



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit for a Verizon Wireless Cell Tower Colocation, located at Powder Mountain.
Agenda Date:	Tuesday, January 23, 2018
Type of Decision:	Administrative
Applicant:	Verizon Wireless
Authorized Agent:	Jared White
File Number:	CUP# 2017-21

Property Information

Approximate Address:	Powder Mountain Ski Resort
Project Area:	Approx. 3432 sq. ft.
Zoning:	Commercial Valley Resort Recreation Zone (CVR-1)
Existing Land Use:	Resort Recreation
Proposed Land Use:	Public Utility Substation
Parcel ID:	23-012-0136
Township, Range, Section:	Township 7 North, Range 2 East, Section 6

Adjacent Land Use

North:	Resort Recreation/Ski Resort	South:	North Powder Ridge Rd
East:	Resort Recreation/Ski Resort	West:	Resort Recreation/Ski Resort

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@co.weber.ut.us 801-399-8794
Report Reviewer:	RK

Applicable Ordinances

- Title 101, Chapter 1 (General Provisions) Section 7 (Definitions)
- Title 104, Chapter 11 (Commercial Valley Resort Recreation Zone) (CVR-1)
- Title 108, Chapter 1 (Design Review)
- Title 108, Chapter 4 (Conditional Uses)
- Title 108, Chapter 7 (Supplementary and Qualifying Regulations) Section 12 (Towers)
- Title 108, Chapter 7 (Supplementary and Qualifying Regulations) Section 3 (Fencing requirements)
- Title 110, Chapter 1 (Western Weber Signs)

Summary and Background

Verizon Wireless has submitted a proposal that includes plans to establish a co-locating telecommunications tower located at the top of the Powder Mountain Ski Resort area of Weber County. The project will occupy approximately 3432-sq. ft. of the 18.38-acre parcel. The site is located in the CVR-1 zone and is permitted as a conditional use as a "Public Utility Substation".

The proposed 90' cell tower will replace the existing 63' AT&T wireless cell tower. It has been designed to accommodate 4 colocations, with the wiring running underground, and inside the pole so as to be un-obtrusive. The materials and design will be in harmony with the existing structures (lodge). The site leased to Verizon will consist of the 90' cell tower with a 6' lightning rod at the top, as well as two 15' x 36' equipment shelters. The equipment shelters will each house 1 generator room, and 2 equipment rooms. The exterior of each structure will have 6:12 pitched gable roofing, and wood siding to match the existing ski lodge, as best as possible. The only interiors to be finished will be the generator rooms, which will also have a 12' snow snorkel each, for the generators to breathe. The unoccupied rooms will remain unfinished for future occupants to finish per their requirements. Verizon will install (4) 6" conduits from each of the (4) equipment rooms to the stub locations on the northeast and southwest of the new monopole. Verizon will install (2) accessible 3'-2" wide

doghouses on the NE and SW side of the tower for each carrier to access their underground conduit run from the shelter to the monopole.

The project are will be situated between the existing ski lift and the ski lodge that is already in place.

On August 29, 2013, application was submitted for the existing 60' monopole, and single equipment shelter. Powder Mountain will maintain ownership of the proposed colocation, assisting in transferring carriers from the existing monopole to the new 90' tower.

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 appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: As the community grows the need for public utility service demand increases. This cell site will provide better cellular coverage for residents in the North Powder Ridge Road vicinity. The project site is adjacent to a recreational resort area/ski resort and this use will be in harmony with the surroundings.

Zoning: The subject property is located within the CVR-1 Zone which is categorized as a Commercial Valley Resort Recreation zone. The purpose and intent of this zone is as follows:

"The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained."

Site Development Standards: The following site development standards apply to the CVR-1 Zones:

Minimum lot area:

- 2.5 acres, with specific uses
- 5 acres, with specific uses

Minimum lot width:

- 150 feet

Minimum front yard setback

- 30 feet

Minimum side yard setbacks (Accessory Building)

- 20 feet except as otherwise required by this or any other county ordinance

Minimum rear yard setback

- 20 feet except as otherwise required by this or any other county ordinance

This proposal meets all of the site development standards stated in §104- 10 (Commercial Valley Resort Recreation Zone) and §108-10-2 (Public Utility Substation). The drawings show a rear setback of approximately 7 feet from the county line to the east of the project area, all other area setbacks are well within standards.

Site Development Standards for a Public Utility Substation: A public utility substation that is located in the CVR-1 zone will comply with the setbacks as outlined in that zone.

Conditional Use Review: The proposed cell tower is allowed as a conditional use within the CVR-1 zone. The proposed use is termed as a "public utility substation" found in LUC § 104-11-4 (13). A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The proposed conditional use, mandate a design review as outlined in LUC §108-4-31(e), (16) to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable due to the nature of the request. 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: Access to the site will be gained from the private parking lot to avoid causing traffic safety and congestion.

- Considerations relating to landscaping: The southwestern area will have a rock border, with an opening to allow access to Verizon’s 12’ utility easement.
- Considerations relating to buildings and site layout: There is no proposed fencing that will surround the project area.
- Considerations relating to utility easements, drainage, and other engineering questions: The Engineering division has stated only a requirement for a Storm Water Pollution Prevention Plan.
- Considerations associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval: There are no concerns with regard to this consideration.
- Safety for persons: This Verizon cellular tower is regulated by the FCC. The FCC has set site and signal strength specifications for all cell towers in the United States. As highlighted in page six of the Federal Communications Commission Fact Sheet. “No State, local government, or instrumentality may regulate the structure, placement and modification based on radio frequency emissions to the extent that such facilities comply with federal regulations” (see Exhibit D).

Ogden Valley Signs: There is no proposed signage associated with this request.

Fencing requirements: Weber County LUC § 108-7-3 Fencing requirements: “Projects may be encompassed in whole or in part by a perimeter fence of not more than six feet in *height*, subject to design review and provided that access to lots is allowed only from approved interior public or private streets that are part of the approved subdivision or project.” The applicant has indicated there will be no fence surrounding the project area.

Public Safety and Health: Verizon Wireless is regulated by the Federal Communications Commission (FCC). This cell tower will be in compliance with all FCC regulations. Pertinent information highlighted in the Federal Communications Fact sheet has been included in this report as Exhibit D. The Weber County Attorney has expressed that since this project will adhere to all Federal Regulations, denial by state and local government or instrumentality is not recommended.

Public Notice: A courtesy notice to the public has been sent out to all property owners within a 500 radius of the construction site.

Tax Clearance: The 2017 taxes are paid in full. The 2018 taxes are not due until November 30, 2018.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2017-21, a conditional use permit for a Verizon Wireless Colocation Cell Tower located at the top of Powder Mountain Ski Resort, Eden, UT, 84310. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant shall maintain the site with a good visual appearance and structural integrity, as well as conforming to the general design of the existing structures owned by Powder Mountain Ski Resort.
2. The applicant shall adhere to all federal, State and County ordinances.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use will not cause harm to the natural surroundings.
3. The proposed use will not be detrimental to the public health, safety, or welfare by adhering to FCC regulation.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. 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. Construction Plans
- C. FCC Fact Sheet

Area Map



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 09/15/2017	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Powder Mountain Ski Resort		Mailing Address of Property Owner(s)	
Phone 484-239-0549	Fax		
Email Address (required) mschroetel@powdermountain.com			
		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Verizon (Jared White)		Mailing Address of Authorized Person 1894 West 1690 South Woods Cross, UT 84087	
Phone 801-232-0953	Fax		
Email Address jaredw@uctechs.com			
		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name SAL Powder Mountain		Total Acreage	Current Zoning
Approximate Address Top of powder Mountain ski resort		Land Serial Number(s) 23-012-0136	
Proposed Use Multi Carrier Cellular Facility			
Project Narrative Powder Mountain currently has a cellular facility on the top of the mountain for AT&T and Sprint. They have been approached by Verizon and T-Mobile also seeking a site at this location. Verizon is working in conjunction with the resort to construct a multi-carrier facility that will accommodate all four carriers. This proposal would include a single tower and 4 matching shelters housed in two structures adjacent to the pole. Once completed Powder Mountain would maintain ownership of the pole and work to re-locate all existing carriers onto this pole.			

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 only potentially detrimental effect of the site is visual impact. In an effort to minimize this we are constructing a multi carrier facility as to reduce the number of poles that would be needed in order to provide coverage for all 4 major carriers. In addition the ground structures will not be environmental shelters but will be built to match the architecture of the existing building the resort has already built adjacent to it. All cabling and wires will be ran under ground and through the interior of the pole to the antennas reducing the visual impact further.

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

Verizon will meet all building and zoning codes specified in the county ordinance with this facility. Further Verizon meets the standards of approval of section 108-4-4

Verizon feels that a multi use facility and a ground structures that match the existing architecture will meet the requirement of approval that conditions can be imposed to reasonably mitigate any detrimental effects of the project while still providing the benefit of enhance cellular service.

Property Owner Affidavit

I (We, Don Guesca), depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____



[Signature]

(Notary)

Authorized Representative Affidavit

I (We, Don Guesca), the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Verizon Wireless (Jared White), to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]

(Property Owner)

(Property Owner)

Dated this 16th day of October, 20 17, personally appeared before me Don Guesca, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]

(Notary)



SAL - POWDER MOUNTAIN

verizon
1936 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84133

CORPORATE OFFICE
3115 SOUTH MERRILL DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
1	08.07.2017	REVISED EQUIPMENT
0	12.23.2016	ZONING DRAWINGS

SHEET NO.	SHEET TITLE	R	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	1	08.07.2017
SURV	SITE SURVEY	1	08.30.2017
C100	OVERALL SITE PLAN	1	08.07.2017
C101	ENLARGED SITE PLAN	1	08.07.2017
C102	ENLARGED SITE PLAN	1	08.07.2017
C200	SITE ELEVATIONS	1	08.07.2017

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
8636 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
SUMMIT PASS ROAD
EDEN, UTAH 84310

LATITUDE AND LONGITUDE:
N 41°52'10.74" W 111°47'04.12"

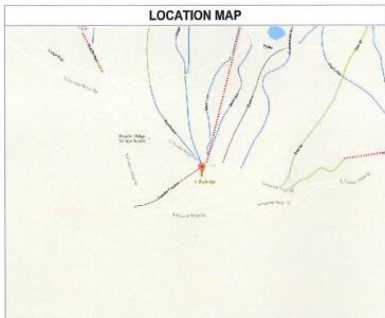
ZONING JURISDICTION:
WEBER COUNTY

PROJECT DESCRIPTION:
VZW IS PROPRIETARY TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH EQUIPMENT LOCATED INSIDE A 15' X 35' EQUIPMENT BUILDING

TYPE OF CONSTRUCTION:
STEEL BUILDING, 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



APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS W/ ENGINEER:
TAC SITE ACQUISITION:
TAC CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

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T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	1	08.07.2017
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C200	SITE ELEVATIONS	1	08.07.2017

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

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES CO, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84133
CONTACT: JARED WHITE
PHONE: 801-232-0953

DRIVING DIRECTIONS

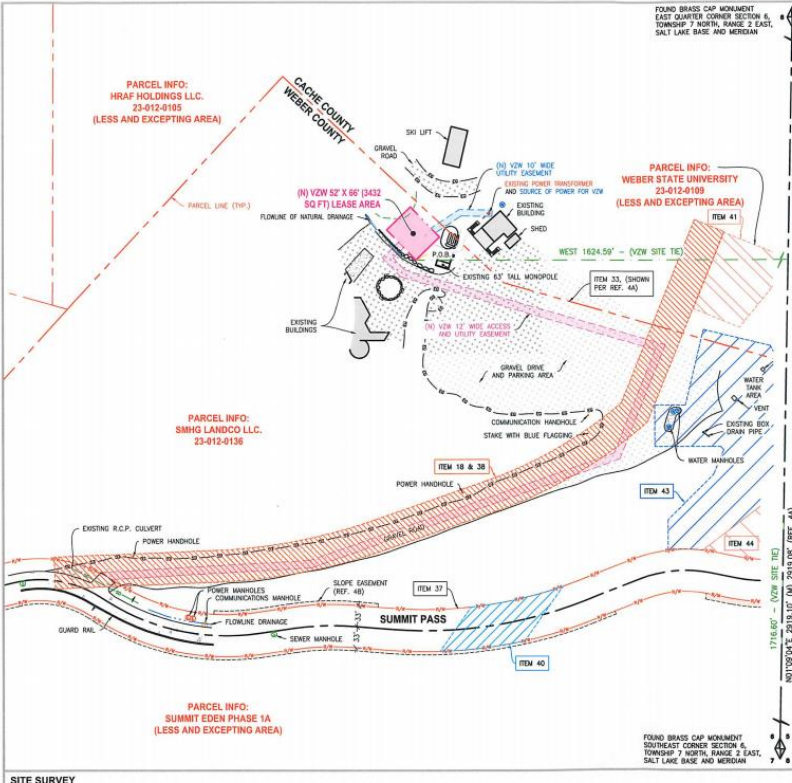
FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 NORTH FOR 50+ MILES TO DEXIT #444 FOR 12TH STREET IN SOLEN. TURN RIGHT AND GO EAST FOR 8.8 MILES (10TH STREET BEHIND BOBO SOLEN GARDENS) UNTIL YOU REACH S.R. 136 AT THE WEST SIDE OF PINEVIEW RESERVATION. TURN LEFT ONTO S.R. 136 AND CONTINUE NORTH FOR 11.6 MILES TO POWDER ROAD ROAD AT THE TOP OF POWDER MOUNTAIN. TURN RIGHT AND FOLLOW POWDER ROAD FOR 1.26 MILES TO A DIRT ROAD TURNOFF ON THE LEFT (NORTH) SIDE OF THE ROAD. TURN LEFT AND FOLLOW THE DIRT ROAD UP TO THE TOP OF THE MOUNTAIN, THE VZW SITE WILL BE LOCATED JUST WEST OF THE EXISTING WIRELESS FACILITY.

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

**SAL - POWDER MOUNTAIN
SE SEC 6, T7N, R2E
SUMMIT PASS ROAD
EDEN, UTAH 84310
-- RAWLAND SITE --**

**SHEET TITLE
VICINITY MAP
GENERAL INFORMATION**

**SHEET NUMBER
T100**



CERTIFICATE OF SURVEY:
I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 80808, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON.

VERIZON WIRELESS LEASE SITE DESCRIPTION:
LOCATED IN THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AND A POINT LOCATED NORTH 07°05'40" EAST 1776.60 FEET ALONG SECTION LINE AND WEST 1824.59 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINS 0.416 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 ACCESS AND EGRESS, AND PROTECTING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CORNERLINE:

BEING AND A POINT ON THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE AND MERIDIAN, WEBER COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINS 0.023 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 PLAN, FROM TRANSIT INSTRUMENTS LOCATED IN THE FIELD.

(3) MEASURED BEARING OR DISTANCE.

(4) CALCULATED BEARING OR DISTANCE.

(5) PARCEL LINES ARE SHOWN AS REFERENCE PER RECORD INFORMATION AND DOES NOT CONSTITUTE AN ATTEMPT TO SET A BOUNDARY SURVEY.

(6) REFERENCE PLATS:
(a) DECLARATION OF COUNTY LINE COMMON TO WEBER COUNTY AND CACHE COUNTY, UTAH, RECORDED AS ENTRY NO. 2008-08-01 IN REGISTERED BOOK 27, 2013.
(b) DECLARATION PLAT FOR SUMMIT PASS AND SPRING PARK, RECORDED AS ENTRY NO. 2627834 ON JANUARY 27, 2014.

(SEE SURVEY FOR SCHEDULE B NOTES)

INFORMATION FOR THE CENTER OF THE VZW LEASE AREA

UTAH COUNTY CORNER POINTS: N 15° 17' 10.84" E 1275.14 FEET TO CORNER POINT 1
N 73° 57' 38.18" E 1776.60 FEET TO CORNER POINT 2
S 17° 05' 40.00" E 1824.59 FEET TO CORNER POINT 3
S 72° 54' 19.16" E 1776.60 FEET TO CORNER POINT 4

UTAH COUNTY CORNER POINTS: N 15° 17' 10.84" E 1275.14 FEET TO CORNER POINT 1
N 73° 57' 38.18" E 1776.60 FEET TO CORNER POINT 2
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verizon
1936 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

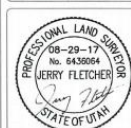
UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84133

CORPORATE OFFICE
3115 SOUTH MERRILL DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

SURVEY PROVIDED BY:
SUPERIOR SURVEYING, LLC
PHONE: 801-230-9699
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F
CHECKED BY: JERRY F

REV	DATE	DESCRIPTION
1	08.30.2017	REVISED LEASE AREA
0	09.09.2016	SITE SURVEY

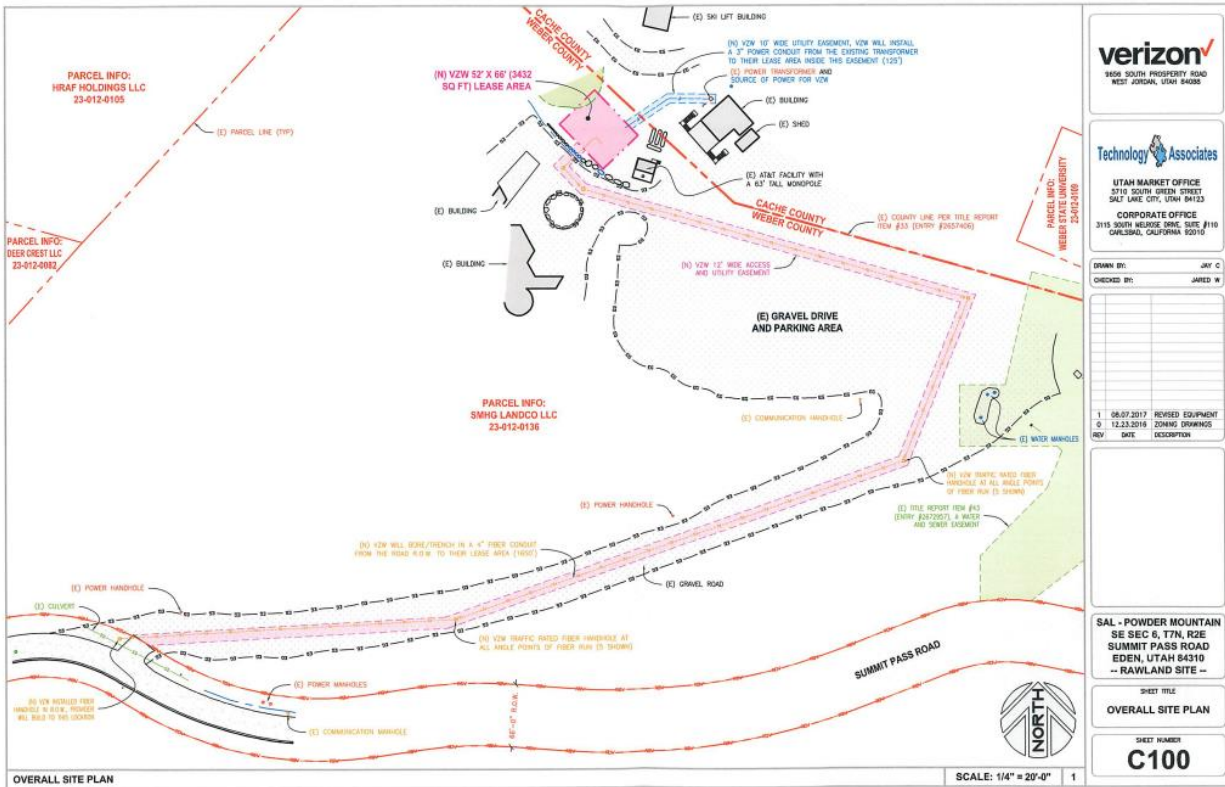


**SAL - POWDER MOUNTAIN
SE SEC 6, T7N, R2E
SUMMIT PASS
EDEN, UTAH 84310
-- RAWLAND SITE --**

**SHEET TITLE
SITE SURVEY**

**SHEET NUMBER
SURV1**

SCALE: 1" = 120'-0" 1



verizon
9608 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates
UTAH MARKET OFFICE
3710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

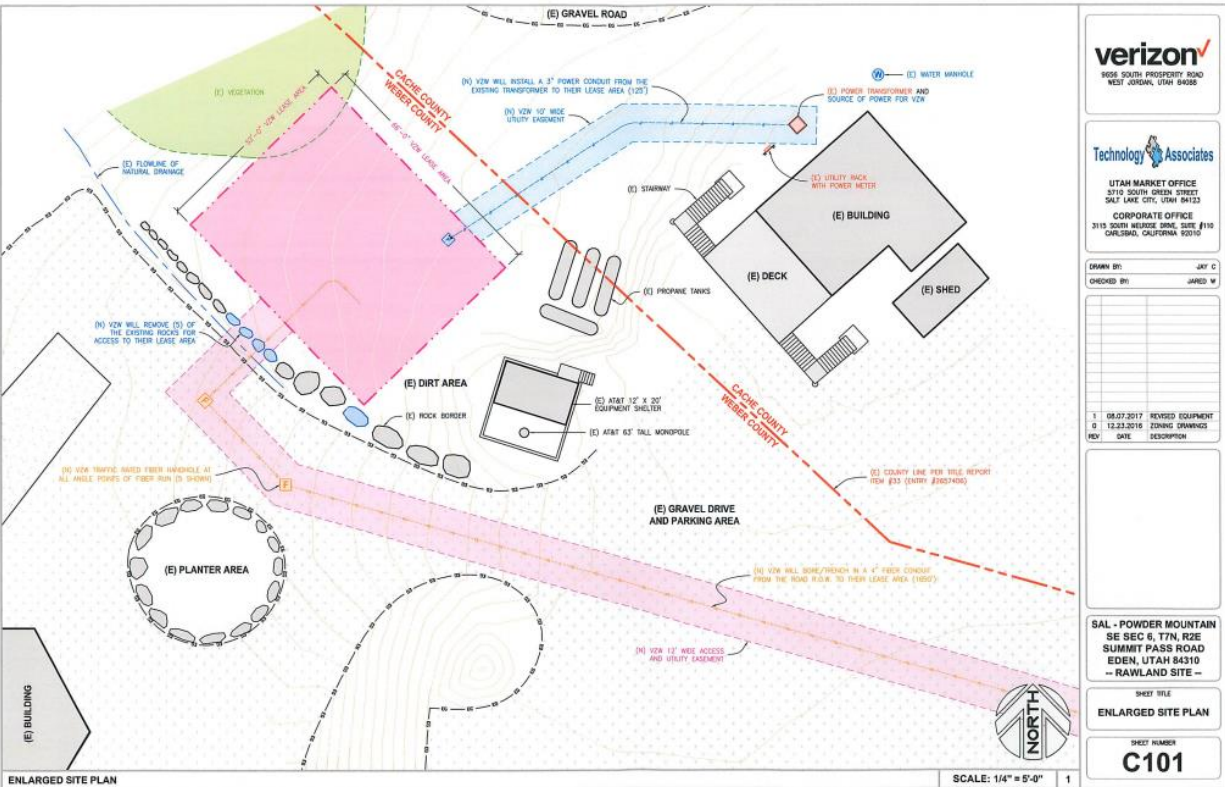
DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
1	08.07.2017	REVISED EQUIPMENT
2	12.23.2018	ZONING DRAWINGS
REV	DATE	DESCRIPTION

SAL - POWDER MOUNTAIN
SE SEC 6, T7N, R2E
SUMMIT PASS ROAD
EDEN, UTAH 84310
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



verizon
9608 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates
UTAH MARKET OFFICE
3710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

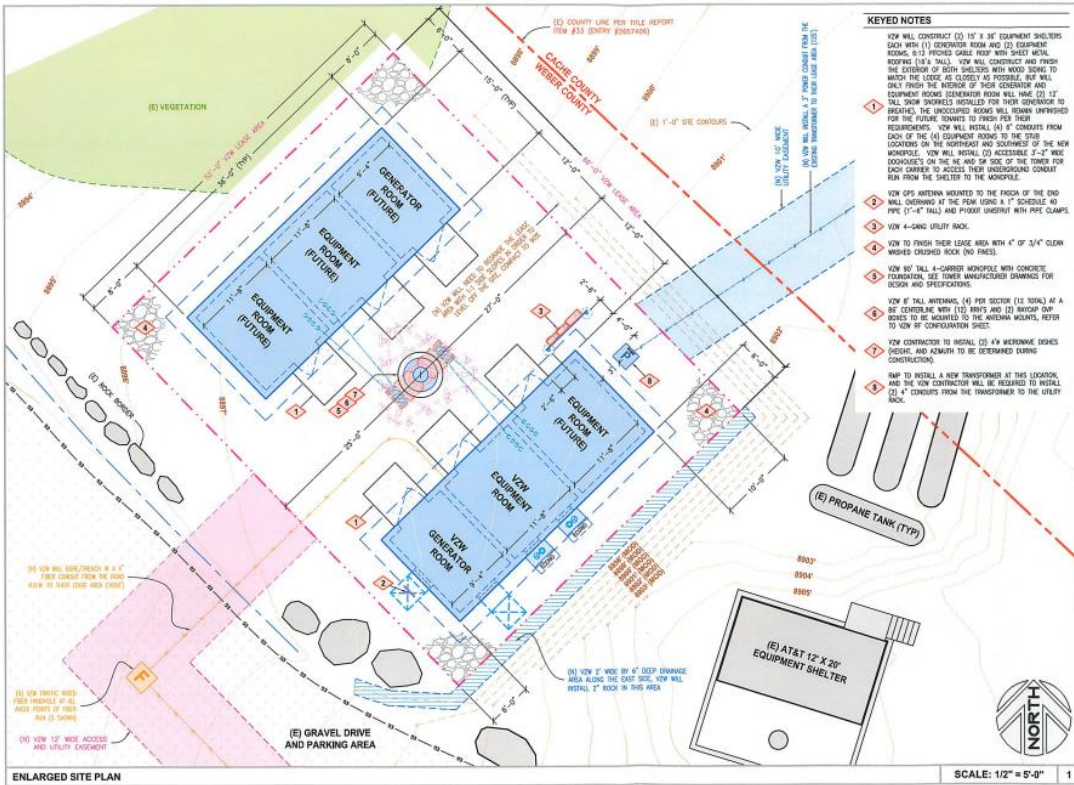
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SAL - POWDER MOUNTAIN
SE SEC 6, T7N, R2E
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-- RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101



- KEYED NOTES**
- 1. YOU WILL CONSTRUCT (1) 10' X 30' EQUIPMENT SHELTERS EACH WITH (1) GENERATOR ROOM AND (2) EQUIPMENT ROOMS. 8:12 PITCHED GABLE ROOF WITH SHEET METAL ROOFING (EIA SHALL). YOU WILL CONSTRUCT AND FINISH THE EXTERIOR OF BOTH SHELTERS WITH WOOD SIDING TO MATCH THE LOOK AS CLOSELY AS POSSIBLE. YOU WILL ONLY FINISH THE INTERIOR OF YOUR GENERATOR AND EQUIPMENT ROOMS. GENERATOR ROOM WILL HAVE (2) 12" WALL THICK DOORKILLS INSTALLED FOR YOUR GENERATOR TO REACH. THE UNOCCUPIED ROOMS WILL REMAIN UNFINISHED FOR THE FUTURE TOWNS TO FINISH PER THEIR REQUIREMENTS. YOU WILL INSTALL (4) 1" CONDENSERS FROM EACH OF THE (4) EQUIPMENT ROOMS TO THE STUB LOCATIONS ON THE NORTHWEST AND SOUTHWEST OF THE NEW MONOPOLE. YOU WILL INSTALL (2) ACCESSIBLE 3'-2" WIDE DOORWAYS ON THE NE AND SW SIDE OF THE TOWER FOR EACH CARRIER TO ACCESS THEIR UNDERGROUND CONDUIT RUN FROM THE SHELTER TO THE MONOPOLE.
 - 2. YOU OPS ANTENNA MOUNTED TO THE FRONT OF THE END WALL CORNER AT THE 20M LEVEL IN 1" SCHEDULE 40 PIPE (1'-6" TALL) AND PIVOT UNDEIR WITH PIPE CLAMPS.
 - 3. YOU 4-SING UTILITY RACK.
 - 4. YOU TO FINISH THEIR LEASE AREA WITH 4" OF 3/4" CLEAN WASHED CRUSHED ROCK (NO FINES).
 - 5. YOU 80' TALL 4-CARRIER MONOPOLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
 - 6. YOU 8' TALL ANTENNAS (4) PER SECTOR (12 TOTAL) AT A 90° CENTERLINE WITH (12) BRIMS AND (2) INVOUP DUP BRIMS TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO YOU OF CONFIGURATION SHEET.
 - 7. YOU CONTRACTOR TO INSTALL (2) #4 MONORAIL BEAMS (HEIGHT AND ADJUST TO BE DETERMINED DURING CONSTRUCTION).
 - 8. SMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE YOU CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

verizon
9606 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84066

Technology Associates

UTAH MARKET OFFICE
3710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84143

CORPORATE OFFICE
3115 SOUTH MIDDLE DRIVE, SUITE #110
OAKLAND, CALIFORNIA 94610

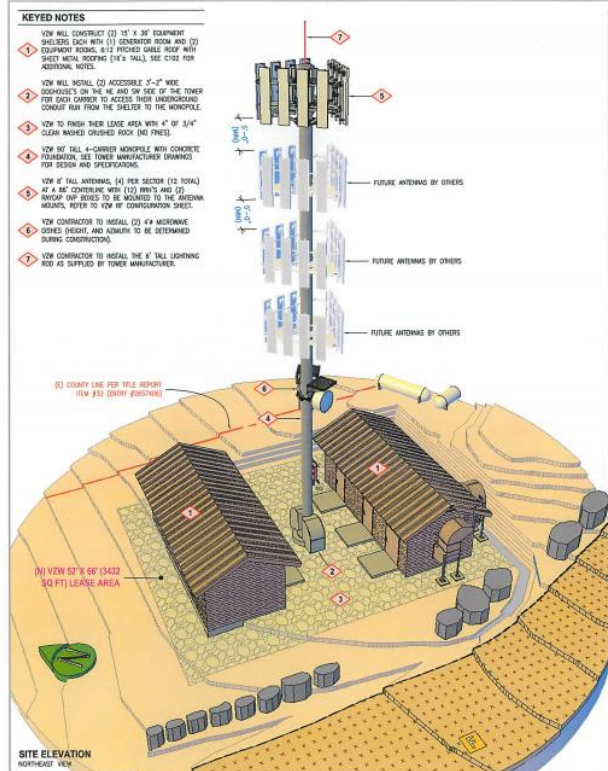
DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
1	08.07.2017	REVISED EQUIPMENT
0	12.23.2016	ZONING DRAWINGS

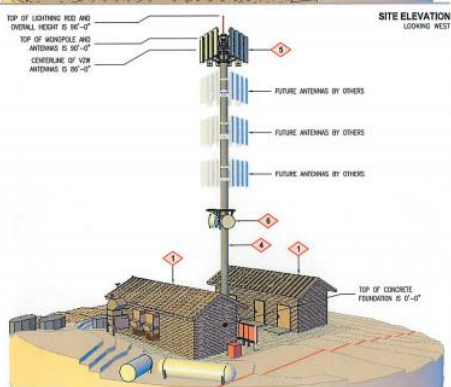
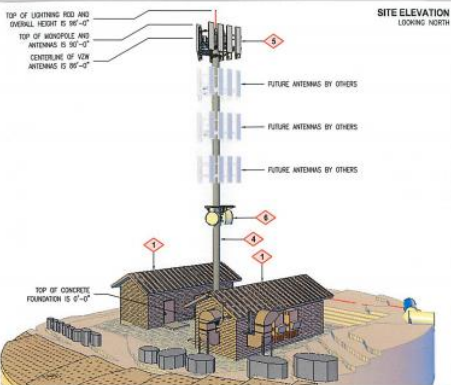
SAL - POWDER MOUNTAIN
SE SEC 6, T7N, R2E
SUMMIT PASS ROAD
EDEN, UTAH 84310
--RAWLAND SITE --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C102



- KEYED NOTES**
- 1. YOU WILL CONSTRUCT (2) 10' X 30' EQUIPMENT SHELTERS EACH WITH (1) GENERATOR ROOM AND (2) EQUIPMENT ROOMS. 8:12 PITCHED GABLE ROOF WITH SHEET METAL ROOFING (EIA SHALL). SEE ALSO FOR ADDITIONAL NOTES.
 - 2. YOU WILL INSTALL (2) ACCESSIBLE 3'-2" WIDE DOORWAYS ON THE NE AND SW SIDE OF THE TOWER FOR EACH CARRIER TO ACCESS THEIR UNDERGROUND CONDUIT RUN FROM THE SHELTER TO THE MONOPOLE.
 - 3. YOU TO FINISH THEIR LEASE AREA WITH 4" OF 3/4" CLEAN WASHED CRUSHED ROCK (NO FINES).
 - 4. YOU 80' TALL 4-CARRIER MONOPOLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
 - 5. YOU 8' TALL ANTENNAS (4) PER SECTOR (12 TOTAL) AT A 90° CENTERLINE WITH (12) BRIMS AND (2) INVOUP DUP BRIMS TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO YOU OF CONFIGURATION SHEET.
 - 6. YOU CONTRACTOR TO INSTALL (2) #4 MONORAIL BEAMS (HEIGHT AND ADJUST TO BE DETERMINED DURING CONSTRUCTION).
 - 7. YOU CONTRACTOR TO INSTALL THE 8' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



verizon
9606 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84066

Technology Associates

UTAH MARKET OFFICE
3710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84143

CORPORATE OFFICE
3115 SOUTH MIDDLE DRIVE, SUITE #110
OAKLAND, CALIFORNIA 94610

DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
1	08.07.2017	REVISED EQUIPMENT
0	12.23.2016	ZONING DRAWINGS

SAL - POWDER MOUNTAIN
SE SEC 6, T7N, R2E
SUMMIT PASS ROAD
EDEN, UTAH 84310
--RAWLAND SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

Exhibit C

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: AUGUST 29, 2017

Re: SAL - POWDER MOUNTAIN
SE 1/4 OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 41°22'10.74", and the longitude of W 111°45'54.13", are accurate to within 15 feet horizontally and the site elevation of 8899 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

Jerry Fletcher, Utah LS no. 6436064