

Date: January 22, 2024

To: Marisol Cervantes, Planner

From: Tracy Brown Planning Consultant

Re: Case #LUPINT-2023-0022, Response to Incompleteness, 6928 SE 282nd Avenue

Hi Marisol, on behalf of Scott Johnson and New Horizon Utility Construction, LLC please find responses to address items from your January 18, 2024 incompleteness letter.

1. **Exterior Lighting:** The existing exterior lighting for the “security cameras” do not meet the Dark Sky Lighting Standards MCC 39.6850(C). The security lights appear to omit lighting and are not fully shielded. Per requirement MCC 39.6850(C)(1) the exterior lighting must be facing downwards and fully shielded. Meaning no light is to emit above the horizontal plane located at the lowest point of the fixture’s shielding.
 - a. Please revise the exterior lighting and provide an alternative lighting source that will be fully shielded.

Response: A revised lighting plan containing Dark Sky lighting fixtures is included. Please note Fixture ‘D’ on revised plan is a motion-active fixtures mounted under the existing canopy.

2. Please revise the below sections in your narrative as more information is required.
 - a. MCC 39.4670(C) you stated that a “negligible affect” on the carrying capacity of the soil or existing water supply might be affected. Please elaborate as to how and why the proposed new telecommunication business will affect the above.
 - b. MCC 39.4670(E) you stated that the service will primarily serve the rural residents needs and tourists visiting area. Please provide more detail information as to ‘how’ or if possible some data as to how you will primarily serve the needs of rural residents. Just stating that you will serve the Rural Residents is not sufficient information to ensure you will be serving the Rural Residents and not City residents.

Response: Please see the attached Supplemental Project Narrative to address this item. A Business Plan with Job Locations by Zip Code is attached.

3. **Transportation Planning Form:** As a reminder please complete all outstanding items with Transportation Planning. I have read the Memorandum Transportation Planning sent over and there are outstanding items you will need to complete with their department during the Transportation Planning Review. I am including this as an item in this letter just as a reminder for you.

Response: The applicant is aware of Transportation Plannings comments. As shown on the Site Plan the applicant intends to construct a fence along the SE 282nd frontage to block vehicles from entering the site from this location.

Attachments: Revised Lighting Plan, Supplemental Project Narrative, Business Plan with Job Locations by Zip Code