

RESOLUTION NO. 42-17

A RESOLUTION AUTHORIZING THE CITY PURCHASING DIVISION TO ENTER INTO THE OPTION AND LAND LEASE AGREEMENT WITH VERIZON WIRELESS FOR THE PLACEMENT OF A WIRELESS TELECOMMUNICATION TOWER ON THE CANYON VIEW PARK PROPERTY LOCATED AT 728 24 ROAD

Recitals:

In May 2014, the Grand Junction City Council adopted a three to five-year Economic Development Plan (EDP) for the purpose of creating a clear plan of action for improving business conditions and attracting and retaining employers. Section 1.4 of the EDP focuses on providing technology infrastructure that enables and supports private investment. Expanding broadband capabilities and improving wireless and/or cellular coverage are key objectives of the EDP.

In June 2016, City Council adopted a Wireless Master Plan (WMP) to serve as a general planning tool to limit unnecessary proliferation of wireless infrastructure while maintaining compliance with state and federal regulations and allowing expansion and improvement of networks and greater access to wireless technology in the community. The WMP identifies areas where coverage is needed, and provides a framework for development of towers that will help maximize network coverage while minimizing the number of new telecommunication facilities. It includes siting standards and preferences for new communication facilities to ensure compatibility with the community and neighborhood character(s).

The WMP identifies "priority sites" in the community that can provide a location for future wireless facilities in underserved areas. These priority sites must meet general criteria of a minimum size of one acre, have vehicular access to an improved right-of-way, have access to utilities and the property must be outside of the 100-year floodplain. These priority sites were vetted as part of the WMP public process. The Canyon View Park property that is owned by the City of Grand Junction, is identified as one of these "priority sites". As a vetted "priority site", the proposed facility is allowed under the CSR zoning and does not require a Conditional Use Permit which would be required for a non-vetted non-priority site in the CSR zone district.

Verizon Wireless has identified Canyon View Park as a good location for a telecommunications facility needed to provide enhanced voice and data wireless services to customers in the Grand Junction area. This includes more accurate location detection for emergency fire and police calls; faster data speeds on smartphones; tablets and other devices; and better reliability and quality of voice calls. This City property is located at the Northern border of the property, behind the softball fields along I-70 within the City limits. Surrounding land uses include a Church to the Northwest.

The proposed tower is a replacement of an existing sports light pole with an additional 10 foot-tall antennae, and a small structure on the outside of the dog park. The design

for the site respects and helps blend the facilities into the surrounding cityscape. Therefore, the Verizon proposal meets the framework and standards of the WMP.

Public property provides a stable platform for wireless companies and the compensation received for the tower lease can support the telecommunications needs of the City and help to control costs of public communications facilities. The Comprehensive Plan's Future Land Use Map (attached) identifies growth opportunities and density increases for this area as Grand Junction grows over the next 25 years.

NOW THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The City of Grand Junction Finance Department is authorized to enter into the Option and Land Lease Agreement with Verizon Wireless for the placement of a wireless telecommunication tower on the Canyon View Park property located at 728 24 Road. (Exhibit A).

PASSED AND APPROVED this 2nd day of August, 2017.



President of the Council

ATTEST:



Interim City Clerk