

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

WEDNESDAY, DECEMBER 3, 2014

4:00 p.m.

-Consider approval of the minutes for 10-22-14.

CONSENT AGENDA

- (1) (a) Consider approval of Commission Orders;
- (b) Consider approval of a Notice to Township Board for a Cereal Malt Beverage license for Flamingo Enterprises (Clerk's Office);
- (c) Consider approval of a Notice to Township Board for a Cereal Malt Beverage license for The Clinton Store (Clerk's Office);
- (d) Consider approval of a Class "B" Club Occupational license for Bird of Lawrence (Clerk's Office); and
- (e) Consider approval of agreement with KDOT for the treatment of noxious weeds on KDOT rights-of-way in 2015 (Keith Browning)

REGULAR AGENDA

- (2) **CUP-14-00298**: Consider a Conditional Use Permit for a new 195' Verizon Wireless communications tower located north of the Westar Substation at 1287 E 1200 Rd. Submitted by PAMCORP LLC for Verizon Wireless LLC on behalf of The Kansas District of the Wesleyan Church Inc, property owner of record. (PC Item 1; approved 8-0 on 11/17/14) Sandra Day will present the item. (POSTPONED)
 - (3) (a) Consider approval of Accounts Payable (if necessary)
 - (b) Appointments
 - Board of Zoning Appeal (1) eligible for reappointment 10/2014
 - Building Code Board of Appeals (1) eligible for reappointment 12/2014
 - Fire District No. 1 – 12/2014
 - Jayhawk Area Agency on Aging Board of Directors – (2) vacancies
 - Jayhawk Area Agency on Aging Tri-County Advisory Council – (2) vacancies
 - (c) Public Comment
 - (d) Miscellaneous
- (4) Adjourn

WEDNESDAY, DECEMBER 10, 2014

4:00 p.m.

-Present Kansas Association of Counties certificates
-Building Commission Board discussion (Sarah Plinsky)

6:35 p.m.

-Recognition for Emergency Management Volunteers (Teri Smith)
-Public Hearing for amending the 2014 Budget

WEDNESDAY, DECEMBER 17, 2014

-Consider approval of Cereal Malt Beverage License for Flamingo Enterprises (Clerk's Office)
-Consider approval of Cereal Malt Beverage license for The Clinton Store (Clerk's Office);

WEDNESDAY, DECEMBER 24, 2014 – Canceled

WEDNESDAY, DECEMBER 31, 2014 – Canceled

WEDNESDAY, JANUARY 7, 2014 - Light Agenda, Possible Cancel

Note: *The Douglas County Commission meets regularly on Wednesdays at 4:00 P.M. for administrative items and 6:35 P.M. for public items at the Douglas County Courthouse. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.*

NOTICE TO THE TOWNSHIP BOARD

STATE OF KANSAS DOUGLAS COUNTY, ss

TO THE TOWNSHIP CLERK, GRANT TOWNSHIP

This is to notify the members of your Township Board that application has been filed with the Douglas County Commission for **Flamingo Enterprises** to sell Cereal Malt Beverages at retail for consumption on the premises: **1626 E 1550 Rd, Lawrence, KS** .

The Township Board may within (10) days file an advisory recommendation as to the granting of such a license and such advisory recommendation shall be considered by the Board of County Commissioners before such license is issued KSA 41-2702.

Done by the Board of County Commissioners this **3rd Day of December 2014**.

CHAIRMAN

COUNTY CLERK

(SEAL)

The board of county commissions in any county shall not issue a license without giving the clerk of the township board in the township where the applicant desires to locate, written notice by registered mail, of the filing of the application.

NOTICE TO THE TOWNSHIP BOARD

STATE OF KANSAS DOUGLAS COUNTY, ss

TO THE TOWNSHIP CLERK, CLINTON TOWNSHIP

This is to notify the members of your Township Board that application has been filed with the Douglas County Commission for **The Clinton Store** to sell Cereal Malt Beverages at retail for consumption off the premises: **598 N 1190 Rd.**

The Township Board may within (10) days file an advisory recommendation as to the granting of such a license and such advisory recommendation shall be considered by the Board of County Commissioners before such license is issued KSA 41-2702.

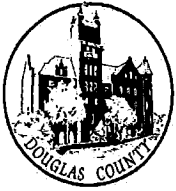
Done by the Board of County Commissioners this **3rd day of December, 2014**

CHAIRMAN

COUNTY CLERK

(SEAL)

The board of county commissions in any county shall not issue a license without giving the clerk of the township board in the township where the applicant desires to locate, written notice by registered mail, of the filing of the application.



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Benjamin Lampe-Deputy Clerk Elections

2015

DOUGLAS COUNTY KANSAS OCCUPATIONAL LICENSE APPLICATION

DATE: 11-17-14

APPLICANT: Bird of Lawrence

APPLICANT'S REPRESENTATIVE: Wesley R Kabler

BUSINESS ADDRESS: 1626 E 1550 Rd., Lawrence KS

STATE LIQUOR LICENSE NUMBER: 10-016-0297-00

BUSINESS PHONE: 785-843-9800

DOUGLAS COUNTY USE LOCATION: Same as above

Wesley R Kabler

APPLICANT'S SIGNATURE

COUNTY FEE: \$150.00 COUNTY LICENSE NUMBER 2

DATE ISSUED _____

KEEP THIS LICENSE POSTED CONSPICUOUSLY AT ALL TIMES

Fee: \$ 150.00 (original)

LICENSE TAX NO. 2

2015

TO WHOM IT MAY CONCERN:

Occupation License is hereby granted to **THE BIRD OF LAWRENCE**

Of CLASS "B" CLUB LICENSE NO. 10-016-0297-00 for the year beginning **January 1, 2015**

at **1626 EAST 1550 ROAD, LAWRENCE, KS 66044** in the Township of **GRANT** in **DOUGLAS COUNTY, KANSAS**

Same having been approved by the governing body of said County as provided by the Laws of Kansas, K.S.A.41-2622, and the regulations of the Board of County Commissioners.

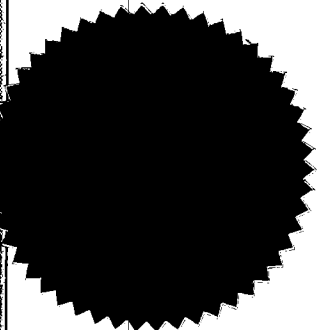
This License will expire **DECEMBER 31, 2014** unless sooner revoked, is not transferable, nor will any refund of the fee be allowed thereon.

Done by the Board of County Commissioners of DOUGLAS County, Kansas

this 3rd Day of December 2014.

Attest: _____
County Clerk

Chairman





DOUGLAS COUNTY PUBLIC WORKS

1242 Massachusetts Street
Lawrence, KS 66044-3350
(785) 832-5293 Fax (785) 841-0943
dgcopubw@douglas-county.com
www.douglas-county.com

Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of Commissioners

From : Keith A. Browning, P.E. Director of Public Works/County Engineer *KAB*
Doug Stephens, Operations Division Manager, Public Works Dept

Date : November 20, 2014

Re : Consent Agenda Approval of Agreement for County Treatment of Noxious Weeds on KDOT Right-of-Way

Attached is a proposed agreement between Douglas County and KDOT for the treatment of noxious weeds on State road rights-of-way for 2015. Under terms of this agreement, Douglas County treats noxious weeds and invoices KDOT for our actual cost of chemicals, plus an hourly rate for labor and equipment.

This department treated noxious weeds on State rights-of-way in 2014 under a similar agreement. We took into account the treatment of noxious weeds on KDOT rights-of-way during preparation and approval of the 2015 Noxious Weed budget within the General Fund.

Action Required: Consent Agenda approval of agreement with KDOT for the treatment of noxious weeds on KDOT rights-of-way in 2015. The BOCC chair should sign the agreement.

KANSAS DEPARTMENT OF TRANSPORTATION BUREAU OF MAINTENANCE

COUNTY AGREEMENT TO TREAT NOXIOUS WEEDS

This agreement made and entered into this 1st day of January, 20 15, by and between the

Board of County Commissioners of Douglas County, hereinafter referred to as County, and the Kansas Secretary of Transportation, hereinafter referred to as Secretary. The Kansas Department of Transportation hereinafter is referred to as KDOT.

WHEREAS, The Kansas Legislature has declared certain weeds to be Noxious Weeds (see Kansas Noxious Weed Law), and

WHEREAS, The County desires to treat noxious weed infested areas on State Highway Rights-of-Way within said County and the KDOT desires to retain the County to spray and treat such areas, and

WHEREAS, The Secretary and County agree to enter into a performance agreement, where in the County shall treat all noxious weeds on State Highway rights-of-way in the County. A condition of the fulfillment of the agreement requires that treatment by the County will provide a satisfactory control of the noxious weeds. Satisfactory performance is defined as preventing the production of viable seed and/or destroying the plant's ability to reproduce by vegetative means.

NOW, THEREFORE, in consideration of the premises, the parties hereto agree as follows:

1. The county will notify the KDOT District Engineer or the authorized representative, prior to each treatment on highway right-of-way, of the scheduled time and location of such treatment.
2. The County spraying operation may include a dye in the chemical mixture to allow easy identification of areas treated.
3. A representative of the KDOT shall make periodic field inspections to check treated areas. A field log and record will be maintained by the KDOT indicating dates treated and inspected, location and size of areas, type of noxious weeds, apparent affect of treatment and other pertinent comments. Approval by the KDOT representative shall be required before the County will be paid for treatment.
4. Schedule of Cost: The County shall provide all chemicals (includes herbicides, surfactants and drift control materials as required), dye, labor and equipment to treat noxious weeds. Chemicals and dye are to be provided at the County's cost. Labor and equipment costs are as follows:

LABOR COST	COST	*EQUIPMENT RENTAL TYPE AND SIZE
<u>\$30.03</u> /hr. operator	<u>\$26.87</u> /hr.	<u>1 ton pickup w/sprayer</u>
_____ /hr. operator	_____ /hr.	_____
_____	_____	_____

*Spraying equipment will have cab mounted flashing (or rotating) safety lights

5. Billing and Payment: The County shall submit to the KDOT District Engineer an itemized bill for wholesale cost of chemicals and dye furnished, plus actual cost of treating noxious weeds based on equipment rental and labor costs for areas of satisfactory performance. Upon receipt of proper billing and final approval, payment for treating noxious weeds will be made to the County by the KDOT.
6. Record of Work: The County representative doing the work shall:
 - Record size, location and type of noxious weed areas treated.
 - Record amount and kind of chemicals applied on each area.
 - Record dates chemicals were applied.
 - Maintain Report of Noxious Weed Treatment DOT FORM NO. 322-A, which shall be submitted to the KDOT within 1 to 2 weeks after treatment.
 - Maintain records until all claims are paid, but in no case less than the three year statutory time.
 - Make all records available for KDOT audit, when so requested by KDOT.

7. Chemicals, approved for use on highway right-of-way are listed below.

<u>CHEMICAL</u>	<u>TRADE NAME</u>	<u>RATE OF APPLICATION (metric)</u>
2, 4-D (amine or ester) (a)	numerous	1 to 2 lb. Equiv./acre (1.1 to 2.2 kg/ha)
Glyphosate (b)	numerous	1 1/2 lb. Equiv./acre (1.7 kg/ha)
MSMA	numerous	3 to 5 lb. Equiv./acre (3.8 to 5.6 kg/ha)
Sulfometuron (c)	Oust	3 to 6 ounces/acre (.21 to .42 kg/ha)
Picloram	Tordon	rate depends upon weed species
Chlorsulfuron	Telar	1/2 to 1 oz./acre (0.035 to 0.070 kg/ha)
Imazapyr	Arsenal/Habitat	1/4 lb. Active/acre (0.28 kg/ha)
Metsulfuron Methyl	Escort	rate depends upon weed species
Triclopyr (d)	Garlon	1/4 to 1/2 lb./acre (0.28 to 0.56 kg/ha)
Fluizafop P butyl + Fenoxiprop	Fusion	7 to 9 fl. oz. per acre (83.8 to 107.75 ml/ha)
Imazapic (e)	Plateau	rate depends upon weed species
Quinclorac (f)	Paramount/Drive	rate depends upon weed species and desirable grass species
Sulfosulfuron (g)	Outrider	rate depends upon desirable grass species
Aminopyralid (h)	Milestone	rate depends upon weed species

- (a) May be used alone or in combination with other herbicides
- (b) (Round-up)
- (c) Spot treatment only
- (d) Sericea lespedeza
- (e) Do not use where cool season grasses are the desired species
- (f) Fall bindweed control
- (g) Do not use for more than 3 consecutive seasons
- (h) Musk, bull and Canada thistle

There may be other trade names for the herbicides listed.

- 8. Chemicals shall be mixed and applied as recommended by the manufacturer and in accordance with approved methods contained in the "Official Regulations" issued by the Kansas Department of Agriculture.
- 9. The County agrees to provide this service in a workmanlike manner, to be in strict conformance with the instructions for handling and applying noxious weed chemicals and to be responsible for any negligent acts or omissions that may occur in the performance thereof.
- 10. This agreement shall terminate December 31st of this year, except records shall be maintained in accordance with Section Six above. Termination may be sooner by a ten day written notice from either party to the other. It is agreed further that this contract can be renewed for three consecutive years at the option of the Secretary upon a 30-day written notice to the contractor prior to December 31st of the current year. The contractor and the Secretary agree that all terms of the renewal will remain the same unless either party determines that the price of the chemicals should be re-negotiated.

This agreement is officially adopted by the Board of County Commissioners and recorded in the official records of the proceedings of said Board.

In witness whereof the parties have caused this Agreement to be executed by their duly authorized officers or representatives.

SECRETARY OF TRANSPORTATION

THE BOARD OF COUNTY COMMISSIONERS

BY _____

District Engineer

BY _____

Title:

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
11/17/2014

ITEM NO. 1 CONDITIONAL USE PERMIT FOR VERIZON WIRELESS; 1287 E 1200 RD (SLD)

CUP-14-00298: Consider a Conditional Use Permit for a new 190' Verizon Wireless communications tower located north of the Westar Substation at 1287 E 1200 Rd. Submitted by PAMCORP LLC for Verizon Wireless LLC on behalf of The Kansas District of the Wesleyan Church Inc, property owner of record.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for a communication tower located at 1287 E 1200 Road and forwarding it to the County Commission for a recommendation of approval subject to the following condition(s):

- 1) Provision of a revised site plan to include the following changes:
 - a) Revise the landscape plan to show five (5) street trees along E 1200 Road/Kasold Drive located 8' from west side of pedestrian pathway.
 - b) Revise the site plan to show a city approved access driveway apron and a paved access drive from the apron to 6' west of the recreation path.

Reason for Request:

Verizon Wireless proposes to construct and operate a 190 foot tall self-supporting monopole type communications tower which will be used to provide enhanced wireless voice and data services to its local subscribers. The facility will be unmanned and will be designed to accommodate at least two additional sets of antennas for use by other carriers.

ATTACHMENTS

1. Site plan
2. Conceptual development for area on east side of Kasold Drive.

KEY POINTS

- Application is for a new 190' monopole tower.
- Ground equipment includes an equipment shelter building and generator to be located within the shelter building.
- Property is encumbered by regulatory floodplain.
- Property is located in the Lawrence Urban Growth Area.
- This application includes a 100' by 100' development area. Initially only a portion of the site will be developed with a tower and equipment. The future pad sites will require expansion of the enclosure.

ASSOCIATED CASES/OTHER ACTION REQUIRED

- Board of County Commissioners' approval of the Conditional Use.
- Submission and approval of a local floodplain development permit to Douglas County
- Submission and approval of a local building permit to Douglas County
- Obtain a Conditional Use Permit from Douglas County

PUBLIC COMMENT

- Public communication regarding location of proposed tower

- Inquiry from individual leasing property as proposed structure relates to fireworks sales at this location.

<p>Site Summary: Subject Property: Proposed Buildings:</p>	<p>14.55 acres 100' x 100' lease area 11' x 25' Pad site for equipment shelter building H frame for equipment 190' monopole Generator located within shelter building Additional pad sites for future carriers</p>

GENERAL INFORMATION	
Current Zoning and Land Use:	A (Agricultural) and VC (Valley Channel) Districts. Existing agricultural field.
Surrounding Zoning and Land Use:	<p>A (Agricultural) and VC (Valley Channel) Districts to the North; existing agricultural field.</p> <p>A (Agricultural) and VC (Valley Channel) Districts to the South; KPL substation.</p> <p>VC (Valley Channel) District to the west. Yankee Tank Creek, riparian area and agricultural field.</p> <p>A (Agricultural) and RM12 (Multi-Dwelling Residential) District to the east. Rural Water District #5 pump station and future Religious Institution and Duplex Residential uses.</p>

I. ZONING AND USES OF PROPERTY NEARBY

This property includes county zoning to the north, south and west and urban (City of Lawrence) zoning to the east. The property to the east was annexed in 2009 and has been rezoned multiple times to accommodate future development of the site. The immediate property to the east is undeveloped at this time but has been platted for development. Attached to this staff report is a concept plan that shows future development of the area on the east side of Kasold Drive (Attachment B)

Two properties located in proximity to the subject property are used for utility purposes.

- 1290 E 1200 Road, zoned A (Agricultural) District; RWD #5 (to the east).
- 1287 E 1200 Road, Zoned A (Agricultural) and VC (Valley Channel) Districts; Westar substation (to the south).

Staff Finding – The predominate zoning and land use on the west side of E 1200 Road (Kasold Drive) is agricultural. The predominate zoning and land use on the east side of E 1200 Road (Kasold Drive) is currently undeveloped but zoned for future Religious Institution and Duplex Residential uses.

II. CHARACTER OF THE AREA

This property is located on the southwest fringe of the Lawrence City limits. The property is located between W. 31st Street (extended) and the South Lawrence Trafficway (SLT)/K-10. This area has an agricultural character with limited development potential because of extensive floodplain in the area.

The subject property is bounded on the west side by the Yankee Tank Creek. The Westar substation and large overhead transmission lines run parallel to the South Lawrence Trafficway.

Staff Finding – This property is located in a unique area of Lawrence between the existing city limits and the South Lawrence Trafficway/K-10. The property is bounded by Yankee Tank Creek and includes limited development options because of existing floodplain.

III. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Applicant's response: "Yes"

This property is currently restricted to uses allowed in the A (Agricultural) and VC (Valley Channel) Districts. These two districts are generally associated with agricultural activities such as farms, truck gardens, nurseries, grazing and similar activities. The A portion of the property allows both residential and non-residential uses. The VC portion of the property is more restrictive with regard to land uses. The proposed tower will be located on the A zoned portion of the subject property.

The proposed request does not change the base zoning district or alter the allowed uses. Section 12-319.4.31 (d) specifically identifies commercial, industrial or agricultural zoning districts as suitable for communication towers.

Staff Finding – The portion of the subject property zoned A (Agricultural) District is a suitable district for the proposed use. The base zoning district is not altered by this request. A

communication tower is an allowed use in the A (Agricultural) District subject to a Conditional Use Permit.

IV. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

The property is currently vacant with the exception of two silos located in the southeast corner of the site. The zoning has remained unchanged since 1966.

Staff Finding – The property is essentially vacant with the exception of two silos as described above. The zoning has remained unchanged since 1966.

V. EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTY

Applicant's Response: *"No"*

Section 12-319-1.01 of the County Zoning Regulations recognize that *"....certain uses may be desirable when located in the community, but that these uses may be incompatible with other uses permitted in a district...when found to be in the interest of the public health, safety, morals and general welfare of the community may be permitted, except as otherwise specified in any district from which they are prohibited."*

Communication towers are specifically recommended to be located in commercial, industrial or agricultural zoning districts. The location of the tower is situated so that it has a visual connection to other existing utility uses in the immediate area and to have the least adverse impact on the regulatory floodplain.

Staff Finding – Development potential in the area is limited by the presence of extensive regulatory floodplain. At this time the area to the north and east is undeveloped. Any future development will occur with knowledge of this improvement, if approved.

VI. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS

Approval of the request expands the structural network of towers and structures that are capable of supporting communication equipment. The proposed request facilitates cellular communications and wireless data use within the community. The proposed equipment does not conflict with existing emergency communication equipment.

The majority of the property will remain viable for existing land uses and uses permitted within the A (agricultural) and VC (Valley Channel) Districts.

Staff Finding – The benefit to the public is improved cellular communication and wireless data capacity within the Verizon network. Additionally, the structure provides an opportunity for other carriers to co-locate in the future. If denied, the property can continue to be used for current land uses and those uses allowed per the existing zoning of the property.

VII. CONFORMANCE WITH THE COMPREHENSIVE PLAN

The subject property is not located within an identified Urban Growth Area for any of the incorporated cities in Douglas County. There are several unincorporated communities and land divisions forming informal subdivisions in the surrounding area.

Chapter 10; Community Facilities of *Horizon 2020* addresses public utilities. Key strategies (Page 10-10) primarily address municipal utilities such as water and wastewater planning. One strategy states:

- *The visual appearance of utility improvements will be addressed to ensure compatibility with existing and planned land use areas.*

The plan specifically addressed electric and telephone services and encourages this infrastructure to be placed underground in conjunction with new development where feasible. Communication towers support the wireless industry and accommodate the reduction of hardwire infrastructure. However, it should not be interpreted that wireless communication will replace hardwire needs in the community.

The plan recognizes that “telephone and electric utilities have a strong visual presence in the unincorporated Douglas County Landscape.” Large transmission lines and easements should be coordinated throughout the community to minimize visual and environmental impacts.

The Comprehensive Plan does not explicitly address communication towers.

Staff Finding – The comprehensive plan does not provide any specific land use recommendations regarding communication towers. A Conditional Use Permit can be used to allow specific non-residential uses subject to approval of a site plan. This tool allows proportional development in harmony with the surrounding area. The proposed request is consistent with the Comprehensive Plan.

STAFF REVIEW

In addition to typical site plan design standards, communication towers must address specific requirements of section 12-319-4.31 of the County Zoning Regulations. As discussed above, the proposed use is located in an appropriate zoning district.

New communication towers require design that shall accommodate at least three two-way antennas for every 150’ of tower height or co-location space. The proposed tower includes three co-location spaces in addition to the Verizon equipment space for a total of up to four carriers on this tower.

Setback

The setback of the communication tower is required per section 20-319-4.31(d) to be at least equal to the height of the tower to the nearest property line measured from the center of the tower. The east property line is the nearest property line to the proposed improvements. The tower setback may be reduced when documentation from a registered engineer is submitted certifying the “fall zone” of the tower in the event of a failure. Evaluation of the required structural documentation will continue to be reviewed with the submission of a building permit to the County Zoning and Codes Office. The proposed setback is shown to be 118’ from the east property line to the center of the tower.

The tower and ground equipment will be located in a 100' by 100' enclosure area located approximately 90' from the east property line. The initial enclosure area will be 50' by 50' to accommodate expansion of the base station as additionally carriers co-locate on the tower.

The proposed equipment shelter is located approximately 100' from the east property line. The site plan shows pad sites within the enclosure to accommodate future carriers located on the north and west sides of the tower. The initial 50' by 50' fenced enclosure would need to be expanded to accommodate future co-location applications.

Lighting

Lighting is not proposed with this application for the communication tower. The tower will need to meet any applicable FAA requirements. Generally, towers less than 200' are not required to be lit. ground equipment will have lighting on front and rear sides of the building. Lighting must be shielded and directed down.

Access, Circulation, and Off Street Parking

Access to this site is from E 1200 Road/Kasold Drive. This segment of E 1200 Road is completely within the City Limits. The applicant will be required to seek a driveway permit for access to the tower site from the City of Lawrence. The access drive will provide maintenance access to the tower enclosure. This use does not require off-street parking. The design of the site provides adequate vehicular access and turnaround for maintenance activity to the site.

The access drive should be revised to an asphalt surface from the apron to 6' west of the recreation path. The existing street pavement is chip sealed and the recreation path is concrete. Pavement of the access driveway will prevent gravel being pulled up on the path from the service trucks crossing to the site.

Landscaping/Buffering

The site plan as submitted includes screening vegetation around three sides of the proposed enclosure. This site will not be irrigated and will not be staffed. The survival of this type of vegetative plan is usually unsuccessful especially in a rural application. An alternative to the proposed landscaping will be to provide street trees along E 1200 Road/Kasold Drive as would be required in a comparable City application. A development with 100' of frontage, in the City, would be required to provide three street trees. Staff recommends additional trees as an alternative to the perimeter screening proposed.

Other

Prior to construction of the tower the applicant will be required to obtain a Conditional Use Permit, issued by the County Zoning and Codes office as well as applicable building and floodplain development permits.

Recent changes to federal laws allow some future modifications to approved and existing communication towers, base stations, co-location equipment and other features. The full scope of these changes has not been assessed by staff. Changes can include expanding the tower by up to an additional 20' and increasing the base station (enclosure area) by up to 10%.

Conclusion

The proposed application meets the required documentation requirements of the County Zoning Regulations. Staff recommends minor changes to the site plan to facilitate the project compatibility with some City design standards since this site is located on the boundary of the existing city limits.



LAWC KASOLD

1293 E 1200 ROAD
LAWRENCE, KS 66047
DOUGLAS COUNTY

LOCATION No.: 273490
PROJECT No.: 20130934157

PROPOSED MONOPOLE TOWER
WITH COMMUNICATIONS EQUIPMENT



CERTIFICATION:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

APPLICANT
VERIZON WIRELESS
MANAGER-NETWORK REAL ESTATE
PHONE: (913) 244-2800

SITE ACQUISITION
KGI
PHONE: (417) 848-7584

SURVEYOR
HUSKER SURVEYING
PHONE: (402) 423-5202

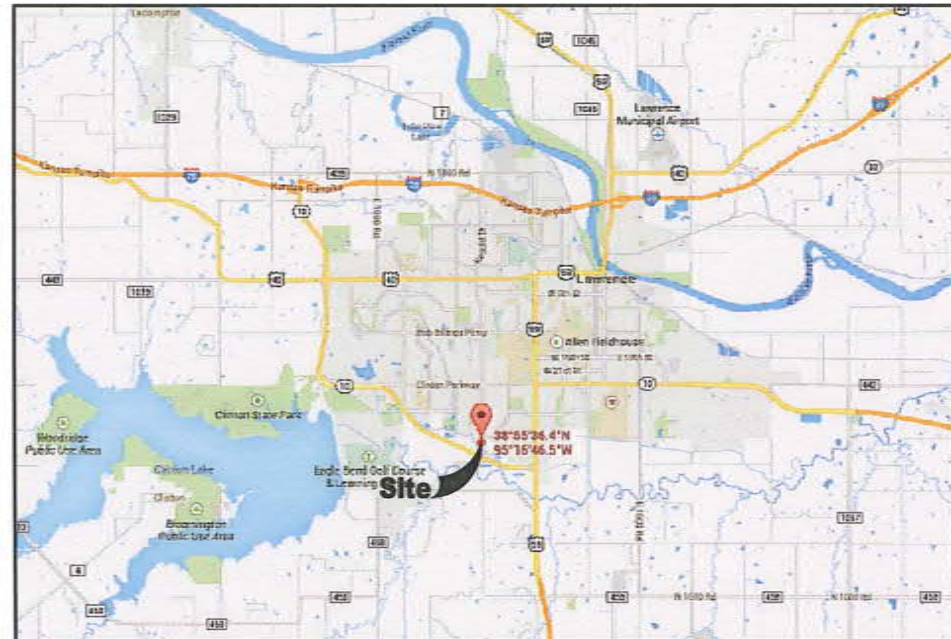
ARCHITECTURAL AND ENGINEERING FIRM
MAGTECH MIDWEST, INC.
PHONE: (260) 436-2668

POLICE DEPARTMENT
LAWRENCE POLICE DEPARTMENT
4820 BOB BILLINGS PKWY,
LAWRENCE, KS 66049
PHONE: (785) 830-7400

FIRE DEPARTMENT
LAWRENCE FIRE STATION NO. 4
2121 WAKARUSA DR,
LAWRENCE, KS 66047
PHONE: (785) 832-7640

PROPERTY OWNER
WESLEYAN CHURCH

KANSAS ONE-CALL SYSTEM
811 OR 1-800-DIG SAFE



VICINITY MAP MAPS PROVIDED BY DeLORME STREET ATLAS USA

- ANY TELECOMMUNICATIONS FACILITY THAT IS NOT IN USE FOR A PERIOD OF THREE (3) FULL YEARS OR MORE SHALL BE REMOVED BY THE OWNER AT THE OWNERS EXPENSE. FAILURE TO REMOVE THE TELECOMMUNICATIONS FACILITY PURSUANT TO NON-USE MAY RESULT IN REMOVAL AND ASSESSMENT OF COST TO THE PROPERTY PURSUANT TO K.S.A. 12-6a17.
- A SIGN SHALL BE POSTED ON THE FACILITY NOTING THE NAME AND TELEPHONE NUMBER OF THE TOWER OWNER/OPERATOR.
- THE TOWER OWNER/OPERATOR SHALL SUBMIT A LETTER TO THE PLANNING BY JULY 1 EACH YEAR LISTING THE CURRENT USERS AND TYPES OF TELECOMMUNICATION ANTENNA LOCATION ON THE FACILITY.

RELEASE DATE	
03/31/14	LEASE EXHIBIT
05/05/14	CONSTRUCTION DRAWINGS-REV A
07/27/14	CONSTRUCTION DRAWINGS-REV B
08/11/14	CONSTRUCTION DRAWINGS-REV C

THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF THE OWNER. IT IS PRODUCED SOLELY FOR USE BY THE OWNER AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE OWNER.

DRAWN BY: JLM
CHECKED BY: DJH

SITE NAME:

**LAWC KASOLD
CELL SITE**

SITE ADDRESS:

1293 E 1200 ROAD
LAWRENCE, KS 66047

SHEET TITLE:

PROJECT INFORMATION,
LOCATION MAPS,
AND DRAWING INDEX

A&E PROJECT NO.:

001-1504

SHEET NO.:

T-1

THE PROJECT INCLUDES:
INSTALLATION OF PANEL ANTENNA, ASSOCIATED COAX AND OTHER EQUIPMENT ON NEW 190' MONOPOLE TOWER.
INSTALLATION OF A 25'-5-1/2"x11'-6" UNMANNED EQUIPMENT SHELTER WITH GENERATOR ON A CONCRETE FOUNDATION.
NEW ELECTRIC AND TELEPHONE SERVICE TO SITE AND EQUIPMENT SHELTER. NO WATER SUPPLY OR SEWAGE TO/FROM THE SITE.

SITE LAT/LON ELEV.
LATITUDE - 38° 55' 36.52"
LONGITUDE - 95° 16' 46.96"
GRD ELEV. - ±831.2' AMSL

SITE LAT/LON ELEV.
OVERALL STRUCTURE HT: 200'
STRUCTURE HT: 190'
ANTENNA CL: 190'

PROJECT DESCRIPTION



LOCATION MAP AERIAL MAP PROVIDED BY GOOGLE

DRAWING INDEX

- T-1 PROJECT INFORMATION, LOCATION MAPS, AND DRAWING INDEX
- LSE-1 LAND SURVEY
- LSE-2 LAND SURVEY
- LSE-3 LAND SURVEY
- C-1 ENLARGED SITE PLAN
- C-2 TOWER ELEVATION AND ANTENNA INFORMATION
- C-3 FENCE DETAILS
- C-4 EQUIPMENT SHELTER PLAN
- C-5 EQUIPMENT SHELTER ELEVATIONS
- L-1 LANDSCAPE PLAN

PARENT PARCEL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M., IN DOUGLAS COUNTY, KANSAS, NOW DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 01°47'07" EAST ALONG THE EAST LINE OF SAID QUARTER SECTION, 731.00 FEET; THENCE SOUTH 88°06'41" WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 596.59 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG SAID CREEK CENTERLINE FOR THE FOLLOWING COURSES: NORTH 45°41'54" WEST, 76.01 FEET; SOUTH 88°06'39" WEST, 69.21 FEET; NORTH 41°35'07" WEST, 147.26 FEET; NORTH 02°32'56" EAST, 121.88 FEET; NORTH 52°01'21" WEST, 133.21 FEET; THENCE NORTH 23°43'42" WEST, 195.83 FEET; NORTH 10°35'57" EAST, 101.55 FEET; NORTH 45°49'20" WEST, 104.16 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE LEAVING SAID CREEK CENTERLINE, NORTH 88°06'41" EAST ALONG SAID NORTH LINE, 1029.78 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD, AND

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M. IN DOUGLAS COUNTY, KANSAS, LESS TRACTS DESCRIBED AS FOLLOWS:

A. BEGINNING AT A POINT 1111.3 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M.; THENCE SOUTH PARALLEL WITH WEST LINE OF SAID QUARTER SECTION 417.4 FEET; THENCE EAST TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE NORTH ON THE EAST LINE OF SAID WEST HALF TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE WEST TO THE POINT OF BEGINNING.

B. BEGINNING AT A POINT 902.6 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M., THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 417.4 FEET EAST 208.7 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, 417.4 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE WEST 208.7 FEET TO THE POINT OF BEGINNING.

C. A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M., IN THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01°44'39" EAST 620.00 FEET, COINCIDENT WITH THE WEST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; THENCE NORTH 88°15'21" EAST 97.00 FEET; THENCE SOUTH 01°44'39" EAST 40.00 FEET; THENCE SOUTH 88°15'21" WEST 97.00 FEET; THENCE NORTH 01°44'39" WEST 40.00 FEET TO THE POINT OF BEGINNING.

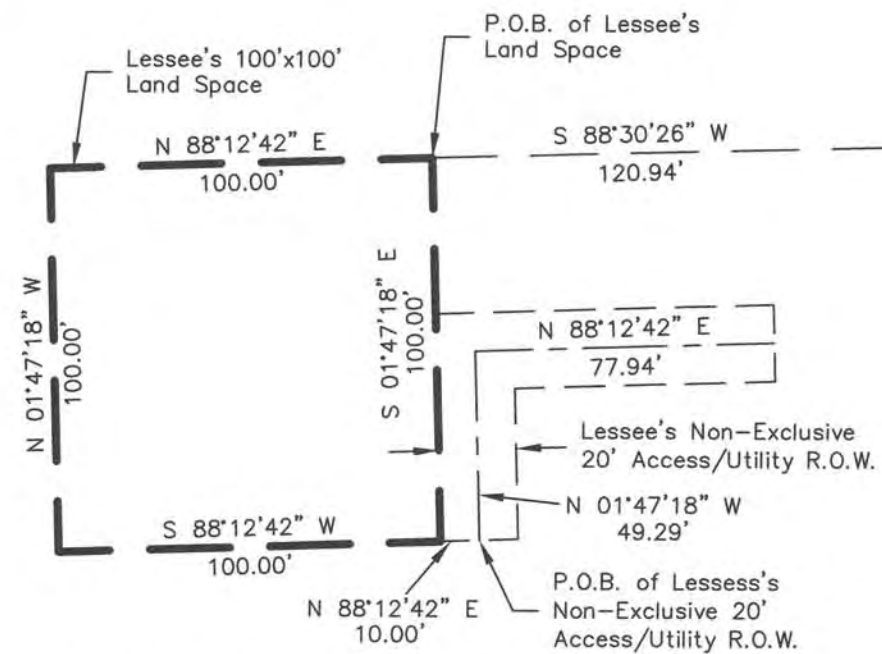
D. A TRACT OF LAND IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 13 SOUTH, RANGE 19 EAST OF THE 6TH P.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; FIRST COURSE, THENCE ON AN ASSUMED BEARING OF NORTH 01°47'16" WEST 1408.94 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; SECOND COURSE, THENCE NORTH 88°12'44" EAST 175.00 FEET; THIRD COURSE, THENCE SOUTH 11°06'59" EAST, 216.27 FEET; FOURTH COURSE, THENCE SOUTH 21°22'55" EAST, 201.00 FEET; FIFTH COURSE, THENCE SOUTH 29°21'25" EAST, 152.14 FEET; SIXTH COURSE, THENCE SOUTH 20°14'54" WEST 103.62 FEET; SEVENTH COURSE, THENCE SOUTH 68°50'09" EAST 1104.50 FEET TO A POINT ON THE EAST LINE, 341.03 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SAID QUARTER SECTION; EIGHTH COURSE, THENCE SOUTH 01°49'33" EAST ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION; NINTH COURSE, THENCE SOUTH 88°03'37" WEST, 1326.29 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING; FOR CONTROLLED ACCESS HIGHWAY, INCLUDING ANY AND ALL ABUTTER'S RIGHT OF ACCESS TO SAID HIGHWAY APPURTENANT TO SAID PROPERTY, EXCEPT AND RESERVING THE RIGHT OF ACCESS TO THE HIGHWAY OVER AND ACROSS THE FOLLOWING DESCRIBED COURSES: ALL OF THE 'SECOND', 'THIRD', 'FOURTH', 'FIFTH' AND 'SIXTH' COURSES.



Prepared for:



CHECKED BY:	JMM		
APPROVED BY:	JMM		
#	DATE	DESCRIPTION	INT.
1	1/29/14	80% Prelim	TH
2	2/12/14	Land Space & R.O.W.	TH
3	2/26/14	Add Title	MG
4	3/03/14	Comments	MG
5	6/18/14	Moved Land Space	MG



LAND SPACE & R.O.W. DETAIL
Scale: 1"=50'

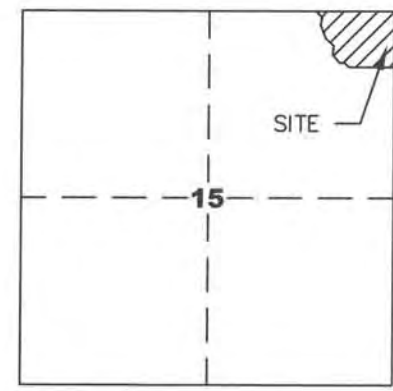
SURVEYORS NOTES

- 1.) Generally located in Kansas State Plane Coordinate System, North Zone (NAD-83).
- 2.) Not a survey of the parent parcel shown, but to be used only for the purposes shown hereon.
- 3.) The Utility locations shown hereon were determined by observed above ground evidence only. The surveyor was provided with above ground markings to determine any subsurface locations, and makes no guarantee that the underground utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. This surveyor has not physically located the underground utilities.

Zoning Information:
OS-Open Space District

Flood Information:
Property falls within a Zones "AE" (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. BFEs are shown within these zones.) & "X" (Minimal risk areas outside the 1-percent and .2-percent-annual-chance floodplains. No BFEs or base flood depths are shown within these zones.) as determined by FEMA Flood Rate Map No. 20045C0167D, effective 8/05/10.

VICINITY MAP



**T. 13 S, R. 19 E
PARENT PARCEL
DETAIL**

Surveyor's Certificate

I, Jayme M. Malone, a Professional Registered Land Surveyor under the laws of the State of Kansas, certify the above survey was executed by me, on the date shown. Distances shown are measured in feet and decimals of a foot.

Signed this 28th day of August, 20 14
Jayme M. Malone
Jayme M. Malone
LS MO #2736



SITE NAME:	LAWC KASOLD
SITE NUMBER:	
SITE ADDRESS:	1293 E 1200 RD Lawrence, KS 66047
SHEET NAME:	LAND SPACE & R.O.W. EXHIBIT
SHEET NUMBER:	LSE-1

LESSEE'S LAND SPACE DESCRIPTION:

That part of the Northeast Quarter of Section 15, Township 13 South, Range 19 East of the 6th P.M., Douglas County, Kansas and being more particularly described as follows:

Referring to the Northeast corner of said Section 15, a #4 rebar in monument box found; thence southerly, on an assumed bearing, South 01°47'18" East, on the East line of the Northeast Quarter of said Section 15, 422.15 feet; thence westerly South 88°30'26" West, 120.94 feet, to the Point of Beginning for the described Land Space; thence following the perimeter of the described Land Space on the following bearings and distances of the described Land Space: South 01°47'18" East, 100.00 feet; thence South 88°12'42" West, 100.00 feet; thence North 01°47'18" West, 100.00 feet; thence North 88°12'42" East, 100.00 feet, to the Point of Beginning for the described Land Space.

Containing a total calculated area of 10,000 square feet or 0.229 acres, more or less.

LESSEE'S NON-EXCLUSIVE ACCESS/UTILITY RIGHT OF WAY DESCRIPTION:

A Non-Exclusive Access/Utility Right of Way, 20 feet in width, located in that part of the Northeast Quarter of Section 15, Township 13 South, Range 19 East of the 6th P.M., Douglas County, Kansas and the centerline being more particularly described as follows:

Referring to the Northeast corner of said Section 15, a #4 rebar in monument box found; thence southerly, on an assumed bearing, South 01°47'18" East, on the East line of the Northeast Quarter of said Section 15, 422.15 feet; thence westerly South 88°30'26" West, 120.94 feet, to the Northeast corner of the described Land Space; thence following the perimeter of the described Land Space on the following bearings and distances of the described Land Space: South 01°47'18" East, 100.00 feet; thence easterly North 88°12'42" East, 10.00 feet, to the Point of Beginning for the centerline of the described Right of Way; thence northerly North 01°47'18" West, 49.29 feet; thence easterly North 88°12'42" East, 77.94 feet, to a point of intersection on the westerly right-of-way line of E 1200 Road, also being the Point of Termination for the centerline of the described Right of Way.

Containing a total calculated area of 2,545 square feet or 0.058 acres, more or less.

INFORMATIONAL REPORT:

Based on Commitment for Title Insurance with an effective date of January 24, 2014 provided by First American Title Insurance Company, Commitment No. NCS-651243-KCTY, the following are of survey matters:

9. A Grant of Right of Way in favor of The Kansas Power and Light Company, recorded April 12, 1967 in Book 249, Page 562. Does not affect Land Space and Right of Way.
10. An Easement in favor of the City of Lawrence, Kansas, recorded March 8, 1985 in Book 379, Page 182. Does not affect Land Space and Right of Way.
11. An Easement for Right of Way For Highway Purposes in favor of Douglas County, Kansas, recorded June 4, 1990 in Book 445, Page 289. Does not affect Land Space and Right of Way.
12. An Easement for Right of Way For Pedestrian/Bicycle Path Purposes in favor of Douglas County, Kansas, recorded April 11, 1996 in Book 551, Page 1741. Affects Right of Way, and is shown hereon.
13. A Right-Of-Way Easement in favor of Douglas County, RWD No.5, recorded May 11, 2000 in Book 674, Page 1466. Said Easement was partially assigned to the City of Lawrence, Kansas by instrument recorded December 14, 2001 in Book 748, Page 422. Does not affect Land Space and Right of Way.
14. An Easement for Ingress and Egress in favor of Rural Water District No. 5, Douglas County, Kansas, recorded May 22, 2000 in Book 675, Page 1351. Does not affect Land Space and Right of Way.
15. A Right-Of-Way Easement in favor of Douglas County, RWD No. 5, recorded June 6, 2001 in Book 716, Page 167. Said Easement was partially assigned to the City of Lawrence, Kansas by instrument recorded December 14, 2001 in Book 748, Page 422. Does not affect Land Space and Right of Way.
16. An Ordinance of the City of Lawrence, Kansas, annexing property into the city, recorded May 7, 2003 in Book 853, Page 35. Does not affect Land Space and Right of Way.
17. An Ordinance of the City of Lawrence, Kansas, annexing property into the city, recorded December 17, 2009 in Book 1057, Page 482. Does not affect Land Space and Right of Way.
18. An Annexation Agreement between the Kansas District of the Wesleyan Church, Inc. and the City of Lawrence, Kansas, recorded February 8, 2010 in Book 1058, Page 5202. Does not affect Land Space and Right of Way.
19. A Temporary Construction Easement in favor of the City of Lawrence, Kansas, recorded April 22, 2010 in Book 1060, Page 5358. Does not affect Land Space and Right of Way.
20. A Dedication of Right-Of-Way in favor of the City of Lawrence, Kansas, recorded April 22, 2010 in Book 1060, Page 5364. Does not affect Land Space and Right of Way.

Prepared for:

Prepared for:



**MAGTECH
MIDWEST INC.**

AN AFFILIATE OF FORTUNE WIRELESS INC.
1715 MANVILLE BLVD., FORT WORTH, TEXAS 76104
(817) 438-2888 • (817) 438-2402 FAX

Surveyed By:

HS4152



HUSKER SURVEYING

4535 Normal Blvd. Ste #101
Lincoln, Ne 68506
(402)423-5202
(402)423-5211
www.huskersurveying.com

CHECKED BY: JMM

APPROVED BY: JMM

#	DATE	DESCRIPTION	INT.
1	1/29/14	80% Prelim	TH
2	2/12/14	Land Space & R.O.W.	TH
3	2/26/14	Add Title	MG
4	3/03/14	Comments	MG
5	6/18/14	Moved Land Space	MG



SITE NAME:

LAWC KASOLD

SITE NUMBER:

SITE ADDRESS:

1293 E 1200 RD
Lawrence, KS 66047

SHEET NAME:

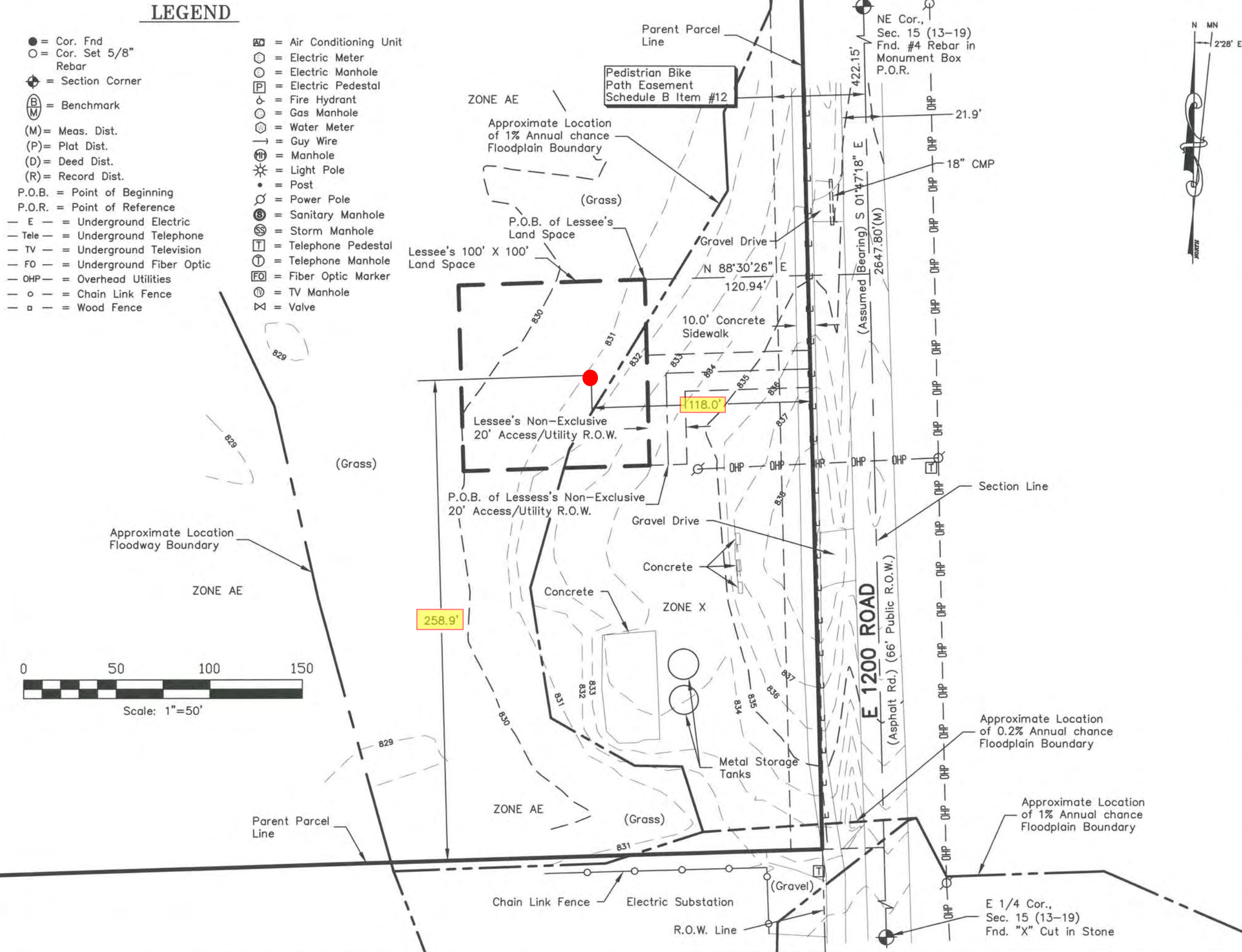
LAND SPACE &
R.O.W. EXHIBIT

SHEET NUMBER:

LSE-2

LEGEND

- = Cor. Fnd
- = Cor. Set 5/8" Rebar
- ⊕ = Section Corner
- Ⓚ = Benchmark
- (M) = Meas. Dist.
- (P) = Plat Dist.
- (D) = Deed Dist.
- (R) = Record Dist.
- P.O.B. = Point of Beginning
- P.O.R. = Point of Reference
- E - = Underground Electric
- Tele - = Underground Telephone
- TV - = Underground Television
- FO - = Underground Fiber Optic
- OHP - = Overhead Utilities
- o - = Chain Link Fence
- a - = Wood Fence
- Ⓜ = Air Conditioning Unit
- Ⓢ = Electric Meter
- Ⓞ = Electric Manhole
- Ⓟ = Electric Pedestal
- Ⓡ = Fire Hydrant
- Ⓞ = Gas Manhole
- Ⓜ = Water Meter
- Ⓜ = Guy Wire
- Ⓜ = Manhole
- Ⓜ = Light Pole
- = Post
- Ⓜ = Power Pole
- Ⓜ = Sanitary Manhole
- Ⓜ = Storm Manhole
- Ⓜ = Telephone Pedestal
- Ⓜ = Telephone Manhole
- Ⓜ = Fiber Optic Marker
- Ⓜ = TV Manhole
- Ⓜ = Valve



Prepared for:

Prepared for:

**MAGTECH
MIDWEST INC.**
AN AFFILIATE OF FORTUNE WIRELESS INC.
1715 HANNAWAY BLVD., FORT WAYNE, INDIANA 46804
(260) 438-2888 • (260) 438-2402 FAX

Surveyed By: HS4152

HUSKER SURVEYING
4535 Normal Blvd. Ste #101
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5	6/18/14	Moved Land Space	MG

JAYME M. MALONE
LICENSED
LS-1113
8-28-14
KANSAS
LAND SURVEYOR
DATE SIGNED

SITE NAME:
LAWC KASOLD

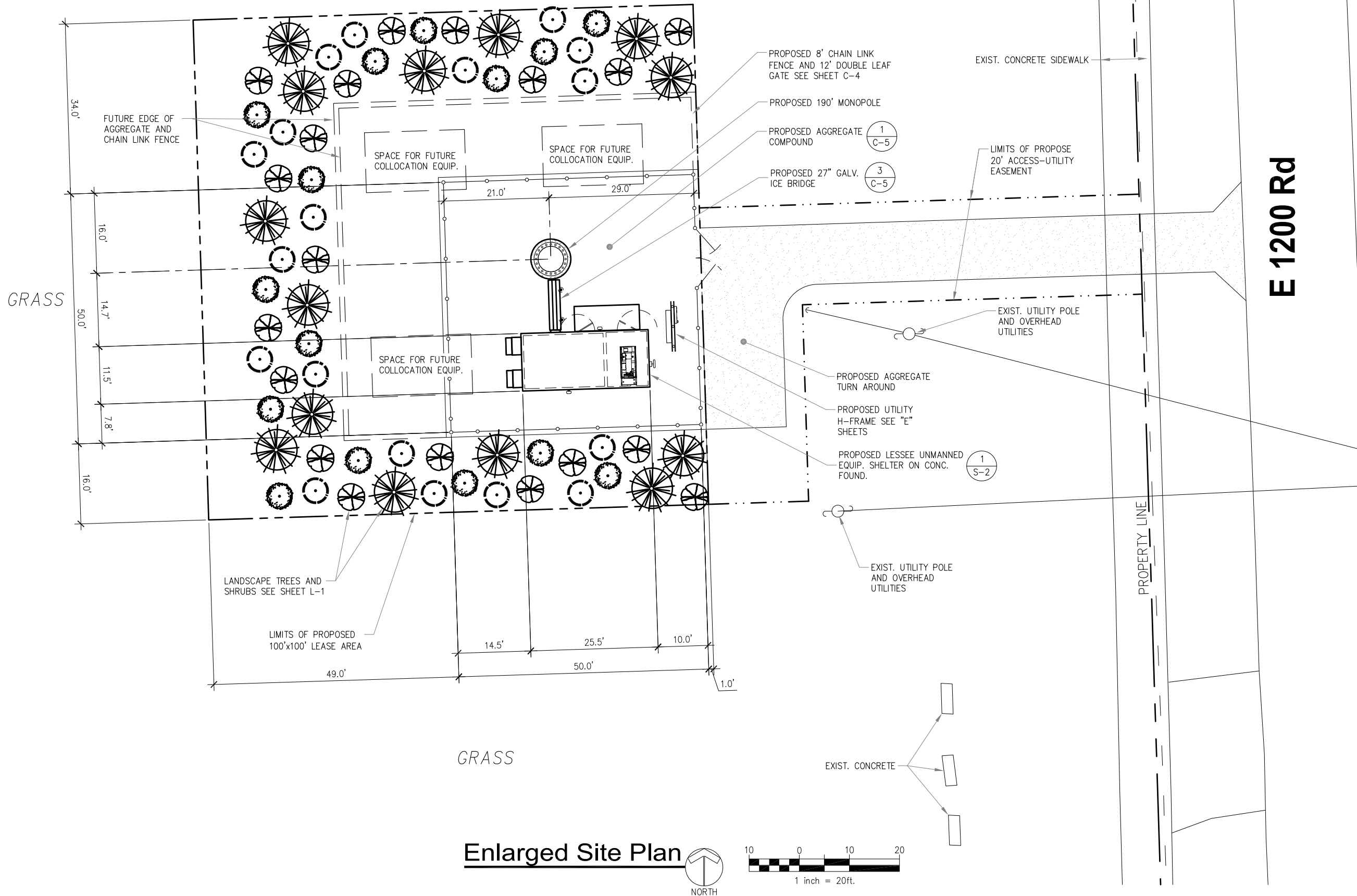
SITE NUMBER:

SITE ADDRESS:
1293 E 1200 RD
Lawrence, KS 66047

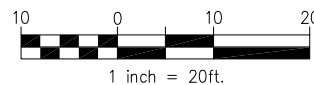
SHEET NAME:
**LAND SPACE &
R.O.W. EXHIBIT**

SHEET NUMBER:
LSE-3

GRASS



Enlarged Site Plan



CERTIFICATION:

**PRELIMINARY
NOT FOR
CONSTRUCTION**

RELEASE DATE	DESCRIPTION
03/31/14	LEASE EXHIBIT
05/05/14	CONSTRUCTION DRAWINGS-REV A
07/27/14	CONSTRUCTION DRAWINGS-REV B
08/11/14	CONSTRUCTION DRAWINGS-REV C

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DRAWN BY: JLM
CHECKED BY: DJH

SITE NAME:

**LAWC KASOLD
CELL SITE**

SITE ADDRESS:

1293 E 1200 ROAD
LAWRENCE, KS 66047

SHEET TITLE:

ENLARGED SITE PLAN

A&E PROJECT NO.:

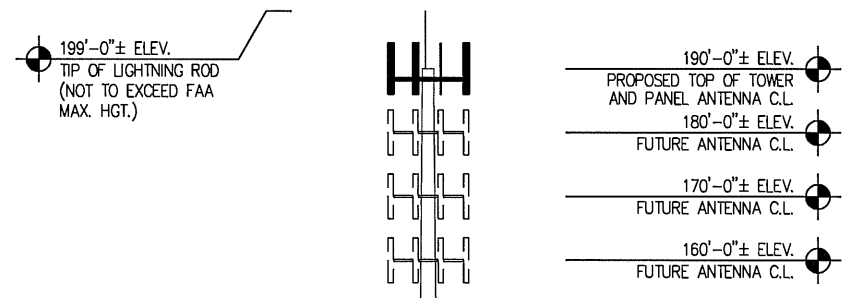
001-1504

SHEET NO.:

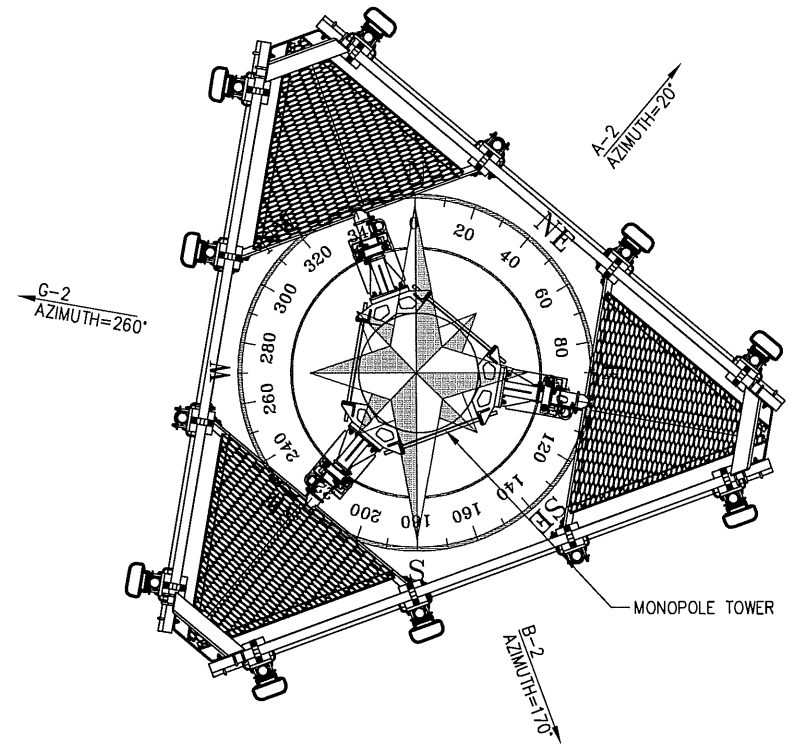
PROPOSED ANTENNA KEY

	Position	Status	Antenna Centerline (ft AGL)	Antenna Make / Model	Antenna Count	Height (in)	Width (in)	Depth (in)	Weight (lbs)	Azimuth	Mech Downtilt	Electrical Downtilt	RRU Make/Model	RRU Count	Distribution Box Make/Model	Raycap Count	Hybrid Cable Make/Model	Hybrid Cable Count	Hybrid Cable Size	Hybrid Cable Length	Jumper Count		
Mainline Cable & Distribution													RRUS B13	3	RFS DB-B1-6C-12AB-02	4(2 on tower, 2 in shelter)	RFS Hybridflex HBF058-08U1S2-14F	6	5/8"				
																	RFS Hybridflex HBF114-13U6S12-230F	2	1-1/4"				
																			15 ft	1/2"	12		
Alpha Sector	A	proposed	190	Andrew LNX-6515DS-A1M-02(CDMA)	1	96.4	11.9	7.1	49.8	40	3	0											
	B																						
	C	proposed	190	Air - 32(AWS)	1	57	12	8	99	40	0	0											
	D	proposed	190	Andrew LNX-6515DS-A1M-02(LTE)	1	96.4	11.9	7.1	49.8	40	3	0											
Beta Sector	E	proposed	190	Andrew LNX-6515DS-A1M-02(CDMA)	1	96.4	11.9	7.1	49.8	170	0	0											
	F																						
	G	proposed	190	Air - 32(AWS)	1	57	12	8	99	170	0	0											
	H	proposed	190	Andrew LNX-6515DS-A1M-02(LTE)	1	96.4	11.9	7.1	49.8	170	0	0											
Gamma Sector	I	proposed	190	Andrew LNX-6515DS-A1M-02(CDMA)	1	96.4	11.9	7.1	49.8	310	0	0											
	J																						
	K	proposed	190	Air - 32(AWS)	1	57	12	8	99	310	0	0											
	L	proposed	190	Andrew LNX-6515DS-A1M-02(LTE)	1	96.4	11.9	7.1	49.8	310	0	0											
Antenna Total					9						RRU Total	3	Distro Box Total	2						Hybrid Cable Total	8	Jumper Total	12

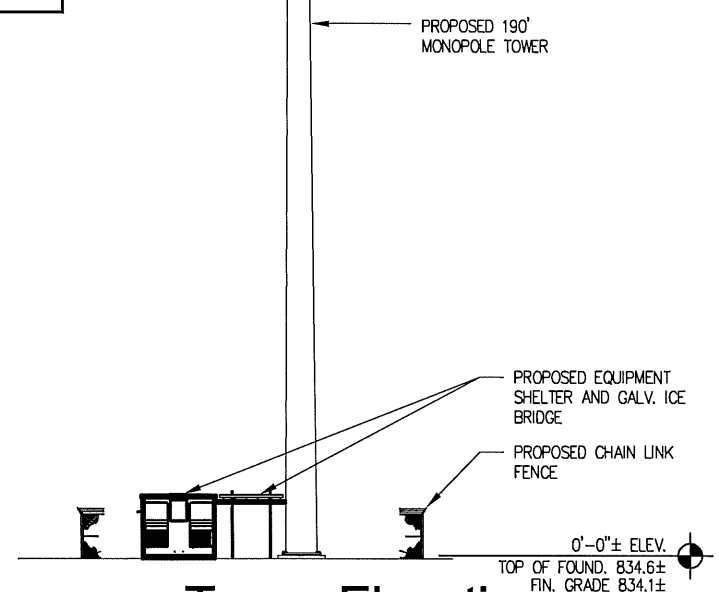
3 Proposed Antenna Schedule
SCALE: N.T.S.



MONOPOLE TO BE DESIGNED BY OTHERS
ACCORDING TO ANSI/EIA/TIA-222-REV G
STANDARDS: 90 MPH BASIC WINDS, NO ICE



1 Antenna Azimuths
SCALE: 1/4" = 1'-0"



2 Tower Elevation
SCALE: 1" = 30'-0"

CERTIFICATION:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

RELEASE	
DATE	
03/31/14	LEASE EXHIBIT
05/05/14	CONSTRUCTION DRAWINGS-REV A
07/27/14	CONSTRUCTION DRAWINGS-REV B
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DRAWN BY: JLM
CHECKED BY: DJH

SITE NAME:

**LAWC KASOLD
CELL SITE**

SITE ADDRESS:

**1293 E 1200 ROAD
LAWRENCE, KS 66047**

SHEET TITLE:

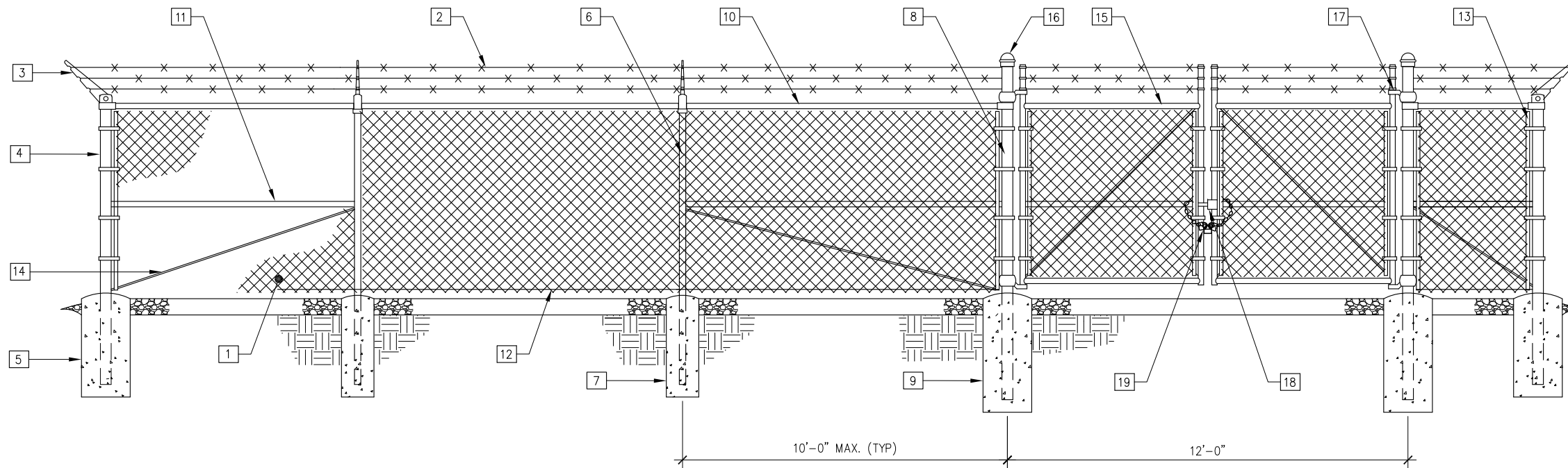
**TOWER ELEVATION,
ANTENNA INFORMATION,
NOTES AND DETAILS**

A&E PROJECT NO.:

001-1504

SHEET NO.:





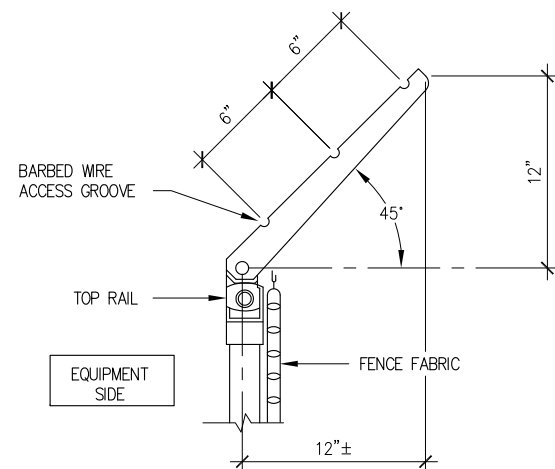
1 Typical Fence Elevation
SCALE: 1/4" = 1'-0"

Keynote Legend

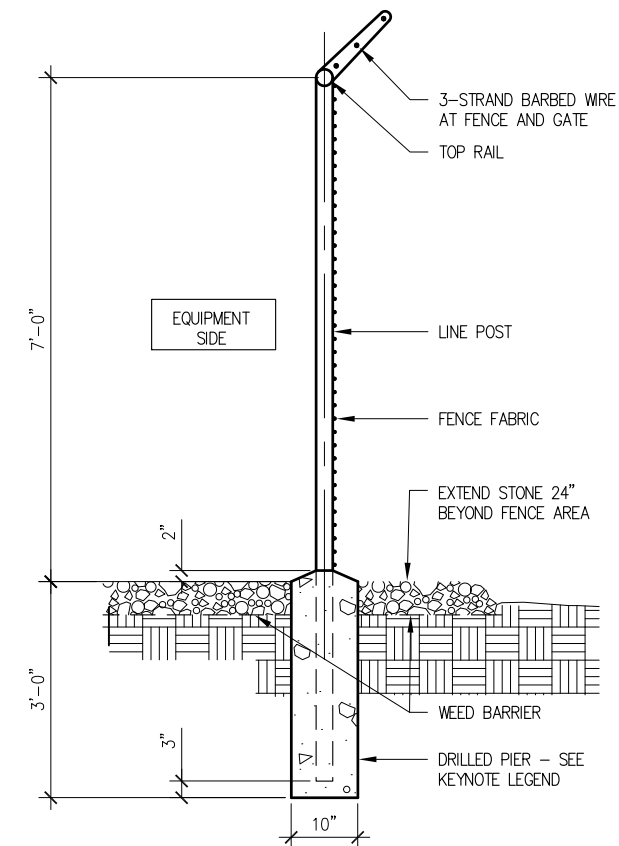
- 1 FABRIC: 9 GAUGE, 2" MESH, ASTM A392 (SEE FENCE SECTION FOR HEIGHT).
- 2 BARBED WIRE: 12 GAUGE WIRE, 4 POINT (3 RUNS), FINISH TO MATCH FABRIC, ASTM A121.
- 3 EXTENSION ARMS: STAMPED STEEL WITH MALLEABLE IRON BASE, FINISH TO MATCH FENCE FRAMEWORK, ASTM F626.
- 4 END AND CORNER POSTS: 3"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 5 CONCRETE FOUNDATION: 36"x12"Ø (3000 PSI)
- 6 LINE POSTS: 2"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 7 CONCRETE FOUNDATION: 36"x10"Ø (3000 PSI)
- 8 GATE POSTS: 4"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 9 CONCRETE FOUNDATION: 48"x12"Ø (3000 PSI)
- 10 TOP RAIL & BRACE RAIL: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 11 MIDDLE RAILS: 1-1/2"Ø PIPE SCH. 40 (GALV.) ASTM F1083
- 12 BOTTOM TENSION WIRE: 0.177"Ø METALLIC-COATED STEEL (GALV.), MARCELLED, ASTM A824
- 13 TENSION BARS: 3/16"x3/4", FULL HEIGHT OF FABRIC, FINISH TO MATCH FENCE FRAMEWORK.
- 14 TENSION ROD: 3/8"Ø WITH ADJ. TIGHTNER, FINISH TO MATCH FENCE FRAMEWORK.
- 15 GATE FRAME: 2"Ø SCH. 40 (GALV.) ASTM F1083
- 16 POST CAPS: PER POST DIAMETER.
- 17 GATE HINGES: NON-LIFT-OFF TYPE, OFFSET TO PERMIT 180 DEGREE SWING.
- 18 DOUBLE GATE LATCH: COMMERCIAL STRONG ARM EQUAL TO: DAC INDUSTRIES 615-C ELEVENTH STREET, GRAND RAPIDS, MI 49504
- 19 LOCK CHAIN: 3/8" SIZE, 36" LONG HOT DIP GALVANIZED ZINC COATED. W/ MARINE-GRADE PROGRAMMABLE FOUR DIGIT PADLOCK (SESAME BRAND OR APPROVED EQUAL)

NOTES:

1. REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NOT SHOWN IN THE DRAWING.
2. FENCE FABRIC SHALL CONFORM TO CHAIN LINK FENCE MANUFACTURERS INSTITUTE (CLFMI) PRODUCT MANUAL.
3. INSTALL FENCE IN COMPLIANCE WITH ASTM F 567.
4. INSTALL SWING GATES IN COMPLIANCE WITH ASTM F 900.
5. DO NOT BEGIN INSTALLATION AND ERECTION BEFORE FINAL GRADING IS COMPLETED, UNLESS OTHERWISE PERMITTED. INSTALL FENCING ON BOUNDARY LINES INSIDE OF PROPERTY LINE ESTABLISHED BY SURVEY.
6. DRILL OR HAND-EXCAVATE (USING POST - HOLE DIGGER) HOLES FOR POSTS TO DIAMETERS AND SPACINGS INDICATED, IN FIRM, UNDISTURBED OR COMPACTED SOIL. IF NOT INDICATED ON DRAWINGS, EXCAVATE HOLES FOR EACH POST TO MINIMUM DIAMETER RECOMMENDED BY FENCE MANUFACTURER, BUT NOT LESS THAN (4) TIMES LARGEST GROSS-SECTION OF POST.
7. REMOVE POST HOLE SPOILS FROM SITE. DO NOT SET SPOILS ON AGGREGATE WITHOUT ADEQUATE PROTECTION.
8. PROTECT PORTION OF POSTS ABOVE GROUND FROM CONCRETE SPLATTER. PLACE CONCRETE AROUND POSTS AND VIBRATE OR TAMP FOR CONSOLIDATION. CHECK EACH POST FOR VERTICAL AND TOP ALIGNMENT AND HOLD IN POSITION DURING PLACEMENT AND FINISHING OPERATIONS, UNLESS OTHERWISE SHOWN, EXTEND CONCRETE FOOTING 1 INCH ABOVE GRADE AND TROWEL TO A CROWN TO SHED WATER.
9. INSTALL BARBED WIRE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
10. APPLY FABRIC TO OUTSIDE OF FRAMEWORK.



3 Barbed Wire Detail
SCALE: 1" = 1'-0"



2 Typical Fence Section
SCALE: 3/8" = 1'-0"



CERTIFICATION:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

RELEASE DATE	
03/31/14	LEASE EXHIBIT
05/05/14	CONSTRUCTION DRAWINGS-REV A
07/27/14	CONSTRUCTION DRAWINGS-REV B
08/11/14	CONSTRUCTION DRAWINGS-REV C

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DRAWN BY: JLM
CHECKED BY: DJH

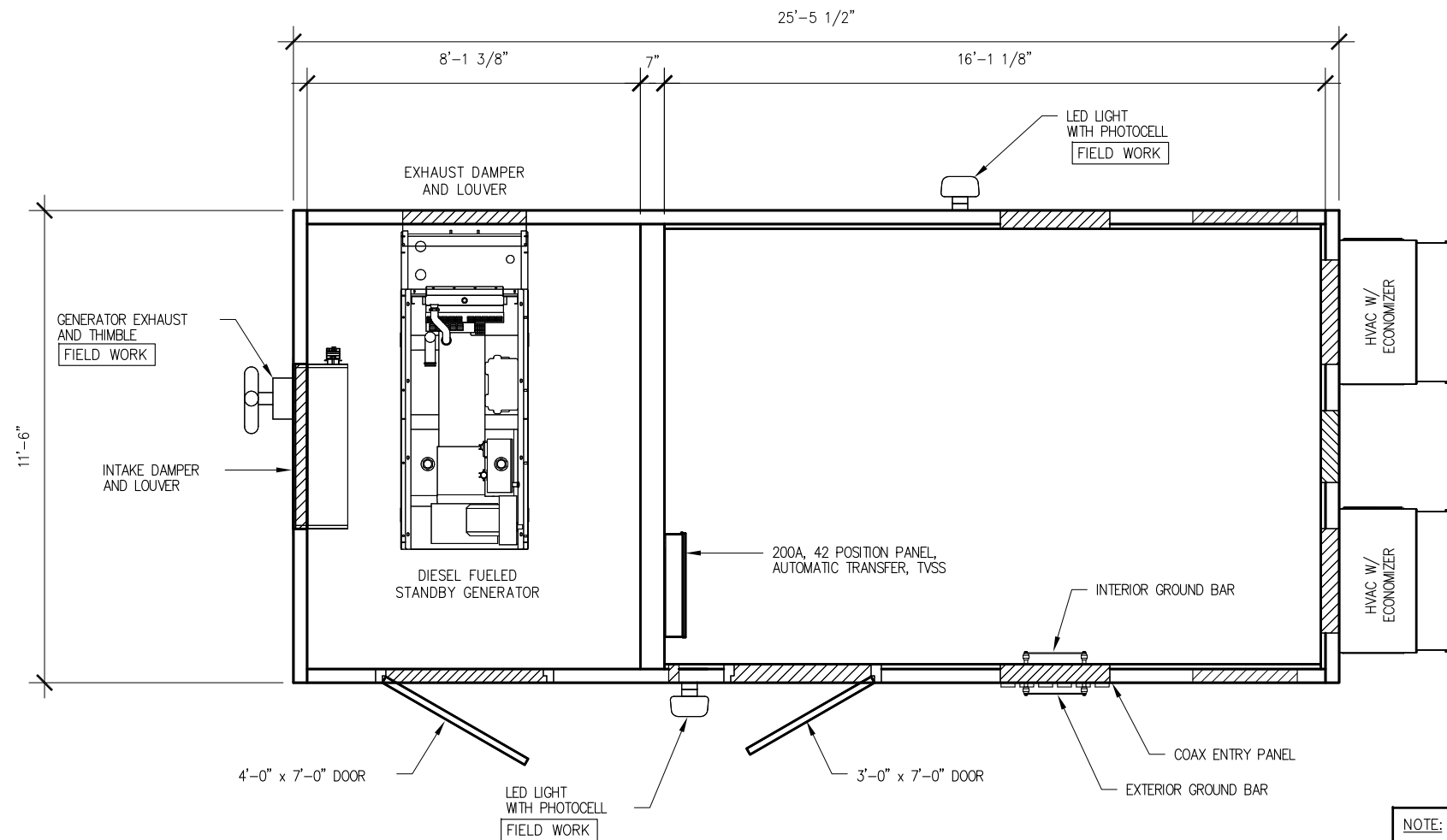
**LAWC KASOLD
CELL SITE**

1293 E 1200 ROAD
LAWRENCE, KS 66047

FENCE DETAILS

A&E PROJECT NO.:
001-1504

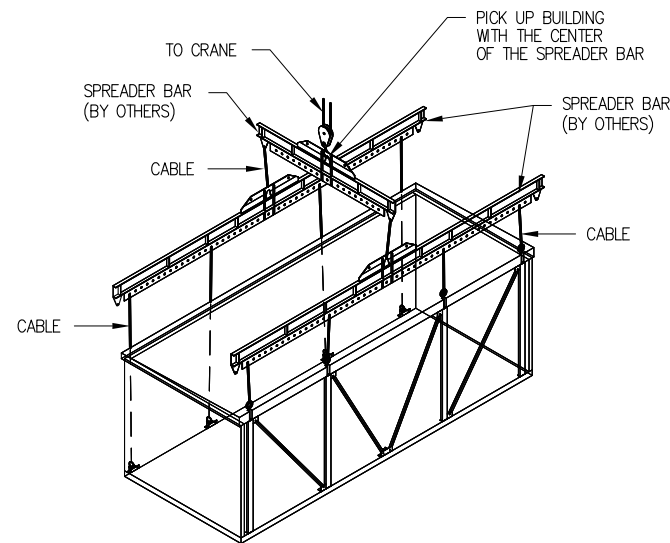
SHEET NO.:



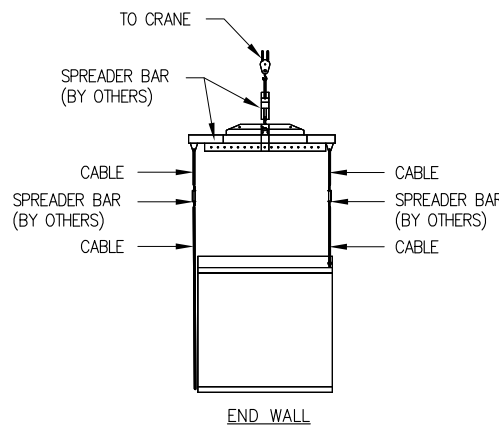
1 Equipment Enclosure Floor Plan

SCALE: 1/4" = 1'-0"

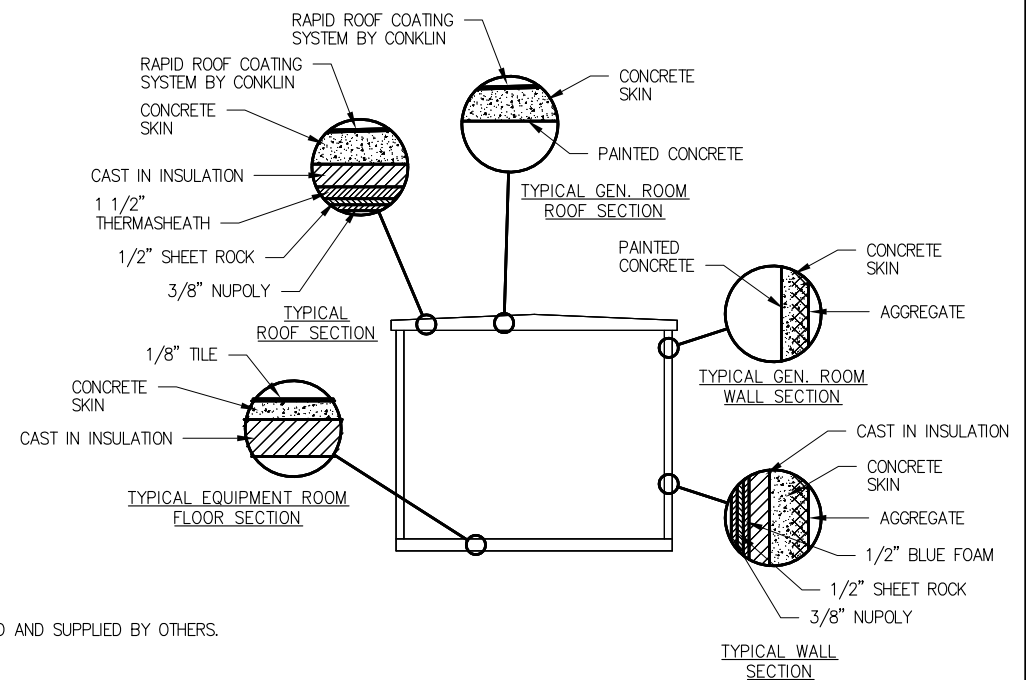
NOTE:
 GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EXTERIOR ATTACHMENTS FOR GENERATOR (MUFFLER, VENT, ETC.), DOOR CANOPIES, AND SECURITY LIGHTS



ALL BUILDINGS MUST BE LIFTED FROM ALL LIFTING POINTS (DOUBLE WIDE)



ALL BUILDINGS MUST BE LIFTED FROM ALL LIFTING POINTS



Traverse Section

Equipment Shelter Set Up Procedure

- INSPECT BUILDING UPON DELIVERY FOR DAMAGE DURING TRANSPORTATION.
- REMOVE LIFTING BRACKETS FROM SHELTER.
- ATTACH TIE DOWN BRACKETS TO SHELTER AND FOUNDATION USING ANCHOR BOLTS.
- INSTALL AND CAULK ALL ACCESSORIES (EXTERIOR LIGHTS, CANOPIES, GENERATOR EXHAUST AND VENT PIPES) FOR PROPER OPERATION.
- INSPECT ROOF AND ROOF EDGES FOR DAMAGE CAUSED BY OFFLOADING AND REPAIR OR REPLACE AS NEEDED.
- INSTALL BACKER ROD AND CAULK EXTERIOR WALLS AND ROOF.
- INSTALL FLASHING ON ALL INTERIOR MOD. LINES.
- MAKE ALL CONDUIT AND CABLE TRAY CROSSOVERS.
- CLEAN INTERIOR AND COMPLETE ANY TOUCH UP PAINTING AS NEEDED.
- CHECK DOOR ALARM FOR PROPER OPERATION.
- CHECK DOOR ALARM AND VENT PIPES FOR PROPER OPERATION.
- INSPECT ROOF AND ROOF EDGES FOR DAMAGE CAUSED BY OFFLOADING AND REPAIR OR REPLACE AS NEEDED.

Offload Notes

- BUILDING SHALL BE OFFLOADED LEVEL.
- ALL CABLES, SHACKLING, SPREADER BARS, ETC. SHALL BE DESIGNED AND SUPPLIED BY OTHERS.
- ALL LIFTING POINTS SHALL BE USED.
- 1 1/8" MAXIMUM DIAMETER FOR SHACKLES.
- REMOVE BRACKET AFTER PLACEMENT OF SHELTER AND INSTALL ANCHOR TIE-DOWN PLATES (SHIPPED LOOSE INSIDE SHELTER) AT EACH LOCATION.
- OFFLOAD BUILDING WITH CABLES IN VERTICAL POSITION. ANGLED POSITION CABLES ARE NOT ACCEPTABLE.



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DRAWN BY: JLM
 CHECKED BY: DJH

SITE NAME:

LAWC KASOLD CELL SITE

SITE ADDRESS:

1293 E 1200 ROAD
 LAWRENCE, KS 66047

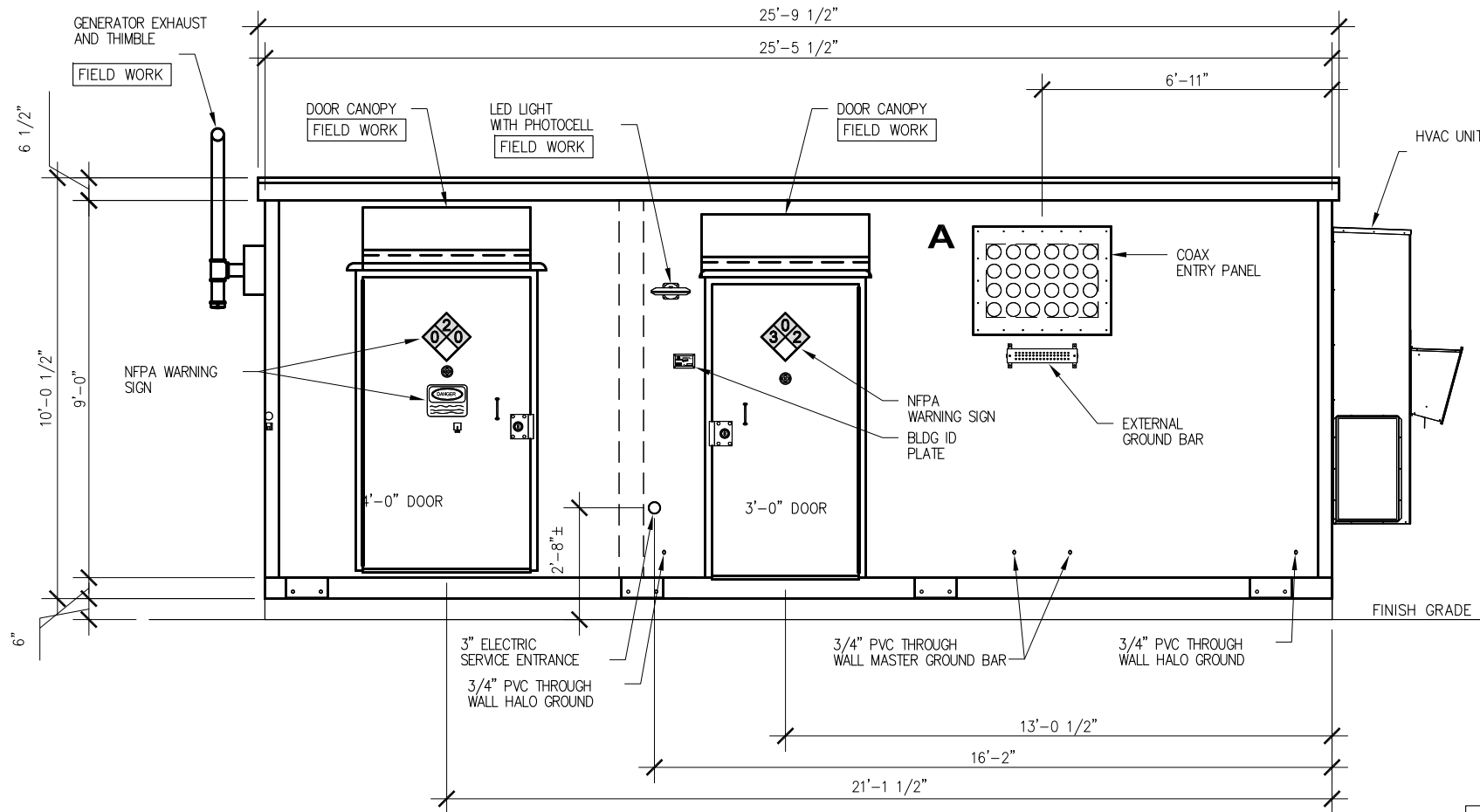
SHEET TITLE:

EQUIPMENT SHELTER PLAN

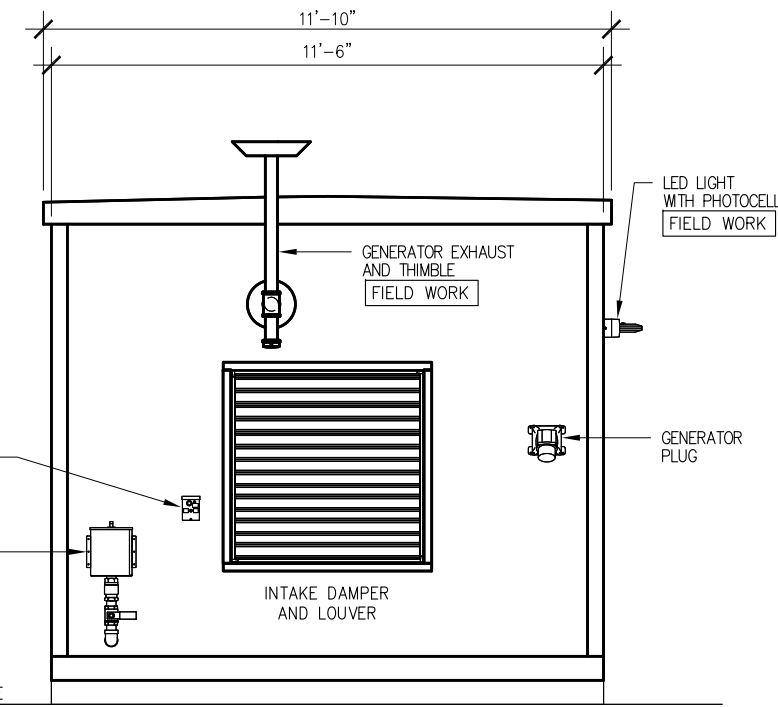
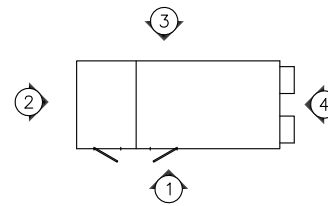
A&E PROJECT NO.:

001-1504

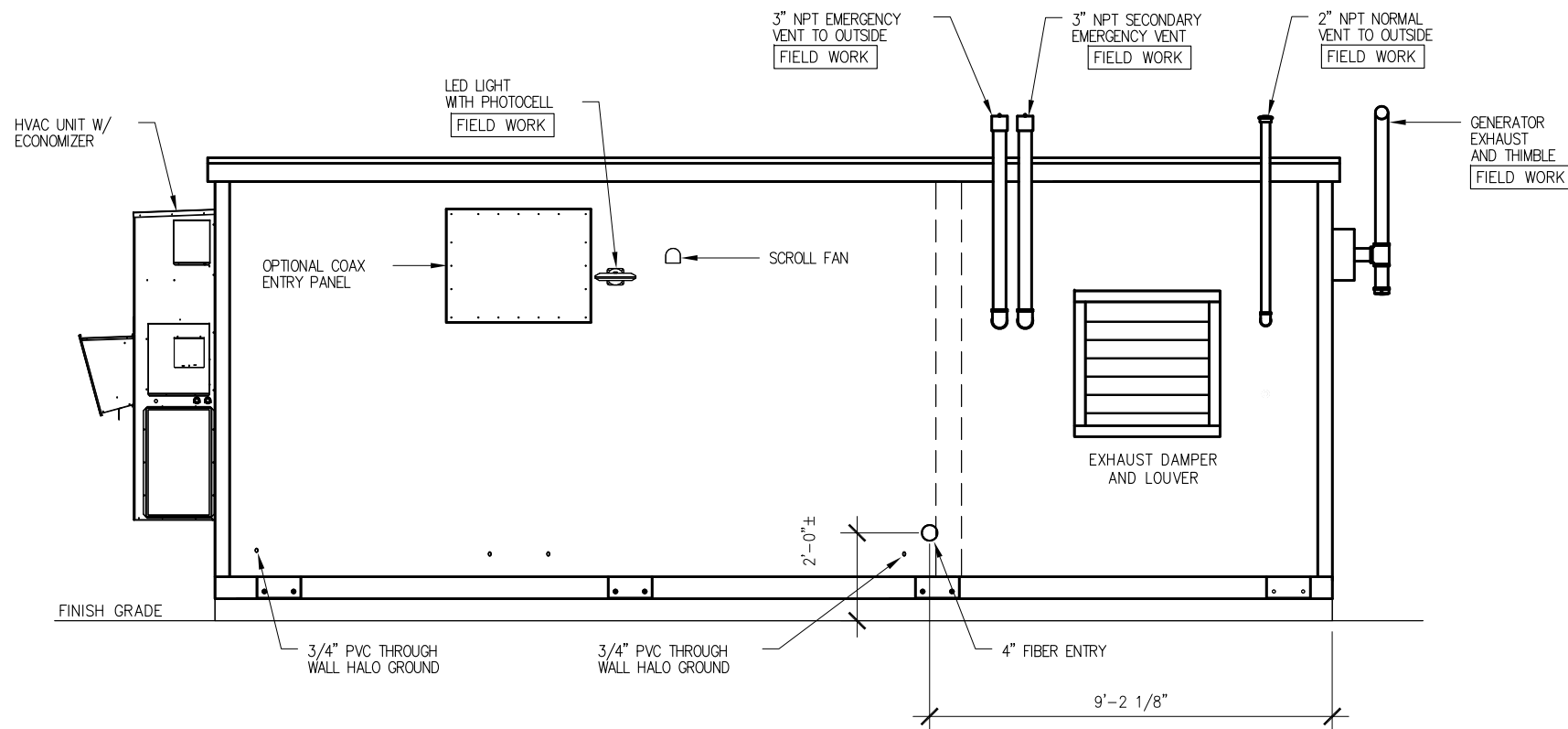
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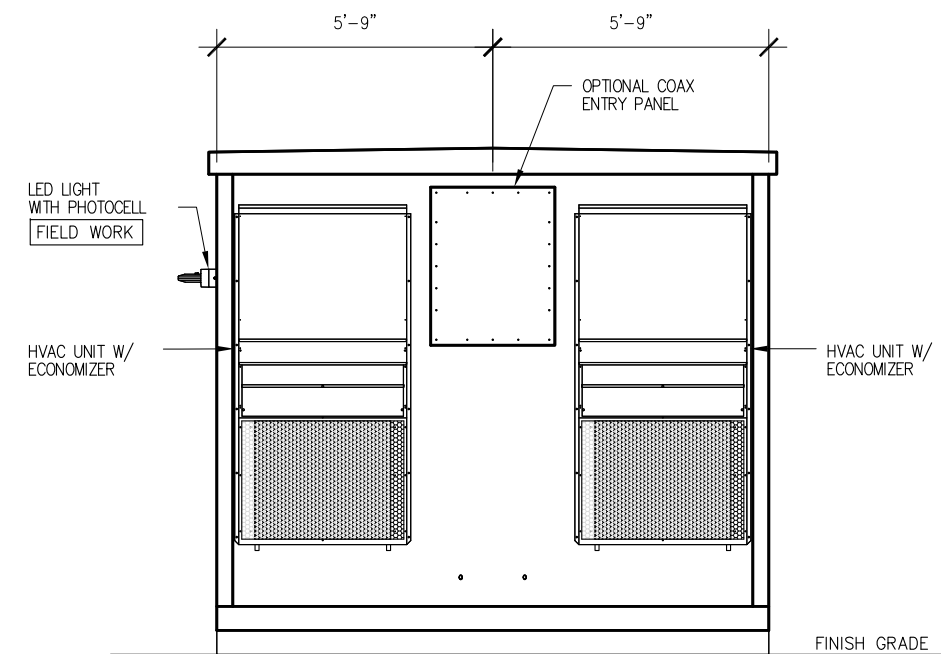
1 Front Wall Elevation
SCALE: 1/4" = 1'-0"



2 End Wall Elevation
SCALE: 1/4" = 1'-0"



3 Rear Wall Elevation
SCALE: 1/4" = 1'-0"



4 End Wall Elevation
SCALE: 1/4" = 1'-0"



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DRAWN BY: JLM
CHECKED BY: DJH

SITE NAME:

LAWC KASOLD CELL SITE

SITE ADDRESS:

1293 E 1200 ROAD
LAWRENCE, KS 66047

SHEET TITLE:

EQUIPMENT SHELTER ELEVATIONS

A&E PROJECT NO.:

001-1504

SHEET NO.:

Landscape Notes

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
- ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE GENERAL CONTRACTOR PRIOR TO BEGINNING ANY WORK.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ROADS, WALKS, AND ADJACENT PROPERTIES CLEAR OF ANY DEBRIS, DIRT, AND CONSTRUCTION EQUIPMENT DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO BEGINNING ANY WORK. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL LANDSCAPE RELATED WORK WITH OTHER CONTRACTORS AND TRADES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ARCHITECT/ENGINEER IF ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS ARE FOUND.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR GRADING TO WITHIN 1" OF THE FINAL GRADE IN ALL LAWN AREAS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL GRADING IN ALL LAWN AREAS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING POSITIVE DRAINAGE IN ALL PLANTING BEDS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SEEDING ALL LAWN AREAS INDICATED ON THE LANDSCAPE PLAN WITH THE FOLLOWING SEED MIX AND APPLICATION RATE:

SEED MIX: 60% BLUEGRASS
20% PERENNIAL RYE
20% TALL FESCUE

APPLICATION RATE: 5 LBS. PER 1,000 SQ. FT.

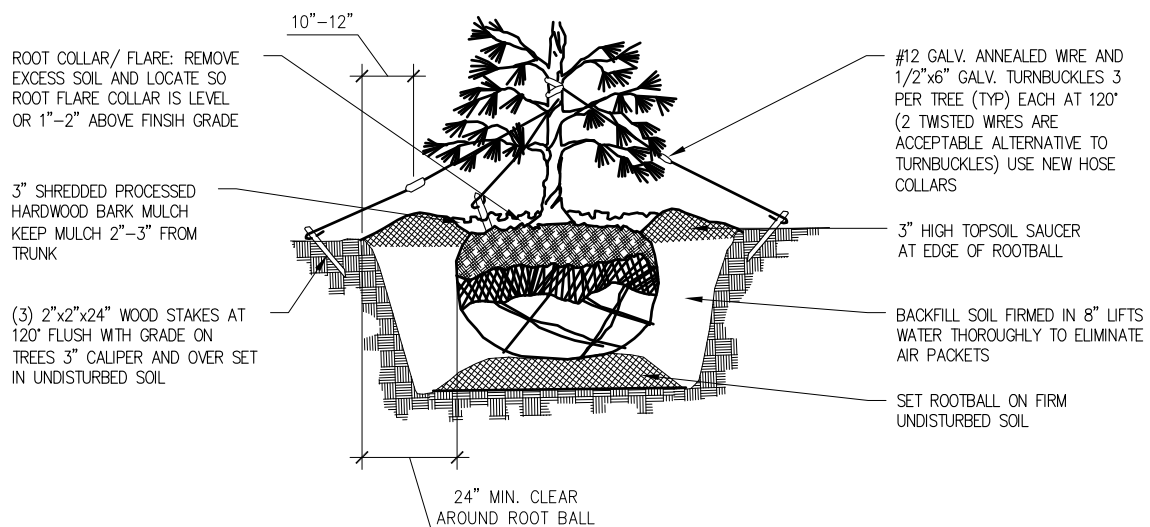
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING A PLANTING SOIL BACK FILLMIX IN ALL TREE, EVERGREEN, AND SHRUB PIT BEDS ACCORDING TO THE PLANTING DETAILS. THE GENERAL CONTRACTOR SHALL ALSO PROVIDE 12" OF PLANTING SOIL BACK FILL IN THE PLANTING BEDS. THE PLANTING SOIL BACK FILLMIX SHALL CONSIST OF THE FOLLOWING:

60% APPROVED TOPSOIL
20% COARSE SAND
10% SPHAGNUM PEAT MOSS
10% PROCESSED SHREDDED HARDWOOD MULCH


- HERBICIDE (TRIFLAIN OR EQUIVALENT) SHALL BE APPLIED TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEEDS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" PROCESSED SHREDDED HARDWOOD MULCH AND A NATURAL SPADE EDGE.
- ALL TREES SHALL BE INSTALLED PER LANDSCAPE PLANTING DETAILS.
- DIMENSIONS FOR HEIGHTS, SPREAD, AND CALIPER OF TREES ON THE PLANS ARE GENERAL GUIDES FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. EACH PLANT SHALL HAVE A UNIFORM AND CONSISTENT SHAPE AS IT PERTAINS TO THE SPECIFICATIONS AND PARTICULAR SPECIES, ANY PLANT MATERIAL WHICH FAILS TO CONFORM TO THE SPECIFICATIONS IS SUBJECT TO REJECTION BY THE ARCHITECT/ENGINEER.
- THE QUANTITIES INDICATED ON THE PLANS ARE PROVIDED FOR THE BENEFIT OF THE GENERAL CONTRACTOR ONLY. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES ON THE PLANS WILL TAKE PRECEDENCE OVER THOSE LISTED IN THE PLAN NOTES. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES, CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
- ALL TREES PLANTED IN LAWN AREAS SHALL BE PLANTED IN A BED OF PROCESSED SHREDDED HARDWOOD MULCH 3" IN DEPTH AND 10" TO 12" BEYOND SPREAD OF THE TREE.
- ALL LANDSCAPE PLANTS SHALL BE WARRANTED BY VERIZON WIRELESS AND REPLACED AS REQUIRED BY VERIZON WIRELESS FOR A PERIOD OF ONE (1) YEAR AFTER PLANTING. THEREAFTER THE ONE (1) YEAR PERIOD, IT SHALL BE THE PROPERTY OWNERS RESPONSIBILITY TO REPLACE ANY DEAD PLANTINGS.

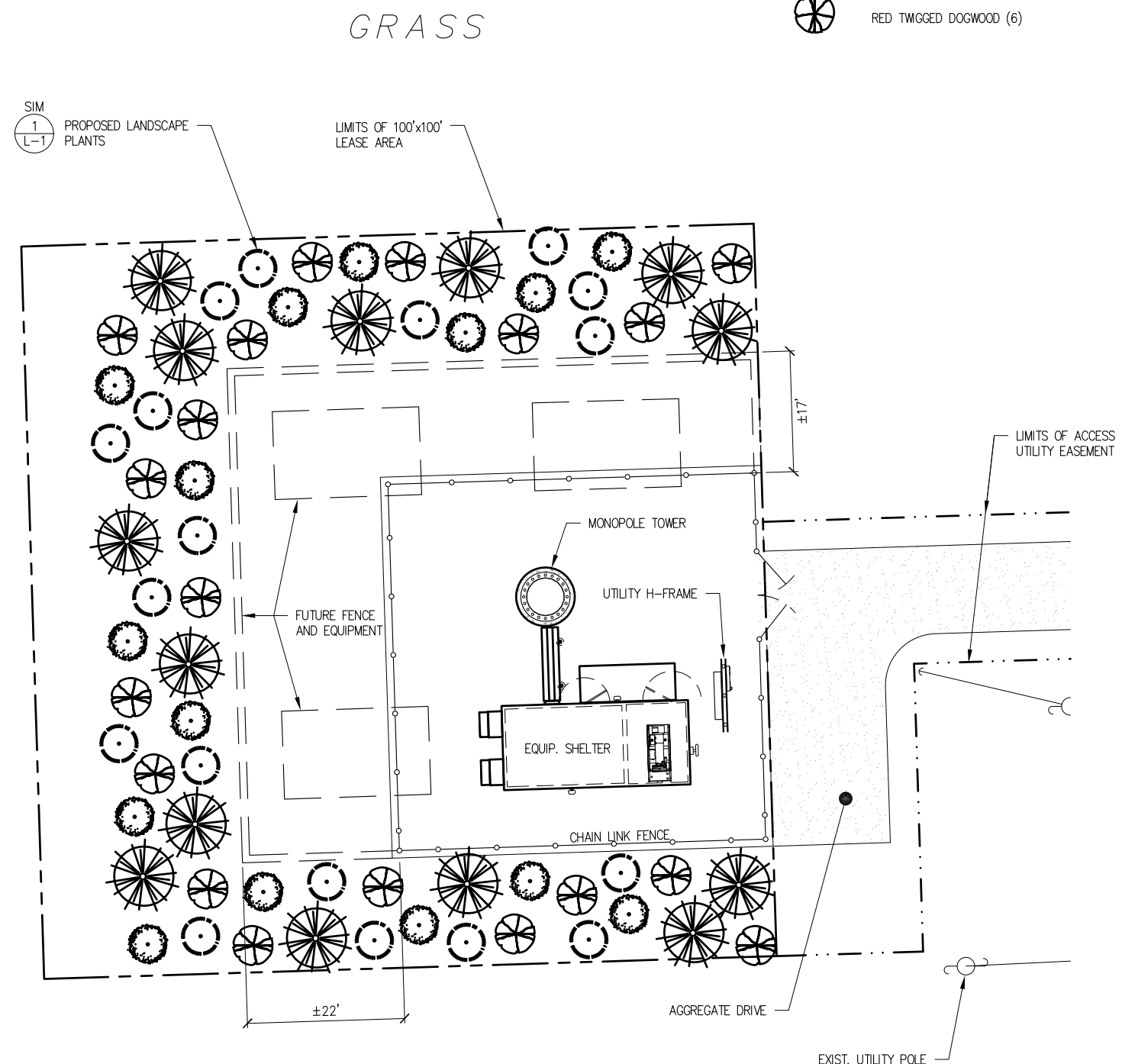
GENERAL NOTES

- TREES/SHRUBS OVER 5' IN HEIGHT SHALL BE GUYED.
- CREPE PAPER TREE WRAP TO FIRST BRANCHING (DECIDUOUS TREES).
- REMOVE TOP 1/3 OF BURLAP ON ROOT BALL.
- PROVIDE PLASTIC OR METAL FLAGS ON GUY WRES IN OR NEAR SIDEWALKS.

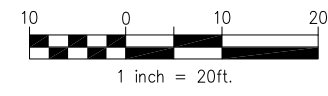


1 Tree Planting Detail
NO SCALE

-  WHITE PINE (2)
-  GOLDEN TWIGGED DOGWOOD (7)
-  AMERICAN CRANBERRY BUSH (6)
-  RED TWIGGED DOGWOOD (6)



Landscape Plan



CERTIFICATION:
**PRELIMINARY
NOT FOR
CONSTRUCTION**

RELEASE DATE	DESCRIPTION
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DRAWN BY: JLM
CHECKED BY: DJH

SITE NAME:
**LAWC KASOLD
CELL SITE**

SITE ADDRESS:
1293 E 1200 ROAD
LAWRENCE, KS 66047

SHEET TITLE:

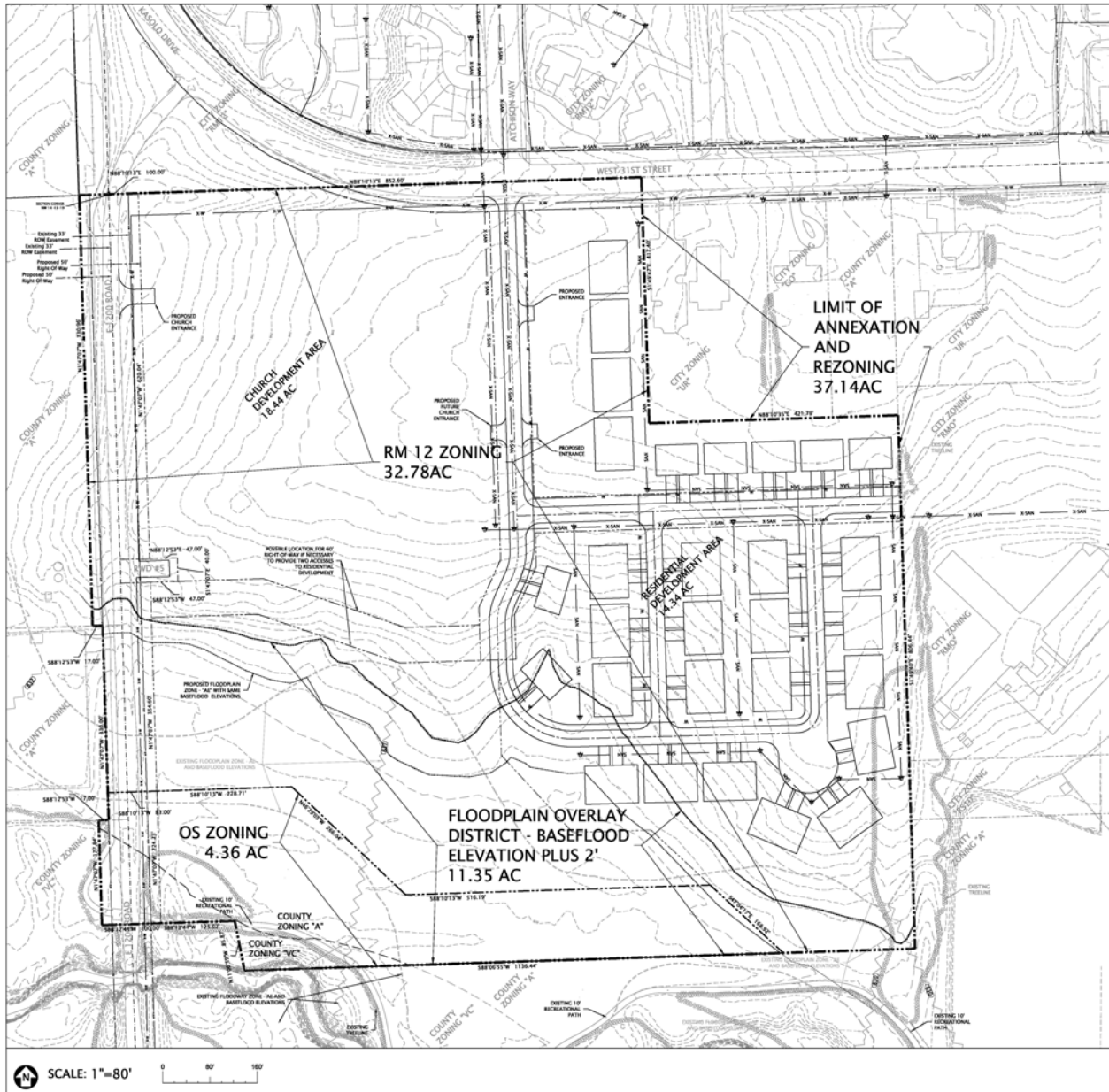
LANDSCAPE PLAN

A&E PROJECT NO.:

001-1504

SHEET NO.:

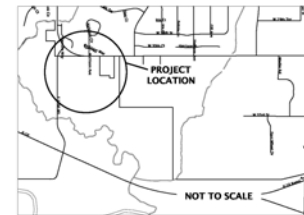
L-1



DEVELOPMENT SUMMARY

ORIGINAL PROPERTY BOUNDARIES PLATE/RECORD ID800428A	35.52 AC
ANNEXATION REQUEST ORIGINAL BOUNDARY PLUS E 1200 ROAD RIGHT-OF-WAY EASEMENT	37.14 AC
REZONING REQUEST RM 12 CHURCH PROPERTY (18.44 AC) RESIDENTIAL DEVELOPMENT (14.34 AC)	32.78 AC
OPEN SPACE "OS"	4.36 AC
FLOODPLAIN OVERLAY DISTRICT OS WITH FP OVERLAY DISTRICT	11.35 AC
RM 12 WITH FP OVERLAY DISTRICT	4.36 AC
	6.99 AC

LOCATION MAP



LEGEND

— — — — — OHW	— — — — — OVERHEAD WIRE	— — — — — SW	SANITARY SEWER MANHOLE	— — — — — SW	BACK OF CURB TO BACK OF CURB
— — — — — OW	OVERHEAD ELECTRICAL	— — — — — SW	STORM MANHOLE	— — — — — SW	RIGHT-OF-WAY
— — — — — UT	UNDERGROUND TELEPHONE	— — — — — SW	STORM DRAIN	— — — — — CA	CENTRALINE
— — — — — GA	GAS	— — — — — SW	STORM DRAIN	— — — — — SW	SEWERAGE ALIGNMENT
— — — — — W	WATERLINE	— — — — — SW	UTILITY POLE	— — — — — SW	UTILITY MARKING
— — — — — SW	SANITARY SEWER LINE	— — — — — SW	WATER METER	— — — — — SW	PLATTED
— — — — — SW	SANITARY SEWER SERVICE	— — — — — SW	WATER VALVE	— — — — — SW	MARKED
— — — — — SW	STORMWATER LINE	— — — — — SW	WATER METER	— — — — — SW	CALCULATED
— — — — — SW	PROPERTY LINE	— — — — — SW	WATER METER	— — — — — SW	
— — — — — SW	CENTER LINE	— — — — — SW	WATER METER	— — — — — SW	
— — — — — SW	SECTION LINE	— — — — — SW	WATER METER	— — — — — SW	
— — — — — SW	ARROWHEAD/UNDERSIDE	— — — — — SW	WATER METER	— — — — — SW	
— — — — — SW	EMBANKMENT/UNDERSIDE	— — — — — SW	WATER METER	— — — — — SW	
— — — — — SW	UTILITY LOCATIONS	— — — — — SW	WATER METER	— — — — — SW	
— — — — — SW	UTILITY LOCATIONS	— — — — — SW	WATER METER	— — — — — SW	

NOTE: "X" IN UTILITY SYMBOLS DENOTES EXISTING FEATURE

THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY - NOT FOR CONSTRUCTION

CONCEPTUAL DEVELOPMENT PLAN for WESLEYAN CHURCH

GES
GROB ENGINEERING SERVICES, LLC
 3210 New Way, Suite A • Lawrence, Kansas 66049
 P.O. Box 503 • Lawrence, Kansas 66044
 Phone: 785-836-1900 • Fax: 785-836-1901

CONCEPTUAL DEVELOPMENT PLAN FOR WESLEYAN CHURCH
 KASOLD DRIVE (E1200 ROAD) & 31ST STREET
 LAWRENCE, KANSAS

DESIGNED BY
JDC

CHECKED BY
JDC

ISSUE DATE
AUGUST 24, 2009

REVISIONS
October 13, 2009

SHEET
1
1

SCALE: 1"=80'

**CITY OF LAWRENCE DOUGLAS COUNTY
ZONING APPLICATION CUP-14-00298
VERIZON WIRELESS NARRATIVE STATEMENT AND JUSTIFICATION**

Applicant: Scott Goble on behalf of Verizon Wireless and Steven L. Eudaly
Address: 574 South Barn Stable Street, Nixa, MO 65714
Phone: (417) 848-7584

Tower Owner: Verizon Wireless
Address: 10740 Nall, Suite 400, Overland Park, KS 66211
Phone: (913) 344-2892

Property Owner: The Kansas District of the Wesleyan Church, Inc.
Address: 3705 Clinton Parkway, Lawrence, KS 66047
Owner Phone: (404) 644-6446

Verizon Site Name: LAWC KASOLD

Address of Proposed Tower Site: 1293 East 1200 Road, Lawrence

Current Zoning of Proposed Tower Property: A, Agricultural
Current Use of Proposed Tower Property: Vacant Land

Tax Parcel ID#: 115-15-0-10-01-003.00-0

Project Description: Verizon Wireless proposes to construct and operate a 190 foot tall self-support lattice type communications tower which will be used to provide wireless voice and data services to local subscribers.

Justification for the proposed Verizon telecommunications facility and tower: There is a significant degradation of service in much of the area depicted on the map in the coverage letter from Verizon's radio frequency engineer Hank Madden dated September 12, 2014. The addition of a new cell site at the proposed location will significantly enhance both voice and data signals but most critically it will correct a significant compromise in data speed in this area due to adjacent existing Verizon cell sites being overburdened due to extremely high traffic volume.

Comment regarding the search for a suitable location for the proposed tower: The Verizon radio frequency engineering team identified a very specific search area for the new cell site. That search area is depicted on the zoning map which is being submitted with this letter. In order to meet the coverage enhancement objective Verizon requires new antennas to be mounted between 190 feet and 250 feet above ground somewhere within this search area. Our first objective in searching for a suitable antenna location is to find any existing structures on which we might co-locate Verizon antennas at a height above ground that will meet our coverage objectives. Existing structures can include communications towers, buildings, water towers, etc. with adequate height above ground. In this instance our search did not identify any existing structures within the search area which is why Verizon needs to construct a new tower.

**Specific comments pursuant to the Douglas County zoning ordinance
12-319-4.31, Radio, Television, Telecommunication and Microwave Towers:**

Section b (3): The tower height and design are described on the zoning drawings. The proposed height is 190 feet and the proposed design is a self-support lattice type. The proposed color scheme will be galvanized steel. We intentionally limited the proposed tower height to 190 feet so that it would not require aeronautical safety lighting.

It is our intention to provide an engineering report, signed and sealed by an engineer licensed in the state of Kansas which will include at a minimum; a cross section of the structure, engineering specifications detailing construction of the tower and base and tower capacity including the number and type of antennas it can accommodate but it is not possible to provide this report until after such time as the tower has been ordered and that can't happen until after we receive a zoning SUP and **for this reason we request the required items of this section 12 be made a condition of the SUP.**

Section c (1) (2): There are no existing towers or structures within the critical search area that will accommodate Verizon's antenna requirements of being 190 feet above ground.

Section c (3): The tower will be capable of accommodating at a minimum three additional sets of antennas for other carriers.

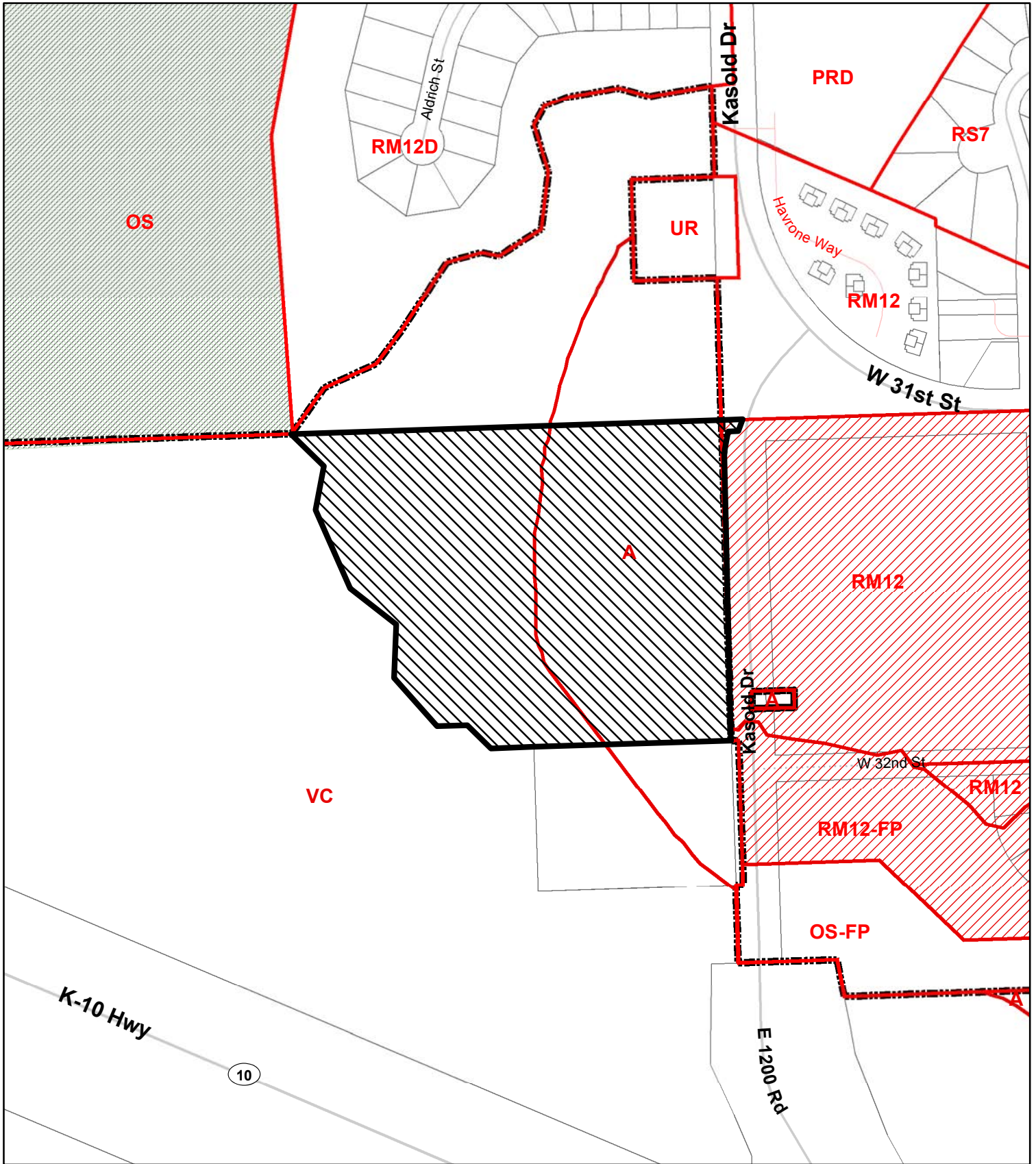
Section d (1): The set-back for the proposed 190 foot tower is 118 feet from the nearest property line (refer to page LSE-3 of the zoning drawings). This is less than the full tower height requirement although it is our intention to utilize a tower designed so that in the event it might fail it will collapse upon itself well within the 118 feet dimension. It is our intention to provide an engineering report, signed and sealed by an engineer licensed in the state of Kansas which will prove this fall zone area but it is not possible to provide this report until after such time as the tower has been ordered and that can't happen until after we receive a zoning SUP and **for this reason we request the required items of this section 12 be made a condition of the SUP.**

Section d (6): We intentionally limited the proposed tower height to 190 feet so that it would not require aeronautical safety lighting.

Respectfully Submitted on this day September 15, 2014



Scott Goble
574 S Barn Stable St, Nixa, MO 65714
(417) 848-7584
Real Estate Contractor On Behalf of Verizon Wireless



CUP-14-00298: Conditional Use Permit for a New Verizon Wireless Communications Tower Located Just North of 1287 E 1200 Road



ITEM NO. 1 CONDITIONAL USE PERMIT FOR VERIZON WIRELESS; 1287 E 1200 RD (SLD)

CUP-14-00298: Consider a Conditional Use Permit for a new 195' Verizon Wireless communications tower located north of the Westar Substation at 1287 E 1200 Rd. Submitted by PAMCORP LLC for Verizon Wireless LLC on behalf of The Kansas District of the Wesleyan Church Inc, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Scott Goble, representing Verizon Wireless, showed a search area map on the overhead. He said the goal was to find a site as close to the center of that site as possible.

PUBLIC HEARING

Mr. Russell Livingston asked about the height of the tower and stacking leased space above that.

Commissioner Liese said the tower could not go above 199'.

Mr. McCullough said that was correct.

APPLICANT CLOSING COMMENT

Mr. Goble said it would be a 199' tower and that Verizon would occupy the top of the tower. He stated leased space would be below that.

COMMISSION DISCUSSION

Commissioner Culver asked about the following paragraph in the staff report:

Recent changes to federal laws allow some future modifications to approved and existing communication towers, base stations, co-location equipment and other features. The full scope of these changes has not been assessed by staff. Changes can include expanding the tower by up to an additional 20' and increasing the base station (enclosure area) by up to 10%.

Ms. Day said at this point she did not know the full implication of what the changes in the federal regulations would mean. She said co-location changes were primarily focused on federal law as it related to historic preservation and for the environmental review that goes with these types of applications. She said according to the release that she read it may have some implications for the local governing body. She said ultimately they needed to review the communication tower regulations for the city and county. She said there could be some requirements that an application could be expanded.

Commissioner Liese asked if there was any reason why they couldn't insert a height maximum in the motion.

Mr. McCullough said the height maximum was understood in the application. He said the federal preemption may allow tower companies to expand to a certain degree administratively. He said staff was not sure of what the implications were at this point. He said an applicant would still need to go through the local process of zoning but it may make it so the applicant could get a 10% increase perhaps without going back through the process.

Ms. Day said staff did not know at this point because it is a recent determination at the federal level.

Commissioner Struckhoff asked if the proposed allowable increase trigger lighting requirements.

Ms. Day said her understanding was that towers under 200' were not automatically required to be lit by FAA requirements.

Commissioner von Achen asked if there would be room for three additional carriers on the tower.

Mr. Goble said yes, there would be room for three additional carriers on the tower. He said he had sharing agreements with other carriers.

Commissioner von Achen asked if towers in the area had co-location spaces.

Mr. Goble said each tower had a certain amount of structural integrity.

Commissioner von Achen asked if Verizon anticipated the co-locations to fill up quickly.

Mr. Goble said he couldn't speculate at this time. He said the 10% height was a federal regulatory requirement and that any co-locator would need to show federal compliance that they would not be increasing the tower height by more than 10%. He said nothing in the federal requirement would supersede the local jurisdiction.

Commissioner Denney asked if this was in the floodplain.

Ms. Day nodded her head yes.

Commissioner Denney asked if the control building would be susceptible to flooding.

Ms. Day said it would need to meet minimum elevation requirements.

Commissioner Liese asked how deep the tower would go into the ground.

Mr. Goble said they would do a geotechnical investigation of the subsurface soils. He said in this part of the country they were used to going 35' with the tower foundation. He said the compound would be built up above the floodplain.

ACTION TAKEN

Motioned by Commissioner von Achen, seconded by Commissioner Britton, to approve the Conditional Use Permit for a communication tower located at 1287 E 1200 Road and forwarding it to the County Commission for a recommendation of approval subject to the following condition(s):

- 1) Provision of a revised site plan to include the following changes:
 - a) Revise the landscape plan to show five (5) street trees along E 1200 Road/Kasold Drive located 8' from west side of pedestrian pathway.
 - b) Revise the site plan to show a city approved access driveway apron and a paved access drive from the apron to 6' west of the recreation path.

Unanimously approved 8-0.