



City of Grand Island

Tuesday, July 26, 2005

Council Session

Item E1

Public Hearing on Request of Randall Stueven and Maureen Van Hoven for a Conditional Use Permit to Allow Faulk and Foster and Western Wireless Corp. to Construct a Telecommunication Tower Located at 233 South Gunbarrel Road

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: July 26, 2005

Subject: Request of Randall and Laura Stueven for a Conditional Use Permit to Allow Faulk and Foster and Western Wireless Corp. to Construct a Telecommunication Tower at 233 South Gunbarrel Road, Grand Island, Nebraska

Item #'s: E-1 & G-7

Presenter(s): Craig Lewis, Building Department Director

Background

This request is to allow for the construction of a telecommunication tower and associated facilities at the above referenced location. The zoning regulations provide for the placement of these types of towers and facilities in all zones with the approval of the City Council in the form of a conditional use permit.

The intent of the tower and telecommunication facilities and antenna regulations is to protect residential areas and land uses from the potential adverse impact of the installation of towers and antennas through careful design, siting, and camouflaging, to promote and encourage shared use/collocation of towers, and to ensure that towers and antennas are compatible with the surrounding land uses.

Discussion

The City code specifies eight items to be submitted with the application for a tower development permit, five of those items have been submitted and appear in order, the remaining three items need to be submitted to complete this request. The first is an affidavit attesting to the fact that unsuccessful attempts have been made to collocate with any towers within one mile of the proposed site. A current tower exists east of Gunbarrel and north of Bismark, it appears that this tower is not adequate structurally to support an additional antenna but no documentation has been received. The second item is evidence from an engineer that the proposed tower will meet building code standards, this evidence will be needed before a building permit will be issued and delaying submission until that time is reasonable. The third item is a color simulation showing the proposed tower at the site.

The proposed location does not appear to create any negative impact on the surrounding properties and approval conditioned upon the three remaining items being submitted appears reasonable.

Alternatives

It appears that the Council has the following alternatives concerning the issue at hand. The Council may:

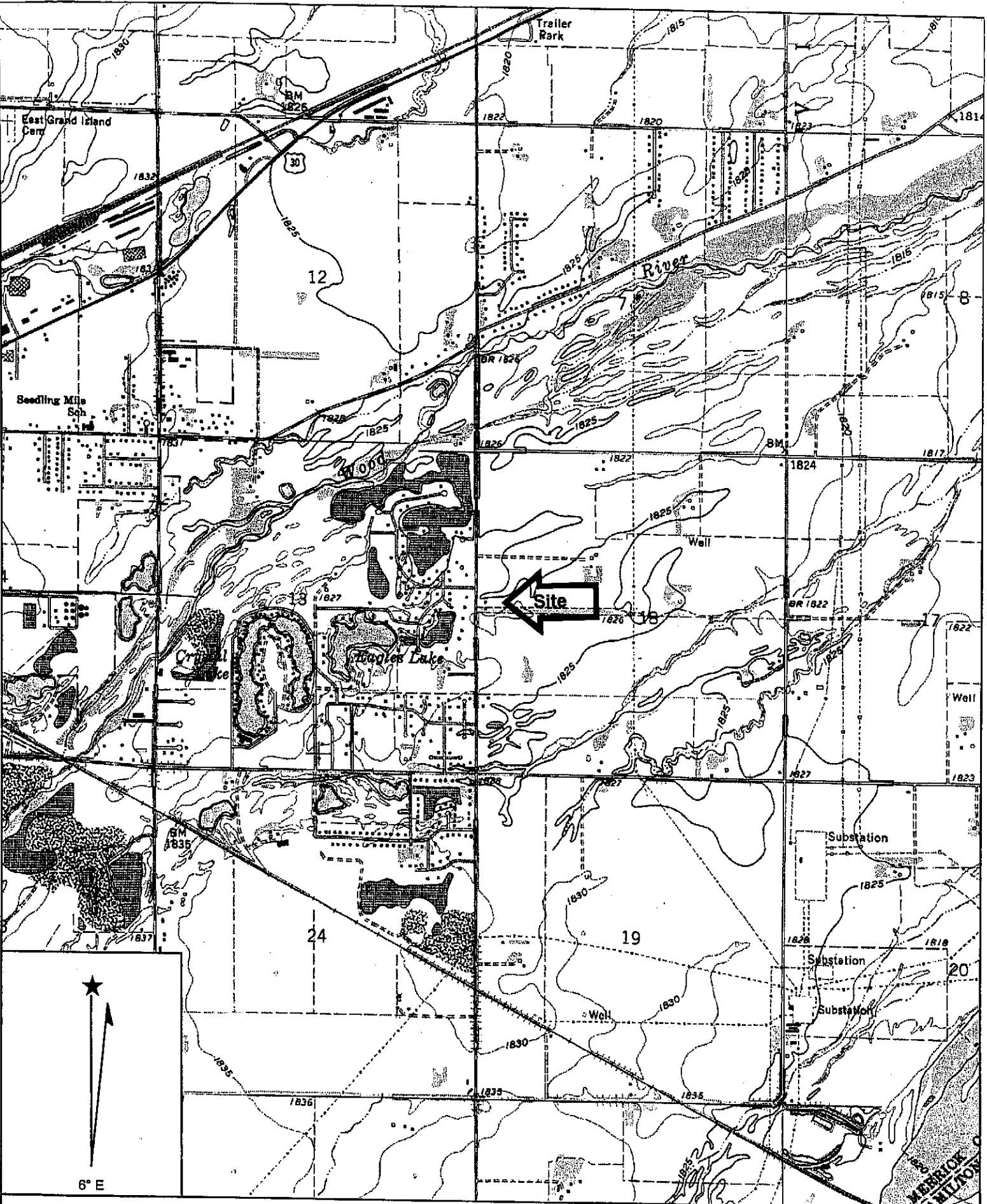
1. Approve the request.
2. Disapprove or /Deny the request.
3. Modify the request to meet the wishes of the Council
4. Table the issue

Recommendation

City Administration recommends that the Council approve the request for a conditional use permit pending the submission of the three remaining items prior to construction permits.

Sample Motion

Move to approve the request for a conditional use permit for the construction of a telecommunication tower at 233 S. Gunbarrel Road.

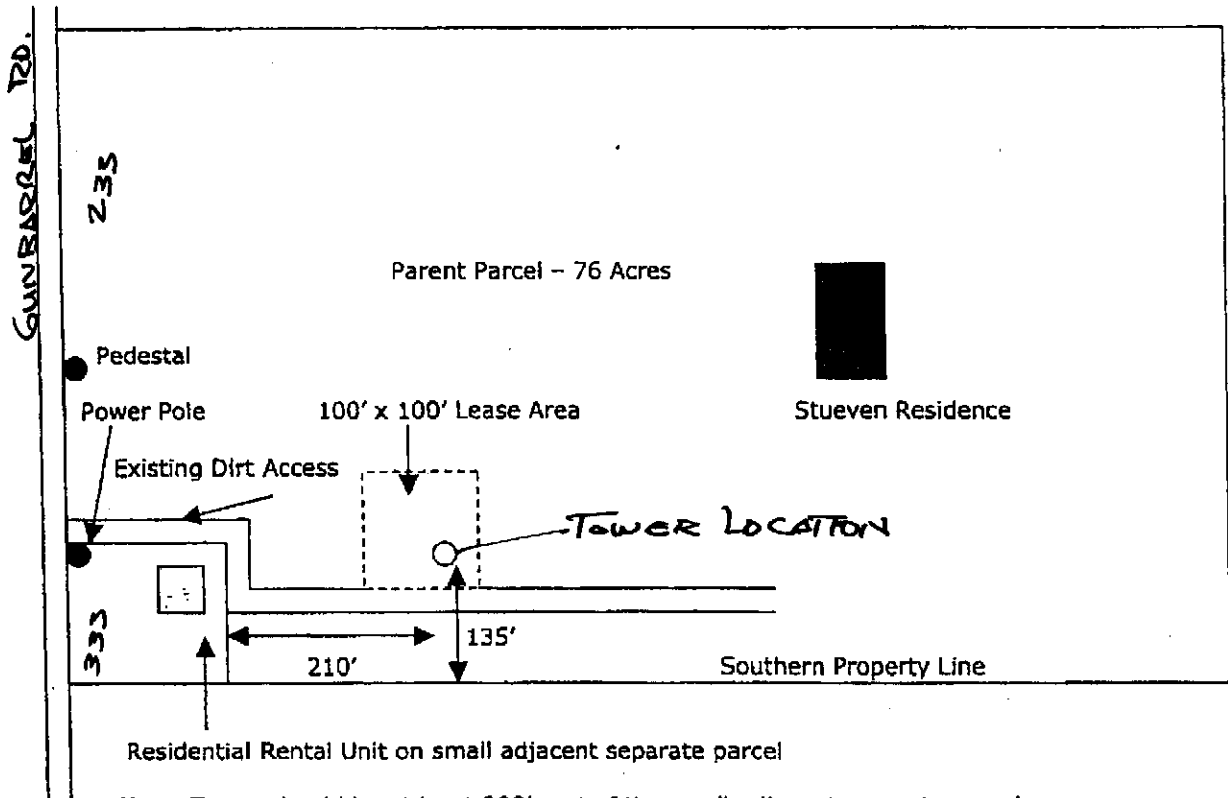


Name: GRAND ISLAND
 Date: 3/17/2005
 Scale: 1 inch equals 2000 feet

Location: 040° 55' 24.2" N 098° 16' 53.0" W
 Caption: Grand Isle East A / contour:5ft
 issued: 1962 / revised: 1993
 S(18) / T(11N) / R(8W)

Site Sketch – NE07 GrandIsE

N ↑ Not to Scale



Landowner: Randall Stueven
Landowner Address: 233 South Gunbarrel Road, Grand Island, NE 68801
Landowner Telephone Number: (308) 381-0933
Proposed Tower: 130' Monopole
Latitude: N 40 - 55 - 24.4
Longitude: 098 - 16 - 51.3
Parent Parcel ID Number: 0005027.00
Zoning Requirements: Conditional Use Permit
Zoning District: Transitional Agricultural
Setbacks: 200 feet from occupied structures and from property lines 1 foot for each foot the tower is over 50 feet.

Randall Stueven _____ Date _____

Site Sketch