



City of Grand Island

Tuesday, September 11, 2012

Council Session

Item E4

Public Hearing on Request from the City of Grand Island for a Conditional Use Permit for Installation of a Wooden Pole to Mount a Radio for Wireless Network Communications Located at 1720 North Broadwell Avenue

Staff Contact: Craig Lewis

Council Agenda Memo

From: Craig A. Lewis, Building Department Director

Meeting: September 11, 2012

Subject: Request of Grand Island Information Technology Division, Representing Grand Island Fire and Parks Departments Requesting Approval of a Conditional Use Permit to Construct a Telecommunication Tower at 1720 N. Broadwell

Item #'s: E-4 & H-1

Presenter(s): Craig Lewis, Building Department Director

Background

This is a request to allow for the construction of a 60 foot utility pole at the existing Fire Station No. 2 site to accommodate wireless radio equipment to facilitate network communications between City Departments.

The property is currently zoned R-3 Medium Density Residential, the Grand Island Zoning Code requires that all telecommunication towers receive the approval of City Council in the form of a conditional use permit prior to construction.

The intent of the tower and telecommunication facilities and antenna regulations are 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, all of those items have been submitted, with the exception of;

1). the engineering of the tower and foundation design, and, 2). a building permit application for the proposed tower. It appears reasonable to exclude the submittal of an engineered design as City Utility will provide the installation of the utility pole, and the

application for a building permit will need to be submitted only after the City Council has approved the location.

Information attesting to an effort to collocate with any tower within a one mile radius has been submitted by the applicant. There were two tower locations noted within the one mile radius of the proposed site. Based on the proposed use it does not appear feasible at this time to seek collocation.

The location of this proposal does not appear to create any negative impact on the neighboring properties.

Alternatives

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

1. Approve the request for a conditional use permit finding that the proposed use is a listed conditional use in the zoning code and that it will not be detrimental to public health, safety, and the general welfare of the community.
2. Disapprove or /Deny the conditional use permit, finding that the proposal does not conform to the purpose of the zoning regulations.
3. Modify the conditional use to meet the wishes of the Council
4. Refer the matter to a special committee for a determination of a finding of fact.
5. Table the issue.

Recommendation

City Staff recommends that the Council approve the request for a conditional use permit to construct this telecommunication tower, finding that the request does promote the health, safety, and general welfare of the community, protects property against blight and depreciation, and is generally harmonious with the surrounding neighborhood.

Sample Motion

Move to approve the requested conditional use permit as specified in the staff recommendation published in the Council packet and presented at the City Council meeting and finding that the application will conform with the purpose of the zoning regulations.



Non-Refundable Fee: \$1,000.00

Return by: _____

Council Action on: _____

(Fire Station 2)

Conditional Use Permit Application

pc: Building, Legal, Utilities
Planning, Public Works

- 1. The specific use/construction requested is: Installation of a wooden pole to mount a radio for wireless network communications.
- 2. The owner(s) of the described property is/are: City of Grand Island
- 3. The legal description of the property is: WEST LAWN ADD TO THE CITY OF GRAND ISLAND S 28' LT 113 & ALL LTS 114-115-116
- 4. The address of the property is: 1723 N Broadwell Ave
- 5. The zoning classification of the property is: R3-Medium Density Residential Zone
- 6. Existing improvements on the property is: Fire Station
- 7. The duration of the proposed use is: Indefinite
- 8. Plans for construction of permanent facility is: N/A
- 9. The character of the immediate neighborhood is: Residential
- 10. There is hereby **attached** a list of the names and addresses of all property owners within 200' of the property upon which the Conditional Use Permit is requested.
- 11. Explanation of request: To install a wooden 60' pole to mount wireless radio equipment for network communications.

I/We do hereby certify that the above statements are true and correct and this application is signed as an acknowledgement of that fact.

8/22/12
Date

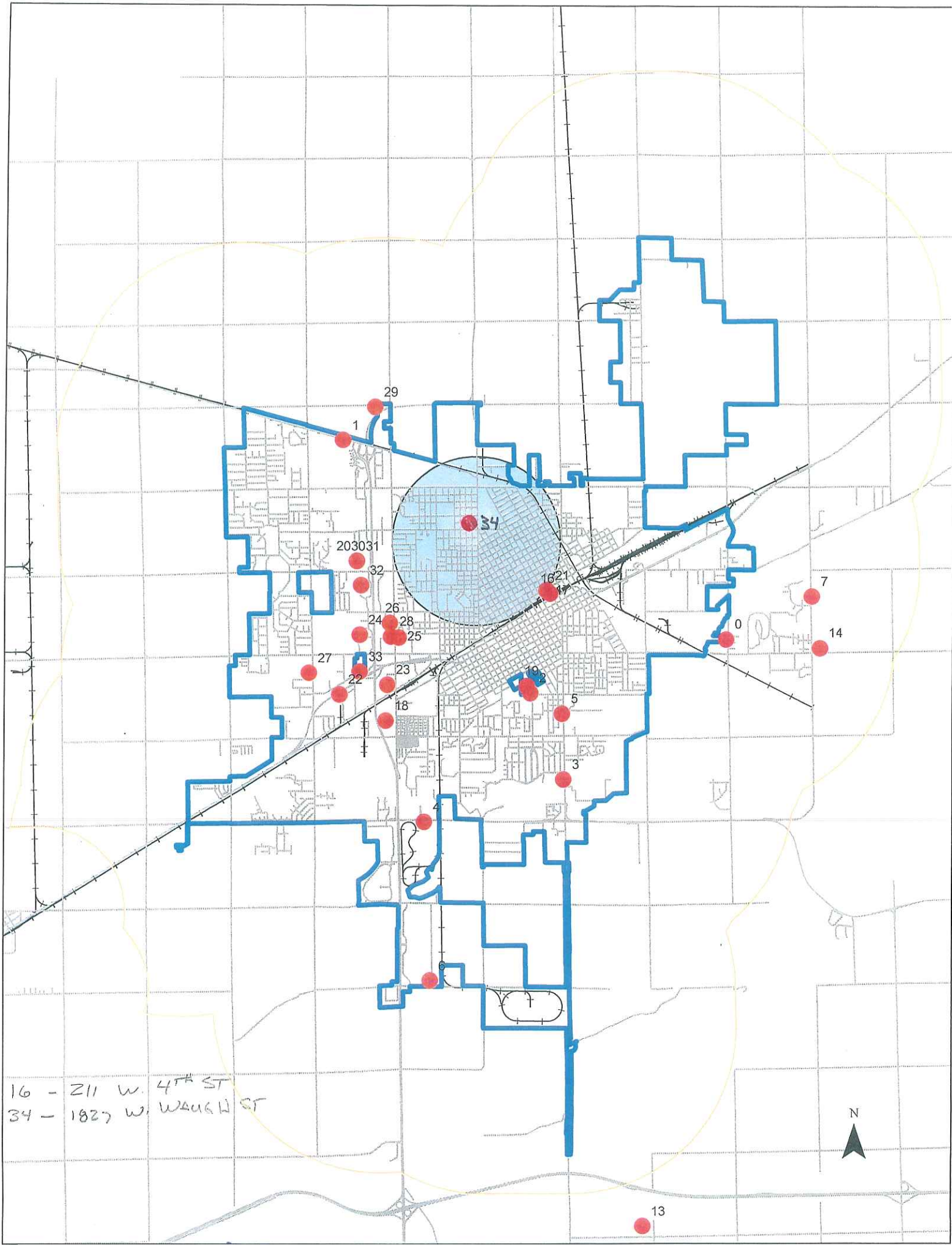
Robin Splattbrosser
Owners(s)

385-5444 ext 188
Phone Number

100 E 1st St
Address

Grand Island NE 68801
City State Zip

Please Note: Delays May Occur if Application is Incomplete or Inaccurate.



INTEROFFICE MEMORANDUM



*Working Together for a
Better Tomorrow. Today.*

DATE: August 31, 2012
TO: Craig Lewis, Building Department Director
FROM: Robyn Splattstoesser, IT Manager
RE: Application for Conditional Use Permits

It is the intent of the City of Grand Island Information Technology Division to install four 60 foot wooden poles for the purpose of supporting wireless communication equipment. The communication equipment will be used to upgrade the connection to remote city facilities and improve the City's wide area network.

All poles will be placed alongside the following existing city owned buildings: Fire Station 2 (attachment 1), Fire Station 3 (attachment 2), Fire Station 4 (attachment 3), and the Grand Island Cemetery Office (attachment 4). Each pole will host one Tsunami MP-8150-SUR-100 radio with an integrated antenna. The Radio/Antenna will be 14.5" x 14.5" x 4.2" (See attachment 5). Due to DC power requirements, the total length of cabling between the computer equipment and the radios cannot exceed 330 feet (pg. 15 of Tsunami MP-8100 Series Installation and Management Guide). Because of this requirement, collocation of these radios on existing towers is cost prohibitive and therefore not considered a viable option.

The poles will be purchased and installed by the Grand Island Utilities Department. They will ensure that the proposed pole will meet the Building Code and all other construction standards set forth by the City Code and federal and state law applicable to ANSI standards.

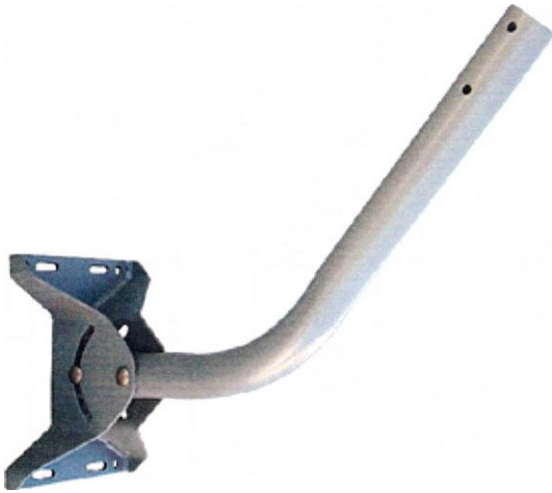
Attachment 1:

The red line indicates the desired location for the pole at Fire Station 2 – 1720 N. Broadwell



Attachment 5:

This is the mount that will be used on each of the utility poles.



This is the radio that will be mounted at each location at the top of the Utility pole. The antenna is built into the radio. The dimensions are: 14.5 x 14.5 x 4.2 inches.

