



# MALHEUR COUNTY PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

## LAND USE APPLICATION COVERPAGE

Date Received: 3/22/19 Planner Initials: SS Date Complete: 4/2/19 Planner Initials: SS

### APPLICANT INFORMATION

Name: Eco-Site, Inc.  
Address: 240 Leigh Farm Road, Suite 415  
City/State/Zip: Durham, NC 27707  
Phone: (919) 636-6810  
Email: \_\_\_\_\_

### OWNER

INFORMATION Name: Berrett Land, LLC  
Address: 3540 Highway 95  
City/State/Zip: Jordan Valley, OR 97910  
Phone: (541) 586-2889  
Email: \_\_\_\_\_ .com

### PROPERTY INFORMATION

Township/Range/Section/Tax Lot(s)	Acct #	Acres	Zoning
32S40E02400	12064	759.53 ac.	C-A2

Property address (or location): 4275 US95 W

Zoning Designation: C-A2

Proposed Use: Unmanned Wireless Telecommunications Facility Permitted Subject to Section: 6-6-8-8 Wireless Telecommunication Facilities

Water source: N/A Sewage disposal method: N/A

Are there wetlands/waterways on your property?  NO  YES (description) Crooked Creek runs from NE to SW through parcel

Name of road providing access: US95 W

Current use of property: 551 Farm Use Use of surrounding properties: Range

Do you own neighboring property?  NO  YES (description) 32S41E004200 (223.07 ac.), 32S41E03200 (91.45 ac.), 32S40E00500 (36.62 ac.)  
32E40S00100 (1242.36 ac.), 32S40E02100 (1180.44ac.), 32S40E03201 (249.58 ac.)

### DETAILED PROJECT DESCRIPTION (proposed use, structures, dimensions, etc.): \_\_\_\_\_

Applicant proposes the construction of a 300' guyed tower within a 55' x 55' fenced compound. Proposed 11' x 20' shelter to be placed on concrete pad within fenced compound. 3 anchor points for guy wires within fenced 10' x 10'.

Additional description/maps/pictures attached

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**LEGAL PARCEL STATUS**

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Current Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

*The deed and a map showing the property described in the deed(s) must accompany this application.*

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**SIGNATURES**

Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Property Owner(s): \_\_\_\_\_ Date: \_\_\_\_\_

Dale Berrett

\_\_\_\_\_ Date: \_\_\_\_\_

Tony Berrett

\_\_\_\_\_ Date: \_\_\_\_\_

---

**PLEASE NOTE:** Before this application will be processed, you must supply all requested information and forms, and address all listed or referenced criteria. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

**ALL LAND USE APPLICATIONS MUST INCLUDE:**

- Application Fee – Cash or Check (credit cards now accepted with additional fee)
- Site Plan
- Elevation Drawing
- Fire Safety Self-Certification
- Other applicable information/application(s):

Photosimulation \_\_\_\_\_

RF Emissions Compliance Report \_\_\_\_\_

**LEGAL PARCEL STATUS**

Partition, Subdivision, OR

Most Recent Pre-9/4/1974 Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

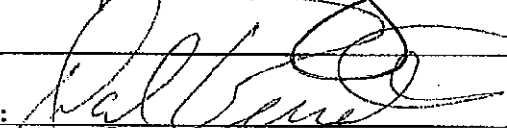
Current Deed #: \_\_\_\_\_ Date Filed: \_\_\_\_\_

*The deed and a map showing the property described in the deed(s) must accompany this application.*

**SIGNATURES**

Applicant(s):  Date: 4/13/2019

\_\_\_\_\_  
Date: \_\_\_\_\_

Property Owner(s):  Date: 4-13-2019

Dale Berrett

 Date: 4-13-2019

Tony Berrett

\_\_\_\_\_  
Date: \_\_\_\_\_

**PLEASE NOTE:** Before this application will be processed, you must supply all requested information and forms, and address all listed or referenced criteria. Pursuant to ORS 215.428, this office will review the application for completeness and notify Applicant of any deficiencies within 30 days of submission. By signing this form, the property owner or property owner's agent is granting permission for Planning Staff to conduct site inspections on the property.

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- Other applicable information/application(s):

Photosimulation \_\_\_\_\_

RF Emissions Compliance Report \_\_\_\_\_

**SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT**

<p><b>Legal Parcel</b> Deed/Land Use Action: _____</p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p><b>Previous Map and Tax Lot:</b> _____</p>	
<p><b>Past Land Use Actions:</b> If yes, list file #(s) _____ _____ _____</p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p>Subject to previous conditions?</p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p><b>Assessor Property Class:</b> _____</p>	
<p><b>Zoning:</b> _____</p>	
<p><b>Water Resources</b> Are there bodies of water or wetlands (seasonal or permanent) on property or adjacent properties? Describe (include setback distances): _____ <input type="checkbox"/> Fish bearing   <input type="checkbox"/> Non fish bearing   <input type="checkbox"/> Seasonal Creek <input type="checkbox"/> Irrigation ditch   <input type="checkbox"/> Wetland   <input type="checkbox"/> Pond/Lake   <input type="checkbox"/> Not identified <i>(Note: Check buffers. Different zones have different setback requirements that may require a more extensive permitting process.)</i></p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p><b>Access:</b> County or ODOT approach permit on file?   <input type="checkbox"/> NO   <input type="checkbox"/> YES, # _____</p>	
<p><b>Address:</b> Address exists and has been verified to be correct? Address needs to be assigned after approval?</p>	<p><input type="checkbox"/> NO   <input type="checkbox"/> YES <input type="checkbox"/> NO   <input type="checkbox"/> YES</p>
<p><b>Fire District:</b> _____</p>	
<p><b>Fees (List Review Type and Cost):</b> _____ _____ _____</p>	



# MALHEUR COUNTY PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

FILE NUMBER: \_\_\_\_\_

FEE: \_\_\_\_\_

RCT: \_\_\_\_\_

## CONDITIONAL USE PERMIT

### DETAILED SPECIFIC WRITTEN REQUEST

Applicant requests CUP approval for installation of an unmanned wireless communications facility (WCF) consisting of a 300' guyed tower with anchor tenant's tower mounted antennas, radios, and cabling. Ground equipment will be enclosed in a shelter. Applicant requests Variance approval to setback requirements (110% of tower height) on the northeastern property line which abuts 32S40E 00599, a 6.8 ac. 961 Exempt plot of land owned by the State of Oregon:

(Attach additional pages if necessary)

### DETAILED STRUCTURAL INFORMATION

Structure/Development	Length	PROPOSED IMPROVEMENTS		Square Footage
		Width	Height	
Dwelling				
Driveway	~355'	12' (30' access/utility easment from US95 W to fenced compound)		
Accessory Structure				
Agricultural Structure				
EXISTING				
Dwelling				

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**CONDITIONAL USE CRITERIA – Malheur County Code (MCC) CHAPTER 6**

1. The proposal must be consistent with the goals and objectives of the Comprehensive Plan and MCC.
2. Taking into account location, size, design and operational characteristics of the proposed use, describe how your proposal is compatible with the surrounding area and development of abutting properties by outright permitted uses:

Surrounding areas and abutting properties (both private and government owned) are undeveloped range land.

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**Describe the operational characteristics (hours of operation, equipment used, etc.) of the proposed use:**

Installation is an unmanned wireless telecommunications facility. Operational (ground) equipment is to be housed within an 11' x 20' enclosed shelter. Tower mounted equipment includes panel and microwave antennas, radios (RRH's), coaxial and fiber cabling. Additional carriers may co-locate on the constructed tower resulting in increases in the number and kind of antennae and shelters on the ground. 24 hour operational intent.

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**Describe the number of people/employees/customers associated with the proposed use:**

The proposed use will provide for improved wireless telephony service for T-Mobile (and other carrier, future) customers. Principally, US-95 from Burns Junction to Rome will experience improved wireless coverage. Along with improved commercial coverage, E-911 emergency services will become more accessible to served customers.

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3. The proposed use cannot exceed or significantly burden public facilities and services available to the area. Please describe the impact the proposed use will have on the following public facilities and services and provide letters from the appropriate entities:

**Roads:** On average, post-construction, the unmanned WCF will be visited once monthly by each co-locator on the tower for testing and/or servicing of equipment. During the construction phase (approximately 6 weeks), the burden on US-95 will be limited to materials transport and light truck traffic.

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**Fire & Police Protection:**

No anticipated increase in protection requirements. A 10' gravel buffer is planned within the leased area and beyond the fenced area. Electrical equipment will be housed within both the fenced area and the equipment shelter(s).

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**Sewer & Water:**

No burden anticipated

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**Electrical & Telephone:**

Improvements to the electrical service which may be required for operational needs at the WCF will be the responsibility of applicant and its co-locators.

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**Solid Waste Disposal:**

No burden anticipated.

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4. The proposed use will not unduly impair traffic flow or safety in the area. Does the subject property have a road approach permit from Public Works on file for the use?  NO  YES, Permit# \_\_\_\_\_

Describe the number of trips per day that will be generated by the proposed use: \_\_\_\_\_

The post-construction anticipated burden on US-95 will be once monthly visits by a carrier technician for each co-locator.

5. How will you minimize the effects of noise, dust and odor on adjoining properties during development and operation?

The construction period of approximately 6 weeks will not be characterized by excessive noise or dust. Applicant is willing to be responsive to requirements which may be necessary to maintain a 'good-neighbor' relationship with affected individuals. Applicant does not expect noise, dust or odor to be bothersome features of on-going operation.

6. How will the proposed use affect sensitive wildlife habitat and riparian vegetation along streambanks? How will soil erosion be avoided? You may need to contact the Oregon Department of Fish & Wildlife.

The proposed tower location is approximately 1,000 feet from Crooked Creek and is not expected to affect habitat or vegetation associated with the creek.

The plateau on which the proposed tower is located is approximately 50 feet elevated from Crooked Creek and is further buffered by the existence of (canal) Scott Ditch (GNIS ID: 1126687). Applicant has confirmed that the proposed location lies outside of study and protection areas for the Greater Sage Grouse, and is respectful of potential feedback by the Oregon Department of Fish & Wildlife concerning this application.

7. The proposed use will not adversely affect the air, water, or land resource quality of the area.

There are no anticipated adverse effects to air, water or land resource quality.

8. The location and design of the site and structures for the proposed use will not significantly detract from the visual character of the area. This may be done through siting, new vegetation, colors, materials or other.

Applicant respectfully suggests that the installation, immutable in nature, does not significantly detract from the character of the area.

9. The proposal will preserve areas of historic value, natural or cultural significance, including archaeological sites, or assets of particular interest to the community.

Applicant is performing required NEPA studies to eliminate potential impairments of this nature.

10. The proposed use will not significantly increase the cost of, or force a significant change to, accepted farm or forest practices on surrounding lands devoted to or available for farm and forest use.

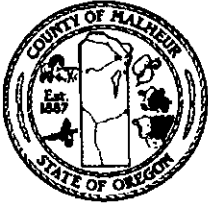
Describe the agricultural uses (orchards, wheat, grazing, etc.) that are within 0.25 miles of the proposed development. How will the proposed development interact with surrounding agriculture uses?

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No agricultural efforts are currently evident in the area. Areas not enclosed by fencing (55' x 55' primary) + (6 @ 10' x 10' secondary [guy]) will remain available for whichever use owner chooses.

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# **MALHEUR COUNTY** PLANNING DEPARTMENT

251 B Street West, #12 Vale, Oregon 97918 Phone (541)473-5185 Fax (541)473-5140

## **Supplement 8 to CONDITIONAL USE APPLICATION**

### **MCC 6-6-8-8: Wireless Telecommunication Facilities**

**Date Received:**

**Planner Initials:**

**Date Complete:**

**Planner Initials:**

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Provide documentation detailing the following conditions are addressed in the plan (attach any additional documentation as needed):

#### **OAR 660-033-0130: MINIMUM STANDARDS APPLICABLE TO THE SCHEDULE OF PERMITTED AND CONDITIONAL USES:**

(5) Approval requires review by the governing body or it's designate under ORS 215.296. Uses may be approved only where such uses:

- (a) Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
- (b) Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

#### **MCC 6-6-8-8: WIRELESS TELECOMMUNICATION FACILITIES:**

##### **A. Siting Prioritization:**

1. All wireless telecommunication facilities shall be sited in accordance with the following priorities, in order of preference:
  - a. Collocation by placement of antenna or other transmission and reception devices on an existing tower, building or other structure such as a utility pole or tower, water tank or similar facility.
  - b. Use of alternate technology whereby transmission and reception devices are placed on new or existing structures which are consistent in height with and sited similarly to types normally found in the surrounding area, such as telephone, electrical, or light poles.
  - c. Siting of a new tower in a visually subordinate manner. As used in this subsection "visually subordinate" means the relative visibility of a wireless telecommunication facility where that facility does not noticeably contrast with the surrounding landscape. Visually subordinate facilities may be partially visible, but not visually dominant in relation to their surroundings as viewed from residences, highways and other vantage points.
  - d. Siting of a new tower in a visually dominant location, but employing concealment technology. As used in this subsection a "concealment technology" means technology through which a wireless telecommunication facility is designed to resemble an object present in the natural environment or to resemble a building of a type typically and customarily found in the area.
  - e. Siting of a new tower in a visually dominant manner without employing concealment technology.

##### **B. Height, Setback And Access Requirements:**

1. Wireless telecommunication facilities shall be limited to the height necessary to provide the service.

# ATTACHMENT 1

## PROJECT NARRATIVE WCF CONDITIONAL USE & SETBACK VARIANCE APPLICATION OR-004 (SL02675B) Berrett Land Property

Submitted to County of Malheur, State of Oregon  
Department of Planning

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**Applicant:** Eco-Site  
240 Leigh Farm Road, Suite 415  
Durham, NC 27707  
(919) 636-6810

**Representative:** Velocitel  
4004 Kruse Place Way, Suite 220  
Lake Oswego, OR 97035  
**Contact:** Patrick Ewing  
(503) 319-1137  
pewing@velocitel.com

**Property-Owner:** Berrett Land, LLC  
c/o Dale Berrett  
3540 US95 W  
Jordan Valley, OR 97910

**Project Address:** 4275 US95 W  
Jordan Valley, OR 97910

**Description & Tax Lot:** GPS Coordinates: [42.795518 / -117.749433]  
Parcel No. 32S40E02400 (Lot 2400)

**Zoning Classification:** C-A2

Velocitel is submitting this application on behalf of Eco-Site, Inc. and the underlying property owner.

## 1. PROJECT OVERVIEW

Eco-Site is proposing to build a new wireless communications facility (“WCF” or “Facility”), OR-004 (SL02675B), at the above noted project address. This Facility is intended to provide for multi-carrier use, extending coverage along US95 from Burns Junction to Rome.

Eco-Site intends for its application for the proposed WCF to include the following documents (collectively, “Eco-Site’s Application”):

- Attachment 1—Project Narrative (this document)
- Attachment 2—Final Zoning Drawings
- Attachment 3—Photosimulation (from nearest property line [NE])
- Attachment 4—T-Mobile pre/post coverage map
- Attachment 5—Tax Assessment Map
- Attachment 6—SiteSafe RF Emissions Compliance Report

As shown in Eco-Site’s Application, excepting the northeastern property line setback, this proposed project meets all applicable Malheur County Code criteria for siting new wireless communications facilities and complies with all other applicable state and federal laws and regulations. Accordingly, Eco-Site respectfully requests that Malheur County approve this project as proposed, subject only to Malheur County’s standard conditions of approval.

## 2. PROPOSED PROJECT DETAILS

### 2.1. Location

Detailed information regarding the subject property and proposed lease area is included in Attachment 2, Final Zoning Drawings, to Eco -Site’s application.

#### 2.1.1. Subject property.

The subject property of this proposal is located at 4275 US95 W in the County of Malheur (the “Property”). The Property is owned by Berrett Land, LLC. The Property is zoned as C-A2 and is currently used primarily as residential property.

#### 2.1.2. Lease area.

- The proposed 75 x 75 ft. lease area for the WCF is located in the northeast corner of the portion of Lot 2400 which is south of US95 (the “Lease Area”).
- The lease area will be surrounded by a 6ft chain link fence.

#### 2.1.3. Setbacks.

- To accommodate the property owner’s wish to site the tower at a distance from the residential structures on the property, Eco-Site is requesting a setback variance to

the property line associated with Lot 599 owned by the State of Oregon. The tower center is 264'4" from the south corner of Lot 599. Title 6-6-8-8 (B2a) indicates tower height + 10% or 330' setback. No residences or structures of any nature exist on the adjacent parcel to the west of the tower location.

**2.1.4. Access and parking.**

Access to the WCF from US95 will be by way of a proposed 30 ft. access and utility easement extending southeast from US95 a distance of ~ 355 ft.

**2.2. Wireless Facilities and Equipment**

Specifications of the facilities outlined below, including a site plan, can be found in Attachment 2, Final Zoning Drawings, to Eco-Site's Application.

**2.2.1. Support structure design.**

Eco-Site is proposing to build a new 300 ft. tall guyed tower (the "Tower") on the Property. This will be an unmanned wireless facility.

**2.2.2. Antennas and accessory equipment.**

- The Tower will contain T-Mobile's 4G LTE equipment (up to 9 panel antennas, a microwave antenna, RRUs and additional associated equipment).
- Sufficient space will be made available on the Tower as required for future collocations.

**2.2.3. Ground equipment.**

- The Tower and all ground equipment will be constructed within the Lease Area.
- The ground equipment will be enclosed within a pre-fabricated 11 x 20 ft. walk-in cabinet shelter.

**2.3. Additional Details**

**2.3.1. Lighting.** Eco-Site will install lighting as required by the FAA (and/or state transportation department) pursuant to the FAA Tower Determination or other regulatory finding.

**2.3.2. Painting.** Eco-Site will execute coloring requirements of the FAA or the Oregon Department of Aviation.

**2.3.3. Other.** A 10 ft. lightning rod will be attached to the top of the Tower, extending the overall height of the Tower to 310 ft.

### **3. T-Mobile NETWORK COVERAGE AND SERVICES**

#### **3.1. Overview—T-Mobile 4G LTE**

T-Mobile is upgrading and expanding its wireless communications network to support the latest 4G LTE technology. LTE stands for “Long Term Evolution.” This acronym refers to the ongoing process of improving wireless technology standards, which is now in its fourth generation. With each generation comes improvement in speed and functionality—4G LTE offers speeds up to ten times faster than 3G. LTE technology is the next step in increasing broadband speeds to meet the demands of uses and the variety of content accessed over mobile networks.

Upon completion of this update, T-Mobile will operate a state-of-the-art digital network of wireless communications facilities throughout the proposed coverage area as part of its nationwide wireless communications network.

#### **3.2. Coverage Objectives for Proposed Facility**

This proposed Facility meets T-Mobile’s coverage objectives (providing outdoor, in-vehicle, and in-building wireless coverage) within a geographic area not presently served by T-Mobile’s network. Specifically, this facility is intended to fill a gap in T-Mobile’s high band 4G LTE network coverage experienced by its customers along US-95 east of Burns Junction. This coverage objective was determined through a combined analysis of customer complaints, service requests, and radio frequency engineering design.

Additionally, T-Mobile has established a need for service in this geographic area, as determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region. This proposed Facility will allow for uninterrupted wireless service in the targeted coverage area with fewer dropped calls, improved call quality, and improved access to additional wireless services that the public now demands. This includes emergency 911 calls throughout the area.

### **4. SEARCH RING**

T-Mobile’s radio frequency (“RF”) engineers performed an RF engineering study, considering multiple objectives, to determine the approximate site location and antenna height required to fulfill the noted network objectives for the targeted service area. From this study, T-Mobile’s RF engineers identified a “search ring” area where a WCF may be located to provide effective service in the target coverage area.

### **5. SITING ANALYSIS**

#### **5.1. Siting Priorities**

Pursuant to 6-6-8-8A “Wireless Telecommunication Facilities Siting - Prioritization”, the proposed location of the new Facility is of the fifth order of preference in the siting of a new tower.

**5.1.1. Fourth Order of Preference.** *(Siting Tower in a visually dominant location with concealment technology):*

Concealment technologies typically explored for Wireless Telecommunications Facilities are not consistent with or effective for the type of installation which is being proposed.

**5.1.2. Third Order of Preference** *(Siting Tower in a visually subordinate manner):*

The Berrett Land, LLC Property and the large-parcel properties surrounding it are open range land characterized by low vegetation and small variations in elevation. No methods of subordination are evident.

**5.1.3. Second Order of Preference** *(Siting on new or existing structures consistent in height with and sited similarly to types found in the surrounding area):*

Existing telephone pole height is ~30 ft., a height which would not meet coverage objectives.

**5.1.4. First Order of Preference** *(Collocation on existing):*

No suitable existing structures were found in the search area.

**5.2. Alternative Site Analysis**

Eco-Site evaluated the following alternative site locations within and directly adjacent to the targeted search ring as possible locations for the proposed Facility.

**5.2.1. Alternative Sites.** Eco-Site’s site analysis was, in large part, driven by T-Mobile’s technical needs. Geographical canvassing resulted in the identification of the privately owned Berrett Land, LLC property as suitable both geographically and commercially. While other properties were scrutinized, none achieved the level of attention afforded the subject property.

**5.3. Collocation**

Eco-Site evaluated no collocation options because there are none in the search area.

# ATTACHMENT 2 Eco-Site

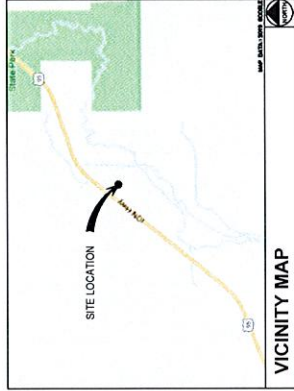
240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

## OR-0004 / US-95 T-MOBILE / SL02675B

### SITE ADDRESS

MAP# 32S40E/US 95 HWY W  
JORDAN VALLEY, OR 97910  
MALHEUR COUNTY

LATITUDE: 42° 47' 43.8659" (42.795518°) N  
LONGITUDE: 117° 44' 56.8773" (117.749433°) W  
GROUND ELEVATION: 3620.9' AMSL  
TAX/PI# #: 32S40E02400 LOT 2400  
ZONING: C-A2



### VICINITY MAP

- LEAVING ROISE AIRPORT (BOISE, ID):
- HEAD SOUTHEAST ON W AIRPORT WAY
- CONTINUE ONTO S VISTA AVE
- USE THE LEFT 2 LANES TO TURN LEFT ONTO
- THE INTERSTATE 84 W RAMP TO NAMPA
- MERGE ONTO I-84
- TAKE EXIT 33 TOWARD ID-55/NAMPA/MARSING
- TURN RIGHT ONTO ID-55
- TURN LEFT ONTO US-95 S
- STAY ON US-95 S FOR 84 MILES
- DESTINATION WILL BE ON THE RIGHT

### DRIVING DIRECTIONS

**MUNICIPALITY:**  
MALHEUR COUNTY

**STATE:**  
OREGON

**TOWER TYPE:**  
GUY TOWER

**TOWER HEIGHT:**  
300' (310' TO HIGHEST APPURTENANCE)

**NUMBER OF CARRIERS:**  
0 EXISTING, 1 PROPOSED

**USE:**  
PROPOSED TELECOMMUNICATIONS TOWER  
AND UNMANNED EQUIPMENT

**CONSULTANT:**  
W-T GROUP, LLC  
8560 S EASTERN AVE #220  
LAS VEGAS, NV 89123  
PHONE: (702) 988-1000  
ATTN: RYAN GROSS

### PROJECT SUMMARY

**DEVELOPER:**  
ECO-SITE  
240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707  
PHONE: (919) 636-6810  
ATTN: TBD

**POWER COMPANY:**  
IDAHO POWER  
PO BOX 70  
BOISE, ID 83707  
PHONE: (800) 488-6151  
ATTN: CUSTOMER SERVICE  
TELEPHONE COMPANY  
TBD

**PROPERTY OWNER:**  
BERRETT LAND, LLC SITE  
MAP# 32S41 / US 95 HWY W  
JORDAN VALLEY, OR 97910  
PHONE: (541) 586-2889  
ATTN: DALE BERRETT

### CONTACTS

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	E
LS-1	BOUNDARY ANALYSIS & PARCEL INFORMATION	-
LS-2	TOPOGRAPHIC SURVEY AND EASEMENTS	-
C-1	OVERALL SITE PLAN	E
C-2	ENLARGED SITE PLAN	E
C-3	ELEVATIONS	E
C-4	ELEVATIONS	E

### SHEET INDEX

**VELOCITEL**  
4004 KRUSE WAY PLACE, SUITE 220  
LAKE OSWEGO, OR 97035  
PHONE: (503) 760-2847  
CONTACT: BRIAN FLORES

### ZONING MANAGER/JURISDICTION CONTACT

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

PROJECT INFORMATION

OR-0004  
SL02675B  
US-95

MAP# 32S40E/US 95 HWY W  
JORDAN VALLEY, OR 97910  
MALHEUR COUNTY  
TR090985

CURRENT ISSUE DATE

03/18/19

ISSUED FOR

ZONING

REV.	DATE	ISSUED FOR	BY
A	02/19/19	BOOK ZONING	DYP
B	02/19/19	BOOK ZONING	DYP
C	02/19/19	BOOK ZONING	DYP
D	02/19/19	BOOK ZONING	DYP
E	02/19/19	BOOK ZONING	DYP

Engineering, Energy, Construction  
2800 S. Laramie Avenue #200  
Tulsa, Oklahoma 74109  
P: 918.444.1000 F: 918.444.9115  
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DRAWN BY: CHK

CHECKED BY: ANY

DYP

RJC

JKR

LICENSER:

NOT FOR CONSTRUCTION

SHEET TITLE

COVER SHEET

SHEET NUMBER

T-1

REVISION

E



240 LEITE AVE  
SUITE 415  
DURHAM, NC 27707

PROJECT INFORMATION  
OR-0004  
SL02675B  
US-95

MAP# 32540E  
TAXLOT: 100  
ZONE: C-A2

MAP# 32540E  
TAXLOT: 500  
ZONE: C-A2

MAP# 32540E  
TAXLOT: 2400  
ZONE: C-A2

MAP# 32540E  
TAXLOT: 2100  
ZONE: C-A2

MAP# 32540E  
TAXLOT: 2400  
ZONE: C-A2

MAP# 32540E  
TAXLOT: 2400  
ZONE: C-A2

MAP# 32540E  
TAXLOT: 2400  
ZONE: C-A2

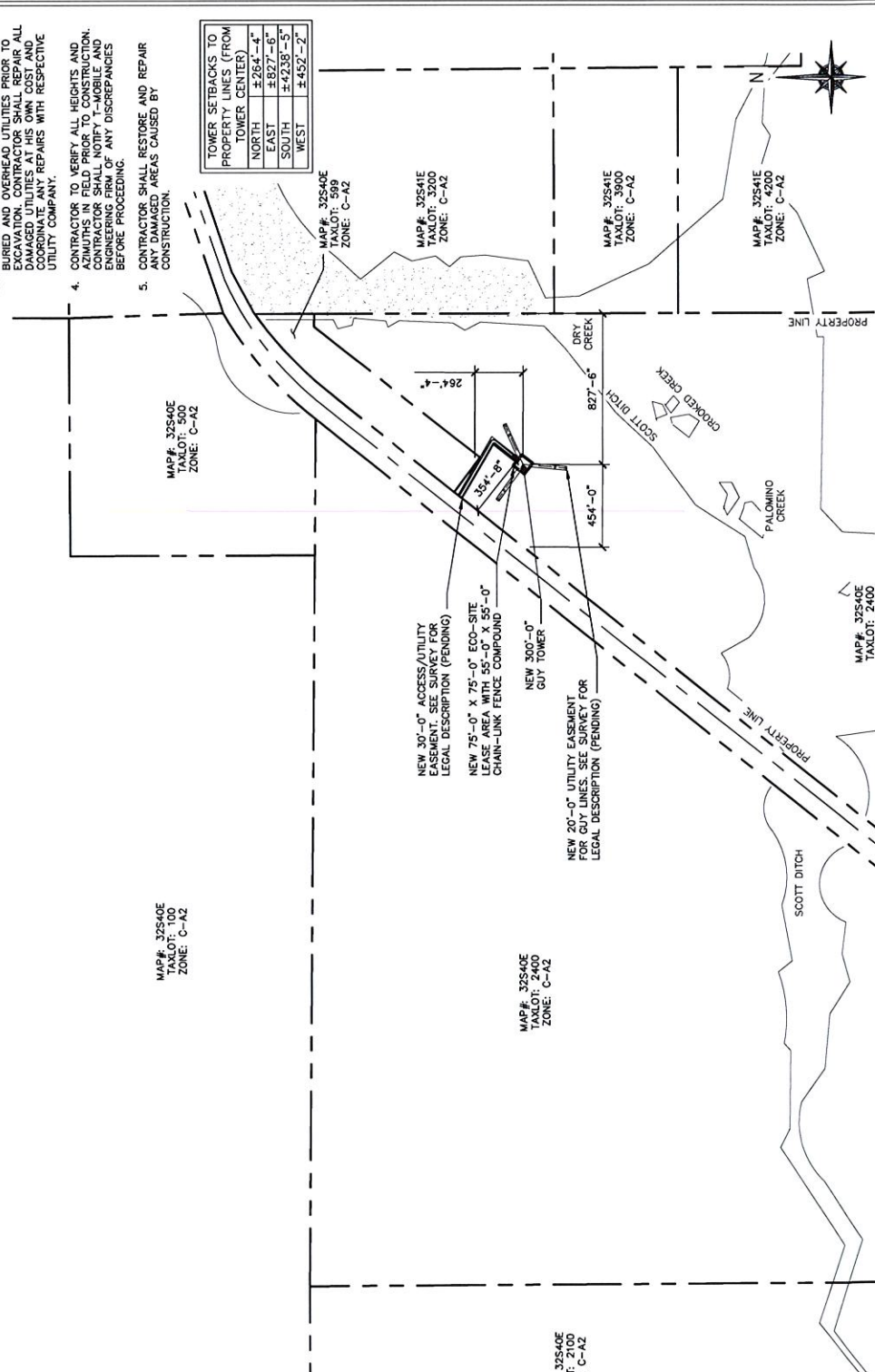
MAP# 32540E  
TAXLOT: 2400  
ZONE: C-A2

**IMPORTANT SITE NOTES:**

- CONTRACTOR WILL NOT START CONSTRUCTION UNTIL AFTER THEY HAVE RECEIVED THE PRE-CONSTRUCTION PERMITS AND SHALL WALK WITH THE PROJECT MANAGER.
- CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE UTILITY SERVICES TO LOCATE AND PROTECT ALL SURFACE UTILITIES. DO NOT SCALE OFF THESE PLANS FOR ANY BELOW GRADE UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING BURIED AND OVERHEAD UTILITIES PRIOR TO EXCAVATION. CONTRACTOR SHALL REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
- CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY SURVEYING AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.
- CONTRACTOR SHALL RESTORE AND REPAIR ALL EXISTING AREAS CAUSED BY CONSTRUCTION.

**SURVEY NOTE:**

- ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND SURVEY THE TOWER AND ACCESS TO AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY "DIAMONDBACK LAND SURVEYING", DATED 12/18/18 AND SITE VISIT ON 11/22/18.



REV	DATE	ISSUED FOR	BY
A	02/19/19	BOX ZONING	DYP
B	02/19/19	TOUR ZONING	DYP
C	02/27/18	TOUR ZONING	DYP
D	02/27/18	TOUR ZONING	DYP
E	03/18/19	TOUR ZONING	DYP



CONSULTANT  
DRAWN BY: CRK  
REV: JKR  
DYP  
RUG  
JKR

NOT FOR CONSTRUCTION

SHEET TITLE  
**OVERALL SITE PLAN**

SHEET NUMBER  
**C-1**

REVISION  
**E**

**OVERALL SITE PLAN**

SCALE: 1" = 600'-0" (1" = 300'-0" ON 24"X36" SHEET)



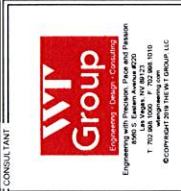




240 LODI FARM ROAD, SUITE 415  
DARIEN, PA 21731

PROJECT INFORMATION  
OR-0004  
SL02675B  
US-95  
MAY 25 2018 10:59 AM  
JORDAN VALLEY, OR 97110  
SUNSHINE  
INDUSTRIES

REV	DATE	ISSUED FOR	BY
A	10/18/19	BOZ ZONING	DYP
B	10/27/19	100R ZONING	DYP
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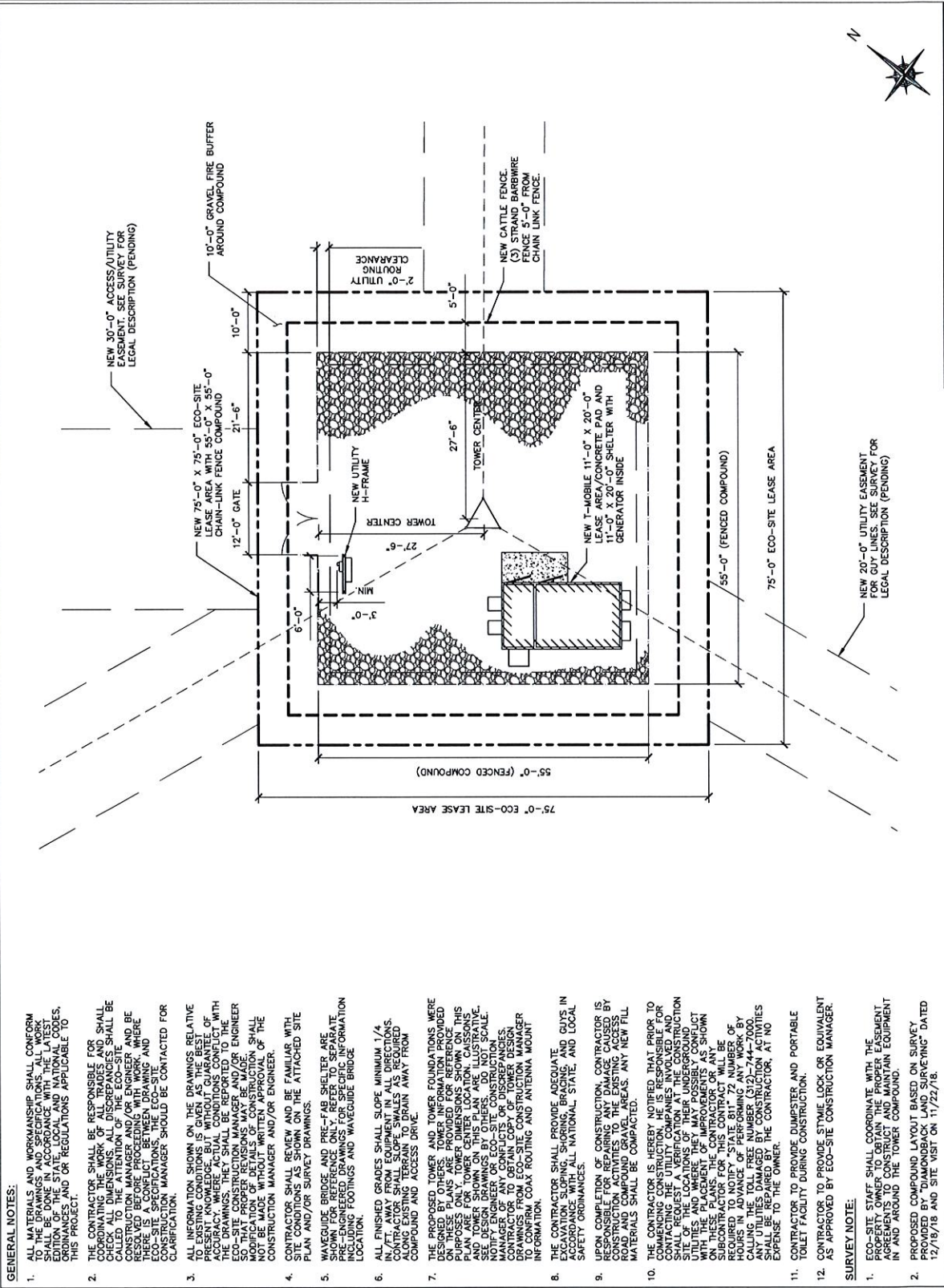


CONSULTANT  
JW Group  
Engineering Design Consulting  
1700 SW 100th St, Suite 110  
Portland, OR 97224  
503.253.8888  
www.jwgroup.com

DRAWN BY: CHK, ANV, JMR  
CHECKED BY: DYP, RJC, JMR  
LICENSED: DYP, RJC, JMR

SHEET TITLE  
**ENLARGED SITE PLAN**

SHEET NUMBER  
**C-2**  
REVISION  
**E**



**ENLARGED SITE PLAN**  
SCALE: 1/16" = 1'-0" (1/32" = 1'-0" ON 24"x36" SHEET)

**GENERAL NOTES:**

- ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES, LOCAL ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO THE EXISTING CONDITIONS IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. WHERE ACTUAL CONDITIONS DIFFER FROM THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES.
- CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.
- WAVEGUIDE BRIDGE AND PRE-FAB SHELTER ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE PRE-ENGINEERED DRAWINGS FOR SPECIFIC INFORMATION REGARDING FOUNDATIONS AND WAVEGUIDE BRIDGE LOCATION.
- ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4" PER FOOT AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRESSES TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.
- THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE CONSTRUCTED ON EXISTING GRAVEL. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. WHERE ACTUAL CONDITIONS DIFFER FROM THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES.
- UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL EXISTING ACCESS, ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO CONSTRUCTION. WHERE ACTUAL CONDITIONS DIFFER FROM THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES.
- CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE STYME LOCK OR EQUIVALENT AS APPROVED BY ECO-SITE CONSTRUCTION MANAGER.

**SURVEY NOTE:**

- ECO-SITE STAFF SHALL COORDINATE WITH THE CONSTRUCTION MANAGER TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY "DIAMONDBACK LAND SURVEYING" DATED 12/18/18 AND SITE VISIT ON 11/22/18.

**COAX NOTE:**

- ROUTE COAX UP TOWER PER TOWER DESIGN DRAWING BY TOWER OWNER.





PROJECT INFORMATION  
 OR-0004  
 SLO0275B  
 US-95  
 MAP# 323402/US 95 HWY W  
 JORDAN VALLEY, OR 97102  
 HUNTER COUNTY  
 TRIDORSSES

CURRENT ISSUE DATE  
 03/18/19

ISSUED FOR  
 ZONING

REV	DATE	ISSUED FOR
A	02/16/18	DOCK ZONING
B	02/16/18	100% ZONING
C	02/22/18	100% ZONING
D	02/22/18	100% ZONING
E	02/16/18	100% ZONING



DRAWN BY: CHK  
 CHECKED BY: JKR  
 DATE: DYP

NOT FOR CONSTRUCTION

SHEET TITLE  
 ELEVATIONS

SHEET NUMBER  
 C-3  
 REVISION  
 E

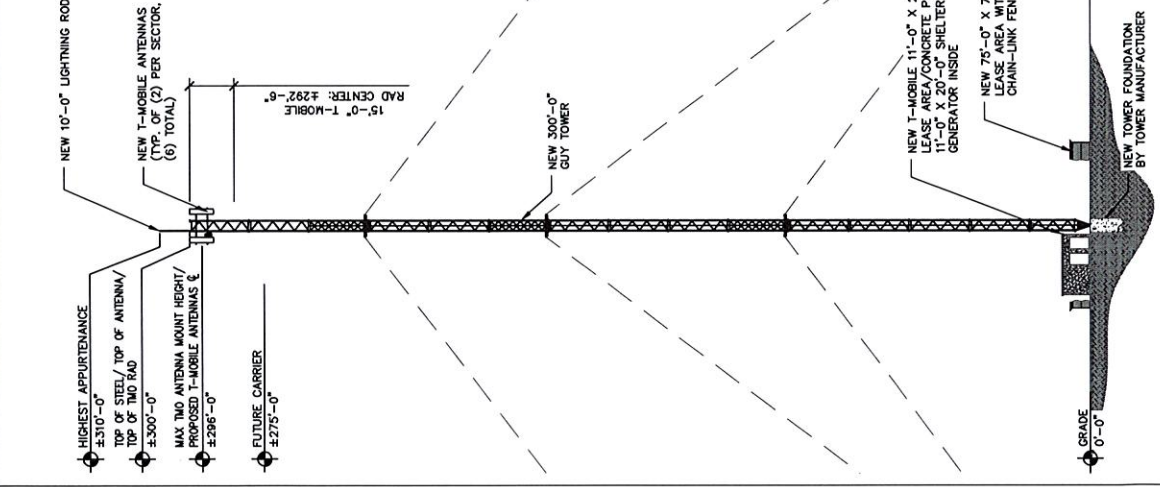
NOTE: CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.

NOTE: CONTRACTOR SHALL VERIFY ALL FINAL CONNECTION LOCATIONS WITH T-MOBILE ENGINEER, RF ENGINEER, AND NET--OPS PRIOR TO INSTALLATION.

NOTE: CONTRACTOR TO ARRANGE NEW MODULES/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

NOTE: CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO INSURE PROPER FIT.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND NOTIFY T-MOBILE AND ENGINEERING FIRM WITH ANY DISCREPANCIES.

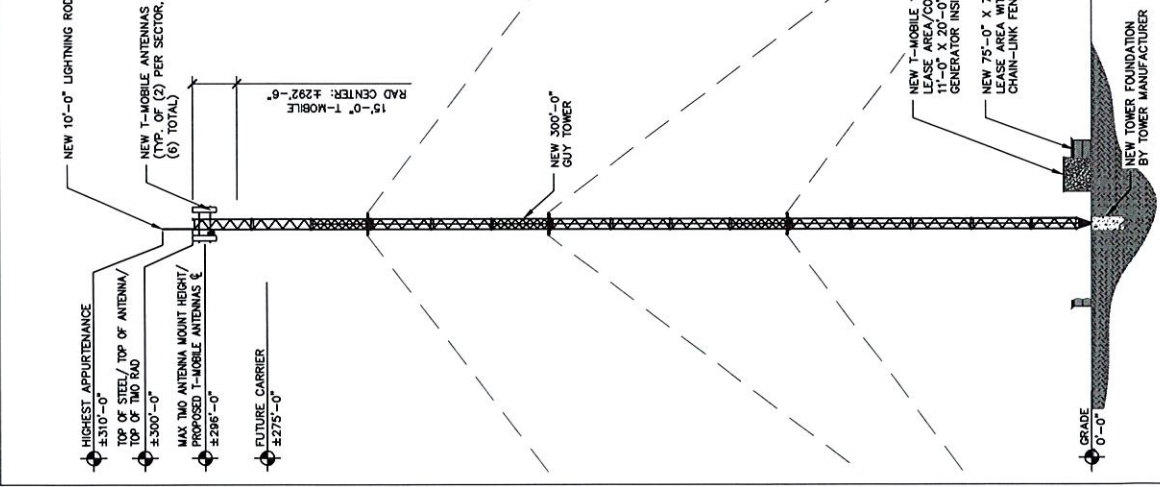


EAST ELEVATION  
 SCALE: 1" = 40'-0" (1" = 20'-0" ON 24"x36" SHEET)  
 2

NOTE: W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND MOUNTING SYSTEMS SHALL BE PROVIDED AND NOT BEEN EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR MOUNTING SYSTEMS, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE: ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY T-MOBILE AND ENGINEERING FIRM WITH ANY DISCREPANCIES.

NOTE: ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND NOTIFY T-MOBILE AND ENGINEERING FIRM WITH ANY DISCREPANCIES.




NORTH ELEVATION  
 SCALE: 1" = 40'-0" (1" = 20'-0" ON 24"x36" SHEET)  
 1

PROJECT INFORMATION  
 OR-0004  
 S102675B  
 US-95  
 MAY 9 2019 10:58 AM  
 JORDAN@ECO-SITE.COM  
 503.266.1970  
 WA STATE COUNTY  
 TRIMBLE

CURRENT ISSUE DATE  
 03/18/19

ISSUED FOR  
 ZONING

REV	DATE	ISSUED FOR	BY
A	02/16/19	BOE ZONING	DYP
B	02/27/19	100R ZONING	DYP
C	02/27/19	100R ZONING	DYP
D	03/05/19	REVISION #1	DKM
E	03/07/19	100R ZONING	DYP

CONSULTANT  
  
**Ivy Group**  
 Engineering Design Consulting  
 1702 10th Street, NW  
 Seattle, WA 98106  
 T: 206.366.1100 F: 206.366.1010  
 E: ivy@ivygroup.com  
 © Copyright 2019 Ivy Group LLC

DRAWN BY: CHK  
 RUC  
 JKR  
 DYP

NOT FOR CONSTRUCTION

SHEET TITLE  
 ELEVATIONS

SHEET NUMBER  
 C-4  
 REVISION  
 E

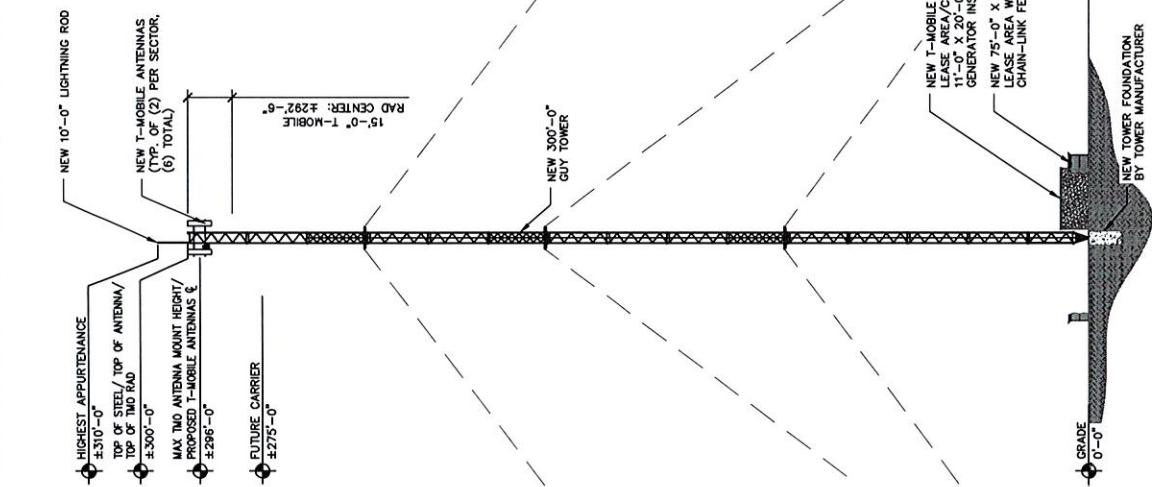
NOTE: CONTRACTOR TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY T-MOBILE AND ENGINEERING FIRM OF ANY DISCREPANCIES BEFORE PROCEEDING.

NOTE: CONTRACTOR SHALL VERIFY ALL FINAL CONNECTION LOCATIONS WITH T-MOBILE ENGINEER, RF ENGINEER, AND NET-OPS PRIOR TO INSTALLATION.

NOTE: CONTRACTOR TO ARRANGE NEW MODULES/EQUIPMENT TO AVOID INTERFERING WITH SAFETY CLIMB.

NOTE: CONTRACTOR TO USE PROPER TORQUE WRENCH WHEN INSTALLING AND TIGHTENING CONNECTORS TO INSURE PROPER FIT.

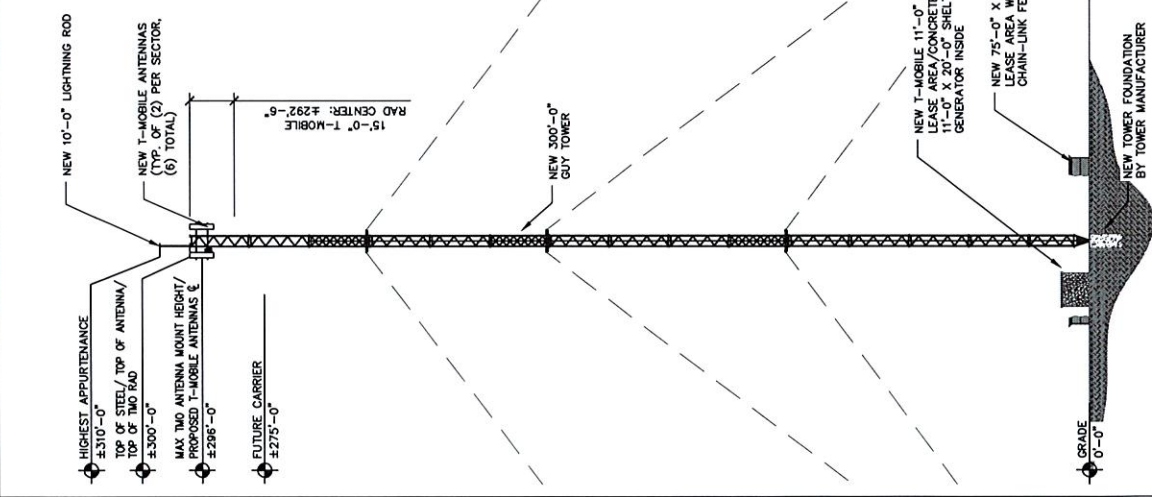
NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND NOTIFY T-MOBILE AND ENGINEERING FIRM WITH ANY DISCREPANCIES.



**WEST ELEVATION**  
 SCALE: 1" = 40'-0" (1" = 20'-0" ON 24"x36" SHEET)  
 2

NOTE: W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND CABLE SHALL BE EVALUATED TO VERIFY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR CABLE INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR STRUCTURE, INCLUDING ALL ANTENNA MOUNTING SYSTEMS & HARDWARE SHALL BE PERFORMED.

NOTE: ALL INFORMATION ON THIS PAGE IS PROVIDED BY ECO-SITE AND/OR OTHERS AND IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL CONTACT THE ECO-SITE CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND CABLE INFORMATION.



**SOUTH ELEVATION**  
 SCALE: 1" = 40'-0" (1" = 20'-0" ON 24"x36" SHEET)  
 1

# ATTACHMENT 3



T-Mobile

# SL02675B Coverage Maps

T-Mobile Confidential

# Current T-Mobile Coverage (without Site)

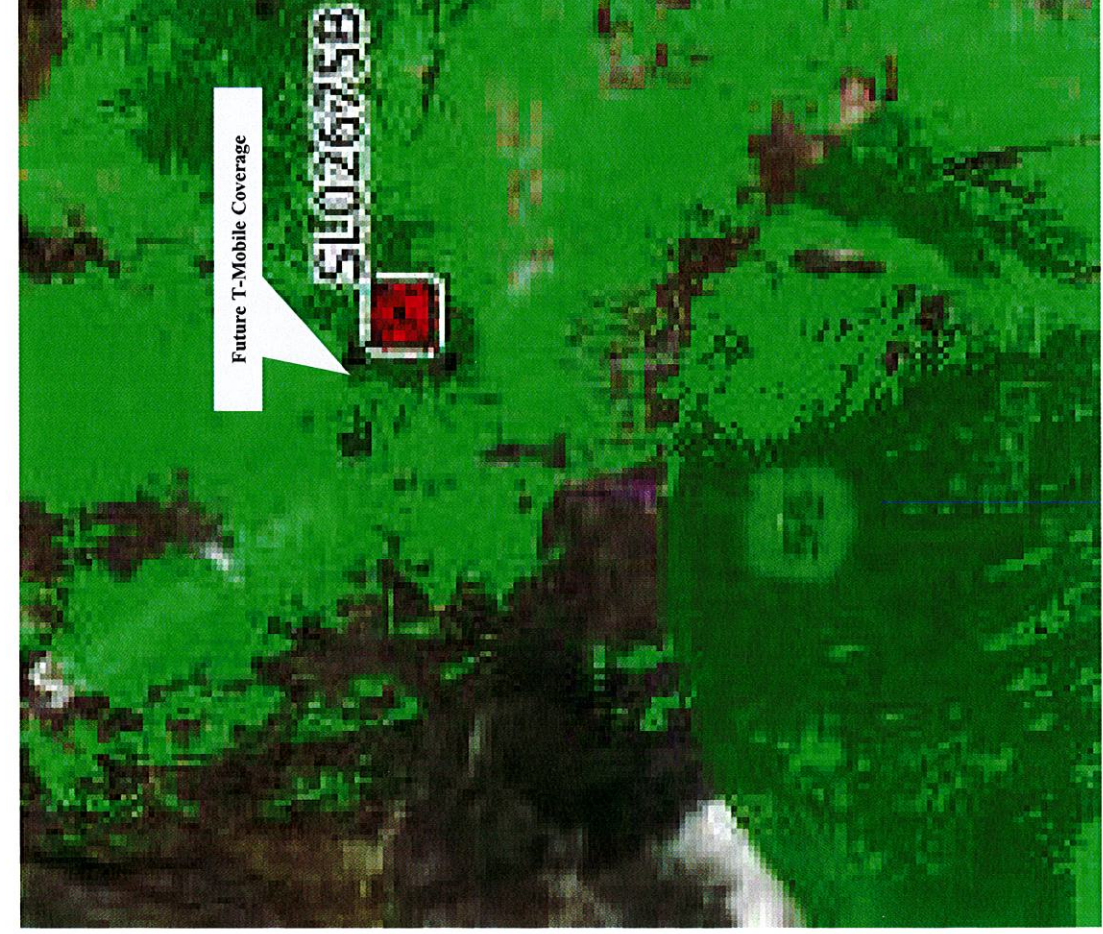


T-Mobile has a coverage gap in this area

- In-Vehicle Covg
- In-Bldg Covg



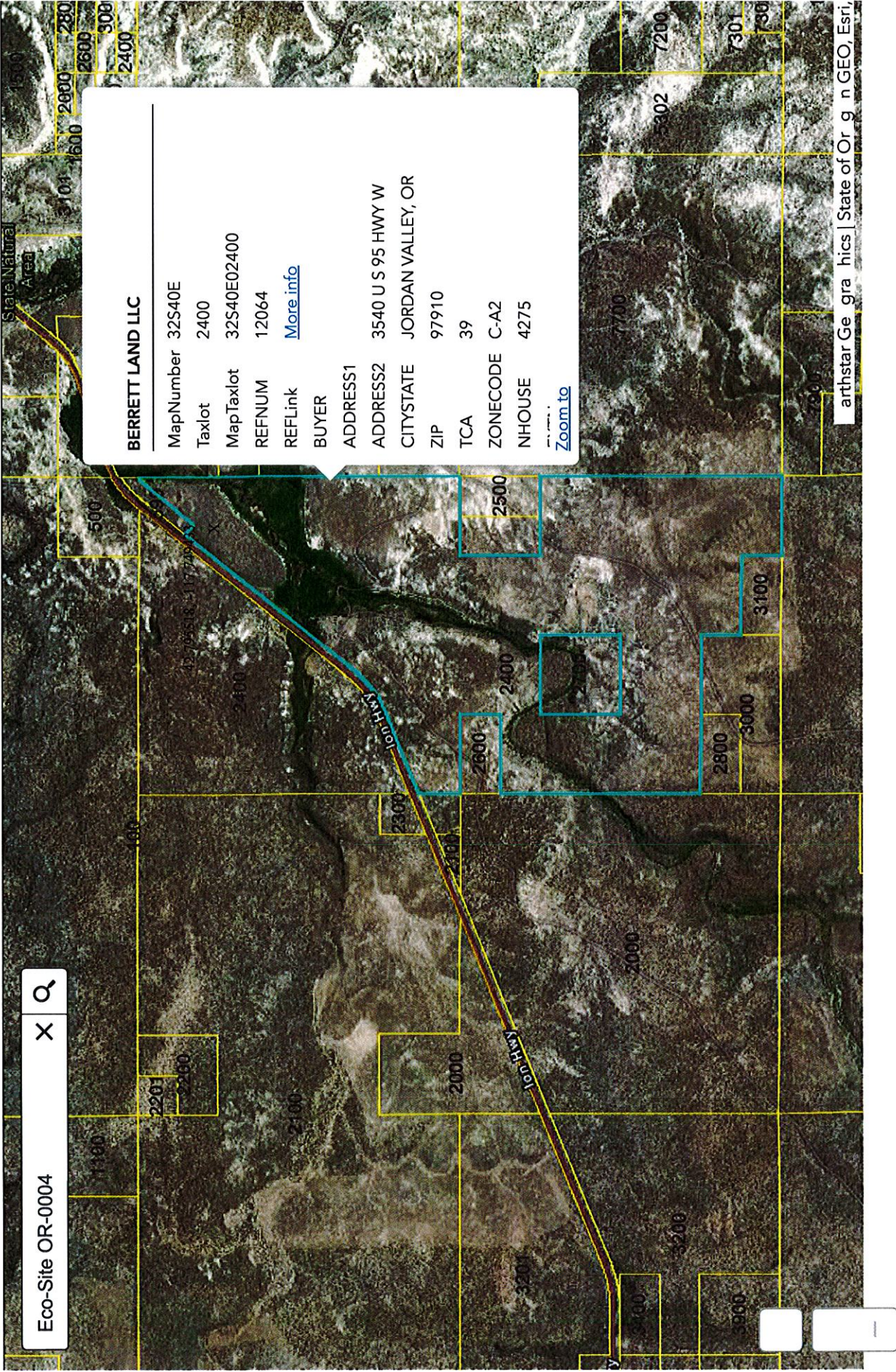
# Proposed New Site Coverage



- In-Vehicle Covg
- In-Bldg Covg

T-Mobile Confidential





arthstar Geographics | State of Oregon | GEO Esri

117°44'43\"W 42°47'16\"N