

Vertical Bridge CUP Application

US-OR-5156 TANSY

ATTCH 1, Project Narrative

**PROJECT NARRATIVE
WIRELESS TELECOMMUNICATIONS FACILITY
CONDITIONAL USE APPLICATION
VERTICAL BRIDGE (US-OR-5156 TANSY)**

Submitted to City of Warrenton
City of Warrenton Planning Department

Applicant: Vertical Bridge
Park of Commerce Drive, Suite 200
Boca Raton, FL 33487
Contact: Paul Danneberg
(206) 375-3798
Paul.Danneberg@verticalbridge.com

Representative: Smartlink, LLC
11044 SW Davos Ln.
Wilsonville, OR 97070
Contact: Craig Brunkenhoefer
503-505-0272
craig.brunkenhoefer@smartlinkgroup.com

Property-Owner: Warrenton Fiber Inc.
P.O. Box 100
Warrenton OR 97146-0100
Contact: John Nygaard
(503) 861-3305
john@oregonlawyerpdx.com

Project Address: Non-situs address
Parcel ID 81009D005700
Warrenton, OR 97146

Description & Tax Lot: GPS Coordinates: [46.187189 / -123.927715]
Parcel No. 81009D005700

Comp. Plan Designation: Urban Development (ESWD Dev. Shorelands)

Zoning Classification: I-2 Water Dependent Industrial Shorelands

Smartlink, LLC is submitting this application on behalf of Vertical Bridge (“VB”) and the underlying property owner, John Nygaard.

1. PROJECT OVERVIEW

Vertical Bridge is proposing to build a new wireless telecommunications facility (“WCF” or “Facility”), US-OR-5156 TANSY, at the above-noted project address. This Facility is intended to fill a significant gap and/or improve the capacity of coverage experienced by its wireless customers in a targeted coverage area in the city of Warrenton.

Vertical Bridge intends for its application for the proposed WCF to include the following documents (collectively, “VB’s Application”):

- Attachment 1—Project Narrative (this document)
- Attachment 2—Statement of Code Compliance
- Attachment 3—Signed Conditional Use Application
- Attachment 4—RF Justification
- Attachment 5—FAA TOWAIR Determination
- Attachment 6—Final Zoning Drawings

As shown in Vertical Bridge’s Application, this proposed project meets all applicable City of Warrenton’s code criteria for siting new wireless communications facilities and complies with all other applicable state and federal regulations. Vertical Bridge’s proposal is also the least intrusive means of meeting its coverage objectives for this site. Accordingly, Vertical Bridge respectfully requests that the City of Warrenton approve this project as proposed, subject only to the city’s standard conditions of approval.

Please Note: The responses and information included in **Attachment 2—Statement of Code Compliance** are intended to support and supplement this Project Narrative. All references to “Attachments” in this Project Narrative and the Statement of Code Compliance are in reference to the attachments included as part of Vertical Bridge’s Application.

2. PROPOSED PROJECT DETAILS

2.1. Location

Attachment 6, Final Zoning Drawings, to Vertical Bridge’s application includes detailed information regarding the subject property and proposed lease area.

2.1.1. Subject property. The subject property of this proposal is located at parcel 81009D005700 in the City of Warrenton (the “Property”). Warrenton Fiber Company owns the Property.

The Property is zoned as I-2 Water Dependent Industrial Shorelands and is currently used primarily as an overflow laydown yard for Nygaard Lumber.

2.1.2. Lease area.

- The proposed 50 x 50ft lease area for the WCF is located in the south-central portion of the parcel (the "Lease Area").
- The Lease Area will be covered in 6in of 3/4in crushed rock with a weed barrier on 95% compacted fill.
- The lease area will be surrounded by a 6ft chain link fence with privacy slats, topped with barbed wire. A locked gate will secure access to the lease area.

2.1.3. Access and parking.

- Access to the lease area is available from an existing gravel access road originating from 13th St. to the north.
- Approximately 200ft of 12ft wide new gravel driveway will be installed from 13th St. to the lease area.
- A new 12-ft hammerhead access driveway and parking area will be constructed to connect the lease area with the existing access road. This extension will be covered in 6in of 3/4in crushed rock with a weed barrier on 95% compacted fill.

2.2. Wireless Facilities and Equipment

Specifications of the facilities outlined below, including a site plan, are included in **Attachment 6, Final Zoning Drawings**, to Vertical Bridge's Application.

2.2.1. Support structure design. Vertical Bridge proposes building a new 150ft tall monopole (the "Pole") on the Property. This will be an unmanned telecommunications facility.

2.2.2. Antennas and accessory equipment.

- The Pole will contain Verizon 5G LTE equipment:
 - Up to 12-panel antennas
 - Up to 12 remote radio units ("RRUs")
 - 2 new surge protectors
 - All associated and accessory equipment
- Sufficient space will be made available on the Pole as required for future collocations.

2.2.3. Ground equipment.

- All ground equipment associated with the tower will be constructed within the Lease Area.
- The ground equipment will be enclosed within cabinets placed on a concrete slab

- A diesel-fueled generator will also be located in the Lease Area for emergency backup power.

2.3. Additional Details

2.3.1. Lighting. The Pole will not be artificially illuminated, and no artificial lighting is required pursuant to state or federal authorities. (See **Attachment 5—FAA TOWAIR Determination**)

3. VERIZON NETWORK COVERAGE AND VERTICAL BRIDGE'S SERVICES

3.1. Overview—Vertical Bridge Build-to-Suit

Vertical Bridge is a build-to-suit vendor for all major telecommunication carriers. Verizon Wireless ("Verizon") will be the anchor tenant in this installation. Vertical Bridge intends to market this site to all major telecommunication companies.

3.2. Verizon's Coverage Objectives for Proposed Facility

This proposed new facility meets Verizon's coverage objectives by providing outdoor, in-vehicle, and in-building wireless coverage within this targeted coverage area that is not presently served by Verizon's network. Specifically, this facility is intended to fill a gap in Verizon's network coverage experienced by its customers in the city of Warrenton. This coverage objective was determined through a combined analysis of market demand, service requests, and radio frequency engineering design.

Additionally, Verizon has established a need for service in this geographic area, as determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region. This proposed Facility will allow for uninterrupted wireless service in the targeted coverage area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area. For more on the coverage gap and objectives, please see **ATTCH 4, RF Justification**.

4. SEARCH RING

Verizon's radio frequency ("RF") engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, Verizon's RF engineers identified a specific geographic area, or "search ring", where a WCF may be located to provide effective service in the target coverage area.

5. SITING ANALYSIS

Verizon considers all siting possibilities within, and adjacent to, a search ring to determine the best location for a new facility to meet the targeted service objectives. Verizon will first attempt to utilize an existing tower or structure for collocation at the desired antenna height. If an existing tower or structure is not available or determined to be infeasible, Verizon will then propose a new tower.

For this proposed WCF, Verizon's construction and real estate group, with the assistance of outside consultants, thoroughly analyzed all siting options. Unfortunately, they were unable to identify any colocation options within and directly adjacent to the targeted search ring as possible locations for the proposed new WCF. Therefore, Verizon contacted Vertical Bridge and requested their build-to-suit services for this proposed site.

6. APPLICABLE LAW

6.1. Local Codes

Pursuant to Warrenton Municipal Code (WMC) and the Preapplication Conference that took place with the city on December 19, 2024, new WCF support towers in the I-2 Water Dependent Industrial Shorelands are subject to a Conditional Use Permit and must comply with the criteria in the WMC Sections 16.64, 16.148, 16.208 and 16.220. *See **Attachment 2—Statement of Code Compliance*** for Vertical Bridge's demonstration of compliance with the applicable code.