



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a conditional use permit application for a wireless telecommunication facility.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, October 24, 2017

**Applicant:** Ogden Chamber of Commerce

**Authorized Agent:** Verizon Wireless/ Technology Associates

**File Number:** CUP# 2017-16

### Property Information

**Approximate Address:** 95 Ogden Canyon Rd, Ogden

**Project Area:** 4,900 square ft

**Zoning:** Forest Residential (FR-1) Zone

**Existing Land Use:** Cold Water Canyon Trail and Historic Preservation site

**Proposed Land Use:** Public Utility Substation

**Parcel ID:** 13-075-0006

**Township, Range, Section:** Township 6 North, Range 1 West, Section 24

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Forest
<b>East:</b> Agriculture	<b>West:</b> Forest

### Staff Information

**Report Presenter:** Steve Burton  
sburton@co.weber.ut.us  
801-399-8766

**Report Reviewer:** RK

## Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 13 Forest Residential Zone (FR-1)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Fencing Requirements

## Summary and Background

The applicant is requesting approval of a conditional use permit to construct a wireless telecommunication facility at approximately 95 Ogden Canyon Rd. The proposal includes a 1,224 square ft compound surrounded by an 8' tall cedar fence. The compound will include an emergency backup generator, an equipment platform with outdoor equipment cabinets to operate the facility, and a 40' tall monopole with a flange that will allow for the monopole to be extended in the event a wireless carrier would like to install additional equipment or collocate. The proposal is being reviewed as a public utility substation, a conditional use in the FR-1 Zone.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application, in compliance with the recommended conditions, appears to meet these standards. The following is staff's evaluation of the request.

## Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by providing a utility for the current and long term needs of the community (Ogden Valley General Plan, Chapter 7: Utilities and Public Services).

Zoning: The subject property is located within the Forest Residential (FR-1) Zone. The purpose of the FR-1 Zone can be further described in LUC §104-13-1 as follows:

*The purpose of the forest residential zone is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.*

The proposed use is conditionally allowed as a public utility substation in the FR-1 Zone. The FR-1 Zone has specific standards identified in LUC §104-13-5 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
  - Front: 30' on streets of less than 80' in width; 50' on streets and highways of 80' or more in width.
  - Side: 20'
  - Rear: 30'
- Minimum lot area: 1 acre
- Minimum lot width: 150'
- Building height:
  - Maximum: 35'

LUC §108-7-5(b) states the following regarding exceptions to height limitations:

*All exceptions to height shall be subject to design review and all mechanical equipment shall be screened by materials consistent with those used on the exterior of the building.*

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. Prior to commencing work, the applicant will need to receive approval from the applicable agencies for the proposal.

Design Review: The proposed conditional use mandates a design review as outlined in LUC Title 108 Chapter 1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* As part of this consideration, the applicant has provided a detailed site plan (see Exhibit B). The project area is located approximately 200' from Ogden Canyon Rd. The project will share the same access as the trailhead parking lot, but will separate to the west with the existing gravel road. Traffic congestion is not anticipated given the site's distance from Ogden Canyon Road and the existing parking lot.

The applicant is proposing to re-route the existing gravel road around the new facility. The submitted site plan elevations state that the contractor will scarify the surface and compact a 7' wide path around the facility. The contractor will be required to comply with the submitted site plan and ensure that the re-routed path is properly restored.

- *Considerations relating to landscaping.* The site currently maintains the 20 percent landscaping requirement with existing deciduous and evergreen trees, as outlined in LUC §108-2-5.
- *Considerations relating to buildings and site layout.* The proposed structures include a 40' tall monopole with a flange, emergency backup generator, and an equipment platform with equipment cabinets. All structures meet the minimum setbacks of the FR-1 zone. The site plan proposes to surround the tower and equipment with an 8' tall cedar fence to provide screening of the mechanical equipment. The proposed cedar fence cannot exceed 6' in height as stated in LUC §108-7-3. A condition of approval has been added to the staff recommendation to ensure this standard is met.

A 12' wide access gate will be installed to the south west of the existing parking lot to limit vehicle access to the tower site. The height of the tower will be permitted upon approval of the application by the Planning Commission, as outlined in LUC §108-7-5. The tower will be constructed of galvanized steel and will be a natural gray color to blend in to the surrounding area, conforming to the requirements of LUC Chapter 108 Title 2. The project will not alter or negatively affect the historic Ogden Canyon Kiln or trails that exist on site.

- *Considerations relating to utility easements, drainage, and other engineering questions.* The proposal will not alter or encroach into the existing easement to the Boy Scouts of America, as shown on the site plan. The applicant will need to adhere to all conditions of the Engineering Division. A condition has been made part of the Planning Division’s recommendations to ensure that this standard is met.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: A condition has been made part of the Planning Division’s recommendations to ensure that all conditions of the review agencies will be met.

## Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under “Decision Requirements”, which states:

*a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.*

*b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.*

The Planning Commission will need to determine if the request for a public utility substation has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

## Staff Recommendation

The Planning Division recommends approval of file# CUP 2017-16, a conditional use permit application for a wireless telecommunication facility located at approximately 95 Ogden Canyon Rd, Ogden, UT, on parcel 13-075-0006. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant will be required to comply with all statements on the submitted site plan, including the plan to restore the re-routed gravel road.
2. The proposed cedar fence shall not exceed 6' in height as stated in LUC§108-7-3.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Application
- B. Site and Building Plan

# Map 1



## Weber County Conditional Use Permit Application

**Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401**

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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### Property Owner Contact Information

Name of Property Owner(s) Ogden Chamber of Commerce		Mailing Address of Property Owner(s) 2380 Washington Blvd Suite 290, Ogden, UT	
Phone 801-621-8300	Fax		
Email Address (required) chuck@ogdenweberchamber.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Verizon Wireless / Technology Associates		Mailing Address of Authorized Person 5710 S Green Street, Murray, UT 84123	
Phone 801-463-1020 ext. 2106	Fax		
Email Address daniel.thurgood@taec.net		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Property Information

Project Name SAL Peery Camp SC	Total Acreage N/A	Current Zoning
Approximate Address SW SEC 24, T6N, R1W, Ogden Canyon Highway, Ogden, UT	Land Serial Number(s) 13-075-0006	

Proposed Use Wireless Telecommunication Facility
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**Project Narrative**  
Verizon Wireless previously submitted a project at this property under Conditional Use Permit number 2011-06 and gained approval from the Ogden Valley Township Planning Commission. Over the past five years Verizon Wireless has been working with SHPO extensively on how best to construct and site the project so as to not disturb the historically significant areas of the property. Verizon Wireless has received approval on the current siting and design from SHPO with conditions and requirements. Verizon Wireless has agreed to these conditions and requirements in a Memorandum of Agreement between the FCC, SHPO, The Ogden-Weber Chamber of Commerce, and the Weber County Heritage Foundation. This memorandum is attached for your reference. Conditions may be found under the Stipulation section, specifically section I.

The approved design includes a compound size of 1,224 square feet surrounded by an 8' tall cedar fence. The compound will include an emergency backup generator, an equipment platform with outdoor equipment cabinets to operate the facility, and a 40' tall monopole with a flange. This will allow for the monopole to be extended in the event a wireless carrier would like to install additional equipment/collocate.

Additional aspects of this plan to help mitigate potential adverse affects include using the existing roadway up to the proposed site area, no disturbance of surrounding soil and vegetation, protection for the historic lime kiln ruins during construction, and temporary exclusion fencing.

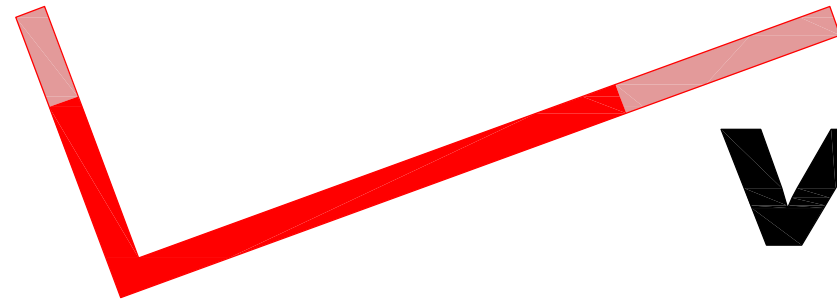
A new interpretive sign will also be installed by Verizon Wireless. See attached Memorandum for details.

**Basis for Issuance of Conditional Use Permit**

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise. The affects that this facility may have on the area are visual impact and historical impact. Both have been addressed by the current design and approved by multiple agencies in the attached Memorandum of Agreement.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

To the best of our knowledge all regulations and conditions will be met by the proposed design and location of this facility.



# verizonwireless

# SAL - PEERY CAMP

**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: DAN T

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

### SITE INFORMATION

**APPLICANT:**  
VERIZON WIRELESS  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84088

**SITE ADDRESS:**  
83 OGDEN CANYON ROAD  
OGDEN, UTAH 84401

**LATITUDE AND LONGITUDE:**  
N 41°14'23.16", W 111°54'18.29"

**ZONING JURISDICTION:**  
WEBER COUNTY

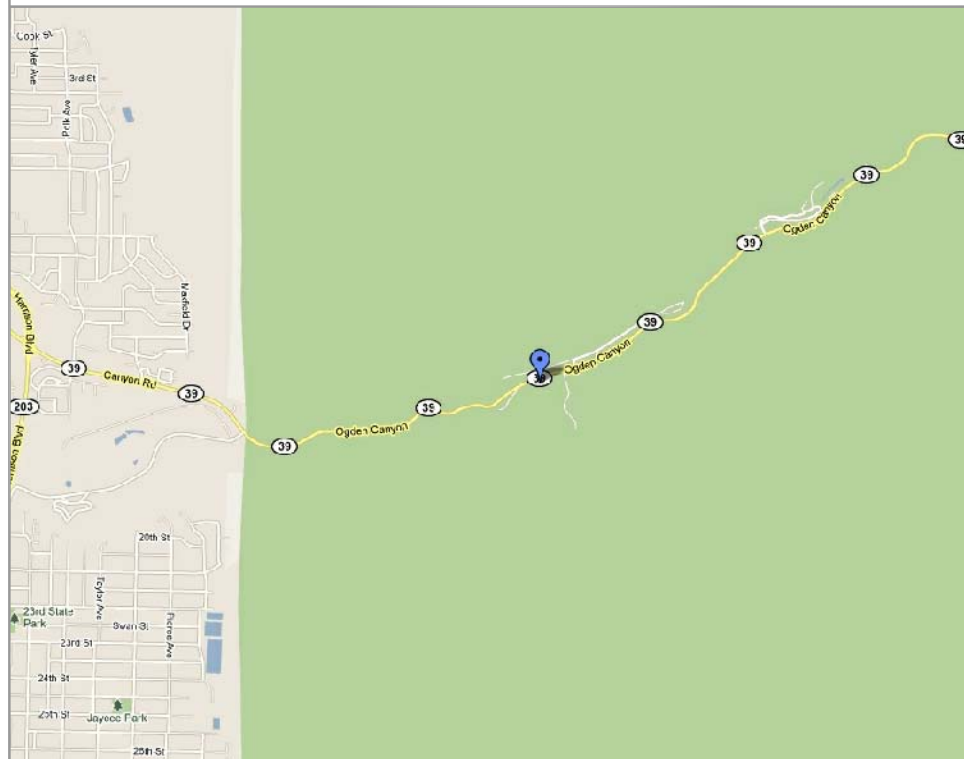
**PROJECT DESCRIPTION:**  
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH OUTDOOR EQUIPMENT AND GENERATOR

**TYPE OF CONSTRUCTION:**  
OUTDOOR EQUIPMENT AND GENERATOR, MONOPOLE, AND ANTENNAS

**HANDICAP REQUIREMENTS:**  
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

**POWER COMPANY:**  
ROCKY MOUNTAIN POWER, 1-888-221-7070

### LOCATION MAP



### DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

### DRIVING DIRECTIONS

TAKE I-15 NORTH TO 12TH STREET EXIT IN OGDEN (APPROX 40 MILES). TURN EAST ON 12TH AND FOLLOW ROAD EAST TOWARD THE MOUNTAIN. CONTINUE UP THE CANYON APPROX 1 MILE. SITE IS ON THE RIGHT SIDE JUST WEST OF THE KILN AND TRAIL HEAD.

### APPROVALS

VERIZON WIRELESS REPRESENTATIVE:  
VERIZON WIRELESS RF ENGINEER:  
TAEC SITE ACQUISITION:  
TAEC CONSTRUCTION MANAGER:  
SITE OWNER:

### DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	1	03.07.2016
SURV	SITE SURVEY	1	03.07.2016
C100.1	OVERALL SITE PLAN	1	03.07.2016
C100.2	OVERALL SITE PLAN WITH AERIAL PHOTO UNDERLAY	1	03.07.2016
C101	ENLARGED SITE PLAN	1	03.07.2016
C200	SOUTHEASTERLY SITE ELEVATION	0	
C201	SOUTHWESTERLY SITE ELEVATION	0	
C202	SOUTH AND EAST SITE ELEVATIONS	0	

### CONTACT INFORMATION

**SITE ACQUISITION:**  
TECHNOLOGY ASSOCIATES EC, INC  
5710 SOUTH GREEN STREET  
SALT LAKE CITY, UTAH 84123  
CONTACT: DANIEL THURGOOD  
PHONE: 801-875-7789

**CONSTRUCTION MANAGEMENT:**  
VERIZON WIRELESS  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84088  
CONTACT: CRAIG SKINNER  
PHONE: 801-573-2878

**SAL - PEERY CAMP**  
SW SEC 24, T6N, R1W  
83 OGDEN CANYON ROAD  
OGDEN, UTAH 84401  
-- RAWLAND SITE --

SHEET TITLE  
**TITLE SHEET  
VICINITY MAP  
GENERAL INFORMATION**

SHEET NUMBER  
**T100**



**UNDERGROUND SERVICE ALERT, CALL 'BLUE STAKES OF UTAH' @ 811 OR 1-800-662-4111**  
THREE WORKING DAYS BEFORE YOU DIG



FOUND WEST 1/4 CORNER SECTION 24  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN

FOUND NORTHWEST CORNER  
OF THE NORTHWEST QUARTER  
OF SECTION 24,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN

FOUND NORTHWEST CORNER  
OF THE NORTHWEST QUARTER  
OF SECTION 24,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN

CALCULATED SOUTHWEST CORNER  
OF THE NORTHWEST QUARTER  
OF SECTION 24,  
TOWNSHIP 6 NORTH, RANGE 1 WEST  
SALT LAKE BASE & MERIDIAN

CERTIFICATE OF SURVEY:  
I, RICHARD W. MILLER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH,  
LICENSE NUMBER 155641, CERTIFY THAT I HAVE SUPERSED A SURVEY ON  
THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:  
BEGINNING AT A POINT WHICH LIES 489.80 FEET SOUTH 00°33'00" EAST  
AND 182.35 FEET EAST FROM THE NORTHWEST CORNER OF THE  
NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST,  
SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 65°00'00" EAST  
34.00 FEET; THENCE SOUTH 25°00'00" WEST 36.00 FEET; THENCE NORTH  
65°00'00" WEST 34.00 FEET; THENCE NORTH 25°00'00" EAST 36.00 FEET THE POINT OF BEGINNING.

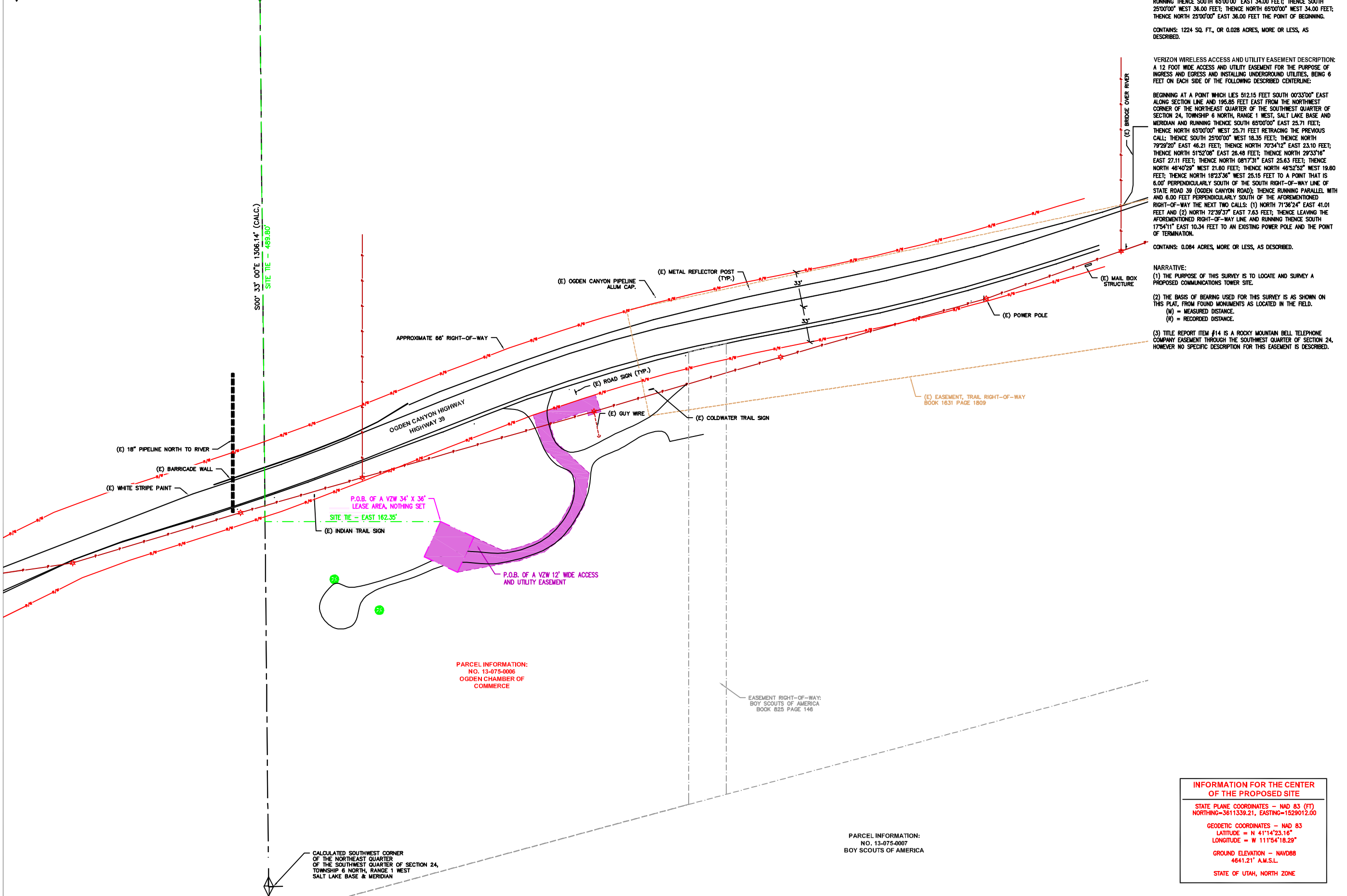
CONTAINS: 1224 SQ. FT., OR 0.028 ACRES, MORE OR LESS, AS DESCRIBED.

VERIZON WIRELESS ACCESS AND UTILITY EASEMENT DESCRIPTION:  
A 12 FOOT WIDE ACCESS AND UTILITY EASEMENT FOR THE PURPOSE OF  
INGRESS AND EGRESS AND INSTALLING UNDERGROUND UTILITIES, BEING 6  
FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT WHICH LIES 512.15 FEET SOUTH 00°33'00" EAST  
ALONG SECTION LINE AND 195.85 FEET EAST FROM THE NORTHWEST  
CORNER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 6 NORTH,  
RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH  
65°00'00" EAST 25.71 FEET; THENCE NORTH 65°00'00" WEST 25.71 FEET  
RETRACING THE PREVIOUS CALL; THENCE SOUTH 25°00'00" WEST 18.35 FEET;  
THENCE NORTH 70°34'12" EAST 23.10 FEET; THENCE NORTH 79°29'20" EAST  
46.21 FEET; THENCE NORTH 70°34'12" EAST 25.63 FEET; THENCE NORTH  
46°40'29" WEST 21.80 FEET; THENCE NORTH 46°52'52" WEST 19.80 FEET;  
THENCE NORTH 18°23'36" WEST 25.15 FEET TO A POINT THAT IS 8.00'  
PERPENDICULARLY SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 39  
(OGDEN CANYON ROAD); THENCE RUNNING PARALLEL WITH AND 8.00 FEET  
PERPENDICULARLY SOUTH OF THE AFOREMENTIONED RIGHT-OF-WAY THE NEXT TWO  
CALLS: (1) NORTH 71°36'24" EAST 41.01 FEET AND (2) NORTH 72°39'37" EAST  
7.63 FEET; THENCE LEAVING THE AFOREMENTIONED RIGHT-OF-WAY LINE AND  
RUNNING THENCE SOUTH 17°54'11" EAST 10.34 FEET TO AN EXISTING POWER POLE  
AND THE POINT OF TERMINATION.

CONTAINS: 0.084 ACRES, MORE OR LESS, AS DESCRIBED.

NARRATIVE:  
(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.  
(2) THE BASIS OF BEARING USED FOR THIS SURVEY IS AS SHOWN ON THIS PLAT, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.  
(M) = MEASURED DISTANCE.  
(R) = RECORDED DISTANCE.  
(3) TITLE REPORT ITEM #14 IS A ROCKY MOUNTAIN BELL TELEPHONE COMPANY EASEMENT THROUGH THE SOUTHWEST QUARTER OF SECTION 24, HOWEVER NO SPECIFIC DESCRIPTION FOR THIS EASEMENT IS DESCRIBED.



**verizon wireless**  
VERIZON WIRELESS  
9636 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84088

**TAEC**  
Technology Associates Engineering Corporation  
TECHNOLOGY ASSOCIATES

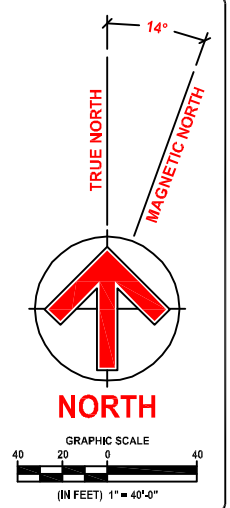
UTAH MARKET OFFICE  
9847 SOUTH 500 WEST  
SANDY, UTAH 84070  
NORTHWEST REGIONAL OFFICE  
4800 SW MEADOWS ROAD, SUITE 300  
LAKE OSWEGO, OREGON 97035

SURVEY PREPARED BY:  
**MILLER ASSOCIATES INC.**  
3225 W. CALIFORNIA AVE., SUITE 202  
SALT LAKE CITY, UTAH 84104  
PHONE: 801-975-1083  
FAX: 801-975-1081

PROJECT NO: 11042  
DRAWN BY: JULIA W  
CHECKED BY: RICHARD M

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITY
0	04.25.2011	SITE SURVEY

REV	DATE	DESCRIPTION



**INFORMATION FOR THE CENTER  
OF THE PROPOSED SITE**  
STATE PLANE COORDINATES - NAD 83 (FT)  
NORTHING=3611339.21, EASTING=1529012.00  
GEODETTIC COORDINATES - NAD 83  
LATITUDE = N 41°14'23.16"  
LONGITUDE = W 111°54'18.29"  
GROUND ELEVATION - NAVD88  
4841.21' A.M.S.L.  
STATE OF UTAH, NORTH ZONE

SAL - PEERY CAMP  
SW SEC 24, T6N, R1W  
OGDEN CANYON HIGHWAY  
OGDEN, UTAH  
-- RAWLAND SITE --

SHEET TITLE  
**SITE SURVEY**

SHEET NUMBER  
**SURV**

PARCEL INFORMATION:  
NO. 13-075-0007  
BOY SCOUTS OF AMERICA

PARCEL INFORMATION:  
NO. 13-075-0006  
OGDEN CHAMBER OF  
COMMERCE

EASEMENT RIGHT-OF-WAY:  
BOY SCOUTS OF AMERICA  
BOOK 825 PAGE 148



ASAC INFORMATION SHEET 91:003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
<u>Code</u>	<u>Tolerance</u>	<u>Code</u>	<u>Tolerance</u>
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: OCTOBER 24, 2011

Re: SAL - PEERY CAMP

SW 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN

I certify that the latitude of N 41°14'23.16", and the longitude of W 111°54'18.29", are accurate to within 15 feet horizontally and the site elevation of 4641.21 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:  
1-A FAA Letter

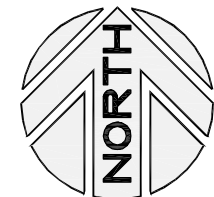
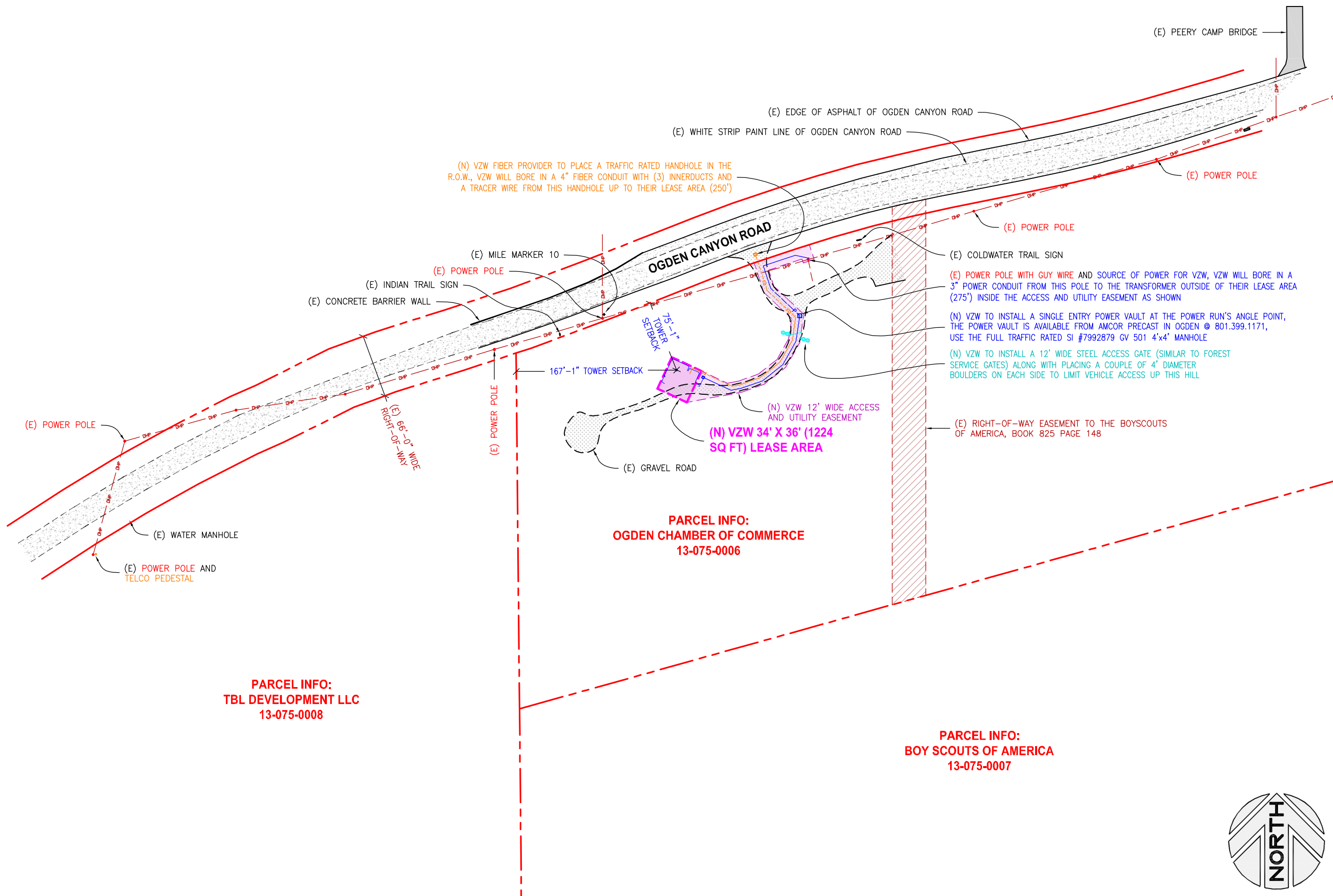
Richard W. Miller, Utah LS no. 155641

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

SAL - PEERY CAMP  
SW SEC 24, T6N, R1W  
83 OGDEN CANYON ROAD  
OGDEN, UTAH 84401  
-- RAWLAND SITE --

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C100.1**

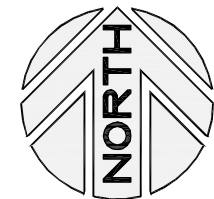
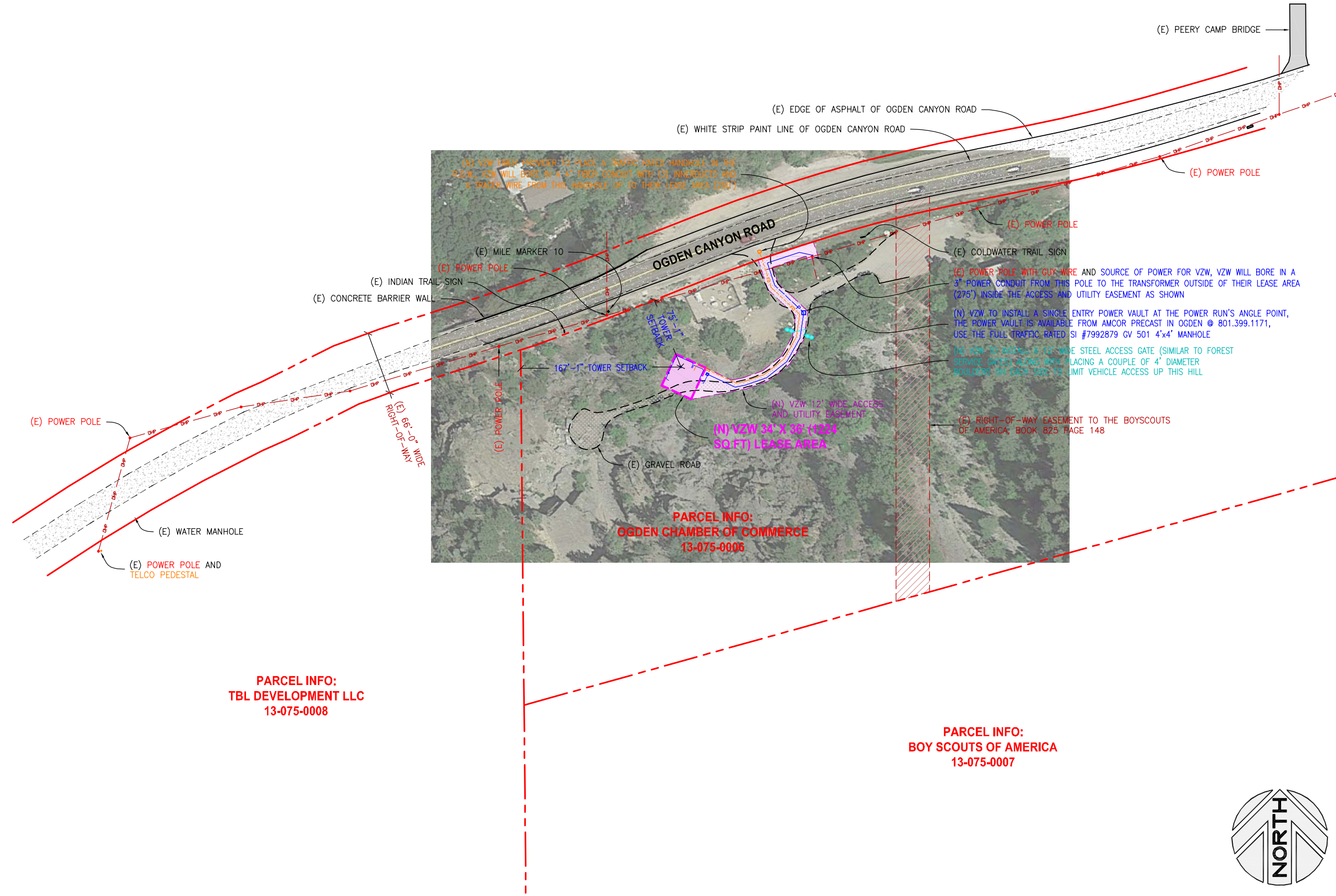


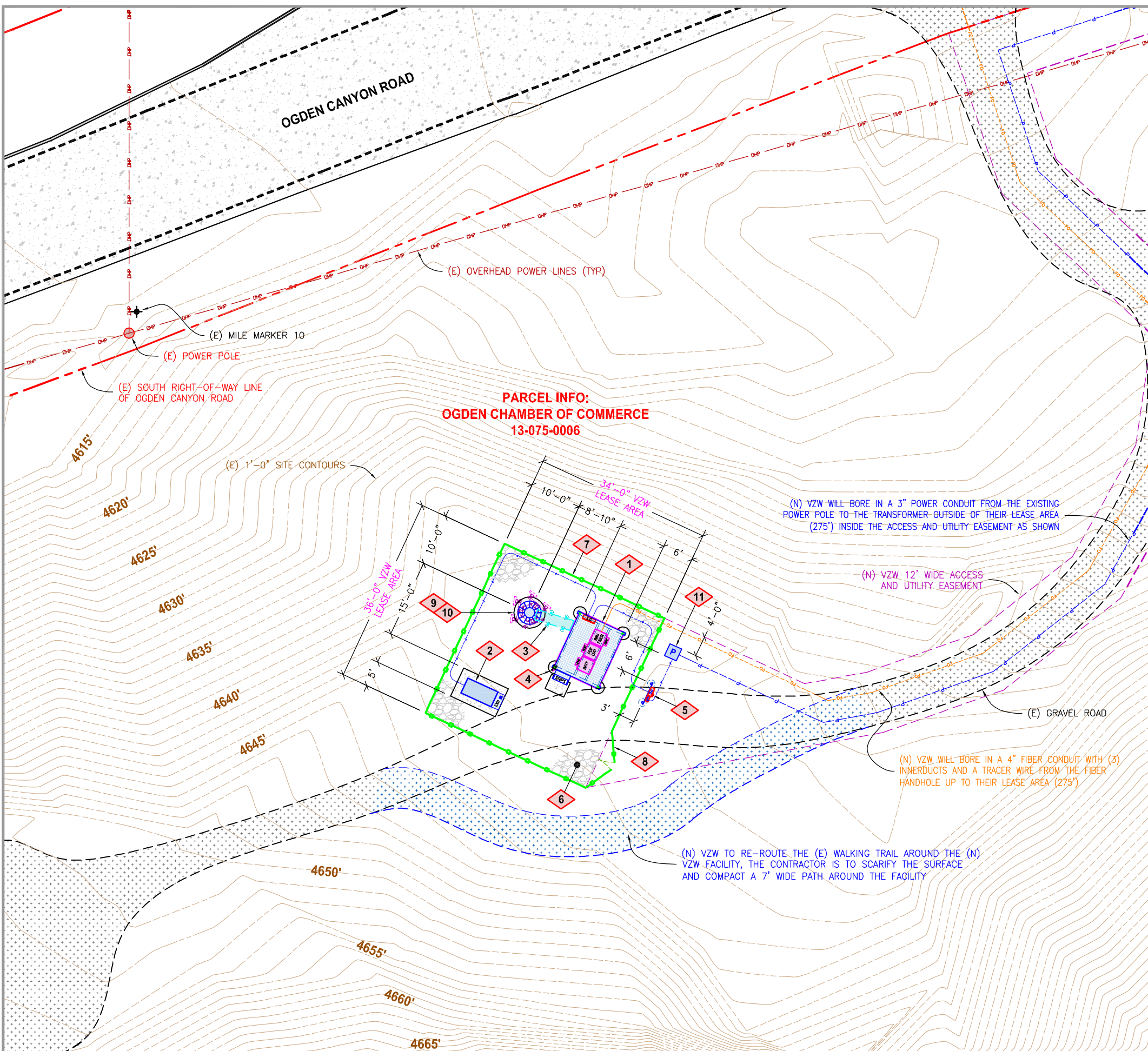
REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

SAL - PEERY CAMP  
SW SEC 24, T6N, R1W  
83 OGDEN CANYON ROAD  
OGDEN, UTAH 84401  
-- RAWLAND SITE --

SHEET TITLE  
**OVERALL SITE PLAN  
WITH AERIAL PHOTO  
UNDERLAY**

SHEET NUMBER  
**C100.2**





**KEYED NOTES**

- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM THAT WILL SIT UPON (4) 2'-6"Ø CONCRETE PIERS. THE VZW CONTRACTOR WILL BE REQUIRED TO INTERCONNECT THE EQUIPMENT CABINETS AS REQ'D BY ATTACHING SEAL TIGHT CONDUITS BENEATH THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE ILC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
- 2 VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE TO BE INSTALLED UPON A 6' X 9'-6" CONCRETE FOUNDATION, SEE C302/2. THE VZW CONTRACTOR WILL NEED TO RUN A 3/4" AND 2" CONDUIT FROM THE ILC CABINET TO THE GENERATOR FOR ALARMS AND POWER, SEE E202/1. THE CONTRACTOR WILL ALSO NEED TO INSTALL A SHIELDED ALARM CABLE FROM THE GENERATOR TO THE ILC CABINET (3/4" CONDUIT), THEN ONTO THE ALARM BLOCK IN THE BBU CABINET.
- 3 VZW ICE BRIDGE, SEE C300/3 AND E200.
- 4 VZW GPS ANTENNA TO BE MOUNTED TO ONE OF THE SOLAR SHIELD SUPPORT LEGS, SEE C300/1 AND E200.
- 5 VZW UTILITY RACK, SEE C302/1.
- 6 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 7 VZW 8' TALL CEDAR FENCING.
- 8 VZW 6' WIDE BY 8' TALL CEDAR GATES, (2) TOTAL.
- 9 VZW 40' TALL FLANGED MONOPOLE (24"Ø MAX) WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 10 VZW 6' TALL FLUSH MOUNT ANTENNAS, (2) PER SECTOR (4 TOTAL) AT A 36" CENTERLINE, TO BE MOUNTED TO MONOPOLE USING A VALMONT RDS-23072 ANTENNA MOUNT (OR EQUAL), REFER TO VZW RF CONFIGURATION SHEET.
- 11 VZW REMOTE RADIO HEADS (8 TOTAL) AND RAYCAP OVP BOXES (2 TOTAL) AND ARE TO BE MOUNTED TO MONOPOLE USING A VALMONT RDS-23072 ANTENNA MOUNT (OR EQUAL) AT A 27' CENTERLINE.



**VERIZON WIRELESS**  
9656 SOUTH PROSPERITY ROAD  
WEST JORDAN, UTAH 84088

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3115 SOUTH MELROSE DRIVE, SUITE #110  
CARLSBAD, CALIFORNIA 92010

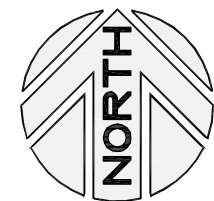
DRAWN BY: JAY C  
CHECKED BY: DAN T

REV	DATE	DESCRIPTION
1	03.07.2016	REVISED UTILITIES
0	02.18.2016	ZONING DRAWINGS

**SAL - PEERY CAMP**  
SW SEC 24, T6N, R1W  
83 OGDEN CANYON ROAD  
OGDEN, UTAH 84401  
-- RAWLAND SITE --

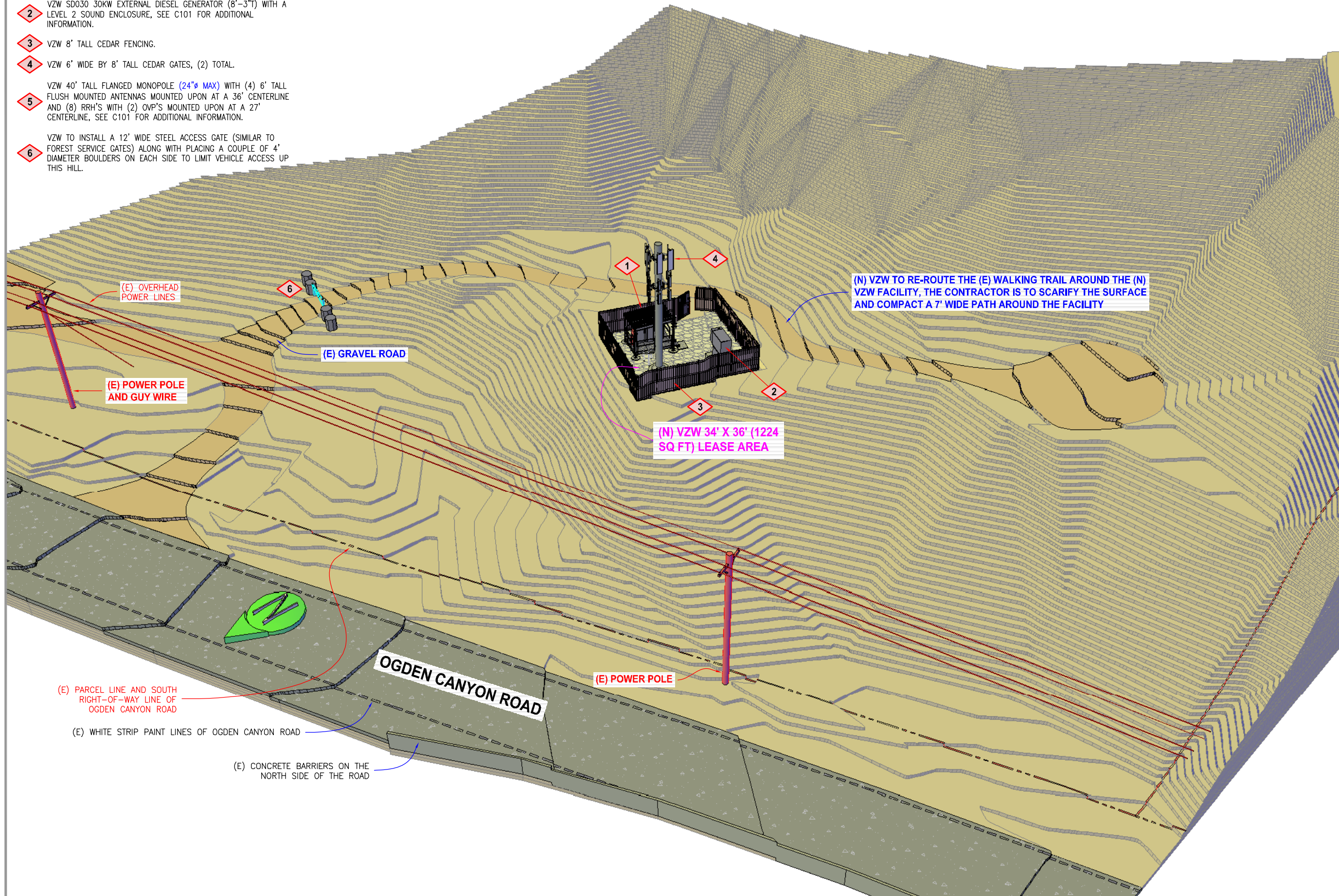
SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**C101**



**KEYED NOTES**

- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM, SEE C101 FOR ADDITIONAL INFORMATION.
- 2 VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE, SEE C101 FOR ADDITIONAL INFORMATION.
- 3 VZW 8' TALL CEDAR FENCING.
- 4 VZW 6' WIDE BY 8' TALL CEDAR GATES, (2) TOTAL.
- 5 VZW 40' TALL FLANGED MONOPOLE (24" Ø MAX) WITH (4) 6' TALL FLUSH MOUNTED ANTENNAS MOUNTED UPON AT A 36' CENTERLINE AND (8) RRH'S WITH (2) OVP'S MOUNTED UPON AT A 27' CENTERLINE, SEE C101 FOR ADDITIONAL INFORMATION.
- 6 VZW TO INSTALL A 12' WIDE STEEL ACCESS GATE (SIMILAR TO FOREST SERVICE GATES) ALONG WITH PLACING A COUPLE OF 4' DIAMETER BOULDERS ON EACH SIDE TO LIMIT VEHICLE ACCESS UP THIS HILL.



(N) VZW TO RE-ROUTE THE (E) WALKING TRAIL AROUND THE (N) VZW FACILITY, THE CONTRACTOR IS TO SCARIFY THE SURFACE AND COMPACT A 7' WIDE PATH AROUND THE FACILITY

(N) VZW 34' X 36' (1224 SQ FT) LEASE AREA



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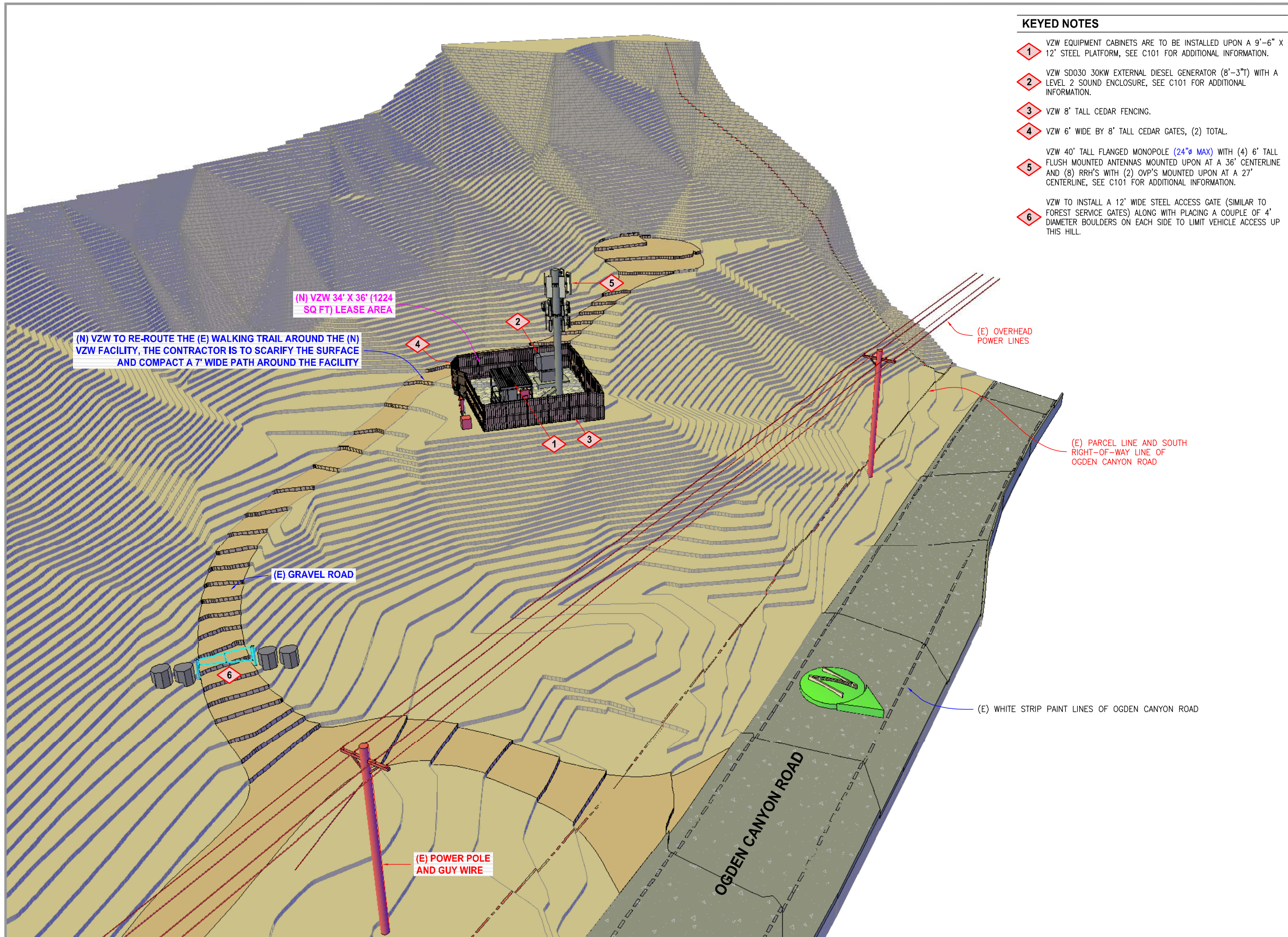
DRAWN BY: JAY C  
 CHECKED BY: DAN T

REV	DATE	DESCRIPTION
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0	02.18.2016	ZONING DRAWINGS

**SAL - PEERY CAMP**  
 SW SEC 24, T6N, R1W  
 83 OGDEN CANYON ROAD  
 OGDEN, UTAH 84401  
 -- RAWLAND SITE --

SHEET TITLE  
**SOUTHEASTERLY  
 SITE ELEVATION**

SHEET NUMBER  
**C200**



**KEYED NOTES**

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- 3 VZW 8' TALL CEDAR FENCING.
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- 6 VZW TO INSTALL A 12' WIDE STEEL ACCESS GATE (SIMILAR TO FOREST SERVICE GATES) ALONG WITH PLACING A COUPLE OF 4' DIAMETER BOULDERS ON EACH SIDE TO LIMIT VEHICLE ACCESS UP THIS HILL.

(N) VZW 34' X 36' (1224 SQ FT) LEASE AREA

(N) VZW TO RE-ROUTE THE (E) WALKING TRAIL AROUND THE (N) VZW FACILITY, THE CONTRACTOR IS TO SCARIFY THE SURFACE AND COMPACT A 7' WIDE PATH AROUND THE FACILITY

(E) GRAVEL ROAD

(E) OVERHEAD POWER LINES

(E) PARCEL LINE AND SOUTH RIGHT-OF-WAY LINE OF OGDEN CANYON ROAD

(E) POWER POLE AND GUY WIRE

(E) WHITE STRIP PAINT LINES OF OGDEN CANYON ROAD



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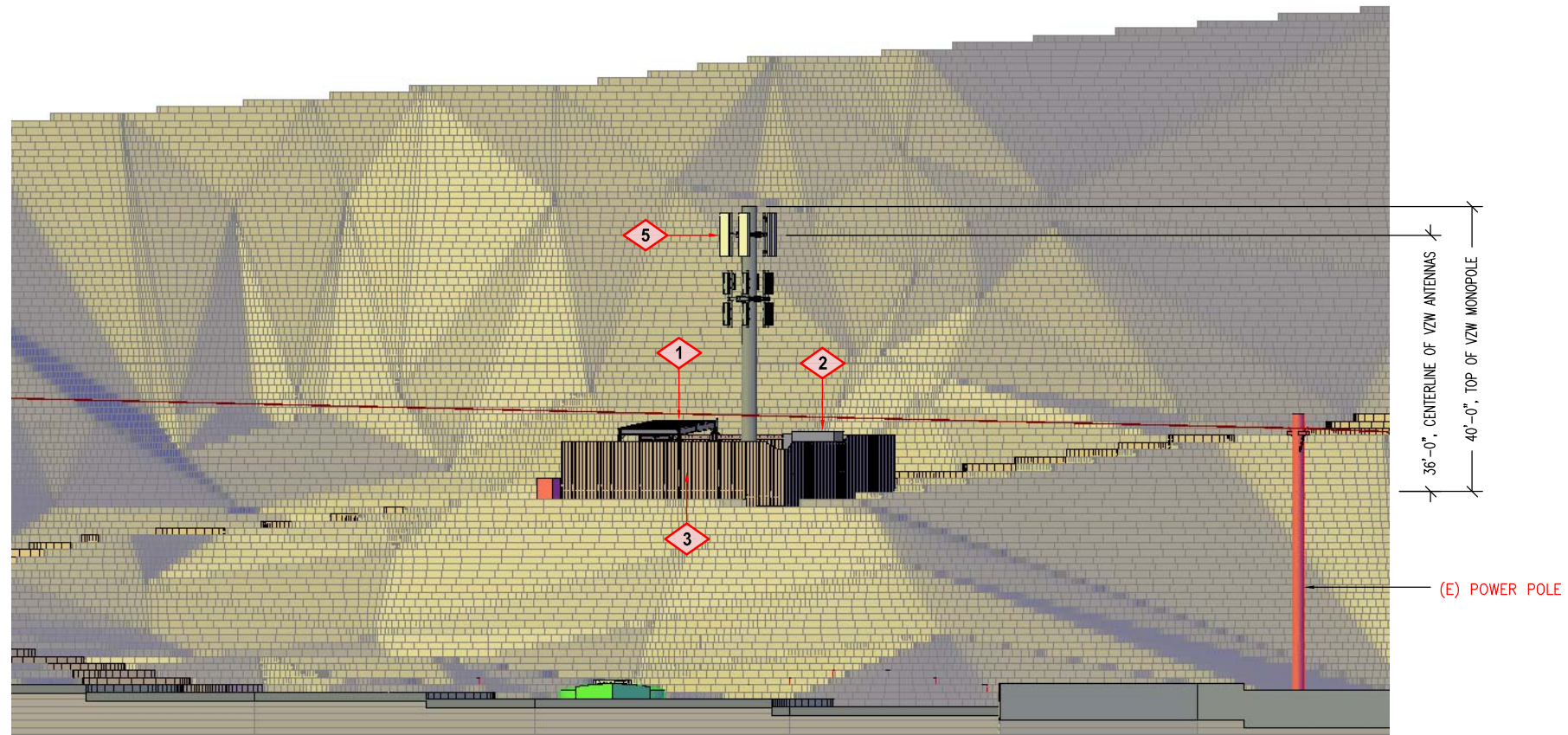
**SAL - PEERY CAMP**  
SW SEC 24, T6N, R1W  
83 OGDEN CANYON ROAD  
OGDEN, UTAH 84401  
-- RAWLAND SITE --

SHEET TITLE  
**SOUTHWESTERLY  
SITE ELEVATION**

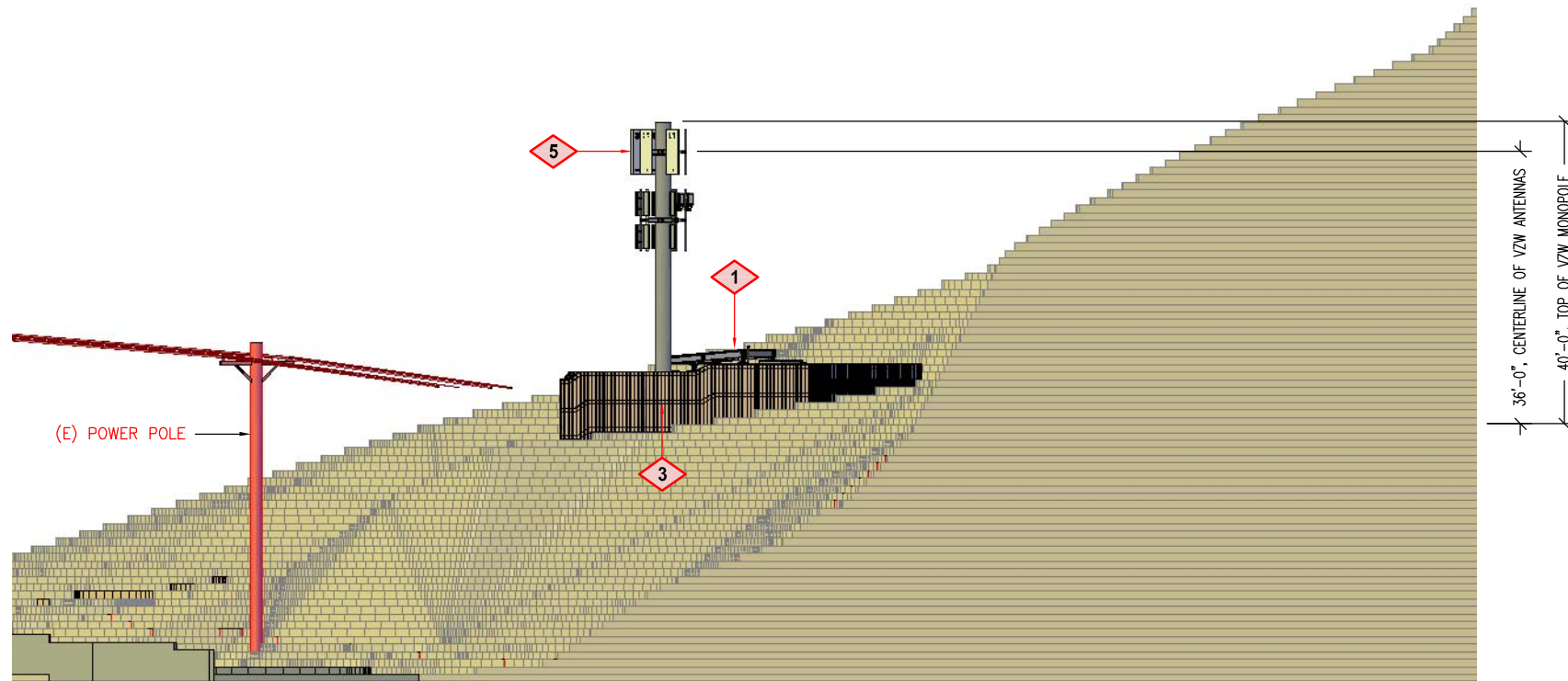
SHEET NUMBER  
**C201**

**KEYED NOTES**

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- 2 VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3") WITH A LEVEL 2 SOUND ENCLOSURE, SEE C101 FOR ADDITIONAL INFORMATION.
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**SITE ELEVATION - LOOKING SOUTH**



**SITE ELEVATION - LOOKING EAST**



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 83 OGDEN CANYON ROAD  
 OGDEN, UTAH 84401  
 -- RAWLAND SITE --

SHEET TITLE  
**SOUTH AND EAST  
 SITE ELEVATIONS**

SHEET NUMBER  
**C202**