Mapleton City

MAPLETON UTAH

City Council Staff Report

April 1, 2015

Item 3

Applicant: Crown Castle/Verizon Wireless

Prepared by: Cory Branch

Public Hearing: No

REQUEST

Crown Castle/Verizon Wireless requests a discussion regarding a proposal for the expansion of an existing tower site compound located generally at the southeast corner of Maple and Main Street.

BACKGROUND AND PROJECT DESCRIPTION

1. Crown Castle/Verizon Wireless requests to discuss the proposal of an expansion of Verizon Wireless equipment to an existing Crown Castle facility located in the Mapleton City Park at the southeast corner of Maple and Main Street.
2. This request is to collocate onto an existing 98' Crown Castle monopole. The existing monopole was approved on December 15, 2006. The terms of the existing Agreement ends on December 15, 2043.
3. Sprint is the only carrier currently on the monopole.
4. Verizon Wireless is proposing to add nine (9) panel antennas, six (6) remote radio heads and an OVP box at the 87' centerline below the existing antennas on the monopole along with an outdoor back-up generator.
5. There are three (3) options being proposed for the placement of the equipment. (see Attached Options)
6. Crown Castle is also proposing a Letter Agreement setting forth the terms of the Agreement related to the acquisition of additional ground space. The Letter Agreement will need to be discussed in a closed session as it relates to exchange or lease of real property.

CITY COUNCIL DISCUSSION POINTS:

1. Is the applicant intending to add to the terms of the original agreement?
2. Of the three (3) options which one does the Council prefer?
3. Will the existing use and the proposed use meet all FCC regulations?
4. In order to avoid noise complaints when will the back-up generator be used?

ATTACHMENT:

Proposed Options

Expansion Options for VZW Equipment at Existing Crown Castle Facility in Mapleton City Park

Background

- VZW has requested to collocate onto the existing 98’ Crown Castle Monopole in Mapleton City Park.
- VZW is proposing to install outdoor equipment similar to the existing carriers equipment along with an outdoor back-up generator at this facility.
- The size of the steel platform for the outdoor equipment can vary depending on the proposed layout.
- VZW and Crown Castle will work with the City Council and Staff to determine the best location for the placement of the VZW equipment and back-up generator near the existing facility.
- There are three (3) options for the placement of the VZW equipment that have been discussed with City Staff. Staff has requested these options to be brought before the City Council for their input.

Option 1

SCHOOL
MAIN STREET
(E) BUILDING
25'-2" EXISTING FENCED FACILITY
18'-0" EXISTING FENCED FACILITY
(E) SITE ACCESS GATES
(E) 98' TALL MONOPOLE
PROPOSED VZW 12' X 16' OUTDOOR EQUIPMENT PLATFORM WITH OUTDOOR GENERATOR
PROPOSED VZW 22' X 34' LEASE AREA TO BE FINISHED WITH 6' TALL CHAINLINK FENCING WITH BARBED WIRE AND VINYL FENCE SLATS. THIS OPTION WILL REQUIRE THE REMOVAL OF (3) OF THE EXISTING EVERGREEN TREES
PROPOSED 5' WIDE LANDSCAPING STRIP AROUND THE VZW LEASE AREA
NORTH
OVERALL SITE PLAN
SCALE: 1/4" = 20'-0"±
1
verizon wireless
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088
TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010
DRAWN BY: JAY C
CHECKED BY: PETE S
2 02.09.2014 REVISIONS PER CC
1 12.01.2014 EXPANSION EXHIBITS
0 09.23.2014 EXPANSION EXHIBITS
REV DATE DESCRIPTION
PRO – DHASSA
NW SEC 14, T8S, R3E
JUST OFF MAIN STREET
MAPLETON, UTAH 84664
-- SITE CO-LOCATION --
SHEET TITLE
OVERALL SITE PLAN
(OPTION 1)
SHEET NUMBER
C100.1

Option 1

- Crown Castle would look to expand the existing fenced lease area an additional 22’ x 34’ to the east of the facility.
- The expansion would allow VZW to install a 12’ x 16’ outdoor equipment platform and outdoor back-up generator.
- The expansion would require the removal the three (3) of the existing evergreen trees along the eastside of the existing facility.
- A 5’ wide landscape strip would be installed along the north, east and south sides of the expanded fenced lease area to help screen the facility. Crown Castle and VZW would work with the City on the type of landscaping to be installed within the landscape strip.
- VZW would install three (3) antenna sectors on the existing 98’ monopole.
- Each antenna sector will consist of four (4) – 8’ panel antennas for a total of twelve (12) antennas.

Option 2

SCHOOL
MAIN STREET
(E) BUILDING
25'-2" EXISTING FENCED FACILITY
18'-0" EXISTING FENCED FACILITY
(E) 98' TALL MONOPOLE
(E) SITE ACCESS GATES
35'-0"
PROPOSED 5' WIDE LANDSCAPING STRIP AROUND THE VZW LEASE AREA
PROPOSED VZW 12' X 16' OUTDOOR EQUIPMENT PLATFORM WITH OUTDOOR GENERATOR
PROPOSED VZW 22' X 34' LEASE AREA TO BE FINISHED WITH 6' TALL CHAINLINK FENCING WITH BARBED WIRE AND VINYL FENCE SLATS
NORTH
OVERALL SITE PLAN
SCALE: 1/4" = 20'-0"±
1
verizon wireless
VERIZON WIRELESS
9655 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088
TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010
DRAWN BY: JAY C
CHECKED BY: PETE S
2 02.09.2014 REVISIONS PER CC
1 12.01.2014 EXPANSION EXHIBITS
0 09.23.2014 EXPANSION EXHIBITS
REV DATE DESCRIPTION
PRO – DHASSA
NW SEC 14, T8S, R3E
JUST OFF MAIN STREET
MAPLETON, UTAH 84664
-- SITE CO-LOCATION --
SHEET TITLE
OVERALL SITE PLAN
(OPTION 2)
SHEET NUMBER
C100.2

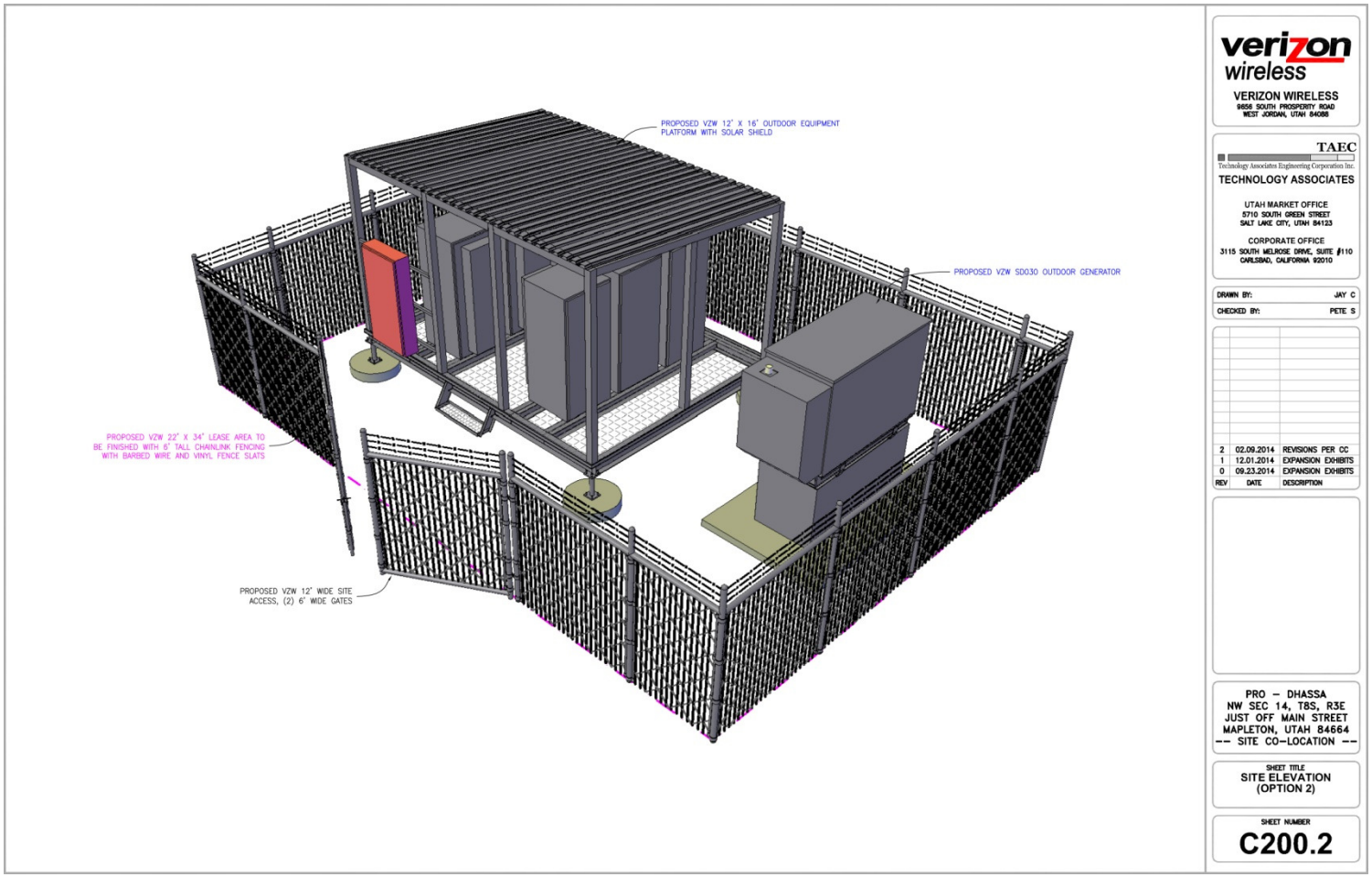
Option 2

- Crown Castle would look to place a fenced 22’ x 34’ lease area with a 5’ landscape strip around the perimeter 35’ to the south of the existing facility. The 35’ will provide the necessary access clearance for Crown Castle and the existing carrier that is on the monopole.
- The expansion would allow VZW to install a 12’ x 16’ outdoor equipment platform and outdoor back-up generator.
- The expansion would not require the removal of existing landscape in the area.
- A 5’ wide landscape strip would be installed around the perimeter of the fenced lease area to help screen the facility. Crown Castle and VZW would work with the City on the type of landscaping to be installed within the landscape strip.
- VZW would install a trough system from the lease area to the existing monopole for their hyber-flex cables. The trough system will allow VZW easy access to their hyber-flex cables as well as it can be driven on.
- VZW would install three (3) antenna sectors on the existing 98’ monopole.
- Each antenna sector will consist of four (4) – 8’ panel antennas for a total of twelve (12) antennas.

Option 3

SCHOOL
MAIN STREET
(E) BUILDING
25'-2" EXISTING FENCED FACILITY
(E) 98' TALL MONOPOLE
18'-0" EXISTING FENCED FACILITY
(E) UTILITY RACK WILL NEED TO BE RELOCATED FOR THIS OPTION
PROPOSED VZW 8' X 16' OUTDOOR EQUIPMENT PLATFORM WITH (3) CABINETS AND AN OUTDOOR GENERATOR
(N) 6' TALL FENCING AND ACCESS GATES
PROPOSED LANDSCAPING AREA ON THE WEST SIDE OF THE LEASE AREA
(E) LANDSCAPING ON THE EAST SIDE OF THE FACILITY WILL NOT BE DISTURBED DURING CONSTRUCTION, THEREFORE IT WILL NOT NEED TO BE REPLACED OR MODIFIED
PROPOSED VZW 22' X 26' LEASE AREA, THIS OPTION WILL REQUIRE THE REMOVAL OF (2) OF THE EXISTING EVERGREEN TREES AND THAT THE UTILITY RACK BE RELOCATED TO THE SOUTHWEST CORNER OF THIS EXPANSION
NORTH
OVERALL SITE PLAN
SCALE: 1/4" = 20'-0"±
1
verizon wireless
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088
TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010
DRAWN BY: JAY C
CHECKED BY: PETE S
2 02.09.2014 REVISIONS PER CC
1 12.01.2014 EXPANSION EXHIBITS
0 09.23.2014 EXPANSION EXHIBITS
REV DATE DESCRIPTION
PRO – DHASSA
NW SEC 14, T8S, R3E
JUST OFF MAIN STREET
MAPLETON, UTAH 84664
-- SITE CO-LOCATION --
SHEET TITLE
OVERALL SITE PLAN
(OPTION 3)
SHEET NUMBER
C100.3

Option 3

- Crown Castle would look to expand the existing fenced lease area an additional 22’ x 26’ to the south of the facility.
- The expansion would allow VZW to install a 8’ x 16’ outdoor equipment platform and outdoor back-up generator. It would provide continued access to the existing equipment and monopole.
- The expansion would require the removal of two (2) of the existing evergreen trees along the South side of the existing facility.
- A landscape area would be installed along the West sides of the expanded fenced lease area to help screen the facility. Crown Castle and VZW would work with the City on the type of landscaping to be installed within the landscape area.
- VZW would install three (3) antenna sectors on the existing 98’ monopole.
- Each antenna sector will consist of four (4) – 8’ panel antennas for a total of twelve (12) antennas.

Sample Outdoor Equipment