

MAY 23 2014

Cellular Inc. Network Corporation
d/b/a VERIZON WIRELESS

Rapid City Community Planning
& Development Services

Conditional Use Permit Application
for a

Wireless Radio Communications Transmission Tower Facility
3105 Tomahawk Drive
Arrowhead Country Club
Rapid City, South Dakota

May 20, 2014

Cellular Inc. Network Corporation d/b/a Verizon Wireless is proposing to construct a Wireless Radio Communications Transmission Tower Facility including a 60' Stealth Flagpole style antenna structure (with an overall height of 63') and a 13' x 32' utility building for associated equipment on property owned by Arrowhead Country Club, Inc. at 3015 Tomahawk Drive (next to the 14th Tee Box), Rapid City, South Dakota. Verizon Wireless has retained Buell Consulting, Inc. regarding site acquisition and permit matters.

Legal Description

An irregular 7,000 square foot lease area in that portion of Valley Tract located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and the South Half of the Southwest Quarter (S1/2SW1/4) of Section 10, T1N R7E, BHM, in the City of Rapid City, Pennington County, South Dakota, as shown on the plat filed in Plat Book 6, Page 117; EXCEPTING therefrom Country Club Heights and Country Club Heights No. 2 and the public roads lying within said subdivisions (Property Parcel # is 37 10 353 026)

Zoning

Concurrent with this application is a request to rezone the subject property from the Park Forest (PF) District to the General Agricultural (GA) District, where a Wireless Radio Communications Transmission Tower may be allowed with a Conditional Use Permit.

Area Regulations

General Agricultural District Zoning requires up to 35' front & side setbacks and up to 25' rear setbacks. No setback requirements or height limitations exist for flag poles or cellular communications towers (17.50.260). The setbacks for this project exceed of 500' in all directions.

Site Specific Proposal

This application proposes a new cellular communications site be located on a hill in the middle of the Arrowhead Country Club. The proposal is to install a 60' flag pole that will also serve as a symbol of the Country Club's presence with the ability to communicate weather conditions or tournament situations to golfers. The Country Club plans to fly its own flag routinely, so that night lighting won't be necessary as it would for the US Flag.

Objectives along with a demonstration of the need of the proposed site, composed by Verizon Wireless RF Engineer, AJ Wolkins, are attached.

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History of the Site Selection Process

On July 18, 2005 Verizon Wireless assigned the work for the development of a new site location in the southwest quadrant of Rapid City to Buell Consulting, Inc., St. Paul, MN for Site Search, Site Acquisition and Local Permit Procurement. John Rowe, an agent for Buell, initiated field work regarding the new site location by researching land owners and zoning regulations in Rapid City. Rowe visited Planner, Travis Tegethoff, in the City Community Planning & Development Services office the summer of 2005 concerning the Search Ring and to discuss county policies in the initial process of site development.

Numerous property owners were contacted in the process of researching the area and developing site candidate information packages for Verizon Wireless to consider since 2005. These investigations resulted in the following candidate locations being submitted for review by Verizon Wireless' engineering, construction & real estate managers.

Candidate # 1A was Parcel # 3710353026, owned by Arrowhead Country Club, Inc. is the location of this application's proposed Conditional Use Permit for a 60' Flag Pole style stealth Cellular Communication Tower & Minor Accessory Structure Facility with an overall height of 63' and a 13' x 32' equipment shelter at the 14th Tee Box.
Candidate # 1B was an area near the 15th – 16th Hole on the Arrowhead Country Club.
Candidate # 1C was land owned by Arrowhead Country Club near Nicklaus & Stockade.

Since the 2005 Search Area only encompassed residential neighborhoods and two golf courses, one public & one private, those were the only properties with enough open space to consider the siting. At the time it hadn't been long since Alltel had experienced a failed application on the public course. Neither did a good location seem to exist on the public course. The private course however had a separate maintenance road from the Club's public entrance that went close to the center of the course maintenance shop where an existing hill rose near 100' above the surrounding course terrain. While the hill location was predominantly outside of the action of the course itself, a cart path extended from the Maintenance Shop Road to the Course's 14th Tee Box, located on the side of the hill. Therefore, Candidate 1A became the preferred choice for Verizon Wireless.

The years since 2005 have been a long process to get where we are today. For several years Arrowhead CC was considering its long term plans for the whole course. This was followed by years of on & off negotiation between the parties, the changeover of three Club General Managers and the site being pulled & returned to the Verizon Wireless annual budget numerous times. With all that planning behind us, it's now time to move into the permitting process. We ask for permission to proceed with the attached plans.

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Summary

Sound planning has gone into the site selection process for the proposed development, taking into account guidance started in the initial stages from the Planner. The proposal meets the criteria for granting a Conditional Use Permit, in that the proposed use has already been contemplated in the ordinance for the General Agricultural (GA) District.

The location, character and natural features of the property lend themselves to locating new capacity for wireless services in the form of a stealth pole to benefit the neighborhood surrounding the Country Club;

The proposed development is situated ideally to blend into the proposed location, slightly enhancing the character of the Country Club, and designed so as to screen its view from neighborhood adjacent residential properties;

The proposed wrought iron fence, existing and proposed additional natural screening and landscaping will effectively screen the equipment building and bottom portion of the pole from neighboring properties;

Twelve (12) new Black Hills Spruce are proposed to be added to the existing vegetation surrounding the proposed site. The project location is slightly north & nine (9) feet below an existing hilltop, providing additional screening & background to proposed building. The natural drainage of the terrain from the hilltop is to the north;

Pedestrian and vehicular access, circulation and parking, including that related to bicycles and other unpowered vehicles and provisions for handicapped persons have been incorporated into the site design;

Minimal additional traffic will be generated by the proposed use;

No advertising signs (outside of FCC requirements) or area lighting are proposed except for one LED photocell intended to give a technician visibility enough to a keypad at night for access to the shelter door (specification attached);

The plan for provision of electrical power & fiber optics to the proposed site is addressed in the attached construction drawings;

As many households (approximately 40%) have discontinued use of land line telephones in favor of cell phones and I-pads, the proposed site is necessary to maintain adequate communications capacity in the neighborhood, thereby maintaining a comprehensive plan objective to provide adequate infrastructure in the community;

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The overall density, yard, height and other requirements of the zone in which it is located were addressed above under Area Regulations on the first page;

The proposed use will cause no noise, odor, smoke, dust, air and water pollution.

The proposed cellular communications facility, as designed, will ensure continuation of the best quality wireless communications that Verizon Wireless can offer in the area of Rapid City where the project is proposed.

Verizon Wireless will comply with all regulations of Rapid City and the conditions of any permit granted in connection with this application.

Questions about this application should be directed to:

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