

Municipality of Anchorage Eagle River Community Council

12001 Business Boulevard #170

Eagle River, AK 99577

May 11, 2023

Conditional Use Permit Amendment

18530 WHIRLAWAY ROAD

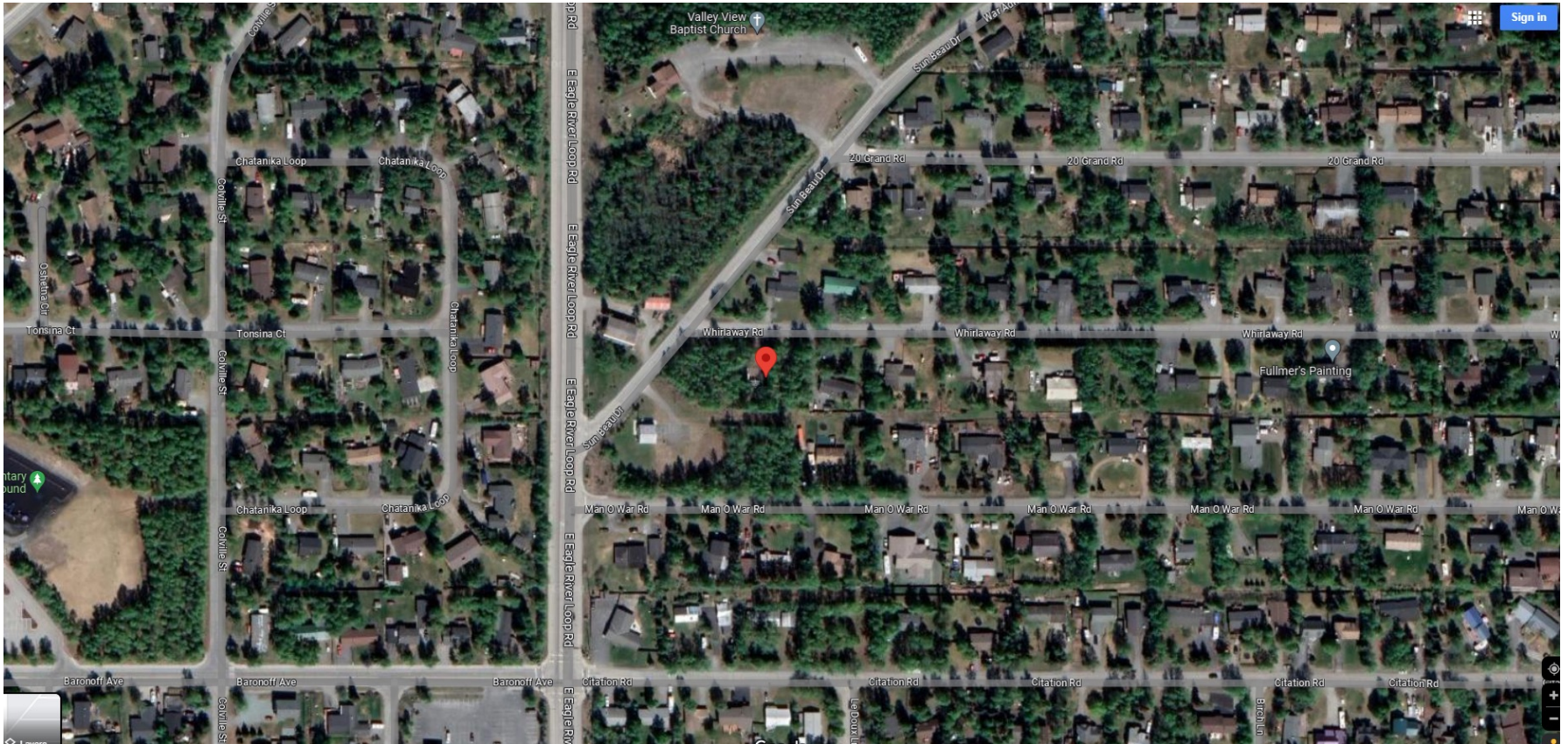
MasTec and AT&T

- MasTec Network Solutions
- Todd Richardson
 - Alexys.Gutteridge@MasTec.com
- Representing AT&T
- Request for an amendment to Conditional Use 2011-044
- Install a standby generator at the existing telecommunication facility at 18530 WHIRLAWAY

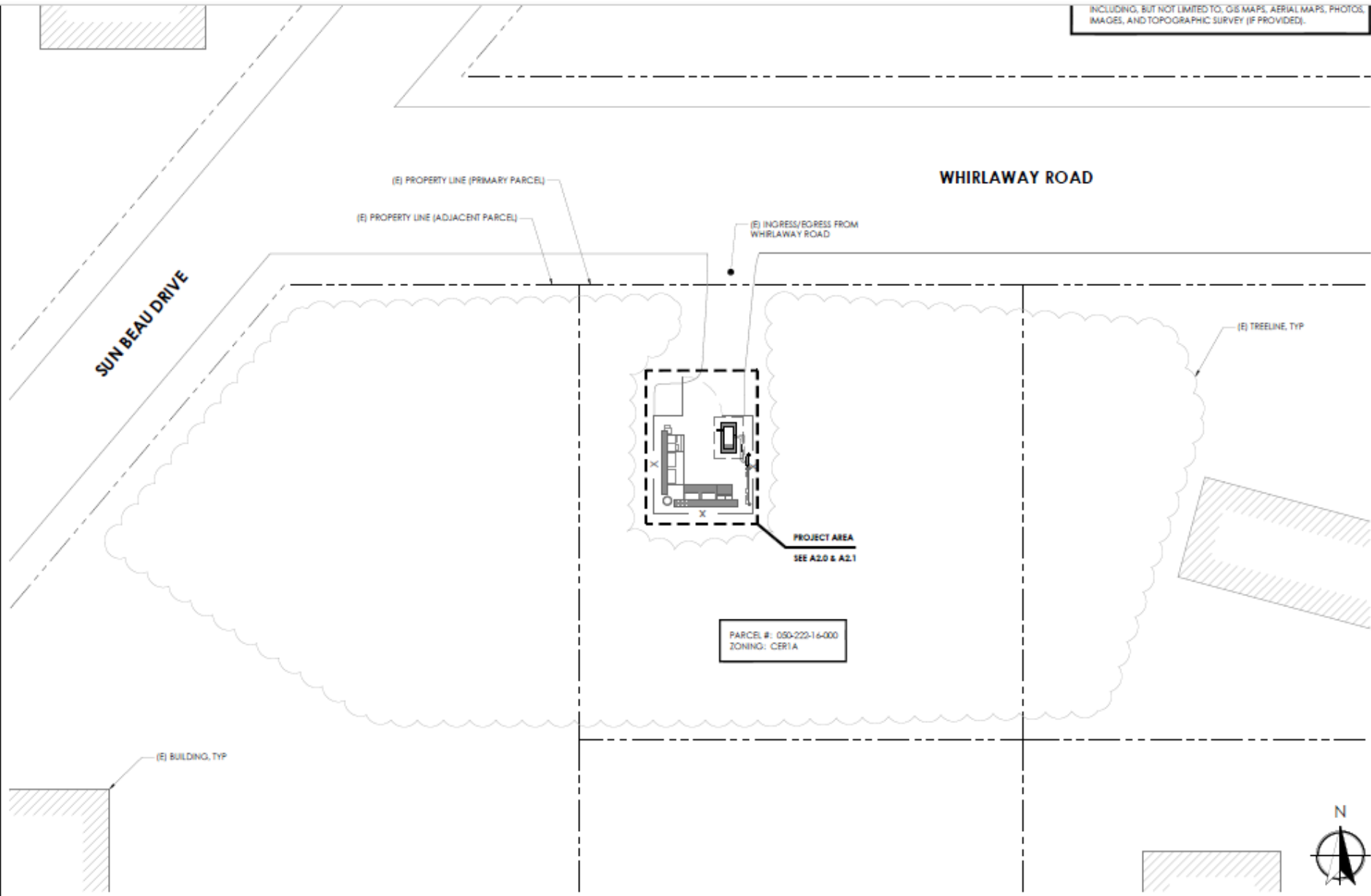
Site and Facility

- **18530 WHIRLAWAY ROAD**
- **30' X 30' facility / lease area on 133' X 135' parcel**
- **Install 30 kW KOHLER 30REOZK STANDBY DIESEL GENERATOR**
- **Zoning , CER-1A**

18530 WHIRL-A-WAY ROAD



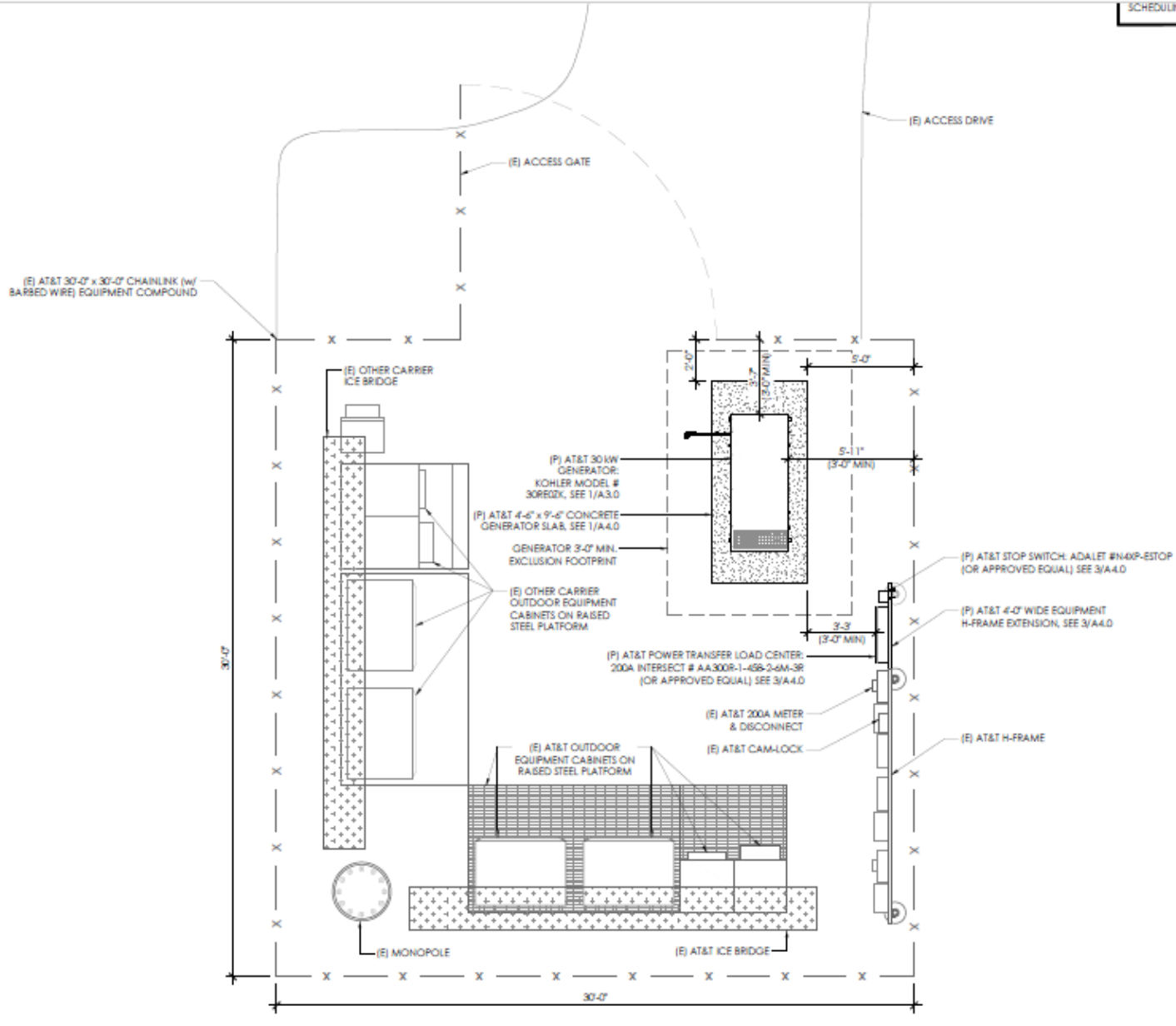
INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



1 OVERALL SITE PLAN

11 X 17 SCALE: 1" = 30'-0"
22 X 34 SCALE: 1" = 15'-0"





PROJECT NARRATIVE

- AT&T AND MASTEC propose to install a standby generator at the existing telecommunication facility at 18530 WHIRLAWAY; the planning objective is to provide reliable, secure, consistent and safe telecommunication service for the community ;
- The site is an existing telecommunication facility and operates, unmanned 24/7, 365 days a years to provide wireless telecommunication; the standby generator will be operated solely during planned or unplanned power service disruptions - planned service dates or unplanned power outages ;
- The generator will also be run periodically for service testing – approximately 4 times per year. It also will generally run for ½ hour on Tuesday mornings to confirm operability.
- Construction of the generator is planned for this Spring or Summer, 2024 and is dependent upon the timing and issuance of the permits;
- The underlying land is owned or managed by the MOA, ANCHORAGE WATER AND WASTEWATER UTILITY, whereas the tower is owned by AT&T, as is the facility; the ground lease area is controlled by AT&T through lease with MOA WATER.

Current Site Configuration



CONDITIONAL USE PERMIT STANDARDS

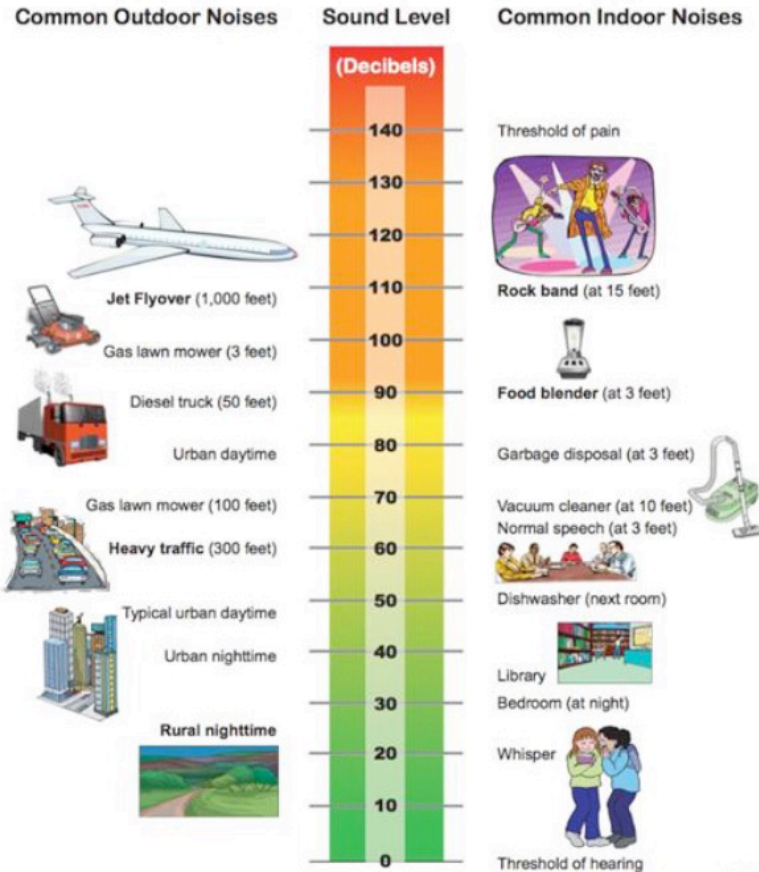
- 1. The proposed use is consistent with the comprehensive plan and all applicable provisions of this title and applicable state and federal regulations; use is consistent.**
- 2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located, including any district-specific standards set forth in chapter 21.04; use is consistent.**
- 3. The proposed use is consistent with any applicable use-specific standards set forth in chapter 21.05; use is consistent.**
- 4. The site size, dimensions, shape, location, and topography are adequate for the needs of the proposed use and any mitigation needed to address potential impacts; land is adequate.**
- 5. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district; proposed use will not alter character.**
- 6. The proposed use is compatible with uses allowed on adjacent properties, in terms of its scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts); proposed use is compatible.**
- 7. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent feasible; no adverse affects.**
- 8. The proposed use is appropriately located with respect to the transportation system, including but not limited to existing and/or planned street designations and improvements, street capacity, access to collectors or arterials, connectivity, off-site parking impacts, transit availability, impacts on pedestrian, bicycle, and transit circulation, and safety for all modes; only positive impacts through improved reliability for wireless telecommunications; and**
- 9. The proposed use is appropriately located with respect to existing and/or planned water supply, fire and police protection, wastewater disposal, storm water disposal, and similar facilities and services. Appropriately located , unmanned telecommunication facility will not require, nor affect water, police, fire wastewater or storm services, except that reliable telecommunication service is improved to serve those services**

Public Safety Implications

- The site is running the 700 Firstnet carrier for first responders for call and data response needs.
- In power outages, subscribers have access to 911.

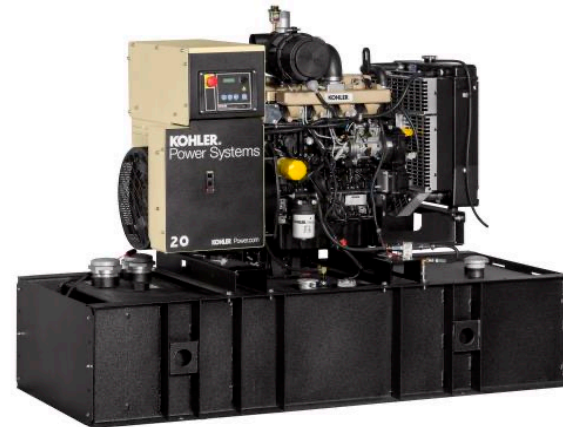
Expected Noise Levels

Common Indoor and Outdoor Noise Levels



The proposed Kohler 30REOZK generator's running noise level is 65 db

Generator Images



... Thank you for your time; We hope this addresses any questions or concerns you may have. We would be happy to address any additional concerns or questions.