



Planning and Zoning

47 S. Main Street • Room 208 • Tooele, UT 84074

Phone: (435) 843-3160 • Fax: (435) 843-3252

<https://tooeleco.org/government/county-departments/community-development/>

CUP 2024-001

Conditional Use Summary and Recommendation

Public Body: Tooele County Planning Commission

Meeting Date: March 13, 2024

Parcel ID: 98-000-0-5885

Current Zone: MU-40 (Mixed Use 40-Acre Min)

Property Address: 5785 W Higley Rd

Unincorporated: Tooele

Request: Conditional Use Approval for wireless telecommunication facility expansion and antennas

Planners: Trish DuClos

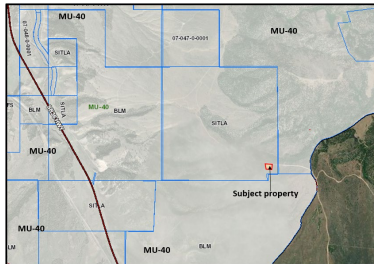
Planning Commission Response: Not yet received.

Applicant Name: Verizon Wireless

PROJECT DESCRIPTION

Verizon Wireless is requesting a conditional use permit to place ground equipment and antennas on an existing tower.

SITE & VICINITY DESCRIPTION (see attached map)



The subject property is located just West of the Tooele County border. It is South of Lofgren. The property is owned by SITLA, the tower is owned by Parallel Towers II LLC, the proposed ground equipment and new antennas are owned by Verizon.

LAND USE CONSIDERATIONS (MU-40 Zone, Multiple Use, 40-acre minimum)

Compatibility with the current zone.	Yes, requires CUP approval
Compliance with the General Plan 2022.	Yes
Compliance with Chapter 28, Siting or Wireless Telecommunications facilities	Yes

NEIGHBORHOOD RESPONSE

Planning staff has not received any neighborhood feedback on this item. Any comments received after this staff report is submitted will be addressed in the planning commission meeting.

PLANNING STAFF ANALYSIS

According to Tooele County Land Use Ordinance Chapter 28, Siting of Wireless Telecommunications facilities, the tower and antennas require approval through a CUP. Verizon wireless is requesting to expand the ground equipment and place more antennas on the already existing collocation tower. This should be done through an amended CUP, but neither staff nor applicant could locate the original CUP.

ISSUES OF CONCERN/PROPOSED MITIGATION

Staff has not identified and issues or concerns with the request.

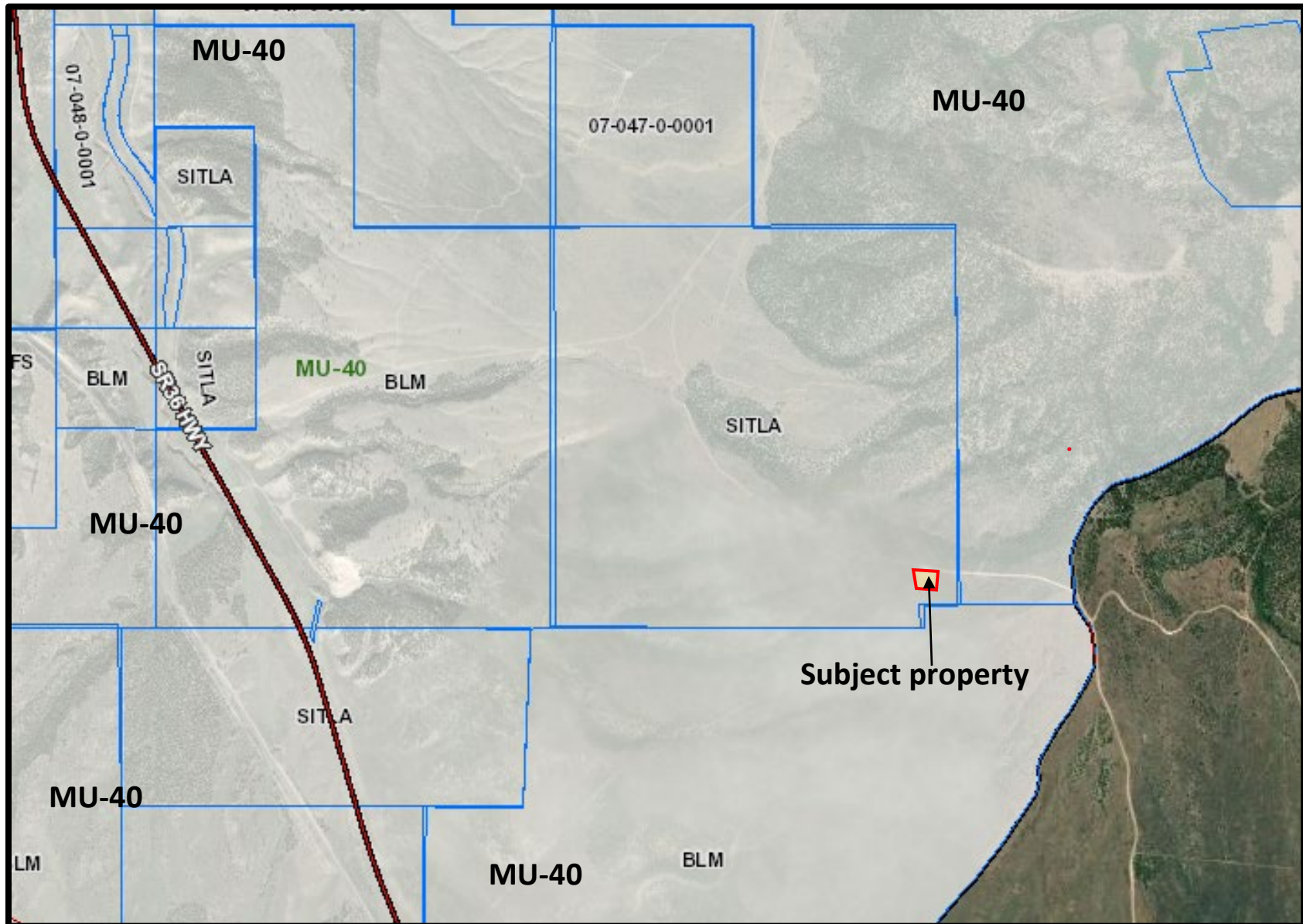
PLANNING STAFF RECOMMENDATION

Staff recommends that the Tooele County Planning Commission review the requirements for wireless communication towers before making a motion of approval.

CUP 2024-001: Wireless Telecommunication Tower

Unincorporated Tooele County: 5885 S Tintic Pole Line Rd, Eureka

Parcel: 98-000-0-5885



verizon

SAL - DRAX



9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088



UTAH MARKET OFFICE
36 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101

CORPORATE OFFICE
5129 TIGER RUN COURT, SUITE #206
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY

CHECKED BY: DAKOTA

SITE INFORMATION

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

HARMONI TOWERS SITE INFO:
SITE NAME: HWY 36 & BOULDER PEAK
SITE NUMBER: UT0005653

SITE ADDRESS:
5885 SOUTH TINTIC POLE LINE ROAD
EUREKA, UTAH 84628

LATITUDE AND LONGITUDE:
N 39°59'07.70", W 112°13'54.57"

ZONING JURISDICTION:
TOOELE COUNTY

PROJECT DESCRIPTION:
THIS IS AN EXISTING UNMANNED COMMUNICATIONS FACILITY, VZW IS PROPOSING TO ADD THEIR ANTENNAS TO THE EXISTING LATTICE TOWER WITH WITH OUTDOOR EQUIPMENT AND GENERATOR

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, ANTENNAS UPON EXISTING TOWER

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 JOBSITE, 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 THEN REDWOOD ROAD SOUTH FOR 16 MILES TO STATE ROAD 73 (MAIN STREET) IN LEHI. TURN RIGHT AND GO WEST FOR 20 MILES TO PONY EXPRESS ROAD, TAKE SLIGHT LEFT AND CONTINUE WEST ON PONY EXPRESS ROAD FOR ANOTHER 13.5 MILES TO STATE ROAD 36. TURN LEFT AND GO SOUTH FOR 18. MILES TO A DIRT ROAD ENTRANCE ON THE LEFT (EAST) SIDE OF THE ROAD LOCATED AT 39°59'18.76"/112°15'56.91". TURN LEFT AND GO EAST ON THE DIRT ROAD FOR 370 FEET, THEN TAKE ANOTHER LEFT AND CONTINUE ALONG THIS DIRT ROAD TO THE EXISTING INFRASTRUCTURE TOWER.

UTAH CODE COMPLIANCE

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF INTERNATIONAL BUILDING CODE (2018 IBC) AND NATIONAL ELECTRIC CODE (2020 NEC), ALONG WITH ALL APPLICABLE FEDERAL, STATE, COUNTY, AND MUNICIPAL BUILDING CODES, ORDINANCES, RULES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION OVER THE CONSTRUCTION OF THIS PROJECT, SHALL APPLY THROUGHOUT. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

DRAWING INDEX

[illegible]

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



CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES EC, INC
136 SOUTH MAIN STREET, SUITE 400
SALT LAKE CITY, UTAH 84101
CONTACT: DAKOTA HAWKS
PHONE: 801-651-4769

SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION

SHEET NUMBER

T100

**TOWER INFORMATION FOR THE
CENTER OF THE (E) TOWER**

TOP OF TOWER = 175' (HIGHEST POINT)
OR 6878' A.M.S.L.

TOP OF ANTENNA = 174.58'
BOTTOM OF ANTENNA = 165.80'

TOP OF DISH = 44.42'
BOTTOM OF DISH = 38.29'

TOP OF CONCRETE = 0.00' A.G.L.
OR 6703' A.M.S.L. (NAVDB88)

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BOTTOM OF ANTENNA = 165.80'

TOP OF DISH = 44.42'
BOTTOM OF DISH = 38.29'

TOP OF CONCRETE = 0.00' A.G.L.
OR 6703' A.M.S.L. (NAVD88)

PARCEL INFO:
UTAH STATE TRUST LAND

POWER TRANSFORMER

POWER RACK (WITH METERS)

GENERATOR

EXISTING EQUIPMENT SHELTER

CHAIN LINK FENCE WITH BARB WIRE

ICE BRIDGE GROUND ENCLOSURE

CONCRETE FOOTING

EXISTING 175' TALL LATTICE TOWER

GRAVEL AREA

EXISTING DIRT/GRAVEL DRIVE

GATE

PARALLEL INFRASTRUCTURE 75'X75' LEASE AREA (REF. 4C)

FOUND REBAR & CAP (REF. 4C)

ELEVATION MARKS: 6702, 6703, 6705, 6708, 6710, 6712, 6701, 6700, 6699, 6698, 6697, 6696, 6695, 6694, 6693, 6709, 6706, 6705, 6704, 6703, 6702, 6695

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:

(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.

(M) = MEASURED BEARING OR DISTANCE.

(R)= RECORDED BEARING OR DISTANCE.

(CALC)= CALCULATED BEARING OR DISTANCE

(4) REFERENCE PLATS:

(A) GENERAL LAND OFFICE SURVEY PLAT FOR TOWNSHIP 9 SOUTH, RANGE 4 WEST,
DATED MARCH 28, 1917.

(B) U.D.O.T. PROJECT S-173(2) HIGHWAY 36 RIGHT-OF-WAY PLAN SHEET NO. 7, DATED 1946.

(C) PARALLEL INFRASTRUCTURE SITE SURVEY FOR UT-EUREKA - BOULDER PEAK, ID NO. PIUT305, DATED NOVEMBER 21, 2021. (PROVIDED BY CLIENT)

(5) TITLE REPORT NOT AVAILABLE AT TIME OF SURVEY, PARCEL SHOWN PER COUNTY TAX RECORDS.

36, ST, N00°01'31"W 2357.32' (M) BASIS OF BEARING

FOUND BRASS CAP MONUMENT
EAST QUARTER CORNER SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN

POWER VAULTS
 EXISTING MICROWAVE TOWER
 POWER POLE
 EXISTING SITE (SEE DETAIL)

FOUND BRASS CAP MONUMENT
 NORTHWEST CORNER SECTION 6,
 TOWNSHIP 10 SOUTH, RANGE 3 WEST,
 SALT LAKE BASE AND MERIDIAN

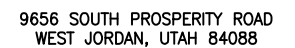
FOUND BRASS CAP MONUMENT
CLOSING CORNER SECTION 36,
TOWNSHIP 9 SOUTH, RANGE 4 WEST,
SALT LAKE BASE AND MERIDIAN

PARCEL INFO:
UTAH STATE
TRUST LAND

PARCEL INFO:
UTAH STATE TRUST LAND
SECTION 2
T. 10 S. R. 4 W.

SCALE: 1" = 1000'-0"

1



SURVEY PREPARED BY:



CHECKED BY: JERRY F

0	10.24.2023	SITE SURVEY
REV	DATE	DESCRIPTION



SHEET TITLE

SITE SURVEY

SHEET NUMBER

SURV



PARCEL INFO:
U.S. BUREAU OF LAND MANAGEMENT
SECTION 1, T10S, R4W



EXISTING WATER
VZW RRH
EXISTING STORM DRAIN
VZW HYBRID/OP
EXISTING SEWER
VZW ANTENNAS
EXISTING TELCO/FIBER
VZW FIBER INSTALL
EXISTING POWER
VZW POWER INSTALL
EXISTING FENCING
VZW UTILITY EASEMENT
EXISTING RIGHT-OF-WAY LINE
VZW ACCESS/UTILITY EASEMENT
EXISTING PARCEL LINE
VZW LEASE AREA

(N) VZW FIBER HANDHOLE AND MEET POINT WITH CENTRACOM. CENTRACOM WILL EXTEND THEIR CURRENT FACILITIES TO THIS LOCATION

(E) GRAVEL ROAD AND DRIVE AREA

(E) ACCESS GATES

(E) TEST WELL

(E) 6'-0" TALL CHAINLINK FENCING WITH BARBED WIRE

(N) VZW 20' X 20' (400 SQ FT) LEASE AREA

(E) 1'-0" SITE CONTOURS

KEYED NOTES

- 1 EXISTING HARMONI TOWERS 175' TALL LATTICE TOWER WITH (1) SET OF 8' TALL ANTENNAS AT A 170'-3" CENTERLINE AND A 6'Ø MICROWAVE DISH AT A 41'-4" CENTERLINE.
- 2 EXISTING AT&T EQUIPMENT SHELTER.
- 3 EXISTING AT&T GENERATOR ON CONCRETE PAD.
- 4 EXISTING 3-GANG METER BANK WITH (2) EMPTY POSITIONS.
- 5 VZW WILL INSTALL (2) EQUIPMENT CABINETS (7'-6"t), AND A SD040 DIESEL GENERATOR (7'-3"t) UPON A 12'-8" X 14' X 6" THICK 4000psi CONCRETE SLAB WITH CANOPY. SEE C301/1 FOR EQUIPMENT LAYOUT AND S100 FOR THE CONCRETE SLAB DETAILS. THE CONTRACTOR WILL NEED TO COORDINATE AND INSTALL ANY REQ'D CONDUITS (POWER AND FIBER, TO AND FROM UTILITY RACK) AND INSTALL THE UTILITY RACK POSTS AND FOUNDATIONS PRIOR TO THE POURING OF THE PAD. CABINETS ARE TO BE ANCHORED TO THE PAD PER VZW REQUIREMENTS, SEE C301/2.
- 6 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG, SEE C300/1, C300/3, AND E200.
- 7 VZW TO INSTALL A NEW METER IN THE EXISTING METER BANKS, THEN INSTALL A 3" POWER CONDUIT FROM THEIR METER TO THEIR ILC CABINET, SEE E202/1.
- 8 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 158' CENTERLINE WITH (12) RRH'S AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 9 VZW CONTRACTOR TO INSTALL (2) 4'Ø MICROWAVE DISHES (HEIGHT AND AZIMUTH TBD AT A LATER DATE).

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

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136 SOUTH MAIN STREET, SUITE 400
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DRAWN BY: JAY C

CHECKED BY: DAKOTA H

0	10.25.2023	ZONING DRAWINGS
REV	DATE	DESCRIPTION

SAL - DRAX
SE SEC 36, T9S, R4W
5885 SOUTH TINTIC POLE LINE ROAD
EUREKA, UTAH 84628
-- SITE CO-LOCATION --

SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

ENLARGED SITE PLAN

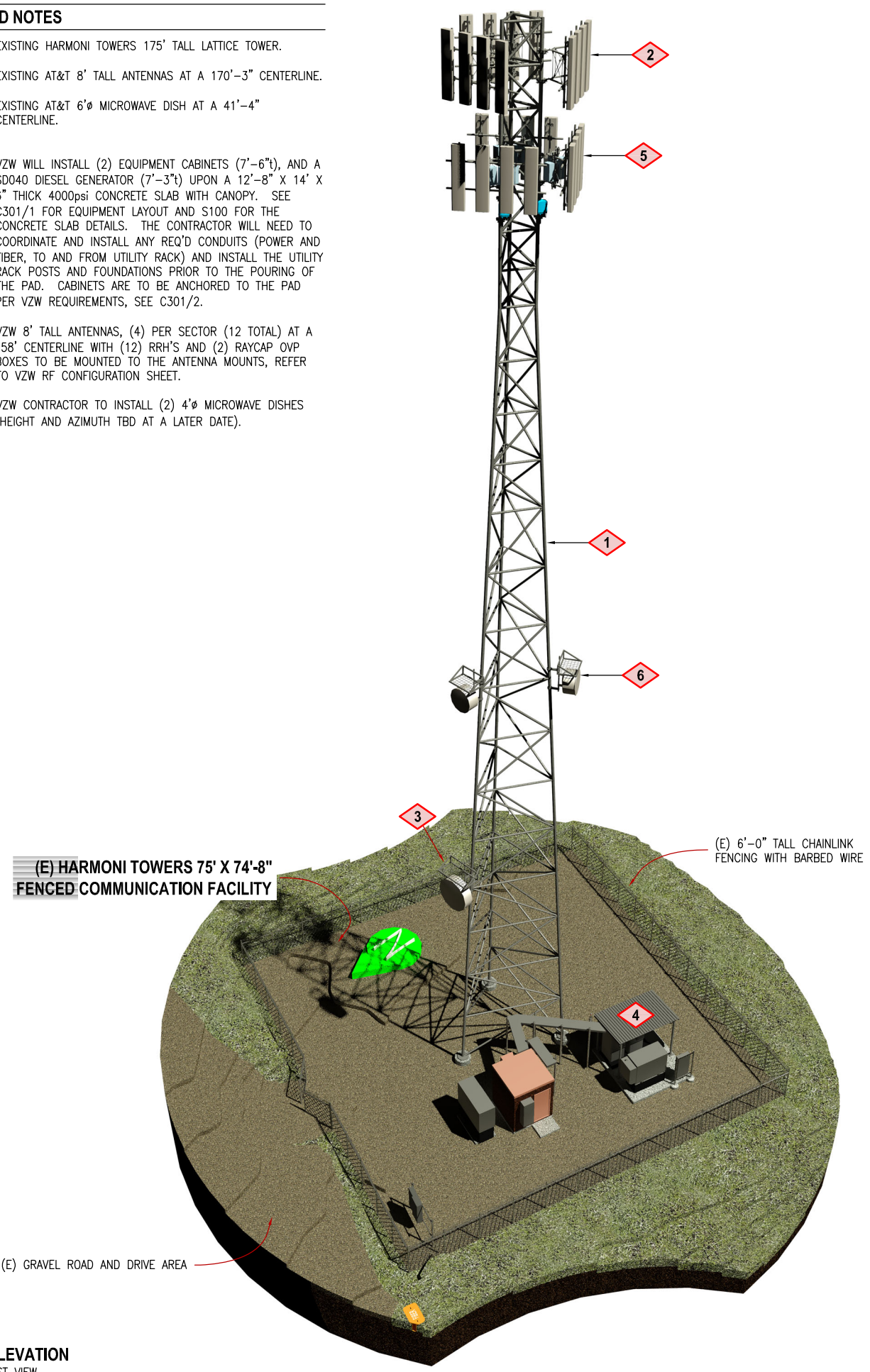
SCALE: 1/4" = 3'-0"

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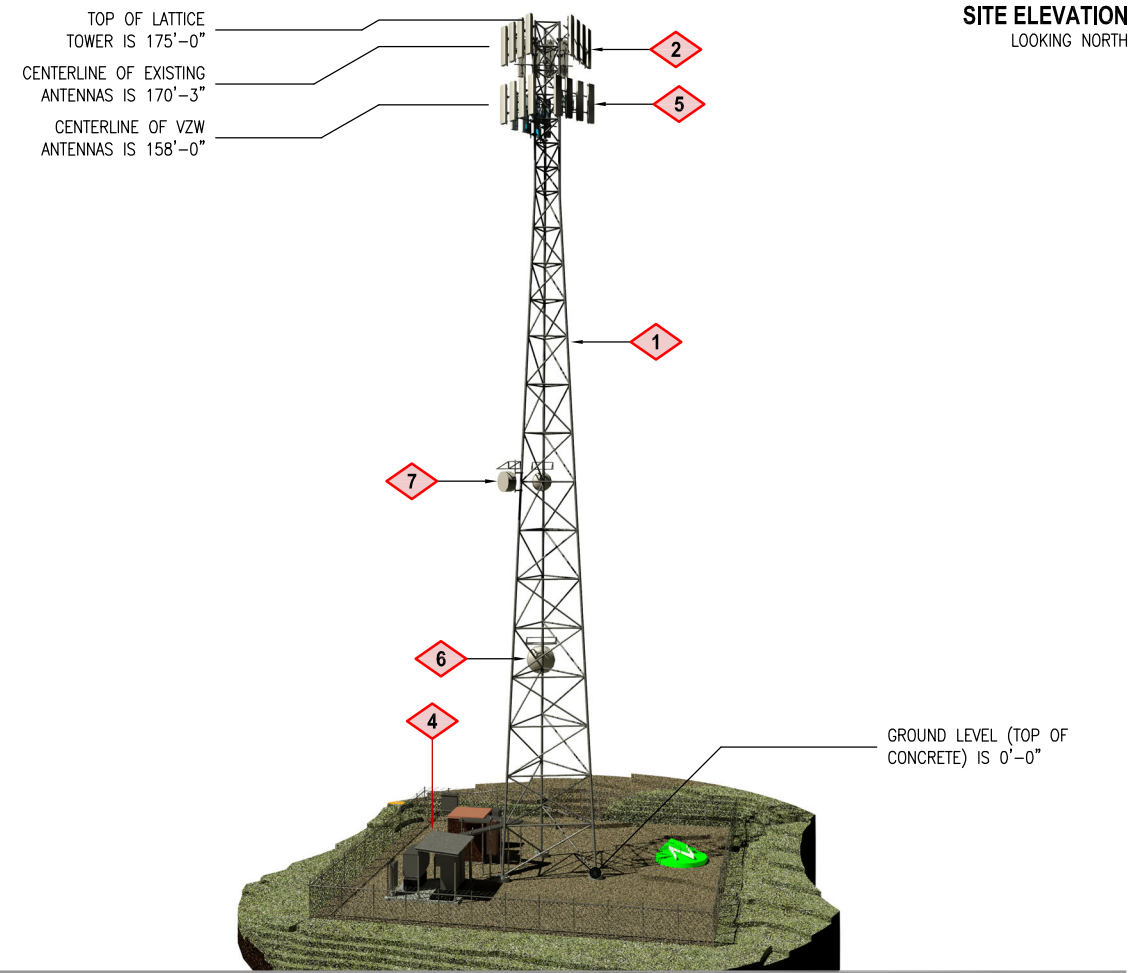
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VZW LEASE AREA

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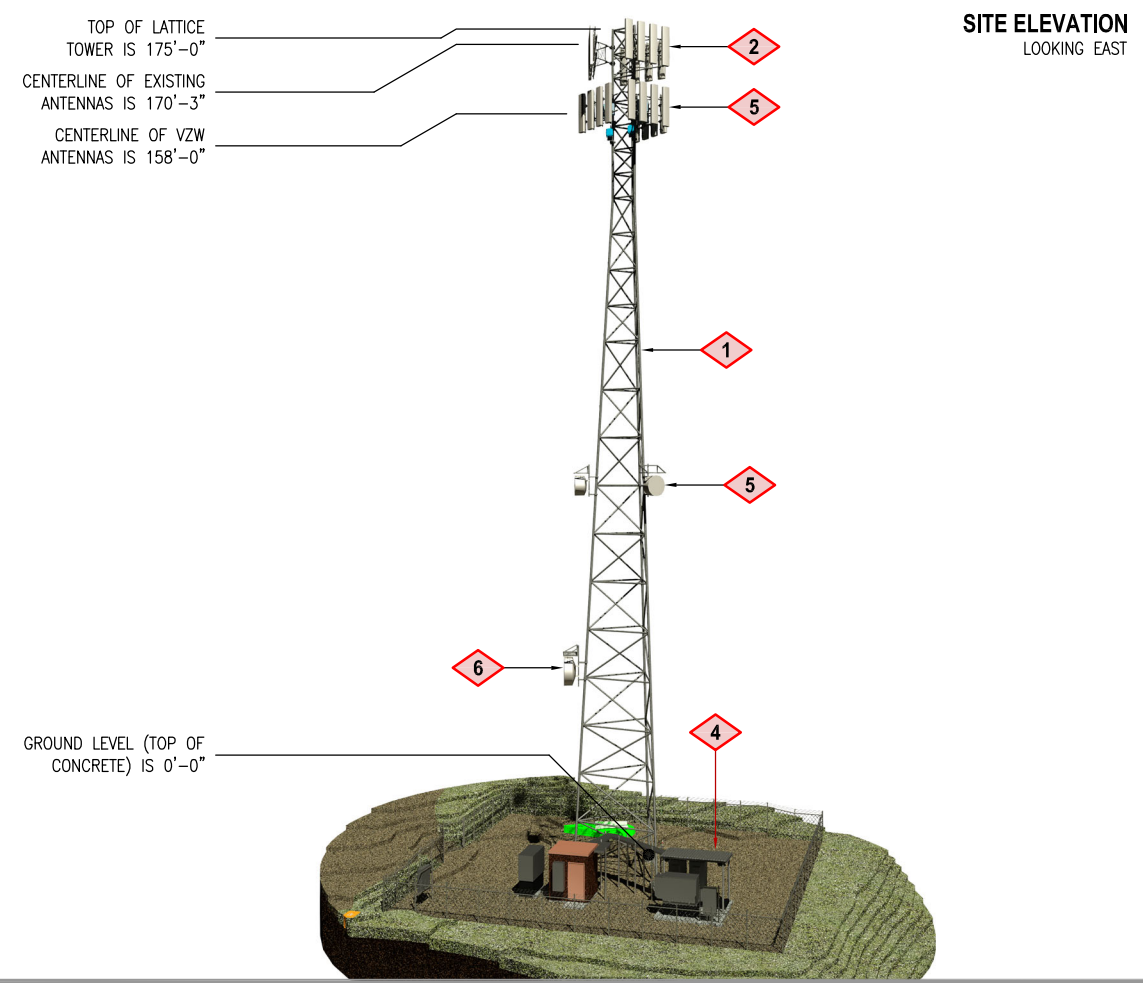
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SITE ELEVATION
SOUTHEAST VIEW



SITE ELEVATION
LOOKING NORTH



SITE ELEVATION
LOOKING EAST

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