

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: 2/20/19 Planner Initials: SE Date Complete: 2/22/19 Planner Initials: SE

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

NAME: Harry Stoddart

Address: 5475 Iron Mountain Road

City/State/Zip: Jordan Valley, OR 97910

Phone: (541) 586-2905

Email: hstoddartiii@gmail.com

PROPERTY INFORMATION

| Township/Range/Section/Tax Lot(s) | Acct # | Acres | Zoning |
|-----------------------------------|--------|------------|--------|
| 30S38E00200 | 11754 | 355.87 ac. | C-A2 |
| | | | |
| | | | |

Property address (or location): 5475 Iron Mountain Road

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) _____

Name of road providing access: Iron Mountain Road

Current use of property: Residential / range Use of surrounding properties: Range

Do you own neighboring property? ☐ NO ☒ YES (description) Tax Lot #300 north of subject property

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

Applicant proposes the construction of a 500' guyed tower within a 80' x 80' fenced compound. Proposed 11' x 20' shelter to be placed on concrete pad within fenced compound. 6 anchor points for guy wires within fenced 10' x 10'.

☒ Additional description/maps/pictures attached

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: _____

Date: _____

Property Owner(s): _____ Date: _____

Date: __________
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 _____



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FILE NUMBER: 2019-02-006

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 500' 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 western property line which abuts: 30S38E Tax Lot #100 USA 21,486.56 ac. Property Class: 970 Exempt/Federal/Vacant.

(Attach additional pages if necessary)

DETAILED STRUCTURAL INFORMATION

| PROPOSED IMPROVEMENTS | | | | |
|------------------------|--------|---|--------|----------------|
| Structure/Development | Length | Width | Height | Square Footage |
| Dwelling | | | | |
| Driveway | ~343' | 12' (20' access/utility easment from Iron Mountain Road S to fenced compound) | | |
| Accessory Structure | | | | |
| Agricultural Structure | | | | |
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| 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 (government owned) are undeveloped range land.

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.

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, the extent of Steens Highway (OR-78) within Malheur County will be serviced by this installation. Along with improved commercial coverage, E-911 emergency services will become more accessible to served customers.

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 Iron Mountain Road will be limited to materials transport and light truck traffic.

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).

Sewer & Water:

No burden anticipated

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.

Solid Waste Disposal:

No burden anticipated.

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 Iron Mountain Road 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 undeveloped nature of adjoining properties likely limit the construction burden on others. 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.

Applicant has contacted ODFW, specifically to assess the impact of the installation on the Greater Sage Grouse. While the installation is in a designated low density area for sage-grouse, the installation qualifies as a large-scale development. Additional communications between applicant and the ODFW will quantify the impact, resulting in a determination of the appropriate level of mitigation. Minimal soil erosion will result from the clearing of the leased area.

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.

The site location is approximately 2.65 miles from Steens Highway. 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?

No agricultural efforts are currently evident in the area. Areas not enclosed by fencing (80' x 80' primary) + (6 @ 10' x 10' secondary [guy]) will remain available for whichever use owner chooses.



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Supplement 8 to CONDITIONAL USE APPLICATION MCC 6-6-8-8: Wireless Telecommunication Facilities

Date Received:

Planner Initials:

Date Complete:

Planner Initials:

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.

2. Notwithstanding the setback requirements in the zone in which the facility is to be located, the following setbacks apply. Telecommunications towers shall be:
 - a. Set back from the property line at least the height of the tower plus ten percent (10%). A "tract" (contiguous property under the same ownership) shall be considered a single parcel for purposes of setbacks.
 - b. Except as provided in subsection B2b(1) of this section, the plot leased by the licensed carrier for the wireless telecommunication facility shall be at least six hundred feet (600') from residences and schools not on the applicant's tract, or as far away from nearby residences and schools as it is sited from the closest dwelling on the applicant's tract.
 - (1) A facility may be sited closer to a school when the school district makes a request and demonstrates the facility is necessary for educational purposes.
- C. Construction Standards:
 1. The following construction standards shall apply to all new or replacement telecommunication facilities:
 - a. No lighting of wireless telecommunication facilities is allowed, except as required by the federal aviation administration, Oregon department of aviation or as a condition of approval by the Malheur County planning commission.
 - b. Based on the existing conditions and vegetation at the proposed site, the wireless telecommunication facility shall be constructed or surfaced with materials to reduce visibility of the facility by the use of nonreflective materials that minimize glare and blend the structure into the surrounding environment.
 - c. Antenna(s) and associated equipment located on the same structure as the antenna shall be surfaced in a nonreflective material color to match the structure on which it is located.
 - d. Warning and safety signs, up to three (3) square feet in area, are allowed. All other signs are prohibited.
 - e. Equipment areas must be enclosed by a chainlink fence or equivalent with or without slats for screening.
 - f. Nothing in this subsection preempts the coloring requirements of the federal aviation administration or the Oregon department of aviation.
- D. Application Requirements:
 1. All new or replacement wireless telecommunication facilities proposed on lands, other than those under ORS 215.283(1)(d) or prohibited under this section, shall be reviewed as a conditional land use action and subject to the application requirements in section 6-6-5 of this chapter, this section and applicable provisions of ORS 215.296.
 2. Conditional use applications for new or replacement wireless telecommunication facilities will be accepted only from carriers licensed by the federal communications commission or from authorized agents of licensed carrier.
 3. All new or replacement wireless telecommunication facilities proposed on lands where they are a permitted use under ORS 215.283(1)(d) are subject to the application requirements in section 6-6-5 of this chapter and this section.
 4. All new or replacement wireless telecommunication facilities proposed on lands where they are a permitted use under ORS 215.283(1)(d) must demonstrate the facility is necessary in accordance with ORS 215.275 and OAR 660-033-0130 16(a).
 5. The collocation of a wireless telecommunication facility on an existing structure or building is not subject to the application process specified in this section or section 6-6-5 of this chapter. However, the applicant must submit to the planning director a letter of intent to collocate, pay applicable fees, and receive a letter of authorization from the director.
 6. In addition to the application procedures specified in section 6-6-5 of this chapter, applications for wireless telecommunication facilities shall include:
 - a. A location map showing:
 - (1) The applicant's proposed facility site;
 - (2) Other sites in the vicinity evaluated for the proposed facility; and
 - (3) Other similar existing facilities in the area.
 - b. A photographic simulation showing how the facility will appear on the landscape.
 - c. A site specific study of the wireless telecommunication facility identifying the proposed color and surfacing of the facility and associated fixtures.
 - d. Technical information reasonably justifying the need to locate the proposed facility in the requested location.

- e. Documentation from the federal aviation administration, the Oregon department of aviation, the federal communications commission and any other local or state agency with jurisdiction that the tower has been reviewed and is not determined to be a hazard to life, health or property if constructed as proposed.
 - 7. At any time during the application process, the planning director may request any additional information relevant to the construction of the wireless telecommunication facility.
 - 8. All applications for wireless telecommunication facilities shall be heard before the Malheur County planning commission.
- E. Permit Renewal And Expiration Requirements:
- 1. Permit renewal is based on:
 - a. The applicant submitting documentation that the wireless telecommunication facility is in compliance with nonionizing electromagnetic radiation (NIER) emission standards as established by the federal communications commission (FCC);
 - b. Demonstration that the wireless telecommunication facility was constructed and placed into service within one year of issuance of the final approval by the county; and
 - c. Demonstration that the wireless telecommunication facility has been used as such for a period of one year.
 - 2. If the wireless telecommunication facility is not in compliance with this section, all facilities shall be removed. The property owner shall bear the ultimate responsibility for removal of the facilities. After the county makes a determination of discontinued or nonuse, the property owner shall, within six (6) months, complete removal operations.
- F. Performance: The county will require a performance bond not to exceed ten thousand dollars (\$10,000.00) from the applicant to provide for removal of a wireless telecommunication facility should the facility be nonoperational for a period of one year.
- G. Exclusions:
- 1. Wireless telecommunication facilities shall not be permitted in land use zones designated rural residential (R-1), rural service center (RSC), and airport approach overlay (AA).
 - 2. This section does not apply to commercial and public radio and television transmission towers. (Ord. 146, 4-14-2004)

ATTACHMENT 1

PROJECT NARRATIVE WCF CONDITIONAL USE & SETBACK VARIANCE APPLICATION OR-003 (SL02674B) Stoddart Property

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

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: Harry Stoddart
c/o Stoddart Ranches, Inc.
5475 Iron Mountain Road
Jordan Valley, OR 97910

Project Address: 5475 Iron Mountain Road
Jordan Valley, OR 97910

Description & Tax Lot: GPS Coordinates: [43.001013 / -118.027292]
Parcel No. 30S38E00200 (Lot 200)

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-003 (SL02674B), at the above noted project address. This Facility is intended to provide for multi-carrier use, extending coverage along the extent of Steens Highway (Hwy 78) in Malheur County.

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 [W])
- Attachment 4—T-Mobile pre/post coverage map
- Attachment 5—Tax Assessment Map
- Attachment 6—ODFW Sage Grouse Map

As shown in Eco-Site’s Application, excepting the western 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 5475 Iron Mountain Road in the County of Malheur (the “Property”). The Property is owned by Harry Stoddart. The Property is zoned as C-A2 and is currently used primarily as residential property.

2.1.2. Lease area.

- The proposed 100 x 100 ft. lease area for the WCF is located in the northwest corner of Lot 200 (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 western property line. The tower center is 216'11" from the western property line. Title 6-6-8-8 (B2a) indicates tower height + 10% or 550' 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 Iron Mountain Road will be by way of a proposed 30 ft. access and utility easement extending south from Iron Mountain Road a distance of ~ 250 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 500 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, x RRUs, with 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 510 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 Steens Highway (OR-78). 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):*

The proposed Tower location is approximately 2.7 miles from Steens Highway (OR-78). The relatively narrow profile of a guyed tower and its distance from the travel corridor will effectively subdue its visual impact. 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 Stoddart 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 ~40 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 Stoddart 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.

Eco-Site
240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION

OR-0003
SL02674B
STEENS HWY
5475 IRON MOUNTAIN ROAD
JORDAN VALLEY, OR 97910
MALHEUR COUNTY
T1801984

CURRENT ISSUE DATE
01/10/19

ISSUED FOR

ZONING

| REV | DATE | ISSUED FOR | BY |
|-----|----------|-------------|-----|
| A | 12/11/18 | SIX ZONING | |
| B | 12/20/18 | 100% ZONING | |
| C | 01/02/19 | 100% ZONING | |
| D | 01/04/19 | 100% ZONING | |
| E | 01/10/19 | 100% ZONING | DYP |



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wfrengineering.com
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| | |
|----------------|-----|
| DRAWN BY: CHIK | APV |
| DYP | RJG |
| | JKR |

NOT FOR CONSTRUCTION

COVER SHEET

| | |
|--------------|----------|
| SHEET NUMBER | REVISION |
| T-1 | E |

240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

**OR-0003 / STEENS HWY
T-MOBILE / SL02674B**

SITE ADDRESS

**5475 IRON MOUNTAIN ROAD
JORDAN VALLEY, OR 97910
MALHEUR COUNTY**

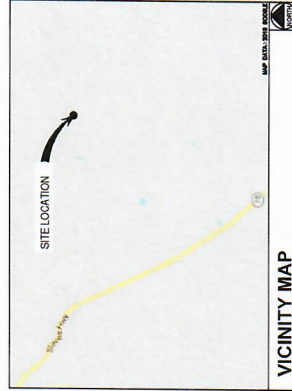
MALHEUR COUNTY

LATITUDE: 43° 00' 03.64643" (43.001013°) N
LONGITUDE: 118° 01' 38.25183" (118.027292°) W

GROUND ELEVATION: 4278.5' AMSL

TAX/PIN #: 30S38E00200 LOT 200

ZONING: AG



VICINITY MAP

- LEAVING BOISE AIRPORT (BOISE, ID):
- HEAD SOUTHEAST ON W AIRPORT WAY
- CONTINUE STRAIGHT 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 33A TOWARD ID-55
- NAMPA/MARSING
- TURN RIGHT ONTO ID-55
- TURN LEFT ONTO US-95 S
- SLIGHT RIGHT
- CONTINUE ONTO OR-78 W
- TURN RIGHT ONTO IRON MOUNTAIN RD
- CONTINUE STRAIGHT TO STAY ON IRON MOUNTAIN RD
- DESTINATION WILL BE ON THE RIGHT

DRIVING DIRECTIONS

MUNICIPALITY:
MALHEUR COUNTY

STATE:
OREGON

TOWER TYPE:
GLY TOWER

TOWER HEIGHT:
500' (510' TO HIGHERS)

NUMBER OF CARRIERS:
0 EXISTING, 1 PROPOSED

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

CONSULTANT

W-T COMMUNICATION DESIGN GROUP, LLC.
8560 S EASTERN AVE, #220
LAS VEGAS, NV 89074
PHONE: (702) 998-1000
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
TRD

PROPERTY OWNER

HARRY STODDART
C/O STODDART RANCHES INC.
5475 IRON MOUNTAIN ROAD
JORDAN VALLEY, OR 97910
PHONE: (541) 586-2905
ATTN: HARRY STODDART

CONTACTS

[illegible]

J5 INFRASTRUCTURE PARTNERS
14621 ARROYO HONDO, #100
SAN DIEGO, CA 92127
PHONE: (208) 866-7725
CONTACT: JASON EVANS

ZONING MANAGER/JURISDICTION CONTACT



240 LEIGH FARM ROAD, SUITE 415
DURHAM, NC 27707

PROJECT INFORMATION
OR-0003
SL02674B
STEENS HWY
5475 IRON MOUNTAIN ROAD
JACKSONVILLE, NC 27804
MAURICE CONRY

CURRENT ISSUE DATE
01/10/19

ISSUED FOR
ZONING

| REV | DATE | ISSUED FOR | BY |
|-----|----------|-------------|----|
| A | 12/19/18 | 100% ZONING | JP |
| B | 12/20/18 | 100% ZONING | JP |
| C | 07/02/19 | 100% ZONING | JP |
| D | 07/02/19 | 100% ZONING | JP |
| E | 07/02/19 | 100% ZONING | JP |



CONSULTANT
DRAWN BY: CHK
APV
DYP
RIG
JKR
LICENSED

NOT FOR CONSTRUCTION

SHEET TITLE
OVERALL SITE PLAN

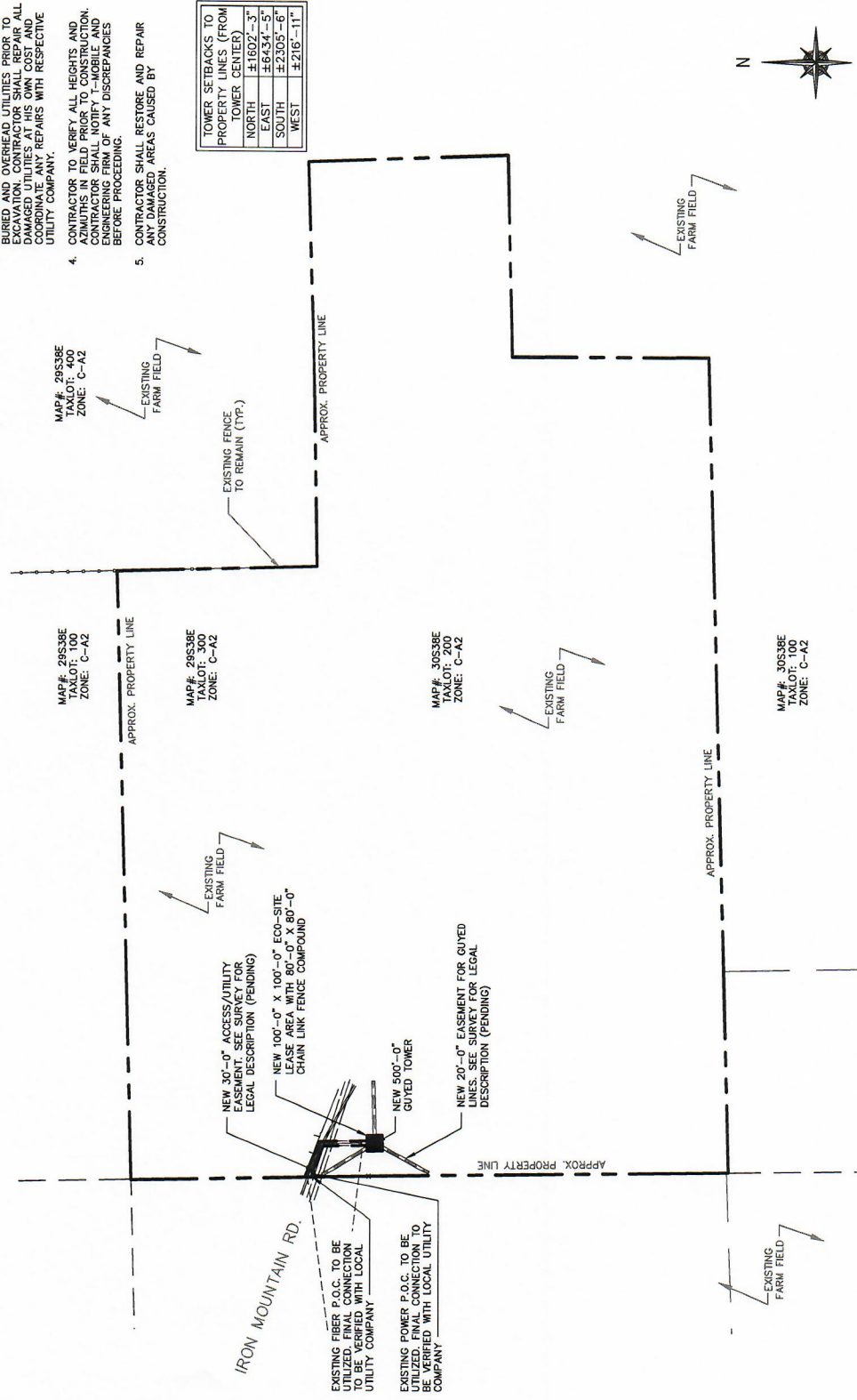
SHEET NUMBER
C-1
E

IMPORTANT SITE NOTES:

- CONTRACTOR WILL NOT START CONSTRUCTION UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED. PRE-CON PACKAGE AND HAVE PRE-CON WALK WITH THE PROJECT MANAGER.
- CONTRACTOR TO HIRE PUBLIC (811) AND PRIVATE LOCATIONS TO LOCATE 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 REPAIR ALL DAMAGED UTILITIES AT HIS OWN COST AND COORDINATE ANY REPAIRS WITH RESPECTIVE UTILITY COMPANY.
- CONTRACTOR SHALL RESTORE AND REPAIR CONSTRUCTION AREAS CAUSED BY CONSTRUCTION.

SURVEY NOTE:

- ECO-SITE STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
- PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY DIAMONDBACK LAND SURVEYING DATED 11/29/18 AND SITE VISIT ON 11/21/18.



| TOWER SETBACKS TO PROPERTY LINES (FROM TOWER CENTER) | |
|--|-----------|
| NORTH | ±1602'-3" |
| EAST | ±6434'-5" |
| SOUTH | ±2305'-6" |
| WEST | ±216'-11" |



GRAPHIC SCALE: 1" = 700'

OVERALL SITE PLAN

SCALE: 1" = 700'-0" (1" = 350'-0" ON 24"x36" SHEET)



PROJECT INFORMATION
OR-0003
SL02574B
STEENS HWY
5475 IRON MOUNTAIN ROAD
JORDANVILLE, NC 27707

CURRENT ISSUE DATE
01/10/19

ISSUED FOR
ZONING

| REV | DATE | ISSUED FOR | BY |
|-----|----------|-------------|-----|
| A | 12/19/18 | 90% ZONING | AVY |
| B | 12/29/18 | 100% ZONING | AVY |
| C | 07/02/19 | 100% ZONING | AVY |
| D | 07/02/19 | 100% ZONING | AVY |
| E | 07/10/19 | 100% ZONING | AVY |



DESIGNED BY
CHK
AVY

DRAWN BY
RJK
JKR

NOT FOR CONSTRUCTION

SHEET TITLE
ELEVATIONS

SHEET NUMBER
C-3

REVISION
E

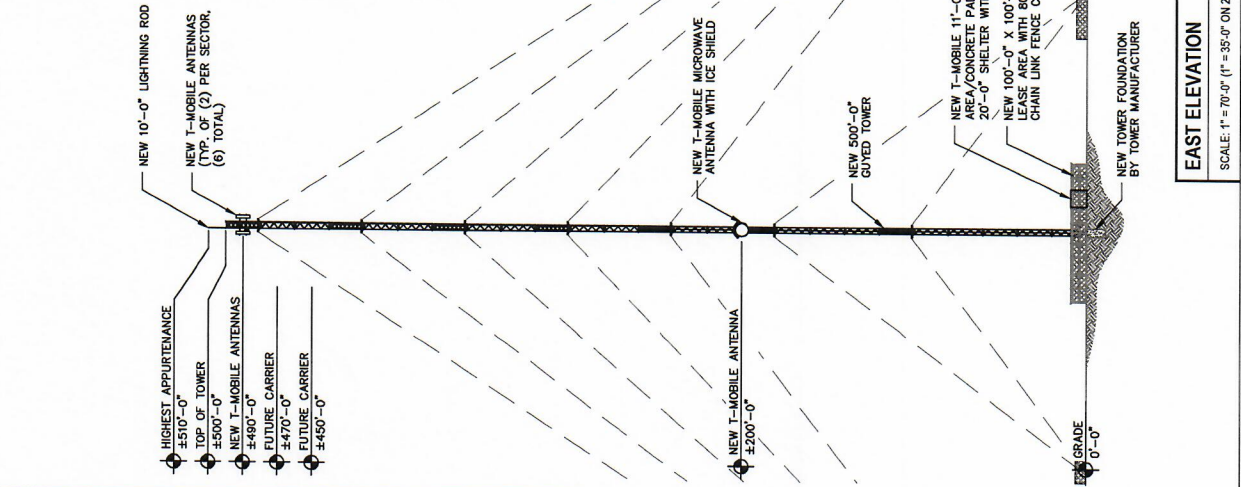
NOTE:
CONTRACTOR TO VERIFY ALL HEIGHTS AND
AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION.
CONTRACTOR SHALL NOTIFY T-MOBILE AND
ENGINEERING FIRM OF ANY DISCREPANCIES
BEFORE PROCEEDING.

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.

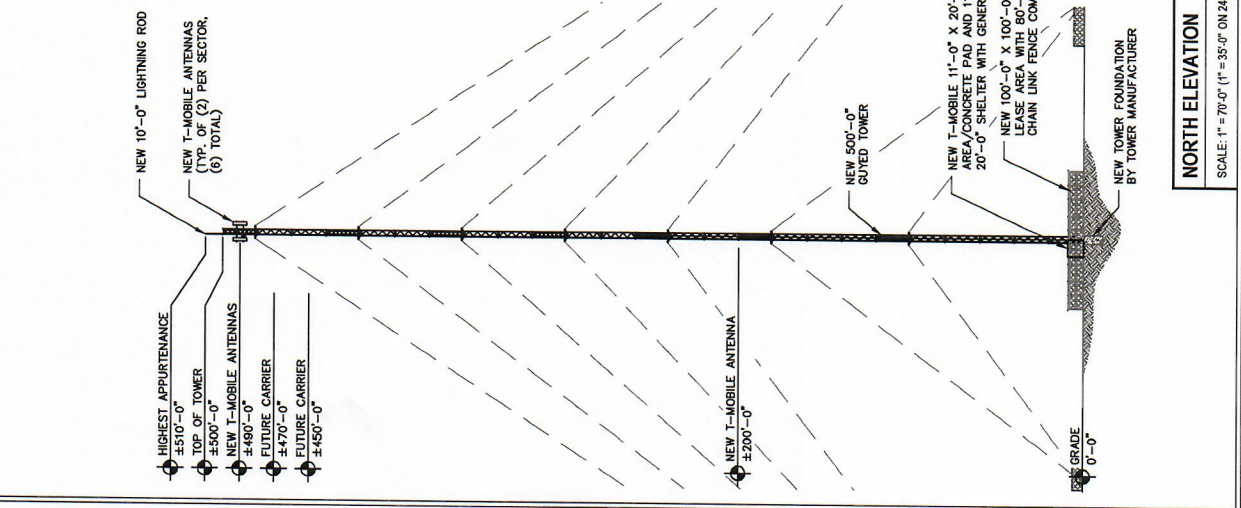
NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND
NOTIFY T-MOBILE AND ENGINEERING FIRM
WITH ANY DISCREPANCIES.



EAST ELEVATION
SCALE: 1" = 70'-0" (1" = 35'-0" ON 24"x36" SHEET)

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

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



NORTH ELEVATION
SCALE: 1" = 70'-0" (1" = 35'-0" ON 24"x36" SHEET)

NOTE:
W-T'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL EVALUATION OF THIS TOWER OR STRUCTURE. NEW ANTENNAS AND EQUIPMENT SHOWN ON THIS PLAN HAVE TO BE INSTALLED AND SUPPORTED BY THE TOWER OR STRUCTURE HAS THE CAPACITY TO ADEQUATELY SUPPORT THESE ANTENNAS. PRIOR TO ANY ANTENNA OR EQUIPMENT INSTALLATION, A STRUCTURAL EVALUATION OF THE TOWER OR 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 VERIFY ALL INFORMATION WITH THE PROJECT MANAGER PRIOR TO CONSTRUCTION FOR ALL DETAILED ANTENNA, MOUNT, AND CABLE INFORMATION.

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 TECHNIQUES TO TIGHTEN ALL ELECTRICAL CONNECTORS TO INSURE PROPER FIT.

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FINAL RF CONFIGURATION AND FINAL T-MOBILE ENGINEERING FIRM WITH ANY DISCREPANCIES.

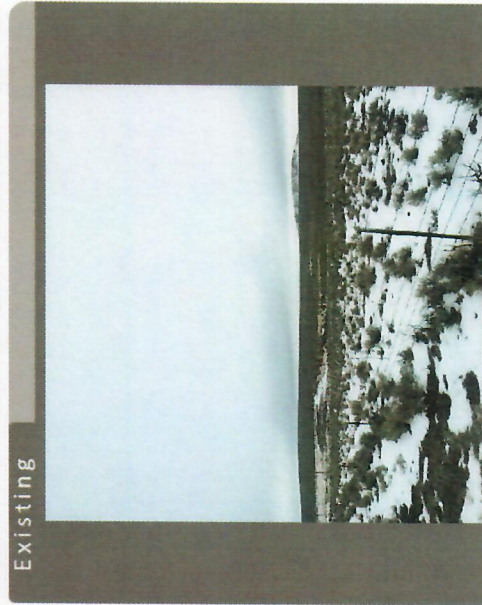
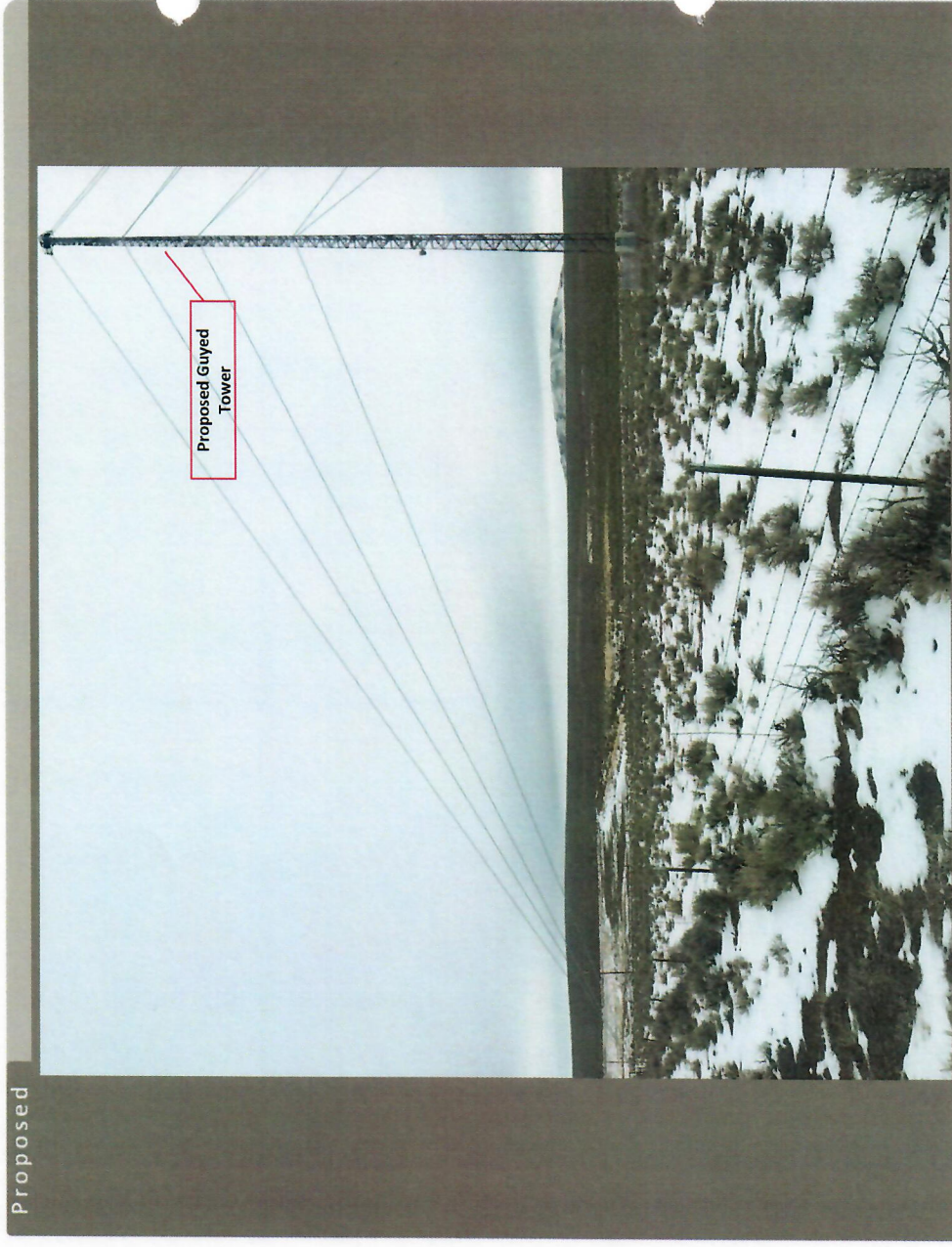
SOUTH ELEVATION
SCALE: 1" = 70'-0" (1" = 35'-0" ON 24"x36" SHEET)

WEST ELEVATION
SCALE: 1" = 70'-0" (1" = 35'-0" ON 24"x36" SHEET)

OR-003 SL02674

Parcel ID: 30S38E

5475 Iron Mountain Rd | Jordan Valley, Oregon 97910

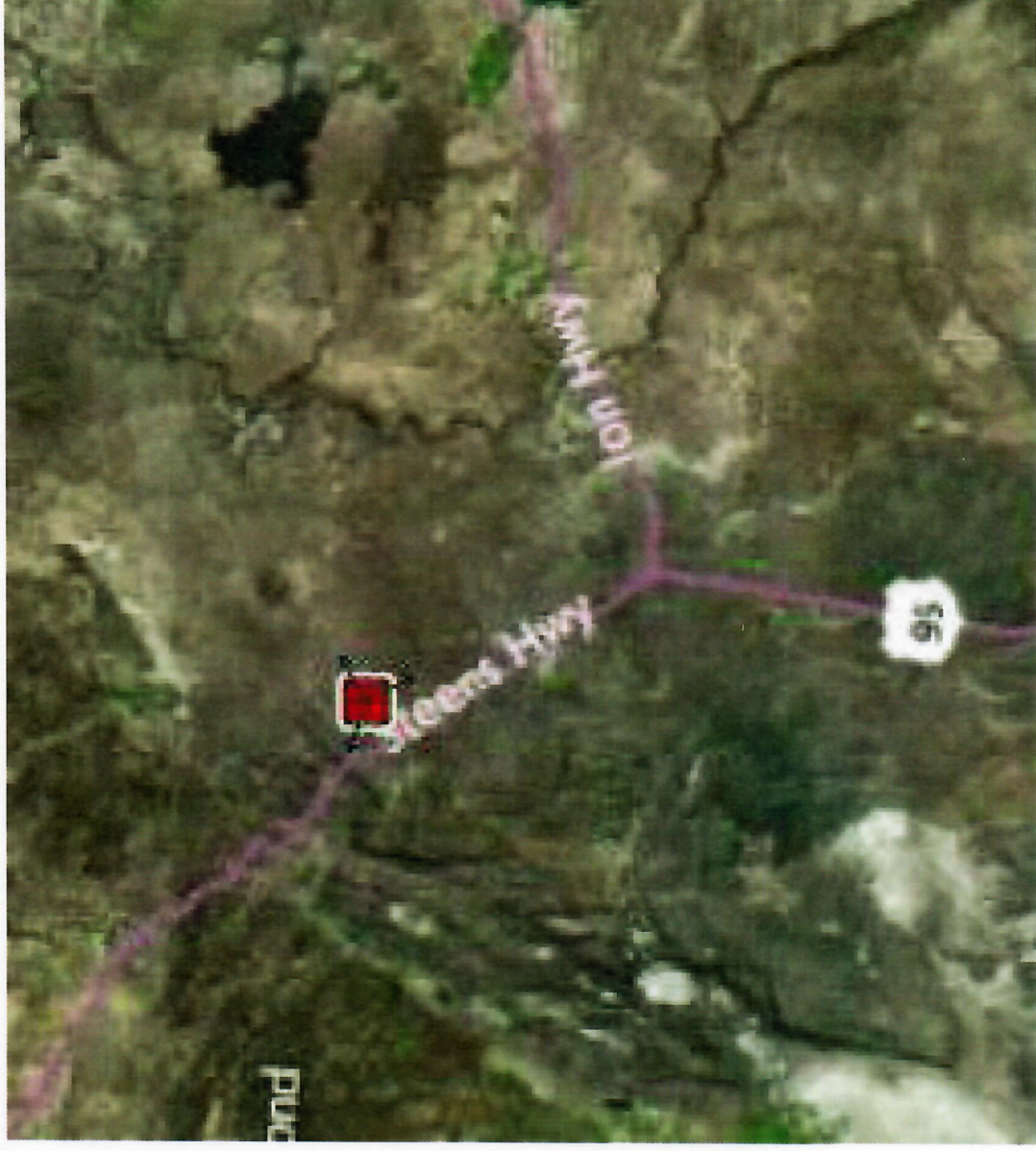


ATTACHMENT 4

T-Mobile

SL02674B Coverage Maps

Current T-Mobile Coverage (without Site)

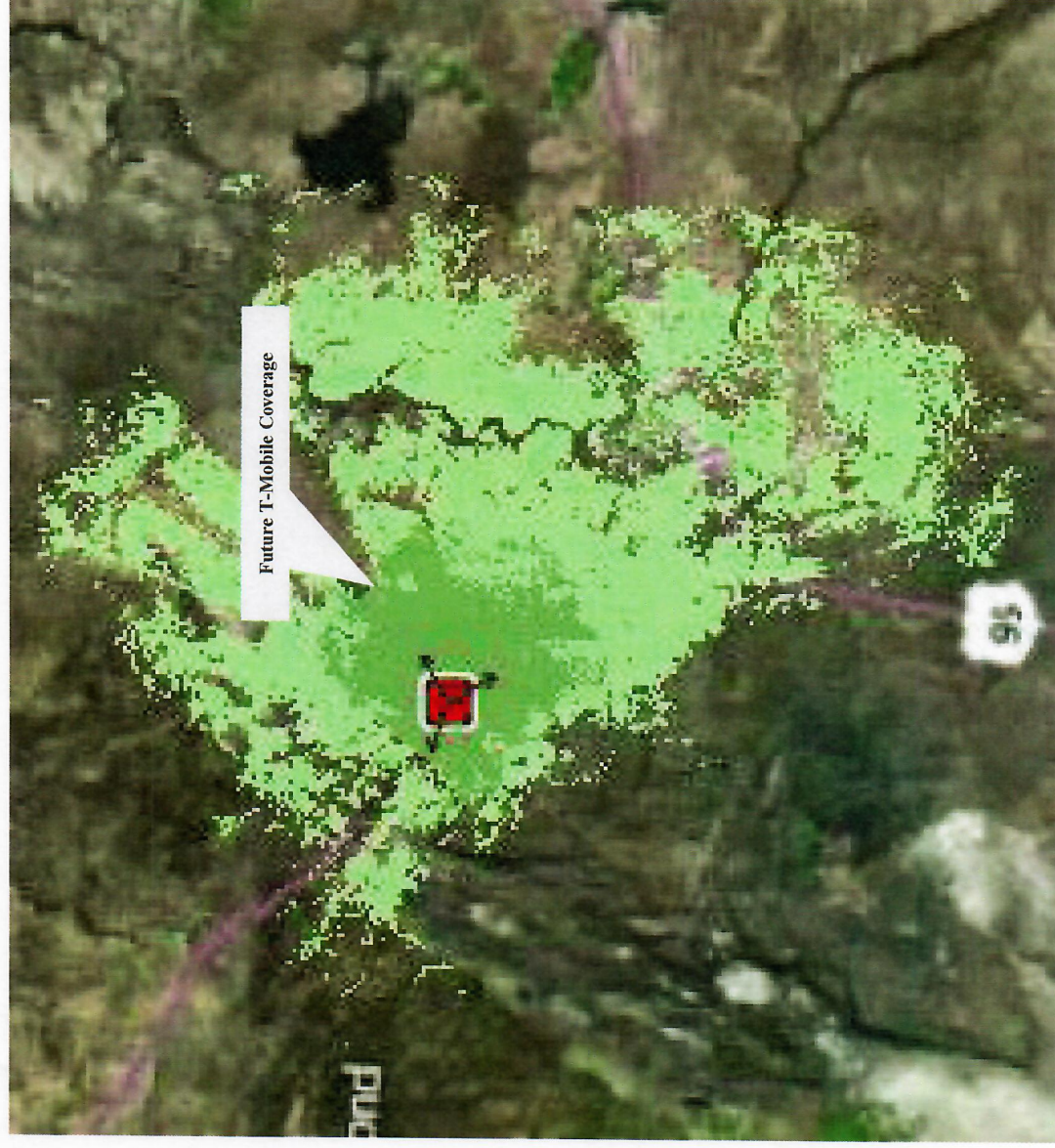


T-Mobile has no
existing
coverage in this
area

T-Mobile Confidential

T-Mobile

Proposed New Site Coverage



- In-Vehicle Covg
- In-Bldg Covg

ATTACHMENT 5



Malheur County Online Map

Powered by Oregon ArcGIS Online

OR-003 (SL02674B)

X

Q

Turnbull W

Iron Mountain Rd

Iron Mountain Rd

43.00012, -118.025667

X

(1 of 2)

STODDART, HARRY

MapNumber 30S38E

Taxlot 200

TaxlotAcre 355.87

MapAcres 354.78

REFNUM 11754

REFLINK [More info](#)

BUYER

ADDRESS1

ADDRESS2

CITYSTATE

ZIP

TCA

ZONECODE

[Zoom to](#)

C/O STODDART RANCHES

INC

5475 IRON MTN RD

JORDAN VALLEY, OR

97910

39

C-A2

Earthstar Geographics | State of Oregon GEO, Esri,

118°01'35"W 42°59'24"N

251 "B" St. West #12 Vale, OR 97918

3814 Clark Blvd. Ontario, OR 97914

philip.j.milburn@state.or.us

**HARNEY
COUNTY**

MALHEUR * OR-003 (SLD2574B) COUNTY

**Folly Farm/Saddle Butte
PAC**

Folly Farm/Saddle Butte PAC