



Bountiful City
Administrative Committee Agenda
Monday, August 04, 2025
3:00 p.m.

Notice is hereby given that the Bountiful City Administrative Committee will hold a meeting in the Planning Department Conference Room, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Meeting Minutes from April 14, 2025
 - Review
 - Action
3. Conditional Use Permit for a Detached Accessory Dwelling Unit at 325 South 285 West
Planning Technician Colman
 - Review
 - Public Hearing
 - Action
4. Conditional Use Permit for Cell Tower Upgrade at 120 West 1000 North
Planning Technician Coleman
 - Review
 - Public Hearing
 - Action
5. Adjourn

**Draft Minutes of the
BOUNTIFUL CITY ADMINISTRATIVE COMMITTEE
Monday, April 14, 2025 – 3:00 p.m.**

Official notice of the Administrative Committee Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

Planning Conference Room
795 South Main Street, Bountiful, Utah 84010

Present:	Administrative Committee	Chair Amber Corbridge Brad Clawson Aaron Arbuckle
	Assistant Planner	DeAnne Morgan
	Planning Tech	Rachel Coleman
	Recording Secretary	Sam Harris – Absent

1. Welcome

Chair Corbridge called the meeting to order at 2:59 p.m. and welcomed everyone.

2. Meeting Minutes from March 24, 2025

Committee Member Clawson motioned to approve the minutes from March 24, 2025. Committee Member Arbuckle seconded the motion. The motion was approved with Committee Members Corbridge, Clawson, and Arbuckle voting aye.”

3. Conditional Use Permit for Tattoo Parlor/Body Art Establishment at 567 West 2600 South

Assistant Planner Morgan presented the item as outlined in the packet.

Chair Corbridge opened the Public Hearing at 3:10. No comments were made. Chair Corbridge closed the Public Hearing at 3:10.

Committee Member Clawson motioned to approve the Conditional Use Permit for Tattoo Parlor/Body Art Establishment at 567 West 2600 South. Committee Member Hill seconded the motion. The motion was approved with Committee Members Corbridge, Clawson, and Hill voting aye.”

4. Conditional Use Permit for Home Occupation for a Landscaping Business at 885 East 1050 North

Planning Technician Coleman presented the item as outlined in the packet.

Committee Member Clawson asked a question regarding the use of only personal vehicles. Planning Technician Coleman stated that it will only be personal vehicles.

Committee Member Arbuckle questioned if people would be coming to the residence. Planning Technician Coleman confirmed that no one would be coming to the residence.

Chair Corbridge opened the Public Hearing at 3:10. No comments were made. Chair Corbridge closed the Public Hearing at 3:10.

Committee Member Arbuckle motioned to approve the Conditional Use Permit for Home Occupation Landscaping Business at 885 East 1050 North. Committee Member Clawson seconded the motion. The motion was approved with Committee Members Corbridge, Clawson, and Arbuckle voting aye.”

5. Conditional Use Permit for Home Occupation for a Preschool Business at 607 West 3100 South

Planning Technician Coleman presented the item as outlined in the packet.

Committee Member Clawson asked a question regarding the annual inspection of preschools and the access. Assistant Planner Morgan stated that it would be planning department.

Committee Member Clawson had a clarifying question about the definition of class & session, and if it is the same thing. Planning Technician Coleman confirmed that it would be the same thing.

Chair Corbridge opened the Public Hearing at 3:20. No comments were made. Chair Corbridge closed the Public Hearing at 3:20.

Committee Member Clawson motioned to approve the Conditional Use Permit for Home Occupation Preschool Business at 607 West 3100 South. Committee Member Arbuckle seconded the motion. The motion was approved with Committee Members Corbridge, Clawson, and Arbuckle voting aye.”

6. Adjourn

Chair Corbridge adjourned the meeting at 3:21 p.m.

Administrative Committee Staff Report



Subject: Conditional Use Permit for a Detached Accessory Dwelling Unit
Authors: Rachel Coleman, Planning Technician
Date: August 4, 2025

Background

The applicant (property owner), Katelyn (Gledhill) Shalvis submitted a Conditional Use Permit (CUP) application for a detached accessory dwelling unit (ADU) located at 325 South 285 West. The site is located in the Single-Family Residential (R-4) subzone. The Bountiful City Administrative Committee reviews CUP applications for detached ADUs. The Bountiful City Land Use Code defines an ADU as “*A self-contained dwelling unit within an owner-occupied single-family residence or in a detached accessory structure located on an owner-occupied property. See Section 14-14-124.*”

Analysis

Section I - ADU Compliance. Staff reviewed the submitted application and finds that the proposed detached ADU complies with Land Use Code § 14-14-124(C) (below in italics). Staff findings for each standard are shown as underlined text.

1. *Shall be a conditional use only within the Single-Family Residential zone, Residential Multiple (RM) Family Zone, and the Downtown (DN) Mixed Use Zone; and shall not be permitted in any other zone.*

The single-family dwelling is located within the Single-Family Residential (R-4) subzone.

2. *It is unlawful to allow, construct, or reside in an accessory dwelling unit within a duplex or multi-family residential building or property.*

The site currently contains a single-family dwelling and the proposed ADU is in an accessory structure.

3. *It is unlawful to reside in, or allow to reside in, an accessory dwelling unit that has not received a conditional use permit or without written authorization from the Bountiful City Planning Department.*

The applicant has submitted a CUP application for this detached ADU in order to be authorized to apply for a building permit to construct the proposed ADU.

4. *A maximum of one (1) accessory dwelling unit shall be permitted on a qualifying lot.*

The applicant has submitted a CUP application for this one (1) detached ADU.

5. *It is unlawful to construct, locate, or otherwise situate an accessory dwelling unit on a lot or parcel of land that does not contain a habitable single-family dwelling.*

The site contains an existing single-family dwelling.

6. *A deed restriction limiting the use of a property to a single-family dwelling, prepared by the Bountiful City Planning Director, and signed by all owners of the property on which an accessory dwelling unit is located, shall be recorded with the Davis County Recorder's Office prior to occupancy of the accessory dwelling unit. If a building permit is required, then said deed restriction shall be recorded prior to issuance of the building permit.*

The Planning Director will prepare a deed restriction once the Administrative Committee approves this request, and all applicable conditions of approval are met. According to online records of the Davis County Assessor's Office, the subject property, parcel no. 030690043, is owned by Katelyn Gledhill.

7. *The property owner must occupy either the principal unit or the accessory dwelling unit as their permanent residence and at no time receive rent for the owner-occupied unit. An application for an accessory dwelling unit shall include proof of owner occupancy as evidenced by voter registration, vehicle registration, driver's license, county assessor records or other similar means required by the Planning Department.*

The deed restriction will indicate that the property owner must either occupy the principal unit or the ADU as their permanent residence. The applicant is aware of the owner occupancy requirement.

8. *Separate utility meters shall not be permitted for the accessory dwelling unit.*

The deed restriction will indicate such.

9. *It is unlawful to construct an accessory dwelling unit, or to modify a structure to include an accessory dwelling unit, without a building permit, if applicable.*

Once the CUP is approved, the applicant will provide occupancy once the work is completed.

10. *Adequate off-street parking shall be provided for both the primary residential use and the accessory dwelling unit, and any driveway and parking area shall be in compliance with this Title. In addition to the parking required for the principal unit at the time of construction, one (1) off-street parking space shall be provided for an accessory dwelling unit. Any additional occupant vehicles shall be parked off street in City Code compliant parking areas. On-street parking may be utilized in compliance with the current parking limitations outlined in the Bountiful Traffic Code regarding on-street parking.*

According to Davis County Assessor's Office online records the existing single-family dwelling was built in 1953. The off-street parking required for this unit "at the time of construction was one (1) parking space, according to the 1953 Bountiful City Code, 5-2-1. The proposal requires two (2) parking spaces. One (1) for the primary residential unit and one for the detached ADU. The proposal shows that there is adequate off-street parking for the primary residential use and the proposed detached ADU.

In addition to meeting off-street parking requirements, the applicant submitted a recorded Shared Driveway Agreement with the owners of 315 South 285 West, as reflected in the Site Plan (see Attachment 1).

- 11. Shall be at least three hundred fifty (350) square feet in size and shall not exceed one thousand two hundred fifty (1,250) square feet.*

The proposed ADU is approximately 950 square feet.

- 12. Shall not be located on a lot with less than eight thousand (8,000) square feet buildable land.*

According to Davis County Assessor's Office online records the lot area is 0.25 acres which equates to 10,850 square feet.

- 13. Shall be configured so that any exterior doors, stairs, windows, or similar features are located as far away from adjoining properties as is reasonably possible to provide privacy to those properties.*

The proposed detached ADU is in the north rear quadrant of the property, adjacent to a parcel within the Commercial General (C-G) subzone. Based on its location, including the placement of windows and doors relative to surrounding properties, staff does not anticipate any privacy concerns.

- 14. Shall meet all the setbacks required of an accessory structure.*

Accessory structures placed behind the main structure may be located at a minimum of three feet (3') from the rear and side property lines. See item 15 below.

Setbacks, behind the main dwelling (34' behind the front wall plane):

<u>Setback</u>	<u>Minimum</u>	<u>Proposed</u>
Side – Left	3 feet	3 feet, complies
Side – Right		40 feet (approx.), complies
Rear		3 feet, complies

- 15. Shall be located behind the front building line of the principal unit.*

The proposed ADU is approximately 84 feet behind the front building line of the principal unit.

16. *The separate entrance of the accessory dwelling unit may be visible from the front or corner lot side yard based on proximity and appropriate mitigation.*

The entrance of the proposed detached ADU is located completely behind the existing single-family dwelling and is approx. 84 feet from the front property line.

Section II - Accessory Structure Compliance. Staff reviewed the submitted application and finds that the proposed accessory structure complies with Bountiful City Land Use Code Section 14-4-105(J)(1) (below in italics). Staff findings for each standard are shown as underlined text.

- a. *The total footprint of any and all accessory structures shall not exceed ten percent (10%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.*

The lot is 10,850 square feet. Ten percent (10%) of the lot is 1,085 square feet. The existing accessory structure / proposed ADU is approximately 950 square feet.

- b. *An accessory structure shall meet all of the setbacks of a primary structure, or it shall be setback at least ten (10) feet behind the front building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line. (Underlined for applicability).*

See items 14 and 15 from Land Use Code § 14-14-124(C) section of this staff report, above.

- c. *An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys and any other protrusion on either the accessory building or the primary structure.*

The existing accessory structure is located approximately 34 feet from the primary structure including the proposed addition which is included on the site plan

- d. *No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.*

Based on aerial photography the existing accessory structure complies with this standard.

- e. *The eaves of an accessory structure shall be setback at least one (1) foot from any property line.*

The site and permit plans show a three (3) foot setback with eighteen (18) inch eaves, resulting in at least a one (1) foot eave setback from all property lines, meeting code requirements.

- f. *An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.*

Based on the distance from all property lines the ADU will not impact roof runoff onto adjacent properties.

- g. *An accessory structure shall meet all applicable provisions of the International Building Code.*

The proposed ADU shall comply with all applicable building codes.

- h. *An accessory structure shall not encroach on any easements, recorded or otherwise.*

The proposed ADU is not over any known easements.

- i. *The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature.*

The sidewall height of the existing structure / proposed ADU is approx. 8'-8" on the Front, Back, Left, and Right elevations.

- j. *The height of an accessory structure shall not exceed twenty (20) feet.*

The height of the proposed ADU is 11'-5" feet (measured from average grade to the mid-point of the roof).

- k. *Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.*

Complies.

Section III - CUP Mitigation. Staff reviewed the submitted application and finds that the proposed detached ADU is mitigated, as conditioned, based on Land Use Code § 14-2-506(C) (below in italics). Staff findings for mitigation are shown as underlined text.

- A. *A conditional use permit shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards.*
- B. *If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with applicable standards is not possible, the conditional use permit request may be denied.*

C. Standards applicable to conditional uses include all the requirements of this Title, and consideration of the following:

- 1. The location of the proposed use in relationship to other existing uses in the general vicinity.*
- 2. The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity;*
- 3. The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.*

Staff recommends that a condition of approval be added to this site affecting the usage of the ADU which includes providing a pedestrian access consisting of a three foot (3') minimum walkway from the parking area towards the front of the single-family dwelling leading to the front door of the proposed ADU. See drafted condition no. 3.

Department Review

This staff report was written by the Planning Technician.

Significant Impacts

None.

Recommendation

Staff recommends that the Administrative Committee review the request, hold a public hearing, and approve the Conditional Use Permit allowing a detached accessory dwelling unit at 325 South 285 West, subject to the following conditions of approval:

1. The accessory dwelling unit shall meet all the standards in Section 14-14-124 of the City Land Use Code including, but not limited to, the following:
 - a. The owner(s) of the property shall continually occupy the principal dwelling or the accessory dwelling unit.
 - b. The property is to be used only as a single-family dwelling with a detached accessory dwelling unit and shall be subject to a deed restriction.
 - c. There shall be no separate utility service connections.
2. The Applicant shall apply separately for a building permit to be reviewed and inspected by Staff.

3. A pedestrian walkway shall be installed leading from the parking area to the front door of the accessory dwelling unit. The minimum width of the walkway shall be three feet (3').

Attachments

1. Site Plan
2. Floor Plans
3. Elevation Plans
- 4-9. Shared Driveway Agreement



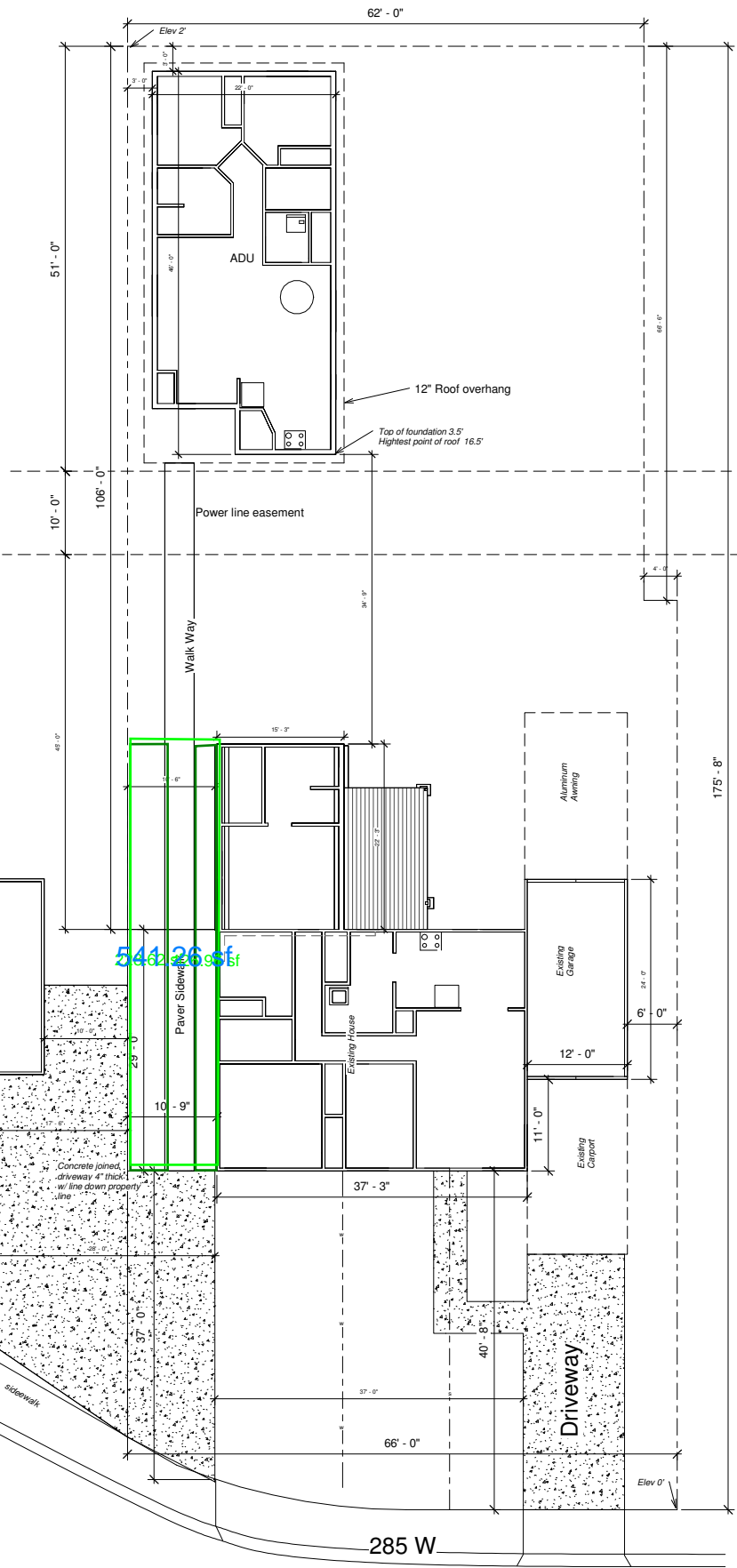


**Reviewed by Planning
Department**

Rachel Coleman, Planning Technician
07/14/2025 12:42:14 PM

See yellow box for
planning review notes

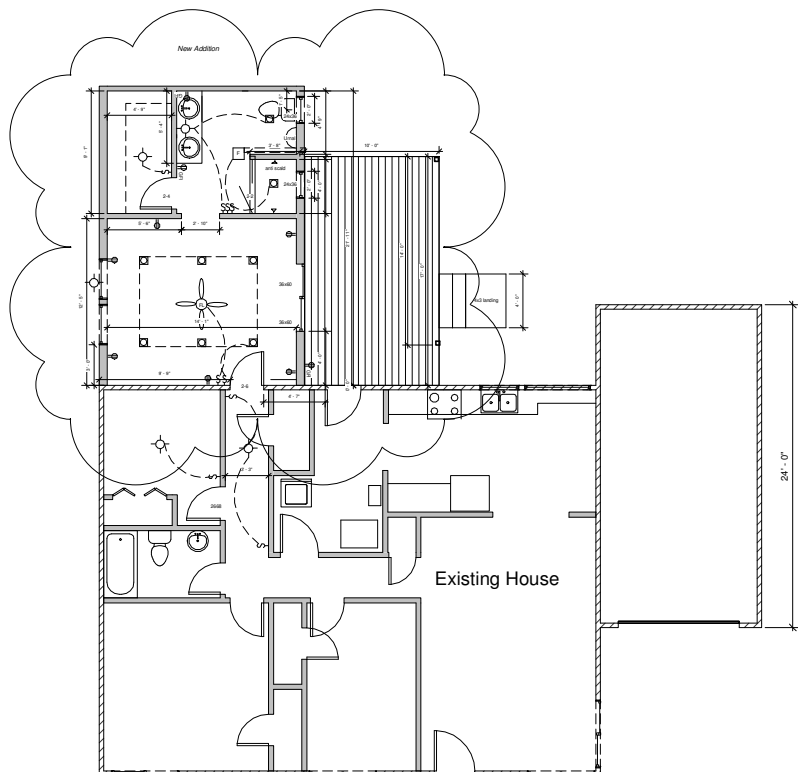
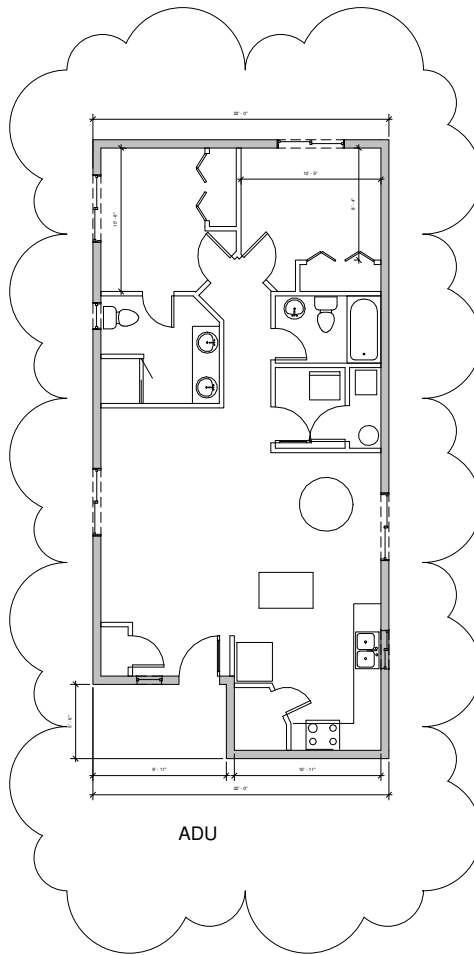
The left side
yard
proposed
walkway
covers 31%
of the left
side yard, so
the plan
meets the
50%
landscaping
requirement
in Code
14-4-109.C.

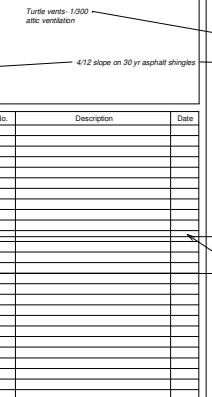




**Reviewed by Planning
Department**

Rachel Coleman, Planning Technician
07/01/2025 12:45:14 PM





Project number	
Date	3-9-11
Drawn by	Author
Checked by	Checker
A3	
Scale	1/4" = 1'-0"

Office of the Davis County Recorder



Recorder
Kelly A. Silvester

E 3625415 B 8790 P 326-331
KELLY A. SILVESTER
DAVIS COUNTY, UTAH RECORDER
7/15/2025 10:47 AM
FEE 40.00 Pgs: 6
DEP AAM REC'D FOR RIAN
K SHALVIS

RETURNED
JUL 15 2025

THE UNDERLYING DOCUMENT ATTACHED HERETO IS AN ORIGINAL DOCUMENT SUBMITTED FOR RECORDING IN THE OFFICE OF THE COUNTY RECORDER OF DAVIS COUNTY, UTAH. THE DOCUMENT HAS INSUFFICIENT MARGIN SPACE FOR THE REQUIRED RECORDING ENDORSEMENT STAMP. THIS PAGE BECOMES THE FRONT PAGE OF THE DOCUMENT FOR RECORDING PURPOSES.

THE DOCUMENT HEREIN RECORDED IS A Agreement
(Document Type)

03-069-0043, 03-069-0042
Tax Serial Number(s)

Shared Driveway Agreement Bountiful Utah

1. Description of Driveway

The shared driveway is located between 325 s 285 w and 315 s 285 w in Bountiful, Utah, 84010. Shared driveway will be 28ft wide and 80ft long. The driveway provides vehicular and pedestrian access to both properties.

2. Ownership

There will be a separation in the driveway by a long drain except for the drive approach. The concrete that is on who's ever property is the owner of the concrete due to the drain split in driveway.

3. Use

The Driveway shall be used jointly by the Parties for the purpose of accessing their respective properties.

Each Party shall have equal rights to use the Driveway without obstruction from the other Party.

The Parties agree to inform each other of any scheduled activities that may hinder the other's normal access to the Driveway. (Moving/delivery trucks, Repair trucks, Maintenance, etc.)

4. Maintenance and repairs

Each party is responsible for routine upkeep of their side (cleaning, snow removal).

Major repairs or improvements must be mutually agreed upon in writing before work begins if modifications effect other property owner.

5. Modifications

No changes (e.g., widening, installing fences or gates, repaving) may be made to the driveway without prior written consent from both parties, only applicable if the changes effect driveway on other property.

6. Dispute Resolution

Both parties first need to try to resolve any issues with the other property owner dealing with the driveway, before going to third party or mediation. If Both Parties cannot agree upon and be resolved by mediation, then they may go to arbitration or civil court only if the issue is directly negatively impacts other property owner.

7. Binding Effect

This agreement shall be binding on future owners of the respective properties. It shall be recorded with the county recorder's office to ensure enforceability upon sale or transfer of ownership.

8. Termination

This agreement shall remain in effect unless:

Both parties agree in writing to terminate or modify it, or

The properties are merged, and the driveway is no longer shared.

9. Governing Law

This agreement shall be governed by the laws of the state of Utah.

10. Signature agreements

By signing this agreement, both property owners agree to follow this agreement, this agreement applies to both future property owners.

Signature agreement from the property owner at 325 s 285 w Bountiful, Ut 84010

Katelyn Shalvis Katelyn Shalvis

Signature agreement from the property owner at 315 s 285 w Bountiful, Ut 84010

Craig Spencer Craig Spencer

Acknowledgment

State of Utah)

County of § Davis)

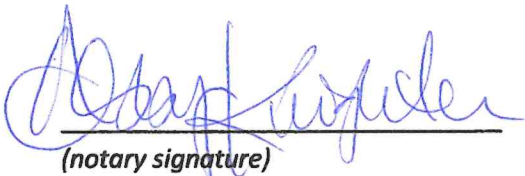
On this 15th day of July, in the year 2025, before me, Abby Knighton a notary
date month year notary public name

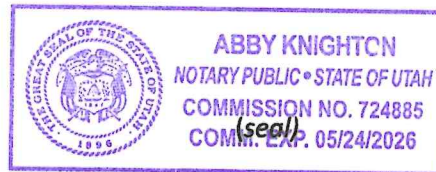
public, personally appeared Craig Spencer / Katelyn Shalvis, proved on the basis of satisfactory
name of document signer

evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged

(he/she/they) executed the same.

Witness my hand and official seal.


 (notary signature)



Date: 7/15/2025

Davis County Utah - Legal Description
Serial Number: 03-069-0043

Page 1 of 1

Mailing Address
325 SOUTH 285 WEST

BOUNTIFUL, UT 84010

Acres	Deleted Date
0.25000	
Owner Names	Situs Address
Gledhill, Katelyn	325 S 285 West Bountiful 84010-
ALL OF LOT 7, BLK 3, LYNNHAVEN SUB PLAT C. CONT. 0.17 ACRES. ALSO, BEG N 0°07' E 249.5 FT & S 89°39' W 283.5 FT FR BOUNTIFUL CITY SURVEY MONU MARKING THE INTERSECTION OF 4TH SOUTH STR & 2ND WEST STR; TH S 89°39' W 56.4 FT; TH S 0°07' W 62.4 FT TO N LINE LOT 10, LYNNHAVEN SUB PLAT D; TH N 89°48' E 56.4 FT; TH N 0°07' E 62.5 FT TO BEG. CONT. 0.08 ACRES TOTAL ACREAGE 0.25 ACRES	

Date: 7/15/2025

Davis County Utah - Legal Description

Page 1 of 1

Serial Number: 03-069-0042

Mailing Address
315 SOUTH 285 WEST

BOUNTIFUL, UT 84010

Acres

0.16400

Deleted Date

Owner Names

Spencer, Craig

Situs Address

315 S 285 West Bountiful 84010-

ALL OF LOT 6, BLK 3, LYNNHAVEN SUB PLAT C. CONT. 0.164 ACRES.

Administrative Committee Staff Report



Subject: Conditional Use Permit for Cell Tower at 120 West 1000 North
Authors: Rachel Coleman, Planning Technician
Date: August 4, 2025

Background

The applicant, Chyna Gudgel, with AT&T, has submitted a Conditional Use Permit (CUP) application to increase the height of the existing north cell tower located at 120 West 1000 North. The tower is located on property owned by the Davis County School District and is within the Single-Family Residential (R-4) subzone. Because the tower is not on Bountiful City property, it is considered a conditional use and requires CUP approval. As outlined in Bountiful City Land Use Code §14-2-104(D) the Bountiful City Administrative Committee has been designated to review commercial business operations that do not require a new and/or amended site plan.

Analysis

Staff has reviewed the submitted application and finds that the proposed height increase of the existing north cell tower may be approved, provided that reasonable conditions are applied to mitigate any anticipated detrimental effects. This determination is based on the standards outlined in Bountiful City Land Use Code §14-14-118, which governs telecommunication facilities.

The applicant is proposing an 11.1-foot height increase to the existing north cell tower. Since the tower is already in place, code compliance focuses on whether the increased height remains unobtrusive in the residential area (see *Attachment 6*). The applicant has addressed this by responding to questions about compatibility with surrounding properties and how potential impacts will be mitigated (see *Attachment 5*).

The proposed cell tower upgrade will not require any modifications that would be obstructive to surrounding properties. The tower is positioned far enough from property lines to ensure that any new visual, environmental, or operational impacts are minimal and consistent with the current use (See *Attachment 4*).

The project is limited to a tower height extension with no ground disturbance or new equipment. No conflicts with surrounding properties are expected. All work is to comply with land use codes, building standards, and local regulations, with minimal disruption (see *Attachment 5*).

Significant Impacts

There are no anticipated significant impacts to the neighboring properties.

Recommendation

Staff recommends that the Administrative Committee review the submitted application, hold a public hearing and approve the requested Conditional Use Permit to increase the height of the existing north cell tower located at 120 West 1000 North, subject to the following conditions of approval:

1. Screening shall be added along the existing fence at the base of the cell tower, as required by Bountiful City Land Use Code §14-15-104(D)(1-2).
2. Security lighting shall be installed for service and screened areas, in compliance with the Bountiful City Land Use Code 14-15-104(D)(3).
3. The Conditional Use Permit is site-specific and non-transferable.

Attachments

- 1-3. Statement of Intent
4. Site Plan
5. Response to Planning Questions
- 6-15. Permit Plans

120 West 1000 North



Photo submitted by applicant



photo taken by staff on 7.23.25



photo taken by staff on 7.23.25



8020 Katy Freeway
Houston, TX 77024

Attachment1

Phone: (714) 794-4261
www.crowncastle.com

June 30, 2025

CITY OF BOUNTIFUL, UT
PLANNING AND ZONING
790 SOUTH 100 EAST
BOUNTIFUL, UT 84010



**Reviewed by Planning
Department**

Rachel Coleman, Planning Technician
07/17/2025 5:01:23 PM

Via Online Portal

*****NOTICE OF ELIGIBLE FACILITIES REQUEST*****

RE: Request for Minor Modification to Existing Wireless Facility – Section 6409
Site Address: 120 WEST 1000 NORTH, BOUNTIFUL, DAVIS County, UT 84010
Crown Site Number: 845598 / Crown Site Name: SOUTH DAVIS
Customer Site Number: UTL03051 / Application Number: 668928

On behalf of New Cingular Wireless PCS, LLC (“AT&T Mobility” or “Applicant”), Crown Castle USA Inc. (“Crown Castle”) is pleased to submit this request to modify the existing wireless facility noted above through the collocation, replacement and/or removal of the Applicant’s equipment as an eligible facilities request for a minor modification under Section 6409¹ and the rules of the Federal Communications Commission (“FCC”).²

Section 6409 mandates that state and local governments must approve any eligible facilities request for the modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station. Under Section 6409, to toll the review period, if the reviewing authority determines that the application is incomplete, it must provide written notice to the applicant within 30 days, which clearly and specifically delineates all missing documents or information reasonably related to whether the request meets the federal requirements.³ Additionally, if a state or local government, fails to issue any approvals required for this request within 60 days, these approvals are deemed granted. The FCC has clarified that the 30-day and 60-day deadlines begins when an applicant: (1) takes the first step required under state or local law; and (2) submits information sufficient to inform the jurisdiction that this modification qualifies under the federal law⁴. Please note that with the submission of this letter and enclosed items, the thirty and sixty-day review periods have started. **Based on the date of this filing, the deadline for written notice of incomplete application is July 30, 2025, and the deadline for issuance of approval is August 29, 2025.**

¹ Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, § 6409 (2012) (codified at 47 U.S.C. § 1455).

² *Acceleration of Broadband Deployment by Improving Wireless Facility Siting Policies*, 29 FCC Rcd. 12865 (2014) (codified at 47 CFR § 1.6100); and *Implementation of State & Local Governments’ Obligation to Approve Certain Wireless Facility Modification Requests Under Section 6409(a) of the Spectrum Act of 2012*, WT Docket No. 19-250 (June 10, 2020).

³ See 47 CFR § 1.6100 (c)(3). ⁴ See 2020 Upgrade Order at paragraph 16.

The Foundation for a Wireless World.

CrownCastle.com



8020 Katy Freeway
Houston, TX 77024

Attachment2

Phone: (714) 794-4261
www.crowncastle.com

The proposed scope of work for this project includes:

Tower Extension Only - No equipment changes

At the end of this letter is a checklist outlining the applicable substantial change criteria under Section 6409. Additionally, the following items are included in support of this request:

- Construction Drawings
- Structural Analysis

As these documents indicate, (i) the modification involves the collocation, removal or replacement of transmission equipment; and (ii) such modification will not substantially change the physical dimensions of such tower or base station. As such, it is an “eligible facilities request” as defined in the FCC’s rules to which the 60-day deadline for approval applies. Accordingly, Applicant requests all authorization necessary for this proposed minor modification under Section 6409.

Our goal is to work with you to obtain approvals earlier than the deadline. We will respond promptly to any request for related information you may have in connection with this request. Please let us know how we can work with you to expedite the approval process. We look forward to working with you on this important project, which will improve wireless telecommunication services in your community using collocation on existing infrastructure. If you have any questions, please do not hesitate to contact me.

Regards,

Chyna Gudgel

Chyna Gudgel
Permitting Specialist, Tower Services
Crown Castle, Agent for AT&T Mobility
(714) 794-4261
Chyna.Gudgel@crowncastle.com

The Foundation for a Wireless World.
CrownCastle.com



8020 Katy Freeway
Houston, TX 77024

Phone: (714) 794-4261
www.crowncastle.com

**Section 6409 Substantial Change Checklist for
Towers Outside of the Public Right of Way**

The Federal Communications Commission has determined that a modification substantially changes the physical dimension of a wireless tower or base station under 47 U.S.C. § 1455(a) if it meets one of six enumerated criteria under 47 C.F.R. § 1.6100.

Criteria for Towers Outside of the Public Rights of Way

YES/NO NO	Does the modification increase the height of the tower by more than the greater of: (a) 10%; or (b) the height of an additional antenna array plus separation of up to 20 feet from the top of the nearest existing antenna?
YES/NO NO	Does the modification add an appurtenance to the body of the tower that would protrude from the edge of the tower more than 20 feet or more than the width of the tower structure at the level of the appurtenance, whichever is greater?
YES/NO NO	Does the modification involve the installation of more than the standard number of new equipment cabinets for the technology involved or add more than four new equipment cabinets?
YES/NO NO	Does the modification entail any excavation or deployment outside the current site by more than 30 feet in any direction, not including any access or utility easements?
YES/NO NO	Does the modification defeat the concealment elements of the eligible support structure?
YES/NO NO	Does the modification violate conditions associated with the siting approval for the tower or base station other than as specified in 47 C.F.R. § 1.6100(c)(7)(i) – (iv)?

If all questions in the above section are answered “NO,” then the modification does not constitute a substantial change to the existing tower under 47 C.F.R. § 1.6100.



**Reviewed by Planning
Department**

Rachel Coleman, Planning Technician
07/17/2025 4:54:58 PM

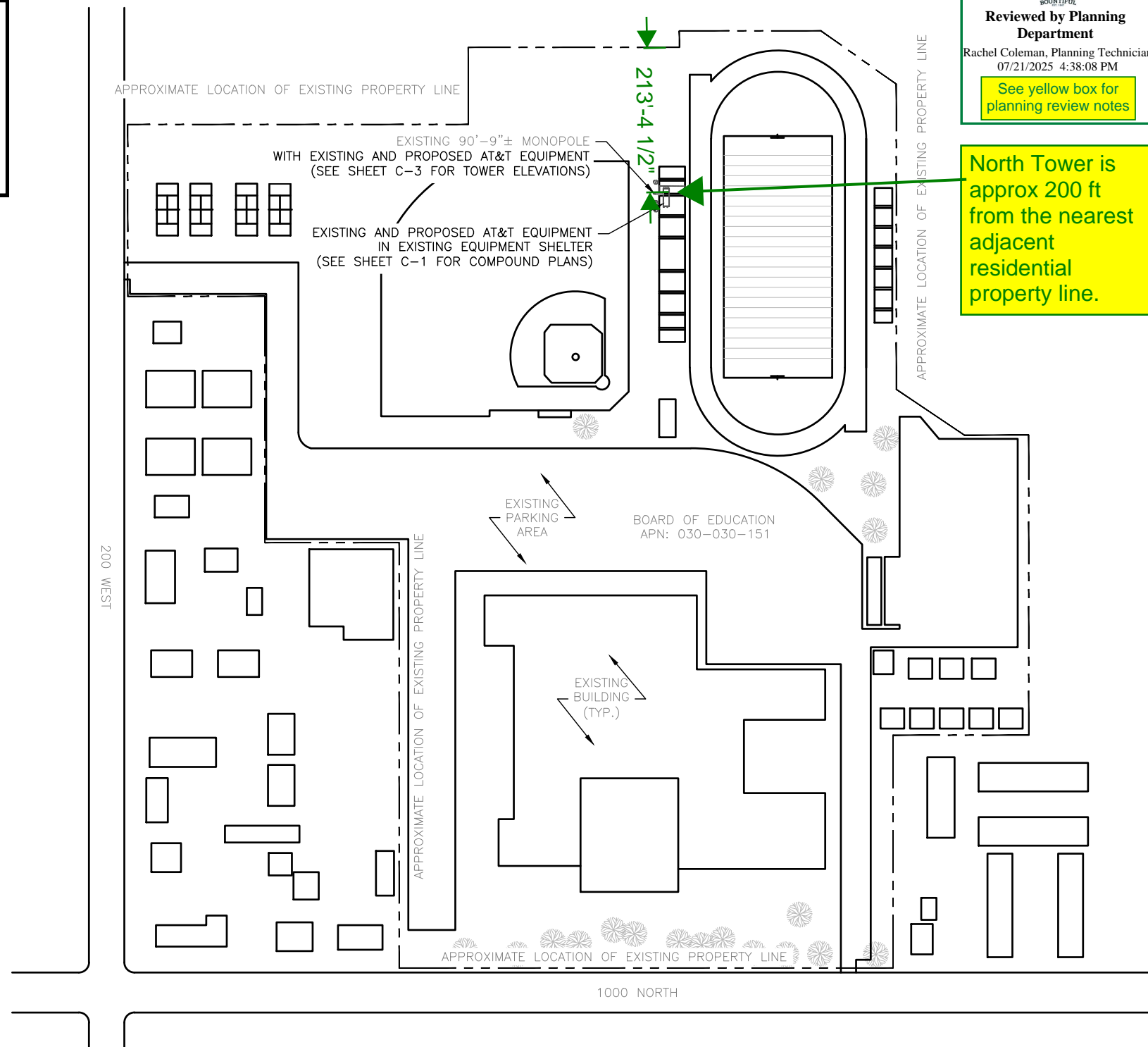


**Reviewed by Planning
Department**

Rachel Coleman, Planning Technician
07/21/2025 4:38:08 PM

See yellow box for
planning review notes

North Tower is
approx 200 ft
from the nearest
adjacent
residential
property line.



SITE PLAN

11"x17" SCALE: 1" = 200'
24"x36" SCALE: 1" = 100'





**Reviewed by Planning
Department**

Rachel Coleman, Planning Technician
07/17/2025 4:53:20 PM

Response to Planning Questions

1. How does the proposed project fit with the surrounding properties and uses?

The proposed project involves a vertical extension of an existing monopole telecommunications tower located at 120 West 1000 North in Bountiful, Utah. The modification does not alter the tower's footprint or introduce any new ground-based infrastructure. The tower is already established in the area and serves a critical role in supporting wireless communication services. The height extension is designed to enhance service coverage and network reliability while maintaining compatibility with the existing land use and surrounding properties.

2. In what ways does the project not fit with the surrounding properties and uses?

There are no significant ways in which the proposed project does not fit with the surrounding properties and uses. The tower is an existing structure, and the proposed modification does not introduce any new visual, environmental, or operational impacts beyond the current use. The extension is minimal and consistent with the tower's original purpose and design.

3. What will you do to mitigate the potential conflicts with surrounding properties and uses?

Since the project involves only a height extension of an existing structure with no ground disturbance or new equipment installations, no conflicts with surrounding properties are anticipated. Nevertheless, all work will comply with applicable structural, safety, and zoning standards, including TIA-222-H and the 2021 IBC. The project will be executed with minimal disruption, and all construction activities will be coordinated to ensure public safety and compliance with local regulations.



TOWER MODIFICATION DRAWINGS

SITE NAME: SOUTH DAVIS
BU NUMBER: 845598

SITE ADDRESS:
120 WEST 1000 NORTH
BOUNTIFUL, UT 84010
DAVIS COUNTY, USA

- PROJECT CONTACTS:
1. CROWN PROJECT MANAGER

WESLEY POWER
(678) 259-2265
WESLEY.POWER@CROWNCastle.COM
8000 AVALON BLVD, SUITE 700
ALPHARETTA, GA 30009
2. CROWN DESIGN ENGINEER (EOR)

MAGED (MATTHEW) ABDEL-MESSIH, P.E.
(724) 416-2000
EOR.APPROVAL@CROWNCastle.COM
2000 CORPORATE DRIVE
CANONSBURG, PA 15317

TOWER INFORMATION

TOWER MANUFACTURER / DOC #: PIROD / CCISITES DOC # 4840324

TOWER HEIGHT / TYPE: 101.9 FT MONOPOLE TOWER

TOWER LOCATION: LAT 40° 54' 10.46"
DATUM: (NAD 1983) LONG -111° 52' 57.55"
ELEV 4304 FT AMSL


STRUCTURAL DESIGN DRAWING: CCI / WO # 2358934
STRUCTURAL ANALYSIS REPORT: TEP / WO # 2308276
STRUCTURAL ANALYSIS DATE: 06/16/24
ORDER #: 668928 REV # 3
CCISITES DOCUMENT ID: 11511737

CODE COMPLIANCE

THIS MODIFICATION DESIGN IS BASED ON THE REQUIREMENTS OF THE TIA-222-H STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES BASED UPON AN ULTIMATE 3-SECOND GUST WIND SPEED OF 140 MPH WITH NO ICE AS REQUIRED BY THE 2021 IBC, 60 MPH UNDER SERVICE LOADS, EXPOSURE CATEGORY B AND RISK CATEGORY II. SEISMIC FORCES WERE CONSIDERED BASED ON SPECTRAL RESPONSE FACTORS $S_s=1.360$ AND $S_1=0.506$.

HOT WORK INCLUDED	
N/A	BASE GRINDING ONLY
N/A	BASE WELDING (AND GRINDING)
N/A	AERIAL GRINDING ONLY
X	AERIAL WELDING (AND GRINDING)

ATTENTION ALL CONTRACTORS, ANYTIME YOU ACCESS A CROWN SITE FOR ANY REASON YOU ARE TO CALL THE CROWN NOC UPON ARRIVAL AND DEPARTURE, DAILY AT 800-788-7011



SAFETY CLIMB: 'LOOK UP'

THE INTEGRITY OF THE WIRE ROPE SAFETY CLIMB SYSTEM SHALL BE CONSIDERED DURING ALL STAGES OF DESIGN, INSTALLATION, AND INSPECTION. TOWER REINFORCEMENTS AND EQUIPMENT INSTALLATIONS SHALL NOT COMPROMISE THE INTEGRITY OR FUNCTIONAL USE OF ANY WIRE ROPE SAFETY CLIMB ON THE STRUCTURE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: PINCHING OF THE WIRE ROPE, BENDING OF THE WIRE ROPE FROM ITS SUPPORTS, DIRECT CONTACT OR CLOSE PROXIMITY TO THE WIRE ROPE WHICH MAY CAUSE FRICTIONAL WEAR, OR IMPACT TO THE ANCHORAGE POINTS IN ANY WAY. ANY COMPROMISED SAFETY CLIMB MUST BE REPORTED TO YOUR CROWN POC FOR RESOLUTION, INCLUDING EXISTING CONDITIONS.



Reviewed by Planning Department

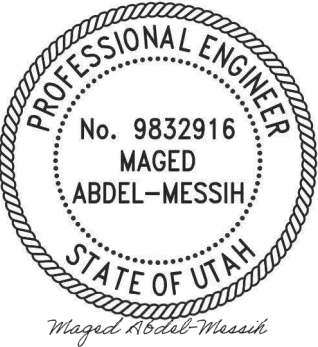
Rachel Coleman, Planning Technician
07/17/2025 5:00:14 PM

See yellow box for planning review notes


See page 5 for notes on height extension

DRAWINGS INCLUDED	
SHEET NUMBER	DESCRIPTION
S-1	TITLE PAGE
S-2	MODIFICATION INSPECTION CHECKLIST
S-3 & S-4	NOTES
S-5	POLE MODIFICATION SCHEDULE
S-6 - S-9	DETAILS
S-10	STANDARD PARTS

NO.	DATE	DESCRIPTION	BY
REVISIONS			



Magd Abdel-Messih



THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF CROWN CASTLE. IT IS PRODUCED SOLELY FOR USE BY CROWN CASTLE AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE.

SITE NAME: SOUTH DAVIS
BU NUMBER: 845598
WO NUMBER: 2358934
SITE ADDRESS:
120 WEST 1000 NORTH
BOUNTIFUL, UT 84010
DAVIS COUNTY, USA

ENG/QA BY: DBS DATE: 01/24/25
DFT BY: EJB DATE: 01/27/25
DFT/QA BY: EJB DATE: 01/27/25
APRV'D BY: DBS DATE: 01/27/25
SCALE: N.T.S.

TITLE PAGE

S-1	28	REV 0
-----	----	-------

GENERAL NOTES

1.

The General Contractor (GC) shall reference CON-STD-10159, "Tower Modification Construction Specifications", as a continuation of the following General Notes. The GC shall keep a printed or electronic copy of this document with the Structural Design Drawings (SDD) at all times, in a location accessible to all Contractor Personnel, and shall ensure that all Contractor Personnel are aware of the information enclosed within the General Notes and CON-STD-10159.
2.

The Contract Documents are the property of Crown Castle (Crown). They are provided to the GC and its Lower Tier Contractors and material suppliers for the limited purpose of use in completing the Work for this Site, and shall be kept in strict confidence and not disclosed to any third parties. The Contract Documents shall not be used for any other purpose whatsoever without the prior written consent of Crown.
3.

Detail drawings, including notes and tables, shall govern over general notes and typical details. Contact the Crown Point of Contact (POC) and Engineer of Record (EOR) for clarification as needed.
4.

Do not scale drawings.
5.

Any Work performed without a prefabrication mapping is done at the risk of the GC and/or fabricator. All dimensions of existing structural elements are assumed based on the available documentation and are preliminary until field-verified by the GC, unless noted otherwise (UNO). Where discrepancies are found, GC shall contact the Crown POC and EOR through RFI.
6.

For this analysis and modification, the tower has been assumed to be in good condition without any structural defects, UNO. If the GC discovers any indication of an existing structural defect, contact the Crown POC and EOR immediately.
7.

All construction means and methods, including but not limited to erection plans, rigging plans, climbing plans, and rescue plans, shall be the responsibility of the GC responsible for the execution of the Work contained herein, and shall meet ANSI/ASSE A10.48 (latest edition); federal, state, and local regulations; and any applicable industry consensus standards related to the construction activities being performed. All rigging plans shall adhere to ANSI/ASSE A10.48 (latest edition) and Crown standard CED-STD-10253, "Rigging Program", including the required involvement of a qualified engineer for class IV construction to certify the supporting structure(s) in accordance with the ANSI/TIA-322 (latest edition).
8.

The structural integrity of the modification design extends to the complete condition only. The GC must be cognizant that the removal of any structural component of an existing tower has the potential to cause the partial or complete collapse of the structure. All necessary precautions must be taken to ensure structural integrity, including, but not limited to, engineering assessment of construction stresses with installation maximum wind speed and/or temporary bracing and shoring.
9.

Aerial and underground utilities and facilities may or may not be shown on the drawings. The GC shall take every precaution to preserve and protect these items, which may include aerial or underground power lines, telephone lines, water lines, sewer lines, cable television facilities, pipelines, structures and other public and private improvements within or adjacent to the Work area. The responsibility for determining the actual on-site location of these items shall rest exclusively with the GC.
10.

All manufacturer's hardware assembly instructions shall be followed, UNO. Conflicting notes shall be brought to the attention of the EOR and the Crown POC.

11.

The GC shall fabricate all required items per the materials specified below, UNO on the detail drawing sheets. If the GC finds for any component that the materials have not been clearly specified, the GC shall submit an RFI to the EOR to confirm the required material.

All structural elements shall be new and shall conform to the following requirements, UNO:

- Monopoles:
- Structural shapes and plates:

ASTM A572 Grade 65 (FY = 65 KSI)
- Welding electrodes, SMAW:

E80XX
- Welding electrodes, FCAW:

E8XT-XX
- Welding electrodes, GMAW:

ER80S-X

- Self-Support and Guyed Towers:
- Structural shapes and plates:

ASTM A572 Grade 50 (FY = 50 KSI)
- Welding electrodes, SMAW:

E70XX
- Welding electrodes, FCAW:

E7XT-XX
- Welding electrodes, GMAW:

ER70S-X

- All tower types:
- Steel angle:

ASTM A572 Grade 50 (FY = 50 KSI)
- Solid rod:

ASTM A36 (FY = 36 KSI)
- Pipe/tube (round):

ASTM A500 Grade C (FY = 50 KSI)
- Pipe/tube (square):

ASTM A500 Grade C (FY = 50 KSI)
- Bolts:

ASTM F3125 Grade A325 Type 1
- U-bolts:

ASTM A307 Grade A, or SAE J429 Grade 2
- Nuts:

ASTM A563 Grade DH
- Washers:

ASTM F436 Type 1
- Guy Wires:

ASTM A475 Grade EHS
- Bridge Strand:

ASTM A586 Grade 1

12.

After fabrication, hot-dip galvanize all steel items, UNO. Galvanize per ASTM A123, ASTM A153/A153M, or ASTM A653 G90, as applicable. ASTM A490 bolts shall not be hot-dip galvanized, but shall instead be coated with Magni 565 or EOR approved equivalent, per ASTM F2833.

13.

Contractor Personnel shall not drill holes in any new or existing structural members, other than those drilled holes shown on structural drawings, without the approval of the EOR.

14.

For a list of Crown-approved cold galvanizing compounds, refer to CON-STD-10149, "Tower Protective Coatings Guidelines".

15.

All exposed structural steel as the result of this scope of Work including welds (after final inspection of the weld by the CWI), field drilled holes, and shaft interiors (where accessible), shall be cleaned and two (2) coats cold galvanizing shall be applied by brush in accordance with CON-STD-10149, "Tower Protective Coatings Guidelines". Photo documentation is required to be submitted to the MI Inspector.

16.

If removal of existing modifications is required per the modification scope, the GC shall clean and cold galvanize any existing empty bolt holes, UNO. If additional unexpected, oversized, or slotted holes are found, the GC shall contact the EOR and Crown POC for guidance prior to proceeding with the modifications.

17.

All Work involving base plate grout scope items or resulting in disturbance of base plate grout shall reference ENG-STD-10323, "Base Plate Grout", and shall follow any Base Plate Grout Removal Notes contained herein.

18.

If scope of modification involves bark removal or installation, the GC shall reference CED-SOW-10265, "Tree Concealment for Monopoles", as well as CED-STD-10395, "Installation Guidelines for Bark Surfaces".

19.

If scope of modification involves concealment components including branching, the GC shall reference CED-CAT-10398 "Monopole Concealed Decorative Structures (CDS) Approved Components". All new branch installations require tethering.

20.

If scope of modification involves cathodic protection, the GC shall reference CED-SOW-10397, "Cathodic Protection Installation, Replacement, and Enhancement".

21.

All tower grounding affected by the Work shall be repaired or replaced in accordance with OPS-STD-10090, "Tower Grounding", and OPS-BUL-10133, "Grounding Repair Recommendation".

22.

If scope of modification requires removal or covering of tower ID tag, the tag must be replaced.

23.

Any hardware removed from the existing tower shall be replaced with new hardware of equal size and quality, UNO. No existing fasteners shall be reused.

24.

All joints using ASTM A325 or A490 bolts, U-bolts, V-bolts, and threaded rods shall be snug tightened, UNO.

25.

A nut locking device shall be installed on all proposed and/or replaced snug tightened ASTM A325 or A490 bolts, U-bolts, V-bolts, and threaded rods.

26.

All joints are bearing type connections UNO. If no bolt length is given in the Bill of Materials, the connection may include threads in the shear planes, and the GC is responsible for sizing the length of the bolt.

27.



Blind bolts shall be installed per the installation specifications on the corresponding Approved Fastener sheets contained in CON-CAT-10300, "Monopole Standard Drawings and Approved Reinforcement Components".

28.

If ASTM A325 or A490 bolts, and/or threaded rods are specified to be pre-tensioned, these shall be installed and tightened to the pretensioned condition according to the requirements of the RCSC Specification for Structural Joints Using ASTM High Strength Bolts.



29.

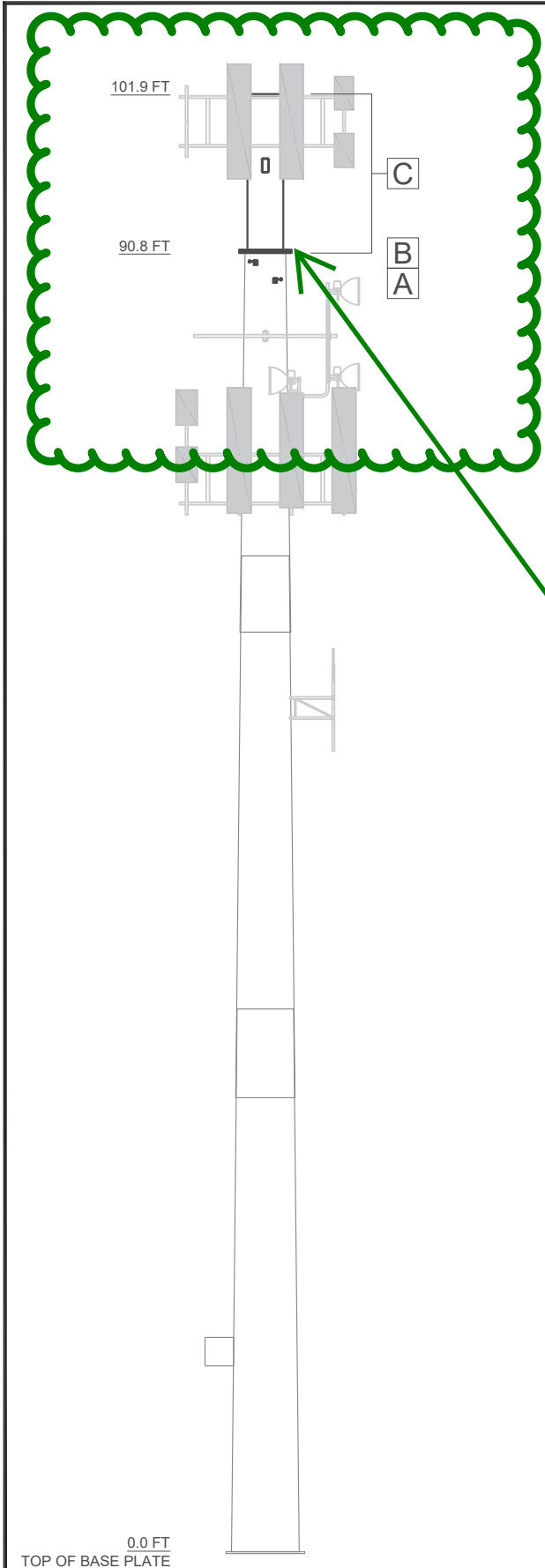
All proposed and/or replaced bolts shall be of sufficient length such that the end of the bolt be at least flush with the face of the nut. It is not permitted for the bolt end to be below the face of the nut after tightening is completed.

				
				THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF CROWN CASTLE. IT IS PRODUCED SOLELY FOR USE BY CROWN CASTLE AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE.
NO.	DATE	DESCRIPTION	BY	
REVISIONS				
				SITE NAME: SOUTH DAVIS
				BU NUMBER: 845598
				WO NUMBER: 2358934
				SITE ADDRESS: 120 WEST 1000 NORTH BOUNTIFUL, UT 84010 DAVIS COUNTY, USA
				ENG/QA BY: DBS DATE: 01/24/25
				DFT BY: EJB DATE: 01/27/25
				DFT/QA BY: EJB DATE: 01/27/25
				APRV'D BY: DBS DATE: 01/27/25
				SCALE: N.T.S.
				NOTES
S-3			30 of 37	
			REV 0	

PORT HOLE NOTES

1.
- All surfaces of the port hole rim itself as well as all exterior structural steel areas affected by welding, including weld metal, shall be galvanized in accordance with ASTM A780.
2.
- The following criteria are required for adherence to this standard.
- A.
- Use rim as template for cutting hole in monopole. Care shall be taken to minimize the root opening (AWS tolerances allow a maximum of 0.19").
- B.
- Provide minimum 24" clear vertical separation between rim and other openings in monopole. Align ports on same azimuth as existing ports.
- C.
- Maximum variance of port hole center elevation shall not be greater than 6".
- D.
- Provide 90° minimum radial separation or two times the hole width clear circumferential separation between rim and adjacent opening in monopole, whichever is greatest. 18-sided pole with 4 ports shall not be allowed.
- E.
- Edge of opening for the exit port must be at least 24" from splice.
- F.
- Grind all edges of cut opening, achieving a bevel angle of 45° and removing the zinc from the weld area plus 1/4". Ensure all weld areas and surfaces are clean and free of zinc and loose particles. Zinc shall not be allowed to contaminate the weld.
- G.
- Position the rim as required and securely tack weld. Finish welding the rim with bevel weld and reinforcing fillet weld size as determined from the design method.
- H.
- Repair with galvanized coating. Both inside and outside should be brush-coated with 2 coats of zinc-rich paint. Apply in strict accordance with the manufacturer's recommendations. Paint over repaired surfaces to match monopole.

				
				THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF CROWN CASTLE. IT IS PRODUCED SOLELY FOR USE BY CROWN CASTLE AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE.
NO.	DATE	DESCRIPTION	BY	
REVISIONS				
				SITE NAME: SOUTH DAVIS
				BU NUMBER: 845598
				WO NUMBER: 2358934
				SITE ADDRESS: 120 WEST 1000 NORTH BOUNTIFUL, UT 84010 DAVIS COUNTY, USA
				ENG/QA BY: DBS DATE: 01/24/25
				DFT BY: EJB DATE: 01/27/25
				DFT/QA BY: EJB DATE: 01/27/25
				APRV'D BY: DBS DATE: 01/27/25
				SCALE: N.T.S.
				NOTES
S-4				REV 0



POLE SPECIFICATIONS	
TOWER TAPER:	0.247781 IN/FT
BASE PL STEEL:	ASTM A572 GRADE 50 (50 KSI)
ANCHOR RODS:	1 1/4"Ø ASTM A687 GRADE 105

EXISTING SHAFT SECTION DATA								
SHAFT SECTION	SECTION SHAPE	SECTION LENGTH (FT)	PLATE THICKNESS (IN)	SECTION GRADE (KSI)	FLANGE PLATE GRADE (KSI)	LAP SPLICE (IN)	DIAMETER ACROSS FLATS OR OF ROUND SECTION (IN)	
							@ TOP	@ BOTTOM
1	18-SIDED	26.50	0.3750	65	-	63	34.0300	42.5300
2	18-SIDED	37.76	0.3750	65	-	73	40.1057	49.6200
3	18-SIDED	37.86	0.3750	65	-		47.3305	56.7100

NOTE: DIMENSIONS SHOWN DO NOT INCLUDE GALVANIZING TOLERANCES

POLE MODIFICATION SCHEDULE			
	ELEVATION (FT)	MODIFICATION	REFERENCE SHEET
A	89.0 - 90.8	INSTALL NEW STEP BOLTS / CLIPS TO EXISTING TOWER AS REQUIRED	S-6
B	90.8	WELD NEW FLANGE PLATE TO TOP OF TOWER	S-6
C	90.8 - 101.9	INSTALL NEW TOWER EXTENSION	S-6
D	N/A	INSTALL NEW OBSTRUCTED CLIMBING FACILITIES SIGNAGE (PER CON-CAT-10300)	N/A
PRIOR TO FABRICATION AND INSTALLATION, CONTRACTOR SHALL FIELD VERIFY ALL LENGTHS AND QUANTITIES GIVEN. LENGTH AND QUANTITIES PROVIDED ARE FOR QUOTING PURPOSES ONLY, AND SHALL NOT BE USED FOR FABRICATION.			
FOR PARTS NOT DETAILED WITHIN THE DRAWING AND STARTING WITH "CCI-", SEE THE FOLLOWING CATALOG FOR DETAILS: CON-CAT-10300, MONOPOLE STANDARD DRAWINGS AND APPROVED REINFORCEMENT COMPONENTS			

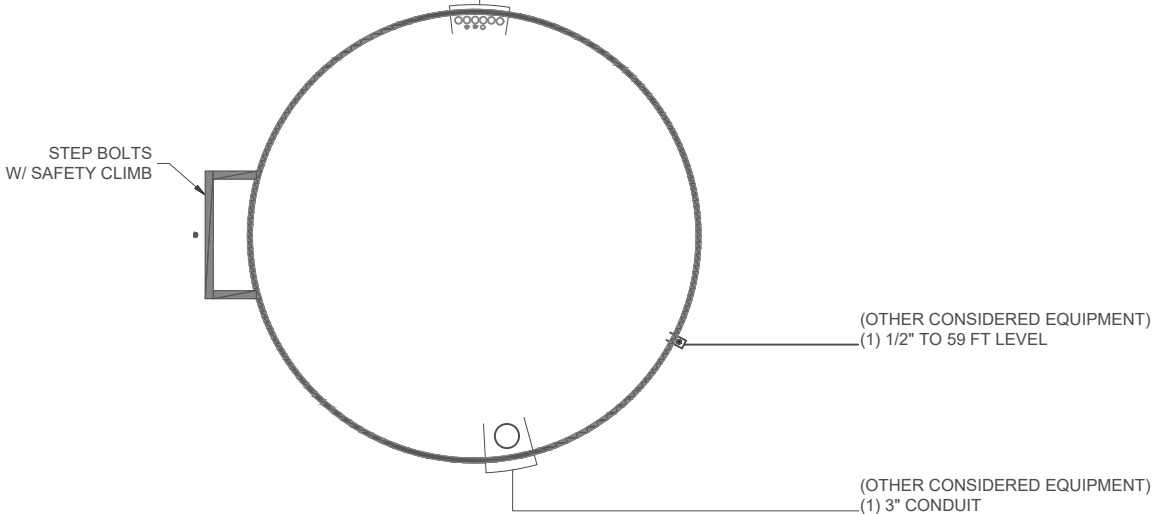
DESIGN LOADS
BASE SEISMIC SHEAR V_s = 12.498 kips

FOUNDATION LOADS
MOMENT = 1376.22 ft-kips DOWN = 32.88 kips SHEAR = 19.19 kips

SEISMIC DESIGN
EQUIVALENT LATERAL FORCE PROCEDURE PER ASCE 7 SECTION 12.8.1
$I = 1$ $S_s = 1.360$ $S_1 = 0.506$ SITE CLASS D $S_{DS} = 1.088$ $S_{D1} = 0.605$ $V_s = 12.498$ $C_s = 0.456$ $R = 1.5$ SEISMIC DESIGN CATEGORY D NON BUILDING STRUCTURE NOT SIMILAR TO BUILDING

Proposed height extension 101.9 ft and existing height 90.8 ft. Total height extension is 11.1 ft

(PROPOSED EQUIPMENT CONFIGURATION)
(2) 3/8" TO 100 FT LEVEL
(1) 1/2" TO 100 FT LEVEL
(6) 7/8" TO 100 FT LEVEL



NO.	DATE	DESCRIPTION	BY
REVISIONS			

Maged Abdel-Messih

CROWN CASTLE

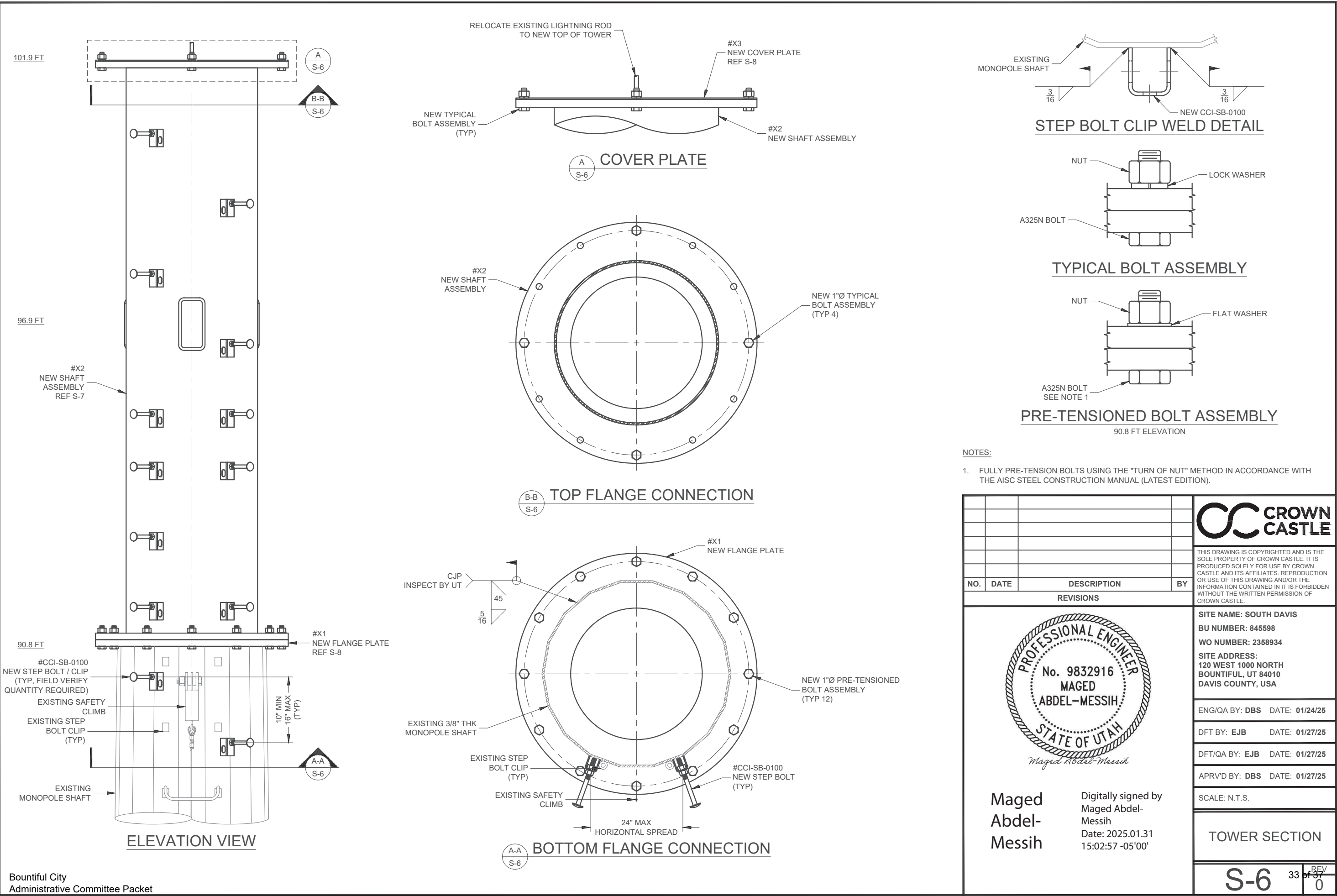
THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF CROWN CASTLE. IT IS PRODUCED SOLELY FOR USE BY CROWN CASTLE AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE.

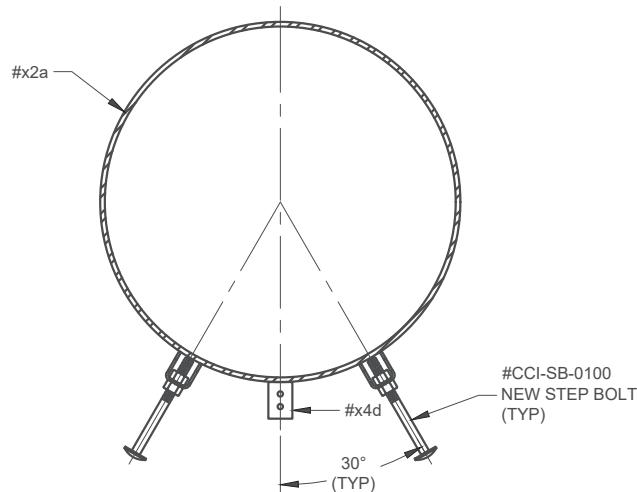
SITE NAME: SOUTH DAVIS
BU NUMBER: 845598
WO NUMBER: 2358934
SITE ADDRESS:
120 WEST 1000 NORTH
BOUNTIFUL, UT 84010
DAVIS COUNTY, USA

ENG/QA BY: DBS DATE: 01/24/25
DFT BY: EJB DATE: 01/27/25
DFT/QA BY: EJB DATE: 01/27/25
APRV'D BY: DBS DATE: 01/27/25
SCALE: N.T.S.

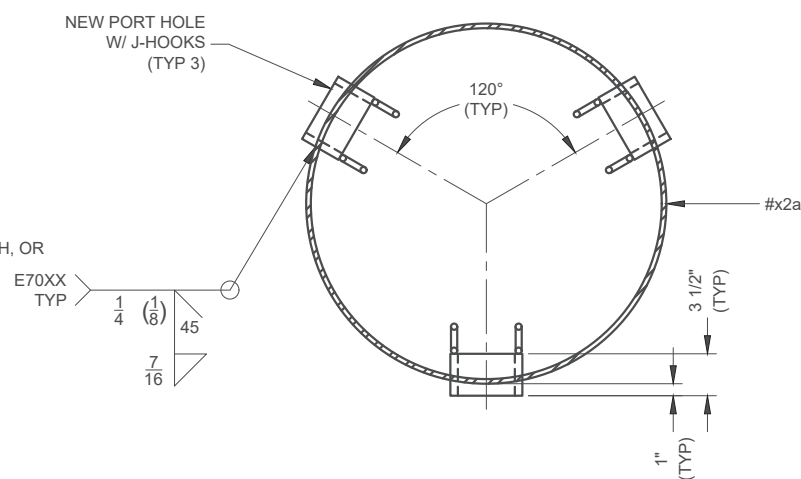
POLE MODIFICATION SCHEDULE

S-5	32 of 37	REV 0
------------	----------	----------

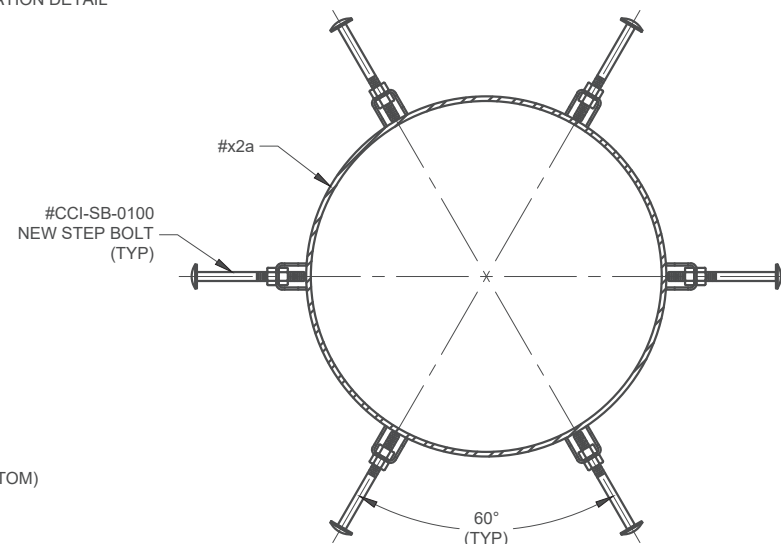




STEP BOLT ORIENTATION



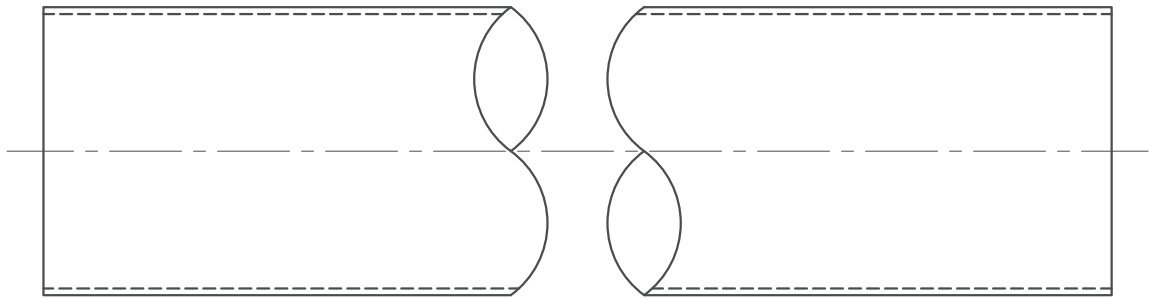
PORT HOLE WELD DETAIL
STEP BOLTS OMITTED



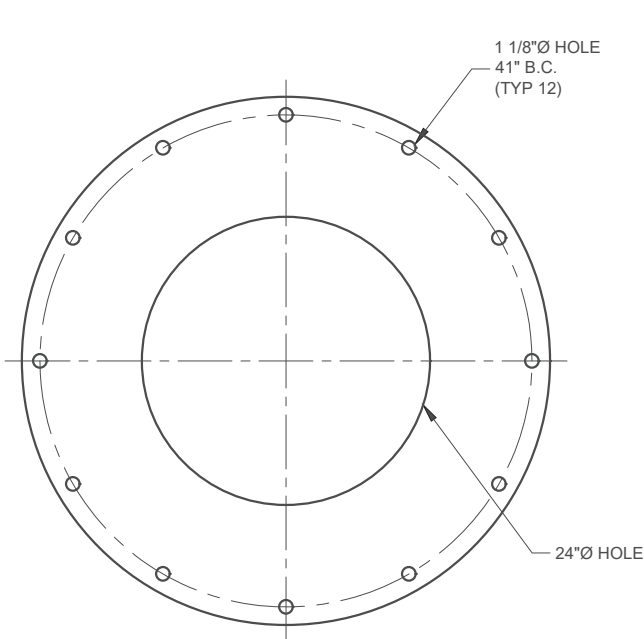
STEP BOLT ORIENTATION

TYP (2) ROWS BELOW PORT HOLES & FLANGE

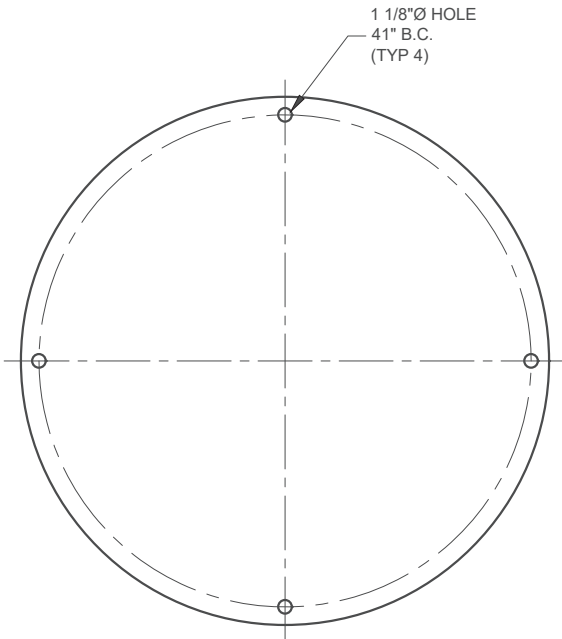
- NOTES:**
1. NEW WIRE GUIDE ATTACHMENT PLATES SHALL BE SPACED EVERY 25'-0" MAX - FIELD VERIFY EXACT LOCATIONS.
 2. REFERENCE CROWN CASTLE *APPROVED REINFORCEMENT COMPONENTS CATALOG* FOR ADDITIONAL CLIMBING FACILITIES SPECIFICATIONS AND REQUIREMENTS.
 3. ALL HOLES TO BE SHOP FABRICATED, UNLESS NOTED OTHERWISE.
 4. FOR PORT HOLE INSTALLATION CRITERIA, REFER TO PORT HOLE NOTES ON S-4.
 5. ALL STANDARD AND CUSTOM PORT HOLES MUST INCLUDE J-HOOKS.
 6. FULL ASSEMBLY TO BE HOT-DIP GALVANIZED PER ASTM A153 / A153M OR A123, AS APPLICABLE.



(1) P 30.000 x 0.375 x 10'-9" LONG (A53-B-35)
#x3a / 1276.7#


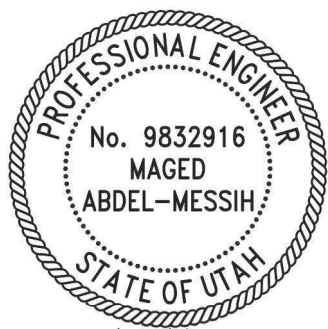


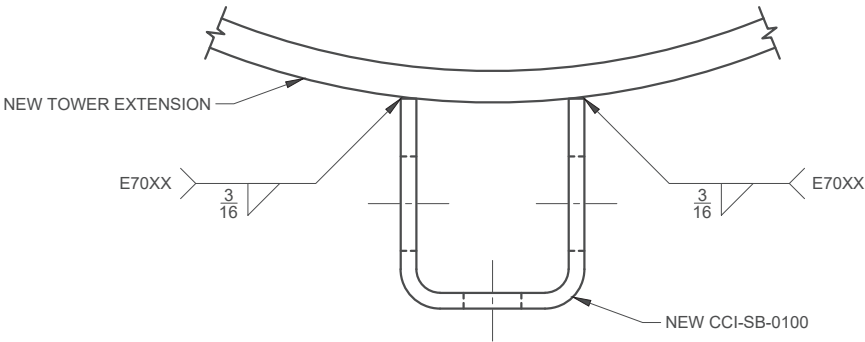
(3) PL 1 1/2 x 44Ø (A572-50)
(1) #X1 / 448.9#
(2) #x2b / 448.9#



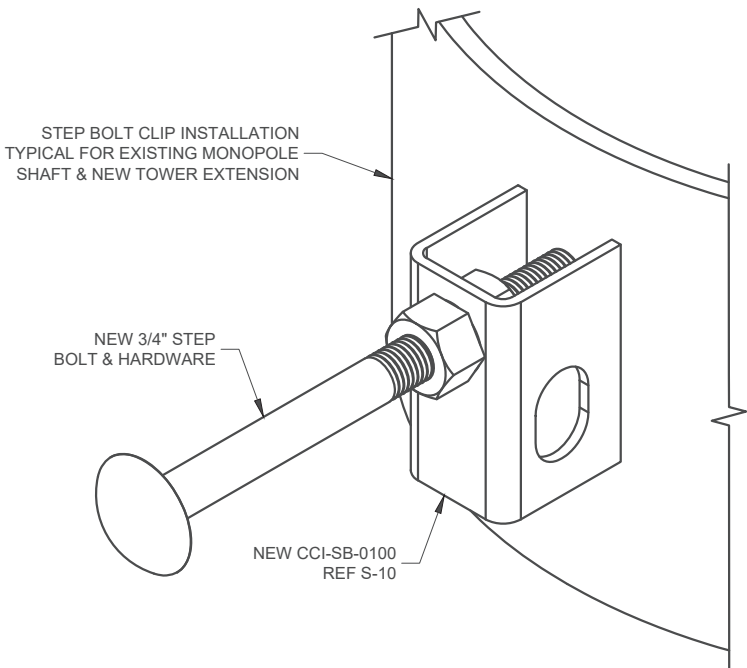
(1) PL 1/4 x 44Ø (A36)
#X3 / 107.4#

- NOTES:
- FABRICATION TOLERANCES: FRACTIONS $\pm 1/16"$
ANGLES $\pm 1/2$ DEGREE
DECIMALS $\pm .010"$
BOLT HOLES $\pm 1/32"$
 - ALL HOLES TO BE SHOP FABRICATED, UNLESS NOTED OTHERWISE.

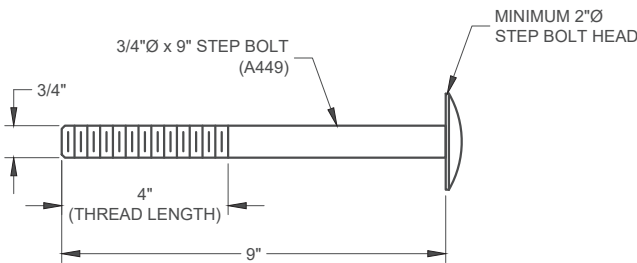
			
<small>THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF CROWN CASTLE. IT IS PRODUCED SOLELY FOR USE BY CROWN CASTLE AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE.</small>			
NO.	DATE	DESCRIPTION	BY
REVISIONS			
		SITE NAME: SOUTH DAVIS BU NUMBER: 845598 WO NUMBER: 2358934 SITE ADDRESS: 120 WEST 1000 NORTH BOUNTIFUL, UT 84010 DAVIS COUNTY, USA	
ENG/QA BY: DBS		DATE: 01/24/25	
DFT BY: EJB		DATE: 01/27/25	
DFT/QA BY: EJB		DATE: 01/27/25	
APRV'D BY: DBS		DATE: 01/27/25	
SCALE: N.T.S.			
DETAILS			
Maged Abdel-Messih		Digitally signed by Maged Abdel-Messih Date: 2025.01.31 15:03:35 -05'00'	
S-8		35 of 37 REV 0	



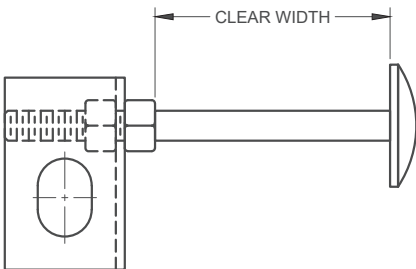
STEP BOLT CLIP WELD DETAIL



STEP BOLT CLIP
INSTALLATION DETAIL





STEP BOLT



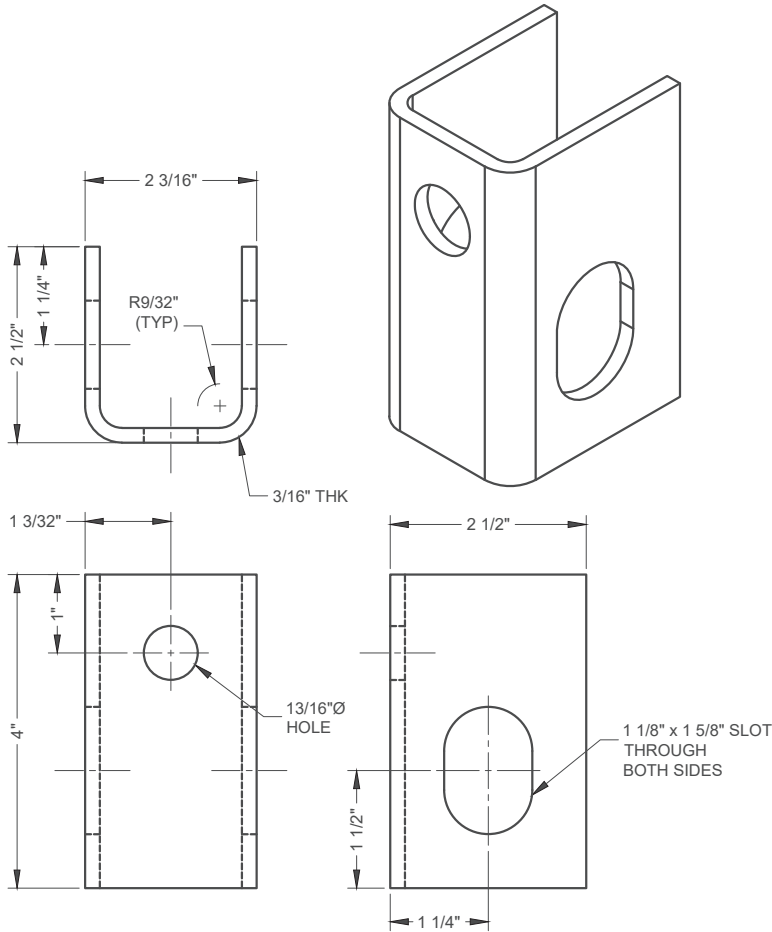
STEP BOLT DETAIL

- NOTES:
- STEP BOLT CLIP WELDS ARE SUBJECT TO AWS D1.1 AND MUST BE INSPECTED BY A CWI. REFER TO DOCUMENT "ENG-STD-10069 GC CWI REQUIREMENT STANDARD" FOR CWI REQUIREMENTS.
 - STEP BOLT CLIPS SHALL BE SHOP WELDED.
 - STEP BOLT CLIPS SHALL BE WELDED IN PLACE PRIOR TO HOT DIP GALVANIZING THE WELDMENT.
 - CONTRACTOR SHALL USE ALL NEW STEP BOLTS AND HARDWARE.
 - CENTER TO CENTER STAGGERED SPACING SHOULD BE MATCHED TO EXISTING FIELD CONDITIONS. STAGGERED SPACING SHALL BE A MINIMUM OF 10" AND MAXIMUM OF 16", IN THE VERTICAL DIRECTION.
 - HORIZONTAL SPREAD IS NOT TO EXCEED 24".
 - STEP BOLT MATERIAL SHALL MEET THE REQUIREMENTS OF ASTM A449 AND SHALL BE TESTED AS FINISHED STEP BOLTS AT TEST FREQUENCY P (PIECE TESTING) OF ASTM A673 TO MEET MINIMUM ABSORBED ENERGY REQUIREMENT AT -20 DEGREES F [-29 DEGREES C] OF 15 FT-LBS [20 J] AVERAGE FOR 3 SPECIMENS AND A MINIMUM OF 12 FT-LBS [16 J] FOR ANY 1 SPECIMEN IN ACCORDANCE WITH ASTM A370.
 - STEP BOLTS SHALL BE INSTALLED USING DOUBLE NUTS. A STEP BOLT INSTALLED IN A STEP BOLT CLIP SHALL BE TURNED WITH THE OUTER NUT LOOSE UNTIL THE END OF THE STEP BOLT MAKES CONTACT WITH THE SUPPORTING MEMBER. THE OUTER STEP BOLT NUT SHALL THEN BE TIGHTENED TO A SNUG TIGHT CONDITION AND PRETENSIONED BY ROTATING THE OUTER NUT 1/3 TURN.
 - THE DEFAULT STEP BOLT CLIP SHALL BE USED WHERE POSSIBLE ON NEW REINFORCING ELEMENTS. IF FIT-UP PROHIBITS ITS USE, THE ALTERNATIVE STEP BOLT CLIP OR NEXGEN2 STEP BOLT ADAPTER SHALL BE USED IN THESE LOCATIONS.

			
THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF CROWN CASTLE. IT IS PRODUCED SOLELY FOR USE BY CROWN CASTLE AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE.			
NO.	DATE	DESCRIPTION	BY
REVISIONS			
		SITE NAME: SOUTH DAVIS BU NUMBER: 845598 WO NUMBER: 2358934 SITE ADDRESS: 120 WEST 1000 NORTH BOUNTIFUL, UT 84010 DAVIS COUNTY, USA	
ENG/QA BY: DBS		DATE: 01/24/25	
DFT BY: EJB		DATE: 01/27/25	
DFT/QA BY: EJB		DATE: 01/27/25	
APRV'D BY: DBS		DATE: 01/27/25	
SCALE: N.T.S.			
DETAILS			
S-9		REV 0	

Maged Abdel-Messih

Digitally signed by Maged Abdel-Messih
Date: 2025.01.31 15:03:59 -05'00'



DEFAULT STEP BOLT CLIP WITH ANCHORAGE POINT (A572-50)

- NOTE:
- STEP BOLT CLIP HOLES SHALL BE SHOP DRILLED OR PUNCHED.
 - ACCEPTABLE SUBSTITUTES FOR ASTM A572-50 INCLUDE A36, AND ASTM A1011/A1018 HSLAS GRADE 50 CLASS 1 OR 2.

			
THIS DRAWING IS COPYRIGHTED AND IS THE SOLE PROPERTY OF CROWN CASTLE. IT IS PRODUCED SOLELY FOR USE BY CROWN CASTLE AND ITS AFFILIATES. REPRODUCTION OR USE OF THIS DRAWING AND/OR THE INFORMATION CONTAINED IN IT IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF CROWN CASTLE.			
NO.	DATE	DESCRIPTION	BY
REVISIONS			
		SITE NAME: SOUTH DAVIS BU NUMBER: 845598 WO NUMBER: 2358934 SITE ADDRESS: 120 WEST 1000 NORTH BOUNTIFUL, UT 84010 DAVIS COUNTY, USA	
ENG/QA BY: DBS		DATE: 01/24/25	
DFT BY: EJB		DATE: 01/27/25	
DFT/QA BY: EJB		DATE: 01/27/25	
APRV'D BY: DBS		DATE: 01/27/25	
SCALE: N.T.S.			
CCI-SB-0100			
S-10		REV 0	

Maged Abdel-Messih

Digitally signed by Maged Abdel-Messih
Date: 2025.01.31 15:04:30 -05'00'