HOOPER CITY
PLANNING COMMISSION AGENDA
JUNE 8, 2023 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

Notice is hereby given that the Hooper City Planning Commission will hold a work meeting and their regularly scheduled meeting on Thursday, June 8, 2023, starting at 7:00pm at the Hooper Municipal Building located at 5580 W 4600 S Hooper, UT 84315.

Work Meeting – 6:30pm

1. Discussion on Agenda Items

Regular Meeting – 7:00pm

1. Meeting Called to Order
2. Opening Ceremony
    a. Pledge of Allegiance
    b. Reverence
3. Consent Items
    a. Motion – Approval of Minutes dated May 11, 2023.
4. Action Items
    a. Preliminary Approval for Phase 1 & 2 for Springs Landing Non - Developable Land Division located approximately at 3502 S 5500
        i. Enter a public hearing to receive public input on request.
        ii. Close the public hearing and proceed with the regular meeting.
        iii. Planning Commission Discussion and/or Motion on request
    b. Conditional Use Permit Request for Joe Liedtke for an oversized structure totaling 2,400 sq located at 5517 S 5900 W
        i. Enter a public hearing to receive public input on request.
        ii. Close the public hearing and proceed with the regular meeting.
        iii. Planning Commission Discussion and/or Motion on request
    c. Conditional Use Permit Request for Scott Perkes for an oversized structure totaling 30,552 sq ft, located at 6011 S 6700 W
        i. Enter a public hearing to receive public input on request.
        ii. Close the public hearing and proceed with the regular meeting.
        iii. Planning Commission Discussion and/or Motion on request
    d. Conditional Use Permit Request for Nate Passey for an oversized structure totaling 1,800 sq ft located at 3823 S 5600 W
        i. Enter a public hearing to receive public input on request.
        ii. Close the public hearing and proceed with the regular meeting.
        iii. Planning Commission Discussion and/or Motion on request
    e. Conditional Use Permit Request for Steve Verhoeven for an AT&T Commercial Tower located at 5609 S 4300 W
        i. Enter a public hearing to receive public input on request.
        ii. Close the public hearing and proceed with the regular meeting.
        iii. Planning Commission Discussion and/or Motion on request
5. Citizen Comment *(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)*
6. Adjournment

Morghan Yeoman
Morghan Yeoman, City Recorder

In compliance with the American with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 801-732-1064 or admin@hoopercity.com at least 48 hours prior to the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice has been posted at the Hooper City Civic Center, the Hooper City Post Office, and the Hooper City Sinclair Gas Station; the Utah Public Meeting Notice website; and hoopercity.com on or before June 8, 2023.

HOOPER CITY
PLANNING COMMISSION MEETING MINUTES
THURSDAY, MAY 11, 2023, 7:00PM

COUNCIL CHAMBERS
5580 W. 4600 S.
Hooper, UT 84315

The Hooper City Planning Commission held a work meeting at 6:30pm and their regular meeting at 7pm on May 11, 2023, at the Hooper City Civic Center located at 5580 W. 4600 S, Hooper, UT 84315.

PLANNING COMMISSION MEMBERS PRESENT:
Mary Simpson – Chair
Blake Cevering
Sheldon Greener – Vice Chair
Amanda Prince

COMMISSION MEMBERS EXCUSED:

CITY STAFF & CITY COUNCIL PRESENT:
Morghan Yeoman – City Recorder
Briant Jacobs – City Engineer

AUDIENCE PRESENT:
See attached list.

DRAFT

6:30PM WORK MEETING

1. Discussion on Agenda Items

   The Planning Commission held a work session where they discussed agenda items and Title X adjustments.

7:00PM REGULAR MEETING

1. Meeting Called to Order

   At 7:00pm Commissioner Simpson called the meeting to order.

2. Opening Ceremony
   a. Pledge of Allegiance

      Commissioner Greener led in the Pledge of Allegiance.

   b. Reverence

      Commissioner Cevering offered reverence.

3. Consent Items
    a. Motion – Approval of Minutes dated April 13, 2023
        i. Commissioner Prince and Commissioner Simpson addressed the corrections that needed to be made. All corrections have been made.

COMMISSIONER PRINCE MOTIONED TO APPROVE THE MINUTES DATED APRIL 13, 2023. COMMISSIONER GREENER SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
CEVERING	**AYE**
GREENER	**AYE**
PRINCE	**AYE**

MOTION PASSED.

4. Action Items
    a. Conditional Use Permit Extension Request for Brian Murray located at 5397 W 5100 S

        i. Applicant and/or Staff presentation(s)

        Commissioner Simpson opened the conversation for Brian Murray to explain why he needed an extension. Our city engineer explained his property. Commissioner Greener asked what size the lot was, Briant confirms that it is 2.3 acres. Murray explained that he wanted to pay cash for the building. He explains that his builder was months behind in scheduled and explained the issues with Rocky Mountain power. Murray explained to the Commissioners that he will phase it out so it will take longer than expected. Commissioner Simpson clarified that the side lot easement is five (5) feet from the drip edge. Murray explained that he would have at least seventeen (17) feet off the side. Murray asked if he had to come before them each time, he is taking another step. Commissioner Simpson told Murray that he would have to get individual permits for each phase he is doing. Murray also explained what the Health Departments requirements are for the septic tank.

        ii. Enter a public hearing to receive public input on request

        No comments.

DRAFT

iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

iv. Planning Commission Discussion and/or motion on request

Commissioner Simpson mentioned to Murray that he will need to come into the office to sign a new Conditional Use Permit with the updated information.

COMMISSIONER GREENER MOTIONED TO APPROVE THE CONDITIONAL USE PERMIT EXTENSION REQUEST FOR BRIAN MURRAY AT 5397 W 5100 S. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
CEVERING	**AYE**
GREENER	**AYE**
PRINCE	**AYE**

MOTION PASSED.

5. Discussion Items

a. Boundary Line Adjustment: Non-Development Land Division for Springs Landing

i. Applicant and/or Staff presentation(s)

Briant Jacobs, our City Engineer gave a presentation of what Springs Landing was like when they first came before the Planning Commission and what they are requesting today. Commissioner Simpson asked if there will be three (3) new legal descriptions for each lot. Briant confirmed, yes.

Commissioner Simpson acknowledged for the commissioners that is has come through to them and are aware of what is happening with the subdivision.

Marshae Stokes come to represent Springs Landing. She is explaining that they took the city comments and put into play what needed to be done. Showed that Lot 1 will be used for phase 1 & 2.

ii. Enter a public hearing to receive public input on request

DRAFT

No public comment.

iii. Close the public hearing and proceed with the regular meeting

Commissioner Simpson closed the public hearing.

b. Discussion on Title X and proposed change suggestions
    i. Commissioner Simpson handed out change suggestions that we drafted up from herself, Commissioner Prince, and Commissioner Cevering to the members. They discussed what they thought should be added and changed in Title X. They also discussed the escrow process and what they would like to have changed.

COMMISSIONER PRINCE MOTIONED TO THE CHANGES ON TITLE X DISCUSSED IN MEETING TONIGHT, NOT INCLUDING ESCROWS AND TO PRESENT TO THE CITY COUNCIL FOR APPROVAL ON JUNE 1, 2023 ON ACCESSORY DWELLING UNIT AND THE FIVE (5) FOOT DRIP EDGE. COMMISSIONER CEVERING SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**
CEVERING	**AYE**
GREENER	**AYE**
PRINCE	**AYE**

MOTION PASSED.

6. Citizen Comment

(Resident(s) attending this meeting will be allotted 3 minutes to express a concern about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue presented.)

No comments.

7. Adjournment

AT APPROXIMATELY 8:36PM, COMMISSIONER GREENER MOTIONED TO ADJOURN THE MEETING. COMMISSIONER PRINCE SECONDED THE MOTION. VOTING AS FOLLOWS:

COMMISSIONER:	**VOTE:**

DRAFT

CEVERING	**AYE**
GREENER	**AYE**
PRINCE	**AYE**

MOTION PASSED.

Date Approved: _____

_____
Morghan Yeoman, City Recorder

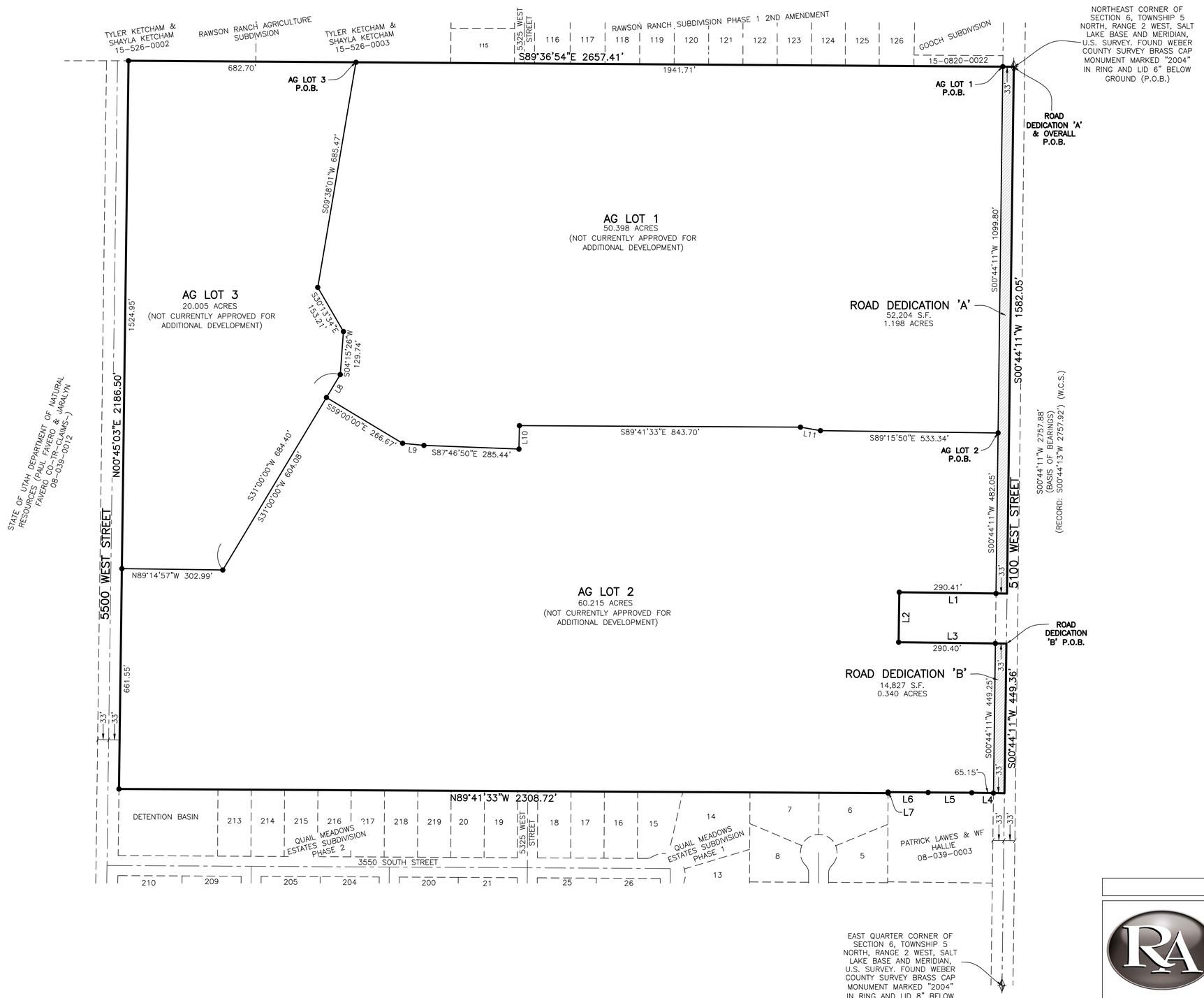
DRAFT

Reeve & Associates, Inc. - Solutions You Can Build On

SHEET 2 OF 2

SPRING LANDING NON-DEVELOPABLE LAND DIVISION

PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
HOOPER CITY, WEBER COUNTY, UTAH
APRIL, 2023



LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = BOUNDARY LINE
- = LOT LINE
- = ADJOINING PROPERTY
- = SECTION TIE LINE
- = ROAD CENTERLINE

150 0 150 300 450
Scale: 1" = 150'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°15'52"W	323.41'
L2	S00°44'02"W	150.00'
L3	S89°15'51"E	323.40'
L4	N89°04'56"W	98.14'
L5	N89°38'48"W	131.03'
L6	N89°29'25"W	120.11'
L7	S00°18'27"W	3.06'
L8	S31°00'00"W	80.32'
L9	S84°16'36"E	64.35'
L10	N01°09'40"E	70.34'
L11	S80°04'33"E	60.78'

Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 10-14-2022
Name: SPRING LANDING
Number: 4016-07
Revision:
Scale: 1"=150'
Checked:

Weber County Recorder
Entry No._____ Fee Paid _____ Filed For Record And Recorded, _____ At _____ In Book _____ Of The Official Records, Page _____
Recorded For:
_____
Weber County Recorder
_____ Deputy.

Reeve & Associates, Inc. - Solutions You Can Build On

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

□ **Fee: $200.00**
Total sq. ft. of Structure 2,400
Date Submitted 5/10/23

Conditional Use Permit Oversized Structure

Print Applicant Name: Joe Luedtke
Address: 5517 S. 5900. W. Hooper Ut 84315
Phone #: [redacted]
Day Time Phone #: [redacted] Email: [redacted]

☑ **Provide site plan drawings including all of the following: (Site plan must be to scale).**

- Map of property showing adjacent streets
- Building dimensions and distance from other structure
- Distance from property lines. (The drip edge must be at least 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 feet.)
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

☑ What will the structure be used for? personal storage / garage space
☑ Will any plumbing be installed in the structure? Yes_____ No ✓
☑ Will any electricity be installed in the structure? Yes_____ No ✓
☑ Will structure be used for a business? Yes_____ No ✓
If yes, have you applied for a business license with Hooper City? Yes_____ No N/A
Explain:_____

☑ Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels, not hand written***. Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us, then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses. Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: _____ Date: 5/10/23

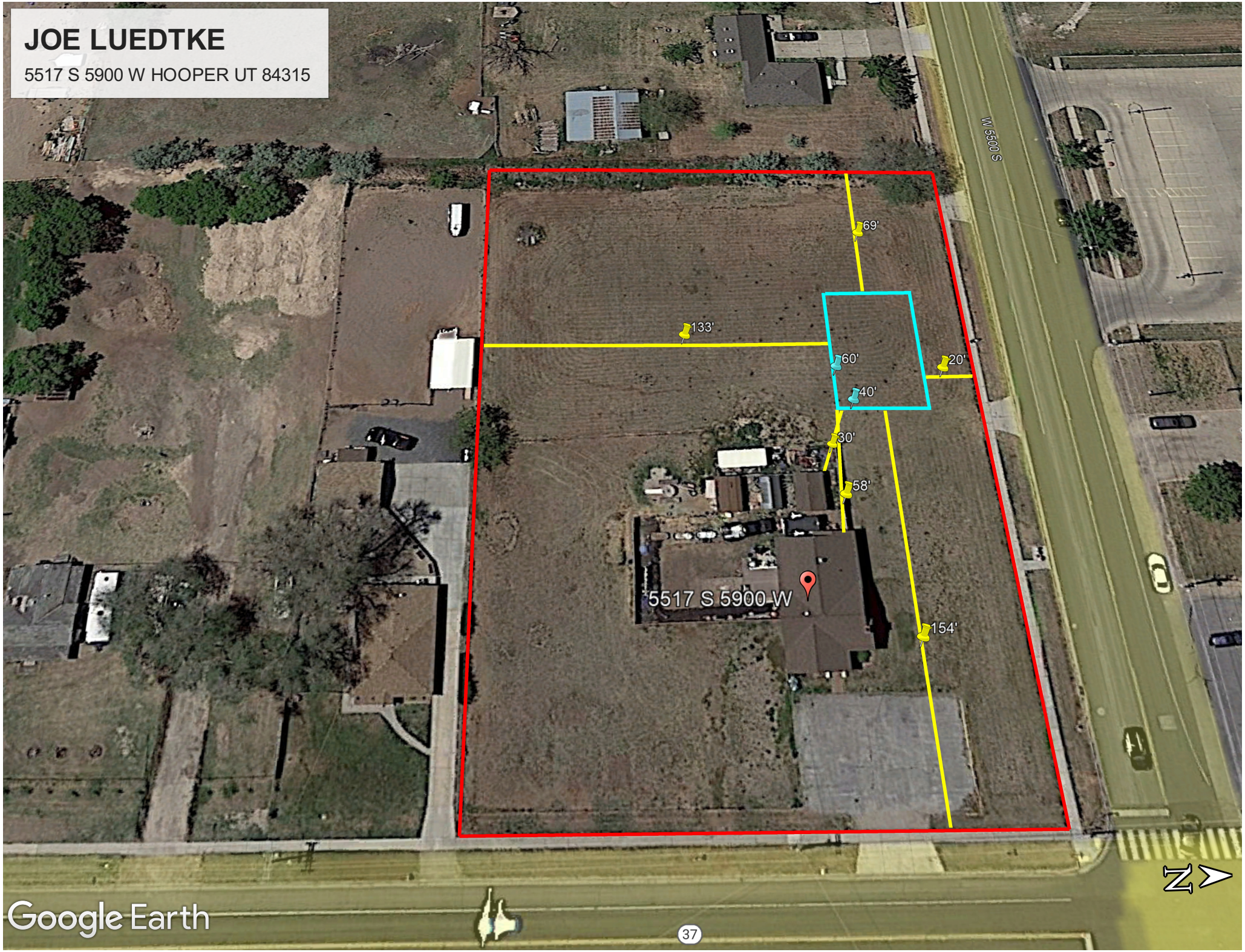
Name of Applicant Joe Luedtke

****

_____ Approval Date:_____ Disapproval Date:_____
Planning Commission Chairman

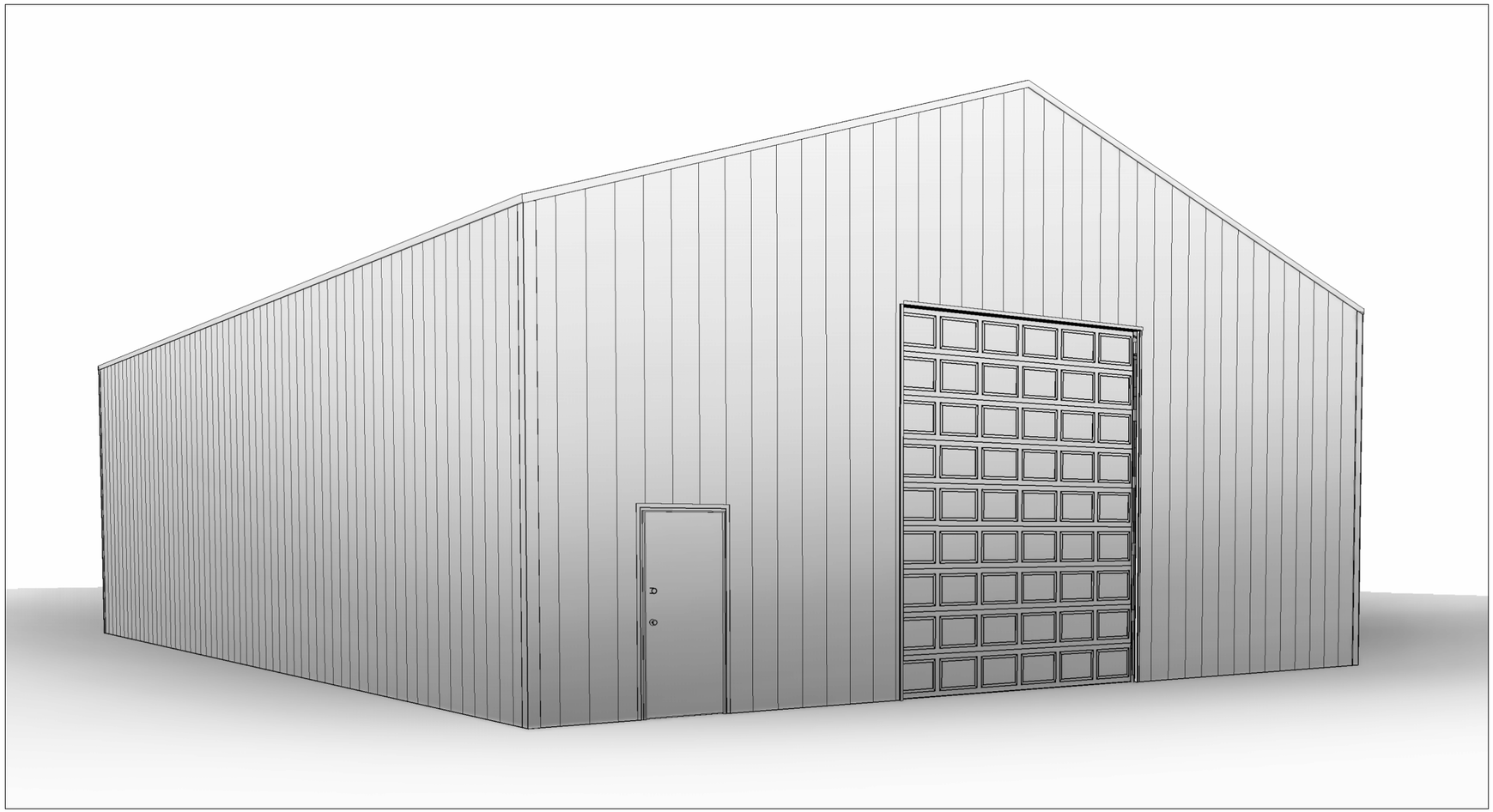
Comments/Conditions:_____

Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.


JOE LUEDTKE
5517 S 5900 W HOOPER UT 84315
W 5500 S
69'
133'
60'
20'
40'
30'
58'
5517 S 5900 W
154'
Google Earth
37

ROPER BUILDINGS

JOE LUEDTKE BLDG.



CONTACTS

DRAFTING:

RAW DESIGN
CONTACT: CHRIS CARLTON
PHONE: (801) 876-6114

ENGINEERING:

WHITE PINE ENGINEERING
PHONE: (435) 515-0126

CONTRACTOR:

DMLP RESOURCES/
ROPER BUILDINGS
PHONE: (801) 689-3630

BUILDING INFORMATION

BUILDING INFORMATION:

DIMENSIONS: 40' x 60'

TOTAL SQUARE FOOTAGE: 2,400 Sq. Ft.

SITE INFORMATION:
USE: ACCESSORY
ADDRESS:
5517 South 5900 West
Hooper, UT 84315

PROFESSIONAL ENGINEER
JACKSON D. SAGERS
13258211
05/04/2023
STATE OF UTAH

DRAWING INDEX

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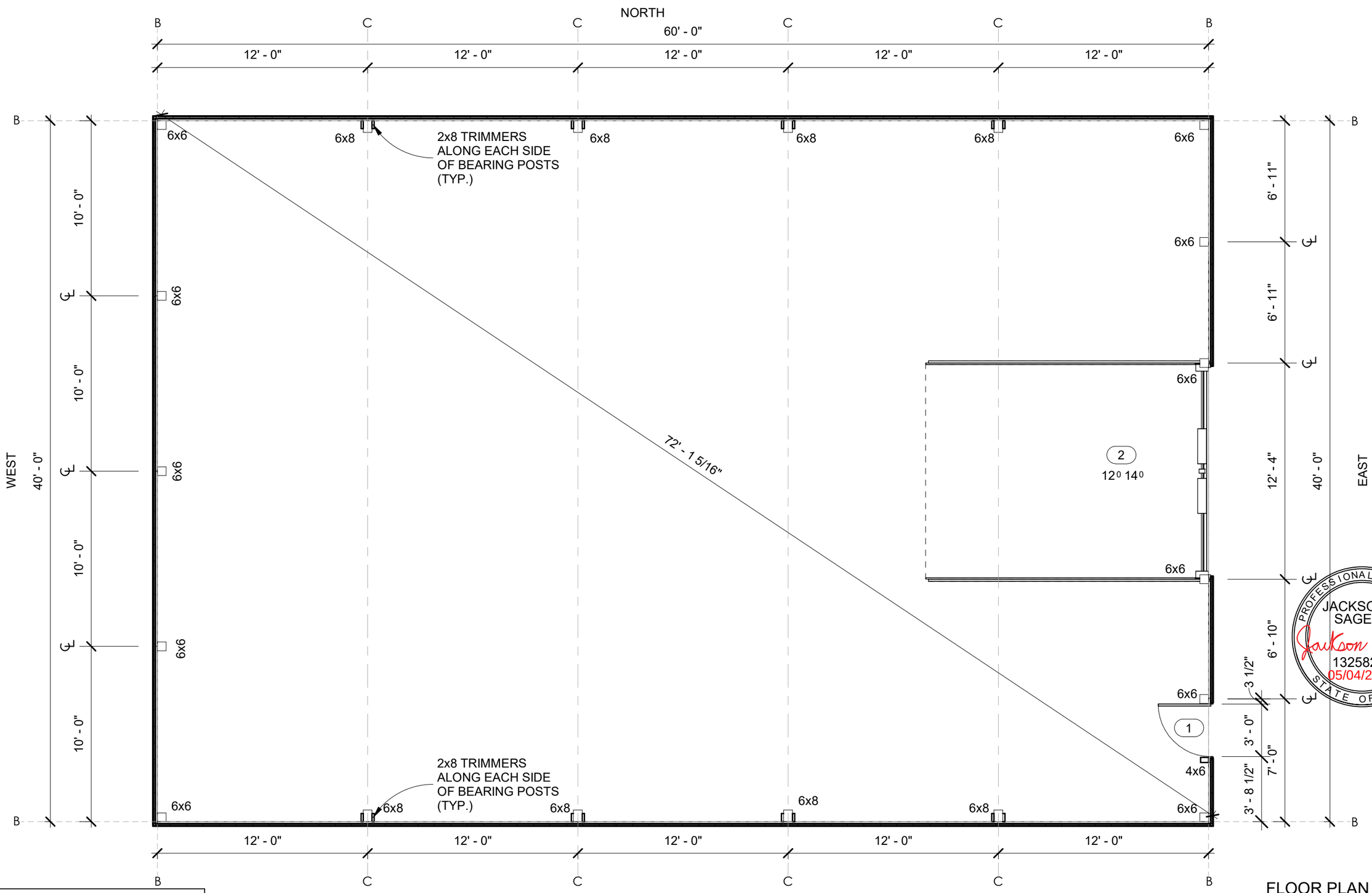
A1	Foundation Plan
A2	First Floor Plan
A3	Framing Plans
A4	Roof Plan
A5	Elevations
A6	Panel Layouts
A7	Architectural Details
A8	Structural Details
A9	Engineering Notes

DATE:
5/4/2023



PROFESSIONAL ENGINEER
JACKSON D. SAGERS
13258211
05/04/2023
STATE OF UTAH

LINE TYPES

- B = BEARING BASE LINE
- C = BEARING CENTER LINE
- ℄ = CENTER LINE
- — — — — = BASE LINE
- — — — — = CENTER LINE

DOORS				
Mark	Count	Description	Width	Height
1	1	MD	3' - 0"	6' - 8"
2	1	NON-INSULATED OHD	12' - 0"	14' - 0"

SOUTH

INSULATION		
ROOF	WALLS	ROLLS
NONE	NONE	0

ALL POSTS ARE HF#1
POST OPTIONS:

6x6: REPLACE W/(4) PLY 2x6 TRIAD TREATED LAMINATED POST.
6x8: REPLACE W/(4) PLY 2x8 TRIAD TREATED LAMINATED POST.

NOTES:
1. EMBED POST INTO CONCRETE PIER. SEE DETAIL ON SHEET A7.
2. WALLS: STANDARD (RESIDENTIAL) GIRTS.

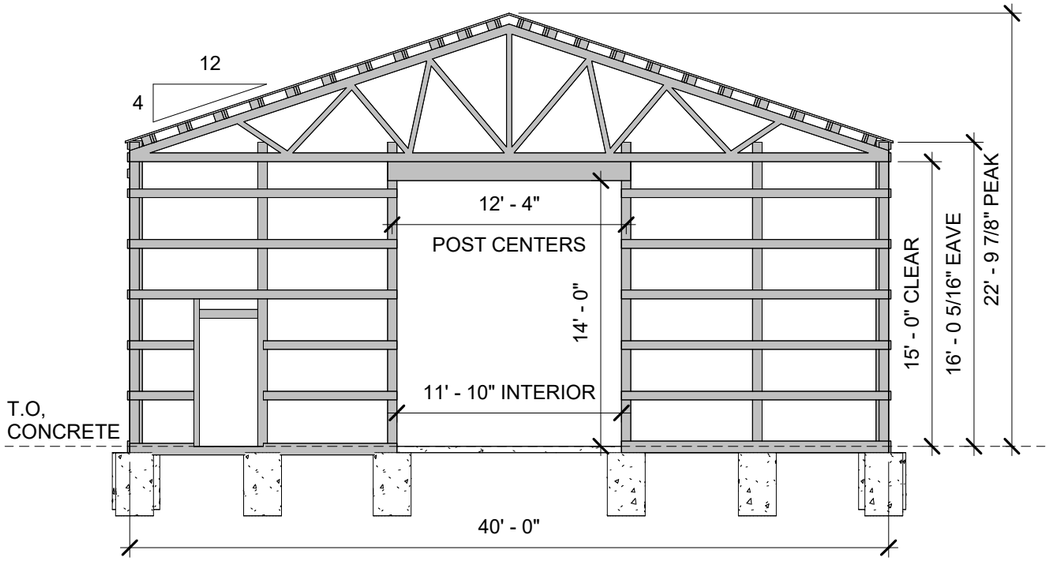
FLOOR PLAN
3/16" = 1'-0"

DMLP RESOURCES/
ROPER BUILDINGS
(801) 689-3630

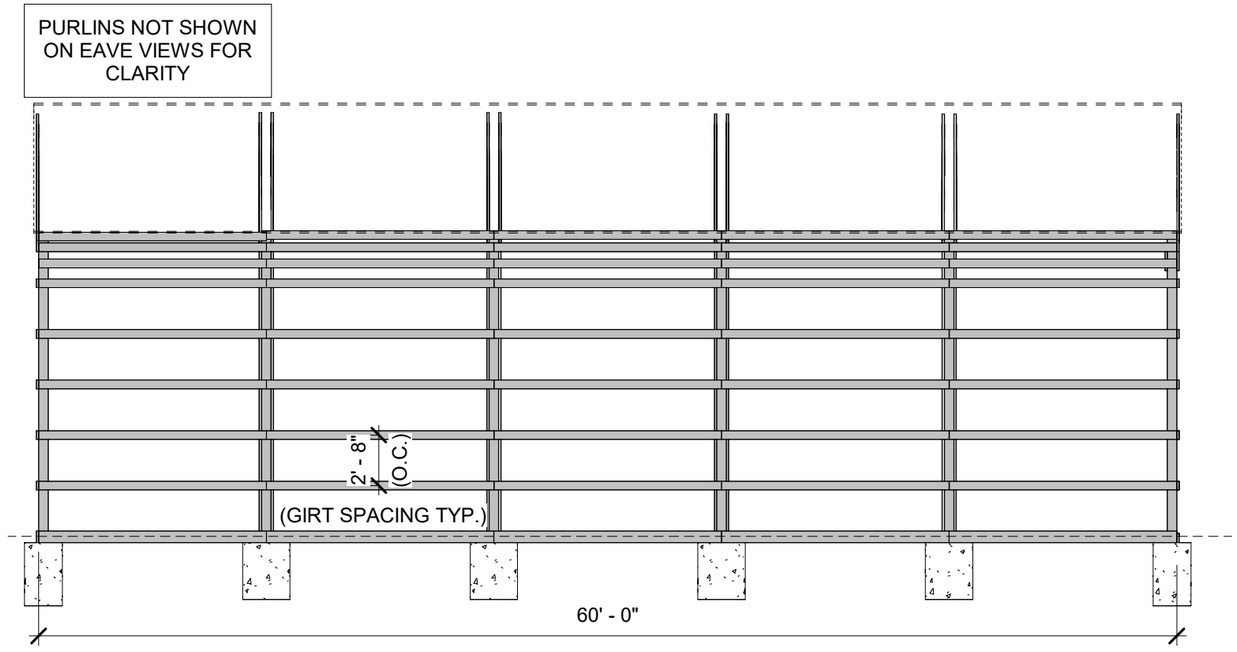
JOE LUEDTKE BLDG.
5517 South 5900 West
Hooper, UT 84315

Date: 5/4/2023
Scale:As indicated
Drawn by: CBC
Job: LUEDTKE
First Floor Plan

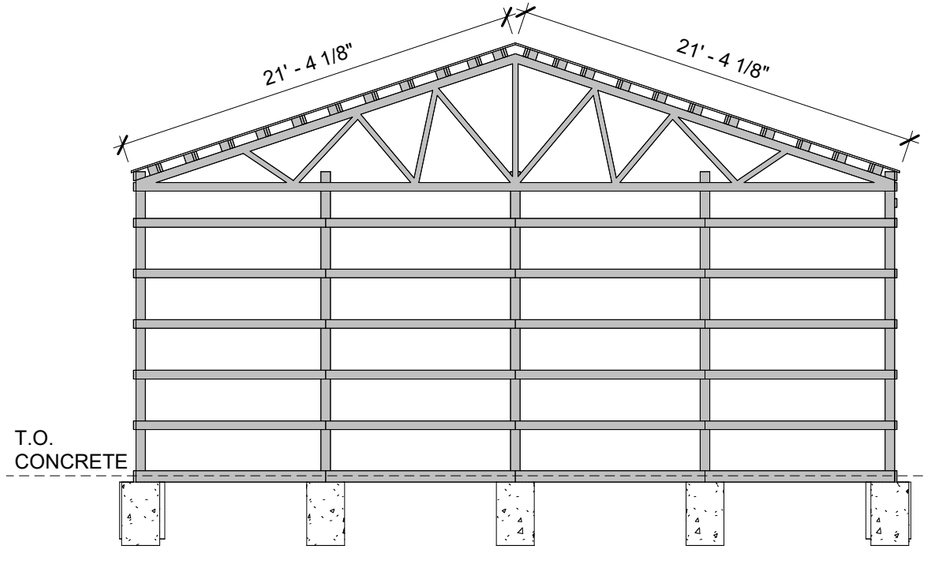
A2



1 EAST GIRT
1/8" = 1'-0"

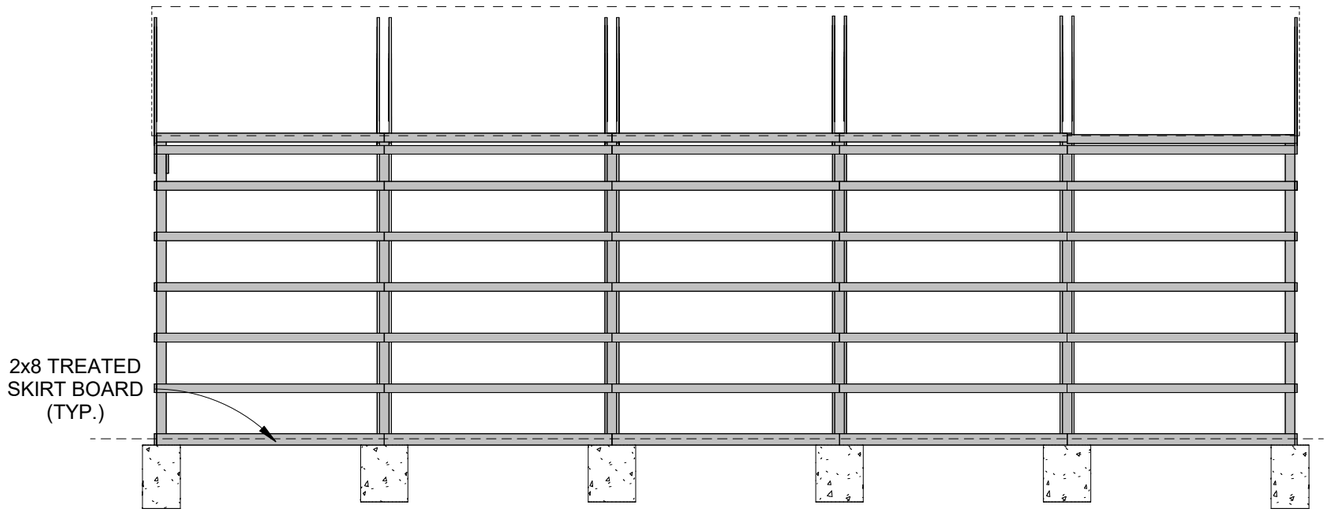


2 SOUTH GIRT
1/8" = 1'-0"



3 WEST GIRT
1/8" = 1'-0"

NOTE:
B.O. BASE TRIM ALIGNED WITH B.O. CONCRETE (ATTACHED TO SKIRT BOARD) TYP.



4 NORTH GIRT
1/8" = 1'-0"

PROFESSIONAL ENGINEER
JACKSON D. SAGERS
13258211
05/04/2023
STATE OF UTAH

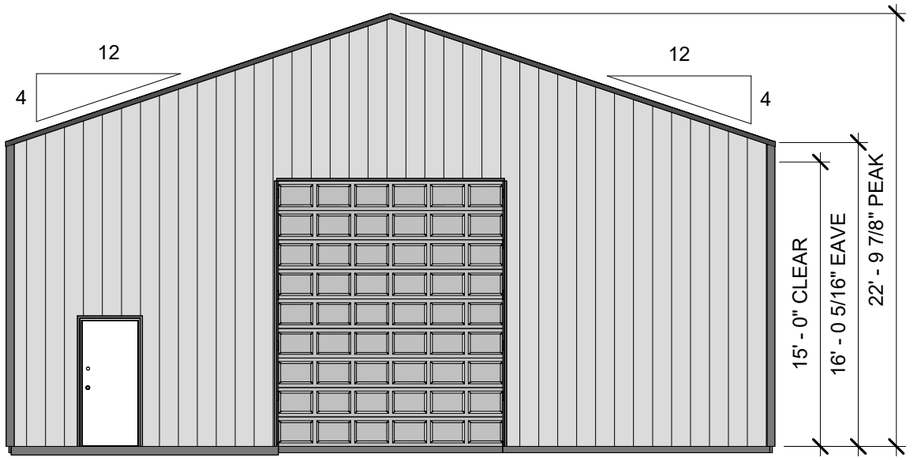
DMLP RESOURCES/
ROPER BUILDINGS
(801) 689-3630

JOE LUEDTKE BLDG.
5517 South 5900 West
Hooper, UT 84315

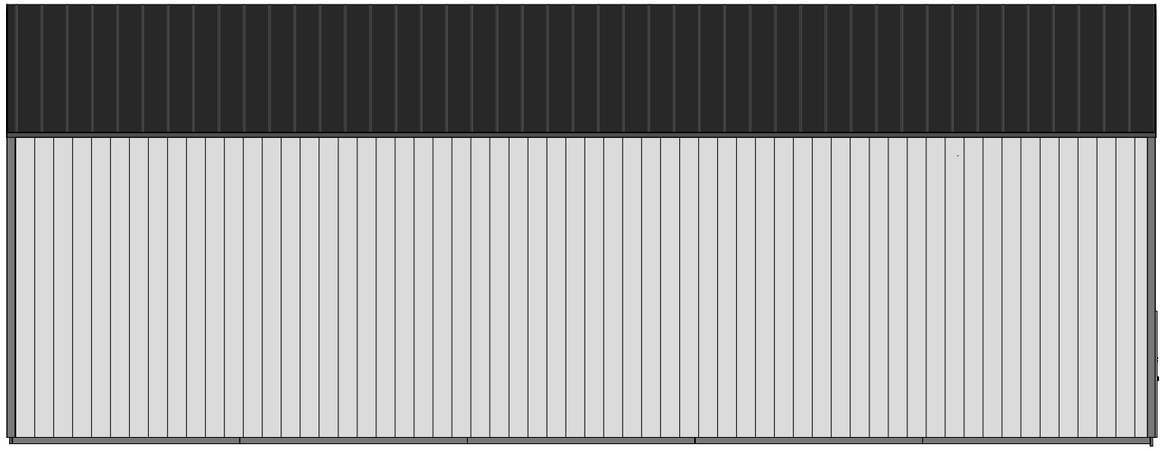
Date: 5/4/2023
Scale: 1/8" = 1'-0"
Drawn by: CBC
Job: LUEDTKE

Framing Plans

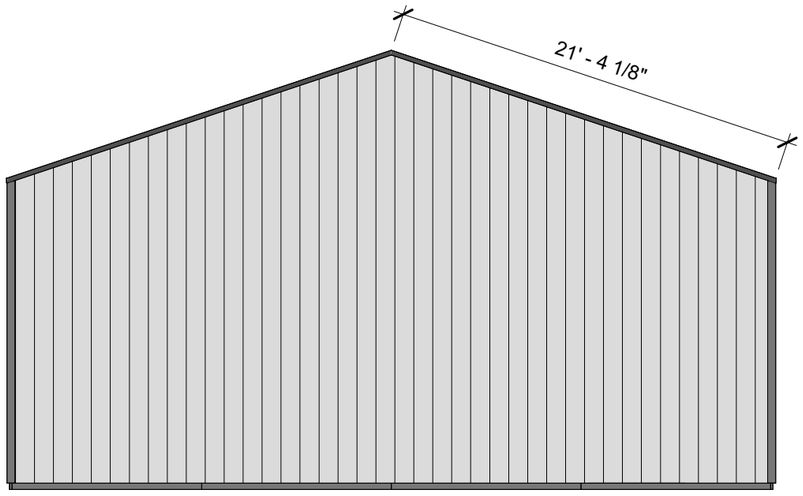
A3



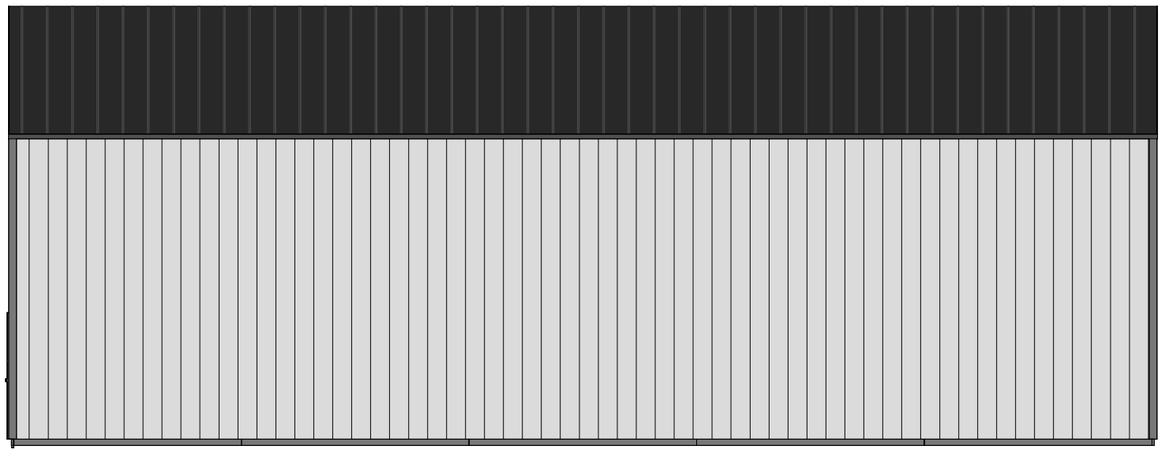
1 EAST ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

DMLP RESOURCES/
ROPER BUILDINGS
(801) 689-3630

JOE LUEDTKE BLDG.
5517 South 5900 West
Hooper, UT 84315

Date: 5/4/2023
Scale: 1/8" = 1'-0"
Drawn by: CBC
Job: LUEDTKE

Elevations

A5

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

□ **Fee: $200.00**
Total sq. ft. of Structure 30,552
Date Submitted 04/25/23

Conditional Use Permit Oversized Structure

Print Applicant Name: Scott Perkes
Address: 6011 S. 6700 W. Hooper UT 84315
Phone #: [redacted]
Day Time Phone #: [redacted] Email: [redacted]

□ **Provide site plan drawings including all of the following: (Site plan must be to scale).**
- Map of property showing adjacent streets
- Building dimensions and distance from other structure
- Distance from property lines. (The drip edge must be at least 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 feet.)
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

□ What will the structure be used for? Riding arena, tack room, horse stalls
□ Will any plumbing be installed in the structure? Yes ✓ No_____ - Not by Roper
□ Will any electricity be installed in the structure? Yes ✓ No_____ - Not by Roper
□ Will structure be used for a business? Yes_____ No ✓
If yes, have you applied for a business license with Hooper City? Yes_____ No_____
Explain:_____

□ Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels, not hand written***. Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us, then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses. Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: _____ Date: 04/25/2023

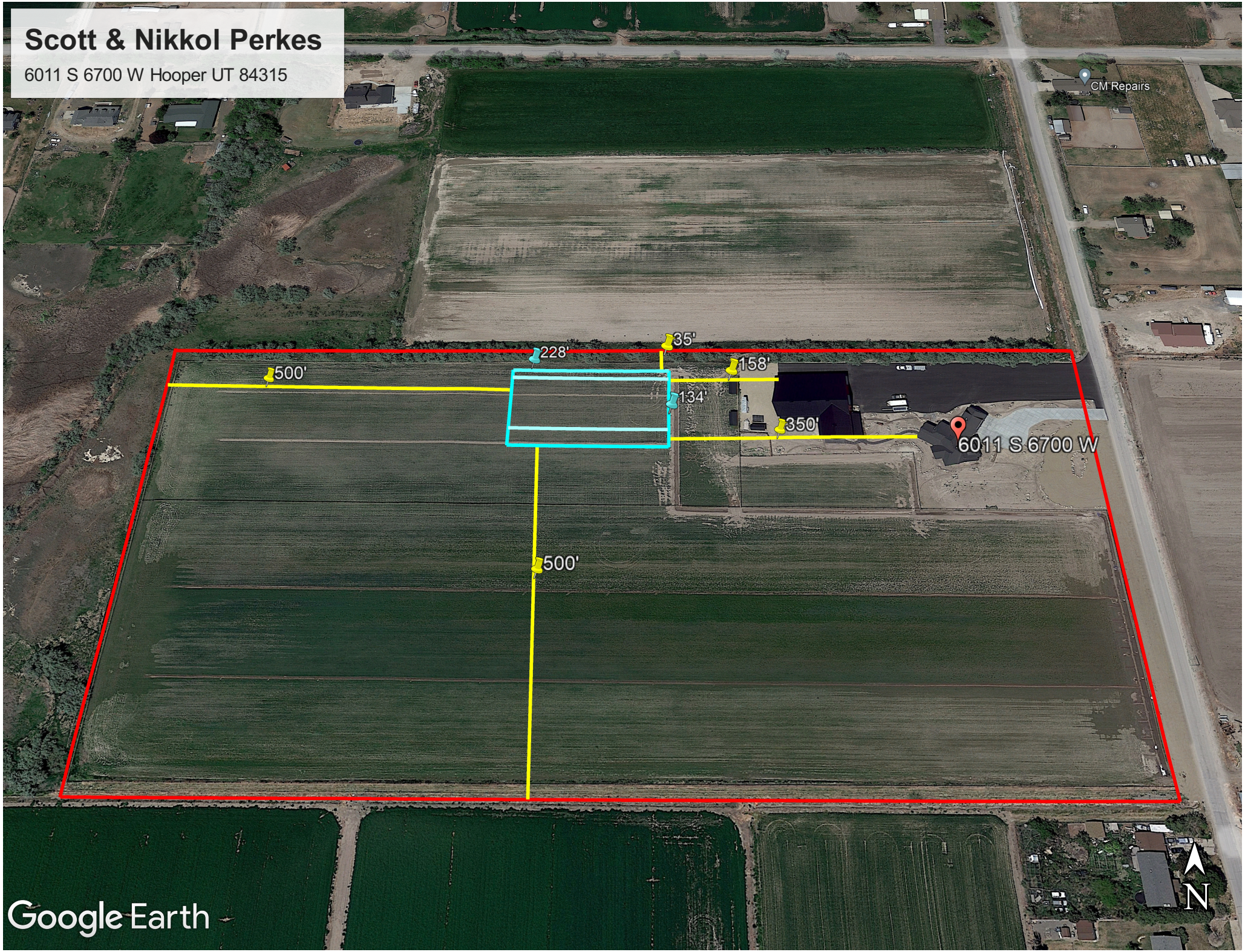
Name of Applicant Kandis Brice

****

_____ Approval Date:_____ Disapproval Date:_____
Planning Commission Chairman

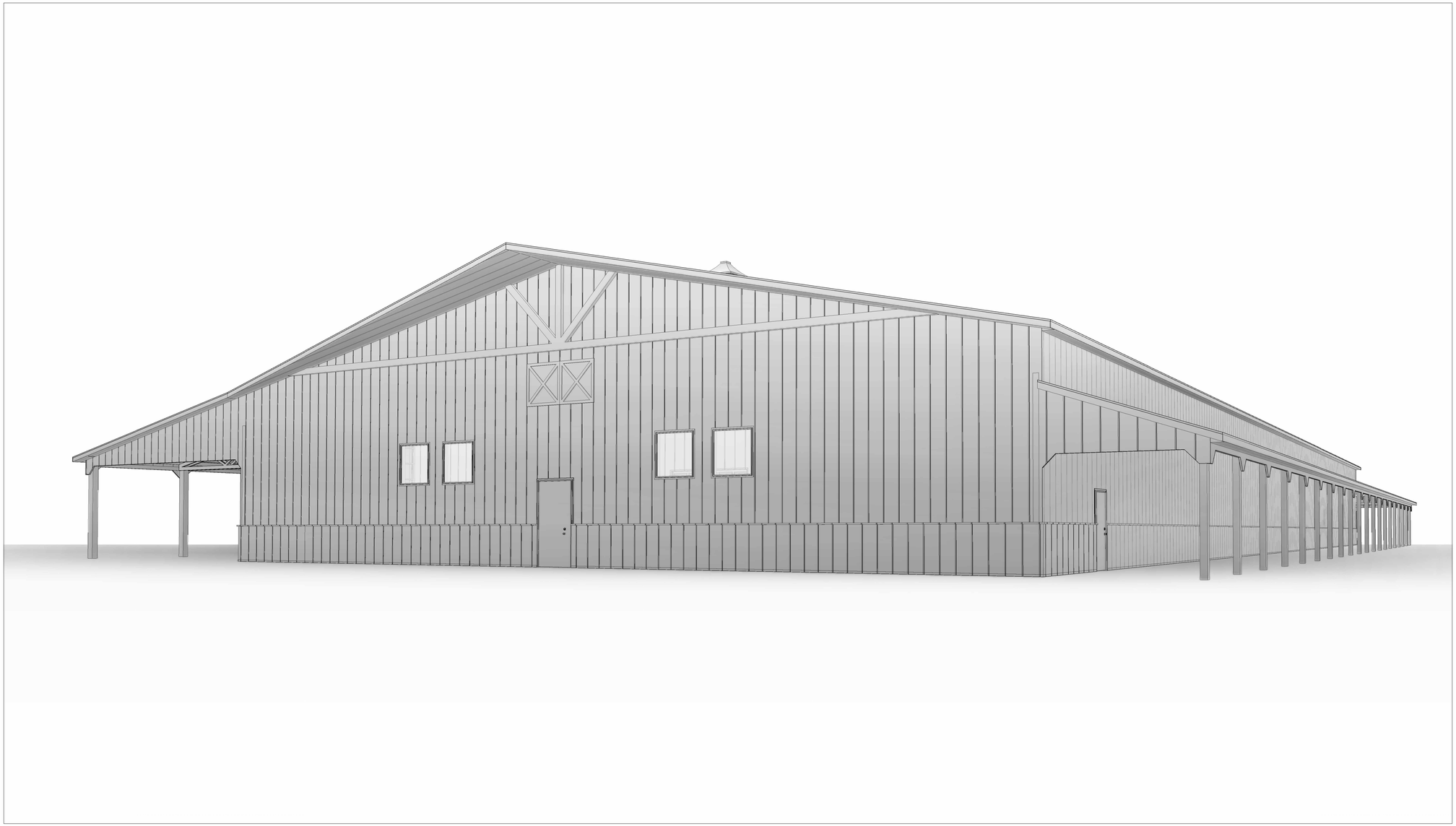
Comments/Conditions:_____

Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.


Scott & Nikkol Perkes
6011 S 6700 W Hooper UT 84315
CM Repairs
35'
228'
158'
500'
134'
350'
6011 S 6700 W
500'
N
Google Earth

ROPER BUILDINGS

SCOTT PERKES BUILDING #5



BUILDING INFORMATION		
BUILDING INFORMATION: DIMENSIONS: 92' x 228' = 20,976 Sq. Ft. LEAN DIMENSIONS: 12' x 228' = 2,736 Sq. Ft. 30' x 228' = 6,840 Sq. Ft. TOTAL SQUARE FOOTAGE: 30,552 Sq. Ft.	**SITE INFORMATION:** ADDRESS: 6011 South 6700 West Hooper, UT 84315	**USAGE:** Agricultural

STRUCTURAL ONLY

LICENSED STRUCTURAL ENGINEER
NO. 362266
KYLE JOSEPH PRICE
STATE OF UTAH

04/18/2023

DRAWING INDEX	
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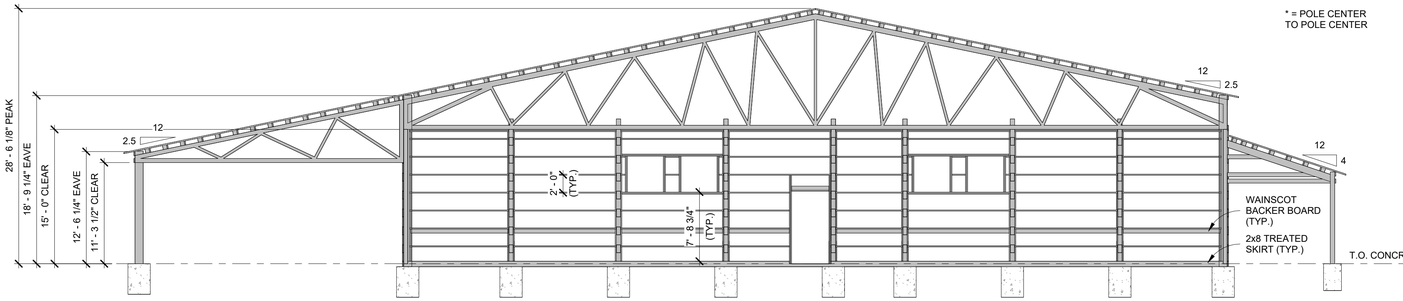
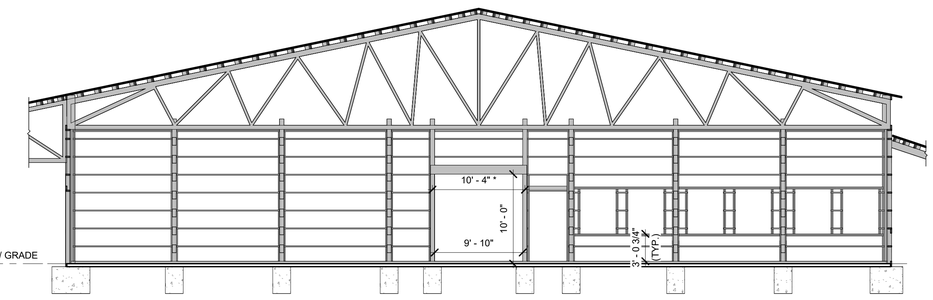
A3	Framing Plans
A4	Roof Plan
A5	Elevations
A6	Panel Layouts
A7	Details / Engineering Notes

DATE: 4/17/2023

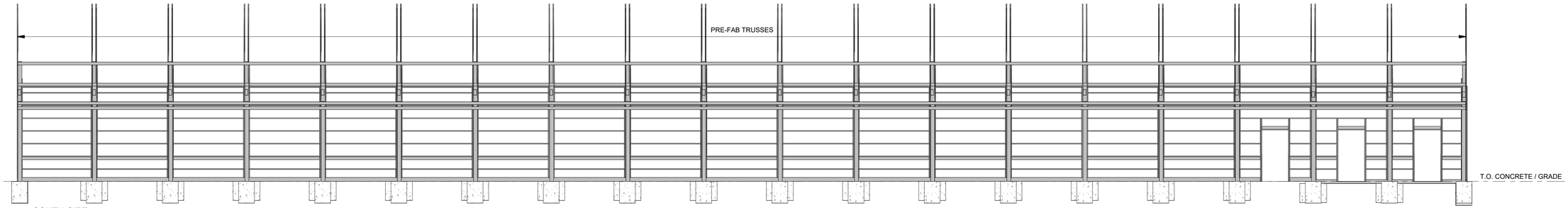
ROPER BUILDINGS /
DMLP RESOURCES
PHONE: (801) 689-3630



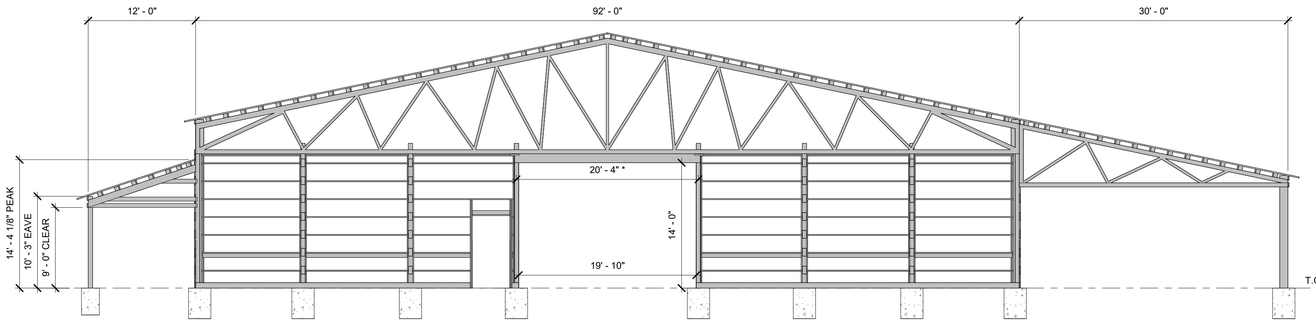
1 EAST GIRT
1/8" = 1'-0"



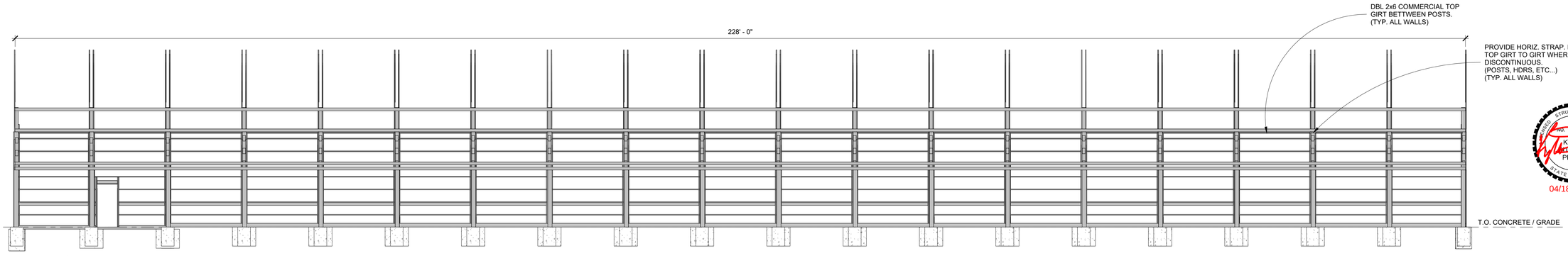
2 EAST GIRT INTERIOR
1/8" = 1'-0"



3 SOUTH GIRT
1/8" = 1'-0"



4 WEST GIRT
1/8" = 1'-0"



5 NORTH GIRT
1/8" = 1'-0"

LICENSED STRUCTURAL ENGINEER
NO. 362266
KYLE JOSEPH PRICE
STATE OF UTAH

04/18/2023

SCOTT PERKES BUILDING #5

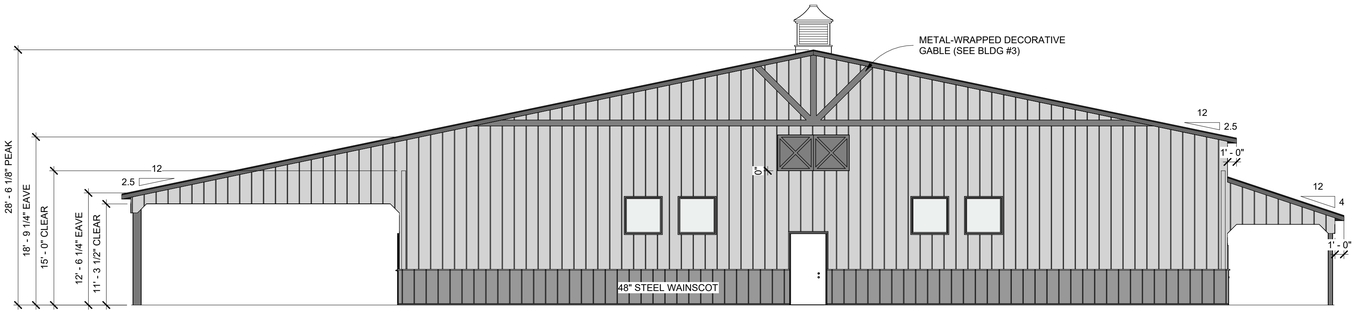
6011 South 6700 West
Hooper, UT 84315

ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3630

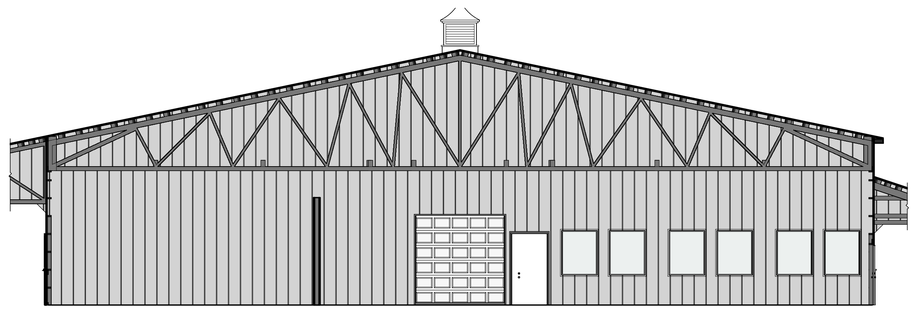
Date: 4/17/2023
Scale: 1/8" = 1'-0"
Drawn by: JDJ
Job: PERKES #5
Sheet Size: D
24" x 36"

Framing Plans

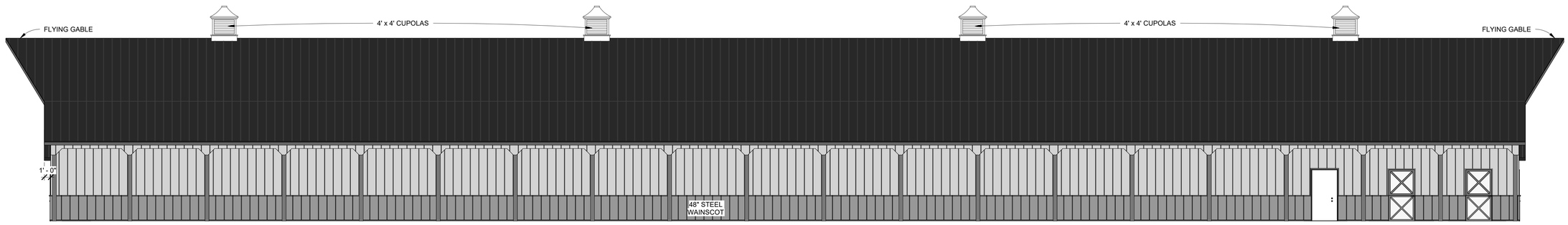
A3



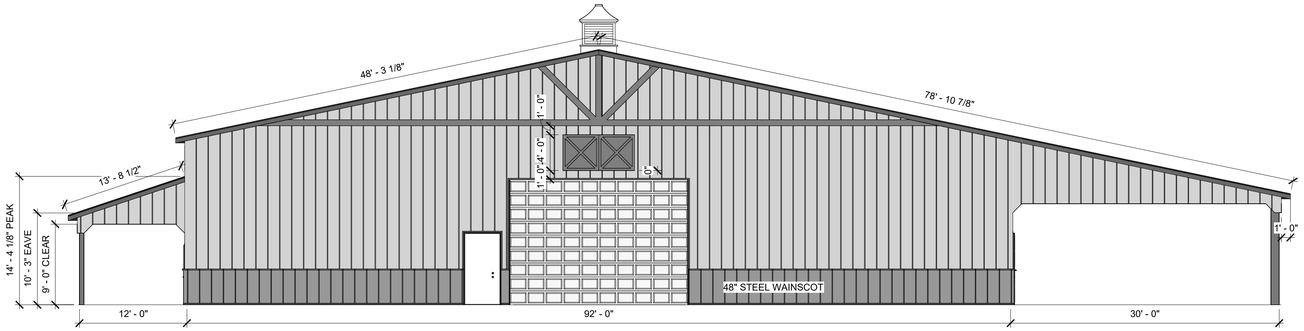
1 EAST ELEVATION
1/8" = 1'-0"



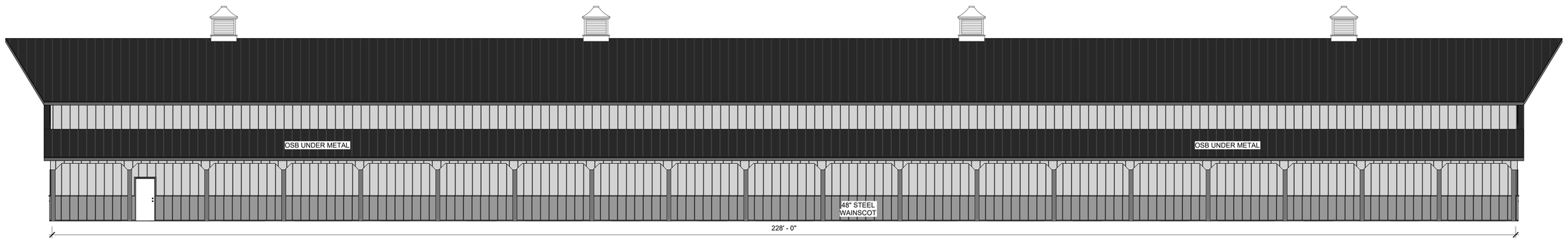
5 EAST INTERIOR
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

ROPER BUILDINGS / DMLP RESOURCES
(801) 689-3630

SCOTT PERKES BUILDING #5
6011 South 6700 West
Hooper, UT 84315

Date: 4/17/2023
Scale: 1/8" = 1'-0"
Drawn by: JDJ
Job: PERKES #5
Sheet Size: D
24" x 36"

Elevations

A5

Mailings 34 DUE BY MAY 11th For June 8th

Hooper City
5580 W. 4600 S.
Hooper, UT 84315
Office 732-1064 - Fax 732-0598

☒ Fee: $200.00
Total sq. ft. of Structure 1800
Date Submitted _____

HOOPER CITY PAID MAY 11 2023 Amt 200 Int. MY Check ☐ CC Cash ☐

Conditional Use Permit Oversized Structure

Print Applicant Name: NATE PASSEY
Address: 3823 S. 5600 W
Phone #: [redacted]
Day Time Phone #: _____ Email: [redacted]

☐ **Provide site plan drawings including all of the following:** (Site plan must be to scale).

- Map of property showing adjacent streets
- Building dimensions and distance from other structure 5
- Distance from property lines. (The drip edge must be at least 3 feet from property lines. If you are on a corner lot or have easements attached to your property it may be more than the 3 feet.) 5
- List any easements on property
- Roof pitch, roof height, roofing material and drip line distance to other structure and property lines
- Concept drawing of what structure will look like
- Building materials
- Driveway materials
- Landscaping design

☐ What will the structure be used for? STORAGE, PARKING BOAT & TRUCK, EXERCISE AREA, HOBBY WOODWORK
☐ Will any plumbing be installed in the structure? Yes_____ No_X_
☐ Will any electricity be installed in the structure? Yes_X_ No_____
☐ Will structure be used for a business? Yes_____ No_X_
If yes, have you applied for a business license with Hooper City? Yes_____ No_____
Explain: _____

☒ Provide stamps and ***mailing addresses*** not parcel addresses for all property owners within 600 feet from your property. (front, sides and back). ***The addresses must be typed and printed on address labels, not hand written.*** Mailing Addresses are available on the Weber County Web-Site at www.co.weber.ut.us. then go to Geo Gizmo. It will pull up a map. Outline the area you want, then us the tool bar at the bottom of the screen to get parcel information and ***mailing addresses.*** ***Also, bring in a copy of the map you used with the parcels marked that the addresses came from.***

Please address these issues on the back of this application.

Traffic problems	Safety issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business operation	Use of structure	Easements	

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all state and local requirements before and after building this structure. I understand that if the conditional use does not start within (12) months and also if the conditional use is discontinued for (12) consecutive months, the Conditional Use Permit will expire. If my conditional use changes I will notify Hooper City for a Conditional Use Permit review. I or a representative will be ~~present~~ at the Planning Commission Meeting.

Signature: Nathan Passey Date: 5/11/2023
Name of Applicant

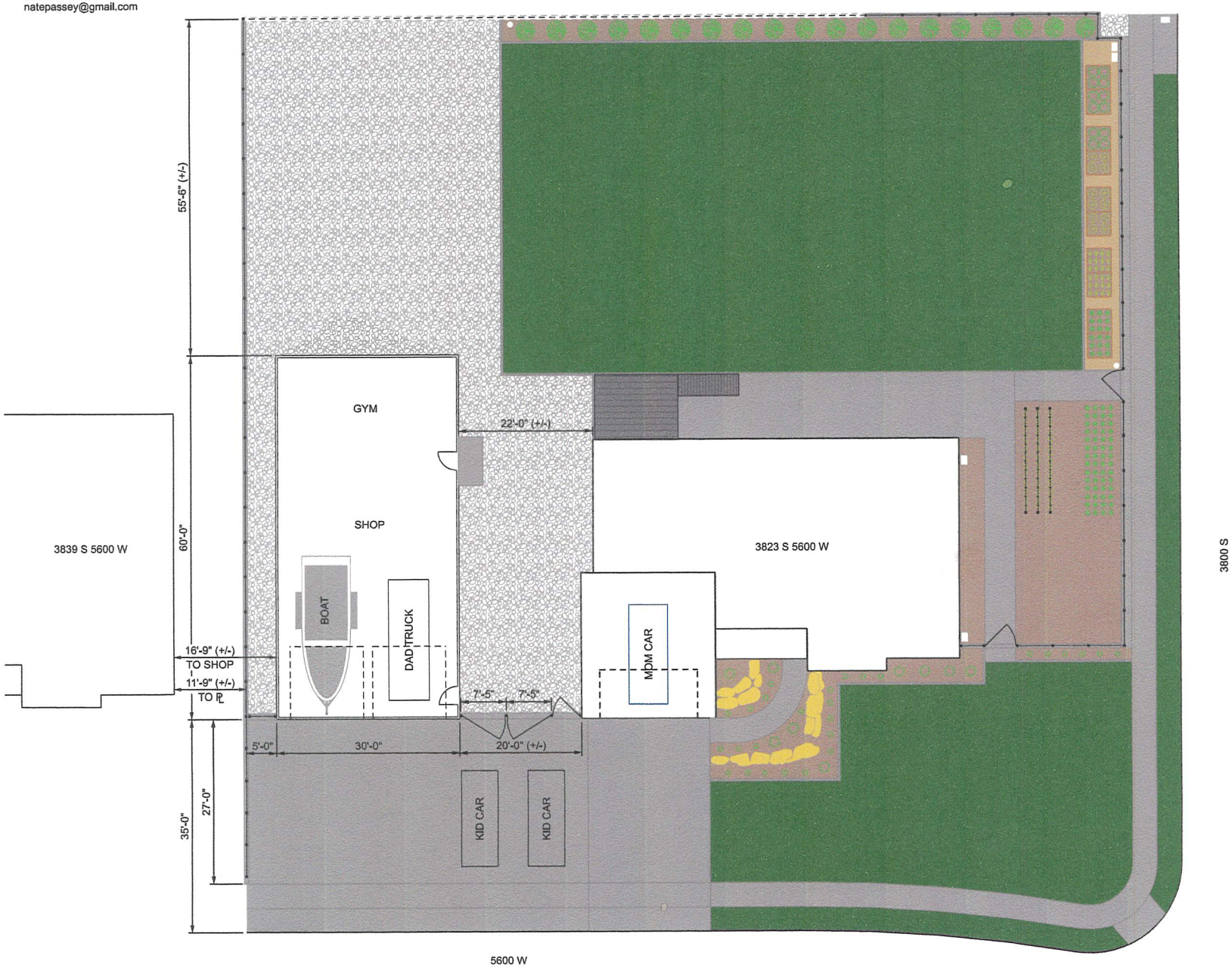
****

_____ Approval Date:_____ Disapproval Date:_____
Planning Commission Chairman

Comments/Conditions: _____

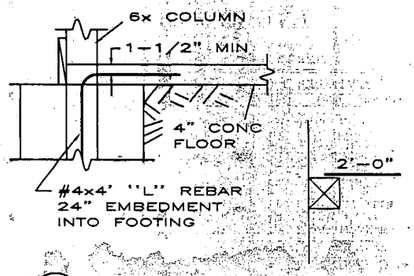
Completed application, fee and all other documents must be submitted three weeks before a Planning Commission Meeting which is the 2nd Thursday of the month unless otherwise specified.

NATE PASSEY
3823 S 5600 W
801-882-6670
natepassey@gmail.com

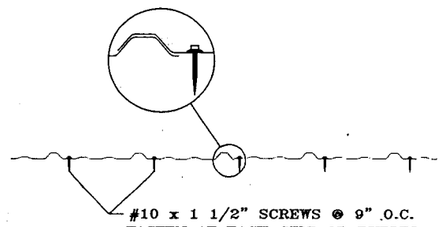


1. BUILDING PAD SHALL BE CONSTRUCTED ON LEVEL SOIL.
2. COLUMN FOOTING CONCRETE BACKFILL SHALL BE CASTE AGAINST EXISTING UNDISTURBED SOIL THE SIZE AND SHAPE SHOWN ON DRAWINGS. (U.O.N.)
3. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES AND THE LATEST EDITION OF THE I.B.C.
4. BOLT HEADS & NUTS BEARING ON WOOD SHALL HAVE STD. PLATE WASHERS. BOLTS SHALL BE ASTM A307. BOLT HOLE DIA. SHALL BE 1/16" LARGER THAN BOLT DIA.
5. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE ASTM A36 UNLESS OTHERWISE NOTED.
6. REBAR SHALL BE GRADE 40 UNLESS OTHERWISE NOTED. (U.O.N.)
7. CONCRETE FOR FOOTINGS & SLABS f'c=2500 PSI
8. BEARING BLOCKS SHALL BE PRE-DRILLED PRIOR TO SETTING 20d NAILS
9. 20d NAILS SHALL BE GALV. BOX TYPE
10. BOLT HOLES SHALL BE DRILLED STRAIGHT AND PERPENDICULAR TO THE COLUMN FACE TO ASSURE FULL BOLT BEARING
11. SEE TRUSS DRAWINGS FOR DOUBLE TRUSS BLOCKING REQUIREMENTS.
12. ALL 6x TIMBERS SHALL BE ROUGH SAWN AND TREATED TO 0.60 RET W/ CCA TYPE C.
13. NO OTHER MATERIALS SHALL BE USED W/O M&W BUILDING APPROVAL

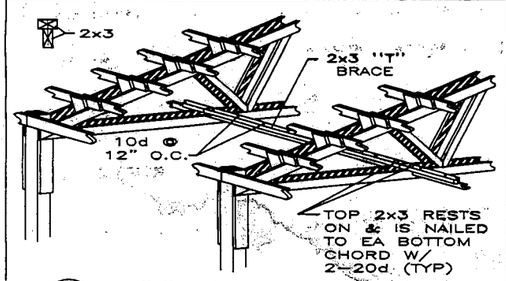
1 NOTES



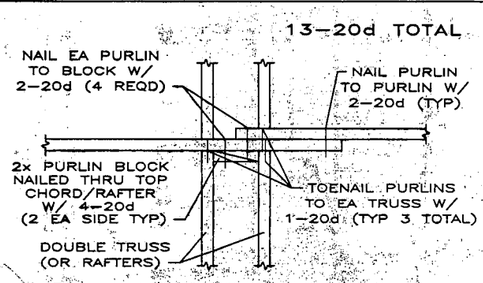
2 HAIR PIN (TYP) ALL EXCEPT CORNER COLUMNS



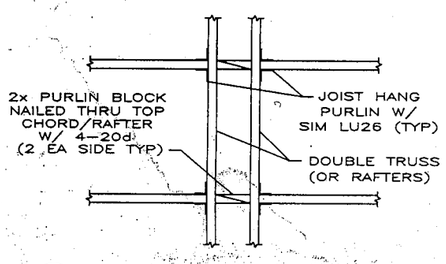
3 TYP. PANEL W/O EXTENDED LEG N.T.S.



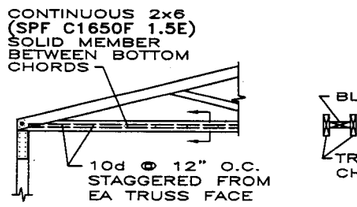
4 "T" BRACING DETAIL



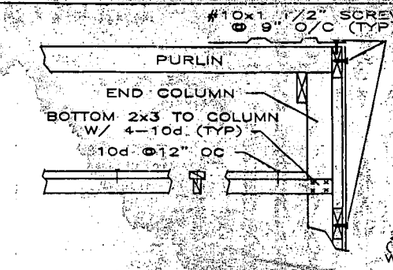
5 PURLIN BLOCK NAILING



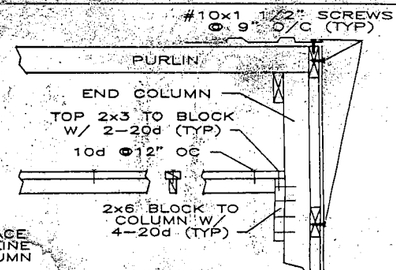
6 PURLIN BLOCK NAILING



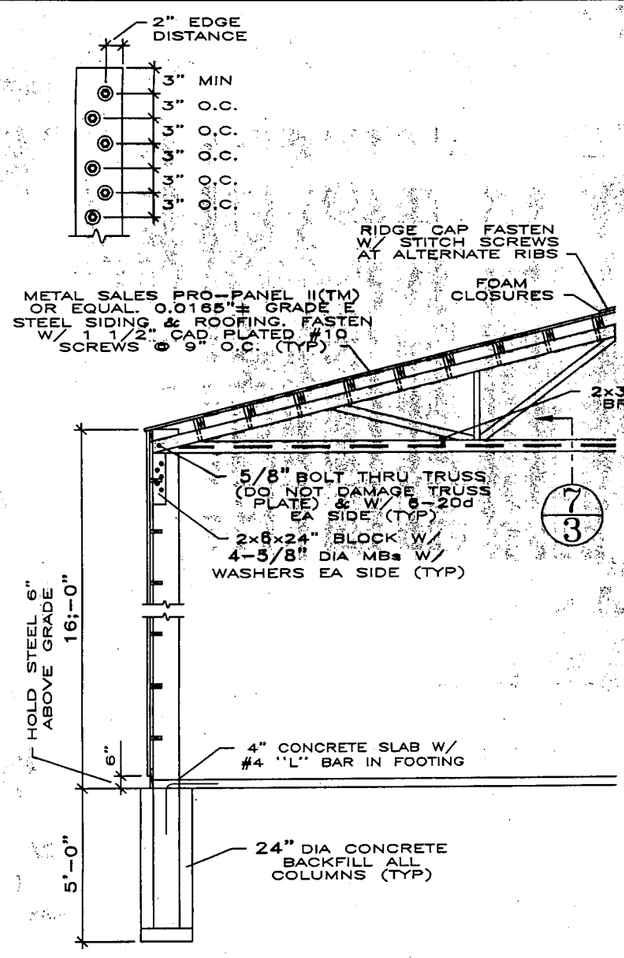
7 BOTTOM CHORD SOLID BLOCKING



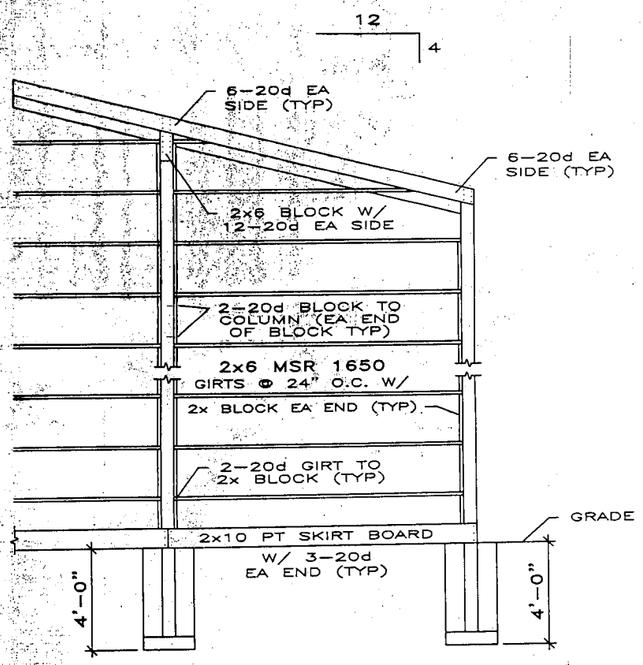
A END WALL SECTION



END WALL SECTION (OPTIONAL)



1 TRUSSED CROSS SECTION



3 RAFTERED ENDWALL FRAMING

SHT 2 of 2

POST & FRAME BUILDING	
30' WIDE x 50' LONG x 16' EAVE	
ROOF LOAD: LIVE 30 PSF	
DEAD LOAD: 3 PSF	
WIND LOAD: 105MPH EXP: C	
SEISMIC ZONE: D	
FOUNDATION PRESSURE: 1500 PSF	
LAT. SOIL BEARING: 150 PSF	
BUILDING DESIGN: 2018 IBC	
CLOSED BUILDING	

NATE PASSEY
~~SHAWN RIGGS~~
~~6475 WEST 5100 SOUTH~~
HOOPER, UTAH 84315
382350 COUNTY 2400 ORDER

ENGINEERS DESIGN RESPONSIBILITIES ARE LIMITED EXCLUSIVELY TO THOSE DOCUMENTS BEARING HIS SEAL AND SIGNATURE. ANY ALTERATIONS TO THESE DOCUMENTS OR THE PHYSICAL STRUCTURE BY ANY PERSONS OR AGENCY SHALL VOID SAID DOCUMENTS AND RELIEVE ENGR OF DESIGN RESPONSIBILITY, AND MAY CREATE LIABILITY ISSUE FOR THEMSELVES DRAWINGS ARE FOR STRUCTURAL COMPLIANCE ONLY. THEY ARE NOT TO BE CONSTRUED AS HAVING BEEN PREPARED FOR BUILDING USE, OCCUPANCY AND/OR FIRE & LIFE-SAFETY REQUIREMENTS OF LOCAL CODES OR AGENCIES. SLAB & HAIRPINS SHOWN FOR CONSTRAINMENT ONLY. DESIGN MIX, THICKNESS, CJ's, & REINFORCEMENT BY OTHERS. THIS STRUCTURE HAS NOT BEEN DESIGNED FOR USE WITH INTERIOR FINISH MATERIALS SUBJECT TO DAMAGE OR FAILURE DUE TO LATERAL MOVEMENT

BSB ENGINEERING
3532 SOUTH 3500 WEST
WEST HAVEN, UT 84401
(801) 731-4597
(801) 731-2576 (FAX)

SCALE	NONE
BSB	5/01/21
KIT	Z21280

REGISTERED PROFESSIONAL ENGINEER #171524 B. SCOTT BERRY STATE OF UTAH 5/6/23

Submittal Package for:

AT&T Wireless Tower Project

"Hooper East"

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Hooper City
5580 W 4600 S
Hooper, UT 84315
Office: 801-732-1064 Fax: 801-732-0598

Conditional Use Permit
Commercial Tower or Antenna Structure

Fee: $200.00

Richard C. Lee, as agent for AT&T
185 S 1970 East
Heber City, Utah 84032
435.640.4020
rlee@j5ip.com

Print Applicant Name: Steve Verhoeven & **Catherine Allen-Verhoeven**
Address: 5609 S 4300 West Hooper UT 84315
Phone Number: [redacted]
Parcel ID: 090820002

Meredith Hewett, as agent for AT&T
503.312.3400
mhewett@j5ip.com

☐ **Provide site plan drawing which includes the following:** (Site plan must be to scale)

- Map of property showing adjacent streets
- Tower dimensions and distance from other structures
- Distance from property lines
- Existing easements
- Concept drawing of what structure will look like
- Building materials used
- Driveway materials
- Landscape design

☐ What will structure be used for? (Cell tower, emergency communications, etc.)
Wireless Communication Facility (Cell Tower)

☐ Will there be an accessory structure required for this tower? Yes X No (50'x50' Fenced Compound)

☐ Will any electricity be installed in/on the structure? Yes X No

☐ Provide stamps and addresses for every address within 600 feet from each property line.
You must show proof that you obtained the addresses from the Weber County Recorder's Office

This application will be evaluated by, but not limited to the following items:

Traffics Concerns	Safety Issues	Noise	Parking
Fencing	Pollution	Odors	Design
Business Operation	Use of Structure	Easements	

You may want to address any of these concerns on the back of this application.

I hereby certify that the above information is accurate to the best of my knowledge. I certify that I will comply with all State and local requirements before and after construction of this tower/antennae. I understand that if the conditional use does not start within (12) twelve months and also if the conditional use is discontinued for (12) twelve consecutive months, the Conditional Use will expire. If my conditional use changes, I will notify Hooper City for a Conditional Use Permit review. I or a representative will be present at the Planning Commission Meeting.

Signature: Catherine Allen-Verhoeven Date: 5/9/2023

_____ Approval Date:_____ Disapproval Date:_____
Planning Commission Chairperson

_____ _____
Planning Commissioner Planning Commissioner

Comments/Conditions:_____

_____

_____

Completed application, fee and all other documents must be submitted three weeks prior to a Planning Commission meeting which are schedule for the second Tuesday of the month unless otherwise specified.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES
AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING
TO THESE CODES.

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE

NEW SITE BUILD

1C PACE ID:	MRUTH052555
WM ID:	WSUTH0012930
USID:	321654
FA CODE:	15864902
RFDS ID #:	5315072

AT&T

SITE NUMBER:	UTL03117
SITE NAME:	HOOPER EAST
SITE TYPE:	MONOPOLE / WUC
ADDRESS:	5609 SOUTH 4300 WEST HOOPER, UT 84315
PARCEL ID:	090820002

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117
HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/28/22	90% ZD

PROJECT TEAM

SITE CONSTRUCTION MANAGER:
NAME: AT&T
ADDRESS: 7670 S. CHESTER ST.
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: ROB ACOSTA
PHONE: (847) 271-3072

SITE APPLICANT:
NAME: AT&T
ADDRESS: 7670 S. CHESTER ST.
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: JAN ROBINETTE
PHONE: (801) 201-4173

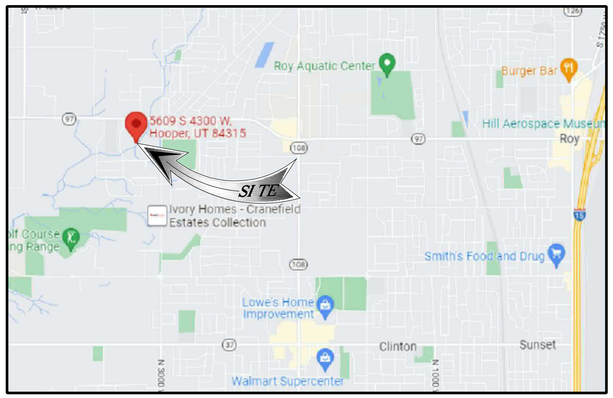
RF ENGINEER:
NAME: AT&T
ADDRESS: 7670 S. CHESTER ST.
CITY, STATE, ZIP: CENTENNIAL, CO 80112
CONTACT: EDGAR CHIONG
PHONE: (509) 551-0629

CIVIL ENGINEER:
NAME: J5 INFRASTRUCTURE PARTNERS
ADDRESS: P.O. BOX 190
CITY, STATE, ZIP: MIDVALE, UTAH
CONTACT: KEVIN MILLER
PHONE: (720) 296-6180

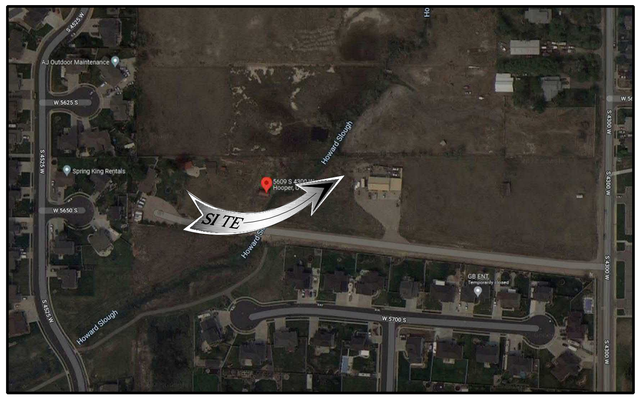
ELECTRICAL ENGINEER:
NAME: J5 INFRASTRUCTURE PARTNERS
ADDRESS: 23 MAUCHLY #110
CITY, STATE, ZIP: IRVINE, CA 92618

PROPERTY OWNER:
NAME: STEVEN VERHOEVEN & CATHERINE
ADDRESS: 5609 SOUTH 4300 SOUTH
CITY, STATE, ZIP: HOOPER, UT 84315

VICINITY MAP



LOCAL MAP



NORTH

PROJECT DESCRIPTION

PROPOSED SITE BUILD OF AN UNMANNED TELECOMMUNICATIONS FACILITY, CONSISTING OF THE FOLLOWING:

TOWER/ANTENNA SOW:
- INSTALLATION OF (1) AT&T 100'-0" HIGH MONOPOLE
- INSTALLATION OF (1) AT&T 5'-0" LIGHTNING ROD
- INSTALLATION OF (12) AT&T PANEL ANTENNAS
- INSTALLATION OF (12) AT&T REMOTE RADIO HEADS (RRH'S)
- INSTALLATION OF (3) AT&T RRH MOUNTS
- INSTALLATION OF (3) AT&T DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (3) AT&T V-FRAME ANTENNA MOUNTS

EQUIPMENT SOW:
- INSTALLATION OF AN AT&T 50'-0" x 50'-0" (2500 SQ. FT.) TELECOMMUNICATION COMPOUND LEASE AREA
- INSTALLATION OF AN AT&T 50'-0" x 50'-0", 8'-0" HIGH CMU WALL
- INSTALLATION OF (1) AT&T WALK-IN 10'-0" x 10'-0" CABINET (WIC) ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 30KW DC DIESEL BACK-UP GENERATOR ON CONCRETE PAD
- INSTALLATION OF (1) AT&T 200A AC POWER PANEL
- INSTALLATION OF (1) AT&T EMERSON POWER PLANT RACK W/ (12) BATTERIES
- INSTALLATION OF (3) AT&T HYBRID RACKS
- INSTALLATION OF (1) AT&T H-FRAME W/ UTILITY EQUIPMENT
- INSTALLATION OF (1) AT&T CABLE BRIDGE
- INSTALLATION OF (9) AT&T DC POWER & (3) FIBER CABLE TRUNKS
- INSTALLATION OF (1) AT&T DC12 SURGE SUPPRESSOR BOX
- INSTALLATION OF (10) AT&T RECTIFIERS
- INSTALLATION OF (1) AT&T BASEBAND UNIT
- INSTALLATION OF (1) AT&T GPS ANTENNA

PROJECT AREA:
- 50'-0" x 50'-0" (2500 SQ. FT.) LEASE AREA

SITE INFORMATION

JURISDICTION:	HOOPER CITY
WIND LOADS:	103 MPH (3-SECOND GUST)
EXPOSURE CATEGORY:	C
SEISMIC ZONE:	1
FLOOD ZONE:	---
PARCEL ID #:	090820002
ZONING:	SEE HOOPER CITY
LATITUDE (NAD 83):	41.161482°
LONGITUDE (NAD 83):	-112.086279°

IMPERVIOUS SURFACE SF: ±184 SQ. FT.
BASE OF PROPOSED STRUCTURE: ±0'-0"
TOP OF PROPOSED STRUCTURE: ±100'-0"
TOP OF STRUCTURE WITH PROPOSED LIGHTNING ROD: ±105'-0"

ACCESSIBILITY REQUIREMENTS: FACILITY IS AN UNMANNED EQUIPMENT SPACE NOT INTENDED FOR HUMAN HABITATION AND ONLY FREQUENTLY VISITED BY MAINTENANCE PERSONAL. ACCESSIBILITY IS NOT REQUIRED PER IBC 2018, SECTION 1103.2.9 (EQUIPMENT SPACES)

TOWER OWNER: AT&T
POWER AGENCY: ROCKY MOUNTAIN POWER
TELCO PROVIDER: TBD
RFDS VERSION: PRELIMINARY 1.0
DATE UPDATED: 07/08/2022

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS

THESE PLANS ARE FORMATTED TO BE FULL SIZE AT 24" X 36". CONTRACTORS SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME.

HABITATION NOTE

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

STATEMENTS

STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT EXISTING AND/OR PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED UNDER SEPARATE COVER.

DRIVING DIRECTIONS

DIRECTIONS FROM NEAREST MAIN AIRPORT:

1. HEAD NORTHEAST ON N TERMINAL DR (1.7)
2. USE THE MIDDLE LANE TO TAKE THE I-80 E RAMP (0.7 MI)
3. USE THE RIGHT LANE TO KEEP LEFT AT THE FORK AND MERGE ONTO I-80 E (1.0 MI)
4. TAKE EXIT 117 TO MERGE ONTO I-215 N (5.0 MI)
5. KEEP RIGHT TO STAY ON I-215 N (2.4 MI)
6. MERGE ONTO I-15 N (24.5 MI)
7. TAKE EXIT 338 (0.3 MI)
8. USE THE LEFT 2 LANES TO TURN LEFT ONTO UT-97 W/W 5600 S (3.3 MI)
9. TURN LEFT ONTO S 4300 W (0.2 MI)
10. TURN RIGHT (0.2 MI)
11. DESTINATION WILL BE ON THE RIGHT.

DIGALERT
811
Call 2 Full Working Days In Advance

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GENERAL CONSTRUCTION NOTES:

1. PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
2. THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
3. CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
4. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
6. REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
7. THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
8. DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
9. ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
10. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
11. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
12. ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
13. ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
14. INCLUDE MISC. ITEMS PER AT&T SPECIFICATIONS
15. IT IS A VIOLATION OF LAW FOR ANY PERSONS, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT
16. ALL (N) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B)
17. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.
18. PENETRATIONS SHALL BE FIRE-STOPPED AND OPENINGS SHALL BE PROTECTED THROUGH FIRE-RATED WALLS, FLOOR, ROOF AND CEILING ASSEMBLIES AS REQUIRED BY THE 2018 IBC CHAPTER 7.
19. STRUCTURAL ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWINGS SET. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
20. ANTENNA MOUNT ANALYSIS IS NOT WITHIN THE SCOPE OF WORK CONTAINED IN THIS DRAWING SET. FOR ANALYSIS OF MOUNT TO SUPPORT PROPOSED COMPONENTS, REFER TO ANTENNA MOUNT STRUCTURAL ANALYSIS PROVIDED BY J5 UNDER SEPARATE COVER.
21. TOWER ANALYSIS TO BE CONDUCTED AND PROVIDED BY TOWER OWNER. FOR ANALYSIS OF EXISTING AND/OR PROPOSED COMPONENTS, REFER TO TOWER STRUCTURAL ANALYSIS UNDER SEPARATE COVER.

APPLICABLE CODES, REGULATIONS AND STANDARDS:

1. SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
2. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
3. SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
   - 3.1. AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
   - 3.2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, LRFD, FOURTEENTH EDITION
   - 3.3. TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA/EIA) 222-H, STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS
   - 3.4. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
   - 3.5. IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
   - 3.6. TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
   - 3.7. EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
   - 3.8. TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
   - 3.9. TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
   - 3.10. TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
   - 3.11. ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
   - 3.12. FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

ABBREVIATIONS:

A.B.	ANCHOR BOLT	FDN.	FOUNDATION	SCH.	SCHEDULE
ABV.	ABOVE	F.O.C.	FACE OF CONCRETE	SHT.	SHEET
ACCA	ANTENNA CABLE COVER ASSEMBLY	F.O.M.	FACE OF MASONRY	SIM.	SIMILAR
ADD'L	ADDITIONAL	F.O.S.	FACE OF STUD	SPEC.	SPECIFICATIONS
A.F.F.	ABOVE FINISHED FLOOR	F.O.W.	FACE OF WALL	SQ.	SQUARE
A.F.G.	ABOVE FINISHED GRADE	F.S.	FINISH SURFACE	S.S.	STAINLESS STEEL
ALUM.	ALUMINUM	FT.(')	FOOT (FEET)	STD.	STANDARD
ALT.	ALTERNATE	FTG.	FOOTING	STL.	STEEL
ANT.	ANTENNA	G.	GROWTH (CABINET)	STRUC.	STRUCTURAL
APPRX.	APPROXIMATE(LY)	GA.	GAUGE	TEMP.	TEMPORARY
ARCH.	ARCHITECT(URAL)	GI.	GALVANIZE(D)	THK.	THICK(NESS)
AWG.	AMERICAN WIRE GAUGE	G.F.I.	GROUND FAULT CIRCUIT	T.N.	TOE NAIL
BLDG.	BUILDING	INTERRUPTER		T.O.A.	TOP OF ANTENNA
BLK.	BLOCK	GLB. (GLU-LAM)	GLUE LAMINATED BEAM	T.O.C.	TOP OF CURB
BLKG.	BLOCKING	GPS	GLOBAL POSITIONING SYSTEM	T.O.F.	TOP OF FOUNDATION
BM.	BEAM	GRND.	GROUND	T.O.P.	TOP OF PLATE (PARAPET)
B.N.	BOUNDARY NAILING	HDR.	HEADER	T.O.S.	TOP OF STEEL
BTCW.	BARE TINNED COPPER WIRE	HGR.	HANGER	T.O.W.	TOP OF WALL
B.O.F.	BOTTOM OF FOOTING	HT.	HEIGHT	TYP.	TYPICAL
B/U	BACK-UP CABINET	ICGB.	ISOLATED COPPER GROUND BUS	U.G.	UNDER GROUND
CAB.	CABINET	IN. (")	INCH(ES)	U.L.	UNDERWRITERS LABORATORY
CANT.	CANTILEVER(ED)	INT.	INTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
C.I.P.	CAST IN PLACE	LB.(#)	POUND(S)	V.I.F.	VERIFY IN FIELD
CLG.	CEILING	L.B.	LAG BOLTS	W	WIDE (WIDTH)
CLR.	CLEAR	L.F.	LINEAR FEET (FOOT)	w/	WITH
COL.	COLUMN	L.	LONG(ITUDINAL)	WD.	WOOD
CONC.	CONCRETE	MAS.	MASONRY	W.P.	WEATHERPROOF
CONN.	CONNECTION(OR)	MAX.	MAXIMUM	WT.	WEIGHT
CONST.	CONSTRUCTION	M.B.	MACHINE BOLT	℄	CENTERLINE
CONT.	CONTINUOUS	MECH.	MECHANICAL	ℙ	PLATE, PROPERTY LINE
d	PENNY (NAILS)	MFR.	MANUFACTURER		
DBL.	DOUBLE	MIN.	MINIMUM		
DEPT.	DEPARTMENT	MISC.	MISCELLANEOUS		
D.F.	DOUGLAS FIR	MTL.	METAL		
DIA.	DIAMETER	(N)	NEW		
DIAG.	DIAGONAL	NO.(#)	NUMBER		
DIM.	DIMENSION	N.T.S.	NOT TO SCALE		
DWG.	DRAWING(S)	O.C.	ON CENTER		
DWL.	DOWEL(S)	OPNG.	OPENING		
EA.	EACH	P/C	PRECAST CONCRETE		
EL.	ELEVATION	PCS	PERSONAL COMMUNICATION		
ELEC.	ELECTRICAL	SERVICES			
ELEV.	ELEVATOR	PLY.	PLYWOOD		
EMT.	ELECTRICAL METALLIC TUBING	PPC	POWER PROTECTION CABINET		
E.N.	EDGE NAIL	PRC	PRIMARY RADIO CABINET		
ENG.	ENGINEER	P.S.F.	POUNDS PER SQUARE FOOT		
EQ.	EQUAL	P.S.I.	POUNDS PER SQUARE INCH		
EXP.	EXPANSION	P.T.	PRESSURE TREATED		
EXST.(E)	EXISTING	PWR.	POWER (CABINET)		
EXT.	EXTERIOR	QTY.	QUANTITY		
FAB.	FABRICATION(OR)	RAD.(R)	RADIUS		
F.F.	FINISH FLOOR	REF.	REFERENCE		
F.G.	FINISH GRADE	REINF.	REINFORCEMENT(ING)		
FIN.	FINISH(ED)	REQ'D/ RGS.	REQUIRED RIGID GALVANIZED STEEL		
FLR.	FLOOR				

SYMBOLS LEGEND:

- BLDG. SECTION (1 / A-300 — 1 / A-300)
- WALL SECTION (A5 / A-310)
- DETAIL (D5 / A-500)
- ELEVATION (C1, A4, C4, A1 / A-113)
- DOOR SYMBOL (001)
- WINDOW SYMBOL (10)
- TILT-UP PANEL MARK (3)
- PROPERTY LINE
- CENTERLINE
- SETBACK
- ELEVATION DATUM (+0")
- GRID/COLUMN LINE (A)
- KEYNOTE, DIMENSION ITEM (3)
- KEYNOTE, CONSTRUCTION ITEM (2)
- WALL TYPE MARK (W- 3)
- ROOM NAME / ROOM NUMBER (OFFICE 101)

- GROUT OR PLASTER
- (E) BRICK
- (E) MASONRY
- CONCRETE
- EARTH
- GRAVEL
- PLYWOOD
- SAND
- PLYWOOD
- SAND
- (E) STEEL
- MATCH LINE
- GROUND CONDUCTOR
- OH — OVERHEAD SERVICE CONDUCTORS
- Tel — TELEPHONE CONDUIT
- Pwr — POWER CONDUIT
- Coax — COAXIAL CABLE
- CHAIN LINK FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- (P) ANTENNA
- (P) RRH
- (P) DC SURGE SUPPRESSION
- (F) ANTENNA
- (F) RRH
- (E) EQUIPMENT

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/28/22	90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-1

SITE WORK GENERAL NOTES:

1. THE SUBCONTRACTOR SHALL CONTRACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY CONTRACTOR. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES, SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS WILL INCLUDE BUT NOT BE LIMITED TO A.) FALL PROTECTION B.) CONFINED SPACE C.) ELECTRICAL SAFETY D.) TRENCHING AND EXCAVATION.
3. ALL SITE WORK SHALL BE AS INDICATED ON THE STAMPED CONSTRUCTION DRAWINGS AND PROJECT SPECIFICATIONS.
4. IF NECESSARY, RUBBISH, STUMPS, DEBRIS, STICKS, STONES, AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
5. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED, OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF CONTRACTOR, OWNER, AND/OR LOCAL UTILITIES.
6. THE SUBCONTRACTOR SHALL PROVIDE SITE SIGNAGE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATION FOR SITE SIGNAGE.
7. THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE BTS EQUIPMENT AND TOWER AREAS.
8. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW, OR ICE SHALL BE PLACED IN ANY FILL OR EMBANKMENT.
9. THE SUB GRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
10. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT, OR DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE AND STABILIZED TO PREVENT EROSION AS SPECIFIED ON THE PROJECT SPECIFICATIONS.
11. SUBCONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE LOCAL GUIDELINES FOR EROSION AND SEDIMENT CONTROL.
12. NOTICE TO PROCEED - NO WORK TO COMMENCE PRIOR TO COMPANY'S WRITTEN NOTICE TO PROCEED AND THE ISSUANCE OF A PURCHASE ORDER.
13. ALL CONSTRUCTION MEANS AND METHODS: INCLUDING BUT NOT LIMITED TO, ERECTION PLANS, RIGGING PLANS, CLIMBING PLANS, AND RESCUE PLANS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR RESPONSIBLE FOR THE EXECUTION OF THE WORK CONTAINED HEREIN AND SHALL ADHERE TO ANSI/TIA-1019 (LATEST EDITION) INCLUDING THE REQUIRED INVOLVEMENT OF A QUALIFIED ENGINEER FOR CLASS IV CONSTRUCTION.

GENERAL NOTES:

1. FOR THE PURPOSE OF CONSTRUCTION DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:

   CONTRACTOR - J5 INFRASTRUCTURE PARTNERS
   SUBCONTRACTOR - GENERAL CONTRACTOR (CONSTRUCTION)
   CARRIER - AT&T
   OEM - ORIGINAL EQUIPMENT MANUFACTURER
2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES, WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR AND AT&T
3. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
4. DRAWINGS PROVIDED HERE ARE NOT TO SCALE AND ARE INTENDED TO SHOW OUTLINE ONLY.
5. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
6. 'KITTING LIST' SUPPLIED WITH THE BID PACKAGE IDENTIFIES ITEMS THAT WILL BE SUPPLIED BY CONTRACTOR. ITEMS NOT INCLUDED IN THE BILL OF MATERIALS AND KITTING LIST SHALL BE SUPPLIED BY THE SUBCONTRACTOR.
7. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
8. IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS. THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE CONTRACTOR AND AT&T PRIOR TO PROCEEDING WITH ANY SUCH CHANGE OF INSTALLATION.
9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
10. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT THE SUBCONTRACTOR'S EXPENSE; TO THE SATISFACTION OF THE OWNER.
11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION.
12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION, TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY BASIS.

CONCRETE AND REINFORCING STEEL NOTES:

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336, ASTM A184, ASTM A185, AND THE DESIGN AND CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS, UNLESS NOTED OTHERWISE. SLAB FOUNDATION DESIGN ASSUMING ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF.
3. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, DEFORMED UNLESS NOTED OTHERWISE. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WELDED STEEL WIRE FABRIC UNLESS NOTED OTHERWISE. SPLICES SHALL BE CLASS "B" AND ALL HOOKS SHALL BE STANDARD. UNO.
4. THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL UNLESS SHOWN OTHERWISE ON DRAWINGS.

   4.1. CONCRETE CAST AGAINST EARTH: 3" MIN.
   4.2. CONCRETE EXPOSED TO WEATHER:
   4.2.1. #6 AND LARGER - 2" MIN.
   4.2.2. #5 AND SMALLER & WWF. - 1 1/2" MIN.
   4.3. CONCRETE NOT EXPOSED TO WEATHER OR NOT CAST AGAINST THE GROUND:
   4.3.1. SLAB AND WALLS 3/4" MIN.
   4.3.2. BEAMS AND COLUMNS 1 1/2" MIN.
5. A 3/4" CHAMFER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH ACI 301 SECTION 4.2.4

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/28/22	90% ZD

Licensor:

Sheet Title:

GENERAL NOTES

Sheet Number:

GN-2

AT&T

This Site Operated by:

AT&T MOBILITY

AT&T MOBILITY 7670 S. CHESTER ST. CENTENNIAL, CO 80112
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO DEACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
(800) 638-2822

Reference Site#: UTL03117

Site Address: 5609 SOUTH 4300 WEST HOOPER, UT 84315

10 FENCED COMPOUND SIGNAGE
N.T.S.

DANGER

NO TRESPASSING

INFORMATION

Federal Communications Communication
Tower Registration Number

1 2 3 4 5 6 7

Posted in accordance with federal Communications Commission rules and antenna tower registration 47CFR 17.4(g).

8" × 12"

9 FENCED COMPOUND SIGNAGE
N.T.S.

6 FCC ASR SIGNAGE
N.T.S.

NOTICE

AUTHORIZED PERSONNEL ONLY

Property of AT&T

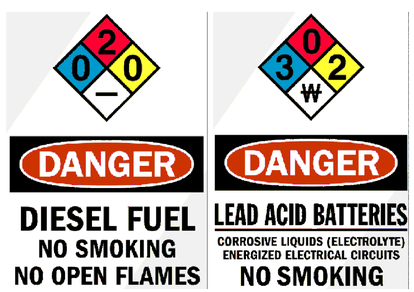
Authorized Personnel Only

No Trespassing
Violators will be Prosecuted

In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

8 DOOR / EQUIPMENT SIGN
N.T.S.

5 GATE SIGNAGE
N.T.S.



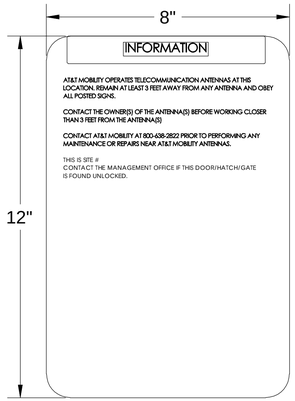
7 NFPA HAZARD SIGN - TYPICAL
N.T.S.

Property of AT&T

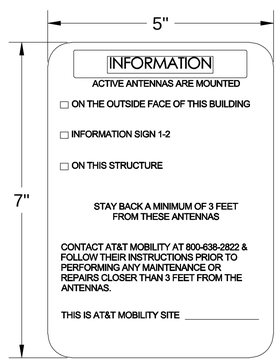
Authorized Personnel Only

In case of emergency, or prior to performing maintenance on this site, call _____
and reference cell site number _____

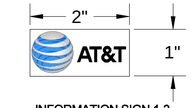
4 SHELTER / CABINET DOORS SIGNAGE
N.T.S.



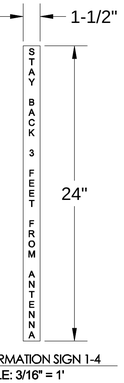
A INFORMATION SIGN 1-1
SCALE: 1/2"= 1'



B INFORMATION SIGN 1-2
SCALE: 3/4" = 1'



C INFORMATION SIGN 1-3
SCALE: 1/4" = 1'



D INFORMATION SIGN 1-4
SCALE: 3/16" = 1'

1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.

2. FABRICATION:

*SIGN I-1: ENTRANCE DOOR, SEE DETAIL 1A, THIS SHEET

SIGN 1 IS TO BE MADE ON THE 50 MIL ALUMINUM SHEETING (SIZE 8 INCHES BY 12 INCHES) w/ FOUR (4) ¼ INCH MOUNTING HOLES, ONE EACH CORNER OF THE SIGN FOR MOUNTING w/ HARDWARE w/ TIE WRAPS. THE MAIN BACKGROUND COLOR IS TO BE WHITE FRONT & BACK w/ BLACK LETTERING.

THE INFORMATION BAND SHALL BE 1.2 INCH SOLID GREEN BAND w. 0.5 INCH HIGH BLACK LETTERING. THE BODY TEXT SHALL BE IN BLACK LETTERING w/0.2 INCH HIGH LETTERS. THE REF LINE SHALL BE IN ⅛ INCH LETTERS.

THE PLACEMENT OF TEXT SHALL BE DONE IN A MANNER THAT WILL PERMIT EASY READING FROM A DISTANCE OF APPROXIMATELY 6 FEET IN FRONT OF THE SIGN.

ALL PAINT WILL BE BAKED w/ENAMEL w/ UV PROTECTIVE COATING OVER THE FACE OF THE SIGN.

*SIGN 1-2: POLE, SEE DETAIL 1B, THIS SHEET

SIGN 2 MUST BE A NON METALLIC LABEL w/ AN ADHESIVE BACKING, THE LABEL SHALL BE MADE USING VINYL OR SIMILAR WEATHERPROOF MATERIAL. THE LABEL SHALL BE APPROXIMATELY 5X7 INCHES w/ A WHITE BACKGROUND AND BLACK LETTERING. THE GREEN BAND SHALL BE 1.375 INCH IN HEIGHT & THE LETTERING SHALL BE BLACK w/ 0.75 INCH HIGH LETTERS. THE TEXT LETTERING SHALL BE BLACK w/ ⅛ INCH HIGH LETTERS. UV PROTECTION SHALL BE PLACED OVER THE FRONT OF THE LABEL.

*SIGN 1-3: BACK OF ANTENNAS, SEE DETAIL 1C & 3, THIS SHEET

*SIGN 3 IS A 1 INCH X 2 INCH PANEL THAT CAN BE APPLIED TO THE BACK OR SIDE OF AN ANTENNA TO IDENTIFY IT AS AN AT&T ANTENNA.

*SIGN 1-4: SIDE OF ANTENNAS, SEE DETAIL 1D & 3, THIS SHEET

SIGN 4 IS MADE FROM TRANSPARENT MATERIAL 1-1/2 INCHES WIDE & 24 INCHES LONG. THE LETTERING IS TO BE BLACK w ½ INCH LETTERING IN A VERTICAL COLUMN. THE SPACING BETWEEN WORDS MUST BE SUCH THAT IT IS EASILY READ & FILLS THE LENGTH OF THE SIGN.

3 INFORMATION SIGNAGE
N.T.S.

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE w/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE

CAUTION

On this tower:

Radio frequency (RF) fields near some antennas may exceed the FCC Occupational Exposure Limits.

Contact AT&T at 800-638-2822, option 9 and 3, and follow their instructions prior to performing maintenance or repairs beyond this point.

Personnel climbing this tower should be trained for working in RF environments and use a personal RF monitor if working near active antennas.

Caution Sign #CADFT-AL-05.7 This is AT&T site 321654

2 CAUTION SIGN
N.T.S.

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE w/ RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONFLICT w/ ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 1mWcm*2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm*2
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES & STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY w/ ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES & SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PROJECT MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE w/ FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE w/ THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED w/ FADE RESTRAINT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER w/ A DETAILED SHOP DRAWING OF EACH BARRICADE. UPON CONSTRUCTION COMPLETION.

1 GENERAL NOTES
N.T.S.

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

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IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
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PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/28/22	90% ZD

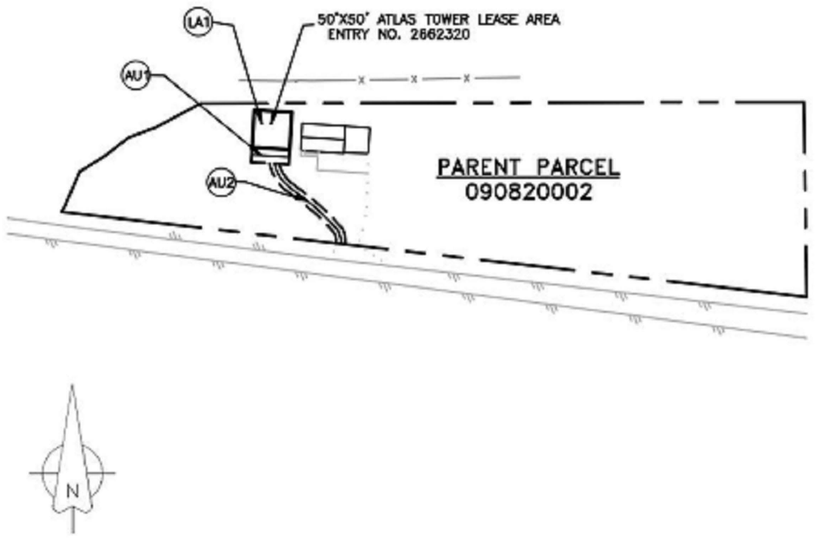
Licensor:

Sheet Title:

SITE SIGNAGE

Sheet Number:

GN-3



PARENT PARCEL AND SURVEY CONTROL OVERVIEW

0' 50' 100' 150'

SCALE: 1" = 100'

A parcel of land (50' X 50') for the purpose of a telecommunication equipment lease area, situate within the corporate limits of Hooper City, Weber County, Utah, said lease parcel comprising a portion of Section 20, Township 5 North Range 2 West, Salt Lake Base and Meridian; more particularly described by metes and bounds as follows:
Beginning at a point that is 48.22 feet S 00°37'32" W along the section line and 686.79 feet N 89°22'28" W from the Northeast Corner of said section 20, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence S 03°29'41" W 50.00 feet, thence N 86°30'19" W 50.00 feet, thence N 03°29'41" E 50.00 feet, thence S 86°30'19" E 50.00 feet to the point of beginning.
The above described parcel of land contains 2,500 square feet in area or 0.057 of an acre, more or less.

(LA1) LEASE AREA 1 LAND DESCRIPTION

A strip of land twenty feet (20') wide for the purpose of serving and providing access to a telecommunication equipment lease area, situate within the corporate limits of Hooper City, Weber County, Utah, said strip comprising a portion of Section 20, Township 5 North Range 2 West, Salt Lake Base and Meridian; the centerline of said strip is more particularly described by metes and bounds as follows:
Beginning at a point that is 98.61 feet S 00°37'32" W along the section line and 689.83 feet West from the Northeast Corner of said section 20, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence N 86°30'19" W 50.00 feet to the terminus of said centerline.
The above described strip of land contains 1,000 square feet in area or 0.023 of an acre, more or less.

(AU1) ACCESS/UTILITY EASEMENT 1 LAND DESCRIPTION

A strip of land twelve feet (12') wide for the purpose of serving and providing access to a telecommunication equipment lease area, situate within the corporate limits of Hooper City, Weber County, Utah, said strip comprising a portion of Section 20, Township 5 North Range 2 West, Salt Lake Base and Meridian; the centerline of said strip is more particularly described by metes and bounds as follows:
Beginning at a point that is 107.43 feet S 00°37'32" W along the section line and 709.39 feet West from the Northeast Corner of said section 20, Township 5 North, Range 2 West, Salt Lake Base and Meridian; thence along a curve turning to the left with an arc length of 43.44 feet, a radius of 55.95 feet and a chord bearing and distance of S. 35°02'58" E. 42.38 feet, thence along a reverse curve turning to the right with an arc length of 81.69 feet, a radius of 338.13 feet and a chord bearing and distance of S. 47°55'14" E. 81.50 feet, thence along a compound curve turning to the right with an arc length of 18.67 feet, a radius of 30.56 feet and a chord bearing and distance of S. 11°34'46" E. 18.38 feet to the terminus of said centerline.
The above described strip of land contains 1,725.72 square feet in area or 0.040 of an acre, more or less.

(AU2) ACCESS/UTILITY EASEMENT 2 LAND DESCRIPTION

KEYED NOTES

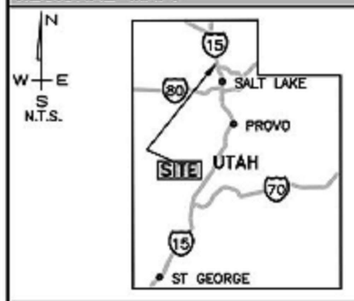
(B) MONUMENT MARKING THE NE CORNER OF SEC 20, T5N, R2W, SLB&M. [HELD FOR ORIGIN OF SURVEY]

SITE VIEW

0' 20' 40' 60'

SCALE: 1" = 40'

REGIONAL MAP:



VICINITY MAP:

FEMA PUBLIC FLOOD MAP INFO:

ZONE: X PANEL: 49057C0425F DATE: 12/16/2005

Flood Note: Area of reduced flooding due to the levee

SURVEYOR'S NARRATIVE:

It is the intent of this map and the survey on which it is based to correctly represent the boundary lines of the Parent Parcel and proposed lease areas and Access/Utility easements within the parent parcel. Utility locations shown are based on observed evidence together with evidence from utility plans (if provided by utility companies in response to an Online Survey Locate Request via www.bluestakes.org). Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly hereon. There may however exist other related monuments or evidence, any other monuments or related physical evidence contradictory to this survey should be presented to the surveyor for his review and consideration.

BASIS OF BEARING AND DATUM NOTE:

1.) All distances are surface (ground) in US survey feet and all bearings are Grid based upon the Utah Coordinate System 1983, Utah Central Zone (NAD83).
2.) Survey Performed with a survey grade gps rover connected via mobile device to the Trimble Pivot VRS system of Utah (Managed by the Utah AGRC).

Geodetic Position of Control Monument is:

(B) LATITUDE: 41°09'41.77"N
LONGITUDE: 112°05'01.35"W

HORZ. DATUM NAD83[UTAH VRS]

VERT. DATUM NAVD88 [GEOID12]

GRID POSITION (SURVEY FT)

NORTHING: 3583140.1

EASTING: 1479695.7

ELEVATION: 4246.0

PROJECT NAME:

UTL03017
HOOPER EAST

PROJECT ADDRESS:

5609 S 4300 W
HOOPER, UT
84315

DESIGNED FOR:

at&t

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS

TITLE REPORT REVIEW CERTIFICATION

This is to certify that the locatable easements listed in schedule b part II of that certain commitment for title insurance issued 7/22/2022 by Westcor Land Title Insurance Company (file no. 22-066716) have been reviewed by the surveyor. If any of those easements affect the AT&T proposed lease area(s) they are plotted and noted accordingly hereon.

DATE OF SURV.: 07/25/22

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW
SITE PLAN OVERVIEW

PARENT PARCEL OWNER:

STEVEN VERHOEVEN &
CATHERINE ALLEN VERHOEVEN
CONTACT:
5609 S 4300 W
HOOPER, UT 84315

PUBLIC RECORD PARCEL I.D.:

09-082-0029

DRIVING DIRECTIONS:

Head North East on N Terminal Dr (23 ft) Slight Right (0.2 mi) Use the left lane to turn slightly right toward N 3700 W (144 ft) Use the left lane to turn right onto N 3700 W (0.2 mi) Continue onto W Crossbar Rd (0.7 mi) Take the ramp onto Terminal Dr (0.5 mi) Use the middle lane to take the I-80 E ramp to City Ctr/Ogden/Provo (0.7 mi) use the right lane to keep left at the fork, follow signs for I-80 E and merge onto I-80 E (0.4 mi) merge onto I-80 E (0.8 mi) Use the right 2 lanes to take exit 117 to merge onto I-215 N toward Ogden (5.0 mi) keep right to stay on I-215 N (2.4 mi) Merge onto I-15 N (24.5 mi) Use the right 2 lanes to Take exit 338 for UT-97/5600 South (0.3 mi) Use the left 2 lanes to Turn left onto UT-97 W/W 5600 S St (3.3 mi) Turn left onto S 4300 W (0.2 mi) Turn right Destination will be on the right (0.2 mi)

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and above ground utilities and the Boundary of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

PROFESSIONAL LAND SURVEYOR
No. 5561206
CORY I. SQUIRE
10/13/22
STATE OF UTAH

CIS
PROFESSIONAL LAND SURVEYING

Mona, UT
(435)660-0816
cory@cispls.com

CORY IVAN SQUIRE UT P.L.S. #5561206-2203

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	10/13/22	LSP	CKS
B	FINAL, REVIEW AND SURVEYOR'S CERTIFICATION			

J5 SITE I.D.: UTL03017

SHEET INFO.: Sheet 1 of 1 | SU1

PREPARED FOR:

at&t

1A CERTIFICATION LETTER

FOR

AT&T

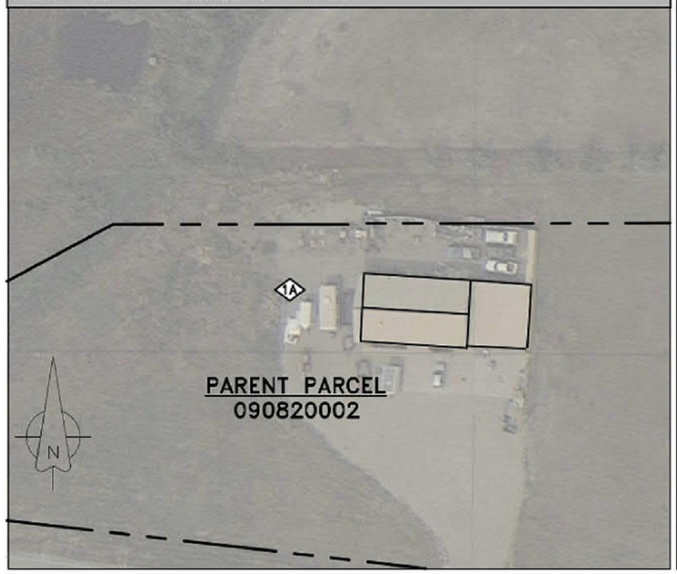
FACILITY KNOWN AS:

UTL03017 HOOPER EAST

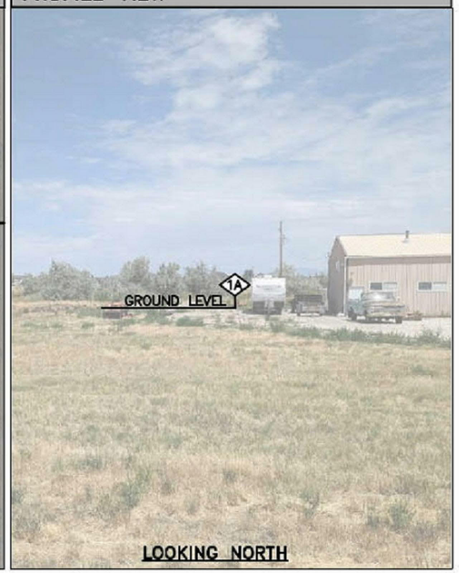
WEBER COUNTY, UTAH

ELEVATION REPORT:	LOCATED WITHIN:	APPROX. SITE LOCATION:
NAVD88 - GROUND ELEVATION: 4243 sft [ELEVATION METERS]: 1293.269 m	LOCATED WITHIN THE NE¼NE¼ OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. WEBER COUNTY, UTAH	5609 SOUTH 4300 WEST HOOPER, UTAH. 84315

PLAN VIEW: SCALE 1" = 80'



PROFILE VIEW



BASIS OF GEODETIC COORDINATES:

(1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.

(2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).

(3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

1A GEODETIC COORDINATES:

NAD 83:	41°10'41.10"N 112°05'10.68"W
DECIMAL DEGREES:	41.161418°N 112.086299°W

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-DETIC COORDINATES REPORTED HEREON ARE ACCURATE AND MEET FAA/FCC REPORTING RE-QUIREMENTS OF 1A: FIFTEEN FEET (15') HORIZONTALLY AND THREE FEET (3') VERTICALLY.

PROFESSIONAL LAND SURVEYOR
No.5561206
CORY I. SQUIRE
10/13/22
STATE OF UTAH

DATE OF SURV.: 07/25/22

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:

CIS
PROFESSIONAL LAND SURVEYING

295 N 200 E
MONA, UT 84645
(435)660-0816
cory@cispls.com

J5 INFRASTRUCTURE PARTNERS

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

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CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/28/22	90% ZD

Licensor:

Sheet Title: 1A CERTIFICATION

Sheet Number: 1A

PROPOSED AT&T
PROJECT AREA
REFER TO ENLARGED SITE PLAN &
COMPOUND PLAN ON SHEET A-2

SECTOR "A"

SECTOR "C"

~(E) POND~

~91'-0"

~686'-0"

(P) AT&T 50'-0" x 50'-0" LEASE AREA
(2500 SQ. FT.)

(E) UTILITY POLE

(E) PROPERTY LINE

(P) AT&T 100'-0" TALL
MONOPOLE

(E) PROPERTY LINE

(P) AT&T 12'-0" WIDE
ACCESS AND
UTILITY EASEMENT

SECTOR "B"

~161'-0"

PARCEL ID: 090820002
ZONED: SEE HOOPER
CITY

(E) PROPERTY LINE

DIRT ACCESS ROAD

S 4300 W

W 5700 S

S 4400 W

SITE PLAN

24"x36" SCALE: 1" = 30'-0"

30' 15' 0" 30'

NORTH

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/28/22	90% ZD

Licensor:

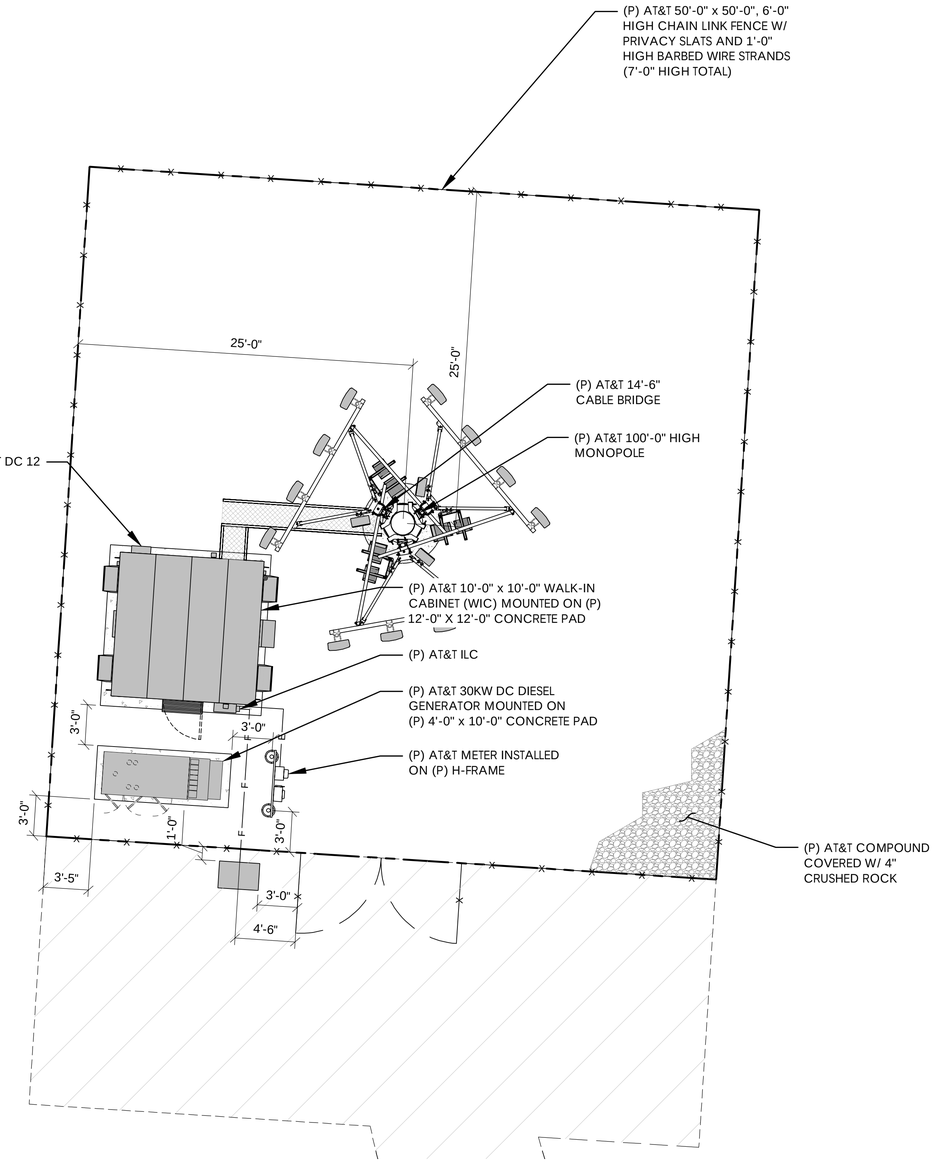
Sheet Title:

SITE PLAN

Sheet Number:

A-1

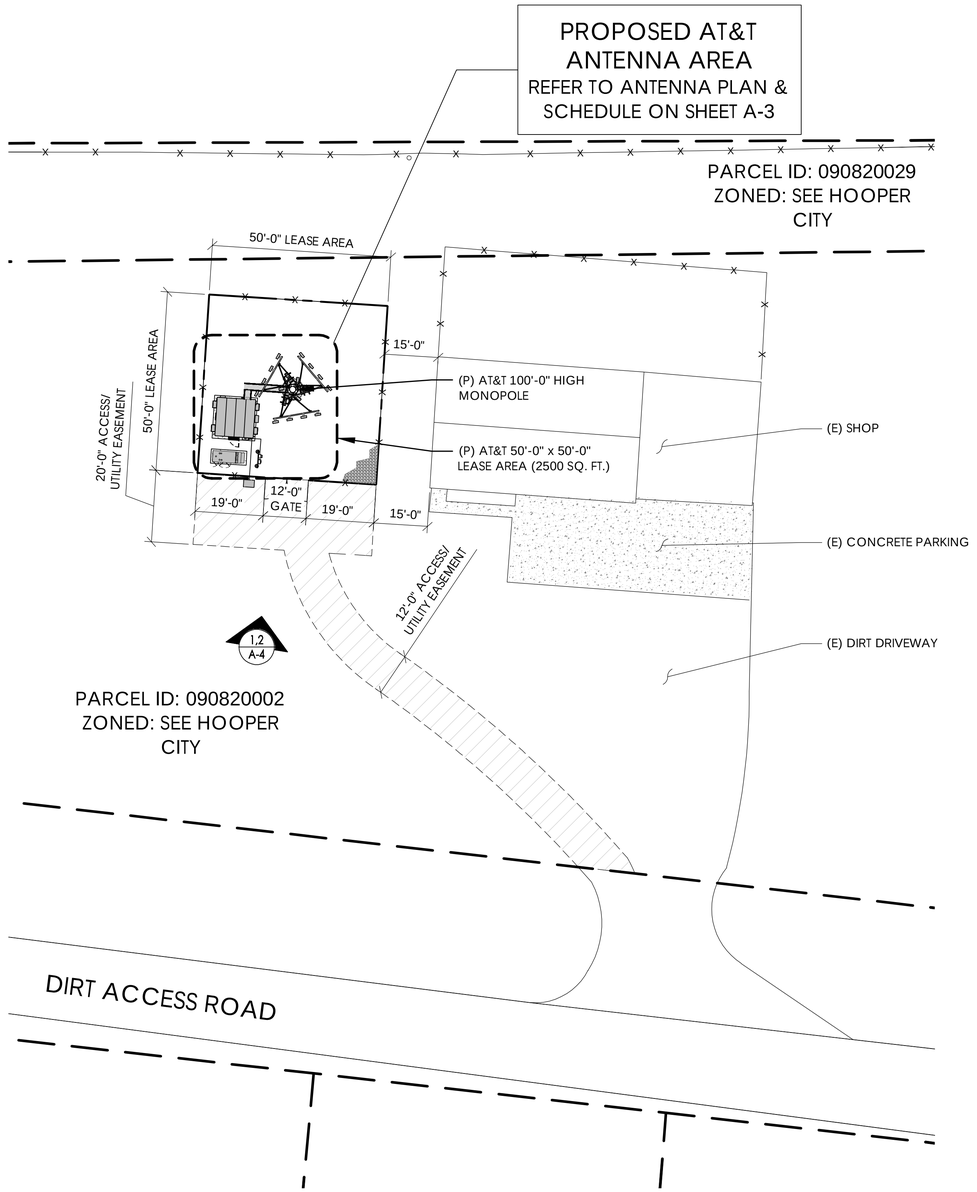
CABLE TABLE:	
	APPROXIMATE LENGTH OF CABLE
FIBER	~12'-0"
POWER	~8'-0"



COMPOUND PLAN

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4' NORTH

2



ENLARGED SITE PLAN

24"x36" SCALE: 1" = 20'-0" 20' 10' 0" 20' NORTH

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/28/22	90% ZD

Licensor:

Sheet Title:

ENLARGED SITE PLAN & COMPOUND PLAN

Sheet Number:

A-2

RFDS VERSION: PRELIMINARY 1.0
DATE UPDATED: 07/08/2022

(P) ANTENNA SCHEDULE

	POS	ANTENNA TIP HEIGHT	ANTENNA MAKE	ANTENNA MODEL	RRH MODEL	SURGE SUPPRESSOR	FEEDER TYPE	FEEDER LENGTH
SECTOR "A"	A1	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) DUAL RRH 4T4R B25/66 320W AHFIB	(3) DC9-48-60-24-PC16-EV	(9) DC POWER & (3) FIBER TRUNK CABLES	±150'
	A2	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B30 100W AHNA			
	A3	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA			
	A4	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA			
SECTOR "B"	B1	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) DUAL RRH 4T4R B25/66 320W AHFIB			
	B2	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B30 100W AHNA			
	B3	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA			
	B4	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA			
SECTOR "C"	C1	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) DUAL RRH 4T4R B25/66 320W AHFIB			
	C2	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B30 100W AHNA			
	C3	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) TRI RRH 4T4R B12/14/29 370W AHLBBA			
	C4	100'-0"	COMMSCOPE	NNH4-65C-R6-HG	(1) RRH 4T4R B5 160W AHCA			

ANTENNA SCHEDULE

NORTH 2

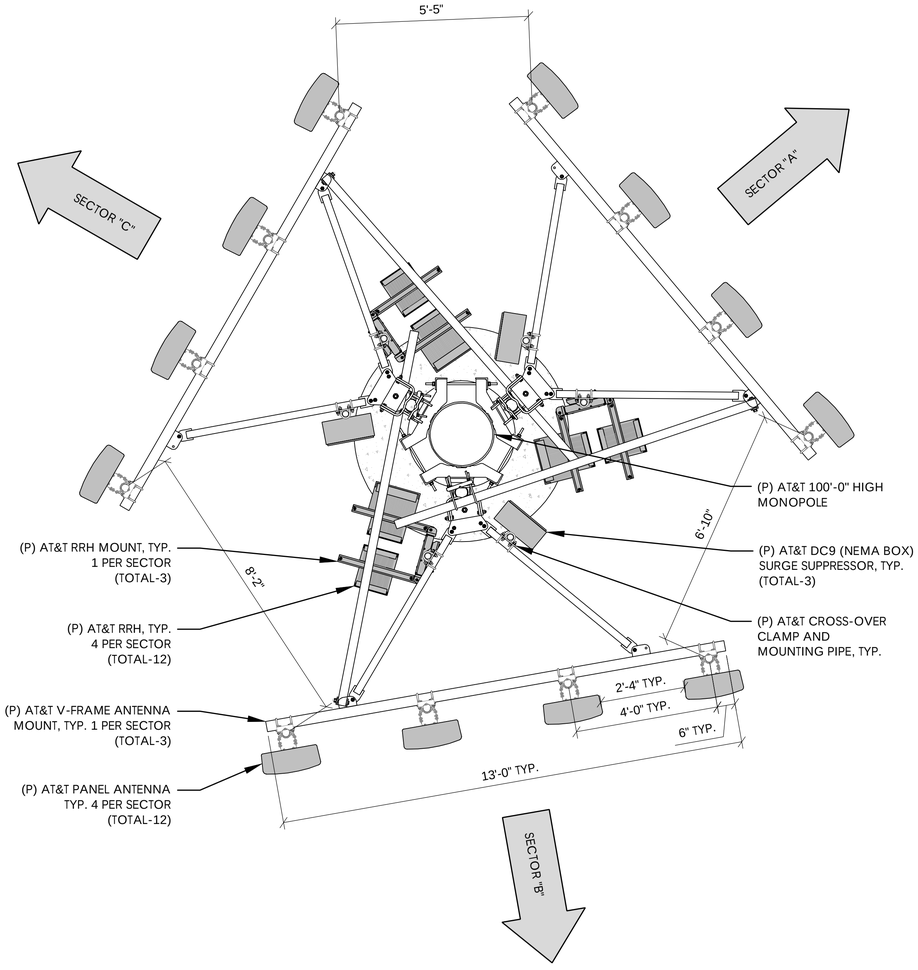
NOT USED

NORTH 3

TOWER DIA. AT FRAME ATTACHMENT:	
HEIGHT	APPROXIMATE DIAMETER
96'	~18"

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

NOTE:
1. ALL (P) CABLING AND EQUIPMENT MUST BE INSTALLED AND USED IN ACCORDANCE WITH THE PRODUCT'S INCLUDED INSTRUCTIONS, LISTING AND/OR LABELING REQUIREMENTS. PER NEC SECTION 110.3(B).
2. ALL (P) CABLING CONFORMS WITH, AND IS TO BE INSTALLED PER NEC 356.10 & 356.12.
3. RRH'S ARE STACKED AND STAGGERED TO FIT
4. RRH'S TO BE MOUNTED AS CLOSE TO TOWER AS POSSIBLE.



ANTENNA PLAN & SCHEDULE

24"x36" SCALE: 1/2" = 1'-0" 2' 1' 0" 2'

NORTH 1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/28/22	90% ZD

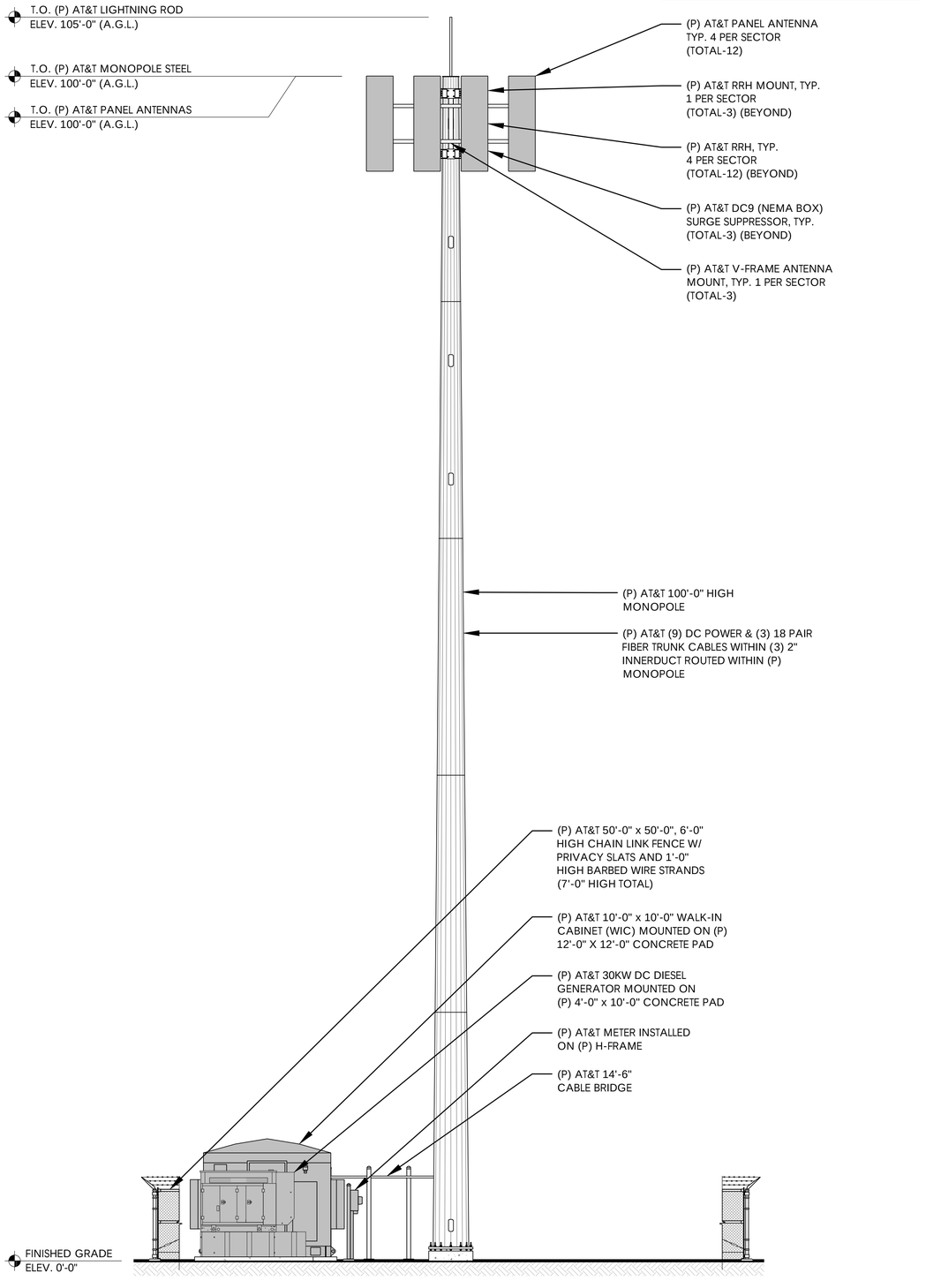
Licensor:

Sheet Title:
ANTENNA PLAN & SCHEDULE & EQUIPMENT PLAN

Sheet Number:
A-3

STRUCTURAL ANALYSIS NOTE:
1. ALL RELEVANT STRUCTURAL ANALYSIS IS UNDER A SEPARATE PERMIT BY OTHERS.

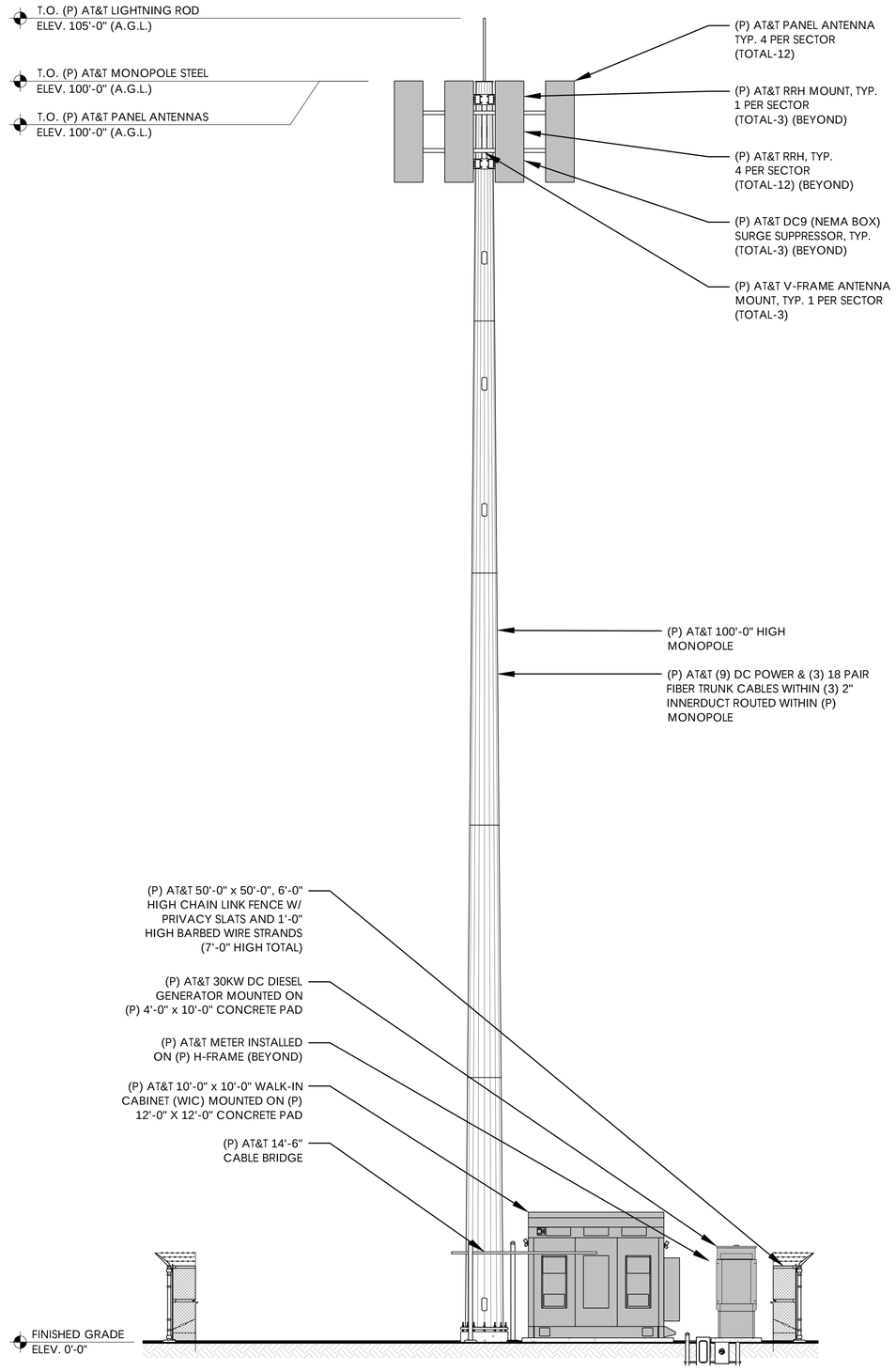
NOTE:
1. AT&T RRH'S, TMA'S, AND SURGE SUPPRESSORS NOT DEPICTED IN THIS VIEW FOR CLARITY. FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET



(P) SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4'

2



(P) WEST ELEVATION

24"x36" SCALE: 3/16" = 1'-0" 4' 2' 0" 4'

1

PREPARED FOR

AT&T

NEW CINGULAR WIRELESS PCS, LLC ("AT&T")
7670 S. CHESTER ST.
CENTENNIAL, CO 80112

Vendor:

J5 INFRASTRUCTURE PARTNERS

23 MAUCHLY #110
IRVINE, CA 92618

J5 PROJECT ID: P-074133

Issued For:

UTL03117

HOOPER EAST

5609 SOUTH 4300 WEST
HOOPER, UT 84315

PARCEL ID: 090820002

DRAWN BY: JSP

CHECKED BY: KM

REV	DATE	DESCRIPTION
A	10/28/22	90% ZD

Licensor:

Sheet Title:

ELEVATIONS

Sheet Number:

A-4

UTL04192

NEW MONOPOLE

5609 SOUTH 4300 WEST HOOPER, UT 84315

LOCATION 40°19'16.40"N 112° 0'50.53"W © 2020 GOOGLE MAPS

EXISTING

PROPOSED SOUTHEAST ELEVATION (LOOKING NORTHWEST)

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

UTL04192

NEW MONOPOLE

5609 SOUTH 4300 WEST HOOPER, UT 84315

LOCATION 40°19'16.40"N 112° 0'50.53"W © 2020 GOOGLE MAPS

EXISTING

PROPOSED WEST ELEVATION (LOOKING EAST)

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

New Cingular Wireless PCS, LLC ("AT&T")
AT&T ID: Hooper East
5609 South 4300 West

Project Narrative

New Cingular Wireless PCS, LLC ("AT&T") is proposing to install a new wireless facility to serve residents and businesses in City of Hooper.

Compliance with Applicable Design Guidelines – Hooper Code Chapter 22-13

AT&T's proposed installation complies with applicable siting guidelines in the City's *Municipal Code*

- **10-2B-2 General requirements: (A)all development shall be in accord with the regulations in HCC 10-4 [Regulations Applying to All Zones]. (B) Access shall comply with the regulations of HCC 10-4A-3 [Access To And Frontage On a Roadway].**
  - Understood. AT&T and their partners will adhere to all applicable regulations.
  - No changes are proposed to the existing access and frontage.

- **10-4A-6 Architectural or Design Standards: Architectural or design standards may be required on projects or developments which could have a significant effect on the character of the surrounding area. These standards will be developed on a case-by-case basis by the City and applicant. It is intended by this section to create a development, which will result in compatible building design and materials within the development and the respective zone. Guidelines should include consistency of roof pitch, roofing materials, exterior materials, colors, porch details, window types and similar elements. These guidelines should also be compatible with adjacent developments. Buildings should be designed to blend and harmonize with the existing environment rather than compete with it.**
  - Understood. AT&T and their partners will work within reasonable and applicable design standards.

- **10-4A-9 Compliance Prior To Permits: A property must be in compliance with Hooper City ordinances before it will be eligible to be issued a City permit, including, but not limited to, a building permit or excavation permit.**
  - Understood.

- **10-4A-12 General Debris And Waste: Unless otherwise approved by the City, no cut trees, timber, debris, earth, rocks, stones, broken concrete, soil, junk, trash, rubbish, or other waste materials of any kind shall be buried in any land, or left or deposited on any lot or street, and removal of same shall be required prior to final acceptance of the public improvements. Processed, crushed concrete or other materials may be used on site where approved by the City.**
  - Understood. AT&T and their partners will not bury waste materials at the project site.
  - As proposed, the fenced AT&T compound will be covered with 4" crushed rock, see detail 2 on Sheet A-2 of the drawings.

- **10-4A-13 Dimensional Standards (D)(2): The maximum height limitations set forth in the applicable base zone shall not apply to the following: church spire or steeple, agricultural structure, amateur radio antenna, wind mill, water tower, fire and hose tower, observation tower, power line tower, radio tower, cellular phone facility, cellular tower, television tower, bridge tower, or other approved commercial or personal tower and/or antenna structure.**
    - Per the above quoted portion of Title X, Chapter 4, Article A, Section 13; The Proposed Tower project is not required to adhere to the maximum height requirements applicable to other structures within the base zone.
    - The proposed tower has been designed with a pole height of 100'-0".

- **10-4A-18 Fencing: Each applicant shall be required to furnish and install a permanent 6 foot chain link or approved equal separation fence between varying land uses, unless exempted by the City Council in 1) a minor subdivision or 2) where the same entity owns the adjoining properties that have different land uses. In addition to land use separation fence, fences will be required when the Planning Commission determines that a hazardous condition may exist or a buffer screen is necessary for the project. Fences shall be constructed along surveyed property boundaries at the final compacted grade of the boundaries according to standards to be established by the City and shall be noted as to height and material on the final improvement plans. No building permits shall be issued until said fence improvements have been duly installed.**
    - The proposed project details a 50'-0"x50'-0", 6'-0" high chain link fence w/ privacy slates and 1'-0" high barbed wire strands to enclose the lease area. See Detail 2 on Sheet A-2 of the drawings.

- **10-4A-31 Unsuitability: Following receipt of recommendations from the City Staff, if the Planning Commission or City Council finds lands unsuitable for development due to high groundwater, a history of standing surface water, flooding, improper or inadequate drainage, natural hazards, fire, geologic hazards, potentially toxic wastes, adverse earth formations or topography, wetlands, utility easements, wildlife habitats that cannot be reasonably mitigated, historical artifacts, or other natural features, which will be detrimental to the safety, health and general welfare of the present or future inhabitants of the development or surrounding areas, the land shall not be developed. These areas have currently been identified as lands falling below Elevation 4220.0, with no utilities permitted below Elevation 4215.0. Minor interior portions (10% or less) of the development which are surrounded by suitable lands may be made suitable if adequate methods are formulated by the developer and approved by the City, upon recommendation of a qualified planner or engineer hired by the developer and approved by the City, to solve or remedy the problems created by the unsuitable land conditions. The burden of the proof shall lie with the developer to establish the viability of development in these sensitive or unsuitable areas. In residential developments, each building lot must be suitable in its entirety. Unsuitable land shall be set aside or reserved for uses that will not create a danger or severe environmental impact. Additionally, considerations must be given to soil conditions, drainage patterns, and ground water existence and may include appropriate setbacks and conservation requirements.**
    - The Elevation of the proposed project location according to the 1A survey completed on 7/25/2022 is approximately 4243, by the above definition this land is not Unsuitable.

- **10-4A-32 Utilities: All utilities for a new dwelling or approved use shall be installed underground unless exempted by the utility company. For the purposes of this section of this Section, the term**

utilities shall include, but not be limited to, electric, natural gas, water, wastewater collection, storm drainage, telephone, and cable services. Agricultural structures as herein defined shall be exempt from this regulation.

- The Utilities planned to connect to the proposed project are planned to be underground. Utility Easement can be seen on Sheets A-1 & A-2 of the drawings.

- **10-4C-1 Purpose: The purpose of this Article is to: (A) Ensure development consistent with the goals of the general plan related to community design; (B) Enhance the aesthetic appearance of streets, parking areas, and development sites and visually screen and buffer incompatible uses; (C) Preserve existing healthy trees and rare plants; (D) Encourage the use of native species and drought-tolerant landscape materials with the intent to maintain wildlife habitat areas and conserve water; (E) Break up large areas of pavement, and provide shade in parking areas and around structures with the intent to promote energy conservation; (F) Provide previous surface areas to minimize storm water run-off and promote groundwater recharge; and (G) Separate pedestrians from automobile fumes, noise, and dust, and reduce glare from vehicle headlights.**
  - AT&T understand the City's requirement of ensuring development be consistent with the goals of the general plan and will adhere as applicable.
  - AT&T would consider the City's suggestions to enhance the aesthetic appearance associated with the proposed project.
  - Not applicable, the proposed project does not propose removal of any healthy trees or rare plants.
  - Not applicable, the proposal does not include any plantings or landscaping.
  - Not applicable, there is no pre-existing paved area, or parking area at the location.
  - Not applicable, existing surface is permeable gravel.
  - Not applicable, the proposal is not in the public ROW and will not be accessed by Pedestrians.

- **10-4C-2 Applicability: (A) The standards in this Article shall apply to all developments within a commercial or industrial zone.**
  - Not applicable; The subject property is zoned R1; low density residential.

- **10-4C-4 General Landscaping Standards (B) Existing trees, native vegetation, and rare plants shall be retained wherever possible (G) Landscaping elements shall not violate the clear vision triangle requirements at a street intersection as defined in HCC 10-1A-1.**
  - Not applicable, no portion of this section is written specific to Wireless Tower installations and no landscaping is being proposed to the site, in as much as is applicable, existing vegetation will be retained to the extent possible.

- **10-4E-3 Exempt: The following types of lighting are exempt from the regulations of this Article: (A) Light fixtures that have a maximum output of less than 260 lumens. (B) All outdoor lighting produced by the direct combustion of natural gas or other fossil fuels such as kerosene lanterns or gas lamps. (C) Temporary holiday lighting used for 40 days or less per year. (D) Vehicular lights and all temporary emergency lighting needed for fire protection, police protection, and/or other emergency services. (E) All hazard warning lights required by Federal and State regulatory agencies.**
  - Noted; None of the other conditions apply to the proposal.

- **10-4E-4 Prohibited: The installation of any of the following types of lighting are prohibited: A. Laser source light or any similar high intensity light when projected above the horizontal. B. Changing colors, moving lights, or searchlights (for advertising purposes) are prohibited in all zones, except where approved for temporary uses. C. Lighting, including holiday lighting, on commercial or private tower structures that exceed the zone height limit is prohibited except as required by regulations of the Federal Aviation Administration (FAA)**
    - Not applicable, no lighting is proposed for this project.

- **10-5-2: (A) No construction or alteration of any building over 200 square feet shall commence until the City has issued a permit. A land use review or sketch review shall be obtained prior to the construction of any accessory building or structure for which a building permit is not required as set forth in HCC 10-2B-6. No excavation shall commence in the City right of way without the prior issuance of an excavation permit. (B) No permit shall be issued for any use on a property in violation of this Title or on a property that contains structures or uses in violation of the Title. Any permit secured in violation of a State or Federal law shall be invalid. (C) The permit shall be invalid upon violation of any regulations of this Title on the subject property. (D) Permits issued in conjunction with a proposed use shall expire of said use has not commenced within 1 year of th date of issuance of the permit. (E) Permits issues in conjunction with construction or alteration of a structure shall expire if said construction or alteration has not commenced within 1 year of the date of issuance of the permit. (F) The permit may require inspections and approvals specified in the approval of the application. (G) If the City determines the conditions of the permit have been violated, the City may require that all further work stop on a project until the violation has been remedied.**
    - Understood.

- **10-5-5.5 Conditional Use Permits (B)(1) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable city standards, including but not limited to, the healthy, safety, and general welfare of the population of Hooper City. (2) The Planning Commission may establish lists of standard conditions that will apply universally to certain land uses. (3) If the reasonably anticipated detrimental effect of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable city standards, the conditional use may be denied.**
    - Understood.

- **10-5-7 Appeals: (A) Any decision or action may be appealed as set forth in this Chapter. The appellant shall be an adversely affected person as defined in Utah Code § 10-9-1001. (1) A person aggrieved by a final decision or action within the jurisdiction and authority of the City may appeal to the Commission. (2) A person aggrieved by a final decision or action within the jurisdiction and authority of the Commission may appeal to the City Council or Board of Adjustment. (3) A person aggrieved by a final decision or action of the City Council or Board of Adjustment may seek judicial review as provided by Utah Code.**
    - Understood.

- **10-5A-2 Application Requirements And Fees: (A) Application Requirements: All persons making application for permits and other matters herein referred to shall be required to submit to the City an application on forms provided by the City and accompanied by an application fee as set forth in HCC 10-5A-2 paragraph D. No application shall be considered as accepted by the City**

unless it is complete with all required information. (B) Date of Application Acceptance: The date of acceptance of an application shall be the date of the letter sent by the City notifying the applicant that the City has received payment of the required fee and all of the required submittal information pursuant to this Title. (C) Hearings: A public hearing, if required, shall be held no later than 60 days after the date of acceptance of an application. (D) Fees the City Council shall, by resolution, establish fees for all zoning applications or petitions authorized by this Title, permits, and General Plan or to this Title. (E) Resubmittal: No application that has been denied by the City, the Commission, or the City Council shall be resubmitted, in the same form for the same use, within one year from the date of denial. The City may waive the one-year requirement and accept a new application, where the subject property is affected by amendments to the applicable General Plan or to this Title.

- Understood.

- **10-5A-4 Conditional Use Notice: Notice of public meetings before the Planning Commission to consider conditional use applications and permits listed in paragraph B shall be posted in three public places in the city and on the premise of the application seven days before the meeting. Radius notice shall be given as set out in Paragraph A. (B) The following uses shall require notice to property owners within 600 feet of the property being considered: tower or antenna structure, commercial**
  - Understood, this proposal has already been noticed and presented before Planning Commission.

- **10-5A-5 Decision By The City: (A) Following the acceptance of an application, the City shall act upon the application within 60 days. (B) The City may require conditions of approval that are deemed necessary to protect the public health, safety, and welfare and precent undue adverse impacts on surrounding properties. (C) The City shall provide the applicant with a written decision stating the reasons for the decision reached. All conditions of approval shall be attached to the written decision.**
  - Understood.
  - AT&T is committed to satisfy any applicable required conditions of approval.

- **10-5A-6 Decision By The Commission: (A) The City shall schedule the application for consideration before the Commission within 60 days after the City accepts an application. (B) The Commission may require or recommend conditions of approval that it deems necessary to protect the public health, safety, and welfare and/or to prevent undue adverse impacts on surrounding properties. (C) The Commission shall provide the applicant with a written decision stating the reasons for the decision or recommendation reached. Conditions of approval shall be attached to the written decision or recommendation. For applications where the Commission is acting as a recommending body, the Commission shall forward their recommendation to the City Council. (D) For applications where a decision or recommendation is required by this Title, the Commission shall file a written report with the Clerk of the City Council stating the findings and action taken by the Commission. Such report shall be filed not later than 10 days after the written decision or recommendation.**
  - Understood.
  - As previously stated, AT&T is committed to satisfy applicable required conditions of approval.

- **10-5A-7 Decision By The City Council: (A) The City schedule a hearing before the City Council within 60 days after the City accepts an application or after the Commission makes a recommendation**

(if applicable). Prior to the public hearing, public notice shall be provided as set forth in HCC 10-5A-4. (B) The City Council may require conditions of approval that it deems necessary to protect the public health, safety, and welfare and/or to precent undue adverse impacts on surrounding properties. This regulation shall not apply to applications for General Plan amendments or zoning ordinance amendments. (C) The City Council shall provide the applicant with written findings stating the reasons for the decision. Conditions of approval, if any, shall be attached to written decision. (D) Following the approval of a General Plan amendment, the City Council shall adopt a resolution adopting the amendment to the General Plan. (E) Following the approval of a zoning ordinance amendment, the City Council shall adopt the amended ordinance.

- Understood.
- As previously stated, AT&T is committed to satisfy applicable required conditions of approval.

- **12-11-1 Grant of Authority: That there is hereby**
  - According to the table 10-2B-2 "Allowed Use in Residential Zones"; Commercial tower or antenna structures are conditionally allowed in all residential zones.

- **12-1-2 Poles and Towers – poles and towers should be so erected as to interfere as little as possible with traffic over said streets and alleys.**
  - The proposed tower should in no way impact the area traffic.

Narrative Response to Concerns

Service & Purpose:
Regardless of existing towers in the area, the available bandwidth does not consistently serve the needs of the wireless customers in the area. With this site, AT&T seeks to ensure more consistent coverage to this service area. As demonstrated by the Coverage Map, provided by a Senior RF Engineer at AT&T, included in the submittal materials; the existing sites do not provide adequate coverage within the approximate boundaries of 4800 South, 3500 West, 1800 North and 550 West. The additional tower would dramatically improve coverage within that area allowing continuity resulting in fewer dropped calls and similar operational failures.
In addition, the new tower will benefit the wellbeing of the community as demonstrated in the Health & Safety section below.

Zoning:
According to Hooper City Zoning information available to the public the subject parcel (#090820002) owned by Steven Verhoeven & Catherine Allan-Verhoeven is currently zoned as R-1 (low density residential); *10-2B-1(A) Low Density Residential (R1) Zone: 1. Provide opportunities for low density development of detached single family dwellings where the minimum lot size is 40,000 square feet.*
There are no known Overlay Zones on this parcel.

Per HCC 10-1-8 Citizens private property rights are to be protected from the "undue encroachment" on their private property and the "right to use of their property" respectively. Furthermore, Title 10, Chapter 1, Section 8 states that these rules are to be applied equally to all citizens and each property without discrimination.

AT&T and J5 have reviewed the HCC and found no specific code to prevent the Veroeven's from having the proposed Tower erected on their property. No known setbacks are found that apply to the proposed project;

the tower would be a minimum of 250' from next nearest habitable structure (excluding the structures on the associated parcel).

Height & Visibility:
Per 10-4A-13(D)(2) as seen above, the proposed Tower (at a height of 100') is not required to adhere to a set height limitation regardless of Zoning. However, the RF Engineers with AT&T have designed this installation at the 100' height with the goal of fulfilling their coverage objective, as demonstrated in the Coverage Map available in this package; If the tower were to be taller the available signal would overlap areas that are already well covered, but if the tower were shorter than 100' then the signal would be unable to completely fulfill the objective to provide service to the underserved area as seen on the Coverage Map. As demonstrated in the Photo Simulation and the Line of Sight Analysis the proposed tower will be most visible to people travelling on Hwy 97, most other views demonstrated within the area from 300'-1000' of the proposed site is obscured from ground level siting by existing buildings and landscaping. Should the area between the highway and the site be developed in the future, visibility will be further obscured.

Health & Safety:
Public safety is taken into considered when designing wireless telecommunications sites; AT&T designs and builds within the guidelines set forth by the FCC for human exposure to radiofrequency (RF).
the official information released by the FCC states that there are no adverse health effects or risks associated with cell sites. Additionally, the American Cancer Society (ACS) has stated that the FCC's conclusion that at ground level near typical sites the amount of RF energy is thousands of times less than the limits for safe exposure set by regulatory authorities and has stated that it is "very unlikely" for an individual to be exposed to unsafe levels by being near a wireless site. Additional consumer safety information is available through the FCC, the ACS and the World Health Organization who states that studies have not shown a correlation between increased risk of cancer, short/long term adverse health effects and exposure to RF emissions.
For additional information please reference the RF safety materials included in the submittal package.
According to the PEW Research Group by February of 2021 97% of all adults in the U.S. used wireless telephones, increasing from only 62% since 2002. (https://www.pewresearch.org/internet/fact-sheet/mobile/) Wireless telecommunications has become then norm and the CDC states that 81.7% of Minor Children (under 18) reside in wireless-only households (https://www.cdc.gov/nchs/data/nhis/earlyrelease/wireless202212.pdf). Furthermore, the National Emergency Number Association (NENA.org) demonstrates how the 911 system benefits from a reliable wireless network with at least 80% of an estimated 240 million calls coming from wireless devices. Consequently, ensuring reliable service by upgrading and building out the infrastructure has become an integral part of community safety.

Timelines:
The City has previously expressed concern that should a permit be approved, said permit would then expire before the project gets underway; the expiration of the permit is at the discretion of the city. We cannot offer a firm start date at this time, but AT&T supports renewing as required in order to complete the project while complying with Hooper City requirements.

Federal Law As Applicable To

AT&T Project "Hooper East"

1.1. *Federal Law*

Federal law, primarily found in the Telecommunications Act of 1996 ("Telecom Act"), acknowledges a local jurisdiction's zoning authority over proposed wireless facilities but limits the exercise of that authority in several important ways.

1.1.1. Local jurisdictions may not materially limit or inhibit the provision of personal wireless services.

The Telecom Act prohibits a local jurisdiction from taking any action on a wireless siting permit that "prohibit[s] or [has] the effect of prohibiting the provision of personal wireless services." 47 U.S.C. § 332(c)(7)(B)(i)(II). According to the Federal Communications Commission ("FCC") Order adopted in September 2018,[1] a local jurisdiction's action has the effect of prohibiting the provision of wireless services when it "materially limits or inhibits the ability of any competitor or potential competitor to compete in a fair and balanced legal and regulatory environment."[2] Under the FCC Order, an applicant need not prove it has a significant gap in coverage; it may demonstrate the need for a new wireless facility in terms of adding capacity, updating to new technologies, and/or maintaining high quality service.[3]

While an applicant is no longer required to show a significant gap in service coverage, in the Ninth Circuit, a local jurisdiction clearly violates section 332(c)(7)(B)(i)(II) when it prevents a wireless carrier from using the least intrusive means to fill a significant gap in service coverage. T-Mobile U.S.A., Inc. v. City of Anacortes, 572 F.3d 987, 988 (9th Cir. 2009).

- ***Significant Gap**. Reliable in-building coverage is now a necessity and every community's expectation. Consistent with the abandonment of land line telephones and reliance on only wireless communications, federal courts now recognize that a "significant gap" can exist based on inadequate in-building coverage. See, e.g., T-Mobile Central, LLC v. Unified Government of Wyandotte County/Kansas City, 528 F. Supp. 2d 1128, 1168-69 (D.Kan. 2007), affirmed in part, 546 F.3d 1299 (10th Cir. 2008); MetroPCS, Inc. v. City and County of San Francisco, 2006 WL 1699580, *10-11 (N.D. Cal. 2006).*

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[1] *Accelerating Wireless and Wireline Broadband Deployment by Removing Barriers to Infrastructure Investment, Declaratory Ruling and Third Report and Order, 33 FCC Rcd 9088 (2018), ¶¶ 86-87, vacated in part, City of Portland v. United States,* 969 F.3d 1020 (9th Cir. 2020)*, cert. denied,* 594 U.S. ___, (June 28, 2021)(No. 20-1354) ("FCC Order").

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[2] Id. at ¶ 35.

[3] Id. at ¶¶ 34-42.

- ***Least Intrusive Means.*** *The least intrusive means standard "requires that the provider 'show that the manner in which it proposes to fill the significant gap in service is the least intrusive on the values that the denial sought to serve.'" 572 F.3d at 995, quoting MetroPCS, Inc. v. City of San Francisco, 400 F.3d 715, 734 (9th Cir. 2005). These values are reflected by the local code's preferences and siting requirements.*

1.1.2. Environmental and health effects prohibited from consideration.

Also, under the Telecom Act, a jurisdiction is prohibited from considering the environmental effects of RF emissions (including health effects) of the proposed site if the site will operate in compliance with federal regulations. 47 U.S.C. § 332(c)(7)(B)(iv). AT&T has included with this application a statement from its radio frequency engineers demonstrating that the proposed facility will operate in accordance with the Federal Communications Commission's RF emissions regulations. See ***Attachment 5—AT&T NIER Report****. Accordingly, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the proposed Facility should be disregarded in this proceeding.*

1.1.3. No discrimination amongst providers.

Local jurisdictions may not discriminate amongst providers of functionally equivalent services. 47 U.S.C. § 332(c)(7)(B)(i)(I). A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

1.1.4. Shot Clock.

Finally, the Telecom Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. 47 U.S.C. § 332(c)(7)(B)(ii). The FCC has issued a "Shot Clock" rule to establish a deadline for the issuance of land use permits for wireless facilities. 47 C.F.R. § 1.6001, et seq. A presumptively reasonable period of time for a local government to act on all relevant applications for a "macro" wireless facility on a new structure is 150 days. 47 C.F.R. § 1.6003(c)(1)(iv). The Shot Clock date is determined by counting forward 150 calendar days from the day after the date of submittal, including any required pre-application period. 47 C.F.R. § 1.6003(e).

Pursuant to federal law, the reasonable time period for review of this application is 150 days.

Coverage Map Comparison

UTL03117 (HOOPER_EAST)

AT&T RAN Design: 02/20/23

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Coverage Map

HOOPER_EAST

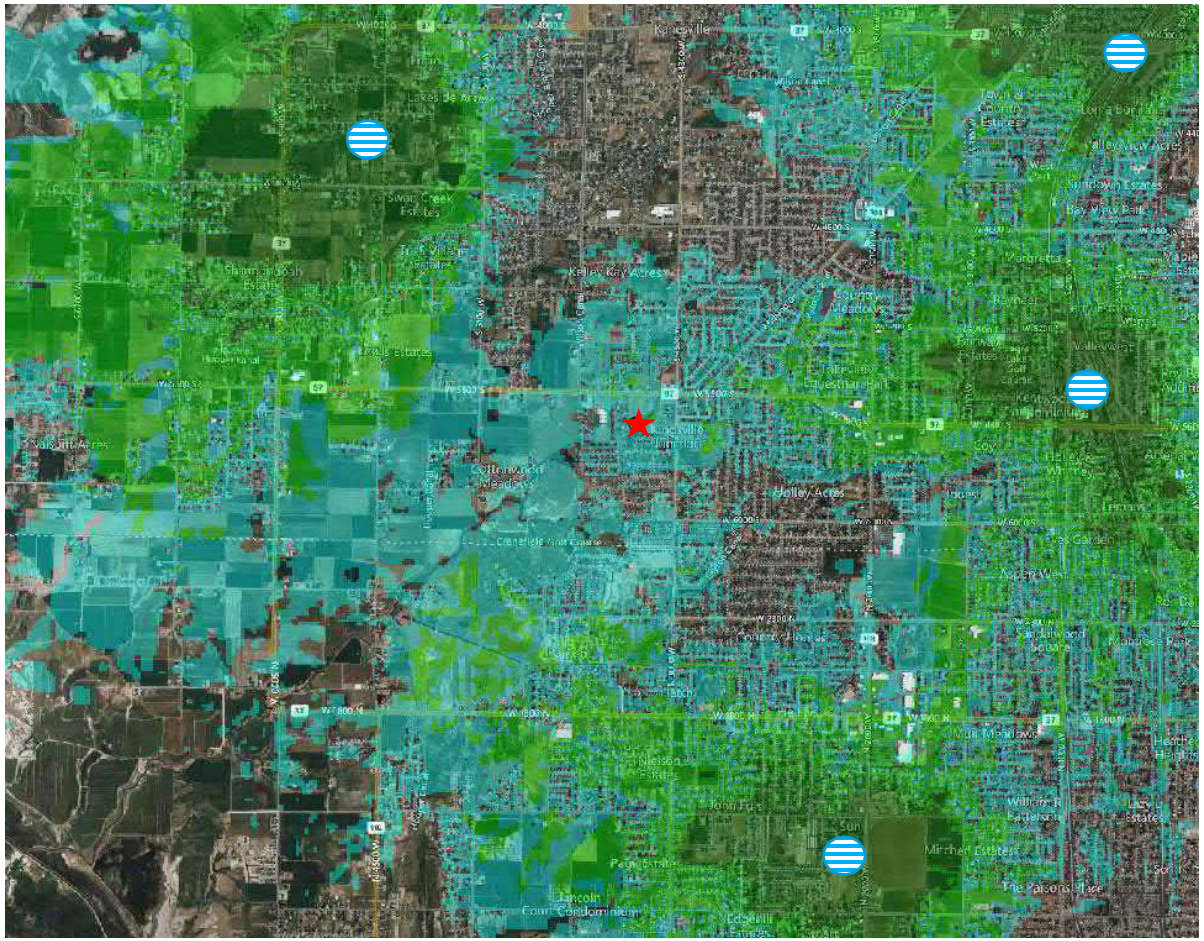
Existing Site

Proposed Site

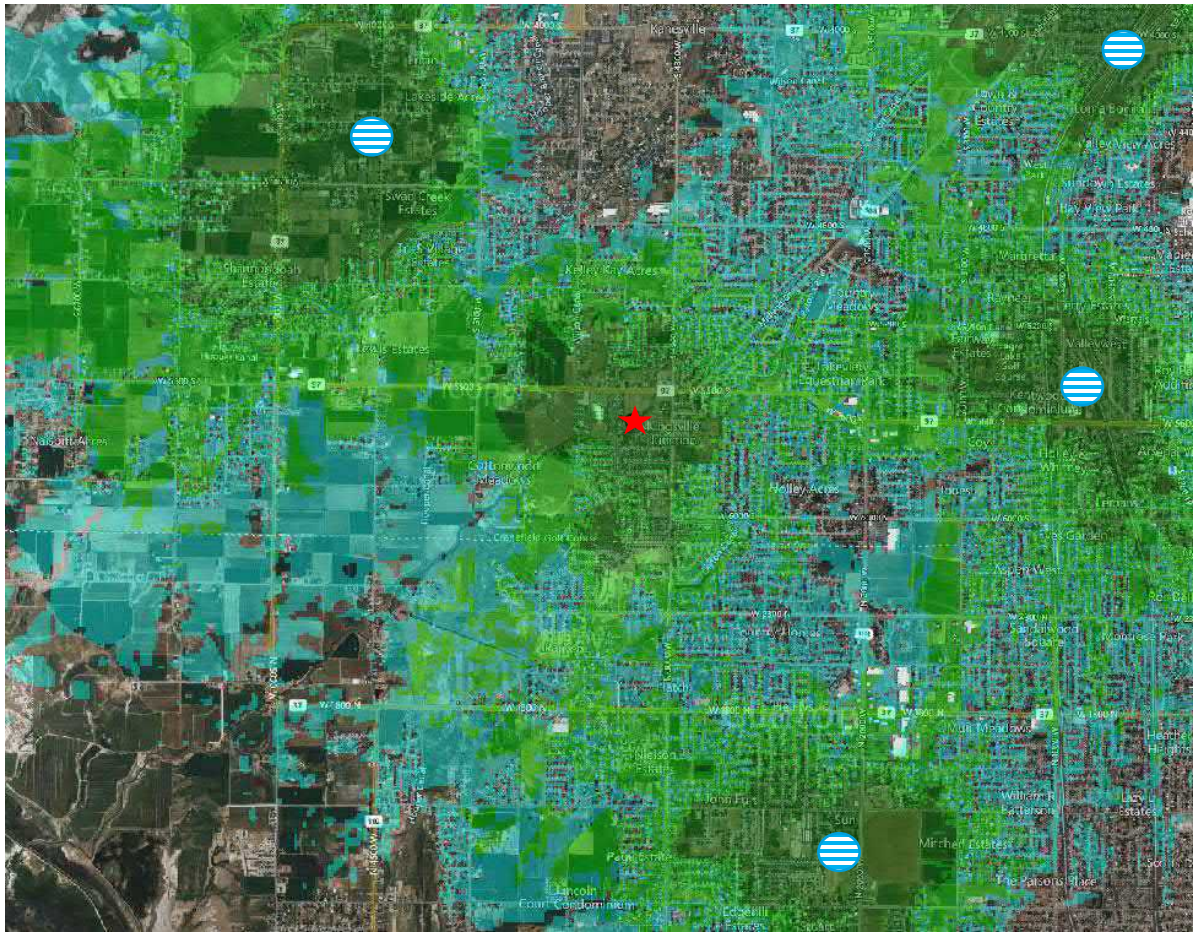
Predicted Service Levels

- Good In-Buiding
- Good In-Vehicle
- Good Outdoor

Current Coverage



With Candidate @100’ Tip Height



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Hooper East
Line of sight analysis
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Holiday Oil Company
Michael Wilde Accounting
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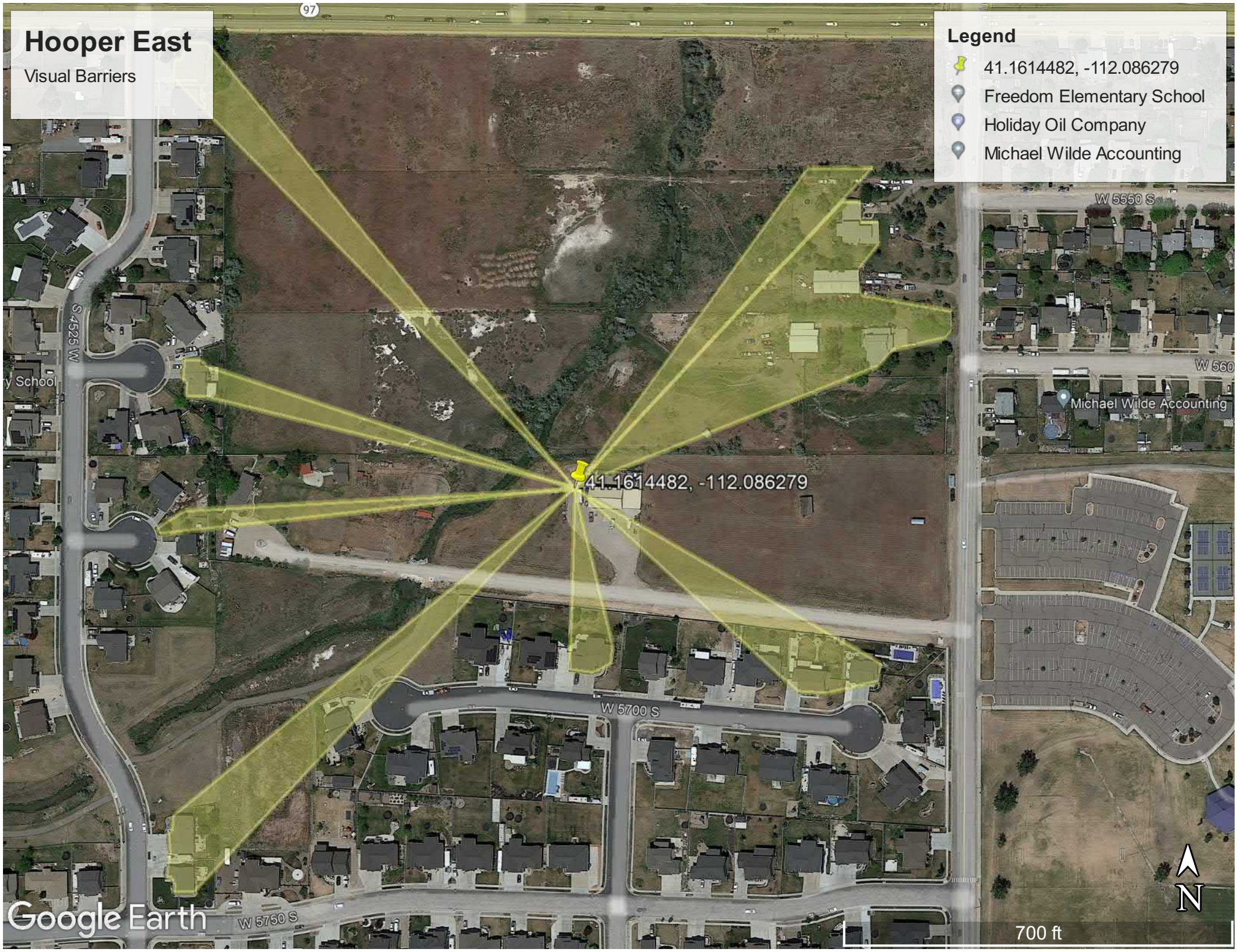
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& GOLF COURSE

4510

Radiofrequency Exposure–Cell Sites

The Federal Communications Commission (FCC) regulates the licensing and use of RF spectrum in the United States, including exposure to RF energy. These FCC regulations and other releases address the FCC's regulation of RF exposure.

FCC Rule §1.1310

Sets maximum permissible exposure (MPE) limits for two different categories of persons:

- Occupational/Controlled
- General Population/Uncontrolled

Refers to FCC Office of Engineering & Technology (OET) Bulletin 65, *Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields (1997)*, for policies on evaluating compliance with the MPE limits.

FCC Rule §1.1307(b)

Categorically excludes certain sites from routine RF exposure evaluation based on height and power, although those sites must still comply with the MPE limits if there are exposure risks.

FCC RF safety rules are EXPOSURE limits, not emissions limits.

OET Bulletin 65

Provides non-mandatory guidelines and suggestions for determining whether transmitting facilities, operations or devices comply with the MPE.

References IEEE/ANSI industry standards for mitigating exposure, such as standards associated with the use of RF safety signs.

INDUSTRY STANDARDS

ANSI Z535.4-2011
Product Safety Signs and Labels

IEEE C95.2-2018
Radio-Frequency Energy and Current- Flow Symbols

IEEE C95.1-2005
Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields 3 kHz to 300 GHz

IEEE C95.7-2014
Recommended Practice for Radio Frequency Safety programs, 3 kHz to 300 GHz

AT&T Places the Safety of Its Customers First

There are no known adverse health effects from cell sites and no health risks to the general public have been shown.

- The FCC has pointed out that the possibilities are remote that a person could be exposed to RF levels that exceed the FCC guidelines.
    - You can find the full FCC guidelines for Cellular and PCS Sites at: *http://www.fcc.gov/cgb/consumerfacts/rfexposure.html*
- In addition, the American Cancer Society (ACS) affirms the FCC's conclusion stating "at ground level near typical cellular base stations, the amount of RF energy is thousands of times less than the limits for safe exposure set by the FCC and other regulatory authorities." The ACS also states that it is "very unlikely" for an individual to be exposed to excess RF levels just by being close to a cell site.
- According to a report on cell sites, the ACS confirms that most scientists believe that cell sites and antennas are unlikely to cause cancer or result in health problems.
    - You can find the full ACS report at: *http://www.cancer.org/Cancer/CancerCauses/OtherCarcinogens/AtHome/cellular-phone-towers*
- Furthermore, the World Health Organization (WHO) confirms that RF emissions diminish rapidly with distance. Likewise, the WHO states that studies have not shown a correlation between exposure to RF emissions from base stations and an increased risk of cancer or any adverse long or short-term health effects.
    - You can find the full WHO report at: *http://www.who.int/mediacentre/factsheets/fs304/en/index.html*

AT&T builds and maintains all cell sites and antennas in accordance with FCC guidelines for human exposure to radiofrequency (RF) fields.

- The energy from the antennas on cell sites decreases with distance. As a result, ground-level exposure is much lower than if a person were very close to the antenna and the main beam.
- The FCC's RF exposure guidelines recommend a maximum permissible exposure level to the general public of approximately 580 microwatts per square centimeter. This limit is many times greater than RF levels typically found near the base of cell sites or in the vicinity of other, lower-powered cell site transmitters.

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Protecting the Health and Safety of U.S. Consumers

The health and safety of consumers is the wireless industry's first priority. Here's what you should know about radiofrequency (RF) energy and wireless devices.

What is RF Energy?

Many devices we use every day—baby monitors, Wi-Fi routers, and garage door openers—transmit information using radio waves. These radio waves emit energy commonly referred to as RF energy.

Organizations that say wireless devices pose no known health risk:

- World Health Organization
- American Cancer Society
- Institute of Electrical and Electronics Engineers (IEEE)
- National Institutes of Health – National Cancer Institute
- Federal Communications Commission (FCC)
- Food and Drug Administration

Experts agree that wireless devices have not been shown to pose a public health risk.

Overwhelming scientific evidence shows no known health risk to humans from RF energy emitted by wireless devices, including smart phones. This evidence includes numerous, independent and peer-reviewed studies conducted over several decades by national and international organizations.

Federal government statistics show the number of brain tumors have decreased since mobile phones were widely introduced in the 1980s while the number of mobile phones (580-fold) and sites (201-fold) has increased significantly.

Cell phone towers operate within safety limits.

RF energy from antennas result in exposure levels well below FCC safety limits. These limits are based on recommendations from the scientific community and expert non-government organizations. The widely accepted scientific consensus is that towers and base stations pose no known hazard to nearby residents—and as the FCC notes, "the possibility that a member of the general public could be exposed to RF levels in excess of the FCC guidelines is extremely remote."

FCC regulations protect health and safety.

All wireless devices sold in the U.S. must go through a rigorous approval process to ensure they meet the science-based guidelines set by the FCC. These guidelines—developed by internationally-recognized scientific organizations—set limits for the maximum amount of RF exposure from wireless devices and include a significant margin of safety. Wireless devices and antennas operate well under FCC thresholds.

New 5G networks emit less RF energy.

Next-generation 5G devices will operate at the same or lower RF levels than today's 4G networks. 5G infrastructure—such as small cells attached to phone poles or the sides of buildings—emit roughly the same RF energy (roughly 10-3 mW/cm) as some Bluetooth devices or baby monitors. Any hazards "would require exposure to RF energy at levels far above anything that would be possible with ordinary cellular telephone equipment."

More information is available at cellphonehealthfacts.com.

Expert Voices

"Based on our ongoing evaluation of this issue and taking into account all available scientific evidence we have received, we have not found sufficient evidence that there are adverse health effects in humans caused by exposures at or under the current radiofrequency energy exposure limits. Even with frequent daily use by the vast majority of adults, we have not seen an increase in events like brain tumors."

– Director of the FDA's Center for Devices and Radiological Health (2018)

"[T]he RF waves given off by cell phones don't have enough energy to damage DNA directly or to heat body tissues. Because of this, it's not clear how cell phones might be able to cause cancer. Most studies done in the lab have supported the idea that RF waves do not cause DNA damage."

– American Cancer Society (2018)

"We have relied on decades of research and hundreds of studies to have the most complete evaluation of radiofrequency energy exposure. This information has informed the FDA's assessment of this important public health issue, and given us the confidence that the current safety limits for cell phone radiofrequency energy exposure remain acceptable for protecting the public health. … [T]he totality of the available scientific evidence continues to not support adverse health effects in humans caused by exposures at or under the current radiofrequency energy exposure limits."

– Director of the FDA's Center for Devices and Radiological Health (2018)

Agencies and organizations that shape U.S. regulations:

- Institute of Electrical and Electronics Engineers (IEEE)
- National Council on Radiation Protection and Measurements
- International Commission on Nonionizing Radiation Protection

"The FCC, as well as other agencies that are experts in health and safety issues … looked at all of the studies and all of the information and they have reached the determination that these are safe. That's a determination that is constantly undergoing review and any new information that comes up is taken into account."

– FCC Commissioner (2018)

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