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COMMUNITY DEVELOPMENT DEPT

NOTE

Send original recorded document to:

Municipality of Anchorage
Current Planning Section
Planning Division
PO Box 196650
Anchorage, AK 99519-6650

THIS COVER SHEET HAS BEEN ADDED TO THIS DOCUMENT TO PROVIDE SPACE FOR ANCHORAGE RECORDING DISTRICT DATA. THIS COVER SHEET APPEARS AS THE FIRST PAGE OF THE DOCUMENT IN THE OFFICIAL PUBLIC RECORD.

DO NOT DETACH

NOTICE OF ZONING ACTION

This notice announces that an administrative tower site plan review has been duly approved by the Director of the Municipal Community Development Department providing for the development of the herein described property in accordance with the provisions of the Anchorage Municipal Code of Ordinances and the terms and conditions of the administrative tower site plan review approval as set forth in the Municipal zoning file 2013-019. Under the provisions of the specified ordinance the subsequent development of the subject property shall be in accordance with the terms of the approved administrative tower site plan review or any subsequent amendments hereto.

LEGAL: Abbott Road Subdivision, Tract B, S.M., Anchorage Recording District, Anchorage, Alaska. Generally located north of Abbott Road and east of Sahalee Drive.

PETITIONER: CascadiaPM, Attn: Noah Grodzin

REQUEST: Administrative Site Plan Review for a Cellular or Wireless Communication Tower

ATTACHMENT: Copy of Municipality of Anchorage Planning Department letter of approval dated December 5, 2013 and Tower Administrative Site Plan Review Checklist

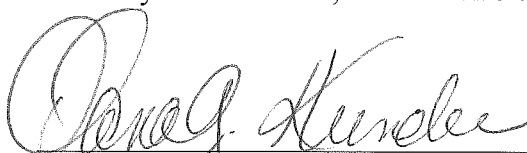
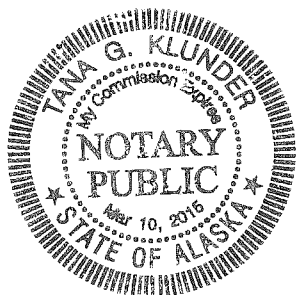


Director
Municipality of Anchorage
Community Development Department

STATE OF ALASKA)
)
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on the 18th day of December, 2013 before me, the undersigned, a Notary Public in and for Alaska, personally appeared David Whitfield, acting on behalf of Erika McConnell to me known to be the duly appointed representative of the Director of the Community Development Department and acknowledged to me that he had in his official capacity aforesaid executed the forgoing instrument as an act and deed of the Municipality of Anchorage for the uses and purposes therein stated.

WITNESS my hand and notarial seal on the 18th day of December, 2013 in this certificate first above written.



Notary Public in and for Alaska
My Commission expires: Mar. 10, 2015



MUNICIPALITY OF ANCHORAGE



Community Development Department

Phone: 907-343-7909

Planning Division

Fax: 907-343-7927

Mayor Dan Sullivan

December 5, 2013

CascadiaPM
Attn: Noah Grodzin
5501 NE 109th Court, Suite A-2,
Vancouver, WA 98662

SUBJECT: Administrative Site Plan Case 2013-019
Abbott Road, Tract B
Tax Parcel #015-021-03

Dear Mr. Grodzin:

Per AMC 21.45.265, the Community Development Department has reviewed your application for a Tower Site Plan Review to construct a 130-foot Type I, Monopole Tower.

Based upon the submitted plans, the Department finds that the site is sufficient to handle the intensity of the tower use.

The Department has determined that your proposed tower project generally satisfies the requirements of AMC 21.45.265, and does not have a permanent negative impact upon the items listed below substantially greater than that anticipated from permitted development:

1. Height of the proposed antenna is the minimum necessary for the use.
2. Proximity of the 130-foot tower to the nearest protected structure is more than twice the height of the tower (200% of the approved tower height).
3. The tower will not have a permanent negative impact substantially greater than that anticipated from permitted development for pedestrian and vehicular traffic circulation, or for noise, air, water or other forms of environmental pollution.

The Community Development Department APPROVES your request, subject to the following conditions:

1. Post an identification placard meeting the requirements of AMC 21.45.265A.10.

Mailing Address: P.O. Box 196650 • Anchorage, Alaska 99519-6650 • <http://www.muni.org>



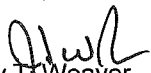
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2014-002750-0

2013-019
December 5, 2013

2. Per AMC 21.45.256A.9. *Notice and interference.* An operator proposing to install or modify an antenna shall provide notice to all property owners within 500 feet of the date of activation of the new or modified antenna. Within 90 days of activation the antenna, the operator shall resolve all reported occurrences of interference. Provide notice of any reported occurrences of interference and the resolution to the Municipality of Anchorage, Community Development Department within 100 days of activation.
3. Obtain the required building permits for the construction of the tower and placement of the antennas. Obtain the required administrative permits for proposed antennas.
4. Within 90 days of approval of this site plan, record the Notice of Zoning Action. Provide the Community Development Department a copy of the recorded Notice of Zoning Action.
5. Paint the tower and antenna so that it blends in with the surrounding vegetation.
6. Construction of the tower the existing vegetation is required to be retained. The area is to be flagged off and inspected prior to construction

This decision is final unless appealed 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 outer boundary of the tower site (Reference AMC 21.45.265A.14.h.) to the Planning and Zoning Commission within 15 days of the date of this letter. An appeal would result in a public hearing to be conducted by the Planning and Zoning Commission at its next available meeting.

Sincerely,


Jerry T. Weaver, Jr., Director
Community Development Department

Attachment: Findings

CC: Sonnet Calhoun, Lead Zoning Plan Reviewer, Building Safety
Terry Lamberson, GIS Technician





For Official Use Only

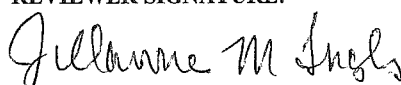
Case Number:	2013-019
Reviewer:	J. Inglis
Submittal Date:	September 4, 2013
Decision Date:	November 29, 2013

**MUNICIPALITY OF ANCHORAGE COMMUNITY DEVELOPMENT
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 site plan review and site selection submittal to the Municipality of Anchorage Community Development Department, Planning Division. Planning staff will review applications using this checklist. Staff comments may be provided to further define any incompleteness.

PETITIONER(S) REPRESENTATIVE: Noah Grodzin, CascadiaPM 5501 NE 109 th Court, Suite A-2, Vancouver, WA 98662		
PROPERTY OWNER(S): Anchorage Water and Wastewater		
SITE LEGAL DESCRIPTION: Abbott Road Tract B		
SITE STREET ADDRESS: 5131 Abbott Road		
SITE TAX ID: 015-021-03		
PETITIONER CONTACT INFORMATION Mailing Address: Verizon Wireless, 3245 158 th Avenue SE (MS 231), Bellevue, WA 98008 Phone: Fax: E-mail: noah.grodzin@cascadiapm.com		
BUILDING/LAND USE PERMIT NUMBER: Will apply		
APPROVED:	X	REVIEWER SIGNATURE: 
		DATE: 12-5-13
DENIED:		REVIEWER SIGNATURE:
		DATE:



Tower Site Selection and Site Plan Review Checklist

GENERAL INFORMATION			
#	REQUIRED ITEM	COMMENTS	COMPLIES/ DOES NOT COMPLY
1.	Property owner's name, address, and telephone number	In the file	Complies
2.	Letter of authorization from property owner	Submitted with the packet	Complies
3.	Petitioner's name, address, and telephone number	On application	Complies
4.	Surveyor, engineer or architect name, address, and telephone number	On the plans	Complies
5.	Title block containing name of site plan, revisions made, location of the property, scale, sheet number, and street address of property, if applicable	On site plan	Complies
6.	Tax map, block, and parcel. If the plan is a resubmittal of a tower administrative site plan review, please add the Planning Divisions previous case file number. Once assigned a case file number, all revisions of the plan and correspondence should contain that number	Complies	Complies
7.	Zoning district	PLI, Public Lands and Institutions	N/A
8.	Use permitted	Yes, permitted principal use with Administrative Site Plan Review	Complies
9.	Site plan, drawn to scale with scale noted. Site plan to be stamped by a registered surveyor, architect, engineer as per State law requirements	Complies	Complies
10.	Existing and proposed topography, spot elevations, and datum used	On plan	Complies
11.	Road(s) on which the property fronts	Abbott Road	Complies
12.	Location and widths of any easements or rights-of-way over property	The proposed tower is not shown to be located in an easement or required setback.	Complies
13.	If is an existing tower, proof of year constructed	New construction of a 130' monopole tower.	Complies

SUPPLEMENTARY DISTRICT REGULATIONS, AMC 21.45.265			
#	REQUIRED ITEM	COMMENTS	COMPLIES/ DOES NOT COMPLY
1.	Tower type. Type 1, 2, 3, and 4, and if community interest or local interest. Note: Type 4 requires Planning and Zoning Commission approval prior to issuance of administrative permit.	Type 1 Monopole Tower	Complies



SUPPLEMENTARY DISTRICT REGULATIONS, AMC 21.45.265			
#	REQUIRED ITEM	COMMENTS	COMPLIES/ DOES NOT COMPLY
2.	Yard setbacks: Front Yard – 25-foot front yard; Side Yard: 25-feet; Rear Yard: 30 feet.	The tower and equipment is proposed to be located in a conforming location on the lot.	Complies
3.	Height	Towers in the PLI zoning district are permitted to be 130-feet in height with collocation. The proposed tower is 130 feet in height.	Complies
4.	Collocation	The proposal is to collocate on the tower. The increased height is due to collocation. Four providers will be allowed on the tower.	Complies
5.	Installation	After all permits are received.	Complies
6.	Lighting	Lighting is not proposed.	Complies
7.	Color	Painted to blend in with existing conditions.	Complies
8.	Notice and interference. Note – there is a 90-day notice period. Petitioner to provide proof of notifying public and Community Council by providing copy of each of the two letter types, and list of property owners within 500 feet that it was mailed to. Any approval conditioned with providing Muni returned responses and resolution of interference within 100 days of approval	Notice is required to be complete at the time of final installation. This will be condition of approval.	Condition of Approval
9.	Identification placard	The tower is not yet constructed. There will be an ID Placard.	Condition of Approval
10.	Administrative permit for antennas applied for	Condition of Approval	Condition of Approval
11.	Time period for construction	After permitting.	N/A
12.	Separation distance from protected land uses	The tower is required to be at least 200 feet from a protected land use. Based on the site plan there are not any protected land uses within 200 feet of the site.	Complies
13.	Parking	Additional parking is not required for the tower.	Complies
14.	Number of towers on petition site. Note: any towers over 200 feet in height must be separated from any other principal or conditional use tower exceeding 200 feet in height by 5,280 feet	No other towers are located at petition site. The existing tower will be replaced with this tower.	Condition of approval
15.	Guy wire setbacks	N/A	N/A
16.	Factors considered in granting site plan approval for tower structures. In addition to the general standards for site plan approval, the administrative official shall consider the following factors in	See below.	Complies



SUPPLEMENTARY DISTRICT REGULATIONS, AMC 21.45.265			
#	REQUIRED ITEM	COMMENTS	COMPLIES/ DOES NOT COMPLY
	determining whether to issue a site plan permit: 1.The factors considered in tower conditional use permits as contained in 21.50.280.C.		
GENERAL STANDARDS FOR SITE PLAN APPROVAL, AMC 21.50.200			
1.	Pedestrian and vehicular traffic circulation and safety.	The tower will not have a negative impact on pedestrian and vehicular traffic.	Complies
2.	The demand for and availability for public services and facilities.	There is not a greater demand for public services or facilities at this location. The site is developed and the tower location is not staffed.	Complies
3.	Noise, air, water or other forms of environmental pollution.	Environmental pollution is not anticipated.	Complies
4.	The maintenance of compatible and efficient development patterns and land use intensities.	The tower is a permitted principal use.	Complies
CONDITIONAL USE STANDARDS – AMC 21.50.280C.1-8			
1.	Height of the proposed tower structure	The tower is proposed to be 130 feet in height.	Complies
2.	Proximity of the tower structure to residential structures and residential district boundaries	The tower is proposed to be more than 200 feet from a protected land use.	Complies
3.	Nature of uses on adjacent and nearby properties	The site is located within an existing site with an AWWU water tower. The property to the north is a school and the property is surrounded by residential on the west and south side of the lot.	Complies
4.	Surrounding topography	Relatively flat	Complies
5.	Surrounding tree coverage and foliage	There is existing vegetation on the site. The tower will be placed in the location of the existing tower during replacement. Therefore, there should be minimal impact on the existing vegetation. As a condition of the approval the trees are to be flagged off with an inspection prior to construction.	Complies; condition of approval
6.	Design of the tower structure, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness	The proposed tower is a Type I, Monopole.	Complies
7.	Proposed ingress and egress	The site will be accessed by an existing driveway through the school property.	Complies
8.	Availability of suitable existing tower structures, other structures, or alternative technologies not requiring the use of the tower structures or structures	According to the petitioner the area is important for cellular/data coverage.	Complies



SUPPLEMENTARY DISTRICT REGULATIONS, AMC 21.45.265			
#	REQUIRED ITEM	COMMENTS	COMPLIES/ DOES NOT COMPLY
CONDITIONAL USE STANDARDS, AMC 21.50.280D.1-7			
1.	No existing tower structures or structures are located within the geographic area which meet applicant's engineering requirements.	None available	Complies
2.	Existing tower structures or structures are not of sufficient height to meet applicant's engineering requirements.	See #1 above.	Complies
3.	Existing tower structures or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.	See #1 above.	Complies
4.	The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing tower structure or structures, or the antenna on the existing tower structures or structures would cause interference with applicant's proposed antenna.	The tower is being constructed in order to allow collocation. Four companies will be collocating on the tower.	Complies
5.	The fees, costs, or contractual provisions required by the owner in order to share on existing tower structure or structure or to adapt an existing tower structure or structure for sharing are unreasonable. Costs exceeding new tower structure development are presumed to be unreasonable.	This tower is replacing an existing tower in order to allow collocation.	Complies
6.	The applicant demonstrates that there are limiting factors that render existing tower structures and structures unsuitable.	See #1 above.	Complies
7.	The applicant demonstrates that an alternative technology that does not require the use of tower structures or structures, such as a cable microcell network using multiple low-powered transmitters/receivers attached to a wireline system, is unsuitable. Costs of alternative technology that exceed new tower structure or antenna development shall not be presumed to render the technology unsuitable.	Alternative technology is not available.	Complies

FINDINGS:

- The tower is not proposed for obstruction marking, which is not required by FAA due to height (in general, except for on runway approaches, only towers 200 feet and higher require lighting and marking). The tower is in compliance with the height restrictions.
- The Planning Division provided proper notification by mailing 72 public notices to surrounding property owners on October 24, 2013. The Abbott Loop and Mid Hillside Community Councils were notified. As of writing this case, six comments were received against the placement of the tower. The Abbott Loop and Mid-Hillside Community Councils provided letters of approval.
- The tower is proposed to be located outside of the 200% distance of tower height from protected land uses on adjacent lots.
- The applicant reviewed various cell sites in the vicinity. To provide reliable service for the data and cell systems the tower is needed in the vicinity to allow for collocation.

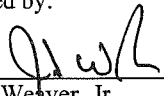


CONDITIONS OF APPROVAL:

1. Post an identification placard meeting the requirements of AMC 21.45.265A.10.
2. Per AMC 21.45.256A.9. *Notice and interference.* An operator proposing to install or modify an antenna shall provide notice to all property owners within 500 feet of the date of activation of the new or modified antenna. Within 90 days of activation the antenna, the operator shall resolve all reported occurrences of interference. Provide notice of any reported occurrences of interference and the resolution to the Municipality of Anchorage, Community Development Department within 100 days of activation.
3. Obtain the required building permits for the construction of the tower and placement of the antennas. Obtain the required administrative permits for proposed antennas.
4. Within 90 days of approval of this site plan, record the Notice of Zoning Action. Provide the Community Development Department a copy of the recorded Notice of Zoning Action.
5. Paint the tower and antenna so that it blends in with the surrounding vegetation.
6. Prior to construction of the tower, the existing vegetation is required to be retained. The area is to be flagged off and inspected prior to construction.

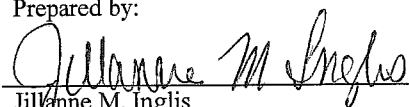
NOTICE OF APPEAL: This decision is final upon the date of mailing of this decision unless appealed within 15 days to the Planning and Zoning Commission. An appeal may be filed by the applicant or by a petition of at least one-third of the owners (excluding rights-of-way) of the privately owned land within 500 feet of the tower site. In the event of appeal, the Planning and Zoning Commission shall, in accordance with AMC 21.15.005, 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:



Jerry T. Weaver, Jr.
Director, Community Development Department

Prepared by:



Jillanne M. Inglis
Land Use Plan Reviewer

(Case 2013-019; Tax ID No. 015-021-03)

