Aviation Administration.	This Type 2 Tower will be neutral in color.	Complies
n.	Identification Placard An identification placard shall be attached to the tower structure or the security fencing in a location clearly visible at eye level. The placard shall provide the following information: i. The name and address of the tower structure owner; ii. The name and address of the tower structure manager, if different iii. The date of erection of the tower structure; and iv. The owner's name and address of each antenna on the tower structure.	The applicant provided a detail for the identification placard.	Complies
o.	Time Period for Construction Construction of a tower shall commence within one year from the later date of the building or land use permit, site plan, or conditional use approval, with opportunity for a six-month extension. If not used within one year, or within the extension period, the permit or approval, or both, shall become null and void.	Construction of this tower will commence within one year.	Complies

SITE PLAN REVIEW: APPROVAL CRITERIA – AMC 21.03.180F

1.	The site plan is consistent with any previously approved subdivision plat, planned development master plan, or any other precedent plan or land use approval;	This site plan is consistent.	Complies
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2.	The site plan complies with all applicable development and design standards set forth in the title, including but not limited to the provisions in,		
	chapter 21.04, <i>Zoning Districts</i> ,	No district specific standards in the B-3 District are applicable.	Complies
	chapter 21.05, <i>Use Regulations</i> ,	A Type 2 Tower is a permitted use in the B-3 District with an administrative site plan review. See above for analysis of Use Specific Standards, AMC 21.05.040K.7.	Complies
	chapter 21.06 <i>Dimensional Standards and Measurements</i> ,	The tower will be place in compliance with the property setbacks for the B-3 District.	Complies
	and chapter 21.07, <i>Development and Design Standards</i> ;	Fencing and landscaping are required at this site given its proximity to a residential district (within 150 feet).	Does not comply
3.	The site plan addresses any significant adverse impacts that can reasonably be anticipated to result from the use, by mitigating or offsetting those impacts to the maximum extent feasible;	The proposed structure should have little or no impact to surrounding properties.	Complies
4.	The development proposed in the site plan is consistent with the goals, objectives, and policies of the comprehensive plan.	This communication network infrastructure complies with Goal 5 from the <i>2040 Land Use Plan</i> .	Complies

FINDINGS:

- The purpose of this request is to construct a 120-foot tall, Type 2, Lattice Tower that will be housed within an 1,800 square-foot fenced area. The tower can accommodate multiple wireless providers.
- 487 public notices were mailed to surrounding property owners on March 20, 2025. One comment was received from the community. The Midtown Community Council was notified and did not provide comments.
- The tower is proposed to be located inside of the 200% distance of tower height from protected land uses on adjacent lots. The tower is located more than 240 feet from the nearest residential dwelling unit to the north.

DEPARTMENT DECISION

The Department APPROVES the Site Plan for a Type 2 Telecommunication Tower in the B-3 District, subject to the following conditions:

1. All construction and improvements related to this approval shall be substantially in compliance with the approved administrative site plan, narrative, and plans submitted to the Planning Division, unless otherwise amended to satisfy the approval conditions.
2. A notice of zoning action and final approved site plan shall be filed with the State Recorder's Office within one year. Proof of such shall be submitted to the Planning Department.
3. Provide to the Planning Department for review and approval:
 - a. A plan detail for a site obscuring fence in accordance with AMC 21.05.040K.7.g.
 - b. A landscaping plan showing required L1 landscaping in accordance with AMC 21.05.040K.7.g.iii. or provide justification to have this requirement waived by the Planning Department Director for this location.
 - c. An equipment lighting plan in accordance with AMC 21.05.040K.7.l.
 - d. A radio frequency propagation map in accordance with AMC 21.05.040K.5.a.viii.

NOTICE OF APPEAL: This decision is final upon the date of mailing of this decision unless appealed within 30 days to the Planning and Zoning Commission. An appeal may be filed by the applicant or by a petition of at least one-third of the owners (excluding rights-of-way) of the privately owned land within 500 feet of the tower site. In the event of appeal, the Planning and Zoning Commission shall, in accordance with AMC 21.03.050A, hold a public hearing at its next available meeting and apply the standards of this section. An appeal from a decision of the Planning and Zoning Commission may be brought in Superior Court.

Reviewed by:

Prepared by:



Mélisa, R.K. Babb
Director, Planning Department



Paul Hatcher
Senior Planner

(Case 2024-0081; Tax ID No. 009-173-15)