



TANEY COUNTY PLANNING COMMISSION

P. O. Box 383 • Forsyth, Missouri 65653
Phone: 417 546-7225 / 7226 • Fax: 417 546-6861
website: www.taneycounty.org

AGENDA
TANEY COUNTY PLANNING COMMISSION
PUBLIC HEARING
TUESDAY, MAY 10, 2016, 6:00 P.M.
COUNTY COMMISSION HEARING ROOM
TANEY COUNTY COURTHOUSE

Call to Order:

Establishment of Quorum
Explanation of Meeting Procedures
Presentation of Exhibits

Public Hearings:

Northwoods Haven
Wet Willy's Storage
White River Valley Tower

Old and New Business:

Tentative

Adjournment.



TANEY COUNTY PLANNING COMMISSION

MAJOR SUBDIVISION PRELIMINARY PLAT STAFF REPORT

HEARING DATE: May 10, 2016

CASE NUMBER: 2016-0007

PROJECT: Northwoods Haven

APPLICANTS: Jay & Donna Grimstead and Gerald & Gail Nordskog Family Trust

REPRESENTATIVE: Eddie Wolfe

LOCATION: The subject property is located at the end of Canyon Creek Drive and immediately east of State Highway 248, Branson, MO; Branson Township; Section 36, Township 24, Range 22.

REQUEST: The applicants, Jay & Donna Grimstead and Gerald & Gail Nordskog Family Trust are seeking the Planning Commission approval of a Major Subdivision plat for Northwoods Haven, a fifteen (15) lot single-family residential subdivision.

BACKGROUND and SITE HISTORY:

The property in question is currently a vacant meets and bounds described +/- 66.50 acre (Per the Assessor's information as contained within Beacon) tract of land. The applicants, Jay & Donna Grimstead and Gerald & Gail Nordskog Family Trust are requesting to subdivide the +/- 66.50 meet and bounds tract into fifteen (15) single-family residential lots.

On March 20, 2006 the Planning Commission approved Division III Permit # 2006-0010 authorizing the development of a fourteen (14) lot single-family residential subdivision.

On March 19, 2007 the Planning Commission approved Division III Permit # 2007-0006 authorizing the development of an additional lot to be added to the Northwoods Estates subdivision. The fifteen (15) lot Preliminary Plat that was presented and approved in March of 2007 is the same configuration that is now being presented as the current Preliminary Plat approval request. The Final Plat of Northwoods Haven was not filed with the Taney County Recorder of Deeds office.

The current application was approved for Concept on April 18, 2016.

GENERAL DESCRIPTION:

The proposed fifteen (15) lot, Northwoods Haven subdivision will be located on a total of +/- 66.50 acres (per the Assessor's Information - Beacon). The applicant is seeking Planning Commission's preliminary plat approval, allowing for the creation of the 15 lot Major Subdivision.

REVIEW:

On January 1, 2011 the Taney County Commission adopted an amendment to the Development Guidance Code, in which Division III land use changes (except Special-Use Permits) do not require a permit extension and shall remain in effect until another change is requested and granted for the land. However, the County Commission's Attorney has indicated that this amendment may **not** be applied retroactively. Prior to January 1, 2011 Division III Permit would expire if development had not occurred over a specified timeframe. Therefore Division III Permit # 2006-0010 and 2007-0006 have expired, thereby necessitating the current preliminary plat approval process.

On July 19, 2012 the Taney County Commission adopted the Subdivision Regulations for Taney County which removed and separated the subdivision regulations from the Development Guidance Code. Per the provisions of the Subdivision Regulations an Administrative Minor Subdivision is a division of land, into tracts less than ten (10) acres in size, with not more than a total of six (6) tracts. Therefore a Major Subdivision is classified as any division of land into tracts less than 10 acres in size which does not fall within the classification of administrative minor subdivision. Northwoods Haven is therefore considered a Major Subdivision requiring the plat approval of the Planning Commission. Per the provisions of Missouri Revised Statute and the Subdivision Regulations, preliminary plat approval shall be based upon the plat's compliance with the provisions of the subdivision regulations.

The fifteen (15) proposed lots within Northwood Haven would be served by private wells and individual onsite wastewater (septic) treatment systems.

The required, minimum lot size for lots served via individual onsite wastewater (septic) treatment systems is two (2) acres, with a minimum road frontage of 70 feet per lot. All of the lots indicated on the submitted sketch plan will meet the minimum lot size and road frontage requirements of the Subdivision Regulations. The applicants are proposing six (6) lots of just over three (3) acres in size and nine (9) lots greater than five (5) acres in size. Per the provisions of Missouri Department of Natural Resources (MoDNR) subdivision rules and regulations, subdivisions containing more than six (6) lots served by onsite wastewater treatment systems must seek MoDNR approval for the subdivision. However, lots greater than five (5) acres in size are exempt from these subdivision rules, so long as there is no "common promotional plan", in which a subdivision is marketed jointly with adjoining subdivisions.

Fourteen (14) of the proposed lots will be accessed via Canyon Creek Drive, with the fifteenth (15th) lot being accessed directly via State Highway 248. The driveway serving the proposed lot directly accessing State Highway 248 will require the approval of an access permit via the Missouri Department of Transportation (MoDOT). Prior to the approval and recording of the final plat, the staff recommends that a condition be placed on the Decision of Record requiring documentation from MoDOT for this access. The roadway within the proposed subdivision has been graded and an aggregate base has been put in place. The roadway has largely grown up. The roadway in question will be required to be built in compliance with the Taney County Road Standards. Per the provisions of the Taney County Road Standards the roadway in question (serving lots 2 – 5 acres in size) shall be required to be built with either a chip seal, asphalt or concrete surface.

Prior to Final Plat approval, the applicant shall either install all of the required public improvements or provide an appropriate security in compliance with the provisions of Article 8 of the Subdivision Regulations (Performance Bond from a qualified insurance or bonding company, an Irrevocable Letter of Credit from a certified lending institution or cash bond for 110% of the costs associated with the construction of the improvements). The Road Standards require all road improvements to be inspected via the Taney County Road & Bridge Department. Per the provisions of the Subdivision Regulations, the applicant shall be required to submit an Engineer's Report that addresses storm drainage, water supply, wastewater disposal and traffic analysis / street capacity, prior to the submission and approval of the Final Plat.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves the Preliminary Plat for the Northwoods Haven Subdivision, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Subdivision Regulations, the Taney County Development Guidance Code and the Taney County Road Standards.
2. The applicant shall submit a report signed and sealed by a registered engineer, in compliance with Article 6, Section 4 of the Subdivision Regulations, prior to receiving Final Plat Approval. The Engineer's report shall include the following items:
 - a. Stormwater Drainage
 - b. Water Supply
 - c. Wastewater Disposal
 - d. Traffic Analysis / Street Capacity
3. The Final Plat shall be filed with the Taney County Recorder of Deeds office within two (2) years of the date of approval of the preliminary plat. The final plat may be submitted in phases with each phase covering a portion of the approved preliminary plat. If the final plat is submitted in successive phases the developer will have one year after each phase to record the final plat of the next phase. The Planning Commission may grant an extension of time for final plat submission if it finds that the conditions on which the preliminary plat was approved have not changed substantially.
4. All of the required improvements as enumerated within Article 8 of the Subdivision Regulations shall either be installed or an appropriate security (Performance Bond from a qualified insurance or bonding company, an Irrevocable Letter of Credit from a certified lending institution or cash bond for 110% of the costs associated with the construction of the improvements) shall be provided to the Planning Department Office.
5. Compliance letters from the On-Site Wastewater Permitting Division of the Taney County Planning Department, the Taney County Road & Bridge Department and the Missouri Department of Transportation shall be provided to the Planning Department office.(Chapter VI-VII)
6. All roads within Northwoods Haven shall be constructed in compliance with the Taney County Road Standards. The applicant shall allow for full inspections of each roadway during every phase of construction.
7. Division I Permits shall be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
8. This Decision of Record is subject to all existing easements.

9. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

DESCRIPTION:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 36 AND THE SOUTHEAST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 24 NORTH, RANGE 22 WEST, FIFTH PRINCIPAL MERIDIAN, TANEY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE S 00°03'00" E, 600.00 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE TRUE POINT OF BEGINNING; THENCE N 77°27'55" E, 921.63 FEET TO AN EXISTING #6 REBAR; THENCE S 12°11'10" E, 977.76 FEET TO AN EXISTING #6 REBAR; THENCE S 62°07'24" E, 602.66 FEET TO AN EXISTING #6 REBAR; THENCE S 62°52'43" E, 230.33 FEET TO AN EXISTING #6 REBAR; THENCE N 88°17'16" E, 270.00 FEET TO AN EXISTING #6 REBAR; THENCE N 00°04'33" E, 139.19 FEET TO AN EXISTING #6 REBAR ON A 100 FOOT DIAMETER CUL-DE-SAC; THENCE COUNTERCLOCKWISE 90.07 FEET ALONG SAID CUL-DE-SAC THROUGH A CENTRAL ANGLE OF 103°12'27" (CHORD = N 38°28'21" E, 78.37 FEET); THENCE N 68°52'19" E, 30.00 FEET TO AN EXISTING #6 REBAR; THENCE S 89°58'55" E, 400.63 FEET ALONG SAID WEST LINE TO AN EXISTING #6 REBAR; THENCE S 30°01'06" E, 236.91 FEET TO AN EXISTING #6 REBAR; THENCE S 01°18'07" W, 220.06 FEET TO AN EXISTING #6 REBAR; THENCE S 21°24'49" E, 644.68 FEET TO AN EXISTING #6 REBAR ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE S 87°47'00" W, 121.68 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE N 00°29'00" W, 540.00 FEET TO AN EXISTING #6 REBAR; THENCE N 89°29'02" W, 563.60 FEET TO AN EXISTING #6 REBAR; THENCE N 16°29'47" W, 290.00 FEET TO AN EXISTING #6 REBAR; THENCE S 89°57'00" W, 726 FEET TO AN EXISTING #6 REBAR ON THE WEST LINE OF SAID SECTION 36; THENCE N 00°31'00" W, 400.63 FEET ALONG SAID WEST LINE TO AN EXISTING #6 REBAR; THENCE S 89°58'55" E, 180.30 FEET ALONG SAID RIGHT OF WAY LINE OF MISSOURI STATE HIGHWAY 4248; THENCE NORTHERLY 28.47 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 332.94 FEET THROUGH A CENTRAL ANGLE OF 4°54'00" (CHORD = N 02°39'30" W, 28.46 FEET); THENCE N 05°06'30" W, 180.30 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 02°39'30" W, 28.46 FEET; THENCE N 05°06'30" W, 180.30 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 02°39'30" W, 28.46 FEET; THENCE N 05°06'30" W, 180.30 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 02°39'30" W, 28.46 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 67.68 ACRES, MORE OR LESS.

**NORTHWOODS HAVEN
"THE PRELIMINARY PLAT"**
LOCATED IN THE SE1/4 OF SECTION 35
AND THE SW1/4 OF SECTION 36
ALL IN T24N, R22W
OF THE 5th PRINCIPAL MERIDIAN
TANEY COUNTY, MISSOURI
OWNED AND DEVELOPED BY
DR. JAY H. GRIMSTEAD

LOT 7 3.01 ACRES
LOT 8 3.02 ACRES
LOT 9 3.03 ACRES
LOT 10 3.01 ACRES
LOT 11 6.01 ACRES
LOT 12 5.01 ACRES
LOT 13 5.02 ACRES
LOT 14 5.02 ACRES
LOT 16 5.06 ACRES

LOTZ RICHARD L & DORCIA K - TRUSTEES
DBA FARMER & LOTZ PLUMBING (BUS IN RES)
BOOK 382, AT PAGE 4614

COMBS RICHARD G & ROSELLA - TRUSTEES
DBA COUNTRY LIVING RY PARK
BOOK 406, AT PAGE 0546

HURSH BILLY & VIOLET
BOOK 2012, AT PAGE 24299

RUDDICK GUY
BOOK 479, AT PAGE 9403

DAVIS JAMES L & STACI R
BOOK 2015, AT PAGE 17674

COLE BETTELY S & VALERIE J
BOOK 473, AT PAGE 7297

CLARK WILLARD F & PATRICIA L
BOOK 463, AT PAGE 240

OCCLE DANIEL M
BOOK 2014, AT PAGE 26681

NAIL MARK & BARBI
BOOK 477, AT PAGE 4841

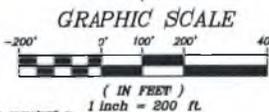
LINE TABLE

LINE	LENGTH	BEARING
L1	99.89'	S 30°13'21" E
L2	52.68'	S 88°48'33" W
L3	66.09'	N 27°46'19" W
L4	101.42'	S 30°53'21" E
L5	62.88'	N 88°48'33" E
L6	62.68'	N 88°48'33" E
L7	38.00'	S 67°26'27" E
L8	48.12'	N 85°53'44" E

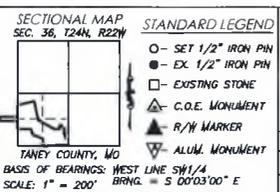
CURVE TABLE

CURVE	LENGTH	RADIUS
C1	41.77'	162.56'
C2	45.69'	100.00'
C3	26.42'	50.00'
C4	11.07'	60.00'
C5	35.34'	137.42'
C6	34.27'	75.00'
C7	44.99'	159.23'
C8	82.70'	692.65'
C9	89.26'	75.00'
C10	113.28'	789.00'
C11	21.03'	25.00'
C12	76.00'	50.00'
C13	21.03'	25.00'
C14	67.19'	128.00'
C15	48.20'	187.42'

- PLAT NOTES:**
1. ALL LOTS ARE SUBJECT TO SETBACK LINES AND UTILITY EASEMENTS BY TANEY COUNTY PLANNING COMMISSION, TANEY COUNTY, MISSOURI.
 2. EASEMENTS:
ALL LOTS ARE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL FRONT AND BACK LOT LINES AND 7' ALONG ALL SIDE LOT LINES.
 3. SETBACKS:
ALL LOTS ARE SUBJECT TO A 25' BUILDING SETBACK ALONG ALL FRONT LOT LINES AND ALL SUBDIVISION ROADS, 12.5' ALONG ALL SIDE CORNER LOT LINES (LOTS WITH ROAD FRONTAGE ALONG 2 SIDES), 7' ALONG ALL SIDE LOT LINES AND 10' ALONG ALL BACK LOT LINES.
 4. ALL LOTS CORNERS WERE STAKED WITH 1/2" REBARS WITH P.L.S. CAP PLACED ON TOP OF PIN, UNLESS NOTED DIFFERENTLY ON PLAT.
 5. ALL ROADS SHOWN ON PLAT HAVE A 50' RIGHT-OF-WAY.
 6. ALL OWNERSHIP INFORMATION OF ADJOINING PARCELS, AS SHOWN HEREON, WAS GAINED FROM THE TANEY COUNTY GIS MAPPING WEB SITE, FOUND AT (http://dnr.dnr.com/technet/arcgis/), STATE OF MISSOURI, COUNTY OF TANEY. NO GUARANTEE IS GIVEN TO THE ACCURACY OF THIS INFORMATION.



CANYON CREEK
PLAT BOOK/SLIDE "H", AT
PAGES 373 AND 374



- STANDARD LEGEND**
- - SET 1/2" IRON PIN
 - - EX. 1/2" IRON PIN
 - - EXISTING STONE
 - ▲ - C.O.E. MONUMENT
 - △ - R/W MARKER
 - ▽ - ALUM. MONUMENT

WOLFE SURVEYING, INC.
EDDIE D. WOLFE P.L.S. 2190 (PRESIDENT)
PATRICK W. BROWN P.L.S. 2013020061 (VICE PRESIDENT)
JACK E. HOUSEMAN P.L.S. 2005019222 (SECRETARY)
210 South Third Street, Branson, MO 65616
Phone: 417-334-8820 Fax: 417-334-5151

SHEET: 1 OF 1 | WOLFE SURVEYING, INC. COA #2009006805
W.O. #1346 | DWG #1346 PRE SUB
DRAWN BY: [Signature] | DATE: 1/28/2016

RECORDER'S SPACE

Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF DR. JAY H. GRIMSTEAD, THAT I HAVE MADE AN ACTUAL AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

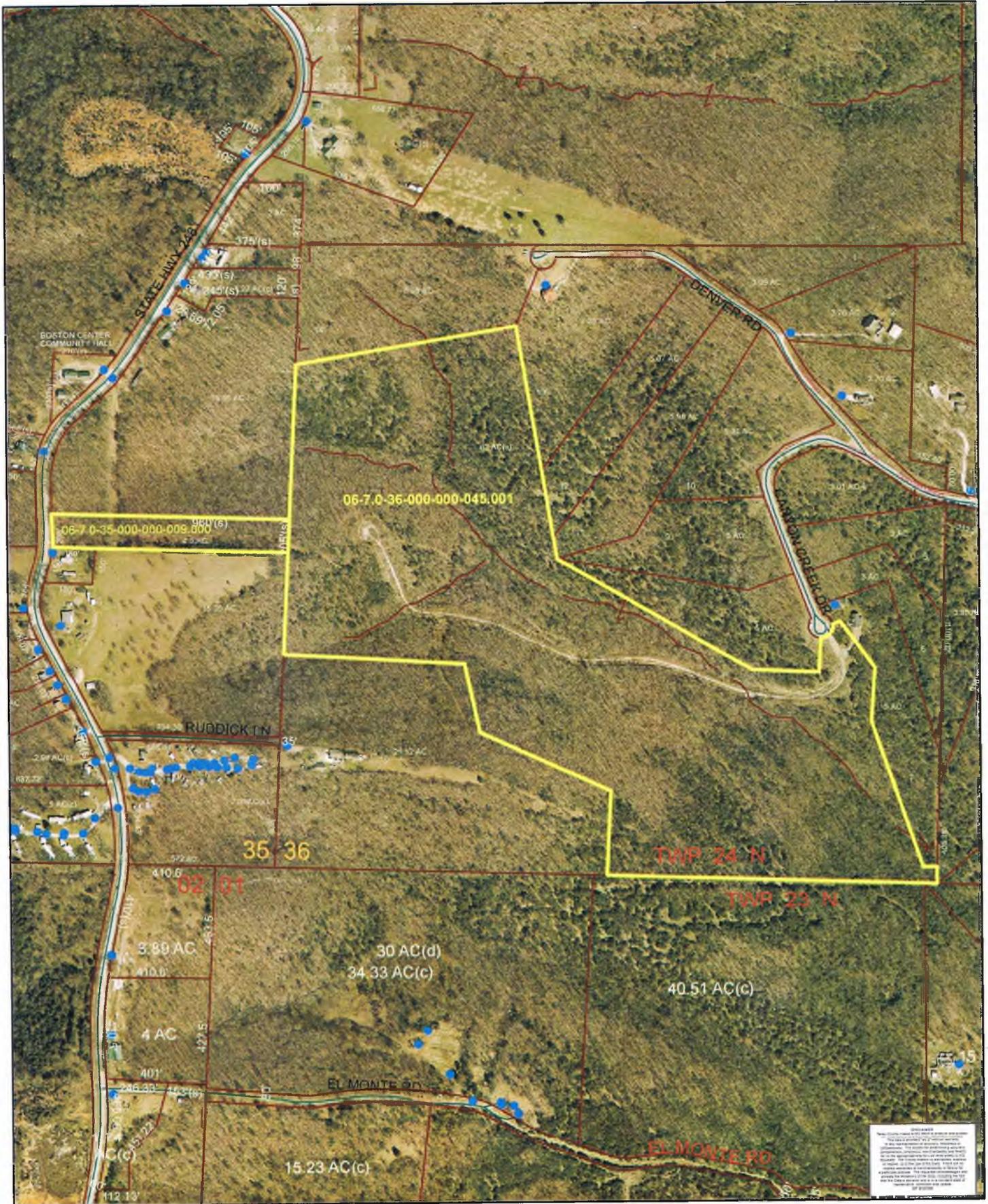
ALL PLATS THAT DO NOT SHOW A SEAL IMPRINT IN BLUE INK MAY HAVE BEEN FRAUDULENTLY ALTERED. ALL INFORMATION SHOULD BE CAREFULLY VERIFIED BY THE PROFESSIONAL LAND SURVEYOR WHOSE SIGNATURE APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190
PATRICK W. BROWN P.L.S. 2013020061
JACK E. HOUSEMAN P.L.S. 2005019222

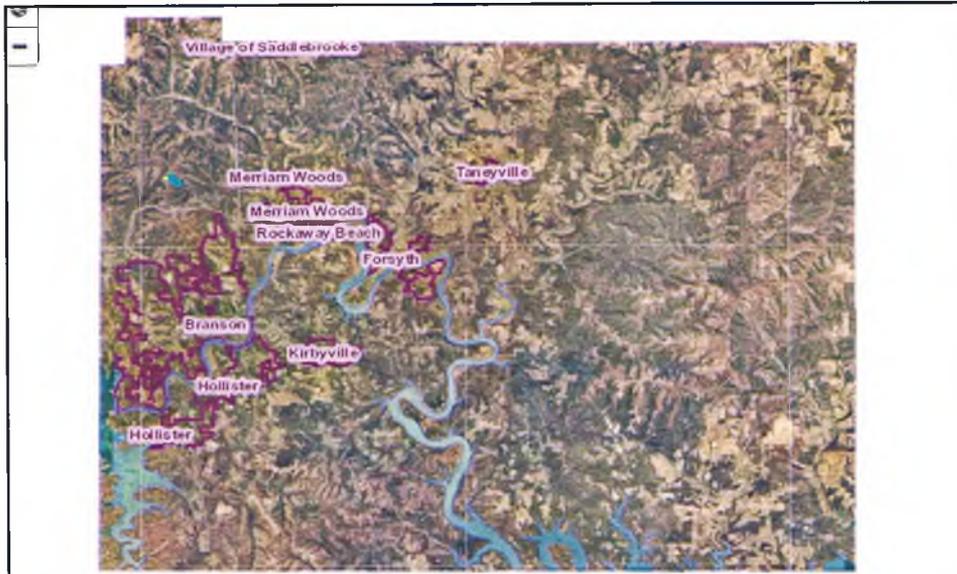
Surveyed for: DR. JAY H. GRIMSTEAD



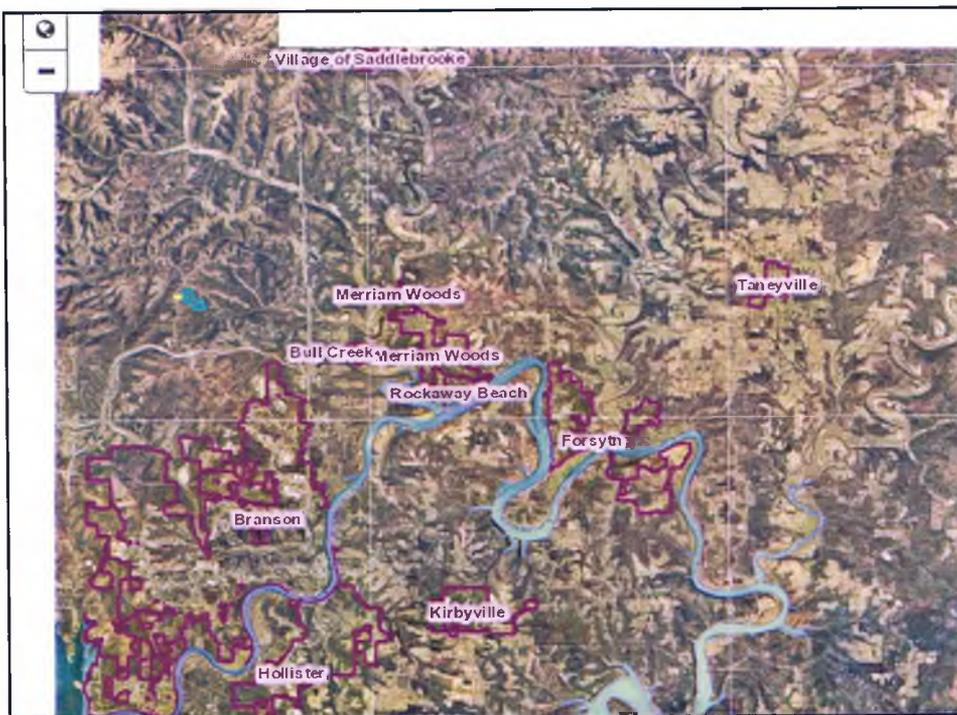
Northwoods Haven

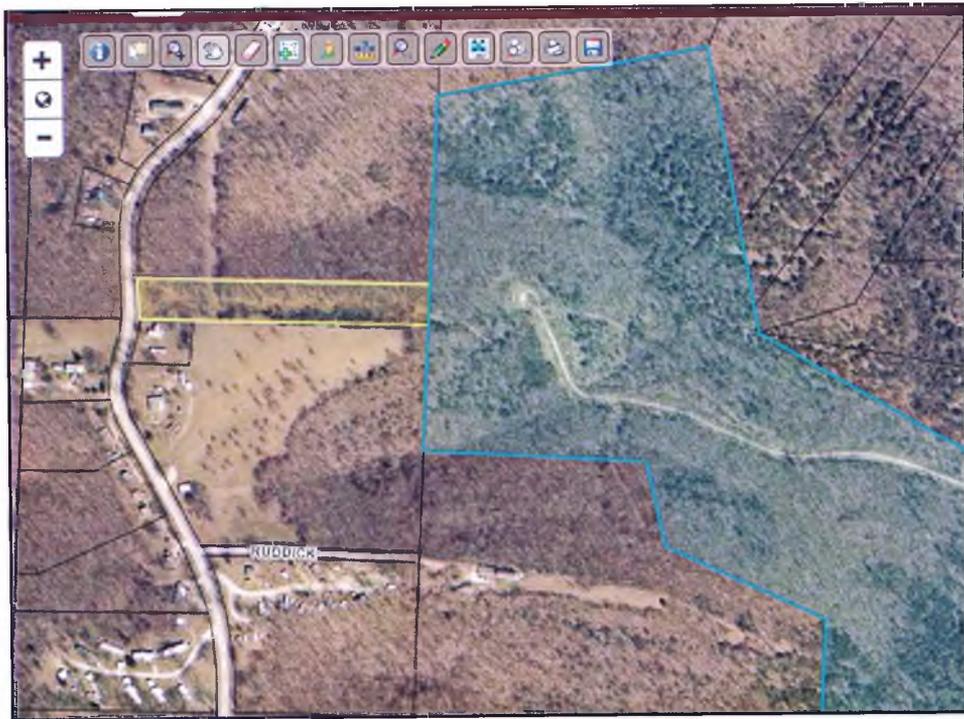
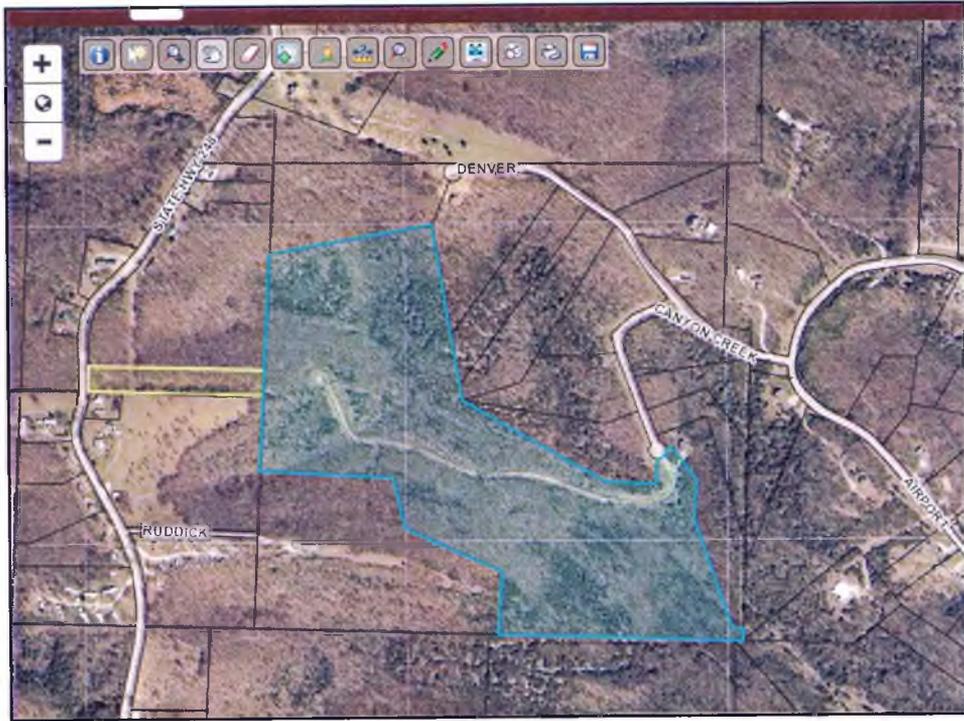


DISCLAIMER
This document is a preliminary map and should not be used for any legal or financial purposes. It is intended for informational purposes only. The information contained herein is subject to change without notice. The user of this document assumes all responsibility for its use.



**Northwood Haven, Phase 2
Canyon Creek Road and State Highway 248, Forsyth, MO
Preliminary Plat Approval Case # 2016-0007
Taney County GIS - Beacon**



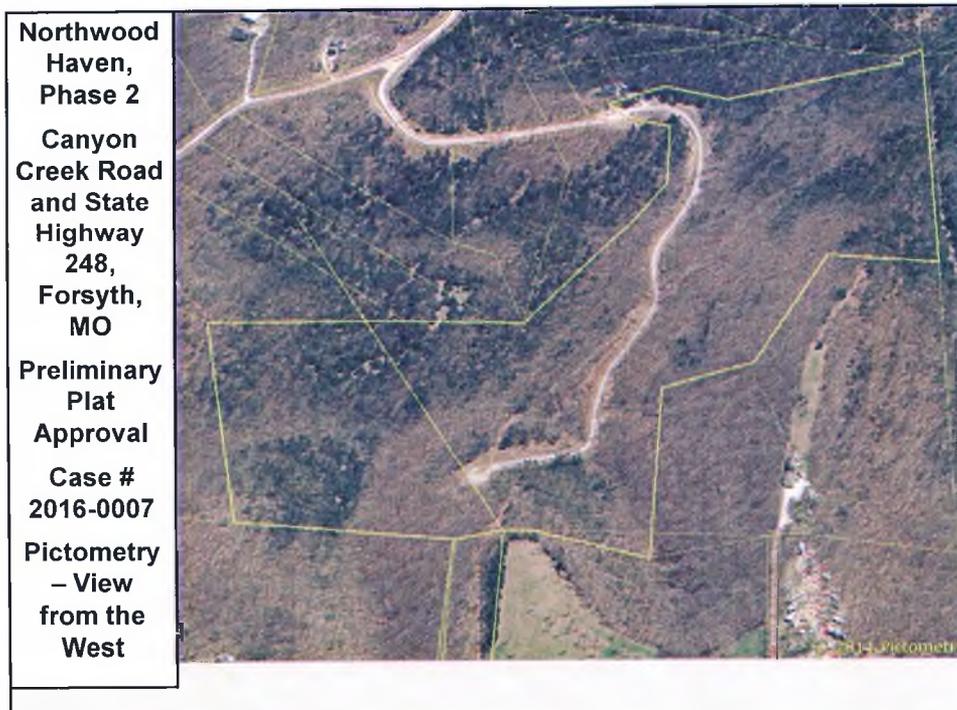
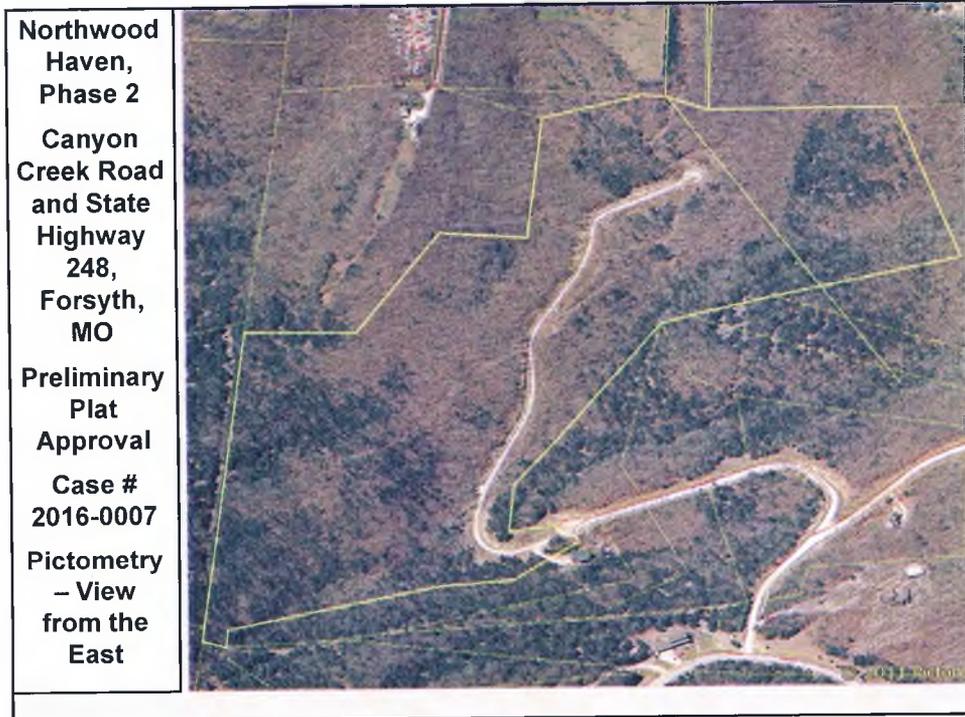




**Northwood Haven, Phase 2
Canyon Creek Road and State Highway 248, Forsyth, MO
Preliminary Plat Approval Case # 2016-0007
Pictometry – View from the North**



**Northwood Haven, Phase 2
Canyon Creek Road and State Highway 248, Forsyth, MO
Preliminary Plat Approval Case # 2016-0007
Pictometry – View from the South**



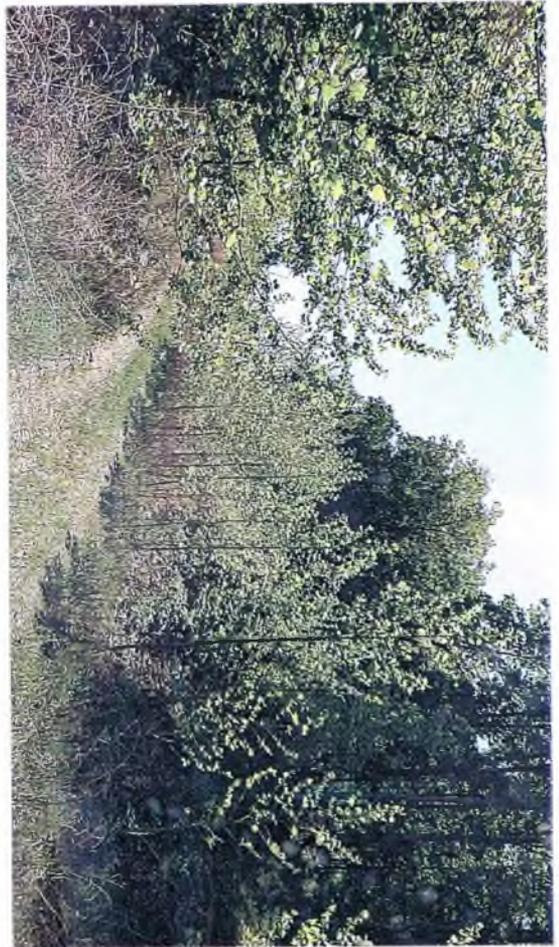
















TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: May 10, 2016

CASE NUMBER: 2016-0009

PROJECT: Wet Willy's Storage

APPLICANT: William Valbracht

LOCATION: The subject property is located at 20194 U.S. Highway 160, Forsyth, MO; Swan Township; Section 25, Township 24, Range 20.

REQUEST: The applicant, William Valbracht is requesting approval of a Division III Permit to allow for the development of a self storage facility, with proposed units being constructed both beside and behind the existing car wash building.

BACKGROUND and SITE HISTORY:

The subject property is a +/-2.41 acre meets & bounds described tract of land, located at 20194 U.S. Highway 160, Forsyth, MO. According to the assessor's information the property in question has been home to a car wash since 1986.

The current application was approved for Concept on April 18, 2016.

GENERAL DESCRIPTION:

The applicant, William Valbracht is proposing to utilize the most buildable portion of the +/- 2.40 acre meets & bounds described tract of land as a self storage facility. The applicant is seeking the Planning Commission approval of a Division III Permit authorizing the development of a self storage facility, with up to forty-two (42) storage units, contained within a total of three (3) buildings, upon build out. The representative has indicated that the storage facility will be constructed in phases.

The first phase will consist of two (2) buildings, one building east and one building south of the existing car wash building. The building immediately east of the existing car wash building would contain approximately twelve (12) 10' x 20' storage units. The second proposed building located south of the existing car wash would contain fourteen (14) 10' x 20' storage units.

The applicant has indicated that if the self storage facility is successful, that he will remove the car wash structure and construct an additional building containing up to an additional fourteen (14) units at the approximate current location of the car wash building, within a second phase.

REVIEW:

The self storage facility will be served by the existing commercial driveway off of U.S. Highway 160.

The applicant has indicated that the storage facility will **not** have an on-site office facility and therefore will not require water or sewer service, even though the existing car wash facility is served by public water via Taney County Public Water District 1.

In viewing the site plan it appears that the proposed development will not exceed the impervious surface limitations of Table H-1 (Impervious Cover Limitations Table) of the Development Guidance Code on the +/- 2.41 acre tract. A stormwater management plan will not be required so long as the applicant is able to demonstrate in writing that he can comply with the impervious surface limitations of Table H-1. Only the northern portion of the property will be buildable, due to the topography of the southern portion of the property, which drops off very sharply.

The adjoining property immediately to the north is U.S. Highway 160, with vacant, commercial and light residential properties being located further to the north. The adjoining property immediately to the south is predominantly vacant. The adjoining property immediately to the east and west are predominately commercial uses.

The project received a score of -2 on the Policy Checklist, out of a maximum possible score of 41. The relative policies receiving negative scores consist of emergency water supply, waste disposal service, stormwater drainage, use compatibility and utilities.

SUMMARY:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code that include plans for the following:
 - a. Sediment and erosion control (Section 4.1.1).
 - b. Stormwater management or demonstration that the project will comply with the impervious surface limitations of Table H-1.
 - c. Land Grading Permit for all non-agricultural land disturbances of over one acre (Appendix F).
 - d. Utility easements and building line setbacks (Table 12).
 - e. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. A Compliance letters from the Central Taney County Fire Protection District shall be submitted to the Planning Department Office, including all other entities which have requirements governing a development of this nature (Chapter VI-VII).
3. No outside storage of equipment or solid waste materials.
4. This decision is subject to all existing easements.
5. Division II Permits shall be required for all applicable structures in the development (Chapter 3, Section 1, Item B).
6. Prior to the issuance of Division II Certificates of Conformance (C of Cs), the developer shall first present a Final Inspection from the Central Taney County Fire Protection District to the Taney County Planning Department Office, if applicable.
7. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter 2, Item 6).

Division III Relative Policy Scoring Sheet:
Eastern Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

SEWAGE DISPOSAL	n/a=	x			
centralized system		2	5		
on-site treatment system(s) with adequate safeguards to mitigate pollution		1			
septic system of adequate design and capacity		0			
proposed system may not provide adequate capacity		-1			
proposed solution may cause surface and/or ground water pollution		-2			

Environmental Policies

STORM DRAINAGE	n/a=				
on-site stormwater retention and absorption with engineered plans		2	4	-1	-4
on-site stormwater retention and absorption without engineered plans		1			
stormwater retention with managed and acceptable run-off		0			
no stormwater retention, but adverse impacts from run-off have been mitigated		-1			
no acceptable management and control of stormwater run-off		-2			

AIR QUALITY

AIR QUALITY	n/a=	x			
cannot cause impact		0	4		
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a=				
no adverse impact to any designated critical area		2	3	2	6
one of the designated critical areas impacted but can be fully mitigated		1			
more than one of the designated critical areas impacted but can be fully mitigated		0			
one or more of the designated critical areas impacted and mitigation not fully effective		-1			
one or more of the designated critical areas impacted with no ability to mitigate problem		-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=				
no issues		2	4	2	8
minimal issues, but can be fully mitigated		1			
issues that can be buffered and mitigated to a reasonable level		0			
buffered and minimally mitigated		-1			
cannot be mitigated		-2			

USE COMPATIBILITY

USE COMPATIBILITY	n/a=				
no conflicts / isolated property		0	4	-1	-4
transparent change / change not readily noticeable		-1			
impact readily apparent / out of place		-2			

Division III Relative Policy Scoring Sheet:
Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS n/a=	x			
no rooftop equipment / vents or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS n/a=	x			
no on-site waste containers or blocked from view by structure design or screening	0	3		
partially blocked from view	-1			
exposed / not blocked from view	-2			
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC. n/a=	x			
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3		
blocked from view by structure design	1			
blocked from view using screening	0			
partially blocked from view	-1			
exposed / not blocked from view	-2			
LANDSCAPED BUFFERS -- RESIDENTIAL n/a=	x			
approved landscaped buffer between homes and all streets / roads / highways	2	2		
approved landscaped buffer from major roads / highways only	1			
minimal landscaped buffer, but compensates with expanse of land	0			
no landscaped buffer between residences and local streets	-1			
no landscaped buffer from any road	-2			
LANDSCAPED BUFFERS - INDUSTRIAL n/a=	x			
approved landscaped buffer from public roads	0	3		
minimal landscaped buffer, but compensates with expanse of land	-1			
no landscaped buffer from public roads	-2			
Local Economic Development				
AGRICULTURAL LANDS n/a=	x			
no conversion of Class I-IV agricultural land to other use(s)	0	1		
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM n/a=	x			
does not limit existing agricultural uses / does not cause nuisance, predation	0	3		
does not limit existing agricultural uses, but may result in minor nuisance	-1			
potential impact(s) on existing agricultural land	-2			
RIGHT TO OPERATE n/a=	x			
no viable impact on existing industrial uses by residential development	0	2		
potential impact but can be mitigated	-1			
potential impact on existing industrial uses with no mitigation	-2			

Wet Willy's Storage		Permit#:	16-09		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION		n/a=	x		
creates >=5 full-time, year-round jobs outside of recreation / resort sector		2	4		
creates full-time, year-round and seasonal jobs		1			
creates seasonal jobs only		0			
Site Planning, Design, Occupancy					
RESIDENTIAL PRIVACY		n/a=	x		
privacy provided by structural design, or not applicable		2	2		
privacy provided by structural screening		1			
privacy provided by landscaped buffers		0			
privacy provided by open space		-1			
no acceptable or effective privacy buffering		-2			
MIXED-USE DEVELOPMENTS		n/a=	x		
uses / functions are compatible or not applicable		2	3		
uses / functions are integrated and separated based on compatibility		1			
uses / functions differ minimally and are not readily apparent		0			
uses / functions poorly integrated or separated		-1			
uses / functions mixed without regard to compatibility factors		-2			
Commercial Development					
DEVELOPMENT PATTERN / BUFFERING		n/a=	x		
approved and effectively designed landscaped buffers between structures and all roads		2	4		
minimal landscaped buffering, but compensates with expanse of land		1			
minimal landscaped buffering		0			
no landscaped buffering, but utilizes expanse of land		-1			
no or inadequate buffering or separation by land		-2			
Services - Capacity and Access					
UTILITIES		n/a=			
adequate utilities capacity as evidenced by letter from each utility		0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities		-1			
inadequate information to determine adequacy of utilities		-2			
TRAFFIC		n/a=			
no impact or insignificant impact on current traffic flows		0	2	0	0
traffic flow increases expected but manageable using existing roads and road accesses		-1			
traffic flow increases exceed current road capacities		-2			
EMERGENCY SERVICES		n/a=			
structure size and/or access can be serviced by emergency equipment		0	3	0	0
structure size and/or access may impede but not hinder serviceability		-1			
structure size and/or access could be problematic or non-serviceable		-2			

Division III Relative Policy Scoring Sheet: Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS	n/a=			
greater than 50 ft. right-of-way	1	5	1	5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEMS	n/a=			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3	2	6
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY	n/a=			
fire hydrant system throughout development with adequate pressure and flow	0	5	-2	-10
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION	n/a=	x		
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
PEDESTRIAN SAFETY	n/a=	x		
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION	n/a=	x		
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES	n/a=			
all utilities are provided underground up to each building / structure	2	4	0	0
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

Division III Relative Policy Scoring Sheet:
Eastern Taney County

Performance Value	Importance Factor	Score	Section Score
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Open-Space Density

USABLE OPEN SPACE	n/a=	x			
residential developments (>25 units) include more than 25% open recreational space		2	2		
residential developments (>25 units) offer >10% but <25% open recreational space		1			
recreational area provided, but highly limited and not provided as open space		0			
no designated recreational space provided, but open space available		-1			
no open recreational space provided		-2			

Solid Waste Disposal

SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=				
weekly service is available and documentation of availability provided		0	5	-1	-5
weekly service reportedly available but not documented		-1			
centralized, on-site trash collection receptacles available		-2			
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x			
restrictive covenants provide for weekly disposal for each occupied structure		0	5		
services available but not a requirement documented in covenants		-1			
not applicable / no pick-up service provided		-2			

Total Weighted Score= -2

Maximum Possible Score= 41

Actual Score as Percent of Maximum= -4.9%

Number of Negative Scores= 5

Negative Scores as % of Total Score= 14.3%

Scoring Performed by:

Bob Atchley & Bonita Kisse/Soutee

Date:

April 28, 2016

Project: **Wet Willy's Storage**

Permit#: **16-09**

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply waste disposal service
Importance Factor 4:	stormwater drainage use compatibility utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: *Bob Atchley & Bonita Kisse/Soutee*

Date: *April 28, 2016*

Eastern District Relative Policies: Division III Permit

Project: **Wet Willy's Storage**

Permit: **16-09**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	41	-2	-4.9%	5	41.7%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	2	66.7%
sewage disposal				
right-of-way / roads	5	5		
emergency water supply	0	-10		
waste disposal service	0	-5		
waste disposal commitment				
Importance Factor 4	24	-4	3	60.0%
stormwater drainage	8	-4		
air quality				
off-site nuisances	8	8		
use compatibility	0	-4		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	12		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services	0	0		
water systems	6	6		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley & Bonita Kisse/Souttee*
 Date: *April 28, 2016*

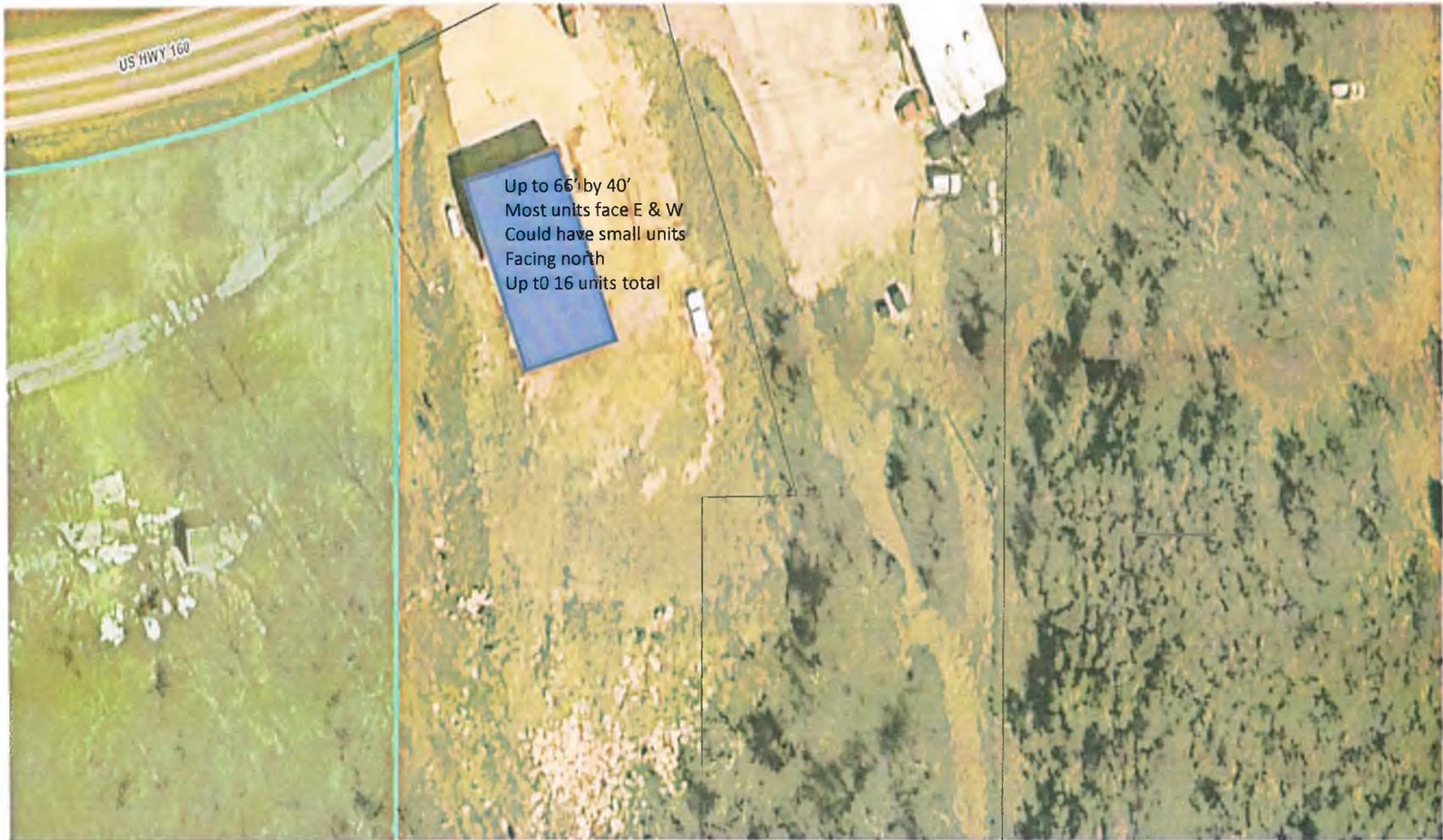
Wet Willys Wagon Wash

Measurements

1st and second building sets



Destroy Worthless Wagon Wash

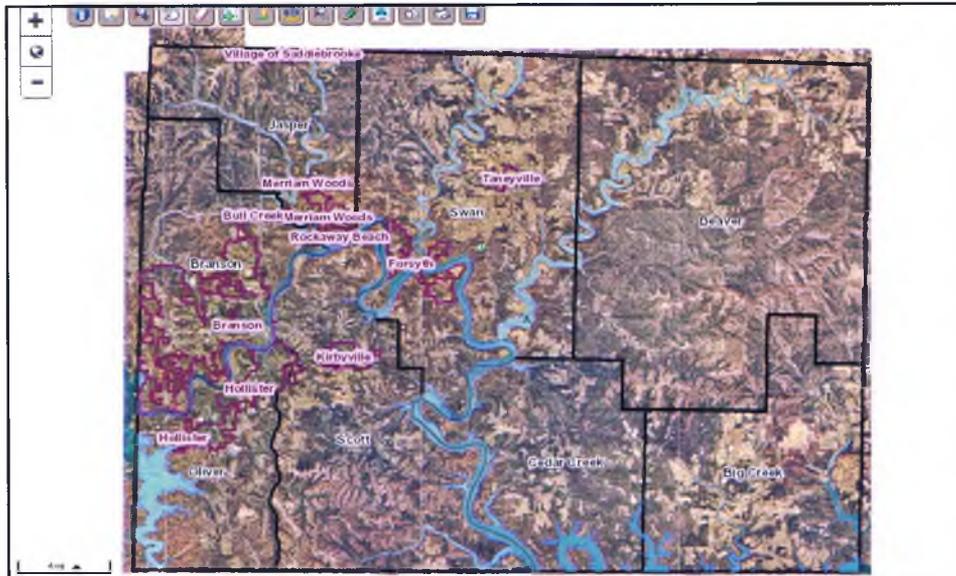




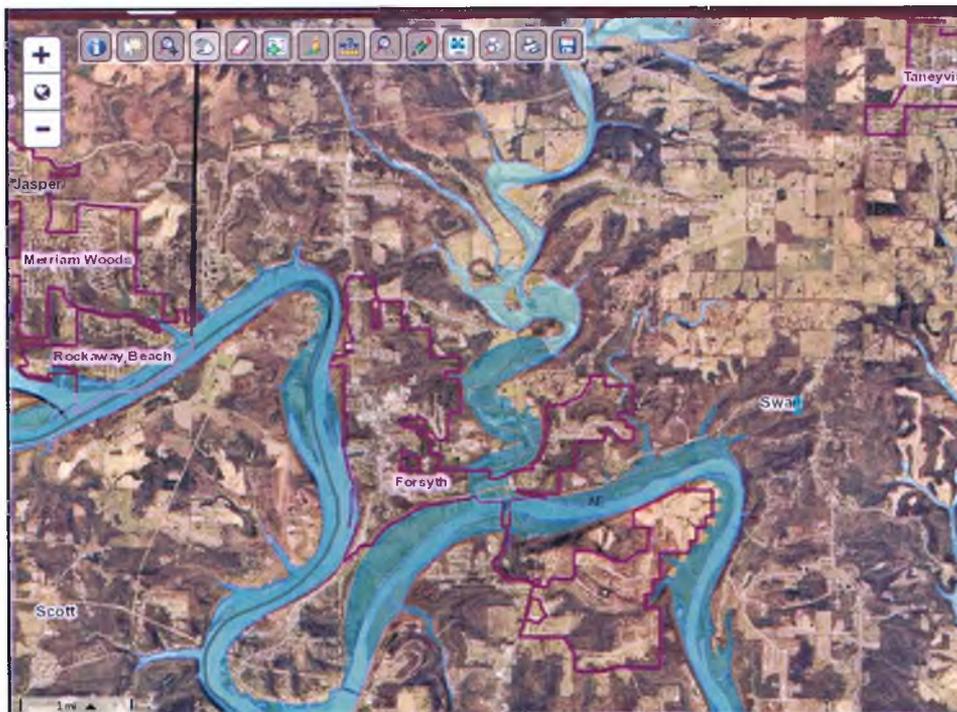
Wet Willy's Storage



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Wet Willy's Storage
20194 U.S. Highway 160, Forsyth, MO
Division III Permit Case # 2016-0009
Taney County GIS - Beacon





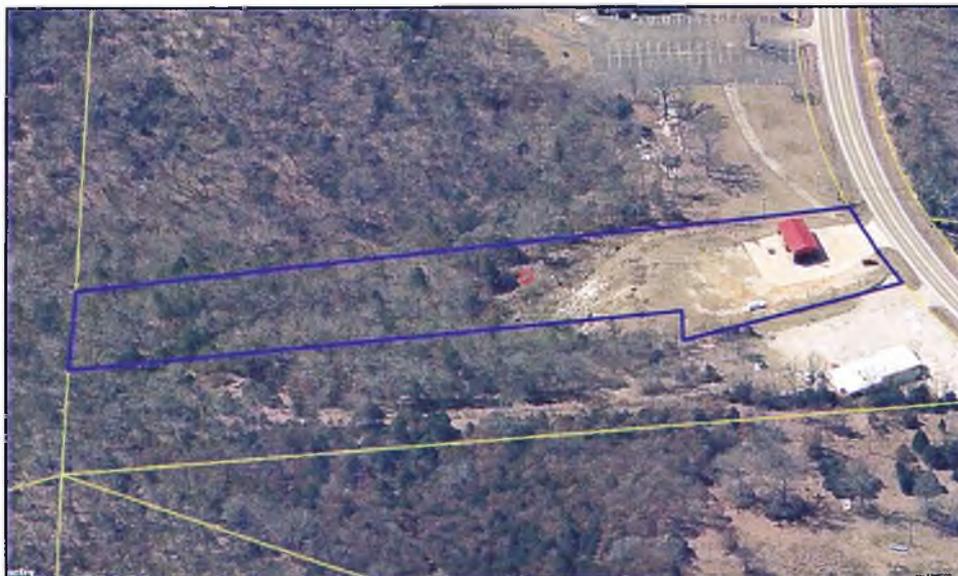




Wet Willy's Storage
20194 U.S. Highway 160, Forsyth, MO
Division III Permit Case # 2016-0009
Pictometry – View from the North



Wet Willy's Storage
20194 U.S. Highway 160, Forsyth, MO
Division III Permit Case # 2016-0009
Pictometry – View from the South

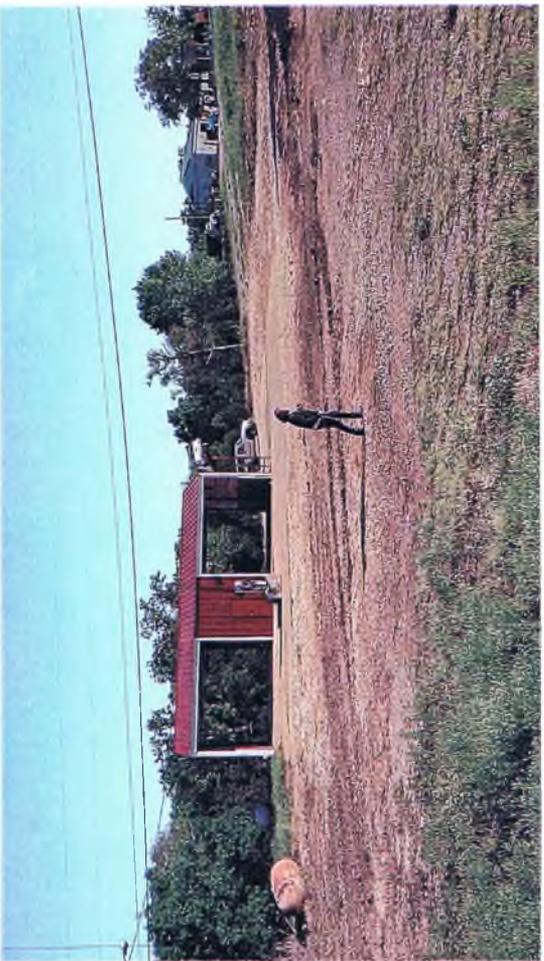


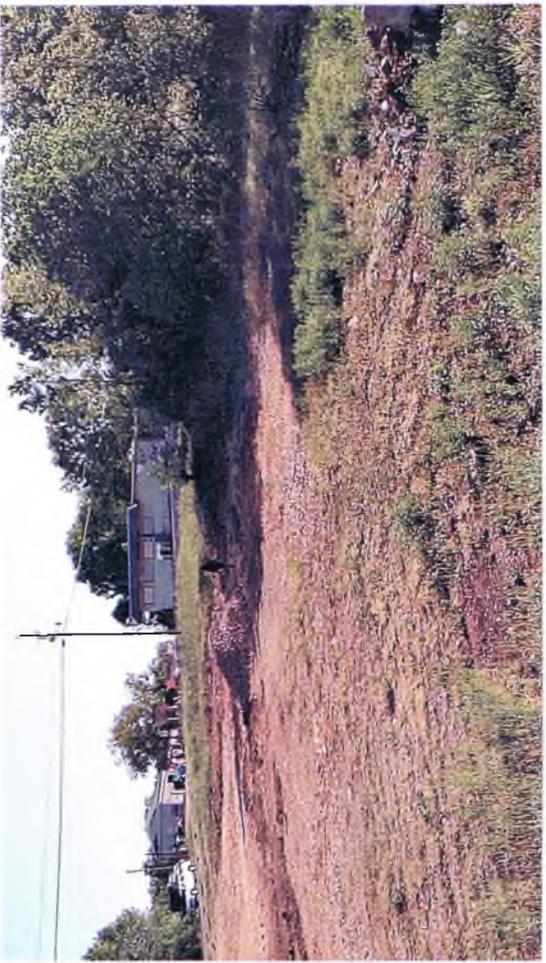
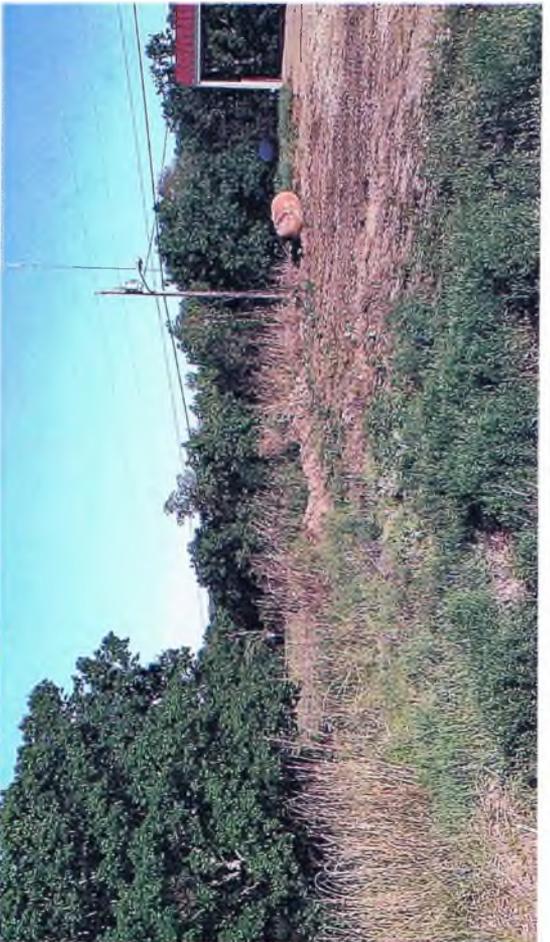
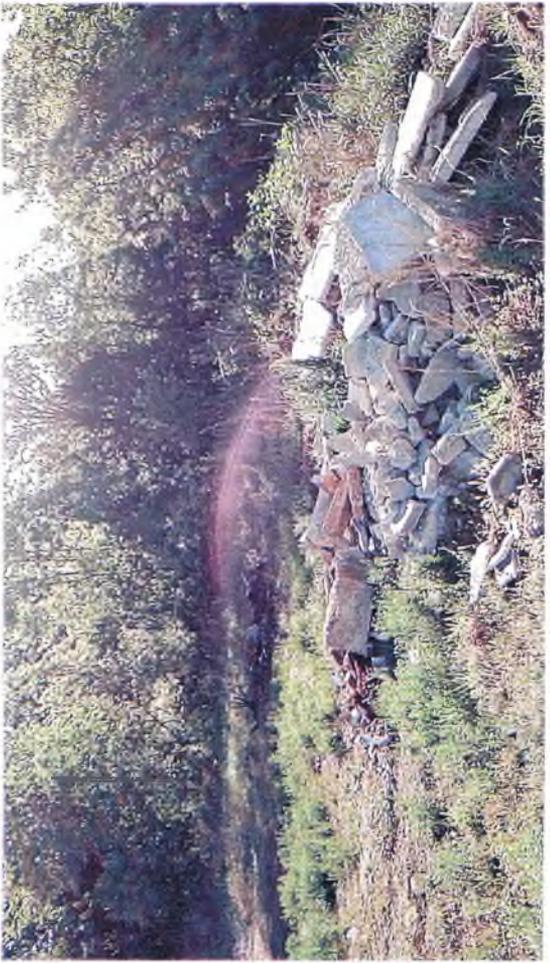
Wet Willy's Storage
20194 U.S. Highway 160, Forsyth, MO
Division III Permit Case # 2016-0009
Pictometry – View from the East



Wet Willy's Storage
20194 U.S. Highway 160, Forsyth, MO
Division III Permit Case # 2016-0009
Pictometry – View from the West









**TANEY COUNTY
PLANNING COMMISSION
DIVISION III PERMIT
STAFF REPORT**

HEARING DATE: May 10, 2016

CASE NUMBER: 2016-0010

PROJECT: Lend Lease - White River Valley Telecommunications Tower

APPLICANT:
OWNER: White River Valley Cooperative – John Bruns
LESSEE: Lend Lease Infrastructure, LLC

REPRESENTATIVE: Michael Bieniek – Agent of behalf of Lend Lease

LOCATION: The subject property is located at 2449 East State Highway 76, Branson, MO (Site Number LL1033MO); Scott Township; Section 2, Township 22, Range 21.

REQUEST: The lessee, Lend Lease is requesting the approval of a Division III Permit, in order to allow for the development of a new wireless telecommunications facility consisting of a new 195' monopole, telecommunications tower and equipment compound, within a 50' x 50' leased parcel.

BACKGROUND and SITE HISTORY:

The +/- 22.17 acre property (according the Assessor's information via Beacon) is owned by White River Valley Cooperative. This facility serves as the main office for electric cooperative.

The lessee, Lend Lease is requesting the approval of a Division III Permit, authorizing the construction of a new wireless telecommunications facility consisting of a new 195' telecommunications tower and equipment compound, within a 50' x 50' leased parcel.

The current application was approved for Concept on April 18, 2016.

GENERAL DESCRIPTION:

The +/- 22.17 acre property (according the Assessor's information via Beacon) is owned by White River Valley Cooperative. This facility serves as the main office for electric cooperative.

REVIEW:

The lessee has indicated that Lend Lease is proposing to establish a new telecommunications facility because the existing tower on the adjoining property to the east will not support additional co-locations.

The 2,500 square foot (50' x 50') leased parcel will be served by a 20' wide access easement.

The adjoining property immediately to the north is predominantly commercial property, with State Highway T being located further to the north. The adjoining property immediately to the south is predominantly residential and State Highway 76. The adjoining property to the east is predominantly vacant and an existing telecommunications tower. The adjoining property immediately to the west is State Highway 76, with the Holiday Hills Resort further to the west.

The project received a total score of 9 on the Policy Checklist, out of a maximum possible score of 13. The relative policy receiving a negative score consists of utilities.

STAFF RECOMMENDATIONS:

If the Taney County Planning Commission approves this request, the following requirements shall apply, unless revised by the Planning Commission:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. Compliance letters from the Federal Communications Commission (FCC) and the Federal Aviation Administration (FAA).
3. No outside storage of equipment or solid waste materials, other than generators.
4. This decision is subject to all existing easements.
5. Division II Permits will be required for all applicable structures in the development (Chapter 3 Sec. I Item B).
6. Should the telecommunications tower no longer be in use for the original purpose granted by the Division III Permit and serving as an approved co-location site, the tower shall be dismantled and removed within six months of the cessation of operations
7. This Decision of Record shall be filed with the Taney County Recorder of Deeds Office within 120 days or the approval shall expire (Chapter II Item 6).

Division III Relative Policy Scoring Sheet:
Eastern Taney County

Performance Value	Importance Factor	Score	Section Score
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Water Quality

Category	Performance Value	Importance Factor	Score	Section Score
SEWAGE DISPOSAL	n/a= x			
centralized system	2	5		
on-site treatment system(s) with adequate safeguards to mitigate pollution	1			
septic system of adequate design and capacity	0			
proposed system may not provide adequate capacity	-1			
proposed solution may cause surface and/or ground water pollution	-2			

Environmental Policies

STORM DRAINAGE	n/a= x			
on-site stormwater retention and absorption with engineered plans	2	4		
on-site stormwater retention and absorption without engineered plans	1			
stormwater retention with managed and acceptable run-off	0			
no stormwater retention, but adverse impacts from run-off have been mitigated	-1			
no acceptable management and control of stormwater run-off	-2			
AIR QUALITY	n/a= x			
cannot cause impact	0	4		
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

PRESERVATION OF CRITICAL AREAS	n/a= x			
no adverse impact to any designated critical area	2	3		
one of the designated critical areas impacted but can be fully mitigated	1			
more than one of the designated critical areas impacted but can be fully mitigated	0			
one or more of the designated critical areas impacted and mitigation not fully effective	-1			
one or more of the designated critical areas impacted with no ability to mitigate problem	-2			

Land Use Compatibility

OFF-SITE NUISANCES	n/a=			
no issues	2	4	2	8
minimal issues, but can be fully mitigated	1			
issues that can be buffered and mitigated to a reasonable level	0			
buffered and minimally mitigated	-1			
cannot be mitigated	-2			
USE COMPATIBILITY	n/a=			
no conflicts / isolated property	0	4	0	0
transparent change / change not readily noticeable	-1			
impact readily apparent / out of place	-2			

White River Valley Telecommunication Tower		Permit#:	16-10		
Division III Relative Policy Scoring Sheet: Eastern Taney County		Performance Value	Importance Factor	Score	Section Score
STRUCTURAL SCREENING OF ROOFTOP EQUIPMENT & VENTS		n/a=	x		
no rooftop equipment / vents or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF SOLID WASTE CONTAINERS		n/a=	x		
no on-site waste containers or blocked from view by structure design or screening			0	3	
partially blocked from view			-1		
exposed / not blocked from view			-2		
STRUCTURAL SCREENING OF OUTDOOR EQUIP, STORAGE, ETC.		n/a=	x		
no outdoor storage of equipment, materials, etc., or outdoor work areas			2	3	
blocked from view by structure design			1		
blocked from view using screening			0		
partially blocked from view			-1		
exposed / not blocked from view			-2		
LANDSCAPED BUFFERS -- RESIDENTIAL		n/a=	x		
approved landscaped buffer between homes and all streets / roads / highways			2	2	
approved landscaped buffer from major roads / highways only			1		
minimal landscaped buffer, but compensates with expanse of land			0		
no landscaped buffer between residences and local streets			-1		
no landscaped buffer from any road			-2		
LANDSCAPED BUFFERS - INDUSTRIAL		n/a=	x		
approved landscaped buffer from public roads			0	3	
minimal landscaped buffer, but compensates with expanse of land			-1		
no landscaped buffer from public roads			-2		
Local Economic Development					
AGRICULTURAL LANDS		n/a=	x		
no conversion of Class I-IV agricultural land to other use(s)			0	1	
development requires reclassification of Class I-IV agricultural land to other use(s)			-2		
RIGHT TO FARM		n/a=	x		
does not limit existing agricultural uses / does not cause nuisance, predation			0	3	
does not limit existing agricultural uses, but may result in minor nuisance			-1		
potential impact(s) on existing agricultural land			-2		
RIGHT TO OPERATE		n/a=			
no viable impact on existing industrial uses by residential development			0	2	0
potential impact but can be mitigated			-1		
potential impact on existing industrial uses with no mitigation			-2		

Division III Relative Policy Scoring Sheet:
Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION n/a=	x			
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4		
creates full-time, year-round and seasonal jobs	1			
creates seasonal jobs only	0			
Site Planning, Design, Occupancy				
RESIDENTIAL PRIVACY n/a=	x			
privacy provided by structural design, or not applicable	2	2		
privacy provided by structural screening	1			
privacy provided by landscaped buffers	0			
privacy provided by open space	-1			
no acceptable or effective privacy buffering	-2			
MIXED-USE DEVELOPMENTS n/a=	x			
uses / functions are compatible or not applicable	2	3		
uses / functions are integrated and separated based on compatibility	1			
uses / functions differ minimally and are not readily apparent	0			
uses / functions poorly integrated or separated	-1			
uses / functions mixed without regard to compatibility factors	-2			
Commercial Development				
DEVELOPMENT PATTERN / BUFFERING n/a=	x			
approved and effectively designed landscaped buffers between structures and all roads	2	4		
minimal landscaped buffering, but compensates with expanse of land	1			
minimal landscaped buffering	0			
no landscaped buffering, but utilizes expanse of land	-1			
no or inadequate buffering or separation by land	-2			
Services - Capacity and Access				
UTILITIES n/a=				
adequate utilities capacity as evidenced by letter from each utility	0	4	-1	-4
adequate utilities capacity without formal letter from each utility or not from all utilities	-1			
inadequate information to determine adequacy of utilities	-2			
TRAFFIC n/a=	x			
no impact or insignificant impact on current traffic flows	0	2		
traffic flow increases expected but manageable using existing roads and road accesses	-1			
traffic flow increases exceed current road capacities	-2			
EMERGENCY SERVICES n/a=	x			
structure size and/or access can be serviced by emergency equipment	0	3		
structure size and/or access may impede but not hinder serviceability	-1			
structure size and/or access could be problematic or non-serviceable	-2			

Division III Relative Policy Scoring Sheet:
Eastern Taney County

	Performance Value	Importance Factor	Score	Section Score
RIGHT-OF-WAY OF EXISTING ROADS n/a=				
greater than 50 ft. right-of-way	1	5	1	5
50 ft. right-of-way	0			
40 ft. right-of-way	-1			
less than 40 ft. right-of-way	-2			
Internal Improvements				
WATER SYSTEMS n/a=	x			
central water system meeting DNR requirements for capacity, storage, design, etc.	2	3		
community well / water system meeting DNR requirements	1			
private wells meeting DNR requirements	0			
private wells not meeting any established standards	-1			
individual / private wells	-2			
EMERGENCY WATER SUPPLY n/a=	x			
fire hydrant system throughout development with adequate pressure and flow	0	5		
fire hydrant system with limited coverage	-1			
no fire hydrant system	-2			
PEDESTRIAN CIRCULATION n/a=	x			
paved and dedicated walkways (no bicycles) provided throughout development	2	4		
paved walkways provided throughout development / maybe shared with bicycles	1			
designated walkways provided but unpaved	0			
no pedestrian walkways, but green space provided for pedestrian use	-1			
no designated pedestrian walkway areas	-2			
PEDESTRIAN SAFETY n/a=	x			
separation of pedestrian walkways from roadways by landscape or structural buffer	2	2		
separation of pedestrian walkways from roadways by open land buffer	1			
pedestrian walkways abut roadways with no buffering / protection	0			
BICYCLE CIRCULATION n/a=	x			
dedicated / separate bike-ways with signage, bike racks, trails	2	1		
bicycle lanes shared with pedestrian walkways but separated by markings / signs	1			
no designated bike-ways	0			
UNDERGROUND UTILITIES n/a=	x			
all utilities are provided underground up to each building / structure	2	4		
all utilities traverse development underground but may be above ground from easement	1			
utilities above ground but / over designated easements	0			
utilities above ground and not within specific easements	-1			
no specific management of utilities	-2			

<h2 style="margin: 0;">Division III Relative Policy Scoring Sheet: Eastern Taney County</h2>	Performance Value	Importance Factor	Score	Section Score
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Open-Space Density				
USABLE OPEN SPACE	n/a=	x		
residential developments (>25 units) include more than 25% open recreational space		2	2	
residential developments (>25 units) offer >10% but <25% open recreational space		1		
recreational area provided, but highly limited and not provided as open space		0		
no designated recreational space provided, but open space available		-1		
no open recreational space provided		-2		
Solid Waste Disposal				
SOLID WASTE DISPOSAL SERVICE AVAILABILITY	n/a=	x		
weekly service is available and documentation of availability provided		0	5	
weekly service reportedly available but not documented		-1		
centralized, on-site trash collection receptacles available		-2		
SOLID WASTE DISPOSAL SERVICE COMMITMENT	n/a=	x		
restrictive covenants provide for weekly disposal for each occupied structure		0	5	
services available but not a requirement documented in covenants		-1		
not applicable / no pick-up service provided		-2		

Total Weighted Score= 9
Maximum Possible Score= 13
Actual Score as Percent of Maximum= 69.2%
Number of Negative Scores= 1
Negative Scores as % of Total Score= 2.9%

Scoring Performed by:	Date:
<i>Bob Atchley & Bonita Kisse/Soutee</i>	<i>April 28, 2016</i>

Project: White River Valley Telecommunication Tower

Permit#: 16-10

Policies Receiving a Negative Score	
Importance Factor 5:	none
Importance Factor 4:	utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley & Bonita Kisse/Soutee

Date: April 28, 2016

Eastern District Relative Policies: Division III Permit

Project: **White River Valley Telecommunication Tower** Permit: **16-10**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	13	9	69.2%	1	20.0%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	5		
sewage disposal				
right-of-way / roads	5	5		
emergency water supply				
waste disposal service				
waste disposal commitment				
Importance Factor 4	8	4	1	33.3%
stormwater drainage				
air quality				
off-site nuisances	8	8		
use compatibility	0	0		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities				
Importance Factor 3				
preservation of critical areas				
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm				
mixed-use developments				
emergency services				
water systems				
Importance Factor 2				
residential landscape buffers				
right to operate	0	0		
residential privacy				
traffic				
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands				
bicycle circulation				

Scoring by: *Bob Atchley & Bonita Kissee/Soutee*
 Date: *April 28, 2016*

Narrative Overview

Lend Lease (US) Infrastructure, LLC ("Lend Lease"), seeks a Division III Permit and any other necessary approvals in order to install a wireless telecommunications facility on property located at 2449 E. State Highway 76, Kirbyville, MO 65679. Lend Lease and its affiliates have acquired the necessary licenses from the Federal Communications Commission ("FCC") to provide Personal Communications Services ("PCS") coverage throughout the United States. These licenses include Kirbyville, Missouri.

The wireless telecommunications facility which Lend Lease is proposing to install on the property is necessary in order to provide uninterrupted PCS services to the residents of Taney County, including wireless telephone service, voice paging, messaging and wireless internet and broadband data transmission. All registered wireless provider's technology operates at various radio frequency bands allocated by the FCC as part of their license.

PCS systems operate on a grid system with overlapping cells mesh together, forming a seamless network. No one site can function as a stand-alone entity as each site is interconnected, forming the network. The technical criteria for establishing cell sites are very exacting as to the location and height. Within the Kirbyville area, cell sites are generally located approximately one (1) to three (3) miles apart. Lend Lease is proposing to erect a 195'-0" monopole within a 50'-0" x 50'-0" lease area. The proposed site at 2449 E. State Highway 76 is within the geographic area deemed necessary for various wireless telecommunications providers in order to provide uninterrupted services.

In accordance with the Taney County Zoning Ordinance, Lend Lease has made application to install a wireless telecommunications facility. The proposed wireless telecommunications facility will consist of a 195'-0" tall monopole tower to be located within a 50'-0" x 50'-0" lease parcel.

The facility is unmanned and will require service technicians, in a pick-up/van sized vehicle, to visit the site approximately once per month. Access will be provided via an easement and the existing property entry at 2449 E. State Highway 76. The site is entirely self-

monitored through a sophisticated alarm system which is connected to a main switch station. The system alerts personnel to any equipment malfunction or breach of security. Additionally, there is no impact on any County services such as water, sanitation, police and fire. The only services used in connect with the wireless telecommunications facility are power and land-line telephone.

In accordance with FCC regulations, the wireless telecommunications facility will not interfere with any form of communications, including but not limited to, land-line phones, cable and satellite television and radio broadcasts. PCS technology has become a vital part of emergency services, aiding local residents and motorists in a variety of situations, thus helping to protect the general public's health, safety and welfare. The proposed wireless telecommunications facility at this site will further enhance various wireless telecommunications provider's goals of providing the most reliable network possible.

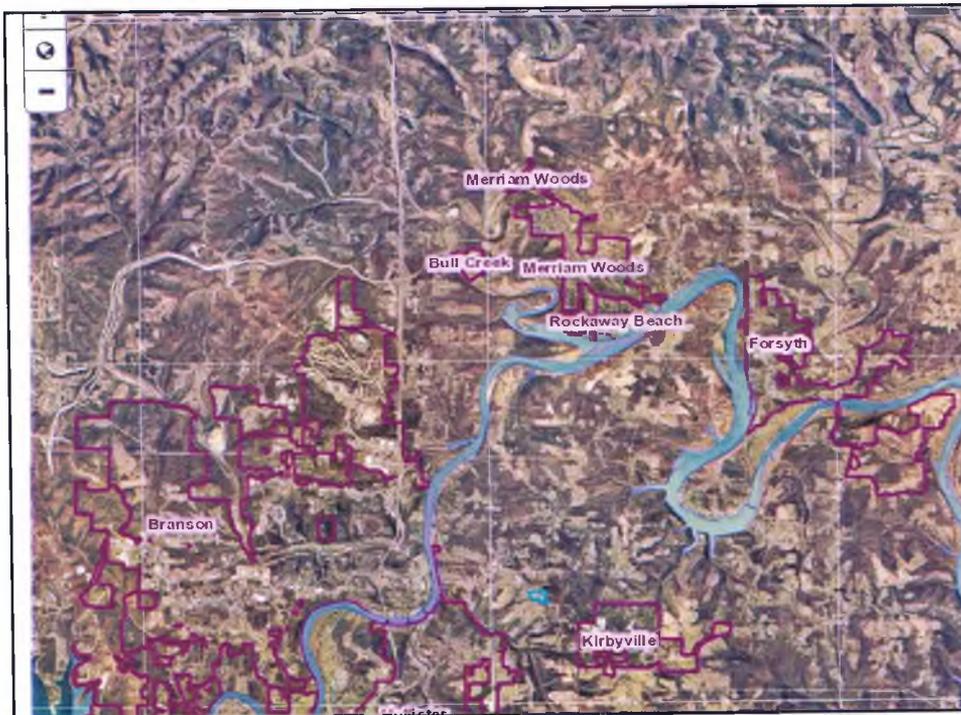
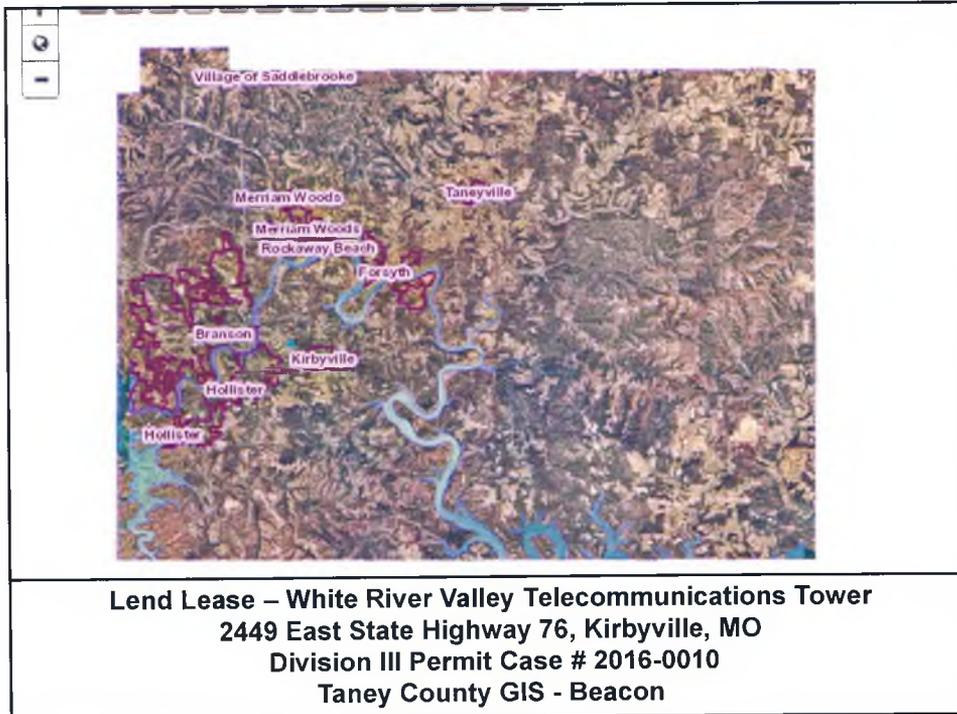
The proposed wireless telecommunications facility will be designed and constructed to meet all applicable governmental and industry safety standards. Specifically, Lend Lease will comply with all FCC and FAA rules and regulations regarding construction requirements, technical standards. Any and all RF emissions are subject to the exclusive jurisdiction of the FCC. Any height, lighting or marking issues are subject to the exclusive jurisdiction of the FAA.

LCC Telecom Services, on behalf of Lend Lease, look forward to working with Taney County to bring the benefits of the proposed service to the entire Taney County area. The addition of the wireless telecommunications facility will ensure the best uninterrupted wireless services for the citizens of Taney County.



White River Valley Cell Tower











**Lend Lease – White River Valley Telecommunications Tower
2449 East State Highway 76, Kirbyville, MO
Division III Permit Case # 2016-0010
Pictometry – View from the North**



**Lend Lease – White River Valley Telecommunications Tower
2449 East State Highway 76, Kirbyville, MO
Division III Permit Case # 2016-0010
Pictometry – View from the South**



**Lend Lease – White River Valley Telecommunications Tower
2449 East State Highway 76, Kirbyville, MO
Division III Permit Case # 2016-0010
Pictometry – View from the East**



Lend Lease – White River Valley Telecommunications Tower
2449 East State Highway 76, Kirbyville, MO
Division III Permit Case # 2016-0010
Pictometry – View from the West





