

9/29/25

Malheur County Planning
Department

**Re: Conditional Use Permit – Communication Towers and Wireless Facilities
Rocky Mountain Towers Project Proposed at 3561 Greenfield Rd Vale, Or 97918**

Application Narrative Letter

On behalf of Rocky Mountain Towers and property owners Taylor Rembowski and Jill Johnson Rembowski, this letter is provided as part of the Malheur County Conditional Use Permit Application for Communication Towers and Wireless Facilities. The proposal is for approval of installation of a 198' tall lattice tower and ground mounted telecommunications equipment within a 50' x 50' fenced lease area at farmland at 3561 Greenfield Rd in Malheur County. Intermax WISP is our anchor tenant and will install their communications equipment on our tower, but there will be room for additional wireless carriers in the future.

As part of our application, please find attached the following:

- (1) Signed CUP Application
- (2) Zoning Drawings
- (3) RF Justification Statement showing the need for the Wireless Facility
- (4) Photo Simulations showing views of the proposed Lattice tower from the nearest public road.

The above-referenced attachments address most of the requirements stated on the CUP application. However, I provide additional information about our proposed project below and I also provide findings to address the outstanding requirements.

I. Narrative:

High Speed internet and Wireless internet service in Vale, West Bench are underserved in this corridor. The lack of fiber and costs associated with undergrounding fiber along HWY 20 and into each home is a costly and lengthy endeavor. With this application, the Applicant seeks a CUP to construct, install, and operate a new 198' tall cell tower ("Wireless Facility") on a parcel of grazing land, which is identified by the Malheur County Assessor as parcel no. 19S44E0400600 ("Subject Parcel"). The proposed Facility will offer high speed Wireless internet to the surrounding area as well as offer a platform for the major wireless carriers who also suffer from coverage gaps here.

II. Suitability of Location:

The search area for a Wireless Facility was a 2 mile radius centered along HWY 20. There are no existing communications towers 4 miles miles of this area, and the nearest tower is over 4.5 miles to the north. In. The entire search area, including the Subject Parcel, is zoned Agricultural. I contacted several parcel owners in this zone, with considerable interest, but the Rembowski property has the best configuration to meet tower zoning setbacks from nearby residential homes as well as considerable setback from the public roads.



III. Zone of Visibility & Screening:

In order to maximize transmission height and provide colocation for future wireless carriers, we opted for a lattice tower that can support up to four operators. There are no guyed wires. The ground equipment cabinets will be placed within a 6' high fenced lease area, and set back over 600' from the nearest adjacent residential home. The compound will be adjacent to an existing barn and at the edge of agricultural fields.

IV. Setbacks:

We recognize that Malheur County's code requires 1:10 to 1 setbacks from property lines and 600' feet from residences and schools not on the applicant's tract. This site meets all setbacks.

300' to the N parcel boundary
579' to the W parcel boundary
237' to the E parcel boundary
659' to the S parcel boundary

The nearest adjacent residential home lies to the south, approximately 756' from the proposed tower.

V. Co-Location

Rocky Mountain Towers (RMT) is in the business of building towers for co-location of multiple wireless carriers. This Wireless Facility will be designed to accommodate multiple carriers who would benefit from the expanded coverage and capacity provided by this location. RMT has strong working relationships with AT&T, Verizon, T-Mobile and others, and would be happy to accommodate their equipment at this site, reducing the overall need for and number of towers in this area in the future.

VI. Lighting and FAA Approval

Towers over 200' require lighting by the FAA. As such, this tower will be lit in accordance with FAA requirements at this location. FAA registration application has been submitted and we will obtain approval from the Federal Aviation Administration prior to construction of the tower.

VII. Additional Approvals/Permits

All necessary or required federal, state, and local permits and approvals, including (without limitation) building permits, will be obtained prior to construction of the proposed Wireless Facility and future co-locations. The wireless carriers and Applicant require completion of a rigid and vigorous due diligence process to be completed prior to construction, co-location, or conveyance, to ensure compliance with all applicable federal, state, and local laws and regulations. Upon completion of construction, the Wireless Facility will be maintained in compliance with all federal, state, and local laws and regulations, including (without limitation) the construction standards set forth in Malheur County Code.

VIII. Access/Grading

The Subject Parcel is flat. The Wireless Facility will utilize the existing access to and over the Subject Parcel, with no grading and very minimal roadwork required to clear the access route from the end of the existing driveway to the Wireless Facility. The Applicant's lease and access rights include turnaround space and enough space to park at the site.

IX. Negligible Traffic/Transportation Impact

After the proposed Wireless Communications Facility is constructed and operating, it will be unmanned. Maintenance visits will occur only approximately once each month or less often, so there will be virtually no traffic impact to the surrounding area.

Please contact me with any questions or requests for additional information that I can provide to assist you in your review and approval of this application.

Regards,

Shannon Morrelli
Tower Development Manager
Rocky Mountain Towers