

To: Town of Boulder Planning Commission
From: SAC Wireless, Agent of Commnet on behalf of AT&T
RE: CUP Application for CommNet D&S -- 155 E 0300 N, Boulder, UT 84716

--Project Narrative--
Commnet D&S – MRUTH037696 – Boulder
Jurisdiction: Town of Boulder
155 E 0300 N, Boulder, UT 84716
Parcel Number: 02-0005-0248

Description of Proposed Use

The FirstNet Network

Commnet Four Corners is currently working in partnership with AT&T and the First Responder Network Authority to provide the nation's first-ever high-speed nationwide wireless broadband network dedicated to federal, state, and local first responders. The FirstNet network will provide first responders with priority access to wireless communications services on a single nationwide network, enabling increased coordination among first responder agencies and decreased response times throughout the country.

Through its partnership with the First Responder Network Authority and AT&T, Commnet is responsible for building and upgrading various AT&T cellular sites in Boulder. As part of this project, Commnet is currently proposing to replace the existing 30 foot pole with a new improved 55 foot pole to the existing telecommunications facility located at 155 E 0300 N, Boulder, UT 84716 (parcel number: 02-0005-0248). As part of project, Commnet is proposing to install the following: one (1) 55' monopole, two (2) proposed panel antennas, four (4) radios, one (1) antenna collar mounts with sector frames, cabling, one (1) 2-Bay Equipment Cabinet, one (1) ice bridge, (1) concrete pad, one (1) H-Frame, and one (1) Fiber Box. Please see sheet A-1.2 to see the proposed site plan.

Commnet proposes the following modifications to the existing site:

- 1) The removal and replacement of the existing 30' Self-Support Tower, for a new 55' Monopole on a new concrete footing. All other carriers existing equipment to be relocated to new Monopole.
- 2) Install a new collocation to new proposed facility.
- 3) The installation of a new 8' x 9'6" concrete equipment pad, as well as a new H-Frame and Ice Bridge.
- 4) Planting of (5) Mastic Trees and (18) Bluestar Juniper Shrubs.

ANTENNAS: One sector would consist of two (2) panel antennas. See page A-2.1, "Proposed Antenna & Equipment Plans," of the drawings submitted with this application for reference to the antenna layout. The antennas will be mounted at a RAD center of 39' on the sector mount of the new pole. Cabling will be routed through the new monopole to the cabinet equipment.

CABINETS: Commnet proposes installing one (1) Delta 2-Bay equipment cabinet on a new 8' x 9'6" concrete pad located south of the proposed Monopole. The dimensions and model information can be found on page A-4.3 of the attached plans. The layout of the new equipment will be installed per plans, according to page A-2.0, "Proposed Antenna & Equipment Plans".

Addendum to Application for Conditional Use Permit

Below are the Section 803 requirements from the currently adopted local Zoning Ordinance, and a written explanation detailing how each is satisfied for this Application for Conditional Use. Attached to this project narrative is a set of maps and drawings that provide the data required in the ordinance. These drawings are referenced throughout. All included documentation is submitted for the purpose of describing the layout, use, and construction method for which to obtain the required conditional

use permit. The design and engineering for the project will be developed according to the currently adopted building codes and permitting process for which the jurisdiction requires.

Section 803, Site Development Plan Requirements

A Site Development Plan shall be required to accompany all Conditional Use Applications. The Site Development Plan shall provide the following:

1. A plan drawn to a scale identifying the location and dimension of the property and any existing buildings or other structures, and fence lines.

Applicant Response: Please See the attached drawings. These drawings include relevant maps and site plans locating the proposed facilities, existing building, and access drive on the property located at E 300 N Lower Boulder Rd.

2. A topographical map of the site identifying site features, as applicable, identifying areas of the site with greater than fifteen percent (15%) average slope and areas of the site with greater than thirty percent (30%) average slope with contour lines, at an interval of two (2) feet, and other features of the site, including but not limited to areas of natural vegetation, tree stands, water courses, drainage ways.

Applicant Response: Please see attached Topographic Site Survey performed by Tera Mark Land Surveying that identifies site features and counter lines at intervals of 2 feet. No grading will be required.

3. The location and dimension of all proposed buildings.

Applicant Response: Please see attached drawings produced by B+T group, sheet A.1.2 Site Plan. Commnet is proposing to replace the existing 30' lattice tower with a 55' monopole to collocate Firstnet, a dedicated network for First Responders. The proposed leased area for the collocation will be 247 square feet.

4. All proposed Off-Street parking areas including egress and ingress and including areas for Off Street parking during construction.

Applicant Response: The proposed modification is to an existing unmanned telecommunications facility. The existing access drive for the property, shown on sheet A-1 Site Plan, will serve as ingress and egress for the facility during and after construction as well as a stabilized construction entrance made of crushed stone. Please see attached Storm Water Plans for details.

5. The location of roads and utilities that are now serving the site or will be required to serve the site.

Applicant Response: Please see attached sheets A-1 "Site Plan" and A-1.1 "Site Plan", which shows the existing access roads and utilities. Please see attached sheets A-1.2 "Site Plan" and A-2.0 "Proposed Antenna and Equipment Plans (Firstnet) that shows existing and proposed utility service.

6. A Storm Water Plan.

Applicant Response: Please see attached sheet C-1 "Stormwater / Erosion Control Plan". During construction, a silt fence will be constructed to prevent any runoff. No changes to existing drainage will be required.

7. A Landscape Plan identifying the treatments, including type and number of plant materials proposed for all areas not occupied by buildings and parking and identifying proposed screening and buffering treatments and a calculation of the amount of pervious and impervious area.

Applicant Response: Please see attached sheets L-1 "Landscape Plan" and L-2 "Landscape Details". Commnet is proposing to plant a mixture of trees and shrubs along the southwestern parcel lines to buffer any sight angles to the telecommunication facility.

8. A Construction Plan identifying the phases of construction, a construction schedule, and a list of all permits necessary for the proposed use.

Application Response: The phases of construction will be 1) Site Preparation, 2) Removal of existing lattice tower and relocate existing equipment using a cell on wheels (C.O.W). 3) Construction of the new facility, 2) Relocation of existing and proposed carrier equipment to new tower, 3) Electrical and ground. All design work will strictly adhere to the currently adopted construction codes.

9. A Service Impact Assessment which shall include, but not be limited to, identifying requirements for Culinary Water, Sanitary Sewer, and anticipated traffic volumes, proposed accesses, and Utah Department of Transportation requirements and permits, as applicable.

Applicant Response:

- CULINARY WATER: The proposed site is an unmanned telecommunications facility. The provision of culinary water is unaffected by this modification.
- SANITARY SEWER. The proposed site is an unmanned telecommunications facility. The provision of sanitary sewer is unaffected by this modification.
- TRAFFIC: The anticipated traffic and access required will remain unchanged by this modification. See the attached site plan for the existing ingress/egress details for the property.
- Please see existing and proposed coverage improvements as part of project.
- Site will be built as required by the 2018 Utah Building Codes with amendments.

10. Building Plans and Signs. The proposed material and colors of all exterior building facades shall be identified as well as all proposed site signage including the height and size of all signs. All signage must comply with the requirements of Section 1018 of this Ordinance.

Applicant Response: Color and texture of all painted surfaces shall match existing adjacent surfaces unless otherwise noted. See attached drawings for all design and material details. No new signage is proposed as part of this facility modification.

11. Commercial Site Plans as required under Section 1013(1).

Applicant Response: All relevant provisions thereof have been addressed through the provisions of Section 803 above and the accompanying exhibits and materials.

Anticipated Impacts

As this is an unmanned facility, the site will not generate excessive traffic; will not cause any noise, air, light or water pollution. No noise, lights, dust or vibrations will be generated. Screening has been taken into consideration in project design and is reflected so in the plans. The visual impact to the adjoining properties will not be significantly altered by the replacement pole or the new antennas and equipment due to the proposed concealment features.

Radiofrequency emissions will be within applicable Federal Communications Commission (FCC) guidelines. The replacement of the pole is functionally equivalent to the existing pole and meets the limitation requirements.

Other Information

If you have any further questions or comments concerning this application, please feel free to contact me at 312-858-6546, or via email at: cynthia.vandemark@sacw.com. I thank you in advance for your kind courtesies and attention with respect to this application.