



AMENDED AGENDA

BLUFFDALE CITY BOARD OF ADJUSTMENT

October 4, 2016

Notice is hereby given that the Bluffdale City Board of Adjustment will hold a public meeting **Tuesday, October 4, 2016**, at the **Bluffdale City Public Works Building, 14175 South Redwood Road**, Bluffdale, Utah. Notice is further given that access to this meeting by Board members may be by electronic means by telephonic conference call. The Agenda will be as follows. Please note that all times listed on the Agenda are provided as a courtesy and are approximate and subject to change.

BUSINESS MEETING (6:00 p.m.):

1. Consideration and vote for Board of Adjustment Chair person.
2. **PUBLIC HEARING, CONSIDERATION, AND VOTE** on a requested variance to locate a monopole cellular tower less than two hundred (200') feet from a residential zone, located at approximately 1003 West 14600 South, Verizon Wireless, applicant.
3. Motion to approve minutes of the October 4, 2016, meeting of the Board of Adjustment via e-mail correspondence.
4. Adjournment.

Dated: September 29, 2016

Grant Crowell, AICP
City Planner/Economic Development Director

In compliance with the American Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City at least 24 hours in advance of this meeting at (801)254-2200. TTY 7-1-1.



Planning Division
Community Development Department
14175 South Redwood Road
Bluffdale, UT 84065
(801) 254-2200 Fax (801) 446-8642

STAFF REPORT
October 4, 2016

To: Bluffdale City Board of Adjustment
From: Caitlyn Miller, Associate Planner

Re: Applicant requests the granting of a variance to locate a monopole cellular tower less than two hundred (200') feet from a residential zone, located at 1003 West 14600 South.

Application No.: 2016-39
Applicant(s): Verizon Wireless
Project Location: 1003 West 14600 South
Zoning: HC – Heavy Commercial
Acreage: 2.75 acres
Request: Variance from the requirements of Section 11.24 of the Land Use Ordinance, allowing the location of a monopole cellular tower within twenty feet (20') of a residential zone.

Conclusion: Staff recommends that the Board of Adjustment (“Board”) determine whether the requested variance meets the criteria set forth below, and if so, grant the variance.

Background: The Applicant, Verizon Wireless (through Technology Associates Engineering Corporation Inc.), has requested a variance from the requirement of Bluffdale City Code 11-24 to locate a monopole cellular tower less than two hundred feet (200') from a residential zone. The site in question is located at 1003 West 14600 South (Exhibit A-1) and is immediately adjacent to the R-1-43(CRO) Zone to the west and the Mixed Use Zone to the south. The variance the Applicant has requested is to locate the monopole cellular tower twenty feet (20') from the western property boundary (where the R-1-43CRO Zone begins) and eighty-six feet (86') from the southern property boundary (where the Mixed Use Zone begins). This is a ninety percent (90%) and fifty-seven percent (57%) reduction of the requirement set in 11-24, respectively.

The Applicant was aware of the zoning ordinance and requirements set forth in Bluffdale City Code Section 11-24 before submitting this application. The Applicant originally intended to locate the cellular tower in order to satisfy the two hundred foot (200') requirement (See Exhibit A-1) but stated they spoke with the Bluffdale City Engineer, Michael Fazio, who described the potential for widening 14600 South. The City Engineer's concern was if the Applicant built the cellular tower in the original location they would likely be required by the City to relocate it later when that expansion took place. Upon receiving this feedback from the City Engineer, the Applicant moved the site of the tower to the proposed location.

Bluffdale City General Plan: The City has noticed the trestle on 14600 South presents a challenge to traffic flow through the area. Currently the City's Engineering Department is examining options to address this challenge, among which are widening 14600 South, installing signals, and installing a roundabout. Although it is unclear which improvements will ultimately be made to 14600 South it is highly likely that the originally-proposed location of the monopole would be affected.

Analysis:

Standard of Review: The Bluffdale Land Use Ordinance incorporates the state law standards for granting a variance (*See* Bluffdale Land Use Ord. § 12.2.5.7). Utah's Municipal Land Use, Development, and Management Act provides the relevant criteria for determining whether a variance should be granted:

- (2) (a) The [Board of Adjustment] may grant a variance only if:
- (i) literal enforcement of the ordinance would cause an *unreasonable hardship* for the Applicant that is not necessary to carry out the general purpose of the land use ordinances;
 - (ii) there are special circumstances attached to the property that do not generally apply to other properties in the same zone;
 - (iii) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;
 - (iv) the variance will not substantially affect the general plan and will not be contrary to the public interest; and
 - (v) the spirit of the land use ordinance is observed and substantial justice done.

Utah Code Ann. § 10-9a-702 (emphasis added).

In determining whether enforcement of the ordinance would cause an "unreasonable hardship," the Board may not find one exists unless the alleged hardship is "located on or associated with the property for which the variance is sought" and "comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood." *Id.* § 10-9a-702(2)(b)(i). However, in making the "unreasonable hardship" determination, "the [Board] may not find an unreasonable hardship if the hardship is self-imposed or economic." *Id.* § 10-9a-702(2)(b)(ii). Furthermore, in determining whether there are special circumstances attached to the property, the Board may find they exist only if the special circumstances "relate to the hardship complained of"

and “deprive the property of privileges granted to other properties in the same zone.” *Id.* § 10-9a-702(2)(c).

Finally, the Applicant bears the burden of proving that all of the conditions justifying the variance have been met. *Id.* § 10-9a-702(3).

Zoning: Staff has endeavored to analyze the key criteria for granting a variance, however, the Board members should also analyze the situation and the criteria to form their own conclusions.

Unreasonable Hardship: This parcel is adjacent to two residential zones to the south (Mixed Use – MU) and west (R-1-43(CRO)). The two hundred foot (200’) setback required in the ordinance restricts approximately ninety-five (95%) percent of the total acreage of the parcel (please see Exhibit A-1). The Applicant originally intended to place the monopole cellular tower within the five percent (5%) of the parcel which conformed to the distance requirement in Bluffdale Code 11-24. Upon speaking with the City Engineer the Applicant was told future expansion of 14600 South could impact the monopole tower and they could be asked to move it elsewhere on the lot when that expansion takes place.

Special Circumstances: The special circumstance which applies to this project and site is that, as the Applicant stated, they moved the location of the monopole tower to the proposed area upon receiving feedback from the Bluffdale City Engineer. There is no other location on this parcel which satisfies the two hundred foot (200’) setback requirement than the one which will be impacted by future expansion of 14600 South. Homes located within the R-1-43(CRO) Zone to the west are separated from this property by the Jordan and Salt Lake City Canal, the railroad tracks, and a significant grade difference. Although the two zones meet at the western property line there is a considerable distance between the proposed monopole cellular tower location and the neighboring homes.

Substantial Property Right: Monopole cellular towers are a conditional use in the HC Zone. Other parcels located within the HC Zone are not constrained to the degree that the property at 1003 West 14600 South is and could accommodate a monopole cellular tower. The Applicant has decided to place the monopole at this location because they feel it will serve the greatest number of residents who are currently underserved by other cellular towers in this area of the Salt Lake Valley.

General Plan and Public Interest: The general plan and the public interest likely will not be adversely affected because the monopole tower is a conditional use in the HC Zone and the current Zoning Map and the General Plan both list this parcel as a commercial property. Future land use will not be altered by the presence of this cellular tower. The Applicant has decided to place the monopole cellular tower at this location because they feel it will serve the greatest number of residents who are currently underserved by other cellular towers in this area of the Salt Lake Valley.

Spirit of the Land Use Ordinance: The purpose or spirit of the land use ordinance is to provide standards and regulations for the height, location and general design of low power communication towers in the city. The two hundred foot distance requirement was set to

provide a buffer between homes and the tower. The site's topography and the presence of the railroad tracks and canal to the west of the property currently act as that buffer.

The land immediately south of the property is currently vacant; however, it is entitled to the development of several homes which were vested with the original Independence plat. Per the Applicant's Variance Request Information statement, no homes would be able to be built within the fall zone of the monopole tower (please see Exhibit A-1). With the monopole located eighty-six feet (86') from the southern property line and with the ten foot (10') vested setback for the potential homes there is still a four foot (4') discrepancy between the tower's fall zone and the buildable envelope on the property to the south.

STAFF RECOMMENDATION & FINDINGS:

Staff recommends that the Board of Adjustment determine whether the Applicant has carried their burden of proof with regard to the criteria for a variance, as set forth above.

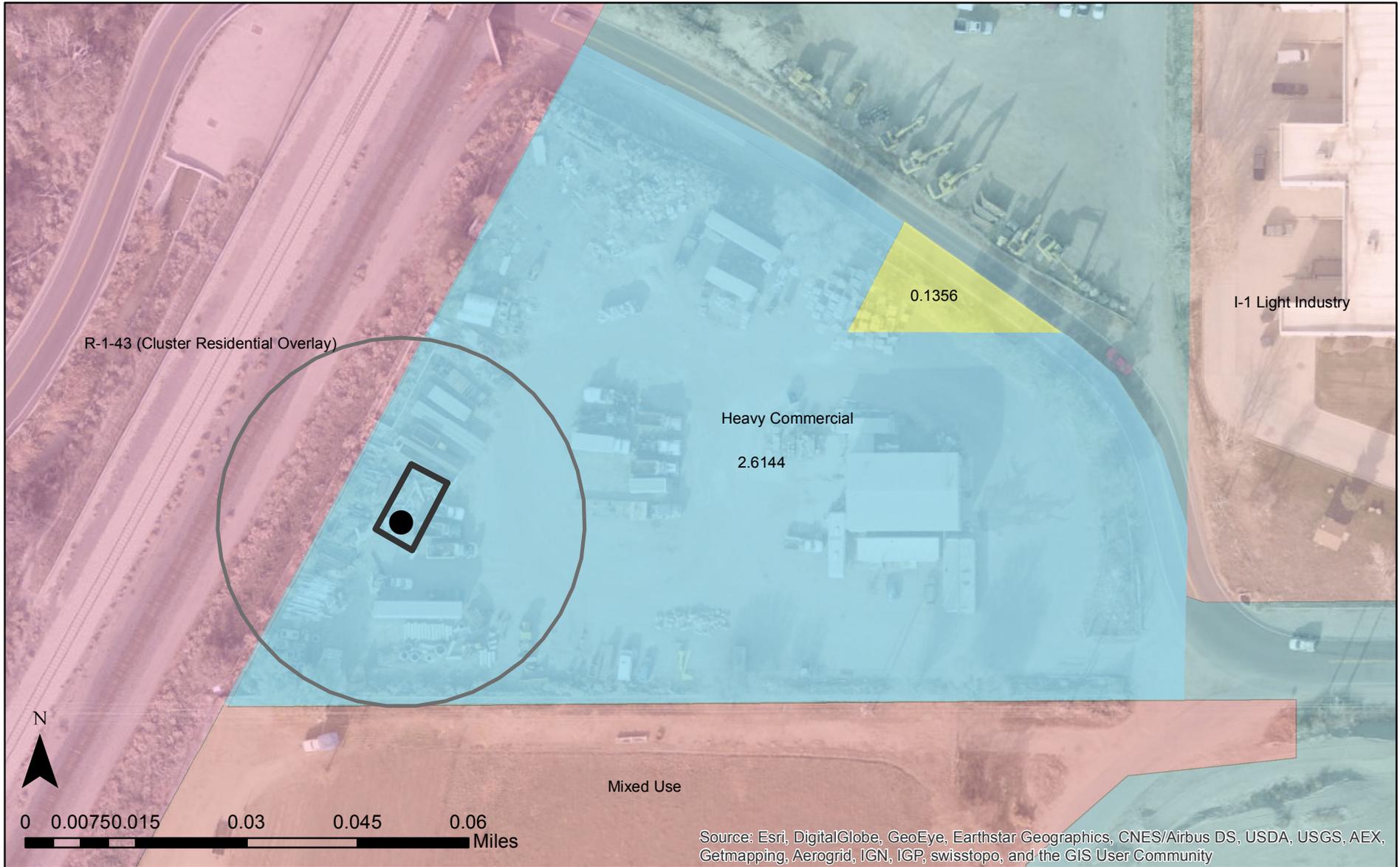
OPTIONS FOR ACTION:

1. The Board may find that based on the evidence before it that the Applicant has carried their burden of proving that all of the conditions justifying a variance have been met and that **the variance should be granted.**
(sample motion: "I move to approve the requested variance to allow the location of a monopole cellular tower within twenty feet (20') of a residential zone based on the following findings (list findings).")
2. The Board may find that based on the evidence before it that the Applicant has not carried their burden of proving that all of the conditions justifying a variance have been met and that **the variance should be denied.**
(sample motion: "I move to deny the requested variance to allow the location of a monopole cellular tower within twenty feet (20') of a residential zone based on the following findings (list findings).")

EXHIBIT A

Staff's Supporting Materials

Exhibit A-1; depicting property located at 1003 West 14600 South.



Legend

- Monopole (Approximate Location)
- Enclosure (Approximate Location)
- Approximate Fall Zone
- Not within two hundred feet (200') of a residential zone. (0.1356 acres)
- Within two hundred feet (200') of a residential zone. (2.6144 acres)

Date: 9/28/2016



EXHIBIT B

Application and Applicant's Materials

BOARD OF ADJUSTMENT APPLICATION

14175 S Redwood Rd Bluffdale UT 84065
801.254.2200 www.bluffdale.com

BLUFFDALE

EST. 1848

PLEASE NOTE: This application has an accompanying checklist which specifies the information required in order for your application to be processed. Before submitting the application, please review the checklist and have all the required information. Incomplete applications will not be accepted.

The following must be submitted with this application:

- All information indicated in the attached checklist.
- Application Fee: **\$ 350**
First-class postage for all properties within 1000 ft. of the subject property

Date of Application: 9/7/2016		Type of Request: <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Appeal of Decision	
Subject Property Address: 1003 West 14600 South, Bluffdale, UT 84065			
Parcel #: 33-11-178-001	Acreage: 2.75	Zone: HC	
Description of Request: (Use additional sheets if needed. Applicants requesting a variance will also need to fill out the attached form.) <i>Verizon Wireless is requesting a variance to the setback requirement from a residential zone boundary for a telecommunication facility.</i>			
Applicant(s): Technology Associates / Verizon Wireless		Contact Person: Daniel Thurgood	
Address: 5710 S Green Street		Address: 5710 S Green Street	
City: Murray	State: UT	Zip: 84123	City: Murray
Phone Number: 801-463-1020	Phone Number: 801-875-7789		
Email: daniel.thurgood@taec.net		Email: daniel.thurgood@taec.net	
Property Owner(s): DKM Leasing CO, LLC			
Address: 1003 W 14600 S		City: Bluffdale	State: UT
Phone Number: 801-301-4321		Zip: 84065	

FOR OFFICE USE ONLY			
Application fee:	\$350	Received date: <i>9/8/14</i>	Received by: <i>best</i>
Noticing:	# of notices _____ Postage _____ Envelopes _____	Amount received: <i>350</i>	Receipt #: <i>96741779 PT</i>
TOTAL:	<i>350</i>	File #:	Assigned to:

VARIANCE REQUEST INFORMATION

BLUFFDALE
— 1837 — 1944 —

PLEASE NOTE: This questionnaire must be submitted with a complete application to the Board of Adjustment and payment of all required fees. Please provide the following information. You may use additional sheets if necessary.

1. Describe your proposed construction and specifically how it would not meet the requirements of the zoning ordinance.

Verizon Wireless is proposing to construct a 100' monopole tower with equipment and a generator located on the ground. The proposed location of the tower on the property does not meet the setback requirements of 200' from a residential zone boundary found in Section 11-24 of the Bluffdale City Code.

2. Explain how the literal enforcement of the zoning ordinance causes an unreasonable hardship that is not necessary in carrying out the general purpose of the zoning ordinance.

The general purpose of this zoning requirement is to distance telecommunication facilities from residential units and uses. This particular area is unique in that there is no residential use within the immediate area. The zoning boundary includes Union Pacific Railroad and the canal as well as 14600 S.

3. Explain what special circumstances exist on the property, which do not apply to other properties in the same zoning district. (The Board of Adjustment must identify a property-related hardship before granting a variance. Such special circumstances may not be self-imposed or economic.)

Future expansion of 14600 S directly impacts the only available area on the property that meets the setback requirements. In order to avoid future use and property conflicts with the city and Verizon Wireless, it is proposed, with the support of the city engineer, that the site be located on the property where it will not interfere with future plans to 14600 S.

4. Explain how the variance will be essential to the enjoyment of a substantial property right possessed by other properties in the same zoning district.

The property owner can not use/lease the legal area that would allow for the placement of a telecommunication facility knowing that it may be acquired by the City or road agency to expand 14600 S. Other properties are not at threat of this within the same zoning district creating an unreasonable hardship on this property.

5. Explain how the variance would uphold the general plan and not negatively affect the public interest.

Relocating the site to the west side of the property does not change the visual or land use impact to the public. No new residential construction can take place within the fall zone of the tower because of its location so the safety of the public is maintained. The general plan will not be affected since the use is already allowed on the property. The public interest is protected as well since they are avoiding a potential cost to the city and tax payers to relocate the tower at a future date to allow for the expansion of 14600 S.

6. Explain how this variance will observe the spirit of the zoning ordinance and the general plan.

The spirit of the zoning ordinance and general plan will be maintained because no new impact to the city or surrounding residences will be changed in any way different than if the facility were to be constructed on the legal area of the property where the use is allowed. The property is located in an industrial/heavy commercial part of the city where a telecommunication facility fits within the general use of the area.

**AFFIDAVIT
PROPERTY OWNER**

STATE OF UTAH)
) ss
COUNTY OF SALT LAKE)

I (we), Kellogg Mezenan, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached application and that the statement therein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I also acknowledge I have received written instructions regarding the process for which I am applying.

Kellogg Mezenan (Property Owner)

(Property Owner)

Subscribed and sworn to me this 8 day of September, 2016.



Daniel Thurgood
(Notary)
Residing in Salt Lake County, Utah

AGENT AUTHORIZATION

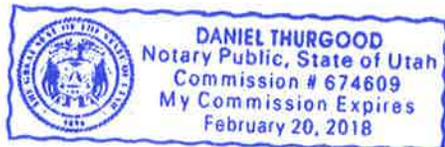
I (we), Kellogg Mezenan, the owner(s) of the real property described in the attached application, do authorized as my (our) agent(s) Verizon Wireless / TABC to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application, and to act in all respects as our agent in matters pertaining to the attached application.

Kellogg Mezenan (Property Owner)

(Property Owner)

Dated this 8 day of September, 2016, personally appeared before me

Kellogg Mezenan, the signer(s) of the above agent authorization who duly acknowledge to me that they executed the same.



Daniel Thurgood
(Notary)
Residing in Salt Lake County, Utah



SAL - PENITANT

Received
 SEP 08 2016
 Bluffdale City



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
0	07.21.2016	ZONING DRAWINGS



SAL -PENITANT
NW SEC 11, T4S, R1W
1003 WEST 14600 SOUTH
BLUFFDALE, UTAH 84065
-- RAWLAND SITE --

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER
T100

SITE INFORMATION

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

SITE ADDRESS:
 1003 WEST 14600 SOUTH
 BLUFFDALE, UTAH 84065

LATITUDE AND LONGITUDE:
 N 40°29'11.02", W 111°55'16.44"

ZONING JURISDICTION:
 BLUFFDALE 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

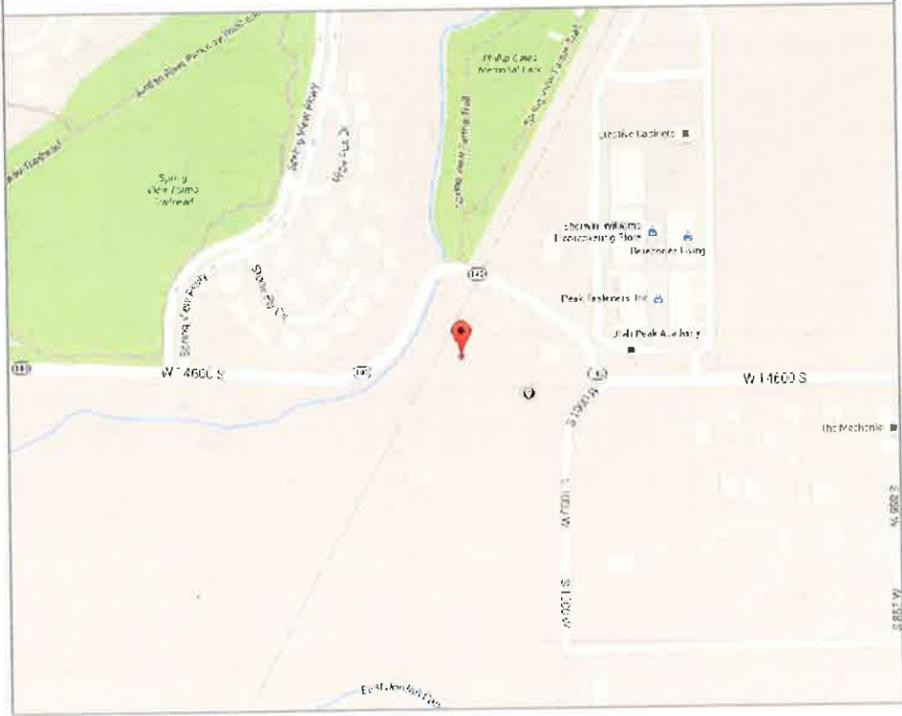
HANDICAP REQUIREMENTS:
 FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

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

CONTACT INFORMATION

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

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 MOUNTAIN VIEW CORRIDOR SOUTH TO BANGERTER HIGHWAY, THEN BANGERTER HIGHWAY EAST TO REDWOOD ROAD. GO SOUTH ON REDWOOD ROAD TO 14400 SOUTH, TURN LEFT AND GO EAST TO 1690 WEST. TURN RIGHT AND GO SOUTH TO 14600 SOUTH, TURN LEFT AND CONTINUE EAST ON 14600 SOUTH PASSING UNDERNEATH THE RAILROAD TRACKS. THE SITE WILL BE LOCATED ON THE PROPERTY TO THE RIGHT (SOUTH) JUST AFTER YOU PASS UNDER THE RAILROAD TRACKS. THE ENTRANCE TO THE PROPERTY IS ON THE SOUTHEAST CORNER OF THE PROPERTY.

APPROVALS

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

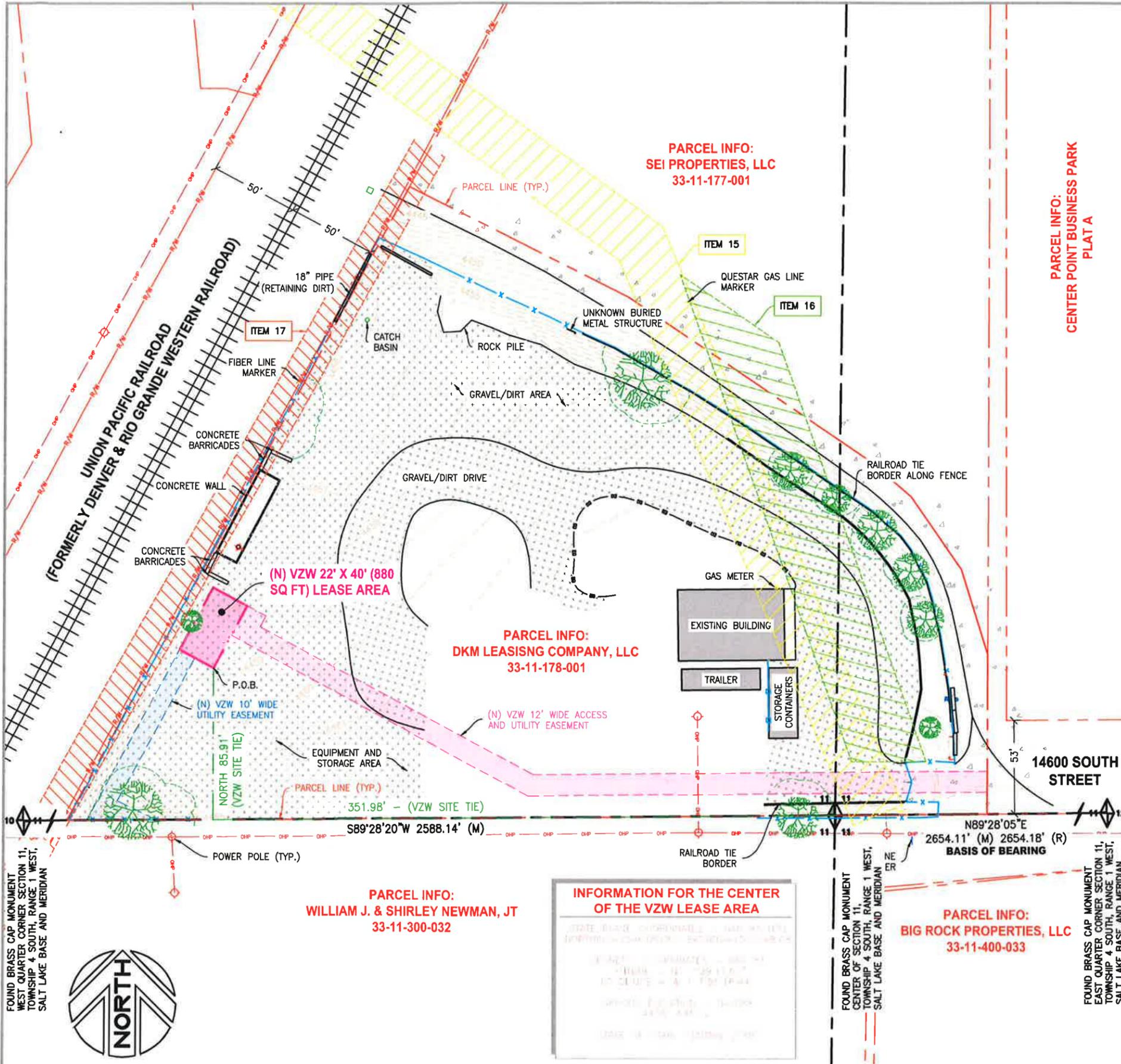
DRAWING INDEX

SHEET NO.	SHEET TITLE	REV	REV DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	0	
C200	SITE ELEVATIONS	0	



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





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 HEREOF.

VERIZON WIRELESS LEASE SITE DESCRIPTION:
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SALT LAKE COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT LOCATED SOUTH 89°28'20" WEST 351.98 FEET ALONG SECTION LINE AND NORTH 85.91 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 89°28'05" EAST FROM THE CENTER AND THE EAST QUARTER CORNER OF SAID SECTION 11) AND RUNNING THENCE NORTH 61°44'41" WEST 22.00 FEET; THENCE NORTH 28°15'19" EAST 40.00 FEET; THENCE SOUTH 61°44'41" EAST 22.00 FEET; THENCE SOUTH 28°15'19" WEST 40.00 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 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 89°28'20" WEST 327.76 FEET ALONG SECTION LINE AND NORTH 118.08 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 89°28'05" EAST FROM THE CENTER AND THE EAST QUARTER CORNER OF SAID SECTION 11) AND RUNNING THENCE SOUTH 28°15'19" WEST 13.00 FEET, PARALLEL TO AND SIX FEET PERPENDICULARLY DISTANT FROM THE VERIZON WIRELESS LEASE AREA; THENCE SOUTH 61°44'41" EAST 183.27 FEET; THENCE NORTH 89°28'05" EAST 258.62 FEET, MORE OR LESS, TO THE CENTER LINE OF 14600 SOUTH STREET AND TERMINATING.
 CONTAINS: 0.125 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS / ROCKY MOUNTAIN POWER UTILITY EASEMENT DESCRIPTION:
 A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSE OF INSTALLING UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
 BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 89°28'20" WEST 368.95 FEET ALONG SECTION LINE AND NORTH 94.09 FEET FROM THE CENTER OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, (BASIS OF BEARING BEING NORTH 89°28'05" EAST FROM THE CENTER AND THE EAST QUARTER CORNER OF SAID SECTION 11) AND RUNNING THENCE SOUTH 28°15'19" WEST 07.36 FEET; THENCE SOUTH 84°21'49" EAST 19.87 FEET, TO THE SOUTH LINE OF SALT LAKE COUNTY PARCEL 33-11-178-001; THENCE RETRACING PREVIOUS CALL; NORTH 84°21'49" WEST 19.87 FEET; THENCE SOUTH 28°15'19" WEST 10.00 FEET, MORE OR LESS, TO THE SOUTH LINE OF SALT LAKE COUNTY PARCEL 33-11-178-001 AND TERMINATING.
 CONTAINS: 0.028 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. 01459-17297, DATED NOVEMBER 4, 2015:
 (A) ITEM 1,3,4,5,6,11,12,18,19 & 23 - ARE BLANKET EXCEPTIONS NOT SHOWN ON THIS PLAT.
 (B) ITEM 2,7,8,9,10,20,24 & 25 - ARE NOT SURVEY MATTERS AND ARE NOT SHOWN ON THIS PLAT.
 (C) VESTING DEED REFERENCES AN AREA CONVEYED TO SALT LAKE CITY FOR CANAL PURPOSES IN BOOK Q AT PAGE 60 HOWEVER DOCUMENT PROVIDED NOT COMPLETELY LEGIBLE, AND THEREFORE NOT SHOWN. DEED ALSO EXCEPTS NORTH 57 FEET OF BUILDING HOWEVER BUILDING IS ONLY 40 FEET. (NOT SHOWN ON PLAT)
 (D) ITEM 13 - UTAH SUGAR COMPANY EASEMENT IN BOOK 6-J AT PAGE 61, APPEARS TO RESERVE A BLANKET RIGHT-OF-WAY FOR A PIPELINE AND ACCESS, HOWEVER DOCUMENT IS NOT COMPLETELY LEGIBLE. (NOT SHOWN ON PLAT)
 (E) ITEM 14 - UTAH POWER & LIGHT COMPANY EASEMENT IN BOOK 9-M AT PAGE 60, DOES NOT DESCRIBE AN EXACT LOCATION AND THEREFORE IS NOT SHOWN ON THIS SURVEY. (BLANKET EASEMENT).
 (F) ITEM 15 - 30 FOOT WIDE QUESTAR GAS EASEMENT FOR 20" HIGH PRESSURE NATURAL GAS PIPELINE IN BOOK 1951 AT PAGE 336, LOCATED EAST OF BUILDING. NOTICE OF EASEMENT IN BOOK 9776 AT PAGE 6303, CLARIFIES ACCESS, WHAT IS ALLOWED IN THE RIGHT-OF-WAY, CLEARANCE REQUIREMENTS, AND REQUIRES WRITTEN APPROVAL FOR UTILITIES TO CROSS. (SHOWN ON PLAT)
 (G) ITEM 16 - QUESTAR GAS EASEMENT IN BOOK 7627 AT PAGE 358, LOCATED EAST OF BUILDING. (SHOWN ON PLAT)
 (H) ITEM 17 - COURT ORDER IN BOOK 10180 AT PAGE 1, GRANTS A 20 FOOT WIDE FIBER OPTIC LINE EASEMENT WITH ACCESS ALONG A FIBER OPTIC LINE WEST OF FENCE, EXACT LOCATION NOT DISCLOSED HOWEVER FOUND FIBER MARKERS WEST OF FENCE SHOWN AS APPROXIMATE ALONG MARKER LOCATIONS. (SHOWN ON PLAT)
 (I) ITEM 21 - DEED IN BOOK 7186 AT PAGE 1330, CREATED LESS AND EXCEPTING OF THE RESIDENCE PORTION OF PARCEL BEING THE NORTH 57 FEET OF BUILDING, SUBJECT TO INTEREST OF HALL EXCAVATING, INC. (NOT SHOWN ON PLAT)
 (J) ITEM 22 - DEED IN BOOK 8408 AT PAGE 7485, COVERS PARCEL, HOWEVER TITLE COMPANY IS EXCEPTING POSSIBLE INTEREST OF TEAM-2, LLC. (NOT SHOWN ON PLAT)

SURVEY MATTERS FROM ABOVE REFERENCED TITLE REPORT HAVE BEEN REVIEWED AND SHOWN OR LISTED AS PROVIDED ON PLAT.

(5) 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 OBSCURED 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.

PARCEL INFO:
SEI PROPERTIES, LLC
 33-11-177-001

PARCEL INFO:
DKM LEASING COMPANY, LLC
 33-11-178-001

PARCEL INFO:
WILLIAM J. & SHIRLEY NEWMAN, JT
 33-11-300-032

INFORMATION FOR THE CENTER OF THE VZW LEASE AREA

PARCEL INFO:
BIG ROCK PROPERTIES, LLC
 33-11-400-033

PARCEL INFO:
CENTER POINT BUSINESS PARK
PLAT A



VERIZON WIRELESS
 9856 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: 801-230-8988
 EMAIL: JERRY@SUPERIOR-SURVEYING.COM

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

REV	DATE	DESCRIPTION
0	02.24.2016	SITE SURVEY



SAL - PENITANT
 NW SEC 11, T4S, R1W
 1003 WEST 14600 SOUTH
 BLUFFDALE, UTAH 84065
 -- 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: JULY 22, 2016

Re: SAL - PENITANT

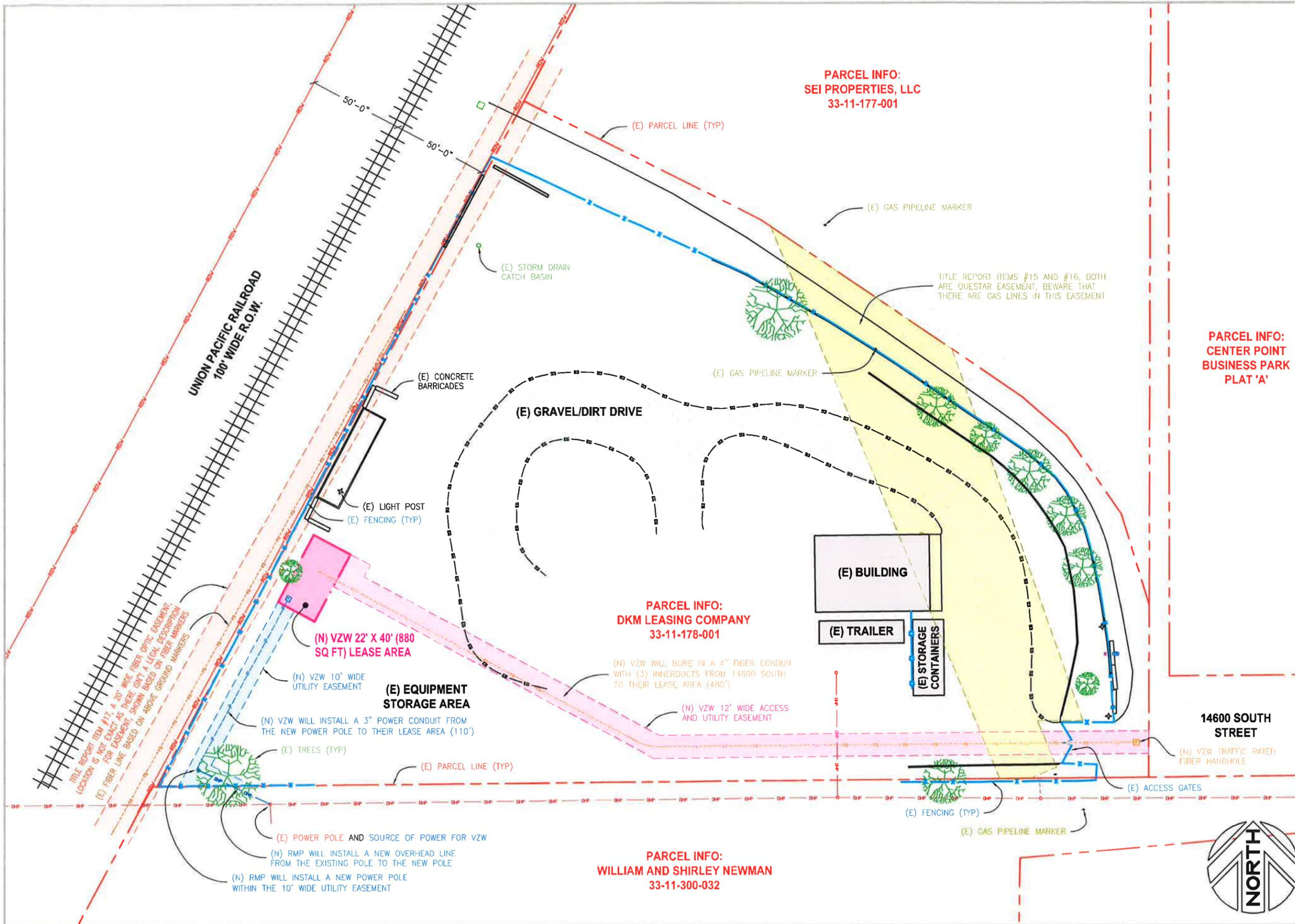
NW 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°29'11.02", and the longitude of W 111°55'16.44", are accurate to within 15 feet horizontally and the site elevation of 4458 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



PARCEL INFO:
SEI PROPERTIES, LLC
33-11-177-001

PARCEL INFO:
DKM LEASING COMPANY
33-11-178-001

PARCEL INFO:
WILLIAM AND SHIRLEY NEWMAN
33-11-300-032

**verizon
wireless**

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
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DRAWN BY: JAY C
CHECKED BY: DAN T

REV	DATE	DESCRIPTION
0	07.21.2016	ZONING DRAWINGS

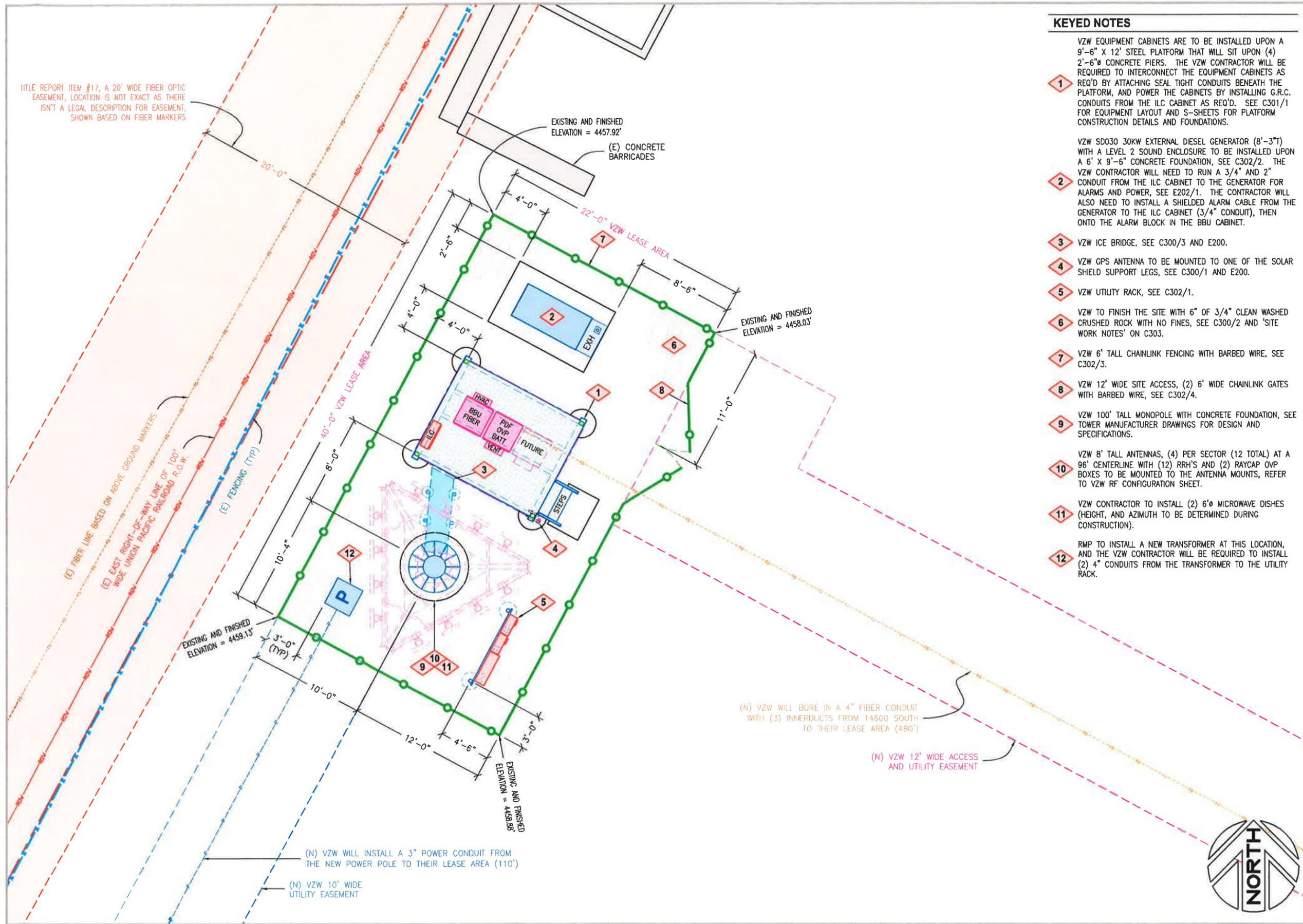
PARCEL INFO:
CENTER POINT
BUSINESS PARK
PLAT 'A'

SAL -PENITANT
NW SEC 11, T4S, R1W
1003 WEST 14600 SOUTH
BLUFFDALE, UTAH 84065
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100

TITLE REPORT ITEM #17, A 20' WIDE FIBER OPTIC EASEMENT, LOCATION IS NOT EXACT AS THERE ISN'T A LEGAL DESCRIPTION FOR EASEMENT, SHOWN BASED ON FIBER MARKERS



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" 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 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) RRH'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' 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.

verizon wireless
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DRAWN BY: JAY C
CHECKED BY: DAN T

REV	DATE	DESCRIPTION
0	07.21.2016	ZONING DRAWINGS

SAL -PENITANT
 NW SEC 11, T4S, R1W
 1003 WEST 14600 SOUTH
 BLUFFDALE, UTAH 84065
 -- RAWLAND SITE --

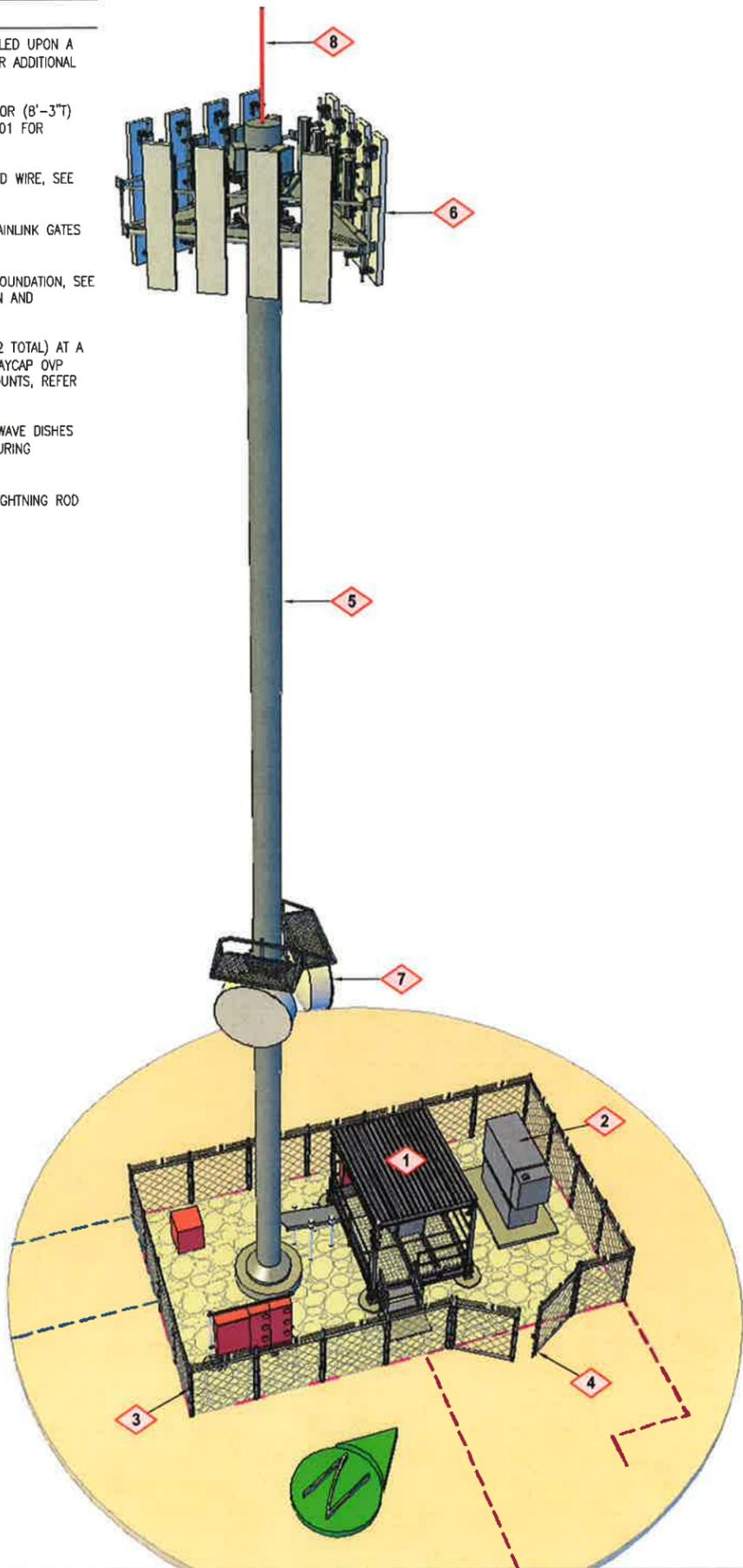
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

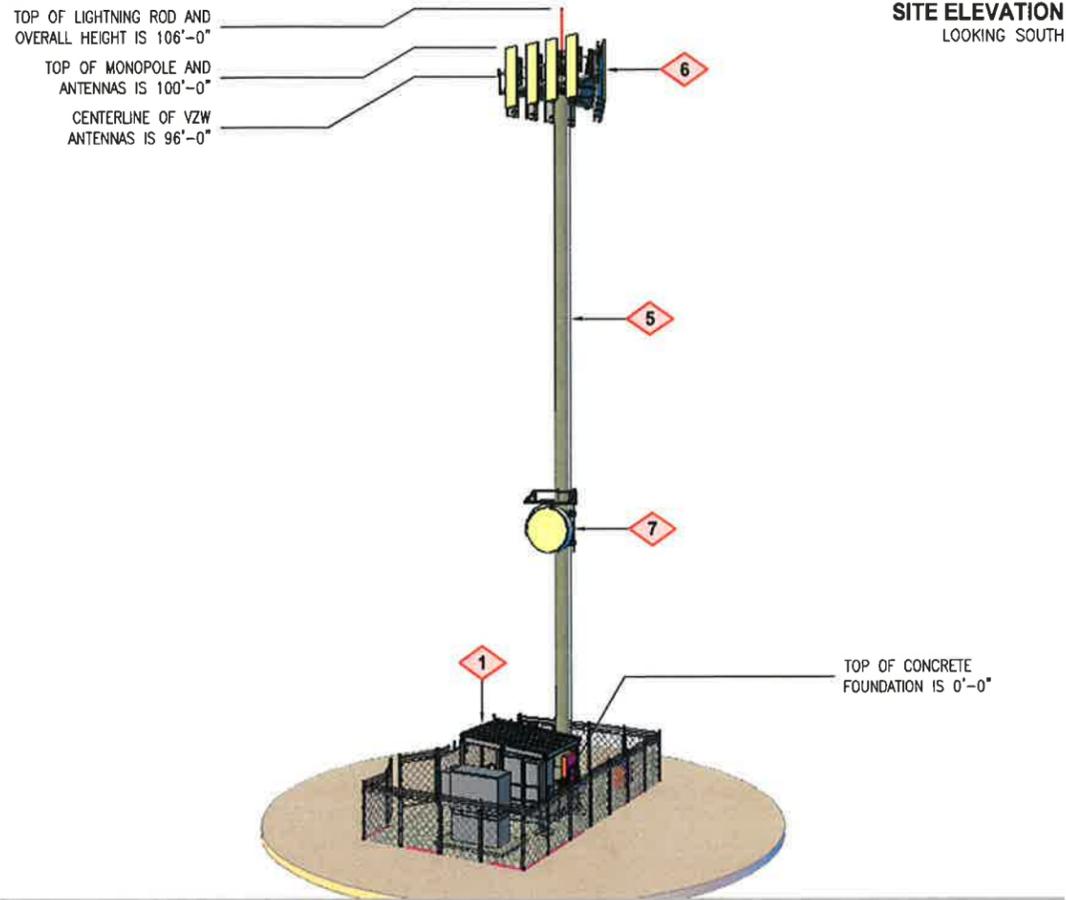


KEYED NOTES

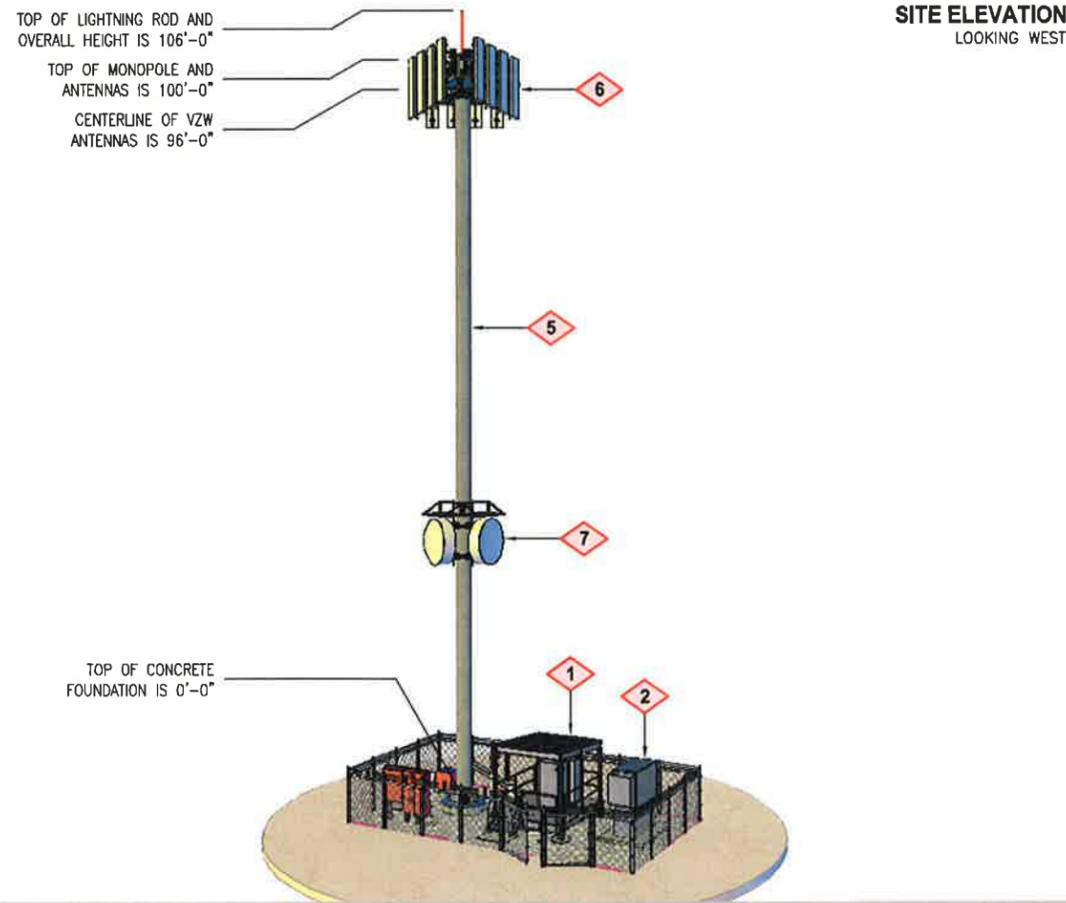
- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 9'-6" X 12' STEEL PLATFORM, SEE C101 FOR ADDITIONAL INFORMATION.
- 2 VZW SD030 30KW EXTERNAL DIESEL GENERATOR (8'-3" T) WITH A LEVEL 2 SOUND ENCLOSURE, SEE C101 FOR ADDITIONAL INFORMATION.
- 3 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 4 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 5 VZW 100' TALL MONOPOLE WITH CONCRETE FOUNDATION, SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 6 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 96" CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 7 VZW CONTRACTOR TO INSTALL (2) 6'Ø MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 8 VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.



SITE ELEVATION
NORTHWEST VIEW



SITE ELEVATION
LOOKING SOUTH



SITE ELEVATION
LOOKING WEST



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SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200