



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
MONDAY, DECEMBER 12, 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:

Snowden Heating and Air, LLC
My Wildwood Cottage - Withdrawn
MO-15 Powersite Tower

Old and New Business:

Amendment discussion

Adjournment.



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

HEARING DATE: December 12, 2016

CASE NUMBER: 2016-0026

PROJECT: Snowden Heating & Air Warehouse and Sheet Metal Shop

APPLICANTS: Larry & Pamela Snowden

LOCATION: The subject property is located at 8296 State Highway 248, Branson, MO; Branson Township; Section 35, Township 24, Range 22.

REQUEST: The applicants, Larry & Pamela Snowden are requesting the approval of a Division III Permit authorizing the construction of a 32' x 60' metal building that will serve as a warehouse and sheet metal shop for the applicants' existing heating and air conditioning business.

BACKGROUND and SITE HISTORY:

The subject property is currently a +/- 1.17 acre vacant, meets & bounds described tract of land, located at 8296 State Highway 248, Branson, MO. The property previously contained a residence and accessory structures which have now all been demolished and removed from the property. The staff is of the understanding that the property contained a country store in the 1960's.

The current application was approved for Concept on November 21, 2016.

GENERAL DESCRIPTION:

The applicants, Larry & Pamela Snowden are proposing to construct a 32' x 60' (1,920 Square foot) metal building, which will serve as a warehouse and sheet metal shop for the applicant's existing, HVAC business (Snowden Heating & Air). The applicants have indicated that they do not plan to have a storefront at this location.

REVIEW:

The proposed Snowden Heating & Air warehouse and sheet metal shop building will be served by the existing circle driveway off of State Highway 248. Since the applicants will not have a storefront at this location, the vast majority of the traffic generated at this location will be primarily pickups and deliveries of HVAC supplies and will not involve a showroom or storefront that will cater to the general public.

Pursuant to the provisions of Appendix J (On-Site Parking and Loading) of the Development Guidance Code this warehouse and sheet metal shop building would most closely fit the provisions for industrial uses. Industrial uses require, "1 space for every employee, spaces for all company-owned vehicles, adequate space for salemen, visitors, etc. Adequate loading areas and holding areas for vehicles awaiting loading/unloading."

The applicants have indicated that the warehouse and sheet metal shop building will **not** have a storefront and therefore also won't be served by a restroom at this time. The property does contain an existing well and public water would likely be available in the future via Taney County Public Water Supply District # 3. If a restroom is installed in the future it will be served by an onsite wastewater treatment system.

The proposed building will not exceed the impervious surface limitations of Table H-1 (Impervious Cover Limitations Table) of the Development Guidance Code on the +/- 1.17 acre tract, therefore a stormwater management plan will not be required.

The only area that the applicants plan to grade at this time is essentially the 32' x 60' (1,920 Square foot) building footprint, which is far less than the one (1) acre area requiring a Land Disturbance Permit.

The adjoining property immediately to the north is primarily vacant and light residential properties. The adjoining property immediately to the south is vacant lots within the Emory Creek Ranch Commercial Subdivision. The adjoining property immediately to the east is predominantly vacant. The adjoining property to the west State Highway 248, with light residential and vacant properties located further to the west.

The project received a score of -12 on the Policy Checklist, out of a maximum possible score of 57. The relative policies receiving negative scores consist of emergency water supply, 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. Utility easements and building line setbacks (Table 12).
 - b. Improvements with scale of buildings, streets, onsite parking and utilities (Table 6).
2. A Compliance letter from the Western 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 Western Taney County Fire Protection District to the Taney County Planning Department Office.
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).

Snowden Heating & Air, LLC
Pamela & Larry Snowden
417-334-0256, 417-464-9127



**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

Category	Performance Value	Importance Factor	Score	Section Score
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

Category	Performance Value	Importance Factor	Score	Section Score
AIR QUALITY	n/a=			
cannot cause impact	0	4	0	0
could impact but appropriate abatement installed	-1			
could impact, no abatement or unknown impact	-2			

Critical Areas

Category	Performance Value	Importance Factor	Score	Section Score
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

Category	Performance Value	Importance Factor	Score	Section Score
OFF-SITE NUISANCES	n/a=			
no issues	2	4	0	0
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

Category	Performance Value	Importance Factor	Score	Section Score
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=				
no conversion of Class I-IV agricultural land to other use(s)	0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM n/a=				
does not limit existing agricultural uses / does not cause nuisance, predation	0	3	0	0
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			

**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

	Performance Value	Importance Factor	Score	Section Score
DIVERSIFICATION n/a=				
creates >=5 full-time, year-round jobs outside of recreation / resort sector	2	4	1	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=				
approved and effectively designed landscaped buffers between structures and all roads	2	4	0	0
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	0	0
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	0	0
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	2	
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**

Open-Space Density

	Performance Value	Importance Factor	Score	Section Score
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= -12

Maximum Possible Score= 57

Actual Score as Percent of Maximum= -21.1%

Number of Negative Scores= 4

Negative Scores as % of Total Score= 11.4%

Scoring Performed by:

Bob Atchley & Bonita Kisse-Souttee

Date:

December 1, 2016

Project: Snowden Heating & Air LLC Warehouse and Shop

Permit#: 16-26

Policies Receiving a Negative Score	
Importance Factor 5:	emergency water supply
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: December 1, 2016

Eastern District Relative Policies: Division III Permit

Project: **Snowden Heating & Air LLC Warehouse and Permit: 16-26**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	57	-12	-21.1%	4	25.0%

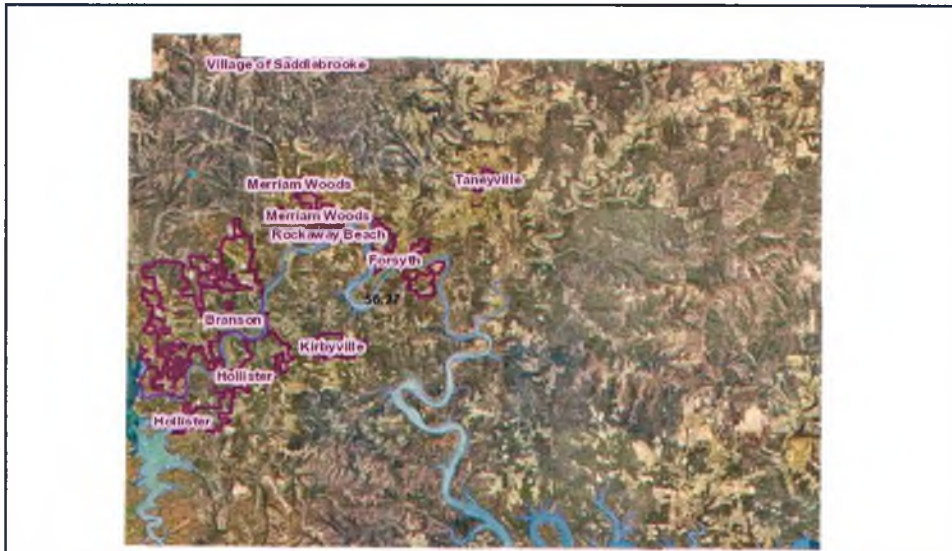
	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	1	50.0%
sewage disposal				
right-of-way / roads	5	0		
emergency water supply	0	-10		
waste disposal service				
waste disposal commitment				
Importance Factor 4	40	-8	3	37.5%
stormwater drainage	8	-4		
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	-4		
diversification	8	4		
development buffering	8	0		
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	6		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip				
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services	0	0		
water systems	6	0		
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley & Bonita Kisse-Soutee*
 Date: *December 1, 2016*

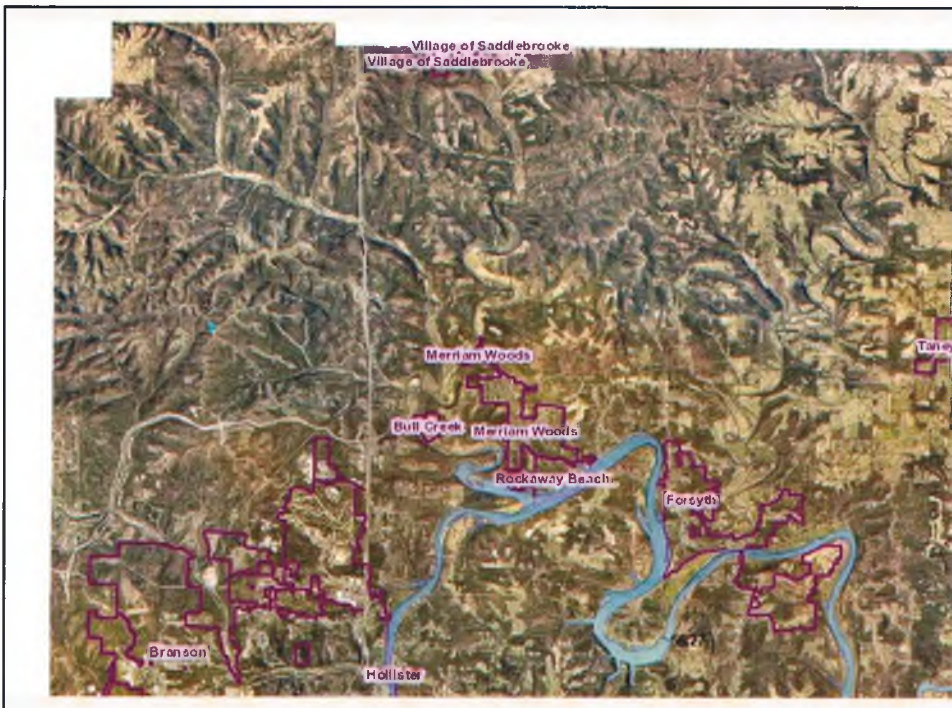


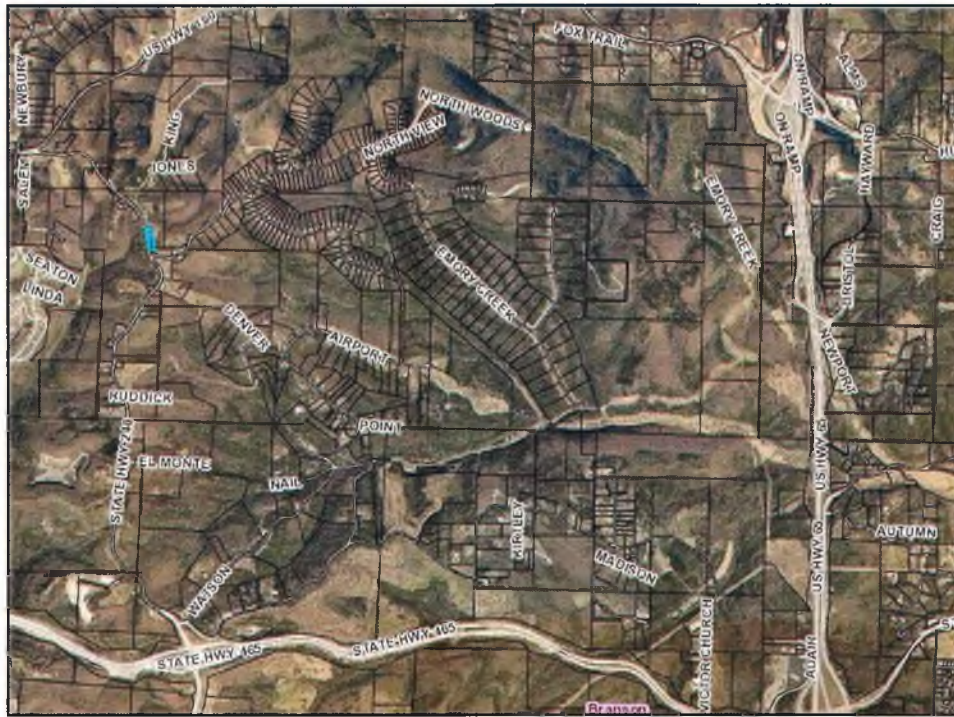
Snowden Heating & Air LLC





Snowden Heating & Air, LLC
8296 State Highway 248, Branson, MO
Division III Permit Case # 2016-0026
Taney County GIS - Beacon





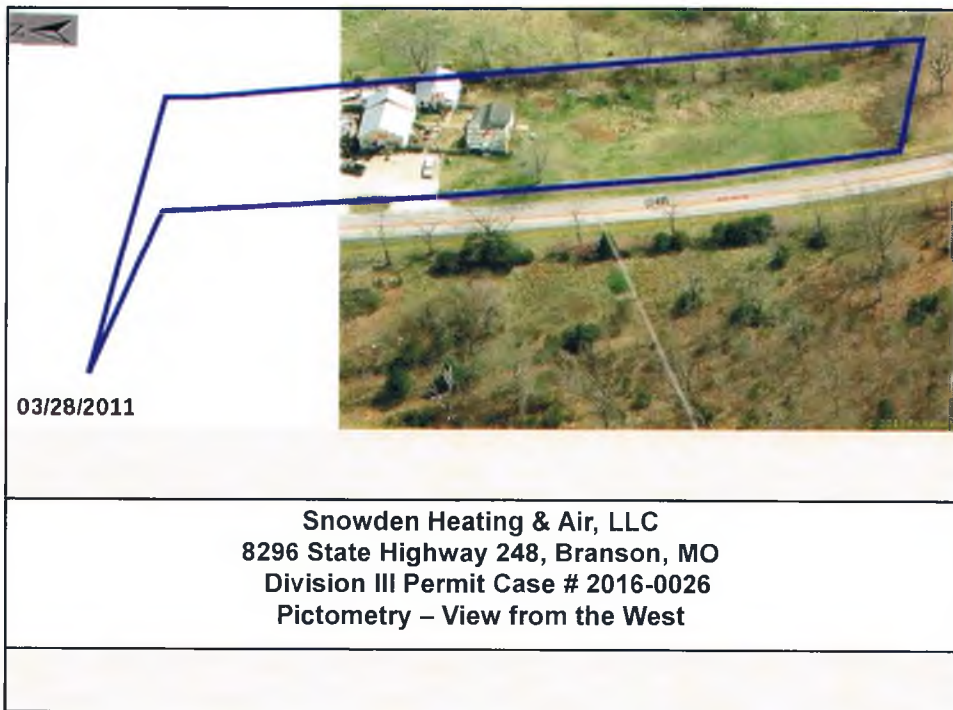






**Snowden Heating &
Air, LLC**
**8296 State Highway
248, Branson, MO**

**Division III Permit
Case # 2016-0026**
**Pictometry – View
from the South**













TANEY COUNTY PLANNING COMMISSION

DIVISION III SPECIAL-USE PERMIT STAFF REPORT

HEARING DATE: December 12, 2016

CASE NUMBER: 2016-0027

PROJECT: 191 Deep Forest Nightly Rental

APPLICANT: My Wildwood Cottage, LLC

REPRESENTATIVES: Peter Connolly & Kevin Hutcheson – HutchBo Holdings, LLC

LOCATION: The subject property is located at 191 Deep Forest Road, Hollister, MO; Oliver Township; Section 36, Township 22, Range 22.

REQUEST: The representatives, Peter Connolly & Kevin Hutcheson (HutchBo Holdings, LLC) are seeking the Planning Commission approval of a Division III Special-Use Permit allowing for an existing, six (6) bedroom, single-family residence to be utilized for nightly rental. The representatives have now requested to withdraw the Division III Special-Use Permit request, as advised by the Planning Department Staff.

BACKGROUND and SITE HISTORY:

On November 17, 2003 the Taney County Planning Commission approved Division III Permit # 2003-0049, authorizing a mixed-use development for residential and commercial use; consisting of 281 single-family cottages and nightly rental cabins, a clubhouse and sales office, boat, RV and mini-storage, and park and open space. Condition # 5 on Division III Permit # 2003-0049 Decision of Record limited the development to a, "Maximum number of nightly rental cabins shall not exceed 84 units (30%)."

On May 20, 2013 the Taney County Planning Commission denied Division III Permit Case # 2013-0005 seeking to modify the original Division III Permit Decision of Record (#2003-0049), allowing for an increase in the total number of permitted nightly rental units from 84 units (30%) up to 281 permitted nightly rental condominium units (100%), located in the 800 Block of State Highway P, Hollister, MO. The Planning Commission voted to deny this request by a unanimous vote of 8-0. The Planning Commission based its decision upon the belief that the applicant had not demonstrated the present

need for additional nightly rental units, based upon the fact that the developer has yet to construct all 84 of the nightly rental structures as previously authorized via Division III Decision of Record # 2003-0049. The Planning Commission advised the applicant to seek the future approval of a Division III Permit upon demonstrating a need for the additional nightly rental units.

On August 21, 2013 the Taney County Board of Adjustment approved a request by Phil Lopez seeking to appeal the Planning Commission denial of Division III Permit # 2013-0005, allowing for an increase in the total number of permitted nightly rental units within the Branson Canyon Condominium development from 84 units (30%) up to 281 permitted nightly rental condominium units (100%).

The current application was approved for Concept on November 21, 2016.

REVIEW:

The Planning Staff has now recommended that the representatives that they withdraw their Division III Special-Use Permit application pursuant to Condition # 2 of Appeal Decision of Record for Case # 2013-0003A. Condition # 2 states the following: ***"A Special-Use Permit shall not be required for each new nightly rental dwelling unit, so long as a valid Division II (Commercial Construction) Permit and Certificate of Compliance are issued for each these units, establishing compliance with both the provisions of the Taney County Development Guidance Code and the Conditions of the Decision of Record. However, the owners of all nightly rental dwelling units shall comply with all other provisions of the Taney County Development Guidance Code, including all other Nightly Rental Provisions."***

A copy of Appeal Decision of Record for Case # 2013-0003A has been included for your review.



BOOK PAGE
2013L37342
 08/27/2013 03:50:51PM
 REC FEE:36.00
 NON-STD FEE:
 PAGES: 5
 REAL ESTATE DOCUMENT
 TANEY COUNTY, MISSOURI
 RECORDERS CERTIFICATION
Robert A. Dixon
 ROBERT A. DIXON

TANEY COUNTY BOARD OF ADJUSTMENT
APPEAL - DECISION OF RECORD
APPLICANT: PHIL LOPEZ
BRANSON CANYON CONDOMINIUMS – NIGHTLY RENTAL AMENDMENT
AUGUST 21, 2013
CASE NUMBER 2013-0003A

On August 21, 2013 the Taney County Board of Adjustment (herein after referred to as the Board) approved a request by Phil Lopez seeking to appeal the Planning Commission denial of Division III Permit # 2013-0005, allowing for an increase in the total number of permitted nightly rental units within the Branson Canyon Condominium development from 84 units (30%) up to 281 permitted nightly rental condominium units (100%). With four (4) out of five (5) Board members present, the appeal request of Phil Lopez was approved by a vote of three (3) in favor and one (1) opposed, for the property located at the attached legal description.

The following summarizes the Findings of Fact and Conclusions of Law of the Taney County Board of Adjustment:

The Board based its decision upon the requirements of Missouri Revised Statutes, the Taney County Development Guidance Code and the Board of Adjustment Bylaws, which grant the Board the power to hear and decide appeals where it is alleged there is error of law in any order, requirement, decision or determination made by an administrative official in the enforcement of the county zoning regulations. The majority of the Board found, beyond a reasonable doubt, that there was an error of law that had been committed by the Taney County Planning Commission in the reasoning for the denial of Division III Permit # 2013-0005. The Planning Commission based its decision to deny Division III Permit 2013-0005 upon the belief that the applicant had not demonstrated the present need for additional nightly rental units, based upon the fact that the developer has yet to construct all 84 of the nightly rental structures as previously authorized via Division III Decision of Record # 2003-0049. The Planning Commission advised the applicant to seek the future approval of a Division III Permit upon demonstrating a need for the additional nightly rental units. The majority of the Board did not feel that this was a valid reason for denial.

Phil Lopez is authorized to develop the Branson Canyon Condominium development with up to 281 permitted nightly rental condominiums units (100% of the development), located in the 800 Block of State Highway P, Hollister, MO. The following conditions shall be complied with:

1. Compliance with the provisions of the Taney County Development Guidance Code.
2. A Special-Use Permit shall not be required for each new nightly rental dwelling unit, so long as a valid Division II (Commercial Construction) Permit and Certificate of Compliance are issued for each these units, establishing compliance with both the provisions of the Taney County Development Guidance Code and the Conditions of the Decision of Record. However, the owners of all nightly rental dwelling units shall comply with all other provisions of the Taney County Development Guidance Code, including all other Nightly Rental provisions.
3. Compliance letters from the Western Taney County Fire Protection District, the Taney County Assessor's Office, the Taney County Collector's Office and Missouri Department of Revenue; including all other entities which have requirements governing a development of this nature shall be provided to the Planning Department office (Chapter VI-VII).
4. The maximum occupancy for each Nightly Rental unit shall be two (2) persons per dwelling unit, plus two (2) persons per bedroom (e.g., a two (2) bedroom dwelling unit is permitted a maximum occupancy of six (6) persons). The maximum occupancy may be further limited by the Western Taney County Fire Protection District.
5. One (1) off-street parking space shall be provided for each two (2) persons of occupancy in each Nightly Rental unit. All Nightly Rentals shall provide clearly marked and appropriately situated parking spaces for the handicapped, one (1) such space in each parking area.
6. The management company or a waste collection provider shall provide weekly solid waste collection during all months that each of the Nightly Rental units is available for rent.
7. Outdoor lighting shall be downward lit, subdued and have minimal off-site impacts to adjoining properties.
8. All Nightly Rentals units shall contain a minimum of one operable fire extinguisher, operable smoke alarms and operable carbon monoxide alarms in compliance with the Western Taney County Fire Protection District regulations.
9. A copy of a valid Western Taney County Fire Protection District Construction Permit and Certificate of Occupancy (C of O) shall be submitted to the Planning Department Office for all new Nightly Rental units, prior to the issuance of each Division II Permit Certificate of Conformance (C of C).

10. An on-site manager shall be designated and located within the existing Branson Canyon Condominium Clubhouse / Sales building.
11. A name plate shall be posted within five (5) feet of the main entrance of each Nightly Rental dwelling unit, both on the inside and on the outside of the dwelling unit, containing the following information:
 - (a) The Division II Permit number.
 - (b) The name and telephone number of the on-site Branson Canyon Condominium manager.
 - (c) The name and address of the owner of the Nightly Rental dwelling unit .
 - (d) The contact information for the Planning Department and the Taney County Sheriff's Department.
 - (e) The maximum occupancy permitted.
 - (f) The name and telephone number of all local emergency personnel (police, Fire and medical personnel).
 - (g) The number of off-street parking spaces provided on the property, and the maximum number of vehicles allowed to be parked on the property.
 - (h) The solid waste disposal collection day if provided by a solid waste company.
12. No outside storage of equipment or solid waste materials.
13. This decision is subject to all existing easements.
14. 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).

In signing this Decision of Record, I understand that any breach in the terms of the Board of Adjustment, Decision of Record will result in the revocation of this decision. I further agree to abide by and comply with all of the requirements of the Taney County Board of Adjustment, the Taney County Planning Commission and the Taney County Development Guidance Code.

Signature: *Philip Lopez*
Philip Lopez

As the Designated official for the Taney County Planning Commission, I hereby issue the foregoing document as the Decision of Record as detailed above.

Bob Atchley
Bob Atchley, Administrator

STATE OF MISSOURI)

S.S On this *27th* day of *Aug.*, 2013

COUNTY OF TANEY)

Before me personally appeared Bob Atchley and Phil Lopez to me know to be the persons described in and who executed the foregoing instrument.

In testimony whereof, I have hereunto set my hand and affixed my official seal, at my office in Forsyth, Missouri the day and year first above written. My term of office as a Notary Public will expire on February 6, 2014.

Bonita Kisse
Bonita Kisse, Notary Public



BONITA KISSEE
My Commission Expires
February 6, 2014
Taney County
Commission #10440057



TANEY COUNTY PLANNING COMMISSION

DIVISION III PERMIT STAFF REPORT

HEARING DATE: December 12, 2016

CASE NUMBER: 2016-0028

PROJECT: MO-15 Powersite Telecommunications Tower

APPLICANT (Property Owner): Jeff Wood

REPRESENTATIVE: James Cardinal – Fortune Wireless, Inc

LOCATION: The subject property is located in the 300 Block of Curtis Drive, Forsyth, MO; Swan Township; Section 5, Township 23, Range 20.

REQUEST: The representative, James Cardinal - Fortune Wireless, Inc. 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 190' self-support tower within a 60' x 55' fenced compound, which is proposed to be located within a 105' x 110' leased area.

BACKGROUND and SITE HISTORY:

The applicant / property owner owns a total of +/- 84.55 acres of land (per the Assessor's information as contained within Beacon) (Parcel # 09-3.0-05-000-000-081.000). However Beacon also already indicates the location of the 105' x 110' leased area, which is indicated as Parcel # 09-3.0-05-000-000-081.007. The survey in question, indicating the 105' x 110' area has been filed with the Recorder of Deeds office.

The representative, James Cardinal – Fortune Wireless, Inc is now requesting the approval of a Division III Permit, authorizing the construction of a new 190' self-supporting tower, within a 60' x 55' fenced compound area, providing space for a total of four (4) equipment shelters or pads for equipment.

The current application was approved for Concept on November 21, 2016.

GENERAL DESCRIPTION:

Both the +/-84.55 acre tract of land (Parcel # 09-3.0-05-000-000-081.000) and the 105' x 110' leased area are currently vacant, wooded, metes and bounds described tracts of land.

REVIEW:

The proposed telecommunications tower and equipment shelters / pads will be located within a 60' x 55' fenced compound area. The proposed tower will initially have one (1) antenna installation at the top of the tower, with a corresponding Verizon Wireless outdoor equipment cabinet but will be designed to serve a total of four (4) carriers. The site plat indicates the location of the proposed 190' self-support tower and the proposed Verizon Wireless outdoor equipment cabinet within the fenced compound area. The site plan further indicates the approximate locations for the equipment cabinets / equipment shelters for the three (3) future carriers. The vast majority of the 105' x 110' leased area will be cleared of trees and vegetation and will be graded. The existing tree cover and vegetation throughout the remainder of the parent parcel will be preserved at this time. Since the 105' x 110' leased area has been effectively subdivided from the parent parcel, the staff recommends that a plat be reviewed and recorded for the property in question as a separate utility lot.

The site and grading plans indicate that the tower will be accessed via a 12' wide gravel access drive.

Utilizing the measurements as provided via the submitted site plans, it does not appear that any existing structures will be located within 190' of the tower. It appears that the closest structure will be located +/- 201 feet from the center of the proposed tower. The site plans indicate that the proposed tower will be placed so that it will be located +/- 82 feet from the east parent tract property line and +/- 86 feet from the south property line. The representative has already provided the Planning & Zoning office with a copy of an Engineering Fall Zone letter which was sealed by a professional engineer, from Valmont Structures, licensed in the State of Missouri. Valmont Structures is the company that will be designing and constructing the proposed tower in question.

Since the tower is not over 200' in height the FAA will not require the tower to be lit.

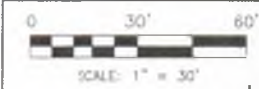
The adjoining property immediately to the north and east is predominantly vacant, wooded property that is a part of the +/-84.55 acre parent parcel. The adjoining property immediately to the south is Curtis Drive, with single-family residential properties being located further to the south. The adjoining property immediately to the west is predominantly single-family residential lots.

The project received a total score of -12 on the Policy Checklist, out of a maximum possible score of 33. The relative policies receiving negative scores consist of right-of-way on existing roads, use compatibility, and utilities.

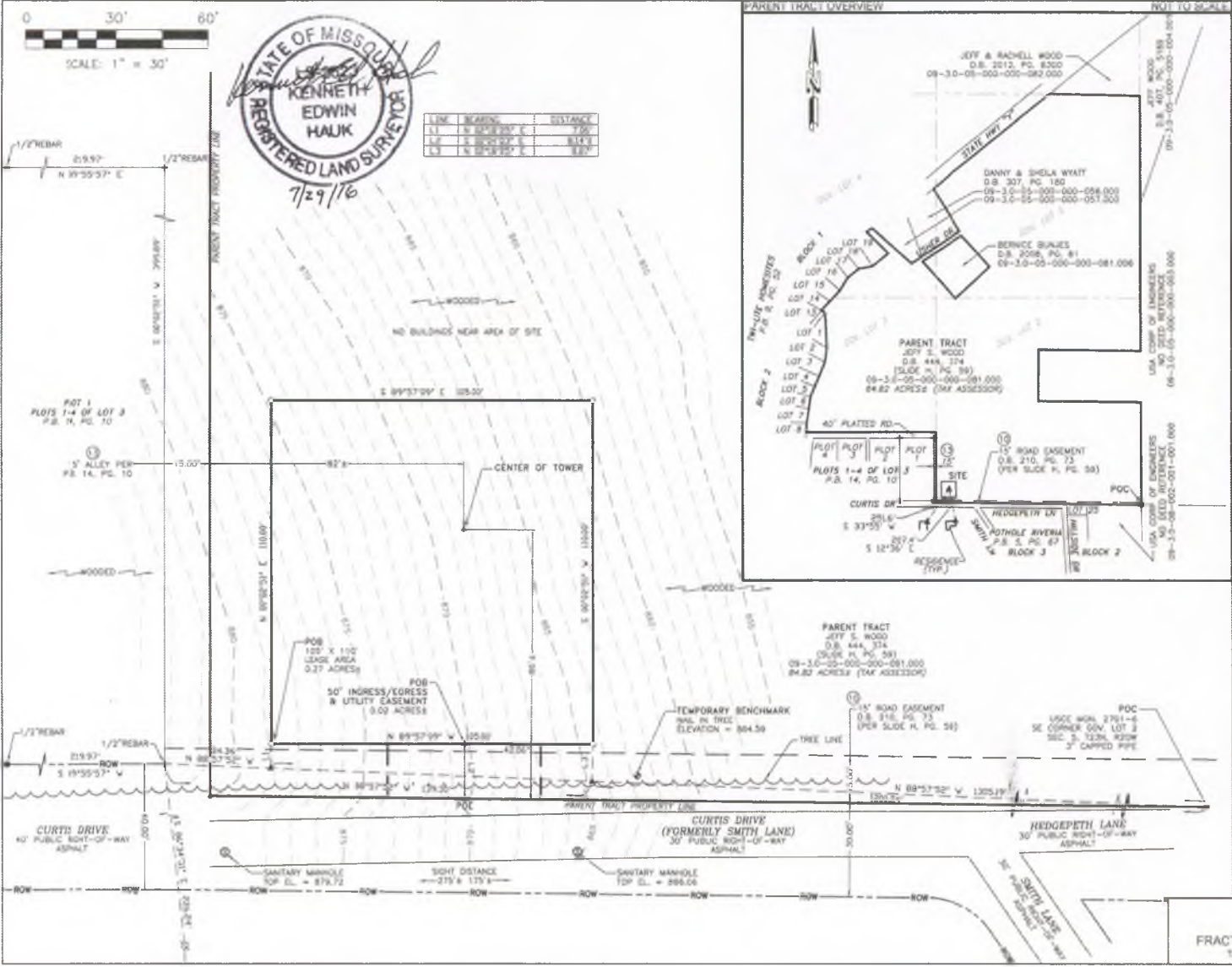
STAFF RECOMMENDATIONS:

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), if required.
3. No outside storage of equipment or solid waste materials, other than generators or telecommunications equipment cabinets.
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. Prior to the issuance of the Division II Permit the Utility Lot Plat shall first be approved by the Planning & Zoning Department and filed with the Recorder of Deeds office.
7. 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.
8. 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).



LINE	BEARING	DISTANCE
L1	N 89°55'57" E	7.00'
L2	S 19°55'57" W	8.14'
L3	N 89°55'57" E	8.00'



TOWER INFO LATITUDE: 36°29'57.688" NORTH LONGITUDE: 89°07'46.640" WEST (NAD 83) GROUND ELEVATION: 888.4' ABOVE MEAN SEA LEVEL (NAVD83)		SHEET NO. 1 DATE 7/29/16 DRAWN BY K.E.H. CHECKED BY K.E.H. REVISIONS NO. DATE 1 7/29/16 2 7/29/16 3 7/29/16
VICINITY MAP 		PROJECT NO. 16-0123 SHEET 1 OF 1
MISSOURI CENTRAL GRID TO TRUE NORTH CONVERGENCE -07.23 TRUE NORTH TO MAGNETIC DECLINATION 07.57 E COMBINED SCALE FACTOR 0.000979381		RAWLAND TOWER SURVEY MISSOURI CENTRAL PROJECT NO. 16-0123 SHEET 1 OF 1
LEGEND <ul style="list-style-type: none"> ○ = 5/8" REBAR SET ● = FOUND PROPERTY MARKER POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POE = POINT OF ENDING ▲ = CALCULATED POINT OR = REFERENCED INFORMATION IM = MEASURED SP = POWER POLE SA = GUY ANCHOR BP = POWER BOX TF = TELEPHONE FEEDSTOCK 		verizon wireless SMW Engineering Group, Inc. 158 Business Center Drive Birmingham, Alabama 35244 PH: 205-252-0088 WWW.SMW-ENGINEERING.COM
MO15 POWERSITE FRACT. SEC. 5, T-23-N, R-20-W TANEY COUNTY, MISSOURI		Kimley-Horn 485 NORTH DEARBORN STREET SUITE 150 TAMPA, FL 33602 PHONE: (813) 888-1400 WWW.KIMLEY-HORN.COM

PARENT TRACT (DEED BOOK 444, PAGE 374)

A portion of Government Lots 2, 3, 4 and 5 of Fractional Section 5, Township 23 North, Range 20 West of the 5th Principal Meridian, Toney County, Missouri described as follows:
 Beginning at a stone marking the Northeast corner of said Government Lot 5; thence South 0 degrees 12'44" East along the East line thereof a distance of 655.49 feet to the USCE boundary line for Bur Shooks Lot; thence South 0 degrees 08'48" East along said boundary a distance of 881.28 feet; thence North 89 degrees 19'18" West along said boundary a distance of 856.24 feet; thence South 0 degrees 10'04" West along said boundary a distance of 327.58 feet; thence South 89 degrees 21'06" East along said boundary a distance of 856.43 feet; thence South 0 degrees 09'02" East along said boundary a distance of 654.84 feet to the Southeast corner of said Government Lot 2; thence North 89 degrees 24'02" West along the South line thereof a distance of 1324.46 feet to the Southeast corner thereof; thence North 0 degrees 02'30" West a distance of 450.11 feet; thence South 89 degrees 52'00" West a distance of 841.15 feet to the East boundary line of Tu-Lite Normalies, as per plat recorded in Plat Book 9 at page 52, Official Records of Toney County, Missouri; thence Northerly along said East boundary line the following fifteen (15) courses: 1) North 3 degrees 10'40" East a distance of 58.82 feet; thence 2) North 8 degrees 51'00" East a distance of 90.95 feet; thence 3) North 8 degrees 23'00" East a distance of 78.85 feet; thence 4) North 23 degrees 18'00" East a distance of 140.58 feet; thence 5) North 21 degrees 20'00" East a distance of 100.72 feet; thence 6) North 8 degrees 23'00" East a distance of 90.50 feet; thence 7) North 3 degrees 10'40" West a distance of 227.12 feet; thence 8) North 53 degrees 36'30" West a distance of 29.87 feet; thence 9) North 43 degrees 42'00" East a distance of 79.76 feet; thence 10) North 43 degrees 40'30" East a distance of 93.50 feet; thence 11) North 31 degrees 51'00" East a distance of 96.50 feet; thence 12) North 50 degrees 56'30" East a distance of 90.50 feet; thence 13) North 78 degrees 08'00" East a distance of 92.00 feet; thence 14) North 31 degrees 42'30" East a distance of 134.00 feet; thence 15) North 48 degrees 53'00" West a distance of 200.91 feet to the East right of way line of Toney County State Highway "Y"; thence North 57 degrees 36'30" East along said right of way line a distance of 45.48 feet; thence South 48 degrees 41'00" East a distance of 374.83 feet; thence North 56 degrees 23'00" East a distance of 88.55 feet; thence South 41 degrees 50'30" East a distance of 319.05 feet; thence North 46 degrees 58'00" East a distance of 300.00 feet; thence North 42 degrees 30'00" West a distance of 268.73 feet; thence North 22 degrees 59'00" West a distance of 29.92 feet; thence North 31 degrees 58'30" West a distance of 319.15 feet to the East right of way line of Toney County State Highway "Y"; thence North 51 degrees 21'00" East along said right of way line a distance of 54.50 feet; thence North 48 degrees 29'30" East along said right of way line a distance of 100.12 feet; thence North 51 degrees 21'00" East along said right of way line a distance of 759.00 feet to the beginning of a curve concave to the northwest having a radius of 1949.83 feet; thence Northwesterly along said curve end right of way line a distance of 31.70 feet (through an angle of 0 degrees 55'54") to the North line of said Government Lot 5; thence South 88 degrees 54'00" East along said North line a distance of 574.87 feet to the Point of Beginning. As per plat recorded at Plat/Side H, page 59, in the records of the Toney County Recorder's Office, Toney County, Missouri.

105' X 110' LEASE AREA

A lease area being a portion of a tract of land as recorded in Deed Book 444, Page 374 in the Office of the Recorder of Deeds of Toney County, Missouri lying in the Government Lot 2 of the Fractional Section 5, Township 23 North, Range 20 West of said Toney County and being more particularly described as follows:

Comments from a 3" capped pipe found marking the SE corner of Government Lot 2 of said Fractional Section 5; thence N 88°57'52" W a distance of 1305.19 feet from which a 1/2" rebar found marking the SE corner of Plot 1, Plots 1-4 of Lot 3 as recorded in Plat Book 14, Page 10 in said Office and the northerly right-of-way line of Curtis Drive bears N 88°57'52" W a distance of 34.36 feet; thence N 02°18'25" E a distance of 7.06 feet to a 5/8" rebar set and the Point of Beginning; thence N 00°02'51" E a distance of 110.00 feet to a 5/8" rebar set; S 89°57'09" E a distance of 105.00 feet to a 5/8" rebar set; thence S 00°02'51" W a distance of 110.00 feet to a 5/8" rebar set; thence N 89°57'09" E a distance of 105.00 feet to the Point of Beginning. The bounds of said described lease area contains 0.27 acres, more or less.

50' INGRESS/EGRESS & UTILITY EASEMENT

An easement being a portion of a tract of land as recorded in Deed Book 444, Page 374 in the Office of the Recorder of Deeds of Toney County, Missouri lying in the Government Lot 2 of the Fractional Section 5, Township 23 North, Range 20 West of said Toney County and being more particularly described as follows:

Comments from a 3" capped pipe found marking the SE corner of Government Lot 2 of said Fractional Section 5; thence N 88°57'52" W a distance of 1200.24 feet from which a 1/2" rebar found marking the SE corner of Plot 1, Plots 1-4 of Lot 3 as recorded in Plat Book 14, Page 10 in said Office and the northerly right-of-way line of Curtis Drive which bears N 88°57'52" W a distance of 139.30 feet; thence N 02°18'25" E a distance of 8.87 feet to a 5/8" rebar set for the SE corner of the above described 0.23 acre tract; thence N 89°57'09" W a distance of 42.06 feet to the Point of Beginning of an Ingress/Egress and Utility Easement being 50 feet in width and lying 25 feet on each side of the following described centerline; thence S 00°04'03" E a distance of 8.14 feet, more or less, to the northerly right-of-way line of Curtis Drive and the Point of Ending the bounds of said described easement to adjoin lease area and right-of-way of Curtis Drive contiguous, and contains 0.02 acres, more or less.

SURVEYOR'S NOTES

- This is a Rawland Tower Survey, made on the ground under the supervision of a Missouri Registered Land Surveyor. Date of field survey is January 27, 2016.
- The following surveying instruments were used at time of field visit: Nikon NPL-352, Total Station, Reflectorless and Hiper + Legacy E, RIK, GD 142.
- Bearings are based on Missouri Central State Plane Coordinates MAD 83 by GPS observation.
- No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
- Benchmark used is a GPS Continuously Operating Reference Station, FID DL6012. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
- This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- This Survey was conducted with the benefit of an Abstract Title search.
- Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/- 20 feet horizontally and to within +/- 3 feet vertically (FMA Accuracy Code 1A).
- Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
- Field data upon which this map or plat is based has a closure precision of not less than one-foot in 15,000 feet (1":15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
- This survey is not valid without the original signature and the original seal of a state licensed surveyor and mapper.
- This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.
- Zoning setback requirements are Front=80', Side=7', Rear=10' with no height restriction per client.

PLOTTABLE EXCEPTIONS

U.S. Title Solutions, Report of Title No. 54407-MO1606-5030, dated 6/26/2016

Exception No.	Instrument	Comment
6	Book 217, Page 309	Does not affect.
7	Book 127, Page 65	Does not affect.
8	Book 133, Page 638	Affects parent tract; does not affect lease & easement.
9	Book 133, Page 600	Affects parent tract; does not affect lease & easement.
10	Book 210, Page 73	Affects access as shown.
11	Inst. No. 2007158278	No description to plot for affects.
12	Book 9, Page 52	Does not affect.
13	Book 14, Page 10	Does not affect but shown.

SURVEYOR'S CERTIFICATION

I certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Missouri to the best of my knowledge, information, and belief.

Kenneth Edwin Hauk
 Missouri License No. LS 1145
 1145 Canterbury Drive
 Yukon, Oklahoma 73099
 (405) 354-8272



FLOOD NOTE
 The graphic platting only, the subject property appears to lie in Zone "X" of the Flood Insurance Rate Map Community Panel No. 28213C0187E, which bears an effective date of 03/15/2012 and is NOT in a special flood hazard area.
 Zone X: Areas determined to be outside the 0.2% annual chance floodplain.

KimleyHorn

655 NORTH FRANKLIN STREET
 SUITE 150
 TAMPA, FL 33602
 PHONE: (813) 820-1480
 WWW.KIMLEYHORN.COM

MO15
 POWERSITE
 FRACT. SEC. 5, T-23-N, R-20-W
 TANEY COUNTY, MISSOURI

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 1145 CANTEBURY DRIVE
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 108 Business Center Drive
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 Lawrenceville, Georgia 30046
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PROJECT NO. 16-0123

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SMW ENGINEERING GROUP, INC.

verizon

10740 NALL AVENUE, SUITE 400
OVERLAND PARK, KS 66211
(913) 344-2800

Kimley»Horn

655 NORTH FRANKLIN STREET, SUITE 150
TAMPA, FL 33602
PHONE (813) 620-1460
WWW.KIMLEY-HORN.COM

DATE DESCRIPTION BY

DATE	DESCRIPTION	BY
C 10/28/16	SIGNED ISSUE	KCM
B 10/21/16	ISSUED FOR L.L. REVIEW	JPH
A 10/05/16	SUBMITTED FOR REVIEW	JPH

DRAWN BY: JPH | CHECKED BY: AWD

PROJECT NUMBER: 148999122



PROJECT INFORMATION

MO15 POWERSITE RAWLAND

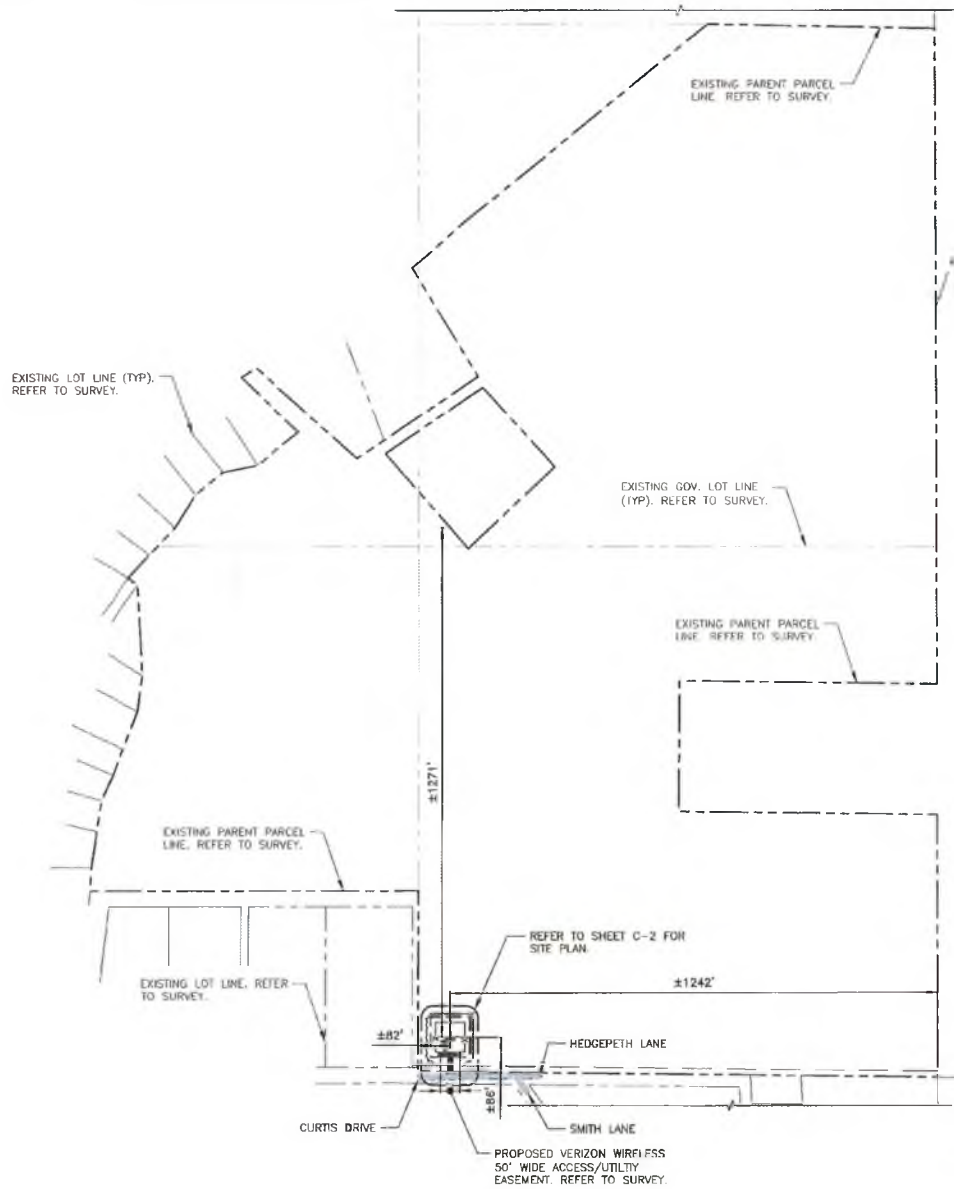
80FT N OF CURTIS DR.,
0.28 MILE E OF HWY Y
TANEY COUNTY

PROJECT TITLE:

OVERALL SITE PLAN

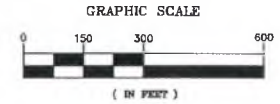
SHEET NUMBER:

C-1



THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE "X" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 2921300167E DATED 03/15/02. NO FIELD MEASUREMENTS WERE USED IN THIS DETERMINATIONS.

1 OVERALL SITE PLAN
SCALE: 1" = 300'
SCALE BASED ON 11"x17" ONLY



October 28, 2016

Verizon Wireless

Attn: Derrick Carter

SUBJECT: Valmont File #: Not Available
Model: 190' Self Supporting Tower
Site Name: MO15 Powersite

Thank you for your inquiry concerning tower design codes and practices as they relate to your requested tower designs.

Valmont Structures has been designing and building guyed and self-supporting towers and monopoles since the early 1950's. During this time, we have sold thousands of towers ranging in height from as little as 50' high to in excess of 1400'. These towers were individually engineered to accommodate the loading requirements imparted by the design wind speed, ice considerations, antenna loading, and other factors dictated by the national code requirements existing at the time the tower was built.

The ANSI/TIA-222-G Standard represents the latest refinement of specific minimum requirements for tower engineers and manufacturers to follow to help assure that the tower structure and its foundations are designed to meet the most realistic conditions for local weather while assuring that the tower is designed to stringent factors of safety. For this site, tower wind speed, ice conditions, structure class, topographical category, exposure criteria, and crest height are to be determined.

We are aware of few documented instances of a self supporting tower or monopole failure. Self supporting towers and monopoles can be designed such that the most common mode of failure is in the upper middle region of the tower, with the upper portion of the tower remaining connected and "bending and bowing over" against the base of the tower or pole. The fact that the wind is normally greater on the upper portion of the structure contributes to the likelihood of this type of failure. Thus, if a failure condition is reached, it should be reached in the upper middle region of the tower first. This tower will be designed with a theoretical failure point resulting in a buckling of the tower legs or angle bracing at or above the tower midpoint with the top sections of the tower folding over on to the intact base sections. This would then affect a "zero fall zone" at ground level.

Including myself, our site has three licensed Professional Engineers covering a total of 48 states. Valmont Structures is an AISC approved shop. All Valmont Structures welders are AWS and CWB qualified. Our total design, engineer and build process has been quality audited by our customers including public utilities, telephone companies, government agencies, and of course AISC.

We trust the above and the attached will be helpful to you. If you should need anything else, please let us know at your convenience.

Sincerely,

William R. Heiden III
Manager of Engineering
Ext. #5243



**Division III Relative Policy Scoring Sheet:
Eastern Taney County**

Performance Value	Importance Factor	Score	Section Score
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Water Quality

Category	n/a=	Performance Value	Importance Factor	Score	Section Score
SEWAGE DISPOSAL	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

Category	n/a=	Performance Value	Importance Factor	Score	Section Score
STORM DRAINAGE	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

Category	n/a=	Performance Value	Importance Factor	Score	Section Score
AIR QUALITY					
cannot cause impact		0	4	0	0
could impact but appropriate abatement installed		-1			
could impact, no abatement or unknown impact		-2			

Critical Areas

Category	n/a=	Performance Value	Importance Factor	Score	Section Score
PRESERVATION OF CRITICAL AREAS					
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

Category	n/a=	Performance Value	Importance Factor	Score	Section Score
OFF-SITE NUISANCES					
no issues		2	4	0	0
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					
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=				
no outdoor storage of equipment, materials, etc., or outdoor work areas	2	3	0	0
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=				
no conversion of Class I-IV agricultural land to other use(s)	0	1	0	0
development requires reclassification of Class I-IV agricultural land to other use(s)	-2			
RIGHT TO FARM n/a=				
does not limit existing agricultural uses / does not cause nuisance, predation	0	3	0	0
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			

MO-15 Powersite Telecommunications Tower		Permit#:	16-28		
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=	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	-2	-10
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	2	
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=	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= -12

Maximum Possible Score= 33

Actual Score as Percent of Maximum= -36.4%

Number of Negative Scores= 3

Negative Scores as % of Total Score= 8.6%

Scoring Performed by:

Date:

Bob Atchley & Bonita Kisse-Souttee

December 1, 2016

Project: MO-15 Powersite Telecommunications Tower

Permit#: 16-28

Policies Receiving a Negative Score	
Importance Factor 5:	right-of-way / roads
Importance Factor 4:	use compatibility utilities
Importance Factor 3:	none
Importance Factor 2:	none
Importance Factor 1:	none

Scoring by: Bob Atchley & Bonita Kisse-Soutee

Date: December 1, 2016

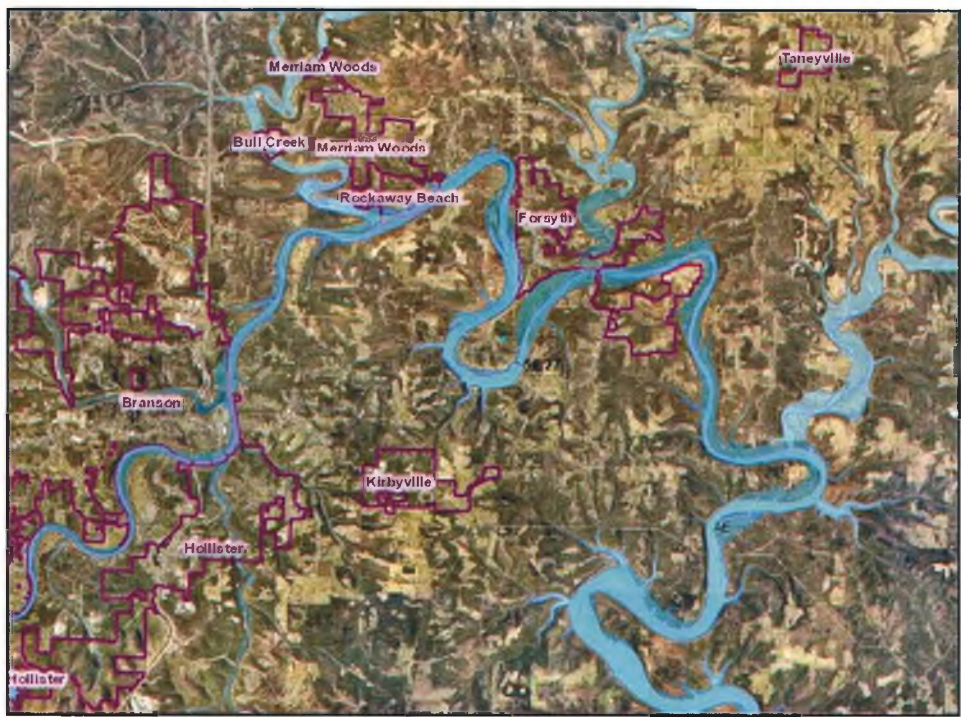
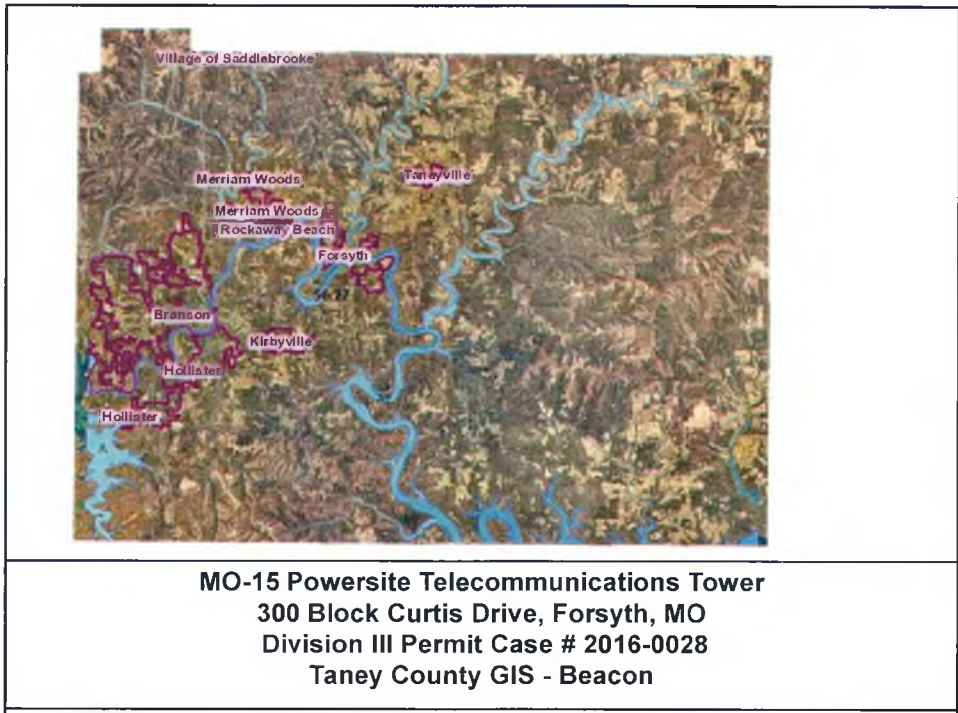
Eastern District Relative Policies: Division III Permit

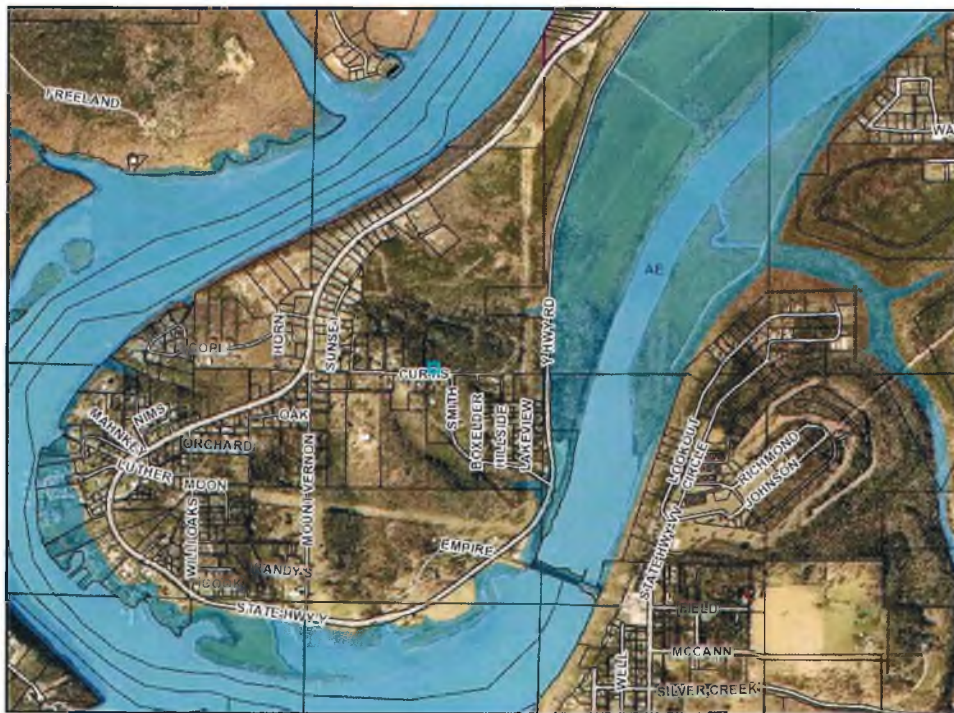
Project: **MO-15 Powersite Telecommunications Tower** Permit: **16-28**

	Max. Possible	As Scored	%	Total Negative Scores	
Scoring	33	-12	-36.4%	3	27.3%

	Max. Possible	As Scored	Negative Scores	
			Number of	Percent
Importance Factor 5	5	-10	1	100.0%
sewage disposal				
right-of-way / roads	5	-10		
emergency water supply				
waste disposal service				
waste disposal commitment				
Importance Factor 4	16	-8	2	40.0%
stormwater drainage				
air quality	0	0		
off-site nuisances	8	0		
use compatibility	0	-4		
diversification				
development buffering				
utilities	0	-4		
pedestrian circulation				
underground utilities	8	0		
Importance Factor 3	12	6		
preservation of critical areas	6	6		
screening of rooftop equip				
screening / waste containers				
screening of outdoor equip	6	0		
industrial landscape buffers				
right to farm	0	0		
mixed-use developments				
emergency services				
water systems				
Importance Factor 2				
residential landscape buffers				
right to operate				
residential privacy				
traffic	0	0		
pedestrian safety				
usable open space				
Importance Factor 1				
agricultural lands	0	0		
bicycle circulation				

Scoring by: *Bob Atchley & Bonita Kisse-Soutee*
 Date: *December 1, 2010*





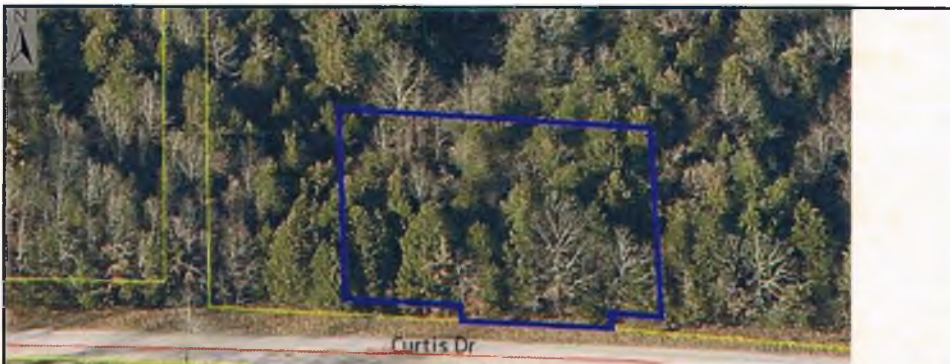








MO-15 Powersite Telecommunications Tower
300 Block Curtis Drive, Forsyth, MO
Division III Permit Case # 2016-0028
Pictometry – View from the North



MO-15 Powersite Telecommunications Tower
300 Block Curtis Drive, Forsyth, MO
Division III Permit Case # 2016-0028
Pictometry – View from the South



**MO-15 Powersite Telecommunications Tower
300 Block Curtis Drive, Forsyth, MO
Division III Permit Case # 2016-0028
Pictometry – View from the East**



**MO-15 Powersite Telecommunications Tower
300 Block Curtis Drive, Forsyth, MO
Division III Permit Case # 2016-0028
Pictometry – View from the West**







