



Nibley City
Planning Commission/City Council
Wednesday, March 23, 2016
455 W. 3200 S.
Nibley, UT

5:30 p.m. Call to Order
Approval of Agenda
Approval of Minutes

PLANNING COMMISSION MEETING

Kennel License

Discussion and consideration of an application for a kennel license for three (3) dogs located at 4815 Hollow Rd. (Applicant: Mike Player)

Conditional Use Permit

Discussion and consideration of a conditional use permit for a cell tower to be located on industrial-zoned property located at 2990 South 800 West (Applicant: Verizon Wireless)

Discussion with Councilmember Larry Jacobsen regarding the Home Occupation ordinance.

Workshop

Workshop on residential development standards in Nibley City.

Staff Report

ADJOURN TO JOINT MEETING WITH CITY COUNCIL

6:30 P.M. **JOINT PLANNING COMMISSION/CITY COUNCIL MEETING**

1. Call to Order and Roll Call (Mayor)
2. Approval of Minutes and Agenda (Mayor)
3. Public Comment Period¹ (Mayor)
4. Recognition of Public Works Director and Department

¹ Public input is welcomed at all City Council Meetings. 15 minutes have been allotted to receive verbal public comment. Verbal comments shall be limited to 3 minutes per person. A sign-up sheet is available at the entrance to the Council Chambers starting 15 minutes prior to each council meeting and at the rostrum for the duration of the public comment period. Commenters shall identify themselves by name and address on the comment form and verbally for inclusion in the record. Comment will be taken in the order shown on the sign-up sheet. Written comment will also be accepted and entered into the record for the meeting if received prior to the conclusion of the meeting. Comments determined by the presiding officer to be in violation of Council meeting rules shall be ruled out of order.

5. Discussion with Logan Simpson Design regarding the Nibley City General Plan

ADJOURN JOINT MEETING TO CITY COUNCIL MEETING

Adjourn to Closed Session

6. Discussion Regarding Personnel Pursuant to Utah Code 52-4-205 – City Manager Annual Review

Adjourn to Open Session

7. Report on Closed Session and Discussion of City Manager Salary
8. Council and Staff Reports

ADJOURN MEETING

*Planning Commission agenda items may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commission.** The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.*

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, REASONABLE ACCOMMODATIONS FOR INDIVIDUALS WITH DISABILITIES WILL BE PROVIDED UPON REQUEST. FOR ASSISTANCE, PLEASE CALL 752-0431 A MINIMUM OF 24 HOURS BEFORE THE MEETING.



3/18/16

Hi all-

Don't forget that this is the schedule for the rest of the General Plan process.

March 23rd- Joint Planning Commission/CC Meeting for review/presentation of draft

- Our regular P&Z meeting will start at 5:30 this evening. The joint meeting will start at 6:30, in order to give the Commission time to conduct typical business.

April 13th- PC holds public hearing; 2nd review of draft

April 27th- PC finishes review; makes recommendation to City Council

May 5th- CC holds public hearing/1st review of recommended draft

May 19th- CC adopts General Plan

Here's what we have on the agenda for this week's meeting:

Kennel License

Discussion and consideration of an application for a kennel license for three (3) dogs located at 4815 Hollow Rd. (Applicant: Mike Player)

- In the majority of residentially zoned areas, residents are permitted to have two dogs. Our Animal Land Use regulations (10-17 of the Nibley City Code) outline that, on residentially zoned properties of .75 acres or more, the Planning Commission may issue a kennel license for 3 dogs, which is a conditional use.
- Mr. Hansen has 2.11 acres. He has sufficient acreage to be granted the kennel license, and I recommend that the Commission approve his application, with no conditions.

Conditional Use Permit

Discussion and consideration of a conditional use permit for a cell tower to be located on industrial-zoned property located at 2990 South 800 West (Applicant: Verizon Wireless)

- We have received an application from Verizon Wireless to construct a 108' cell tower on Logan Coach's property. As this is the first application we have had the opportunity to review, I felt that the best approach for evaluation would be if I took the ordinance and went through it paragraph by paragraph and included a copy of the ordinance with my evaluation inserted as comments. I am attaching that as part of the informational packet.
- You will see that there are 25+ comments related to the Verizon application. Some of the comments reflect that a particular requirement has been met. Others note that there are deficiencies in the application.

- Based on my review comments in the ordinance, I find that this conditional use application is insufficient to be approved. My recommendation is that the Commission take one of two actions:
 - Deny the application based on its non-compliance with ordinance. The applicant may choose to submit a new application once the necessary insufficiencies have been remedied.
 - Continue the item until the developer can submit to staff an application which addresses each of the deficiencies.

Discussion with Councilmember Larry Jacobsen regarding the Home Occupation ordinance.

- When I presented the Home Occupation ordinance to the City Council, Councilmember Jacobsen was concerned about the purpose of the ordinance. His primary concern seemed to be that, if the ordinance is going to allow accessory buildings to be used for home occupations, there are land uses which are allowed in residential zones which could already make use of accessory buildings, specifically Artisan Shops. Artisan Shops are allowed as a conditional use, but only in certain residential zones. I did my best to explain the Commission's intent behind creating and passing the ordinance, but he still had questions and asked to spend a few minutes with the Commission in order to ask you his questions directly and gain a better understanding.

Workshop

Workshop on residential development standards in Nibley City.

Depending on the time, we may have additional discussion and presentation of options for residential development standards. However, if other matters push us back to the start time for the joint meeting, we will put this off until the next meeting. My goal this time is to talk about density options and housing types that could be worked into development standards.

JOINT PLANNING COMMISSION/CITY COUNCIL MEETING

6:30 Discussion with Logan Simpson Design regarding the Nibley City General Plan.

After the Commission's business is finished, we will adjourn and then Mayor Dustin will open and chair the joint PC/CC meeting. He will do the usual opening items for City Council, then we will have the workshop with Logan Simpson, then once that is concluded, we will adjourn the joint portion of the meeting and the Commissioners are excused and the Council will take up an additional agenda item.

Have a great weekend! I will see you all on Wednesday.



Shari



NIBLEY CITY APPLICATION FOR KENNEL LICENSE

Application Fee: \$30 (one-time)

Annual License Fee: \$25

Date: March 2nd, 2016

This form must be completed and returned to city staff prior to being scheduled to appear on the Planning Commission agenda. In addition, please bring a copy of this application with you when you meet with the Planning Commission to discuss the application.

Applicant Mike Payer

Address 4815 S. Hollow Road, Nibley, UT, 84321

Phone 435-890-6837 (Home) 435-245-3018 (Cell)

Lot Size: 4 acres (282)

Fill in the following information for each dog:

Name: Chance Breed: Border/Hecker
 Gender: M F Age: 12 Color: Black
 Spayed/Neutered: Y N Rabies Shot: Y N Date: 2/13/19

Name: Jagui Breed: Pit Bull Cross
 Gender: M F Age: 6 Color: Black & Tan
 Spayed/Neutered: Y N Rabies Shot: Y N Date: 5/19/18

Name: Elvis Breed: French Bulldog / Pit
 Gender: M F Age: 6 Color: Brown & White
 Spayed/Neutered: Y N Rabies Shot: Y N Date: 5/19/18

By signing below, you agree to the following:

To the best of my knowledge, the information I have provided in this application is true and complete. I understand that the Planning Commission may use the information provided in this application to establish limitations and conditions on the business-related activity at this location. Failure to comply with these limitations and conditions will invoke a review of any conditional-use permit that may be issued. I further agree to operate my home business in accordance with any applicable Utah State Code and Nibley City ordinance.

Mike Payer
Mike Payer (Print Name)

March 3rd, 2016
Date

Nibley City Planning & Zoning

AN ORDINANCE REGULATING TELECOMMUNICATION FACILITIES IN NIBLEY CITY

10-22 Telecommunication Facilities

10-22-1	Purpose
10-22-2	Definitions
10-22-3	Submissions Requirements for Conditional Use Telecommunications Facilities
10-22-4	Development Standards
10-22-5	Non-Maintained or Abandoned Facilities

10-22-1 Purpose. The purposes of this ordinance are:

- A. To ensure that all telecommunications facilities comply with Federal, State, County and City regulations;
- B. To regulate telecommunications services, antennas and support structures, and related electronic equipment and equipment enclosures;
- C. To provide for the orderly establishment of telecommunications facilities in the City;
- D. To minimize the number of antenna support structures and/or utility towers by encouraging the co-location of multiple antennas on a single structure, and by encouraging the location of antennas on pre-existing support structures;
- E. To establish siting, appearance and safety standards that will help mitigate potential impacts related to the construction, use and maintenance of telecommunications facilities;
- F. To comply with the Telecommunications Act of 1996 by establishing regulations that:
 - 1) Do not unreasonably discriminate among providers of functionally equivalent services;
 - 2) Do not prohibit or have the effect of prohibiting the provision of telecommunications services;
 - 3) Are not based on any claimed environmental effects of radio frequency emissions to the extent that such facilities comply with the Federal Communication Commission's regulations concerning such emissions; and
 - 4) Ensure that all utility facilities/structures are located, installed, buffered/screened, and maintained in a manner that will minimize the impact of such facilities/

structures on nearby landowners and will not adversely affect the rural, agricultural, small town character and scenic beauty of Nibley City.

10-22-2 Definitions. The following definitions apply to regulations on telecommunication facilities, including utility towers used for telecommunications facilities.

- A. Ancillary Support Building - A building which is associated with and subordinate to a utility tower, necessary for the normal function of the utility tower and located on the same site as the utility tower.

- B. Antenna - Any system of wires, poles, rods, arms, reflecting discs or similar devices of various sizes, materials, and shapes including but not limited to solid or wire-mesh dish, horn, spherical or bar configurations used for wireless transmission. Types of antennas include, but are not limited to the following.
 - 1) Wall Mounted Antenna. Any antenna mounted directly to the fascia or outside walls of a structure, existing parapet walls, penthouses, or mechanical equipment rooms, with no portion of the antenna extending above the roofline of such structures.
 - 2) Roof Mounted Antenna. An antenna mounted directly to the roof of a building, mechanical penthouse or parapet enclosure wall, which is on the rooftop of a building.
 - 3) Top-hat Antenna. Spatial array of antennas, generally located on a freestanding structure, where the visible width of antennas and antenna mounting structures are more than two (2) feet in width as viewed looking directly at the structure.

- C. Antenna Support Structure – A structure which may also be called a utility tower, the principal purpose of which is for location of antennas. Types of antenna support structures may include:
 - 1) Monopole – a standing antenna support structure placed directly on the ground to support one or more antennas.
 - 2) Lattice Tower – A multiple sided, open steel frame structure used to support one or more antennas.
 - 3) Guyed Tower – A communications tower that is supported, in whole or part, by guy wires and ground anchors.

- D. Co-Location – A telecommunications facility that includes a single antenna support structure, but more than one telecommunications provider’s antennas and telecommunication equipment.

- E. Cell on Wheels (COW) – A mobile temporary telecommunications facility located in a trailer.
- F. Equipment Enclosure – A structure, shelter, cabinet, or vault used to house and protect the electronic equipment necessary for processing wireless communication signals and other telecommunication equipment.
- G. Non-Stealth Design – Any antenna or equipment enclosures not camouflaged in a manner to blend with surrounding land uses, features or architecture. Non-stealth design does not conceal the intended use of the telecommunications facility. A monopole with equipment enclosures above ground and unscreened would be considered non-stealth.
- H. Stealth Design - Antennas, antenna support structures and telecommunication equipment enclosures camouflaged or designed to blend with surrounding land uses, features, and architecture, thus minimizing the aesthetic impact on adjacent uses, thereby concealing the intended use and appearance of the telecommunications facility such as heavy landscaping, or installing telecommunications equipment within existing buildings, behind vegetative screening, or placing equipment enclosures underground, thus preserving or striving to maintain the rural aesthetics. A flush wall mount antenna that is painted the same color as the background and located on a building where the telecommunications equipment is located inside the building would be one example of stealth design. Other examples of stealth design include, but not limited to roof mount antennas, utility pole antennas, light or flagpoles, artificial rocks or trees.
- I. Telecommunications Equipment – Equipment used in a telecommunications facility other than the Antenna, Antenna Support Structure, or Equipment Enclosures. Telecommunications equipment may include, but is not limited to electronic equipment necessary for processing wireless communication signals, air conditioning, backup power supplies, and emergency generators.
- J. Telecommunications Facility- An unmanned commercial structure, which consists of antennas, antenna support structures, telecommunications equipment, equipment enclosures as defined herein, that transmits and/or receives voice and/or data communications through radio signals such as, but not limited to "cellular" or "PCS" (Personal Communications System) communications and paging systems.
- K. Utility Structure and Related Facilities – May include a building/structure that is constructed so as to provide assistance, benefit, aid, directly or indirectly to a service such as electrical power, light and forms of communication; including telephone, telegraph, fiber optic signals, cellular service for other analog and digital signals, radio and television signals to name a few. This list is not intended to be all-inclusive.

- L. Telecommunications Tower – A structure typically higher than its surroundings used to support and/or hold telecommunications facilities including; telephone, telegraph, fiber optic signals, cellular services for both analog and digital signals, radio and television signals to name a few. This list is not intended to be all-inclusive.

10-22-3 Submissions Requirements for Conditional Use Telecommunications Facilities

A. Telecommunications Master Plan & Site Justification Study Required. For all new telecommunication facilities or structures, the applicant shall submit a Telecommunications Master Plan along with a completed application, and a Site Justification Study for each proposed telecommunications facility or structure. A Site Justification Study and Telecommunications Master Plan shall be submitted to the Planning Department, which will provide a review of the proposed project to ensure that the provisions of the Nibley City Code are being met. The Planning Commission shall perform the required Conditional Use Permit review for all telecommunications facility applications. Any conflicts shall be submitted to the Commission. Said Planning Commission shall review, take public comment and render a decision by 1) approving the application, 2) approving the application with conditions, or 3) denying the application. The applicant shall request in written form what, if any, information submitted with application is to be kept confidential from public review. Except for the requirements of 10-22-4A, non-commercial telecommunication facilities and structures owned and managed by a licensed Amateur Radio Operator are exempted from this Chapter.

B. Telecommunications Master Plan Requirements. Each company submitting an application for a Conditional Use Permit review shall complete a Telecommunications Master Plan. The Telecommunications Master Plan shall:

- 1) Show where the applicant's proposed, existing, and future telecommunication facilities are within five miles of Nibley City. The Telecommunications Master Plan may be amended as needed by the carrier for future site applications.
- 2) Show the number of possible co-locations that can be obtained on the proposed cell tower.
- 3) Contain a copy of the applicant's current FCC license to the Nibley City Planning Department.
- 4) Include an initial indication of where the road or access will be located to their proposed site. Prior to approval of a building permit, the applicant shall provide City Staff with a copy of recorded road easement(s) to the proposed site.
- 5) Include a signed agreement, stating that the applicant will:

Comment [SP1]: This is shown on the Area Facility Map and the map is sufficient to meet the requirement.

Comment [SP2]: None are shown. If none are possible, it needs written up as to the reasoning why. If co-location is possible, it needs to be shown on the tower.

Comment [SP3]: This is the FCC Radio Station Authorization included in the application.

Comment [SP4]: The signed "right of entry" is insufficient. We need to have a signed, notarized, recorded easement, with a legal description of the easement and lease area.

- (a) Encourage co-location with other users, provided all safety, structural, and technological requirements are met. This agreement shall also state that any future owners or operators will allow co-location on the tower;
 - Comment [SP5]: Not provided.
- (b) Restore site to its former condition. (See Chapter 10-22-6 Non-Maintained or Abandoned Facilities),
- 6) Include a security program or system that addresses unauthorized access and vandalism.
 - Comment [SP6]: No detailed explanation of security measures given. All that is shown is that there will be fencing on the property.
- 7) Indicate the latitude and longitude of proposed telecommunications facility including any proposed tower location.
 - Comment [SP7]: Shown on the cover sheet of the site plan documents.
- C. Site Justification Study Requirements. A Site Justification Study shall be completed for each telecommunications facility site. The Study shall include the following:
 - 1) Rationale
 - (a) An applicant proposing to erect a new telecommunications facility shall provide documentary evidence that a legitimate attempt has been made to locate the new telecommunications facility on existing buildings or structures or as a co-location on an existing antenna support structure. Such evidence shall include a radio frequency engineering analysis of the potential suitability of existing buildings or structures or co-location sites in the radio frequency coverage area for the proposed telecommunications facility. Efforts to secure such locations may be documented through correspondence between the applicant and the property owner(s) of the existing buildings, structures or co-location sites.
 - Comment [SP8]: No documentary evidence has been provided.
 - (b) The Site Justification Study shall also include a description of the elevations, vegetation, and rock formations in the area, a description of the telecommunications facilities proposed to be placed on the site with technical reasons for their design and the efforts made to minimize impacts on the activities found on the land. The applicant shall provide City Staff with propagation information for the proposed site. The applicant shall demonstrate that the telecommunications facility complies with the Nibley City General Plan, as well as the required setback, and landscaping requirements of the zoning district in which they are proposed to be located.
 - Comment [SP9]: The application contains no information regarding vegetation, rock formations, technical reasons for design and efforts to minimize impacts.
 - 2) Co-location. The Study shall also examine the potential for co-location at existing or the proposed site. If co-location is not possible at an existing site or if the proposed new site is not available for co-location then the applicant shall include a written explanation of why co-location is not possible.
 - Comment [SP10]: No information on co-location possibilities has been provided.

3) **Equipment Enclosures** The Study must include a detailed written explanation and analysis, not limited to fiscal reasons alone, of the potential for the equipment enclosures to be either:

Comment [SP11]: None provided but can be explained if applicant will provide written information about how the structure is compatible with existing facilities on the property, as it is in an industrial zone.

- (a) Located in an existing building or
- (b) Designed whereby the incorporation of stealth design technology or other visual screening is utilized that readily conceals the appearance of the equipment enclosures.

4) **Visual Analysis** On all new sites, applicant shall submit a detailed twenty-four by thirty-six inch (24"x 36") surveyed map, not more than one (1) inch equals one hundred (100) feet, which includes;

(a) **The topography** of the area (2 ft. elevations) in which tower and/or telecommunication facilities can be located while continuing to communicate with sister tower(s).

Comment [SP12]: None provided.

(b) Delineation of where telecommunication facilities can be placed so as to minimize:

(i) **The placement** of structures from being placed on slopes of thirty percent or greater; and

Comment [SP13]: The site plan shows that it will be placed on slopes less than 30%

(ii) **The intrusion** of equipment enclosures from being silhouetted against the sky as seen from a public road; and

Comment [SP14]: The site plan shows that the equipment enclosure will be located behind the existing Logan Coach building.

(c) **Graphical illustration** of the coverage of the proposed telecommunication facility.

Comment [SP15]: Provided in site plan by showing where the access and lease area will be located on the Logan Coach property.

Once a site is located by the applicant and City Staff the applicant shall provide an illustration which includes photo simulation(s), field mock up(s) or other techniques, which illustrate all possible visual impacts of the proposed telecommunication facility. The analysis should consider views from public areas (streets, parks, etc.) and from private residences. The applicant(s) shall identify all reasonable mitigation measures consistent with the technical aspects and requirements of the proposed facility to ensure that hill cuts for roads are minimized and, the telecommunication facility can be hidden as best as possible to preserve the rural character of the City. All costs associated with this requirement are to be borne by the applicant.

Comment [SP16]: None has been provided.

A. Construction Standards, Building Codes and Safety Standards. To ensure the structural integrity of telecommunications facilities, the owner of a telecommunication facility shall ensure that it is constructed and maintained in compliance with standards contained in applicable local building codes and the applicable standards for such telecommunications facilities, as amended from time to time. Non-commercial telecommunications facilities and structures owned and operated by a licensed Amateur Radio Operator are not exempt from this section, 10-22-4 A.

Comment [SP17]: This will be addressed in the building permit review. The City Engineer has requested to review the foundation plans for structural soundness prior to issuance of the building permit.

B. General Requirements:

- 1) Height shall be minimized as much as reasonably possible. Height of the telecommunication facilities shall be measured from the existing grade to the top of the antenna support structure, or to the highest point of any portion of the telecommunications facility, whichever is greater. If the proposed site is a roof mount or wall mount the City may request that the study verify that the existing or proposed screening will screen telecommunications facility from view.
- 2) Monopoles are allowed only in the Industrial or Commercial zones.
- 3) Guyed and Lattice Towers are only allowed in an Agricultural zone.

C. Setbacks.

- 1) In order to ensure public safety from falling ice, debris, tools or materials, the minimum distance from the base of any tower to any property line, residential property, accessory apartment, occupied business or institutional structure and/or parking area, or public recreation area shall be equal to 100 percent of the height of the tower in all zones.
- 2) Monopoles and Guyed Towers shall be setback a minimum of 1 ½ feet (one and one-half feet) for every foot of pole height from the nearest property line.
- 3) Any associated mechanical or electrical equipment shall be completely screened from view from public right-of-ways and adjacent properties, with a solid screen and landscaping.
- 4) Antennas mounted to the sides of a monopole may only be allowed in the case of a co-location in accordance with Chapter 10-22-3(C)(2).

Comment [SP18]: The setback is approximately 170 feet from the nearest property line.

Comment [SP19]: The proposed tower is screened from the right-of-way but not from adjacent properties on the South or East of the proposed tower.

Comment [SP20]: No side-mounted antennas are proposed.

D. Signs, Flags and Lights. All commercial or public service signs, flags, lights, floodlights, and attachments other than those required for emergency identifications, communications operations, structural stability, or as required for flight visibility by the FAA or FCC shall be prohibited on any antenna or antenna structure. This prohibition shall include the attachment to the antenna or tower of any flag, decorative sign,

Comment [SP21]: No signs are proposed.

streamers, pennants, ribbons, spinners or waving, fluttering, or revolving devices, but not including weather devices. Security lighting for on-ground facilities and equipment shall be shielded so that no light rays are emitted by the installed fixtures at angles above the horizontal plane and have no more than 1 candlepower. It must be controlled by motion sensor. If signage is required consistent with this standard, such signage shall comply with the requirements of Chapter 10-12-15, Sign Regulations.

- E. **Access Roads** shall be limited to twenty (20) feet in clear width except where safety considerations require otherwise, and they shall have gravel or other non-paved surface, unless they are a grass surface upon which a small truck can access the site. Existing roads shall, whenever possible, be upgraded the minimum amount necessary.

Comment [SP22]: The proposed access road/easement is 12' which meets this requirement.

- F. **Security.** The following measures shall be required in order to ensure the safety of the tower property:

1) **Signage.**

- (a) **Signs** reading "No Trespassing" shall be posted at locations around the property, including, but not limited to, the fencing immediately around the tower, on both sides of the access road, and on each side of the outer boundaries of the property. Signs shall also include the name and number of who to contact in case of an emergency.

Comment [SP23]: No security signage is shown on the tower elevation drawings.

- (b) Warning signs shall be limited to non-illuminated warning and equipment identification signs. Allowed signage shall be classified as "On-Site Informational Signs" and regulated as such in accordance with the City's Sign Ordinance.

- 2) **Fencing.** Security fencing eight feet in height shall surround the tower, equipment shelter and any guy wires. The fencing may include a locked gate across the access road. The Planning Commission may requiring additional reasonable fencing, if the property is adjacent to or located within five hundred feet (500') of a residential zone.

Comment [SP24]: On the site plan, the security fencing is 6'. Must be a minimum of 8' to meet ordinance. The tower is approximately 220' from a residential zone located East of the tower.

- G. **Landscaping.** The following minimum landscaping requirements shall apply to all tower properties.

Comment [SP25]: No landscaping is shown or proposed.

The lease area needs expanded to provide the required landscaping on all sides of the enclosure.

- 1) An evergreen screen shall be planted around all sides of the security fencing, except for that portion necessary for the locked fence across the access road. The screen may consist of hedges or planted trees and shall extend a minimum of five feet (5') from the fence outward towards the remainder of the property.
- 2) The remainder of the property not covered by the evergreen screen shall be kept and maintained in good condition. The applicant shall, as part of the conditional use process, present a plan demonstrating how the property will be landscaped,

maintained and screened from adjoining uses. Landscaping may include: a mix of grass, trees and bushes, xeriscaping or active farming.

3) The Planning Commission may require reasonable additional landscaping requirements, if the property is adjacent to or located within five hundred feet (500') of a residential zone.

Comment [SP26]: The tower are is approximately 220 feet from a residential zone on the East. All other residential zones in the vicinity are more than 500' from the tower site.

4) The applicant shall, as part of the conditional use permit approval process, submit a detailed maintenance plan demonstrating how the landscaped area shall be kept in good condition.

Comment [SP27]: None is provided.

H. Intent to Use. All applicants who apply to build only a tower shall provide at least one (1) letter of intent from a telecommunications company, which will locate on the tower.

Comment [SP28]: N/A- the application is coming from Verizon Wireless.

10-22-5 Non-Maintained or Abandoned Facilities. The Planning Commission shall require each non-maintained or abandoned telecommunication facility to be removed when such a telecommunication facility has not been repaired or put into use by the owner, person having control, or person receiving benefit of such structure within six (6) months after written notice of non-maintenance or abandonment is given to the owner, person having control or person receiving the benefit of such structure.



APPLICATION FOR PROJECT REVIEW/CONDITIONAL USE PERMIT

Office Use Only

Date Received _____

Fee Paid _____

Rec'd By _____

Applicant Information

Name Verizon Wireless

Representative (if applicant is a corporation) Jared White

Address 1894 West 1690 South Woods Cross UT 84087

Phone 801-232-0953 Cell Same Fax

Email Jaredw@uctechs.com

Property Owner Information (If property owner is different than the Applicant, a letter from the Property Owner authorizing the Applicant to pursue the project must be submitted with this form)

Name Logan Coach

Address 2990 South 800 West Nibley UT

Phone 435-752-3737 Cell Fax

Email randya@logancoach.com

Project Location 2990 South 800 West

Project Description (Attach additional sheets as necessary)

For projects involving a conditional use application, please include all information related to the use being sought, which may include, but is not limited to detailed site, location and building plans. For projects related to telecommunication structures, the applicant shall provide documentation that they have received approval from the Federal Communications Commission, or that the application for approval has begun.

Multiple horizontal lines for project description input.

With the exception of the requirement to post, once all the above items have been completed and submitted, the rezone will be scheduled for a public hearing before the Nibley City Planning Commission. The following are the deadlines for Planning Commission meeting submittal:

Meeting Date	Application Deadline	Meeting Date	Application Deadline
January 13, 2016	December 30, 2015	July 13, 2016	June 29, 2016
January 27, 2016	January 13, 2016	July 27, 2016	July 13, 2016
February 10, 2016	January 27, 2016	August 10, 2016	July 27, 2016
February 24, 2016	February 10, 2016	August 24, 2016	August 10, 2016
March 9, 2016	February 24, 2016	September 14, 2016	August 31, 2016
March 23, 2016	March 9, 2016	September 28, 2016	September 14, 2016
April 13, 2016	March 30, 2016	October 12, 2016	September 28, 2016
April 27, 2016	April 13, 2016	October 26, 2016	October 12, 2016
May 11, 2016	April 27, 2016	November 9, 2016	October 26, 2016
May 25, 2016	May 11, 2016	November 9, 2016	October 26, 2016
June 8, 2016	May 25, 2016	December 14, 2016	November 30, 2016
June 22, 2016	June 8, 2016		

File the completed application at:

Nibley City
 455 West 3200 South
 Nibley, UT 84321
 (435) 752-0431

Applicant Certification

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I also certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Grand County may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Nibley City Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this resolution. I also agree to allow the Staff, Planning Commission, or City Council or appointed agent(s) of the City to enter the subject property to make any necessary inspections thereof.



 Property Owner Signature

1-26-16

 Date

FOR OFFICE USE ONLY

Approved _____ Denied _____ Approved w/Conditions _____

Comments _____

 Signature

 Date

 Print Name

UT1 COLLEGE WARD Verizon Wireless Proposed Facility Located in Nibley, UT

Prepared February 1, 2016



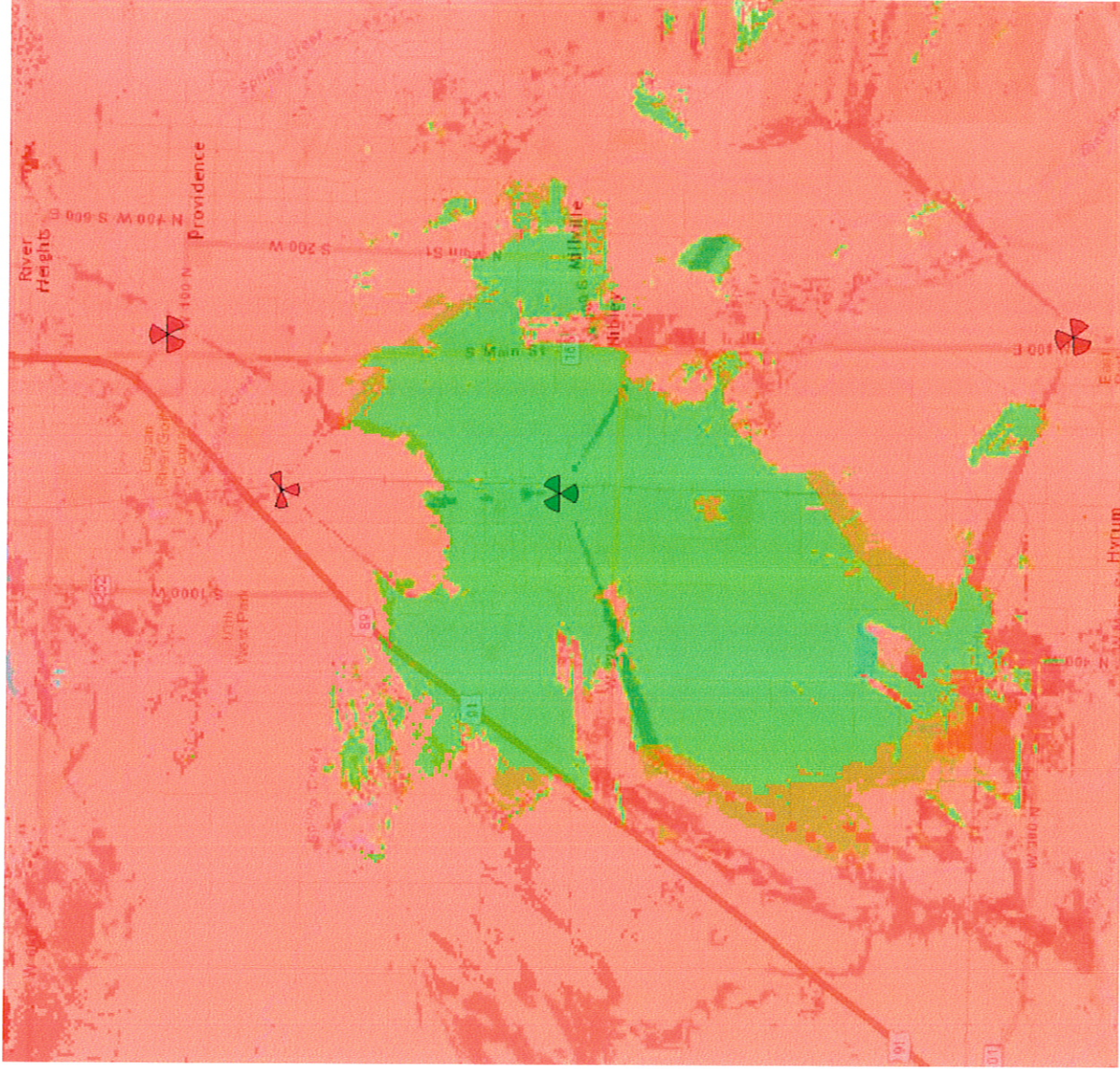
Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

Proposed site covered area

Green shows the area the new facility will serve, a total of 7.7 square miles.

This area is currently served by existing facilities, which are unable to provide a high level of service due to high data demand.

There are several areas on the map where VZW has received customer complaints of poor performance and dropped calls (Advanced Calling), which this new facility will resolve.



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**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASASREG
ALPHARETTA, GA 30009-7630

Call Sign WQGB214	File Number 0006150339
Radio Service AW - AWS (1710-1755 MHz and 2110-2155 MHz)	

FCC Registration Number (FRN): 0003290673

Grant Date 11-29-2006	Effective Date 01-03-2014	Expiration Date 11-29-2021	Print Date 02-14-2014
Market Number BEA152	Channel Block B	Sub-Market Designator 0	
Market Name Salt Lake City-Ogden, UT-ID			
1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

This authorization is conditioned upon the licensee, prior to initiating operations from any base or fixed station, making reasonable efforts to coordinate frequency usage with known co-channel and adjacent channel incumbent federal users operating in the 1710-1755 MHz band whose facilities could be affected by the proposed operations. See, e.g., FCC and NTIA Coordination Procedures in the 1710-1755 MHz Band, Public Notice, FCC 06-50, WTB Docket No. 02-353, rel. April 20, 2006.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.

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**Federal Communications Commission
Wireless Telecommunications Bureau**

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
1120 SANCTUARY PKWY, #150 GASA5REG
ALPHARETTA, GA 30009-7630

Call Sign WQJQ694	File Number
Radio Service WU - 700 MHz Upper Band (Block C)	

FCC Registration Number (FRN): 0003290673

Grant Date 11-26-2008	Effective Date 04-14-2015	Expiration Date 06-13-2019	Print Date
Market Number REA006	Channel Block C	Sub-Market Designator 0	
Market Name West			
1st Build-out Date 06-13-2013	2nd Build-out Date 06-13-2019	3rd Build-out Date	4th Build-out Date

Waivers/Conditions:

If the facilities authorized herein are used to provide broadcast operations, whether exclusively or in combination with other services, the licensee must seek renewal of the license either within eight years from the commencement of the broadcast service or within the term of the license had the broadcast service not been provided, whichever period is shorter in length. See 47 CFR §27.13(b).

This authorization is conditioned upon compliance with section 27.16 of the Commission's rules

Conditions: Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.
--

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at http://wireless.fcc.gov/uls/index.htm?job=home and select "License Search". Follow the instructions on how to search for license information.

* Federal Airways & Airspace *
* Summary Report: New Construction *
* Antenna Structure *

*

Airspace User: Cheryl Bentley

File: COLLEGEWARD_UT1

Location: Nibley, UT

Latitude: 41°-40'-46.53" Longitude:
111°-50'-56.47"

SITE ELEVATION AMSL.....4531 ft.
STRUCTURE HEIGHT.....106 ft.
OVERALL HEIGHT AMSL.....4637 ft.

NOTICE CRITERIA

- FAR 77.9(a): NNR (DNE 200 ft AGL)
- FAR 77.9(b): NNR (DNE Notice Slope)
- FAR 77.9(c): NNR (Not a Traverse Way)
- FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for LGU
- FAR 77.9: NNR FAR 77.9 IFR Straight-In Notice Criteria for BMC
- FAR 77.9(d): NNR (Off Airport Construction)

NR = Notice Required
NNR = Notice Not Required
PNR = Possible Notice Required (depends upon actual IFR procedure)
For new construction review Air Navigation Facilities at
bottom of this report.

Notice to the FAA is not required at the analyzed location and height
for slope, height or Straight-In procedures. Please review the 'Air
Navigation' section for notice requirements for offset IFR procedures and EMI.

OBSTRUCTION STANDARDS

- FAR 77.17(a)(1): DNE 499 ft AGL
- FAR 77.17(a)(2): DNE - Airport Surface
- FAR 77.19(a): DNE - Horizontal Surface
- FAR 77.19(b): DNE - Conical Surface
- FAR 77.19(c): DNE - Primary Surface
- FAR 77.19(d): DNE - Approach Surface
- FAR 77.19(e): DNE - Transitional Surface

VFR TRAFFIC PATTERN AIRSPACE FOR: LGU: LOGAN-CACHE

Type: A RD: 36922.9 RE: 4456.6
 FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Approach Slope: DNE
 VFR Transitional Slope: DNE

VFR TRAFFIC PATTERN AIRSPACE FOR: BMC: BRIGHAM CITY

Type: A RD: 71410.2 RE: 4225.6
 FAR 77.17(a)(1): DNE
 FAR 77.17(a)(2): DNE - Greater Than 5.99 NM.
 VFR Horizontal Surface: DNE
 VFR Conical Surface: DNE
 VFR Approach Slope: DNE
 VFR Transitional Slope: DNE

TERPS DEPARTURE PROCEDURE (FAA Order 8260.3, Volume 4)

FAR 77.17(a)(3) Departure Surface Criteria (40:1)
 DNE Departure Surface

MINIMUM OBSTACLE CLEARANCE ALTITUDE (MOCA)

FAR 77.17(a)(4) MOCA Altitude Enroute Criteria
 The Maximum Height Permitted is 27722 ft AMSL

PRIVATE LANDING FACILITIES

FACIL	BEARING	RANGE	DELTA
IDENT TYP NAME	To FACIL	IN NM	
ELEVATION IFR			
UT22 HEL WESTERN SURGERY CENTER	19.24	4.3	+172
No Impact to Private Landing Facility Structure is beyond notice limit by 21127 feet.			
23UT HEL CACHE VALLEY HOSPITAL	12.15	5.84	+95
No Impact to Private Landing Facility Structure is beyond notice limit by 30484 feet.			

AIR NAVIGATION ELECTRONIC FACILITIES

FAC	ST	DIST	DELTA	
GRND APCH	IDNT	TYPE	AT	FREQ VECTOR (ft) ELEVA ST LOCATION
ANGLE BEAR				
LHO	VOR/DME	R	112.9	313.31 60234 -733 UT BRIGHAM CITY
BMC	NDB	D	29	226.32 86530 +416 UT BRIGHAM CITY

-.7

.28 OGD VORTAC R 115.7 202.29 179485 +414 UT OGDEN
.13 HIF TACAN R NA 188.74 206129 -168 UT HILL
-.05 MTX RADAR WXL Y 227.02 223594 -1957 UT SALT LAKE CITY
-.5 FPK RADAR ARSR Y 1250.4 179.3 235634 -4913 UT Francis Peak ARSR
-1.19

CFR Title 47, §1.30000-§1.30004

AM STUDY NOT REQUIRED: Structure is not near a FCC licensed AM station.

Movement Method Proof as specified in §73.151(c) is not required. Please review 'AM Station Report' for details.

Nearest AM Station: KLGW @ 6109 meters.

Airspace® Summary Version 16.1.408

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01-18-2016
09:49:41

Project Name: UT1 College Ward

RIGHT OF ENTRY

The undersigned is the owner ("Owner") of the property, premises or easement (the "Property") described as follows:

2990 South 800 West
Nibley, Ut 84321
Parcel 03-019-0003

Consent. The Owner does hereby grant permission to Cellular Inc. Network Corporation, d/b/a Verizon Wireless and its agents, employees, consultants and representatives (herein individually and collectively referred to as "Verizon Wireless"), for a period of one hundred and eighty (180) day from the date of this consent, to enter onto the Property and contiguous property owned or controlled by the Owner for the purpose of performing an inspection of the Property, including surveys, a structural strength analysis, subsurface boring tests, an environmental site assessment, and any other activities as Verizon Wireless may deem necessary, at the sole cost of Verizon Wireless. In addition, Verizon Wireless may remove samples of the soil from the Property. The Owner shall not be responsible for the actions of Verizon Wireless's employees or contractors while they are on the property. Owner further authorize Verizon Wireless and its agents to apply for any zoning or building permits that may be required by the city of Nibley in relation to this project.

Authority. The individual executing this consent on behalf of the Owner represents to Verizon Wireless that such individual is authorized to do so be requisite action of the Owner.

OWNER: SIMLEW, LC.

By: Steve Hales
Its: Production Manager
Date: 1-27-16

APPROVED

By Craig Skinner at 6:43 am, Jan 19, 2016



UT1 - COLLEGE WARD



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: JARED W

SITE INFORMATION

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

SITE ADDRESS:
2990 SOUTH 800 WEST
NIBLEY, UTAH 84321

LATITUDE AND LONGITUDE:
N 41°40'46.53", W 111°50'56.47"

ZONING JURISDICTION:
NIBLEY CITY

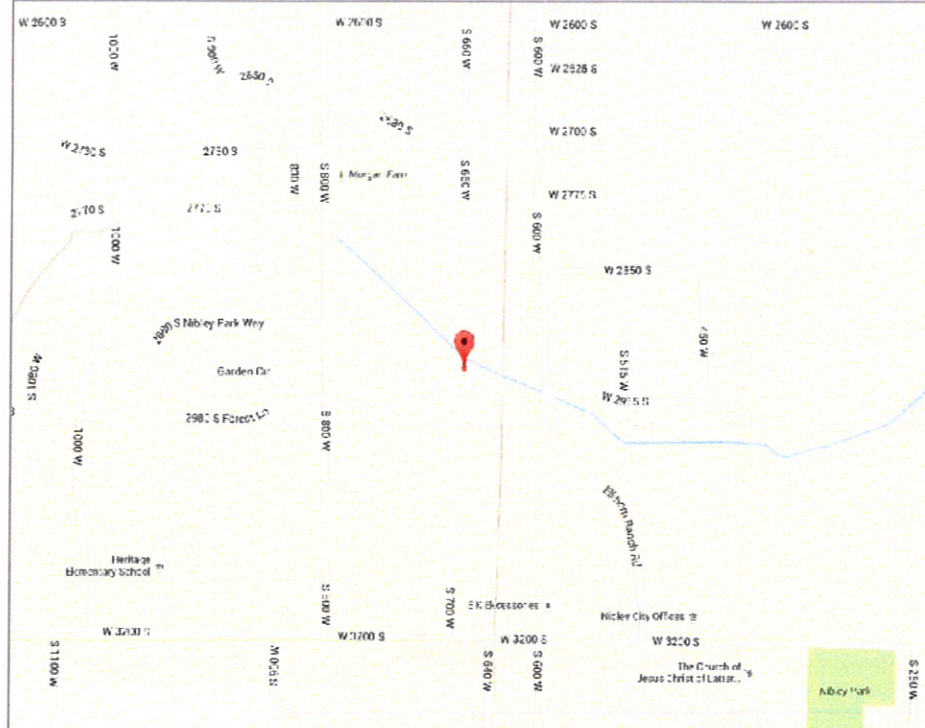
PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH OUTDOOR EQUIPMENT AND GENERATOR

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

FROM THE VZW WEST JORDAN OFFICES, TAKE I-15 NORTH TO BRIGHAM CITY EXIT #362 FOR 1100 SOUTH / U.S. 91 / U.S. 89. AFTER TAKING EXIT CONTINUE EAST PASSING THROUGH MANTUA AND WELLSVILLE AND AS YOU GET CLOSE TO LOGAN LOOK FOR 3200 SOUTH (LOCATED AT 41°40'31.11"/111°52'58.93"). TURN RIGHT AND HEAD EAST ON 3200 SOUTH FOR 1.6 MILES TO 800 WEST. TURN LEFT AND HEAD NORTH TO 2990 SOUTH ON THE RIGHT (EAST) SIDE OF THE ROAD. THE SITE WILL BE LOCATED ON THE MALOFF FINE LINENS PROPERTY, EAST OF THE BUILDING.

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	01.15.2016
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	1	01.15.2016
C200	SITE ELEVATIONS	1	01.15.2016

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: JARED WHITE
PHONE: 801-232-0953

UT1 - COLLEGE WARD
NW SEC 21, T11N, R1E
2990 SOUTH 800 WEST
NIBLEY, UTAH 84321
-- 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



Jan not Maloff Property

17 18 FOUND BRASS CAP MONUMENT
NORTHWEST CORNER SECTION 21,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

BASIS OF BEARING
S00°26'23"E 2694.30' (M)
2178.83' - VZW SITE TIE

800 WEST STREET

28 21 FOUND BRASS CAP MONUMENT
WEST QUARTER CORNER SECTION 21,
TOWNSHIP 11 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN

**INFORMATION FOR THE CENTER
OF THE VZW LEASE AREA**

STATE PLANE COORDINATES - NAD 83
NORTHING = 7192448.8 EASTING = 10751.0

OFFICIAL CORNER POINTS - NAD 83
STATION = 11174019.0
ELEVATION = 4111.25

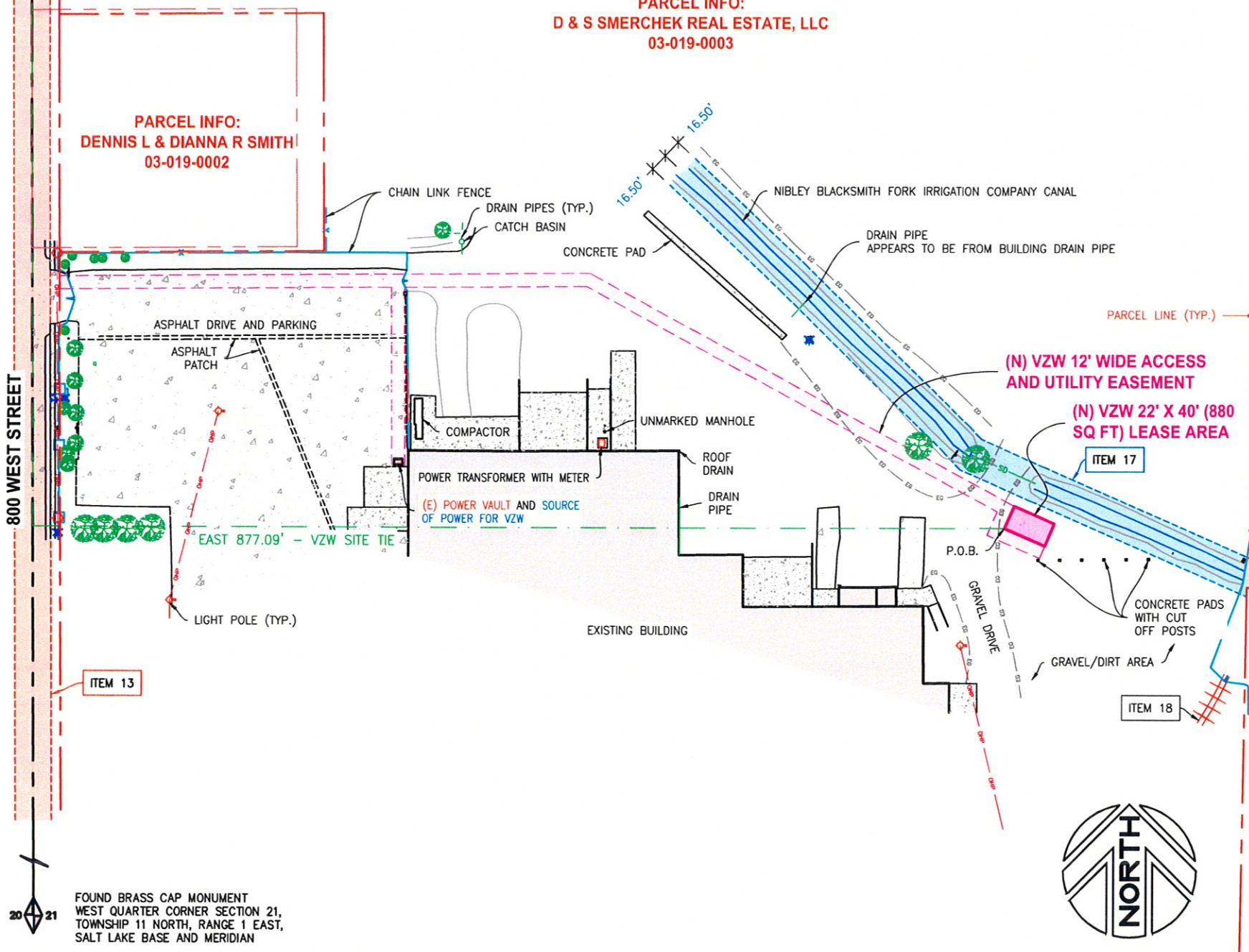
SECTION ELEVATION - NAVDAS
453.14 METERS

STATE OF UTAH, LAND ZONE

**PARCEL INFO:
D & S SMERCHEK REAL ESTATE, LLC
03-019-0003**

**PARCEL INFO:
DENNIS L & DIANNA R SMITH
03-019-0002**

OREGON SHORT LINE RAILROAD



CERTIFICATE OF SURVEY:
I, JERRY FLETCHER, PROFESSIONAL LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6436064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:

VERIZON WIRELESS LEASE SITE DESCRIPTION:
LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, CACHE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED SOUTH 00°26'23" EAST 2178.83 FEET ALONG SECTION LINE AND EAST 877.09 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 23°35'01" EAST 22.00 FEET; THENCE SOUTH 66°24'59" EAST 40.00 FEET; THENCE SOUTH 23°35'01" WEST 22.00 FEET; THENCE NORTH 66°24'59" WEST 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 880 SQ. FT. OR 0.020 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 LOCATED SOUTH 00°26'23" EAST 2200.33 FEET ALONG SECTION LINE AND EAST 911.18 FEET FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE PARALLEL TO AND SIX FEET PERPENDICULARLY DISTANT FROM THE VERIZON WIRELESS LEASE AREA THE FOLLOWING TWO (2) COURSES; (1) THENCE NORTH 66°24'59" WEST 48.00 FEET; (2) THENCE NORTH 23°35'01" EAST 22.50 FEET; THENCE NORTH 61°24'59" WEST 429.90 FEET; THENCE SOUTH 89°33'37" WEST 171.62 FEET; THENCE SOUTH 00°26'23" EAST 167.17 FEET; THENCE RETURNING NORTH 00°26'23" WEST 167.17 FEET; THENCE SOUTH 89°33'37" WEST 308.01 FEET, MORE OR LESS, TO EAST RIGHT-OF-WAY LINE OF 800 WEST STREET AND TERMINATING.

CONTAINS: 0.313 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 BEARING OR DISTANCE.
(R) = RECORDED BEARING OR DISTANCE.
(CALC) = CALCULATED BEARING OR DISTANCE.
(3) SCHEDULE B NOTES PER STEWART TITLE INSURANCE AGENCY OF UTAH, INC. COMMITMENT NO. 01459-16976, DATED NOVEMBER 6, 2015:
(A) PARCEL AS DESCRIBED IN TITLE REPORT DOES NOT COMPLETELY MATCH VESTING DEED DESCRIPTION IN BOOK 1803 AT PAGE 1238.
(B) ITEM 1,3,4,5,6,11,19,22, & 24 - ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
(C) ITEM 2,7,8,9,10,12,23,25, & 26 - ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
(D) ITEM 13 - 1 ROD (16.5') RIGHT-OF-WAY FOR PUBLIC USE AS HIGHWAYS ON EACH SIDE OF THE QUARTER SECTION LINES. DEED DESCRIBES RIGHT-OF-WAY AS BEING 24.75 FEET EAST OF THE WEST LINE OF SECTION 21. (SHOWN ON PLAT)
(E) ITEM 14 - MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY EASEMENT IN BOOK MISC-8 PAGE 248 DOES NOT DESCRIBE AN EXACT AREA AND THEREFORE IS NOT SHOWN ON THIS SURVEY. (BLANKET EASEMENT)
(F) ITEM 15 - AGREEMENT IN BOOK 140 AT PAGE 414 ALLOWS HESSTON OF UTAH TO BUILD OVER CANAL, HOWEVER DID NOT APPEAR TO HAPPEN AS CANAL IS OPEN. (NOT SHOWN ON PLAT)
(G) ITEM 16 - MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY 6 FOOT WIDE EASEMENT IN BOOK 285 PAGE 784 DOES NOT DESCRIBE AN EXACT AREA AND EXHIBIT "A" IS NOT COMPLETELY LEGIBLE AND THEREFORE IS NOT SHOWN ON THIS SURVEY. (NOT SHOWN ON PLAT)
(H) ITEM 17 - REFERENCES NIBLEY BLACKSMITH FORK IRRIGATION COMPANY CANAL RIGHTS OR INTEREST WITH NO DOCUMENT PROVIDED, SUBMISSION TO EAST INDICATES A 33 FOOT WIDE RIGHT-OF-WAY FOR CANAL SHOWN PER CENTERLINE, CONTACT THE CANAL COMPANY FOR OFFICIAL WIDTH. (SHOWN AS REFERENCED)
(I) ITEM 18 - REFERENCES RAILROAD COMPANIES RIGHT, TITLE AND INTEREST TO MAINTAIN AND OPERATE IT'S RAILROAD AND/OR SPUR LINES WITH NO DOCUMENTS PROVIDED, RAILROAD IS EAST OF PARCEL AND SPUR LINE (LABELED) IS EAST OF SITE AREA WITH NO RIGHT-OF-WAY INFORMATION GIVEN. (SHOWN AS REFERENCED)
(J) ITEM 20 - REFERENCES GAPS AND/OR OVERLAPS BY COMPARISON OF ADJOINING PROPERTY WITHOUT STATING WHICH PARCEL. PARCEL 03-019-0002, BY DESCRIPTION DOES NOT APPEAR TO MATCH PARCEL 03-019-0003, HOWEVER OCCUPATION APPEARS TO BE ALONG FENCE LINE. (NOT SHOWN ON PLAT)
(K) ITEM 21 - REFERENCES POSSIBLE EASEMENTS, NOTES, AND/OR RESTRICTIONS ASSOCIATED WITH THE LOGAN COACH SUBDIVISION, AN UNRECORDED SUBDIVISION. DOCUMENT NOT FOUND OR PROVIDED. (NOT SHOWN ON PLAT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.
(4) NOTE: THIS SITE WAS SURVEYED IN PARTIALLY SNOW COVERED CONDITIONS. WE MAKE EVERY EFFORT TO GATHER AS MUCH INFORMATION AS POSSIBLE UNDER SUCH CONDITIONS, HOWEVER IT IS POSSIBLE THAT SOME SITE FEATURES MAY HAVE BEEN OBTUSCURED AND THEREFORE NOT SHOWN ON THE SURVEY. WE RECOMMEND A THOROUGH FIELD REVIEW ONCE THE SNOW HAS MELTED ALONG WITH CONTACTING BLUE STAKES BEFORE SITE CONSTRUCTION.

verizon wireless
VERIZON WIRELESS
9658 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

SURVEY PREPARED BY:
SUPERIOR SURVEYING, LLC
PHONE: 801-230-8968
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F.
CHECKED BY: JERRY F.

REV	DATE	DESCRIPTION
0	12.15.2015	SITE SURVEY



UT1 - COLLEGE WARD
NW SEC 21, T11N, R1E
2990 SOUTH 800 WEST
NIBLEY, UT 84321
-- RAWLAND SITE --

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

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

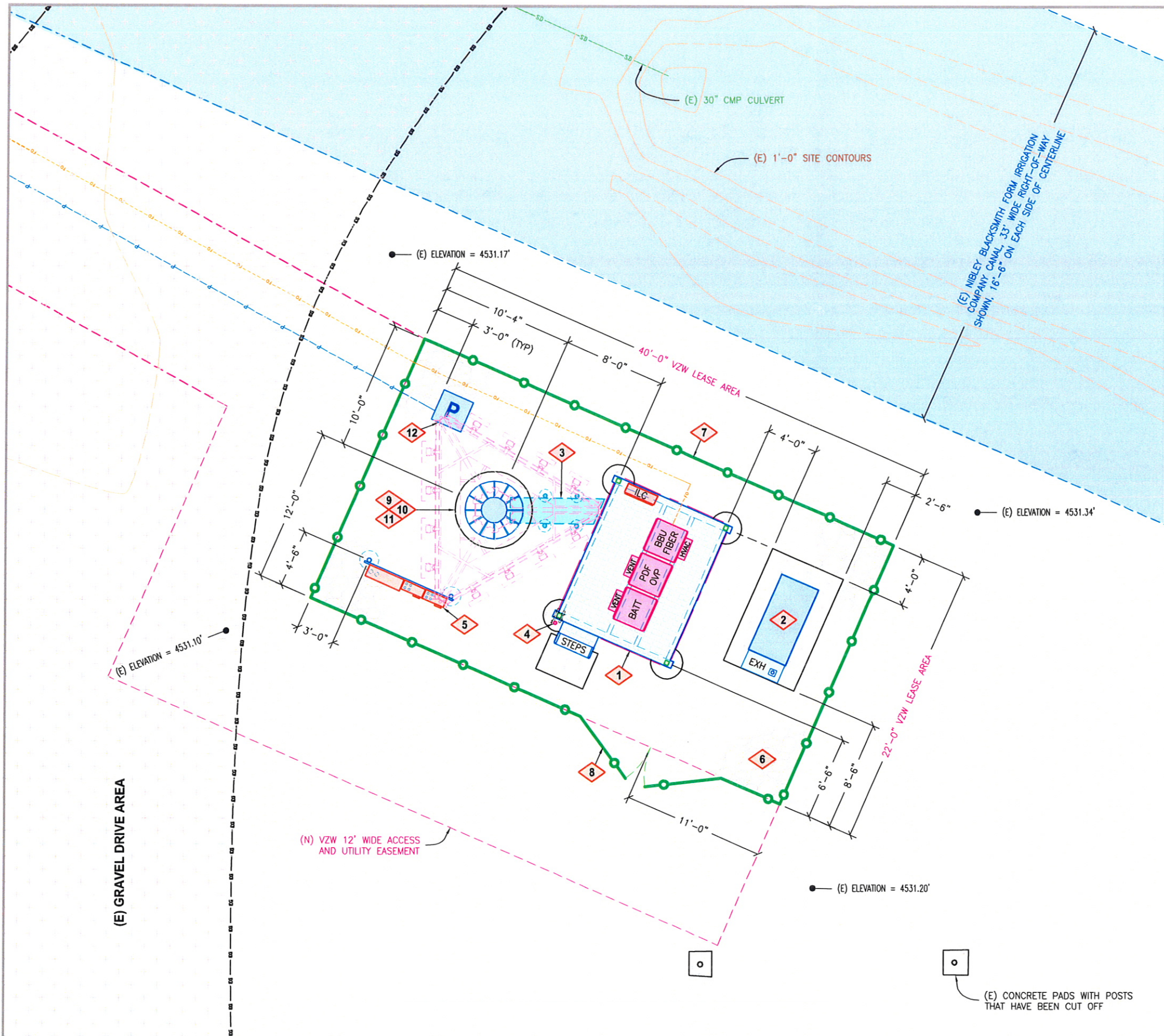
Date: JANUARY 04, 2016

Re: UT1 - COLLEGE WARD
NW 1/4 OF SECTION 21, TOWNSHIP 11 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 41°40'46.53", and the longitude of W 111°50'56.47", are accurate to within 15 feet horizontally and the site elevation of 4531 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



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 I/LC CABINET AS REQ'D. SEE C301/1 FOR EQUIPMENT LAYOUT AND S-SHEETS FOR PLATFORM CONSTRUCTION DETAILS AND FOUNDATIONS.
- 2 VZW S0030 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 I/LC 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 I/LC 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 WASHED CRUSHED ROCK WITH NO FINES, SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 7 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 8 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 9 VZW 100' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 10 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 96" CENTERLINE WITH (12) RRR'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 11 VZW CONTRACTOR TO INSTALL (2) 6"Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 12 RMP TO INSTALL A NEW TRANSFORMER AT THIS LOCATION, AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.



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CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
1	01.15.2016	REVISIONS PER JW
0	01.04.2016	ZONING DRAWINGS

**UT1 - COLLEGE WARD
NW SEC 21, T11N, R1E
2990 SOUTH 800 WEST
NIBLEY, UTAH 84321
-- RAWLAND SITE --**

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101



