

Conditional Use Application- Narrative/Impact Statement

Verizon Wireless- PRO Walmart Payson SC

Verizon Wireless is working on a small cell project with Walmart across the state of Utah. This site consists of a single rooftop antenna and a single ground-mounted equipment cabinet adjacent to the building in a corner created by the lube/tire station. This site will help improve capacity at the store and at the adjacent properties.

The antenna will be setback approximately 116' from the western roof edge and 66' from the northern roof edge, which will make it very difficult to see from ground level. The equipment cabinet on the ground will be screened by existing landscaping on the northwest corner of the building.

This site will help offload surrounding sites during peak wireless hours, which will help the overall performance of the network in this area. This will allow Verizon to maintain the high level of network performance that their customers rely on.

Below are the responses to the Impact Statement required as part of the CUP application:

1. This is a single antenna and single ground mounted equipment cabinet, which will have a minimal visual impact to this S-1 zoned parcel. This is a small-cell site and as such will have nowhere near the visual impact of a typical macro site. Verizon feels that this proposal is in harmony with the zone and surrounding area.

2. This request falls in line with the surround commercial/agricultural uses in the neighborhood and the cabinet is located on the west side of the building, which puts it the furthest distance away possible from the closest residential properties to the east of the Walmart.
3. There is development adjacent to the Walmart and this site the existing infrastructure of the property.
4. This site being a single antenna and cabinet removes the possibility of the project being injurious to potential development in the vicinity. We've worked with Walmart on approvals of the drawings to insure we will be out of there way for any future development.
5. Utility lines for fiber are listed in the project proposal, but this site will not require water or sewer. Verizon has worked out an agreement with Walmart to use house power for the site. This site will also not create any new traffic in the area.
6. The Walmart is perfectly suited for this small-cell application. They have ample rooftop space for the antenna and more than enough ground space for the equipment cabinet while allowing Verizon to be out of the way of all Walmart operations.
7. This is the first type of this conditional use in this area, as small-cells are new to Utah Valley. As mentioned in the narrative, this site will help offload surrounding sites during peak wireless hours, which will improve the overall performance of the Verizon network in the area.
8. There would be no economic impact associated with the small-cell being added to the Walmart roof. Other than the cabinet on the ground, most people wouldn't even know this site was there.
9. There will be an extremely limited aesthetic impact on the neighborhood. This is a single antenna on a large building/rooftop and the setback will make it very hard to see.

10. The small cell antenna will be setback a large way to reduce any glare and neither the antenna nor the cabinet will produce any noise, dust, pollutants or odor.
11. By going with a small-cell design here, we are minimizing all adverse effects on the surrounding areas.
12. The surrounding owners and lessees in the immediate area that use Verizon will see and improvement in the mobile services. This can be seen as an increase in public safety. This project will not have an impact on the health safety or welfare to the owners or lessees in the area.

Thank you in advance for your review of this project. If you have any questions or need any additional information please don't hesitate to reach out to me.

Thank you,

Dakota Hawks

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