

My Opposition Response to SUP Request

Mike Fortin

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VC Highlands



Focus of Discussion

- First and foremost
 - Not about Ham vs non-Ham or the merits of having Ham radio in the Highlands
 - It is only about the existence and proposed construction of structures that exceed 45 feet as allowed by county law
 - Many homeowners in the highlands successfully operate Ham radio stations WITHOUT structures that exceed 45 feet



Focus of Discussion

- Additionally
 - Not about personal opinions of the applicant or other Highland residents- driving habits, politics, chat group behavior, etc.
 - Civil discourse by ALL involved to address issue at hand



Points for Consideration

- Two Parts to Proposal
 - “Maintenance” of current structures
 - Construction of new structures
- How each Part affects:
 - Aesthetics / Quality of Life
 - Property Values
 - Fire Suppression
 - Existing Structures
 - County Concerns



Quality of Life / Aesthetics

- Open spaces, beautiful forests, wild horses, panoramic views
- My view of the Sierras when I purchased my land:



How My View Has Changed

- Picture is edited from current view:



How My View Has Changed

- Two new structures, no SUP

Edited from current picture



How My View Has Changed

- 1 tower removed, 1 extended: no SUP



How My View Has Changed

- Current View (not edited)



AFTER Email from Sheriff Antinoro that
Cranes were present for necessary
maintenance only

How My View Will Change

- Future View
 - Actual placement may vary
 - Color represents shaded side (as seen in existing structures) – sunny side reflects sun and looks white
 - Heights are estimated
 - Structures may be tapered and have steps on the side (if they are the same as were delivered two years ago)



How My View Will Change

- Future View



How My View Will Change

- Future View 2?



How My View Will Change

- Future View 2?



Property Values

- My Home
 - Built using our life's saving
 - Literally by me, my wife and one friend



2008

Imagine: Home for Sale

- A potential buyer drives up...



Imagine: Home for Sale

- And drives away



Imagine: Home for Sale 2

- A potential buyer drives up...



Imagine: Home for Sale 2

- And never gets out of the car.



Property Values

- Naïve to blame property value decline on structures only
- Some residents are not affected at all
- When the pool of potential buyers decreases, so does the property value
- We built our homes with the knowledge of county laws and expected these laws to be enforced



Fire Suppression

- We live in a forest – as such, fire is a constant threat (not “if” but “when”)
- During a fire of a large magnitude, home protection is often done from the air.
- Verbal acknowledgement from the Forest Service that during a major fire event, homes near large structures are at greater risk as they will not have adequate air support.



Existing Structures

- Do NOT, and never had SUPs!
- Reasonable accommodation does NOT need to exceed 45 feet (as is seen in surrounding communities)
- If applicant didn't need SUP for existing structures, then why ask now?
- If SUPs are needed, then aren't existing structures illegal?



Existing Structures

- “Maintenance” is just a euphemism for “be allowed to keep”
- Ham radio does NOT require towers over 45 feet tall... look at the many existing VCH residents who are in compliance
- Seeking SUPs “after the fact” is not acceptable procedure – I don’t build a building then seek permits. Each structure SHOULD have had a SUP request and hearing BEFORE construction.



County Concerns

- Application for SUPs AFTER construction
- Becoming embroiled in continuing complications and litigation
- Track record of applicant regarding structures - previous attempts to install, unexpected additions (i.e. Sheriff's email)
- Property Values, Quality of Living, etc. for ALL residents



In Conclusion

- The “needs” of the many outweigh the “wants” of the few.
- This is not about Ham radio operators who operate within county law, but about quality of life for surrounding homeowners who are greatly affected by these structures over 45 feet tall
- Please consider these points and deny this application with confidence that denial is in the best interest of ALL residents.



Mike Fortin – Personal Information (if asked)

- Nevada resident since 1972
- Attended Carson High and Incline High
- UNR Graduate 1979 – BS, then Teaching Certificate 1984, and NBCCT in 2001
- Married – Debbie 1983 – two children Bryan 1984 and Jessica 1986 – both born at Saint Mary's in Reno, raised in Nevada
- Teacher – 1985 – 1990 Carson High and 1991-present Incline High
- Purchased in VCH in 2003, built home in 2007-2008

