

Project: PRO Scotsman

City: Payson

Zoning: CUP

Impact Statement

1. We (Verizon Wireless) will be removing an existing wireless communication facility that doesn't meet the required setback from residential zones. The new facility would be moved to a location behind an existing barn on the property that would allow us to meet the required setbacks for the agriculture zone, moving it south in order to meet the 200' setback from residential zone.
2. There is already a wireless communication facility on the property and what we're proposing will actually move it to a more secluded portion of the property. The proposed location would move the pole further away from the residential development to the north.
3. Adjacent to the east is I-15. The landowner parcel extends south of the site and they own the next parcel to the south. There is a residential development to the north, which is why we're proposing to move from the current wireless communication facility's location south in order to further set it back from that development.
4. There is already a wireless communication facility on the property, so there isn't any added potential of injury to the potential development in the vicinity, especially when we are proposing to move the facility further away from the development to the north.
5. The proposed will be an unmanned facility, so it will not add to traffic in the area and won't require water or sewer utilities. We will be working with SESD (South Utah Valley Electric Service District) for the electrical service running to the site. The only circumstance where there would be additional electrical utilities would be in the case of collocation.
6. The available unused space behind a barn on the property is very suitable for our wireless communication facility. We will be out of the land owners way and it gives us a good vantage point for the tower to improve the coverage in the area and along I-15.
7. As far as wireless communication facilities are concerned, there is a tower 1.15 miles to the north and that is out of the area in which Verizon Wireless is in need of coverage. The proposed location will help fill in a gap in service that Verizon Wireless is aiming to fix.
8. There would be no economic impact associated with the removing of the current facility and the installation of a similar facility in a further setback location on the parcel.

9. There would be no aesthetic impact associated with the removing of the current facility and the installation of a similar facility in a further setback location on the parcel.

10. The pole itself is made of lo-gloss galvanized steel, which takes away the glare. There will be a backup generator on site, but it will be housed in a shelter with a ventilation system. It only runs if the primary power source goes down. This removes the chance of noise and odor coming from the shelter.

11. Removing the existing wireless communication facility and placing it behind the barn on the property helps keep the shelter and compound out of the view. Moving the tower south helps increase the setback to the residential development to the north as well.

12. The individuals who use Verizon Wireless for their mobile services will have an increase in service quality. This can be seen as an increase in public safety. It also helps motorists on I-15 in case of emergency have access to cellular service in order to contact appropriate agencies. With there already being a wireless communication facility on the property, replacing the facility with an updated one won't have any adverse affects on the citizens in the area.