

Application for Tower Site Plan Review

Municipality of Anchorage
Planning Department
PO Box 196650
Anchorage, AK 99519-6650



PETITIONER*		PETITIONER REPRESENTATIVE (if any)	
Name (last name first):		Name (last name first):	
Mailing Address:		Mailing Address:	
Contact Phone – Day:	Evening:	Contact Phone – Day:	Evening:
E-mail:		E-mail:	

*Report additional petitioners or disclose other co-owners on supplemental form. Failure to divulge other beneficial interest owners may delay processing of this application.

PROPERTY INFORMATION			
Property Tax #(000-000-00-000):			
Site Street Address:			
Current legal description: (use additional sheet if necessary)			
Zoning:	Acreage:	Grid #:	Underlying plat #:

TOWER SITE PLAN APPROVAL REQUESTED	
Type of Tower:	
<input type="checkbox"/> New SPR	<input type="checkbox"/> Amendment to approved site plan Original Case #:

I hereby certify that (I am)(I have been authorized to act for) owner of the property described above and that I petition for a tower site plan review in conformance with Title 21 of the Anchorage Municipal Code of Ordinances. I understand that payment of the application fee is nonrefundable and is to cover the costs associated with processing this application, and that it does not assure approval of the site plan.

Signature ☐ Owner ☐ Representative Date
(Representatives must provide written proof of authorization)

Print Name

Accepted by:	Poster & Affidavit:	Fee:	Case Number:	Decision Date:
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COMPREHENSIVE PLAN INFORMATION

Improvement Area (per AMC 21.08.050B.): ☐ Class A ☐ Class B

Anchorage 2040 Land Use Designation:

- ☐ Neighborhood (Residential) ☐ Center ☐ Corridor
☐ Open Space ☐ Facilities and Institutions ☐ Industrial Area

Anchorage 2040 Growth Supporting Features:

- ☐ Transit-supportive Development ☐ Greenway-supported Development
☐ Traditional Neighborhood ☐ Residential Mixed-use

Eagle River-Chugiak-Peters Creek Land Use Classification:

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

Girdwood- Turnagain Arm

- ☐ Commercial ☐ Industrial ☐ Parks/opens space
☐ Public Land Institutions ☐ Marginal land ☐ Alpine/Slope Affected
☐ Special Study ☐ Residential at _____ dwelling units per acre

ENVIRONMENTAL INFORMATION (All or portion of site affected)

- Wetland Classification: ☐ None ☐ "C" ☐ "B" ☐ "A"
 Avalanche Zone: ☐ None ☐ Blue Zone ☐ Red Zone
 Floodplain: ☐ None ☐ 100 year ☐ 500 year
 Seismic Zone (Harding/Lawson): ☐ "1" ☐ "2" ☐ "3" ☐ "4" ☐ "5"

RECENT REGULATORY INFORMATION (Events that have occurred in last 5 years for all or portion of site)

- ☐ Rezoning - Case Number:
☐ Preliminary Plat ☐ Final Plat - Case Number(s):
☐ Conditional Use - Case Number(s):
☐ Zoning variance - Case Number(s):
☐ Land Use Enforcement Action for
☐ Building or Land Use Permit for
☐ Wetland permit: ☐ Army Corps of Engineers ☐ Municipality of Anchorage

APPLICATION REQUIREMENTS

(One of each applicable item is required for initial submittal, additional copies are required after initial submittal)

- 1 copy required: ☐ Signed application (original)
☐ Watershed sign off form, completed
☐ 8 ½" by 11" copy of site plan/building plans submittal
- 4 copies required: ☐ Signed application (copies)
☐ Project narrative explaining:
 - ☐ the project ☐ construction and operation schedule
 - ☐ FAA requirements ☐ need for tower and/or additional antennas
 - ☐ collocation requirements ☐ final ownership
 - ☐ addressing the site plan review criteria on pages 3-5 of this application☐ Site plan to scale, stamped by a registered surveyor, architect, or engineer; depicting, with dimensions:
 - ☐ tower location ☐ parking areas ☐ vehicle circulation and driveways
 - ☐ building footprint(s) ☐ lighting ☐ grading
 - ☐ landscaping ☐ signage ☐ drainage
 - ☐ significant natural features ☐ easements ☐ project location
 - ☐ roads on which the property fronts ☐ guy wire setbacks (if applicable)☐ Tower and associated building plans to scale depicting, with dimensions:
 - ☐ tower height ☐ number of antennas
 - ☐ exterior colors and textures

Application Requirements, continued:

- ☐ Map showing tower, fall-down radius of twice the tower height, and all structures within fall-down radius
- ☐ Assembly Ordinance enacting zoning special limitations, if applicable
- ☐ Existing and proposed topography, spot elevations, and datum used
- ☐ If the tower is existing, proof of year constructed
- ☐ Proof that collocation will be allowed, if applicable
- ☐ Proof of noticing for interference
- ☐ Separation distance from protected land uses
- ☐ Proof that no existing tower structure(s) are located within the geographic area which will technically accommodate antenna needs; proof of acceptance/refusal from tower owner and why applicant rejects the letter of acceptance, if received.
- ☐ Demonstrate that an alternative technology that does not require the use of a tower structure is unsuitable. Cost of alternative technology shall not be presumed to render the technology unsuitable.
- ☐ The information required by AMC 21.05.040. and AMC 21.03.180. (see below).

(Additional information may be required.)

COMMUNITY AND LOCAL INTEREST TOWER APPROVAL STANDARDS (AMC 21.05.040)

The Director may only approve the site plan if the Planning Division finds that ALL of the following standards are satisfied. Each standard must have a response in as much detail as it takes to explain how your project satisfies the standard. The burden of proof rests with you.

1. Explain how the proposed use complies with parking, yard setbacks, and height in the manner required by AMC 21.05.040.
2. Explain how the proposed use conforms to the collocation requirements in the manner required by AMC 21.05.040
3. Explain how the proposed use complies with the installation, lighting, color, and identification placard requirements in the manner required by AMC 21.05.040.
4. Explain how the proposed use complies with the notice and interference requirements in the manner required by AMC 21.05.040.
5. Explain how the proposed use complies with the separation distance from protected land uses requirements in the manner required by AMC 21.05.040.

SITE PLAN STANDARDS (AMC 21.05.040K.2.I and 21.03.180)

General standards for site plan approval. The Director may impose conditions to the extent that he or she concludes are necessary to minimize any adverse effect of the proposed tower structure, including all associated structures and landscaping, on adjoining properties.

Explain how the site plan will not have a permanent negative impact on those items listed in this subsection substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety.
2. The demand for and availability of public services and facilities.
3. Noise, air, water, or other forms of environmental pollution.
4. The maintenance of compatible and efficient development patterns and land use intensities.

ADDITIONAL INFORMATION REQUIRED

The Director requires that the following information be submitted for a tower administrative site plan review.

1. A scaled site plan clearly indicating the location, type and height of the proposed tower structure, on-site land uses and zoning, adjacent land uses and zoning, comprehensive plan land use classification of the site and all properties within the applicable separation distances, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower structure and any other structures, topography, parking, and other information deemed by the director of community planning and development to be necessary to assess compliance with the standards.
2. Renderings or photographs depicting the antenna or tower structure in place sufficient to assess the visual impact on the surrounding neighborhood.
3. The distance between the proposed tower structure and the nearest residential unit, and any residentially zoned properties.

4. The separation distance from other tower structures within one mile shall be shown on a site plan or map. The applicant shall also identify the type of construction of the existing tower structure(s) and the owner/operator of the existing tower structure(s), if known.
5. A landscape plan showing specific landscape materials.
6. Method of fencing, and finished color and, if applicable, the method of camouflage and illumination.
7. An evaluation the tower structure or antennas compliance with supplementary district regulations.
8. A notarized statement by the applicant as to whether construction of the tower structure will accommodate collocation of additional antennas for future users.
9. A description of the suitability of the use of existing tower structures, other structures or alternative technology not requiring the use of tower structures or structures to provide the services to be provided through the use of the proposed new tower structure.
10. Evidence the applicant appeared before the community council representing the site.

AMC 21.05.040K.2.p.iv.

Evidence submitted to demonstrate that no existing tower structure, structure or alternative technology can accommodate the applicant's proposed antenna will consist of the following:

1. No existing tower structures or structures are located within the geographic area which meet applicant's engineering requirements.
2. Existing tower structures or structures are not of sufficient height to meet applicant's engineering requirements.
3. Existing tower structures or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
4. The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing tower structures or structures, or the antenna on the existing tower structures or structures would cause interference with the applicant's proposed antenna.
5. The fees, costs, or contractual provisions required by the owner in order to share an 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.
6. The applicant demonstrates that there are other limiting factors that render existing tower structures and structures unsuitable.
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.