



**Community Development
Department**
Planning Division
300 NE 3rd Street, Room 12
Prineville, OR 97754
(541) 447-3211
plan@crookcountyor.gov

Crook County Planning Commission

Wednesday, January 14, 2026 at 4:00 PM

Crook County Meeting Room | 320 NE Court St | Prineville OR

Join Zoom Meeting:

<https://crookcountyor.zoom.us/j/99001225624?pwd=emRpZkYycGRJQy90Y1VoYXRrTFFWZz09>

Meeting ID: 990 0122 5624 Passcode: 416735

Join the meeting by phone:

Dial the following number (1-253-215-8782) Meeting Number: 990 0122 5624 Passcode: 416735

Commissioners: Michael Warren II, Chair; Marlo Dill; Kirk Giovanini; Hunter Neuharth;
George Ponte; Laquita Stec; Frank Hook, Pro-Tem; Monty Kurtz, Pro-Tem

Agenda

First Order of Business

1. Yearly Election for Chair and Vice Chair

Public Comment

Please note that each speaker is limited to a maximum of 5 minutes. This guideline helps ensure that everyone has an equal opportunity to speak.

Minutes

2. April 9, 2025

3. March 12, 2025

Public Hearing

4. Record Number 217-25-000293-PLNG

Thomas Alexander (owner) and Acom Consulting Inc (agent) are proposing a telecommunication facility. The subject property is located on SW Williams Rd, north of Hwy 126 and is identified as map tax lot number 1514140000100.

Other Business

5. Community Development Updates

Notice and Disclaimer

Documents are available on the [Planning Commission Website](#), by calling 541-447-3211 or emailing plan@crookcountyor.gov.

For questions, contact Crook County Planning at (541) 447-3211 Opt. 1 or email plan@crookcountyor.gov.

As part of its efforts to keep the public apprised of its activities, the Crook County Planning Commission has published this PDF file. This file contains the material to be presented before the Planning Commission for its next scheduled regular meeting.

Please note that while County staff members make a dedicated effort to keep this file up to date, documents and content may be added, removed, or changed between when this file is posted online and when the Planning Commission meeting is held. The material contained herein may be changed at any time, with or without notice.

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If you are interested in obtaining additional copies of any of the documents contained herein or documents in the record that are not presented before the Planning Commission, they may be viewed on [Oregon ePermitting](#).

Additional Items

Crook County encourages persons with disabilities to participate in all programs and activities. This event/location is accessible to people with disabilities. If you need accommodation to make participation possible, please call (541) 447-3211.

Agenda published on January 7, 2026.



Minutes For April 9, 2025
Crook County Planning Commission
Meeting

Meeting minutes are not a complete representation of discussions at the meeting. An audio recording is available from Crook County Community Development at plan@crookcountyor.gov or (541) 447-3211.

Chair Warren called the meeting to order at 4:02 p.m.

The meeting was conducted by Zoom, phone, and in-person at the Crook County Annex.

Attendance

Commissioners Attending:

In Person	Zoom	Commissioner	Excused Absence	Unexcused Absence
x		Shelby Duncan		
x		George Ponte		
		Marlo Dill	x	
x		Laquita Stec		
x		Les Williamson		
x		Mike Warren		

Staff Attending:

In Person	Zoom	Crook County Staff
x		John Eisler
x		Katie McDonald
x		Hannah Elliott

Public Comment

None

Public Hearing

Record Number 217-25-000066-PLNG: Crook County Code Amendments. Adoption of a new military training route overlay zone requiring notice to the U.S. Department of Defense (DOD) and consultation regarding potential encroachments. Modifications to use tables in the County’s EFU zone (Chapter 18.16) and Forest zone (Chapter 18.28) to cross reference requirements of new military training route zone and 18.124.110 (requirements for cell towers and transmission lines. Language in 18.124.110 is also amended to clarify application and to reference new overlay zone. Modification to Chapter 18.161 (commercial energy – renewable energy chapter) to add notification requirements consistent with HB 2329 (2019 legislative session) and to require new pre-application notice and consultation with ODFW, DOD and the State Historic Preservation Office. Amendment of the Crook County comprehensive plan to adopt the military overlay zone maps and to include text regarding the new overlay zone.

The hearing is being held pursuant to Crook County Code (CCC) 18.172 Administration Provisions and the application is subject to review under CCC Title 18 Zoning; Chapter 18.168 Legislative Amendments, the Crook County Comprehensive Plan, Oregon Administrative Rules, and Oregon Revised Statutes.

The Chair asked if any Commissioner had any bias, prejudice, personal interest, or conflicts of interest to disclose.

Commissioner	No	Disclosure
Shelby Duncan	X	
George Ponte	X	
Laquita Stec	X	
Les Williamson	X	
Mike Warren	X	

The Chair asked if any Commissioner had any Ex Parte Contact with the Applicant or any Member of the Public regarding this matter, noting that Commissioners should disclose if they have visited the site.

Commissioner	No	Disclosure
Shelby Duncan	X	
George Ponte	X	Nothing other than work sessions
Laquita Stec	X	
Les Williamson	X	
Mike Warren	X	

The Chair asked if any member of the public, including those participating by phone, wished to challenge any member of the Commission.
None.

The Chair reviewed the order of proceedings.

The Chair asked if any Commissioners wished to impose a time limit on testimony.

The Commissioners agreed to limit testimony to 5 minutes.

The Chair asked to hear from staff.

John Eisler presented the background and the request of the Planning Commissioners of the code changes.

First item was to amend the Comprehensive Plan to adopt maps of military training routes (MTRs) in eastern Crook County and to implement policies regarding notification and consultation with the U.S. Department of Defense for land uses that may encroach upon military airspace.

Next was adopting a new Military Training Route overlay zone specifying notice requirements, procedures for consultation and potential activities to avoid, minimize and mitigate activities that may encroach on training routes.

Next was amending Use Tables in Chapter 18.16 (Exclusive Farm Use zone) and Chapter 18.28 (Forest zone) to reference requirements of the new Military Training Route overlay zone.

Next was amending language in Chapter 18.124.010 (Supplementary Provisions) related to transmission and communication towers. Edit existing language to clarify application of sections to transmission towers (e.g., cell towers) and/or transmission lines.

Next was amending language in Chapter 18.161 (Commercial Power Generating Facilities) for consistency with the new Military Training Route overlay zone and to adopt requirements to notify federal, state and tribal governments as required by Oregon House Bill 2329 (2019).

Eisler walked through the findings for the proposed changes.

Staff reiterated the military training routes are not new, simply bringing the maps into the system.

Eisler walked through the single exhibit received from the public.

Eisler presented the proposed language additions to the code.

Chair Warren asked staff if something should be added to reiterate that the flight paths were existing.

Eisler thought that was a great point and read through potential spots to add that language.

Chair Warren asked about pre-existing airports and strips and if they would have to comply.

Eisler said the goal was to move forward with notice requirements and not reflect on existing projects.

Chair asked if any other Commissioners had questions. None.

Eisler continued with proposed code languages.

Commissioner Stec asked about where the definitions would be located in the code vs where the overlay zone would be and if people could actually see the maps.

Eisler said the maps will be included in the department maps and the definitions will have their own section.

Chair Warren asked if the overlay was currently in the GIS maps.

Staff confirmed that it is not currently.

Chair Warren asked if it would be.

Staff confirmed that it would be and is currently on the Department of Defense mapping website ORESA.

Chair Warren asked if that was a public facing site.

Staff confirmed it was.

Eisler continued with code changes.

Eisler passed the mic to consultant Ann Beier who continued walking through proposed amendments to the code.

Chair Warren asked if there was language on the towers but not the transmission lines?

Beier said that is correct.

Chair Warren asked if the transmission code languages would only pertain to the military overlay?

Beier said it would apply anywhere in the county that allowed transmission lines.

Commissioner Stec asked about the signature requirement for neighboring properties in transmission lines and if that were only in EFU.

Beier stated that it would only be the property owners granting an easement or in discussions about an easement.

Chair Warren said that makes sense.

Commissioner Ponte said it would great if they could keep things simple, if you build something tall, this is what you do.

Eisler added that he plans to bring a new energy code to the board in the future and things could be added to that update as well.

Beier asked if they should move ahead with the language that ties this to the military overlay zone and that when you make a motion to recommend to the board of commissioners, make that as part of the recommendation that you just move forward with the link to the overlay zones as that's the key outcome of the project.

Commissioner Stec said that it makes sense. You can't have solar without transmission lines.

Eisler continued with code changes to CCC 18.161.

Commissioner Duncan asked what specifically Department of Defense asked for in this section.

Eisler said the pre-application notification requirements, the rest was just in line with statute.

No additional questions from the Commissioners.

Agency Testimony

Randy Bentz, Master Planner, testified on behalf of the Oregon Military Department. He testified in support. He provided testimony on the military presence in Oregon and who uses the training routes. The routes have been around for a long time; these are not new. The purpose of this grant and amendment is to preserve the integrity of military training in the state. He sees an added benefit to early notification, by saving the applicant money by early notification and mitigation. There was a question about existing facilities, he said those are already on the map and taken into consideration. Air crews are well trained to avoid those sorts of things. This is just another tool to keep them notified and DOD notified and provide the developer with the ability to make decisions up front.

Testimony in Support

None

Neutral Testimony

None

Testimony in Opposition

None

Staff thanked DOD and everyone that has been involved.

Randy Bentz returned to show the Commissioners the online mapping tool, Oregon Explorer or the ORESA tools.

Chair Warren asked if there would be any benefit to adding those to the code language.

Eisler clarified that the websites are included in the proposed definitions.

Chair Warren asked about the highlighted things throughout the documents.

Beier said the highlights are things they are struggling with and want their opinion on.

Eisler gave an update on the solar Rules Advisory Committee.

Eisler and Beier clarified the changes that were made to the proposal by the commissioners.

There had been no ask to continue the hearing or leave the record open.

Planning Commission Action

Commissioner Ponte made a motion to close the public hearing.

Commissioner Duncan seconded the motion.

Chair Warren asked for discussion.

No Discussion.

Chair Warren called for the vote:

Commissioner	Yes	No	Abstain
Shelby Duncan	x		
George Ponte	x		
Laquita Stec	x		
Les Williamson	x		
Mike Warren	x		
Motion passes 5-0-0			

Commissioner Ponte made a motion to recommend approval to the Board of County Commissioners for the proposed text amendment record number 217-25-000066-PLNG with the amendments to the proposed findings and conditions as proposed by the Planning Commission, excluding attachment D and the edit that they recommended in attachment A, and this is only limited to the military training routes and special use airspaces in Crook County.

Commissioner Williamson seconded the motion.

Chair Warren asked for discussion.

No Discussion.

Chair Warren called for the vote:

Commissioner	Yes	No	Abstain
Shelby Duncan	x		
George Ponte	x		
Laquita Stec	x		
Les Williamson	x		
Mike Warren	x		
Motion passes 5-0-0			

Continuation of public hearing:

Record Number 24-000198-PLNG (Conditional Use): The Charles and Carlleen Hegele Revocable Trust (Owner) and Mark Shipman of Saalfeld Griggs PC (Applicant) has amended the Crook County Comprehensive Plan to add an approximately 12.37 acres portion located on Tax Lot No. 1414090000101 to Crook County’s inventory of Significant Mineral and Aggregate Sites (“Aggregate Inventory”). The Applicant also submitted application for a Conditional Use Permit to allow mining, crushing, and stockpiling of aggregate and other subsurface material. The site is addressed as 7950 NW Lone Pine Road, Terrebonne, OR 97760 and is located to the south of the current permitted area that is 9 acres of the same Tax Lot. The property is zoned Exclusive Farm Use (EFU2).

The Chair read the applicable criteria for review into the record.

Applicable Criteria

The hearing is being held pursuant to Crook County Code (“CCC”) 18.172 (Administration Provisions) and 18.168 (Legislative Amendments), and will be reviewed for compliance with CCC 18.16 (Exclusive Farm Use), CCC 18.144 (Aggregate Resource Sites), CCC 18.180 (Transportation Impact Analysis); Oregon Administrative Rule (OAR) 660-016 (Requirements and Application Procedures for Complying with Statewide Goal 5); Crook County Comprehensive Plan, including Ordinance 43, Ordinance 51, and Ordinance 55; and ORS 197, ORS 215 and ORS 517.

The Chair asked if any Commissioner had any bias, prejudice, personal interest, or conflicts of interest to disclose.

Commissioner	No	Disclosure
Shelby Duncan	X	
George Ponte	X	
Laquita Stec	X	
Les Williamson	X	
Mike Warren	X	

The Chair asked if any Commissioner had any Ex Parte Contact with the Applicant or any Member of the Public regarding this matter, noting that Commissioners should disclose if they have visited the site.

Commissioner	No	Disclosure

Shelby Duncan	X	Attended the site visit on the 12 th and observed the same things as Commissioner Ponte.
George Ponte	X	Attended the site visit – it was interesting to see how the proposed operation fits with the current operation.
Laquita Stec	X	Did not attend the site visit.
Les Williamson	X	
Mike Warren	X	Did not attend the site visit but is familiar with the site.

The Chair asked if any member of the public, including those participating by phone, wished to challenge any member of the Commission.

None.

The Chair reviewed the order of proceedings.

The Chair asked to hear from staff.

Eisler presented the background and key items the Planning Commission will need to consider.

Chair Warren asked if transporting is considered a mining operation.

Eisler said yes, transporting is included in the definition of operations.

Commissioner Ponte asked staff to provide reasoning as to why the Board of Commissioner made a change to the total calendar days and cumulative days section under quality of life concerns in the program to achieve.

Eisler said it was at the request of the applicant and that it was what was historically done. Doesn't change existing practices, just clarifies.

Commissioner Ponte asked about the comment brought up by Gary Bedortha at the original hearing about processing. There is not going to be any processing on the new acres. His question was does the new application cover processing at the old location and staff was going to look into that.

Eisler clarified if the question was does the new program to achieve cover the old site in terms of processing.

Commissioner Stec said she thought she read somewhere that processing would be at the old site. Perhaps from the map.

Eisler assumed they would operate under the same DOGAMI permit with a modification on their end.

Commissioner Ponte clarified that the question was if the new conditional use permit would cover the processing at the current location that was covered under the old conditional use permit.

Eisler answered that this conditional use permit would apply only to the new property.

Eisler continued with the presentation.

Chair Warren asked if the cumulative days and calendar days will be added to the conditions of approval.

Eisler clarified that all the items from the program to achieve will be included in the conditions of approval in the final decision of the conditional use.

Commissioner Ponte said there is a staff report from November 6, with the conditions of approval, and asked if any of those are changing.

Staff said just the ones that were discussed today, nothing removed, just added from the program to achieve. You can't remove things from the program to achieve, but new things could be included to the conditions.

Commissioner Ponte asked if there was a new staff report.

Eisler said no, not yet.

Commissioner Stec said she thought she got the idea from exhibit 109 that shows the processing and stockpiling area on page 15 of the staff report and proposed findings. That the area would be the same as what it is now.

Eisler said it's proposed findings on page 11 of the staff report. According to the applicant the storage and processing areas will continue to be at the same location.

Commissioner Warren clarified that nothing from the conditions from November are being taken away.

Eisler confirmed that is correct.

Commissioner Ponte asked for the difference between the two potential motions on the script.

The commissioners clarified for him that one of the conditions includes amendments if there were any additions than what was before them.

No other questions for staff.

Planning Commission Action

Chair Warren asked for a motion.

Commissioner Ponte made a motion to approve record number 217-24-000198-PLNG, the conditional use to allow mining, crushing and stockpiling at the site with the proposed findings and conditions as proposed by staff including the changes made to the cumulative operating conditions as ordained by the County Board of Commissioner in the program to achieve for the subject property. Direct staff to draft the final decision and bring it back for signature at the next regular meeting.

Commissioner Stec seconded.

No discussion.

Chair Warren called for the vote:

Commissioner	Yes	No	Abstain
Shelby Duncan	x		
George Ponte	x		
Laquita Stec	x		

Les Williamson	x		
Mike Warren	x		
Motion passes 5-0-0			

Chair Warren asked what the next regular meeting would be.

Staff confirmed that May 14th is the next regular meeting.

Chair Warren asked if they would have a chance to review the decision in advance.

Staff confirmed they would.

Staff Updates/Planning Commission Comments

Staff updated the Commissioners on the upcoming schedule and the ongoings of the department.

Staff reminded the Commissioners of the open position that applications close for at the end of April.

Staff updated the Commissioners on the ongoing solar and aggregate sites.

Commissioner Ponte moved to adjourn the meeting.

Commissioner Stec seconded the motion.

Chair Warren called for the vote:

Commissioner	Yes	No	Abstain
Shelby Duncan	x		
George Ponte	x		
Laquita Stec	x		
Les Williamson	x		
Mike Warren	x		
Motion passes 5-0-0			

Meeting adjourned at 5:51p.m.



MINUTES for March 12, 2025
CROOK COUNTY PLANNING COMMISSION
MEETING

Meeting minutes are not a complete representation of discussions at the meeting. An audio recording is available from Crook County Community Development at plan@crookcountyor.gov or (541) 447-3211.

INTRODUCTION

Before starting the meeting, Chair Warren talked about the process. The meeting was conducted in person at the Crook County Annex, as well as by phone and Zoom.

Minutes and audio recordings will be available on the Planning Commission website.

CALL MEETING TO ORDER

The meeting began at 4:00 PM with Chair Warren leading the pledge of allegiance. Shortly after concluding the pledge, the zoom was hacked, and the meeting was disrupted. Staff had to close the zoom to regain order of the meeting. Staff restarted the zoom and Chair Warren called the meeting of the Crook County Planning Commission to order at 4:08 PM.

The Planning Commission considered the following Agenda items:

1. Meeting Minutes
 - a. February 12, 2025
2. Work-session on Potential Code Updates
 - a. Urban Growth Boundary Process
 - b. Agricultural / Equine Building policy
 - c. Planning Commissioner *pro tem* position
 - d. Farm Forest RAC language
 - e. Manufactured Homes
 - f. Recreational Vehicles

Roll Call

Planning Commissioners present:

- Marlo Dill
- Laquita Stec
- Les Williamson
- Shelby Duncan
- Michael Warren

Commissioner George Ponte had an excused absence.

Staff present:

- Community Development Director, John Eisler
- Senior Planner, Katie McDonald
- Associate Planner, Hannah Elliott

Staff were joined by City of Prineville Planning Director, Josh Smith.

Staff discussed process of online attendance, as multiple hackers continued to attempt entrance to the meeting. Staff did not recognize any online names to be that of any interested persons of the community, presumed the names appeared to be those of hackers, and proceeded without online participation.

Chair Warren asked if anyone in the meeting room or participating remotely wished to address an item not on the agenda.

Hearing and seeing none, Chair Warren moved to the first item on the agenda.

1. MINUTES

The Commissioners reviewed the minutes of February 12, 2025. Everyone had a chance to review and there were no questions.

Commissioner Williamson moved to approve the minutes of February 12, 2025.

Commissioner Stec seconded.

Commissioner	Aye	Nay	Abstain
Shelby Duncan			x
Marlo Dill	x		
Laquita Stec	x		
Les Williamson	x		
Michael Warren	x		
Motion passed – 4-0-1			

2. WORK SESSION

The Commissioners moved into work session for proposed code updates from Community Development Director, John Eisler, and Senior Planner, Katie McDonald.

Staff and Smith presented the process for the upcoming Urban Growth Boundary amendment.

Commissioners discussed the process.

Staff presented proposed changes to the Agricultural Exempt Buildings (structural permit) process by reviewing the current Order 2020-47 specifying approval requirements which includes, acreage

and/or farm income standards for a land use approval to apply for agricultural exempt structure through the building department.

Commissioners discussed the process.

Staff present the current code language for Planning Commission members and pro tem positions, current openings, and how the commission would like the pro tem position to look.

Commissioners discussed.

Staff updated the commissioners on the Farm Forest Rules Advisory Committee and potential code changes that could come from the conclusion of that committee.

Commissioners discussed.

Staff presented proposed changes to the manufactured dwelling chapter of the code. Proposed changes would be to potentially allow an existing manufactured home to be decommissioned to an accessory structure.

Commissioners discussed the proposal.

Staff presented potential code changes for allowing community members a legal path to utilize a recreational vehicle as an additional dwelling on their properties.

Commissioners discussed the proposal.

3. OTHER BUSINESS:

- Community Development Updates
- Staff went over schedule of upcoming hearings

Commissioner Williamson made a motion to end the meeting.

Commissioner Dill second.

Commissioner	Aye	Nay	Abstain
Shelby Duncan	x		
Marlo Dill	x		
Laquita Stec	x		
Les Williamson	x		
Michael Warren	x		
Motion passed – 5-0-0			

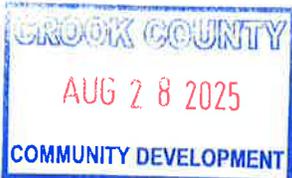
Meeting adjourned at 6:38 PM.



RECORD No. 217 25-000293 For Office Use Only PLNG

Crook County Community Development Planning Division
300 NE 3rd Street, Room 12, Prineville Oregon 97754
541-447-3211
plan@crookcountyor.gov
www.co.crook.or.us

SITE PLAN REVIEW - ADMINISTRATIVE



PROPERTY OWNER

Last Name: ALEXANDER First Name: THOMAS.
Mailing Address: P.O. Box 61
City: POWELL BUTTE State: OR Zip: 97753
Day-time phone: (541) 604-1258 Cell Phone: (541) 604-1258
Email: _____

AGENT / REPRESENTATIVE

Last Name: Telschow First Name: Sarah
Mailing Address: 5200 SW Meadows Road, Suite 150
City: Lake Oswego State: OR Zip: 97035
Day-time phone: (206) 979-6268 Cell Phone: (206) 979-6268
Email: stelschow@acomconsultinginc.com

PROPERTY LOCATION

Township 15S South, Range 14E East WM, Section 14, Tax lot 15141400-00100-14931
Size of property: 67.12 Acres Zoning: Exclusive Farm Use (EFU3) - Powell Butte Area
Physical address: No address assigned
Subdivision name, if applicable: N/A

FLOOD ZONE

Is the property located within a Flood Zone? Yes _____ No
If yes, submit a "Special Flood Hazard Area Development Permit".



DETAILED EXPLANATION: Describe the proposed use of the property or structure.

Please see the Project Description for detailed information about the proposed use.

STAFF WILL PROVIDE A LIST OF STANDARDS AND CRITERIA THAT WILL NEED TO BE ADDRESSED

Structure #1

Is this structure Existing or Proposed (Circle one)

Building Use: Telecommunication Facility

Size: 1st floor N/A sq. ft. and 2nd floor N/A sq. ft.

Height: 150' (158' overall) ft. to eave Number of stories: N/A

Personal use: Yes No Commercial Use: Yes No

Is this structure a cargo container? Yes No

Is this an addition to an existing accessory structure: Yes No

If yes, what is the existing accessory structure size: N/A sq. ft.

Will there be:

Bedrooms? Yes No

Plumbing? Yes No

Electrical? Yes No

Mechanical? Yes No

Structure #2

Is this structure Existing or Proposed? (Circle one)

Building Use: _____

Size: 1st floor _____ sq. ft. and 2nd floor _____ sq. ft.

Height: _____ ft. to eave Number of stories: _____

Personal use: Yes No Commercial Use: Yes No

Is this structure a cargo container? Yes No

Is this an addition to an existing accessory structure: Yes No

If yes, what is the existing accessory structure size: _____ sq. ft.

Will there be:

Bedrooms? Yes No

Plumbing? Yes No

Electrical? Yes No

Mechanical? Yes No

If there are more than 2 structures, please attach an additional page.

ON-SITE SEPTIC – WASTEWATER: Will there be a bedroom? Yes No

____ Approved Soil Site Evaluation # N/A

____ Approved Authorization Notice # N.A

DOMESTIC WATER Will the structure have water? Yes _____ No X _____

If yes, water will be supplied by:

_____ An existing or proposed individual well

_____ 4 to 14 dwellings on one well State regulated system

_____ Shared well (Number of dwellings _____)

_____ Other: Please explain _____

_____ Community Water System: Name _____

Community Water System Authorization

Print Name: _____ Daytime phone: _____

Authorization Signature: _____ Date: _____

Access / Road Approach: Indicate the access used for the subject property (Check One Only

County Maintained Road: (submit copy of approved access, or apply for approach permit)

_____ **Public Road:** (submit copy of approved access, or apply for approach permit)

_____ **Private Road / Easement:** (provide legal recorded documentation)

_____ **Oregon Department of Transportation:** (submit copy of approved ODOT permit)

_____ **City Street:** (need authorization for access: contact City of Prineville, Public Works)

IRRIGATION WATER RIGHT:

Please indicate the location of all existing water rights, number of acres, and proposed division of water rights, if applicable. This application must be signed off prior to submitting to Planning Department.

A) Does the property have Irrigation Water Right? Yes N/A No N/A

WATER MASTER SIGNATURE: _____ **DATE:** _____

Print Name Clearly: _____ Phone (____) ____ - _____

IRRIGATION DISTRICT SIGNATURE: _____ **DATE:** _____

Print Name Clearly: _____ Phone: (____) ____ - _____

COMMENTS: _____

Notice to all applicants: The Crook County Community Development, Planning Division is required to review all applications for accuracy and determine the adequacy of information needed to make a decision. Crook County Code (C.C.C.) allows 30 days to determine whether the application is complete. If the Planning Division determines that your application is incomplete, you will be requested in writing or email to provide the necessary missing information, and a decision on your application will be postponed until the information is received. Make sure your application is complete. The burden of proof lies with the applicant.

SIGNATURES

I agree to meet the standards governing the laws as outlined in the State of Oregon’s OAR, ORS, Crook County Code, and Crook County – Prineville Comprehensive Plan. I agree that all the information contained in this application is true to the best of my knowledge.

Property Owner Signature: Thomas W. Alexander Date 1/24/25

Print name: THOMAS W ALEXANDER

Property Owner Signature: _____ Date _____

Print name: _____

Agent/Representative Signature: Sarah Telschow, AICP Digitally signed by Sarah Telschow, AICP
Date: 2025.08.08 09:27:33 -07'00' Date 8/8/2025

Print name: Sarah Telschow



Crook County Community Development
300 NE 3rd Street, Prineville, OR 97754
Phone: (541) 447-3211 Fax: (541) 416-2139
Email: plan@crookcountyor.gov

AGENT AUTHORIZATION FORM

Let it be known:

Acom Consulting Inc.

has been retained to act as my authorized agent in submitting and managing the applications and information for the development of my property.

Select the appropriate processes:

- Pre application conference
- Land Use/Planning applications
- Building applications and permits

Tax Map # (13 digit/letter combination): 15141400-00100-14931

Physical address or TBD and road name: SW Williams Road

Property owner name: Thomas Alexander

Mailing Address: P.O. Box 61 Powell Butte, OR 97753

Phone: (541) 604-1258 email address: alexander_sarah_powellbutte@outlook.com

Property Owner/s Signature: Thomas Alexander Date: 9/15/25

NOTE:

- If the property is owned by an entity, include the names of all the authorized signers.
- If a Corporation: Provide the name of the President, or other authorized signor and provide a copy of the bylaws or an operation agreement that verifies authorization to sign on behalf of the entity.
- If an LLC: Provide either an operating agreement or a Certificate of Trust
- If a Trust: Provide the name of the current Trustee (s) and supporting document that verifies authorization to sign on behalf of the entity

Agent name and business name: Acom Consulting Inc. (Agent for Harmoni Towers and Verizon Wireless)

Mailing Address: 5200 SW Meadows Road, Suite 150, Lake Oswego, OR 97035

Phone: (206) 979-6268 email address: stelschow@acomconsultinginc.com

Signature: Sarah Telschow, AICP Digitally signed by Sarah Telschow, AICP
Date: 2025.08.28 14:37:26 -07'00' Date: 8/28/2025

The cost of the above actions, if not satisfied by the agent, are the responsibility of the property owner. This authorization expires 12 months from the owner's signature, or at the time the selected applications and processes are final, whichever is sooner.

Expiration date: _____



AGENT AUTHORIZATION

To Whom This May Concern:

Re: Agent Authorization

This letter is to confirm that Acom Consulting Inc. is hereby an authorized agent to represent Verizon Wireless.

Please accept this letter as confirmation of agent status.

Rena Dinkelspiel

Print Name

Rena Peyton (Jan 28, 2025 11:11 CST)

Signature

SR RE Specialist

Print Title (if applicable)

01/28/2025

Date

PROJECT DESCRIPTION

INTRODUCTION

Harmoni Towers and Verizon Wireless (hereafter referred to as “Verizon”) are collaborating on this project.

Verizon is a wireless telephone company operating throughout the United States of America. Verizon is licensed to operate in the United States by the Federal Communications Commission (FCC). Verizon is currently expanding its network in the Crook County area to provide improved telephone service and provide wireless capacity to its subscribers. Harmoni Towers provides and manages wireless infrastructure assets throughout the United States.

This proposal describes the proposed project's scope by providing specific information regarding the project location, zoning, specifications, and required services.

Harmoni Towers and Verizon (the “Applicants”) desire to work with Crook County to ensure that this project is consistent with local ordinances and zoning regulations while providing wireless coverage to Verizon’s customers and providing critical communication services for emergency, business, and personal use.

Project Goals

The Ditch Rider site is needed to increase capacity along Highway 126 between Redmond and Prineville and expand coverage to the Powell Butte community. Without these improvements, customer experience in the area will continue to decline. Over the years, residents on the north side of Powell Butte have reported poor service. To better serve its customers, Verizon plans to enhance network performance in rural areas of Crook County by adding the proposed site to strengthen overall coverage.

Please see the enclosed Verizon Wireless Radio Frequency (RF) letter, RF Justification Letter from Biwabkos Consultants LLC, Alternate Site Analysis by Biwabkos Consultants LLC, and Drive Test Report by Biwabkos Consultants LLC for more detailed information regarding site justification. Verizon aims to achieve its network goals in full compliance with all Crook County policies and ordinances.

Application Request Plan

The Applicants are requesting the following approval as part of this Application:

- Site Plan Review

GENERAL PROJECT DESCRIPTION

Project Overview

The Applicants propose a new one hundred fifty-foot (150') monopole with an overall height of one hundred fifty-eight feet (158') to accommodate a new telecommunication facility near 3450 SW Williams Road, Powell Butte, Oregon (Parcel Number 15141400-00100-14931).

The proposed telecommunication facility consists of a new one hundred fifty-foot (150') monopole with an overall height of one hundred fifty-eight feet (158'), nine (9) panel antennas, auxiliary equipment, three (3) equipment cabinets that house radio equipment and/or batteries, and a 30kw diesel backup generator. Please see Sheet A-2.1 for additional information.

Verizon proposes to lease equipment space on the property. Harmoni Towers has secured a lease with the owners that will allow for the construction and maintenance of this facility, necessary utility connections, and provisions for access to the site.

Facility Specifications

- Antennas - Verizon proposes to attach nine (9) new panel antennas to the proposed monopole with an overall height of one hundred fifty-eight feet (158'). Please see Sheet A-3 for additional information.
- Auxiliary Equipment - Verizon proposes to attach the following auxiliary equipment to the monopole: remote radio units (RRU), surge protector/OVP, and hybrid cables. Please see Sheet A-3 for additional information.
- Equipment Cabinets - The cabinet contains radio equipment and/or batteries. The proposed nickel-cadmium (Ni-CD) batteries do not exceed 75 kWh capacity as outlined in Section 608 Stationary Storage Battery System in the International Fire Code (IFC). Verizon's equipment will meet all applicable noise standards and fire requirements.
- Color - The tower will be steel with a non-reflective finish.
- Facility Maintenance - The facility is typically serviced once a month, with one or two employees on-site for an average of four hours to perform preventive maintenance. If an issue arises, a maintenance crew is dispatched to the site immediately.
- Generator - Verizon proposes to install a 30-kW generator with a 190-gallon diesel tank to provide emergency backup power. The generator will be located within the designated equipment area and will comply with all applicable fire and noise regulations.

GENERAL SITE ANALYSIS

Zoning General Plan Designation

The site is zoned Exclusive Farm Use (EFU3) - Powell Butte Area. According to the Crook County Zoning Ordinance Section 18.16.010 Use Table, a transmission tower less than 200 feet in height that qualifies as a utility facility necessary for public service is allowed in the EFU3 zone, subject to site plan review:

	Use	Use Type	Review Procedure	Subject To
6.4	Utility facilities necessary for public service, including associated transmission lines as defined in ORS 469.300 and wetland waste treatment systems but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height.	STS	Notice and Opportunity for Hearing	18.16.015(15)

Crook County Zoning Ordinance Section 18.124.110(1)(a), which addresses the specific approval process for Transmission Towers, also provides that a transmission tower less than 200 feet in height is allowed in the EFU3 zone, subject to site plan review:

- (1) Applicability. Height Restrictions for Transmission Towers/Site Plan Review and Conditional Use.
 - (a) In EFU and Forest Zones. Transmission towers less than 200 feet in height or siting on a colocation facility shall be by site plan review based upon the standards contained within this section. New towers proposed to be greater than 200 feet in height shall be by conditional use, pursuant to this section. Nothing herein shall preclude any uses permitted outright under ORS 215.213(1)(d) or 215.283(1)(d).

The proposed new transmission tower is less than two hundred feet (200') in height and is located within the EFU3 zone. The Applicants are submitting this Site Plan Review Application for review and approval pursuant to Crook County Zoning Ordinance Sections 18.16.010, Use Table 6.4, and Section 18.124.110(1)(a)

Utility Facilities Necessary for Public Service – Exclusive Farm Use (EFU3)

ORS 215.283(1)(c), ORS 215.275(2), OAR 660-033-0130(16)(a), and Crook County Zoning Ordinance Section 18.16.015(15) provide the approval criteria for determining if a transmission tower qualifies as a utility facility necessary for public service.

ORS 215.283(1) provides in relevant part:

The following uses may be established in any area zoned for exclusive farm use:

- (c) Utility facilities necessary for public service, including wetland waste treatment systems but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height. A utility facility necessary for public service may be established as provided in:

- (A) ORS 215.275 (Utility facilities necessary for public service); or

Oregon courts and LUBA have previously determined that a telecommunication facility qualifies as a utility facility necessary for public service if it satisfies the criteria in ORS 215.275(2). *Seeberger v. Yamhill County*, 56 Or LUBA 656, 659 (2008); *Sprint PCS v. Washington County*, 186 Or App 470 (2003). ORS 215.275(2) provides the exclusive criteria for determining if the wireless communication facility is a “utility facility necessary for public service” under these provisions and local governments cannot impose additional approval standards or criteria. *Brentmar v. Jackson County*, 321 Or 481, 496 (1995); *Sprint PCS v. Washington County*, 186 Or App at 476; *Seeberger v. Yamhill County*, 56 Or LUBA at 659. The Applicant is entitled to a considerable amount of discretion in determining the objectives for the facility and alternative sites that do not meet those objectives are not “reasonable alternatives” under ORS 215.275(2). *Sprint PCS v. Washington County*, 186 Or App at 480-81.

ORS 215.275 provides as follows:

(1) A utility facility established under ORS 215.213 (Uses permitted in exclusive farm use zones in counties that adopted marginal lands system prior to 1993) (1)(c)(A) or 215.283 (Uses permitted in exclusive farm use zones in nonmarginal lands counties) (1)(c)(A) is necessary for public service if the facility must be sited in an exclusive farm use zone in order to provide the service.

(2) To demonstrate that a utility facility is necessary, an applicant for approval under ORS 215.213 (Uses permitted in exclusive farm use zones in counties that adopted marginal lands system prior to 1993) (1)(c)(A) or 215.283 (Uses permitted in exclusive farm use zones in nonmarginal lands counties) (1)(c)(A) must show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:

- (a) Technical and engineering feasibility;
- (b) The proposed facility is locationally dependent. A utility facility is locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
- (c) Lack of available urban and nonresource lands;
- (d) Availability of existing rights of way;
- (e) Public health and safety; and
- (f) Other requirements of state or federal agencies.

(3) Costs associated with any of the factors listed in subsection (2) of this section may be considered, but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities. The Land Conservation and Development Commission shall determine by rule how land costs may be considered when evaluating the siting of utility facilities that are not substantially similar.

(4) The owner of a utility facility approved under ORS 215.213 (Uses permitted in exclusive farm use zones in counties that adopted marginal lands system prior to 1993) (1)(c)(A) or 215.283 (Uses permitted in exclusive farm use zones in nonmarginal lands counties) (1)(c)(A) shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this section shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.

(5) The governing body of the county or its designee shall impose clear and objective conditions on an application for utility facility siting under ORS 215.213 (Uses permitted in exclusive farm use zones in counties that adopted marginal lands system prior to 1993) (1)(c)(A) or 215.283 (Uses permitted in exclusive farm use zones in nonmarginal lands counties) (1)(c)(A) to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on the surrounding farmlands.

OAR 660-033-0130(16)(a) and Crook County Zoning Ordinance Section 18.16.015(15) reference and implement the same approval criteria set forth in ORS 215.275.

As previously noted, a telecommunication facility qualifies as a utility facility necessary for public service if it satisfies the criteria in ORS 215.275(2). The proposed telecommunication

facility is clearly a utility facility necessary for public service because it will provide infrastructure that is essential to the public. The proposed facility will provide critical communication services including emergency response (911 calls), law enforcement, fire protection, and medical services.

To demonstrate the proposed telecommunication facility is “necessary,” the Applicants must show that reasonable non-EFU zoned alternatives have been considered and that the facility must be sited in the EFU due to one or more of the factors in ORS 215.275(2). The Applicants are only required to consider alternative sites that are outside the EFU zone and are not required to consider alternative EFU-zoned properties. *Dayton Prairie Water Assn. v. Yamhill County*, 170 Or App 6, 11 (2000).

Prior to filing the Application, the Applicants considered multiple alternative non-EFU zone options and determined that none of these options are feasible and/or can satisfy the coverage and capacity objectives for this site. The following is a summary of the reasons why these alternative non-EFU zone options are not feasible or cannot satisfy the coverage and capacity objectives for this site.

Evaluation of Alternative Sites

Co-location Options Reviewed:

The Applicants initially considered collocating this facility on an existing tower in the area. Based on the Applicants’ review of the FCC and the FAA documents, there are no existing wireless communications support structures in the immediate vicinity to locate this facility. The closest tower is over four miles away. As explained below, none of the existing towers in the area can satisfy the coverage and capacity objectives of this site, or they are not feasible because they already have Verizon antennas located on them. The Applicants evaluated and ruled out the following co-location options for the following reasons.

Alternative Site #1 – Sprint American Tower Corporation Tower:

- The Sprint/American Tower Corporation one hundred ninety-six feet (196’) lattice tower located southeast of the project site on parcel # 1515210000400 is located approximately 4.28 miles from the proposed site. This location is identified as Alternate Site #1 in the Alternate Site Analysis by Biwabkos Consultants LLC. Co-locating on this tower will not achieve the coverage or capacity objectives for this site. As noted in the Alternate Site Analysis: “This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site” and “Alternate 1 – ATC tower located 4.27 miles to the East does not provide the same level of service in the coverage objective and does not provide the offload to the neighbors to the East and South.”

Verizon Wireless Tower – Wiley - Parcel # 1615000000800:

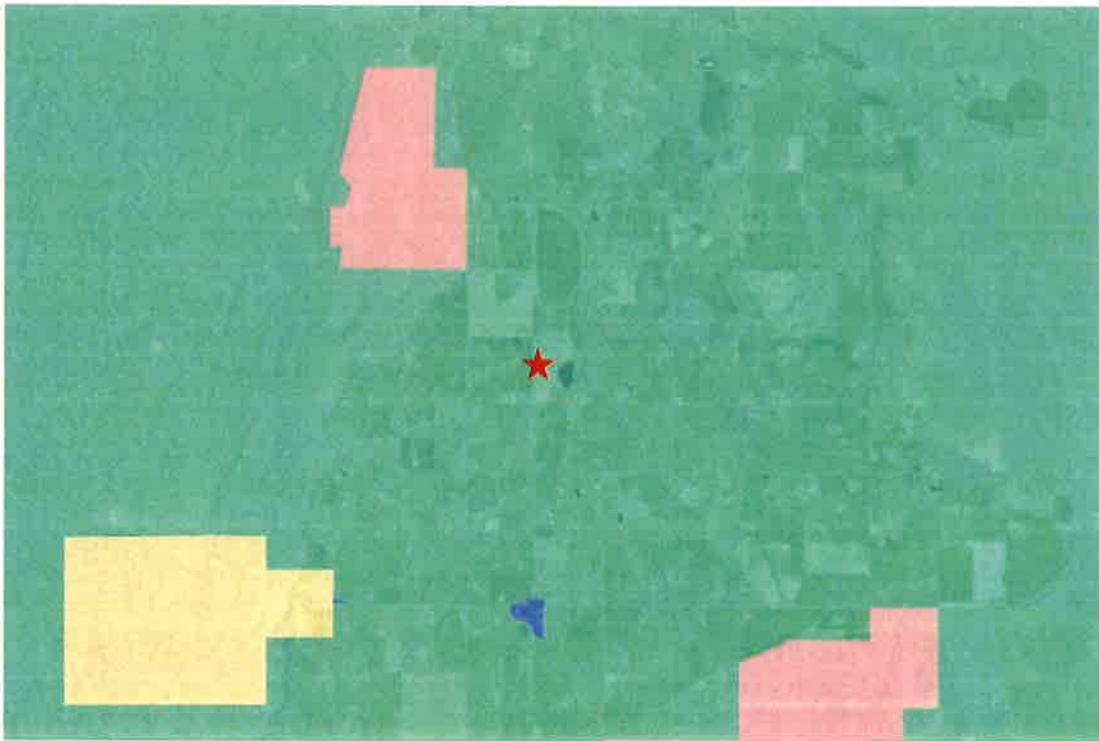
- The guyed tower located southeast of the project site on parcel # 1615000000800 already accommodates Verizon Wireless antennas. As explained in the RF Justification Letter from Biwabkos Consultants LLC: “Adding antennas to the neighbor sites located to the South will not provide the power per link or the throughput per link needed to resolve the issue.”

Verizon Wireless Tower - Powell Butte South - Parcel # 1614150001400:

- The tower located southwest of the project site at 13300 SW Shumway Road (Parcel # 1614150001400) already accommodates Verizon Wireless antennas. As explained in the RF Justification Letter from Biwabkos Consultants LLC: “Adding antennas to the neighbor sites located to the South will not provide the power per link or the throughput per link needed to resolve the issue.”

Alternative Non-EFU Sites Reviewed:

The Applicants considered several alternative non-EFU zoned properties, but none of these other sites can satisfy the coverage and capacity objectives for this project. All the properties surrounding the proposed site are zoned Exclusive Farm Use 3 (EFU3). The closest differently zoned area is Rural Residential (R5), located approximately one mile northwest of the project site. The map below shows the Crook County zoning designations near Powell Butte:



- Exclusive Farm Use 3 (EFU3)
- Rural Residential (R5)
- Powell Butte Rural Residential (PBR20)
- Rural Service Center (RSC)

The Applicants evaluated and ruled out the following non-EFU zoned properties for the following reasons.

Alternate Site #2 - Powell Butte Rural Residential (PBR20):

- The Powell Butte Rural Residential (PBR20) area, located southwest of the proposed site, was evaluated as Alternate Site #2 in the Alternate Site Analysis by Biwabkos Consultants LLC. However, this location does not meet the project's coverage or capacity requirements. The Alternate Site Analysis states that this site "...provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives..." Additionally, it is situated, "...too close to the neighbor sites to the South and will not provide the service needed to the North."

Alternate Site #3 - Rural Residential (R5) Northwest:

- Rural Residential (R5) zone to the northwest of the proposed location was reviewed as Alternate Site #3. According to the Alternate Site Analysis by Biwabkos Consultants LLC, this site is too far north and "...does not provide the offload to the neighbor sites to the South". The report concludes that the site offers less coverage than the proposed location and does not meet the service goals for coverage and capacity.

Alternate Site #4 - Rural Residential (R5) Southeast:

- Rural Residential (R5) designated zoning to the southeast proposed site was analyzed as Alternate Site #4 in the Alternate Site Analysis by Biwabkos Consultants LLC. This location was found to be unsuitable because it is too near existing southern facilities and "...and will not provide the service needed to the North". The Alternate Site Analysis also notes that this site provides inferior coverage compared to the proposed site and does not fulfill the project's technical requirements.

Alternate Site #5 - Rural Service Center (RSC):

- The Rural Service Center (RSC) to the south was considered as Alternate Site #5. According to the findings in the Alternate Site Analysis by Biwabkos Consultants LLC, this site is also too close to nearby southern sites and does not "... provide the service needed to the North." As with the other alternate locations, this option results in diminished coverage and fails to meet the project's capacity and service objectives.

The proposed site was selected because it is the only feasible option that can satisfy Verizon's coverage and capacity objectives for this project. Therefore, the facility must be sited in an exclusive farm use zone and reasonable alternatives are not available based on the factors set forth in ORS 215.275(2)(a), (b) and (c).

The proposed wireless telecommunication facility has been carefully designed and strategically located to ensure it does not interfere with existing agricultural practices. The tower has been located on a portion of the property that is not actively farmed.

The proposal will not impact any of the surrounding farmlands, cause a significant change in accepted farm practices or a significant increase in the cost of farm practices on the surrounding farmlands. The facility is a passive use that does not generate emissions, excessive noise, or physical obstructions that could disrupt farming activities, does not require any alterations to current agricultural operations, and will not impact irrigation, land use patterns, or equipment access.

Development Standards - Exclusive Farm Use (EFU3) - Powell Butte Area

Although a utility facility necessary for public service is not subject to local approval standards or criteria beyond those set forth in ORS 215.275, the proposal does comply with the applicable County development standards as explained below. Crook County Zoning Ordinance Section 18.16.075 provides the following setback requirements:

All dwellings and structures approved pursuant to Table 1 shall be sited in accordance with this section.

- (1) Lot Size Standards. Lot size shall be consistent with the requirements of CCC 18.16.070.
- (2) In an EFU zone, the minimum setback of a structure shall be as follows:
 - (a) Front setback shall be:
 - (i) Twenty feet from the property line for a property fronting on a local minor collector or marginal access street.
 - (ii) Thirty feet from a property line fronting on a major collector ROW.
 - (iii) Eighty feet from an arterial ROW unless other provisions for combining accesses are provided and approved by the county.
 - (b) Each side setback shall be a minimum of 20 feet from property line, except corner lots where the side yard on the street side shall be a minimum of 30 feet.
 - (c) Rear setback shall be a minimum of 25 feet from property line.
 - (d) If a parcel in the EFU zone is nonbuildable as a result of the setback requirements, the reviewing authority may consider a variance in accordance with Chapter 18.164 CCC from the land owner to adjust the setback requirements to make the parcel buildable. (Ord. 336 § 6 (Exh. E), 2023; Ord. 309 § 2 (Exh. C), 2019)

The subject parcel size is 67.12 acres. The proposed telecommunication facility meets the Exclusive Farm Use (EFU3) setback requirements. The proposed setbacks are as follows:

- North (Side) - 1,470'
- East (Rear) - 769'
- South (Side) - 1,164'
- West (Front) - 100'

Please see Sheet A-1 in the enclosed plans for more detailed information.

Signs

Although a utility facility necessary for public service is not subject to local approval standards or criteria beyond those set forth in ORS 215.275, the proposal does comply with the applicable County sign standards as explained below. Crook County Zoning Ordinance Section 18.124.040 provides:

In addition to the standards and limitations set forth in this title, signs shall be installed in accordance with applicable regulations of state and federal

agencies. No sign will hereafter be erected, moved or structurally altered without being in conformity with the provisions of this title. Official traffic control signs and instruments of the state, county or municipality are exempt from all provisions of this title.

- (1) All outdoor signs shall be in compliance with the provisions of this title and the provisions of Chapter 377 ORS when applicable.
- (2) No outdoor sign permitted by Chapter 377 ORS shall be erected within 300 feet of a residential dwelling without written consent of the owner and/or occupant of said dwelling.
- (3) No sign shall be placed as to interfere with visibility or effectiveness of any official traffic sign or signal, or with driver vision at any access point or intersection.
- (4) No sign shall cause glare, distraction or other driving hazards within a street or road right-of-way.
- (5) No sign shall shine directly upon a residential dwelling or otherwise create a nuisance.
- (6) In addition to the limitations on signs as provided by subsections (1) through (5) of this section, additional sign restrictions may be required as determined by the planning commission in approving conditional uses, as provided by Chapter 18.160 CCC. (Ord. 280 § 15 (Exh. O), 2015; Ord. 18 § 4.070, 2003)

No signs will be on site unless required by Crook County, the State of Oregon, the FCC, or the FAA.

Submittal Requirements

Although a utility facility necessary for public service is not subject to local approval standards or criteria beyond those set forth in ORS 215.275, the proposal does comply with the applicable County submittal requirements as explained below. Crook County Zoning Ordinance Section 18.124.110(3) provides the following submittal requirements:

Submittal Requirements. An application for a transmission tower in either an EFU zone or a forest zone shall include:

- (a) A copy of the executed lease from the owner of the site of the property where the tower will be located;

Please see the enclosed copy of the memorandum of lease.

- (b) A copy of the applicant's Federal Communications Commission license. A copy of this document will not be required to be submitted if applicant is not a personal wireless service provider, and is seeking approval only for a support structure for a wireless telecommunications facility;

Please see the enclosed copy of Verizon Wireless's FCC license.

- (c) For a new tower, a map that shows the applicant's search area for the proposed site and the properties within the search ring, including locations of existing telecommunications towers or monopoles;

Please see the enclosed Verizon Wireless Radio Frequency (RF) letter, RF Justification Letter from Biwabkos Consultants LLC, Alternate Site Analysis by Biwabkos Consultants LLC, and Drive Test Report by Biwabkos Consultants LLC. Additionally, please review the above Evaluation of Alternative Sites on pages 6-8.

- (d) For a new tower, a copy of the written notice of the required neighborhood meeting and a certificate of mailing showing that the notice was mailed to the list of property owners falling within the notice area designated under CCC 18.124.110(2);

Please see the copy of the written notice and copies of the required neighborhood meeting which adheres to the following requirements outlined in Crook County Zoning Ordinance Section 18.124.110(2)(b):

Neighborhood Meeting. Prior to submitting an application for a transmission tower, the applicant shall provide notice of and hold a meeting with interested owners of the property nearby to a potential facility location. Notice shall be in writing and shall be mailed no less than 10 days prior to the date set for the meeting to owners of record of property within a notice area of 2,000 feet of the boundary of the property on which the applicant proposes to establish a tower or monopole greater than 30 feet in height. For the purpose of this section, the property on which an applicant proposes to establish a transmission tower includes the lot of record on which the applicant will locate the facility and all contiguous lots of record held in common ownership. The applicant shall notify the owners of record of a minimum of 20 properties located within 660 feet of the affected property. If the number of owners of property notified in the notice area does not equal at least 20, the applicant shall notify the owners of record of property within the next increment of 660 feet from the initial notice area until the number of owners of property notified reaches at least 20. The applicant shall also provide a copy of this notice to the planning department.

The mailing list of owners within 2,000 feet of the subject property was obtained from Crook County GIS.

- (e) For a new tower, a transcript of the neighborhood meeting or copies of the audiotape recordings of the meeting. The applicant shall also submit a list of attendees, including the date, time, and location of the meeting;

Please see the copy of the audio recording, list of attendees, and the date, time, and location of the required neighborhood meeting.

- (f) A site plan showing the location of the proposed facility and its components. The site plan shall also identify the location of the existing and proposed landscaping, any equipment shelters, utility connections, and fencing proposed to enclose the facility, and lighting if any is proposed. Describe primary and emergency energy sources proposed for the cell tower;

Please see the enclosed plans, including the site plans and elevations.

- (g) A copy of the design specifications, including photographs or manufacturer's graphic representations of proposed colors, and an elevation of an antenna array proposed with the facility, and lighting, if any, for the facility;

Please see the enclosed photo simulations.

- (h) An elevation drawing of the facility and a photographic simulation of the facility showing how it would fit into the landscape. The elevation drawing shall be drawn to scale and show the existing trees adjacent to the proposed facility and show the height of such trees from existing grade to the highest portion of each tree. This documentation shall include any support structure, transmission equipment including antennas and microwave dishes, and any ground-based equipment cabinets or shelters;

Please see the enclosed plans, including the site plans and elevations.

- (i) A copy of a letter of determination from the Federal Aviation Administration or the Oregon Department of Transportation - Aeronautics Division as to whether any requirements, including but not limited to aviation lighting, would be required for the proposed facility. Such letter of determination shall be submitted prior to issuance of a decision by the county planning authority;

No aviation lighting is required for the proposed tower. Please see the enclosed FAA determination and the Oregon Department of Aviation (ODAV) determination letters.

- (j) An agreement and security in accordance with CCC 17.40.080 and 17.40.090 for removal of any support structure and any ground-based equipment or accessory structures, such as equipment buildings and security fences;

A Removal Agreement will be provided before the final approval in accordance with CCC 17.40.080 and 17.40.090.

- (k) Proof that the applicant is not able to collocate similar telecommunication structures on existing transmission facilities or locate on existing structures;

Please see the provided Verizon Wireless Radio Frequency (RF) letter, RF Justification Letter from Biwabkos Consultants LLC, Alternate Site Analysis by Biwabkos Consultants LLC, and Drive Test Report by Biwabkos Consultants LLC. Additionally, please review the above Evaluation of Alternative Sites on pages 6-8.

- (l) In the event that the applicant plans to develop more than one tower in Crook County, the applicant shall simultaneously submit a tentative plan for future tower site development in the county.

The Applicants are unable to provide a tentative plan for future tower site development in the County for several reasons. The Applicants do not have a tentative plan for future tower site development in the County and providing one now would conflict with the County

requirements to consider certain colocation options and alternative sites before proposing a new tower. Submitting such a tentative plan into the public record would conflict with the Applicants need to protect proprietary and confidential business information. The County is not entitled to require such a tentative plan because a utility facility necessary for public service is not subject to local approval standards or criteria beyond those set forth in ORS 215.275.

FCC Time Period Guidelines

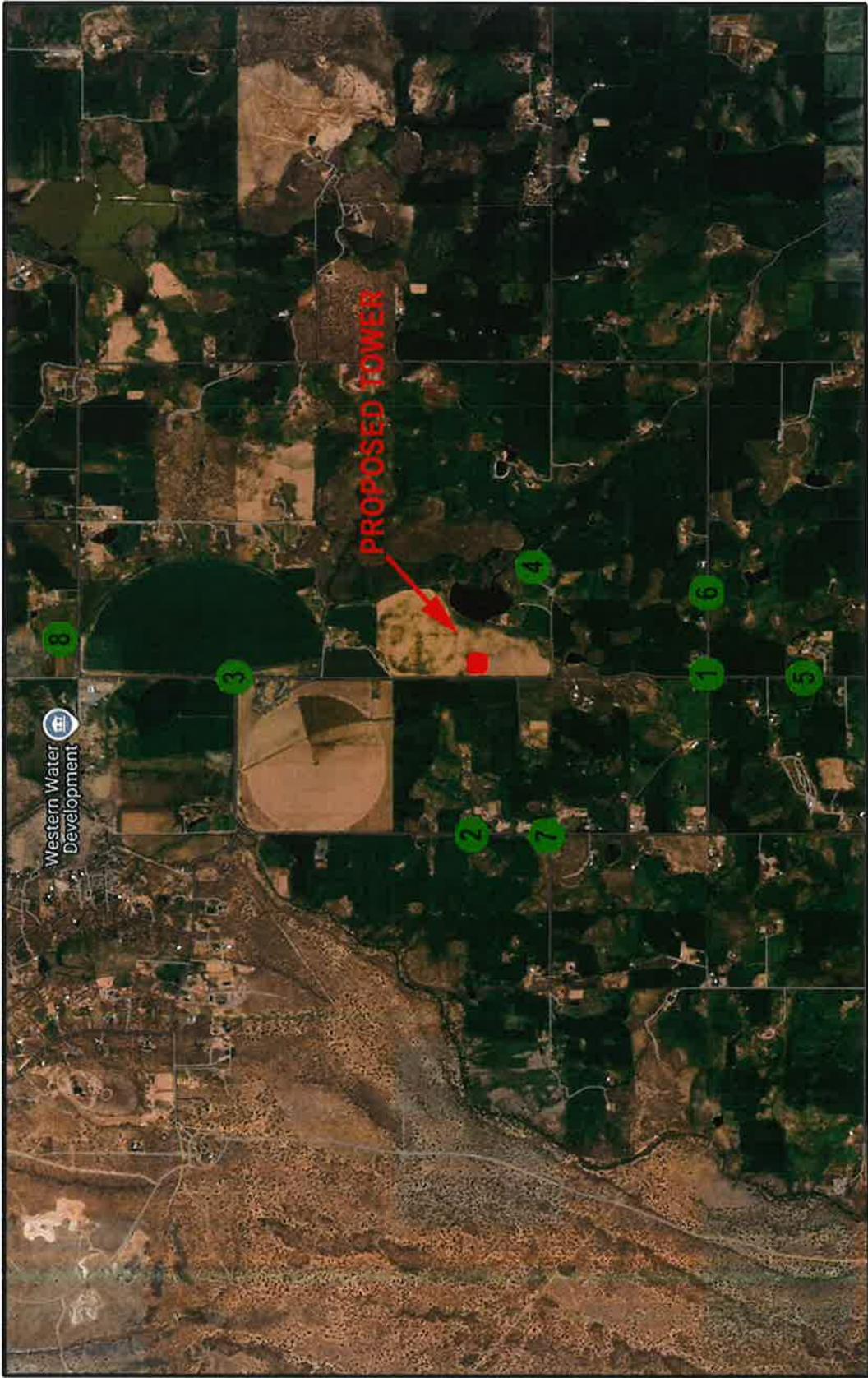
On November 18, 2009, the FCC issued a Declaratory Ruling (FCC-09-99A1) that created periods of time under the Telecommunications Act (TCA) in which zoning authorities must act upon siting applications filed by wireless carriers or be in violation of the TCA. Specifically, the timelines are as follows: ninety (90) days for co-locations and one hundred fifty (150) days for all other sites including new towers. Please see the FCC Declaratory Ruling 09-99A1 for more detailed information.

Federal Requirements

Verizon's proposed telecommunication facility will meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the Federal government with the authority to regulate towers and antennas.

Verizon's site will conform to all FAA/FCC regulations, and because the maximum ERP is less than two thousand (2,000) watts and/or the height of the facility is greater than ten meters (10m), an environmental evaluation of radio frequency emissions is exempted per CFR Title 47 Part 24, Subpart E.

Verizon Wireless has a license from the FCC to provide wireless telecommunication services throughout Oregon State.



TIM BRADLEY IMAGING

PHOTO SIM LOCATIONS

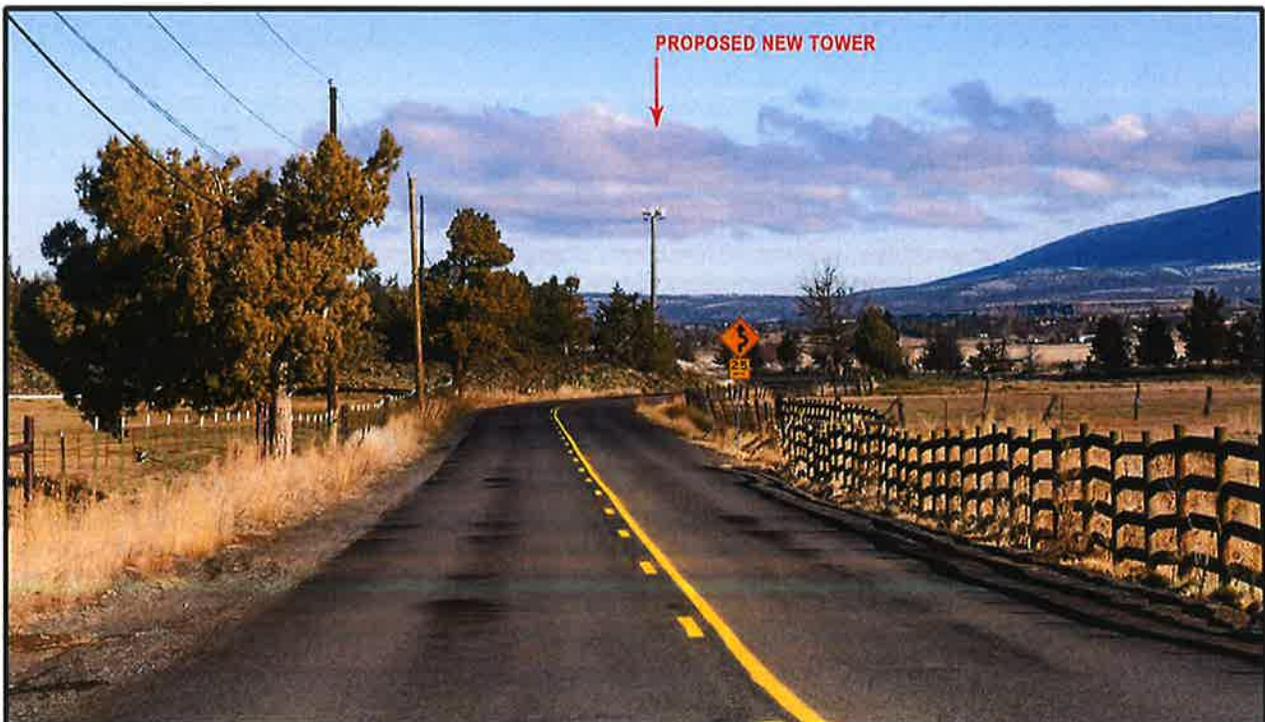


DITCH RIDER
3450 SW WILLIAMS RD, POWELL BUTTE, OR



CURRENT

VIEW #1
LOOKING NORTH ON SW WILLIAMS RD.



PROPOSED

TIM BRADLEY IMAGING



CURRENT

VIEW #2
LOOKING EAST ON SW REIF RD.



PROPOSED

TIM BRADLEY IMAGING



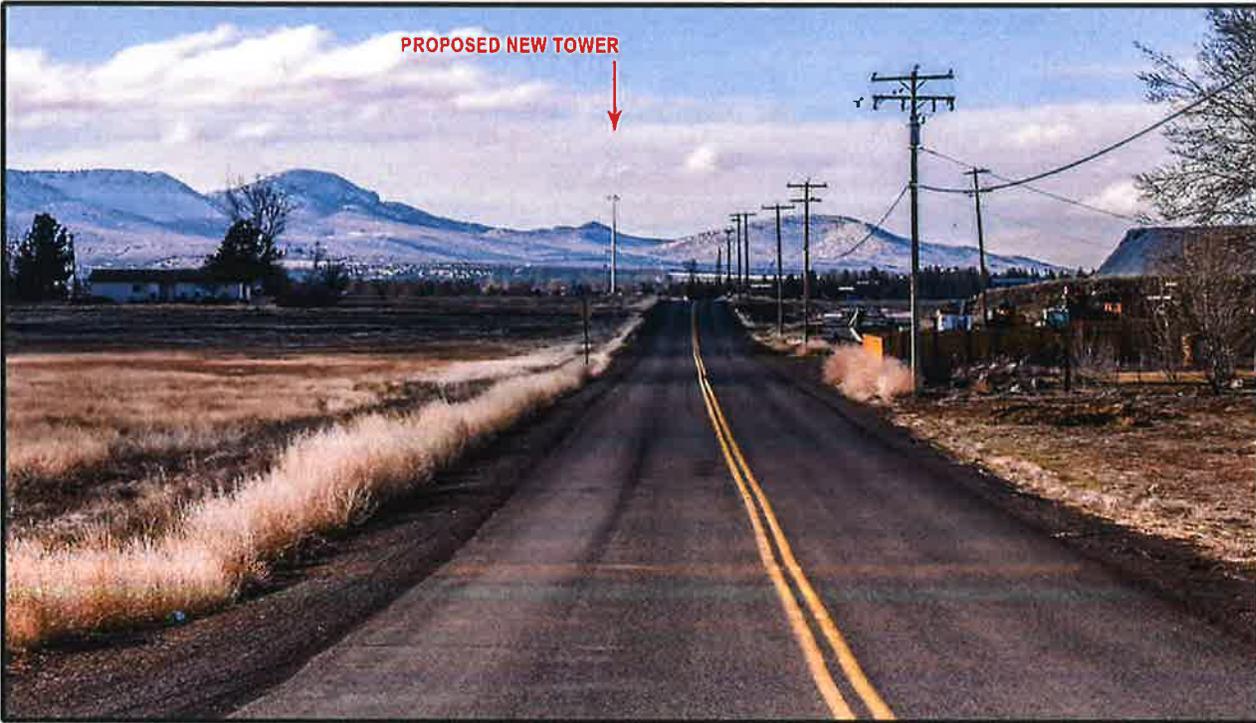
DITCH RIDER

3450 SW WILLIAMS RD, POWELL BUTTE, OR



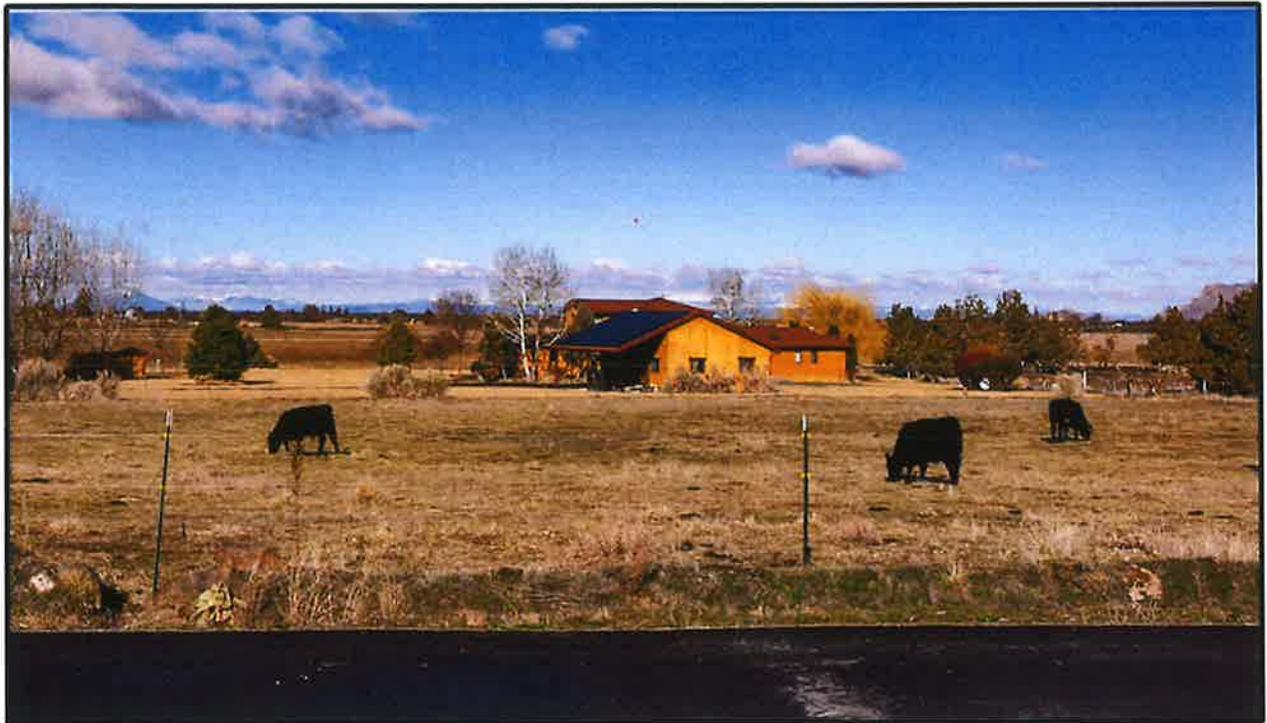
CURRENT

VIEW #3
LOOKING SOUTH ON SW WILLIAMS RD.



PROPOSED

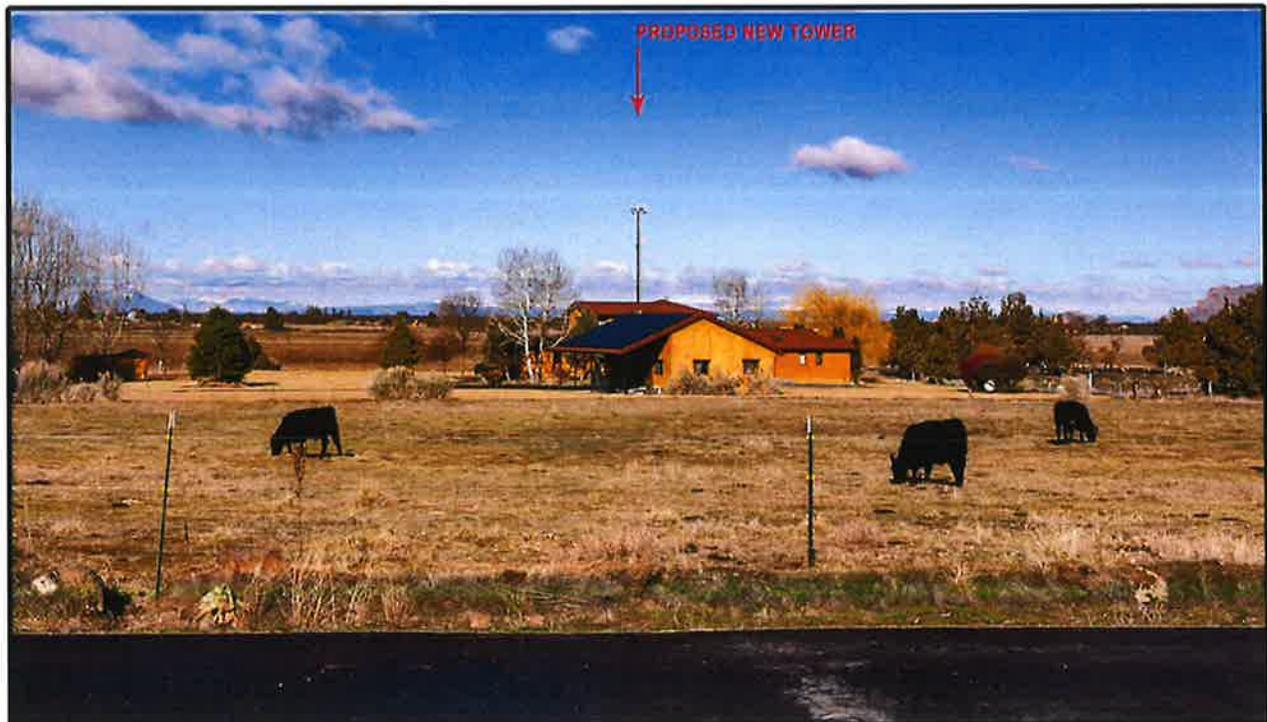
TIM BRADLEY IMAGING



CURRENT

VIEW #4

LOOKING NORTHWEST FROM 3694 SW WILLIAMS RD.



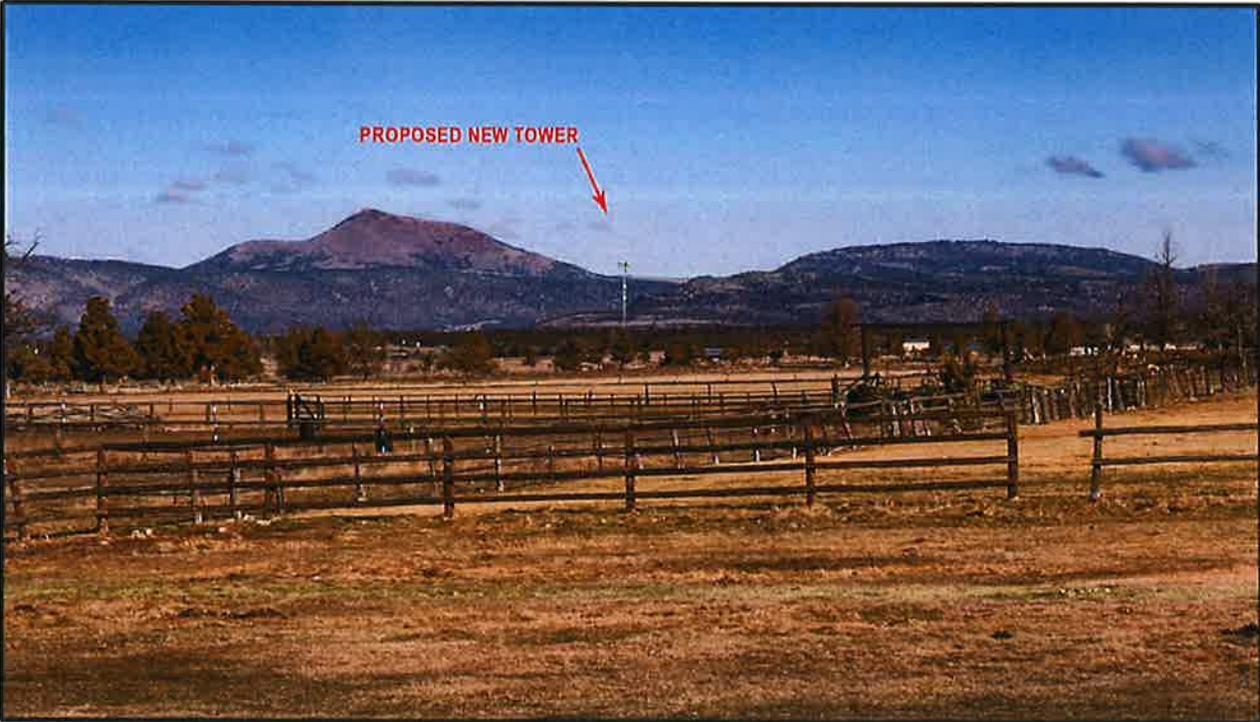
PROPOSED

TIM BRADLEY IMAGING



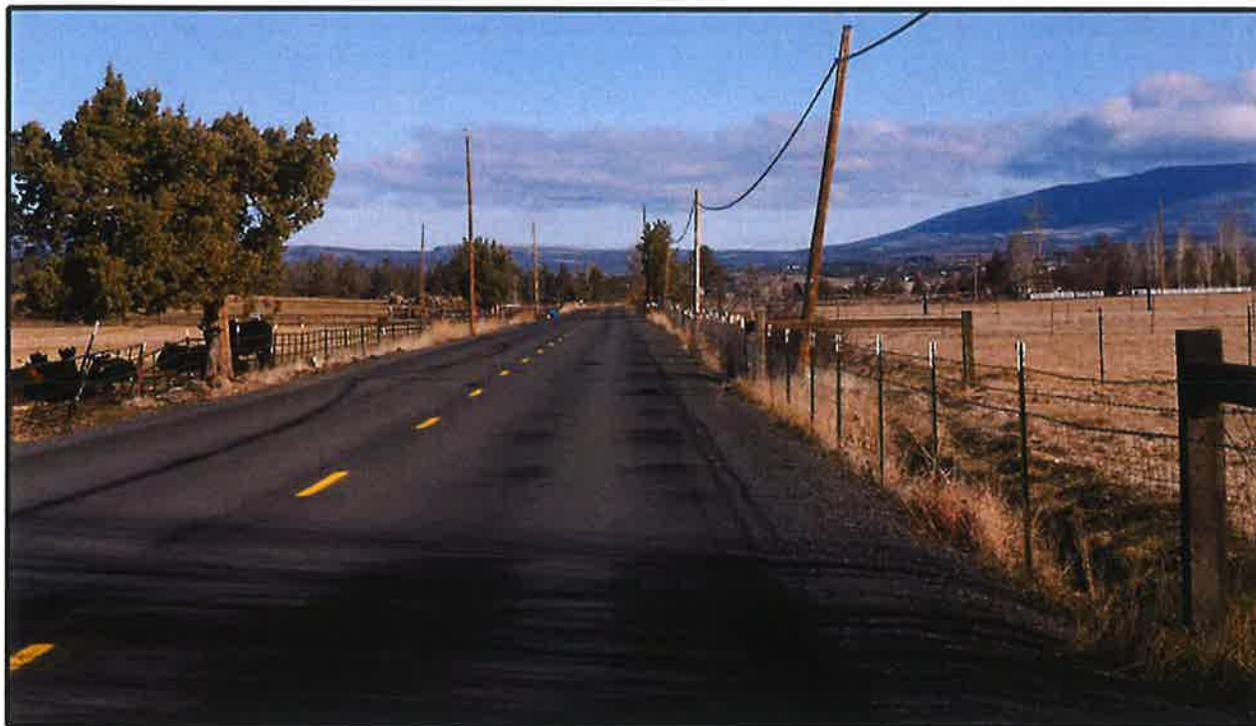
CURRENT

VIEW #5
LOOKING NORTHWEST DIXON RD.



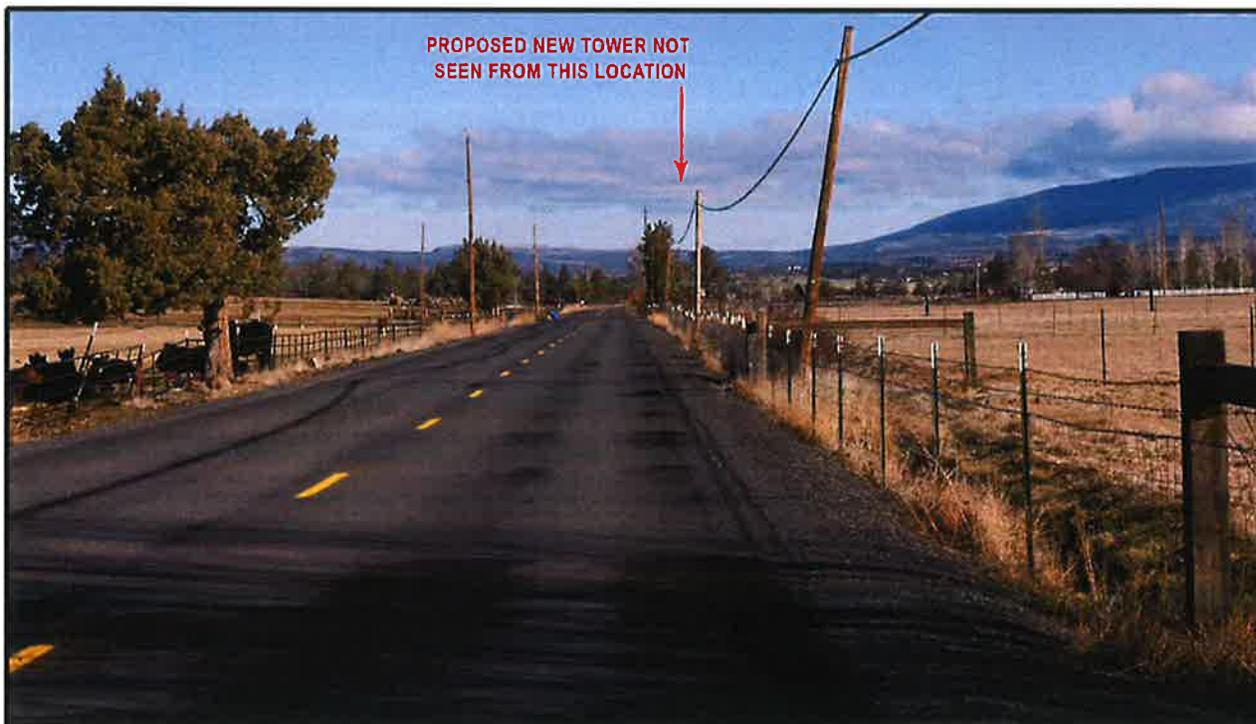
PROPOSED

TIM BRADLEY IMAGING



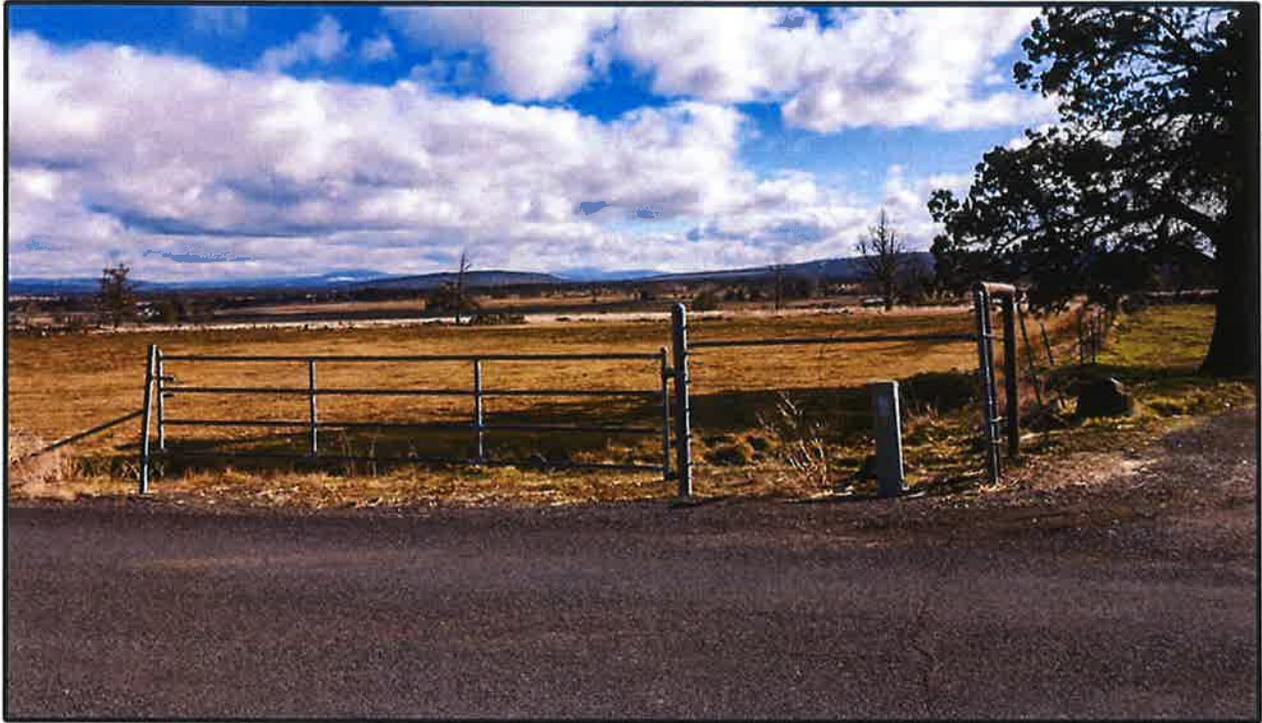
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VIEW #6
LOOKING NORTH ON SW WILLIAMS RD.



PROPOSED

TIM BRADLEY IMAGING



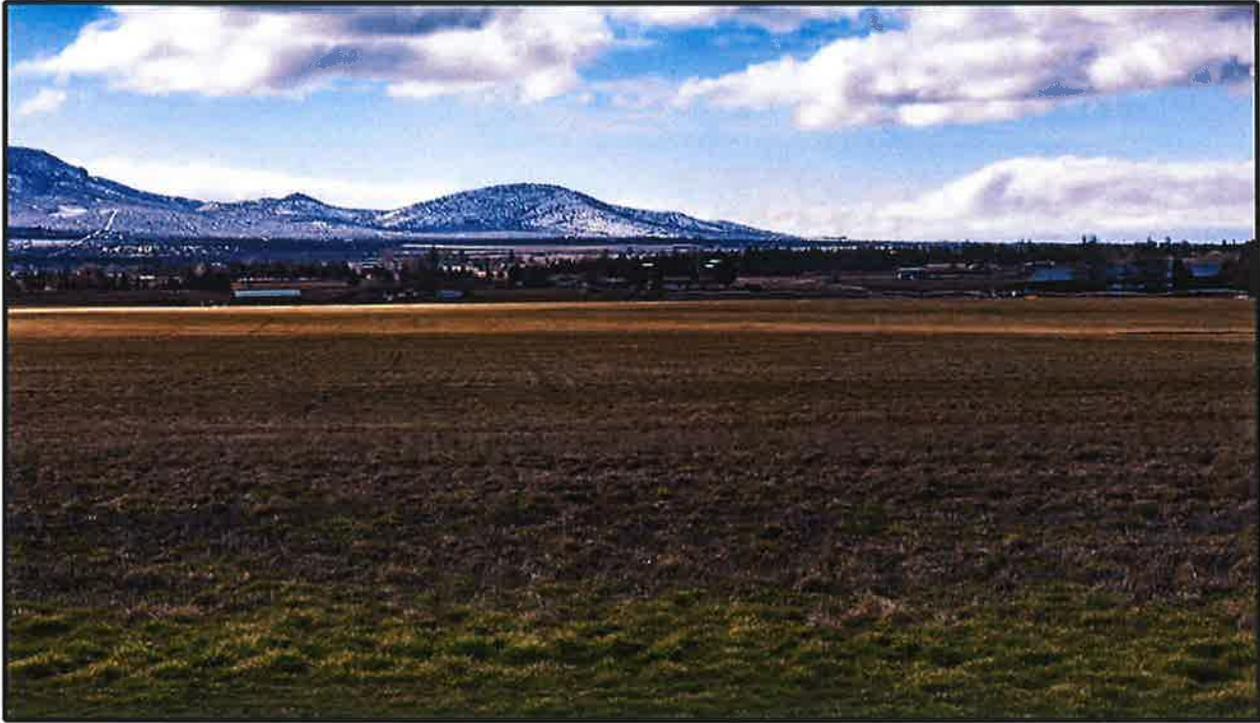
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VIEW #7
LOOKING NORTHEAST ON SW REIF RD. & HACKER RD.



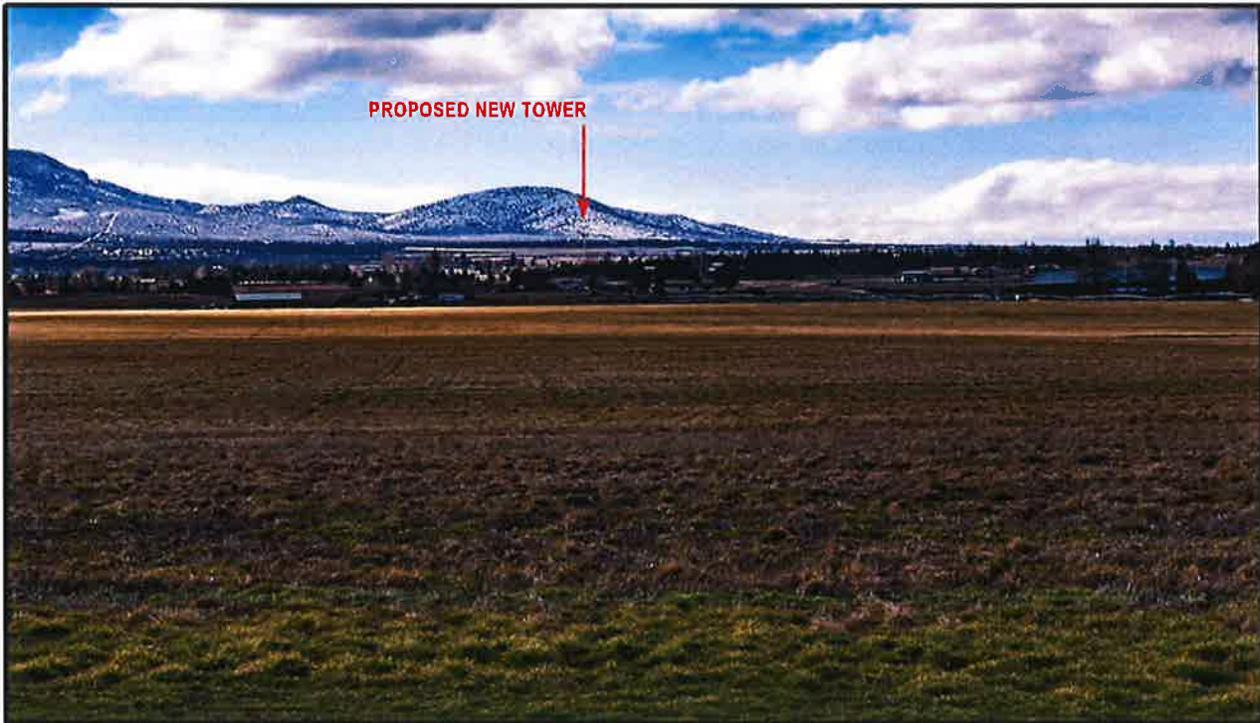
PROPOSED

TIM BRADLEY IMAGING



CURRENT

VIEW #8
LOOKING SOUTH ON HUSTON LAKE RD.



PROPOSED

TIM BRADLEY IMAGING

TIM BRADLEY IMAGING

Date: March 6, 2025

Re: Balloon Test and Photo Simulations
DITCHRIDER
3450 SW Williams Rd, Powell Butte, OR

To: Sarah Telschow
ACOM

On March 6, 2025, a 4 foot red diameter balloon was raised to 150 feet above ground level at the proposed location of the new tower from 10 AM to 11 AM.

The height of the balloon is checked with a laser rangefinder. This number corresponds to the height and location of the proposed tower.

Photos are taken from several vantage points to determine the visibility of the proposed tower. Photo simulations are produced using these photos. The "before" shots demonstrate the "as is" view of the camera when inflated. The 4 foot red balloon is a known size and utilized for determining the size of the 8 foot antennas for placement on the proposed tower in completion of the photo simulations as required.

TBI has specialized in photo simulations and balloon testing for the wireless telecom industry since 1998.

Thank you,



Tim Bradley
Tim Bradley Imaging

Cell Phone: 253-279-7716
AirPhotoOne@comcast.net



Radio Frequency Exposure

RF Safety and NIER Analysis Report

06/05/2025

Site: Ditch Rider

Powell Butte, OR

Prepared for: Verizon

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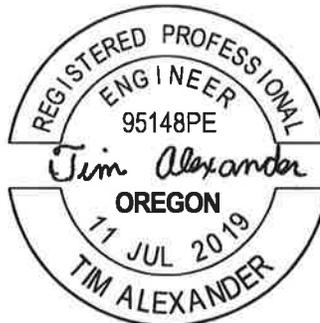
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1. Certification

This report, prepared by Telecom Technology Services, Inc. for **Verizon**, is intended to document compliance and evaluate power density levels as outlined in the report. The computations, analysis, and resulting report and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET Bulletin 65, Edition 97-01.

Additionally, Telecom Technology Services, Inc. certifies that the assumptions are valid, and that the data used within Telecom Technology Services control are accurate, including information collected as part of Telecom Technology Services field surveys. Telecom Technology Services, Inc. does not however certify the accuracy or correctness of any data provided to Telecom Technology Services, Inc. for this analysis and report by Verizon or other third parties working on behalf of Verizon.

I certify that the attached RF exposure analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:



SIGNED, 13 AUG 2025
EXPIRES, 31 DEC 2025

Tim Alexander,
PE

Digitally signed by Tim Alexander, PE
DN: cn=Tim Alexander, PE, o=Proteus
Power Engineering, ou,
email=proteuspower@outlook.com, c=US
Date: 2025.08.13 17:42:01 -07'00'

Report Prepared by: Pulkit Bansal, 06/04/2025.
Report Reviewed by: Kosha Shah, 06/04/2025.

2. Executive Summary

This report provides the results of an RF power density analysis performed for **Verizon** at site **Ditch Rider** in accordance with the Federal Communications Commission (FCC) rules and regulations for RF emissions described in OET Bulletin 65, Edition 97-01.

This report addresses RF safety for two classified groups defined by OET Bulletin 65: Occupational/ Controlled and General Population/ Uncontrolled. Based on the analysis, this site will be **Compliant** with FCC rules and regulations and Verizon's Signage and Barrier Policy if the mitigation details provided in Table 1 are implemented.

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> []
Alpha	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []
Beta	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []
Gamma	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []

NOTE: The table represents either the signage/barriers installed / removed **OR** items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent **EXISTING** compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):

NOC & Guidelines need to be posted at all the access points to the site.

Table 1: Mitigation Requirements for Compliance

2.1 Conclusion and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on Ground level will not exceed the FCC's MPE limit for General Population environments.
- The max theoretical % MPE (General Public) is 2.8% at the Ground Level.
- As per FCC guidelines, the tower installation meets FCC regulation and site is compliant for general population.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

3. Introduction

The purpose of this analysis and report is to evaluate the cumulative power density levels of all non-excluded antennas located on the site and identify any areas of concern that require mitigation. This report also assesses the site's compliance with FCC OET Bulletin 65; "Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields".

The power density simulation performed for this site utilized IXUS® analysis software. All antennas were assigned an operating frequency and transmit power and were deemed to be operating at 100% of their configured output power.

3.1 *Site Description:*

Site Name	DITCH RIDER
Address	3450 SW WILLIAMS ROAD POWELL BUTTE, OR 97753
Latitude	44° 16' 10.124" N
Longitude	121° 1' 3.216" W
Structure Type	Monopole
Structure Height	± 150' AGL
Co-Locators/ Other Antennas	NA
BTS Equipment Location	Verizon equipment is located on Ground.

3.2 *Site Configuration Being Modeled*

- This is a Monopole application where Verizon antennas are mounted to the pole with frames.
- This is a Three sector site supporting LTE at 700, 850, 1900, 2100(AWS1/3) MHz and C-Band for all sectors.
- The rad center of antennas for all three sectors (150'), Monopole (150') and Ground (0') are based on the CD and Google Earth. These values must be verified on the site audit for the post study.
- Grid size 10 foot.

4. Predictive Analysis Details

For purposes of this analysis, IXUS® was configured to provide an output based on the appropriate MPE limit(s) published in the FCC's guidelines. The antenna information was loaded into IXUS®, an MPE predictive analysis tool by Alpha wave Mobile Network Products (Pty) Ltd.

4.1 Analysis Locations:

Number of Elevations Analyzed: 2

- Antenna Level (150')
- Ground (0')
- Bird Eye View
- Elevation Level

4.2 Antenna Inventory

The following table contains the technical data used to simulate the power density that may be encountered with all antennas simultaneously operating at full rated power with the exception of any excluded antennas cited in this document. If co-locator's antennas exist and specific antenna details could not be secured, generic antennas, frequencies, and transmit powers were used for modeling. The assumptions used are based on past experience with communications carriers.

Antenna Inventory

ID	Carrier NAME	Antenna model	Mech. Tilt (°)	Azimuth (°)	ID Sub		Elec. Tilt (°)	HBW (°)	VBW (°)	Total power (Watts)	Gain (dBd)	ERP (Watts)	Rad center
					Frequency band								
1	Verizon	AIR 3283	0	350	PCS1900		2	121.7	13.3	240	20.41	28376.14	150
1	Verizon	AIR 3283	0	350	LTE 2100(AWS1/3)		2	121.1	12	240	21.01	30283.86	150
2	Verizon	AIR 8419 B77D Envelope	0	350	3700		Default	104.7	27.6	320	22.35	43666.66	150
3	Verizon	NHH-55C-R2B	0	0	LTE 700		0 to 11	56	8.7	120	14.55	3421.22	150
3	Verizon	NHH-55C-R2B	0	0	LTE 850		0 to 11	52	7.8	120	14.45	3343.35	150
4	Verizon	NHH-55C-R2B	0	0	LTE 700		0 to 11	56	8.7	120	14.55	3421.22	150
4	Verizon	NHH-55C-R2B	0	0	LTE 850		0 to 11	52	7.8	120	14.45	3343.35	150
5	Verizon	AIR 3283	0	120	PCS1900		2	121.7	13.3	240	20.41	28376.14	150
5	Verizon	AIR 3283	0	120	LTE 2100(AWS1/3)		2	121.1	12	240	21.01	30283.86	150
6	Verizon	AIR 8419 B77D Envelope	0	110	3700		Default	104.7	27.6	320	22.35	43666.66	150
7	Verizon	NHH-55C-R2B	0	120	LTE 700		0 to 11	56	8.7	120	14.55	3421.22	150
7	Verizon	NHH-55C-R2B	0	120	LTE 850		0 to 11	52	7.8	120	14.45	3343.35	150
8	Verizon	NHH-55C-R2B	0	120	LTE 700		0 to 11	56	8.7	120	14.55	3421.22	150
8	Verizon	NHH-55C-R2B	0	120	LTE 850		0 to 11	52	7.8	120	14.45	3343.35	150
9	Verizon	MX08FRO840-02	0	200	LTE 700		2 to 12	42	9	120	15.45	4209.02	150
9	Verizon	MX08FRO840-02	0	200	LTE 850		2 to 12	37	8.3	120	15.85	4615.1	150
10	Verizon	MX08FRO840-02	0	200	LTE 700		2 to 12	42	9	120	15.45	4209.02	150
10	Verizon	MX08FRO840-02	0	200	LTE 850		2 to 12	37	8.3	120	15.85	4615.1	150
11	Verizon	AIR 8419 B77D Envelope	0	230	3700		Default	104.7	27.6	320	22.35	43666.66	150
12	Verizon	AIR 3283	0	200	PCS1900		2	121.7	13.3	240	20.41	28376.14	150
12	Verizon	AIR 3283	0	200	LTE 2100		2	121.1	12	240	21.01	30283.86	150

4.3 RF Emissions Diagram(s) - All Transmitters

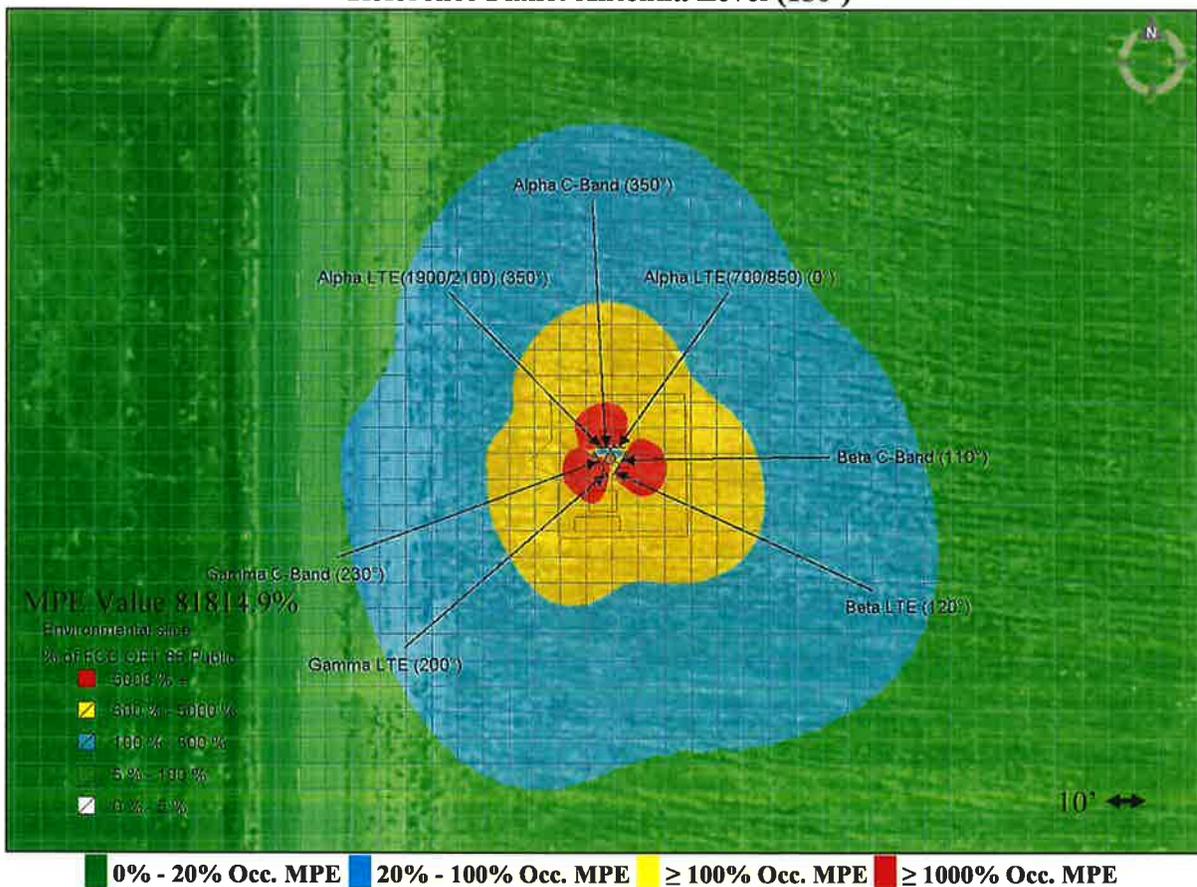
The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

NA

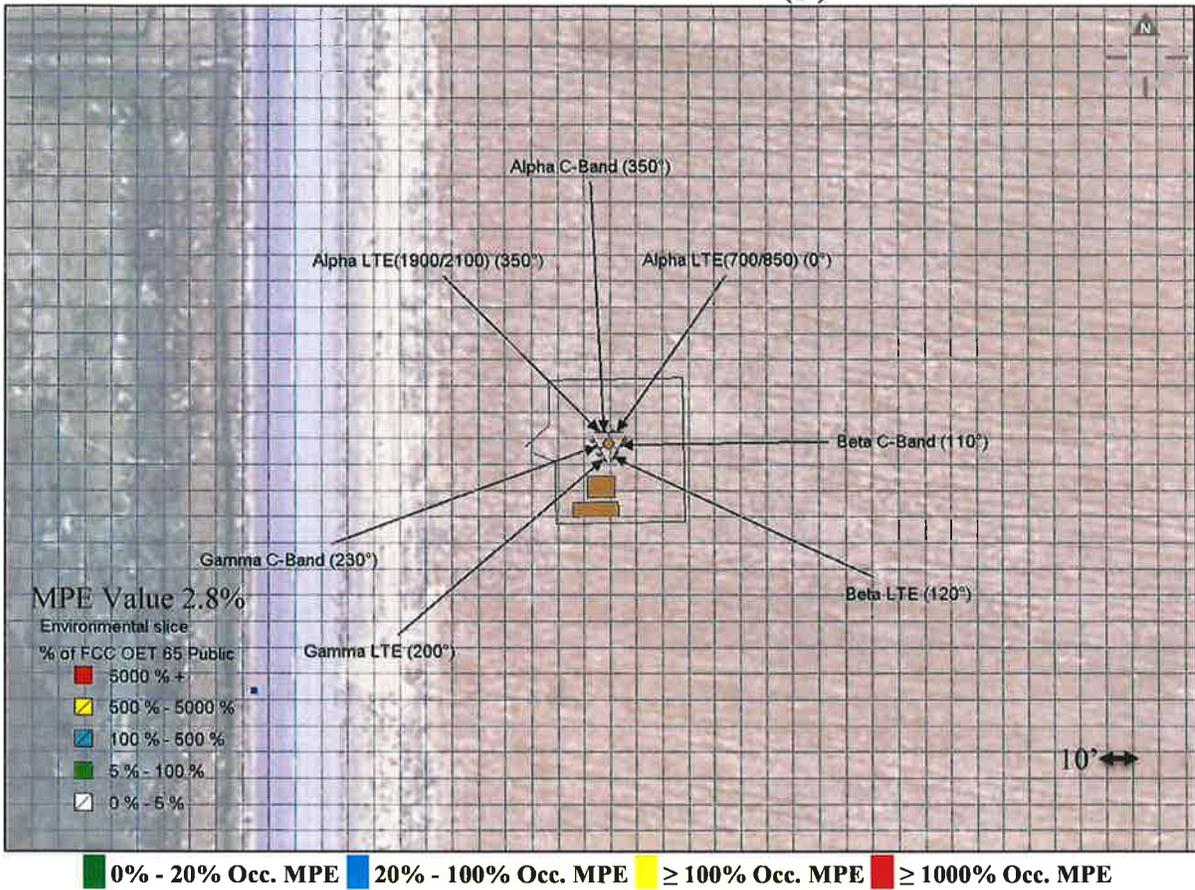
4.4 RF Emissions Diagram(s) - Verizon Transmitters Only

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation. An additional 1% Occupational MPE Limit (5% General Population MPE limit) is included to demonstrate where Verizon is a significant contributor to the accessible areas where multiple carriers' transmitters may be present.

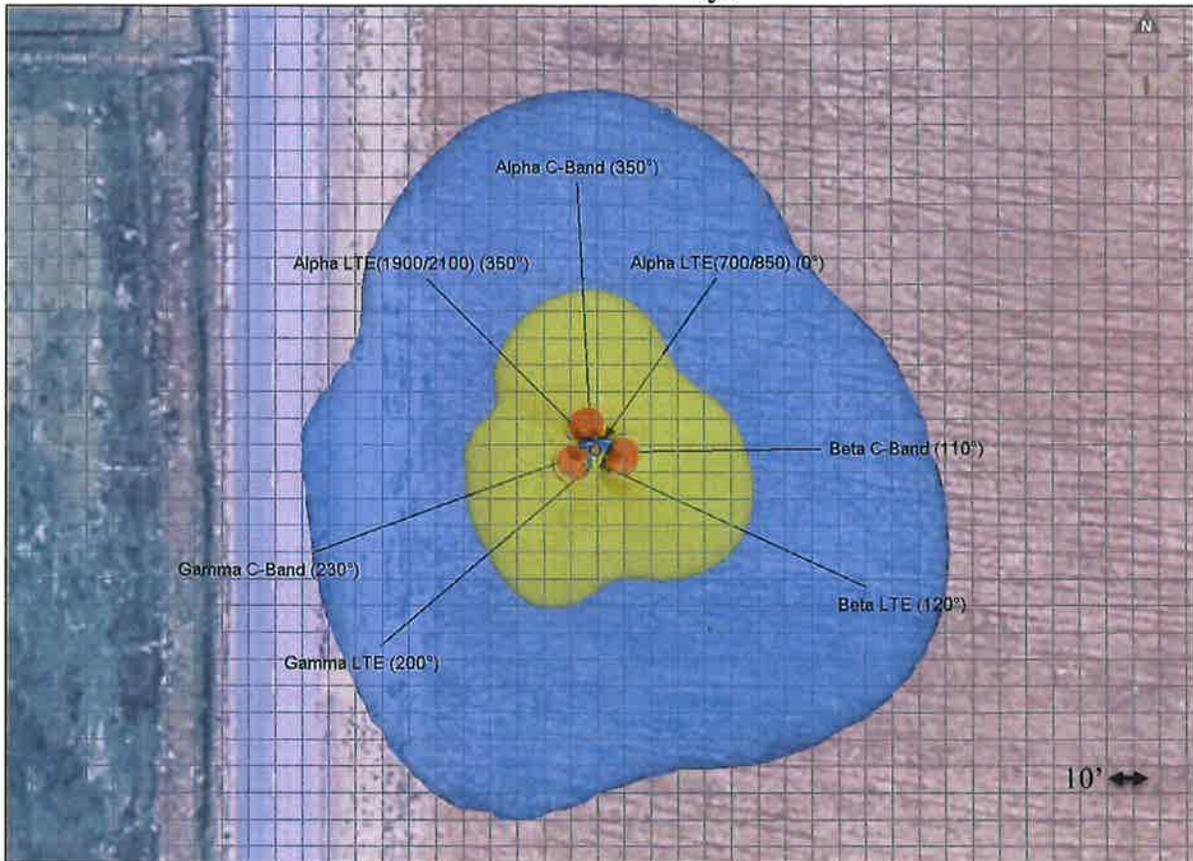
Reference Plane: Antenna Level (150')



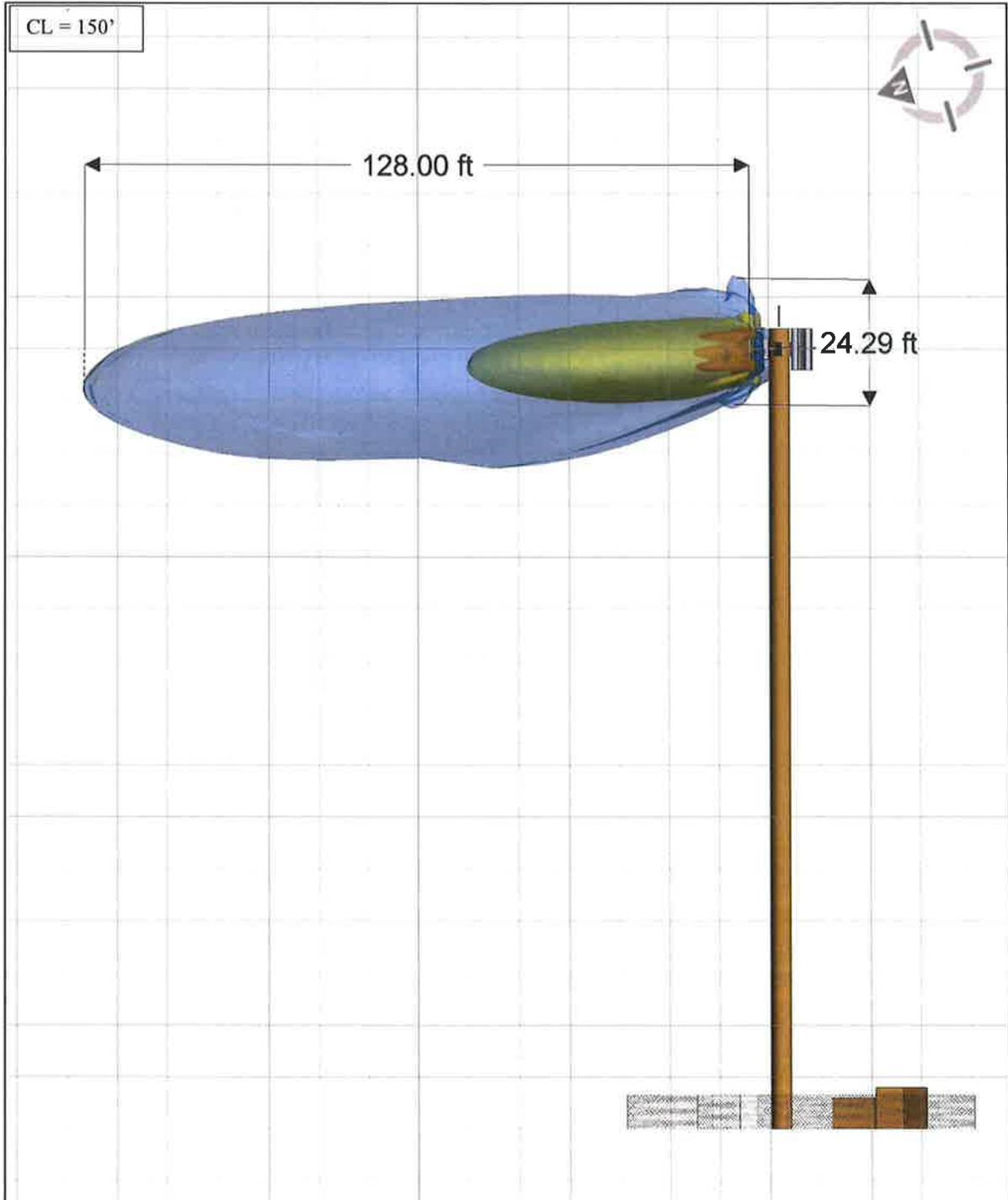
Reference Plane: Ground Level (0')



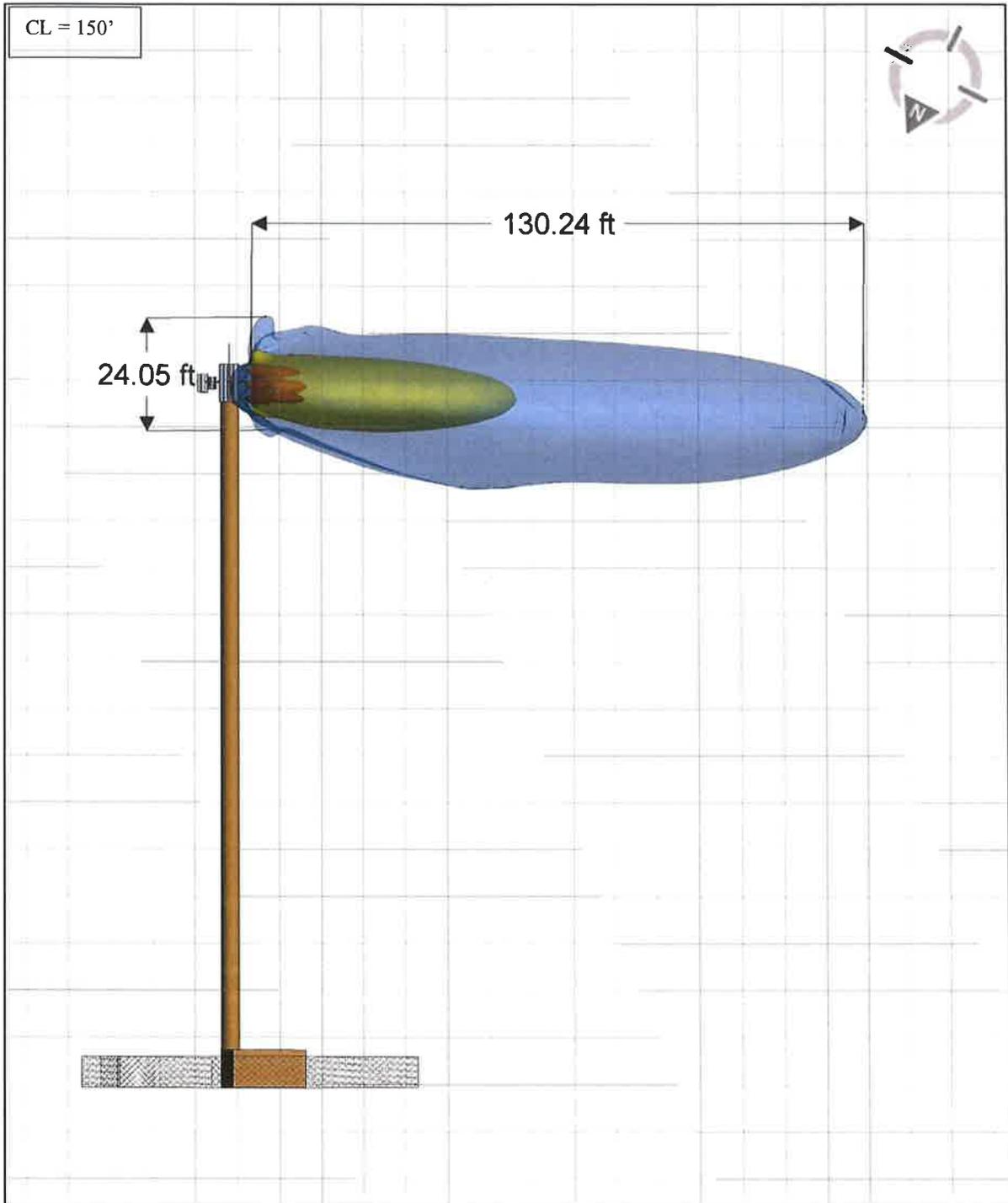
Reference Plane: Bird Eye view



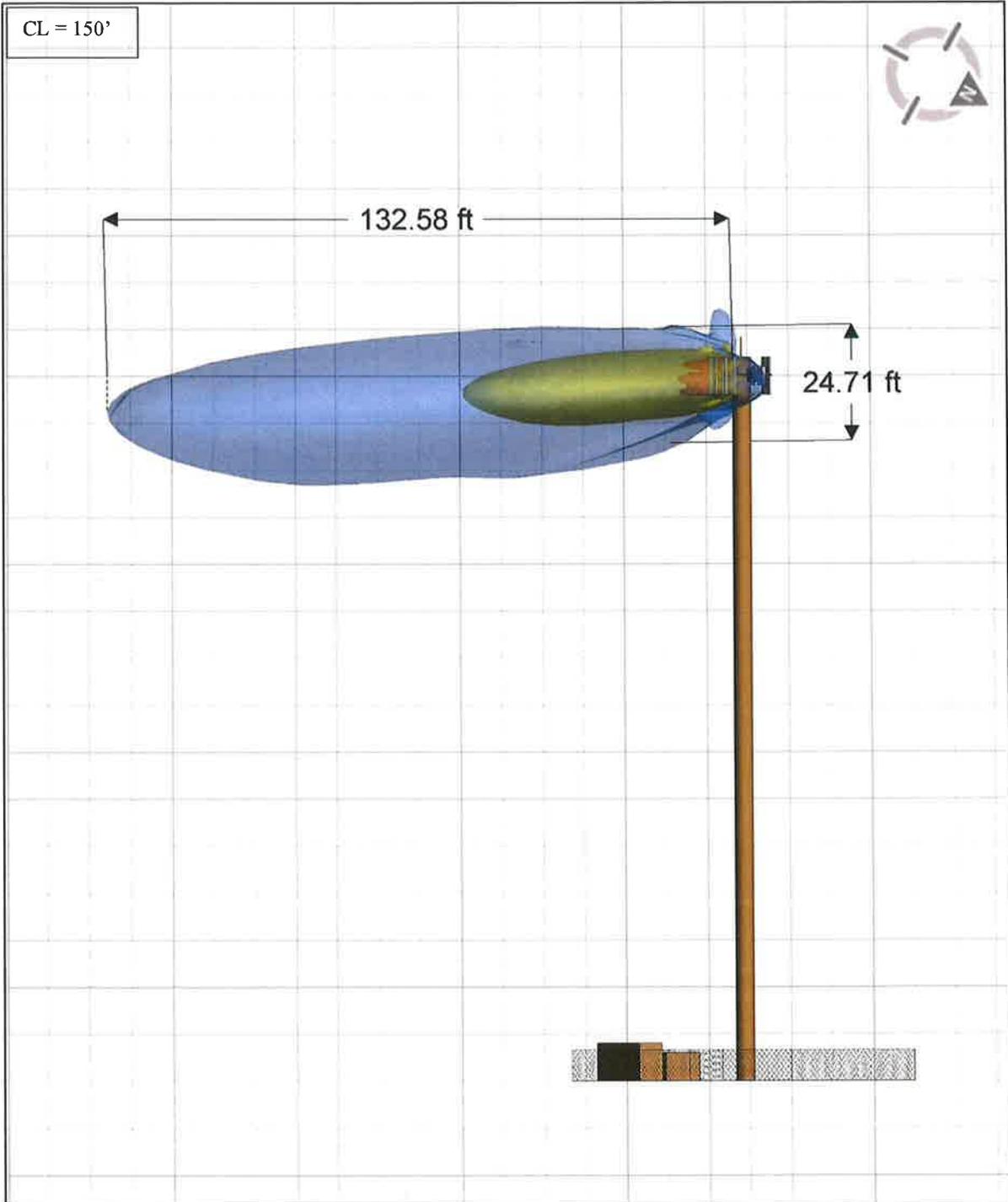
Reference Plane: Elevation Level (Alpha Sector)



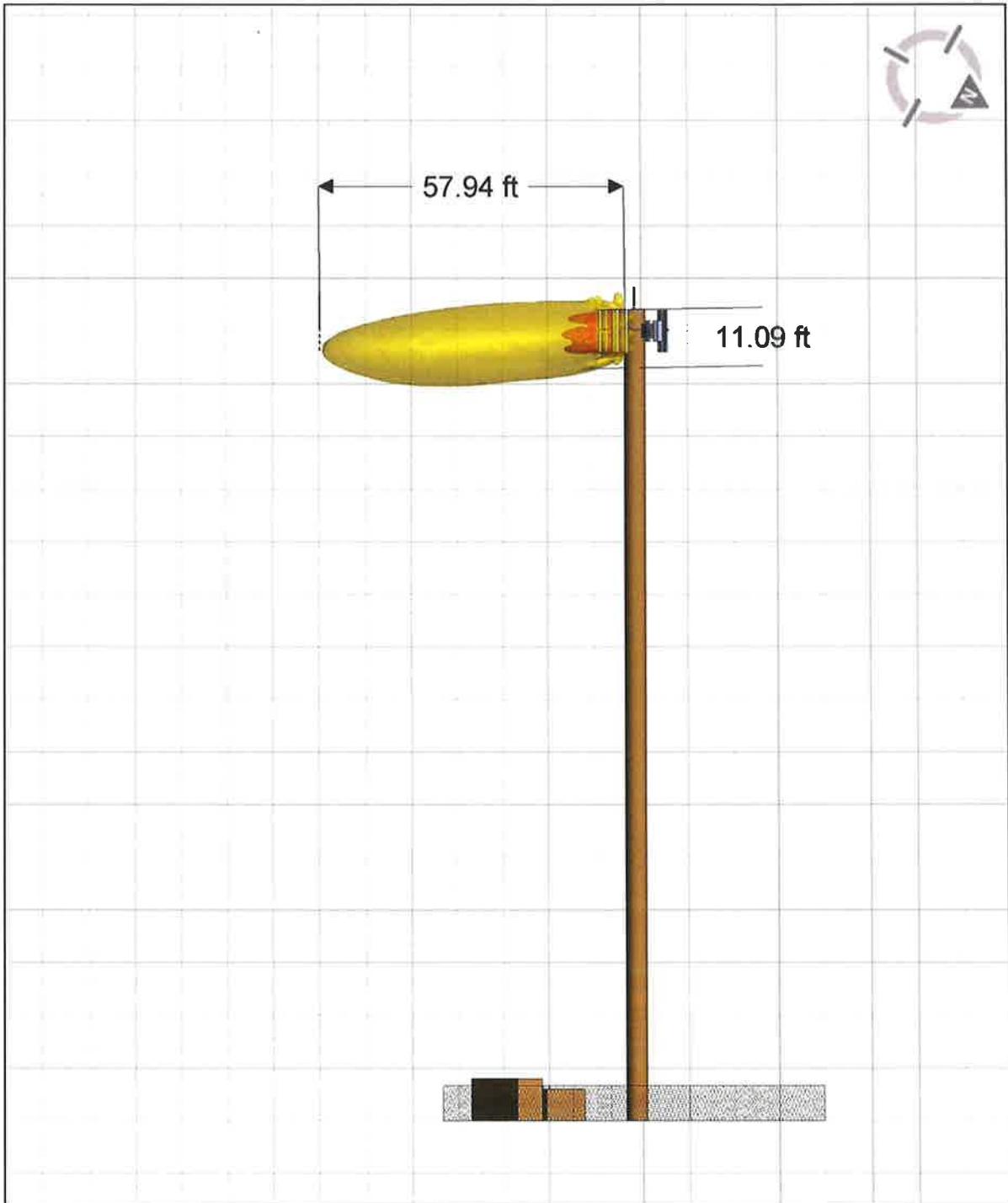
Reference Plane: Elevation Level (Beta Sector)



Reference Plane: Elevation Level (Gamma Sector)



Reference Plane: Pole Elevation Level



5. Signage/ Mitigation

5.1 Signage/ Barrier Detail

Final Compliant Configuration						
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
Access Point(s)	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/> []	<input checked="" type="checkbox"/> [1]	<input type="checkbox"/>
Alpha	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/>			
Beta	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/>			
Gamma	<input type="checkbox"/> []	<input type="checkbox"/> []	<input type="checkbox"/>			

NOTE: The table represents either the signage/barriers installed / removed OR items required by the market (if mitigation is not installed by consultant/vendor).

Specialty Sign Detail

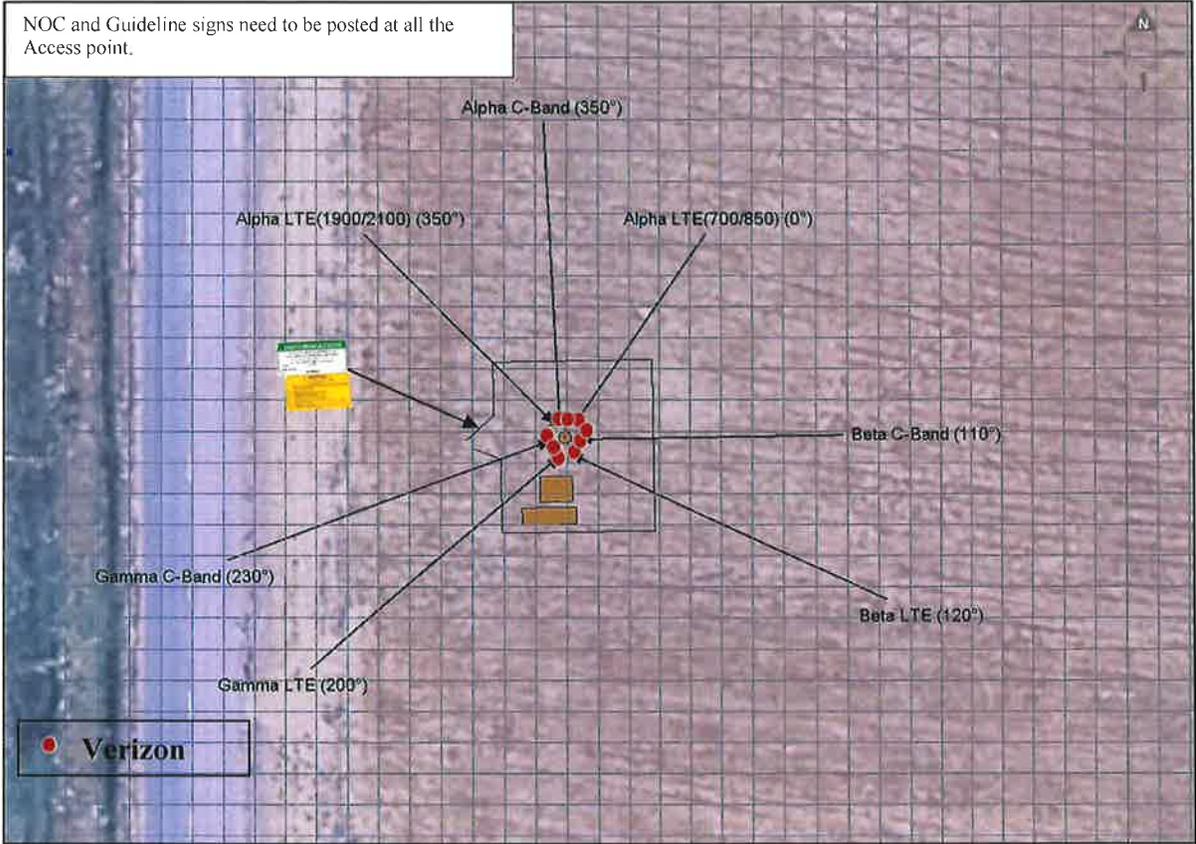
Location	N/A
Access Point	N/A
Alpha	N/A
Beta	N/A
Gamma	N/A

NOTE: The tables above represent EXISTING compliance items implemented at this location.

Notes/ Additional Compliance Requirements(s):
NOC & Guidelines need to be posted at all the access points to the site.

Table 2: Mitigation Requirements for Compliance

5.2 Signage/ Barrier Diagram



6. Conclusions and Recommendations

- The results of the analysis indicate that the power density levels in the generally accessible areas on **Ground** level will not exceed the FCC's MPE limit for General Population environments.
- The max theoretical % MPE (General Public) is **2.8%** at the **Ground** Level.
- As per FCC guidelines, the tower installation meets FCC regulation and site is compliant for general population.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance.

7. Appendix A: FCC Compliance and RF Safety Policies

In August of 1997, the FCC published OET Bulletin 65 Edition 97-01 to regulate methods for evaluating compliance with FCC guidelines for human exposure to radiofrequency (RF) electromagnetic fields. The FCC guidelines for human exposure to RF electromagnetic fields incorporate two categories of limits; namely “Controlled” (a.k.a. Occupational) and “Uncontrolled” (a.k.a. General Public). The guidelines offer suggested methods for evaluating fixed RF transmitters to ensure that the controlled and uncontrolled limits deemed safe by the FCC for human exposure are not exceeded.

OET Bulletin 65 recommended guidelines are intended to allow an applicant to “make a reasonably quick determination as to whether a proposed facility is in compliance with the limits.” In addition, the guidelines offer alternate supplementary considerations and procedures such as field measurements and more detailed analysis that should be used for multiple emitter situations.

These guidelines define RF as emissions in the frequency range of 300 kHz to 100 GHz. The FCC define Maximum Permissible Exposure (MPE) limits within this frequency range based on limits recommended by the National Council on Radiation Protection and Measurement, the Institute of Electrical and Electronics Engineers (IEEE), and by the American National Standards Institute (ANSI).

The specific MPE limits defined by the FCC are as follows:

Limits for Occupational/Controlled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ^2, H ^2 or S [minutes]
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/f ² *	6
30 - 300	61.4	0.163	1	6
300 - 1,500	-	-	f/300	6
1,500 - 100,000	-	-	5	6

Limits for General Population/Uncontrolled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ^2, H ^2 or S [minutes]
0.3 - 3.0	614	1.63	100*	30
3.0 - 30	842/f	2.19/f	180/f ² *	30
30 - 300	27.5	0.073	0.2	30
300 - 1,500	-	-	f/1500	30
1,500 - 100,000	-	-	1	30

f = frequency

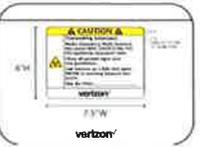
*Plane-wave equivalent power density

The FCC states that “Occupational/ Controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for Occupational/ Controlled exposure also apply in situations when an individual is transient through a location where Occupational/ Controlled limits apply provided he or she is made aware of the potential for exposure.”

For General Population/ Uncontrolled limits, the FCC states that “General Population/ Uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not fully be aware of the potential for exposure or cannot exercise control over their exposure.”

For purposes of this analysis, all limits are evaluated against the Power Density limits.

Typical guidelines for determining whether Occupational/ Controlled limits can be applied include ensuring the environment (such as a rooftop) as limited/controlled access via locked doors or physical barrier that are preferably controlled by a landlord that is aware of the situation and can inform anyone going through the locked door of the existence of the RF emissions. Such notification/awareness is typically accomplished by means of signage on the door, or other access to the area of concern, as well as signage on or near the antennas. Examples of such signs include the following:

GUIDELINES	NOTICE	CAUTION	WARNING
<p>This sign will inform anyone of the basic precautions to follow when entering an area with transmitting radiofrequency equipment.</p>	<p>This sign indicates that RF emissions may exceed the FCC General Population MPE limit.</p>	<p>This sign indicates that RF emissions may exceed the FCC Occupational MPE limit.</p>	<p>This sign indicates that RF emissions may exceed at least 10x the FCC Occupational MPE limit.</p>
			

NOC INFORMATION	
<p>Information signs are used as a means to provide contact information for any questions or concerns. They will include specific cell site identification information and the Verizon Wireless Network Operations Center phone number.</p>	

Standards for when to use each of the above signs for Occupational situations are as follows:

No sign required: <20% of Occupational MPE
Blue Sign, Notice: 20% to <100% of MPE
Yellow Sign, Caution: 100% to <1000% of MPE
Red Sign, Warning: ≥1000% of MPE

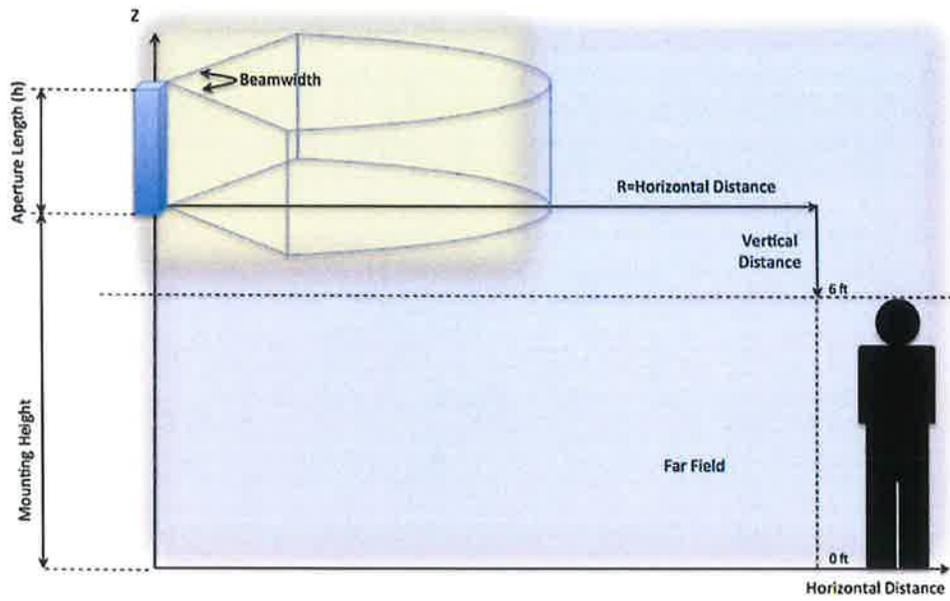
All MPE references are to the FCC Occupational limits.

8. Appendix B: Overview of IXUS

The IXUS electromagnetic field (EMF) calculation software is used to assess all the RF field levels presented in this study. IXUS (<https://ixusapp.com/>) is a software product of Alphawave Mobile Network Products (Pty) Ltd, who specialize in electromagnetic software and systems.

IXUS software uses a fast and accurate EMF calculation tool that allows for the determination of radio-frequency (RF) field strength in the vicinity of radio communication base stations (RBS) and transmitters. At its core, the IXUS EMF calculation module implements field evaluation techniques detailed in the ITU-T K.61, CENELEC 50383, and IEC62232 specifications. The calculation of EMF results at any point in 3-D space is achieved by either a synthetic ray tracing technique, a conservative cylindrical envelope method, or through full-wave EM simulation results obtained from a computational electromagnetic software tool, FEKO (<https://www.altair.com/feko/>). The selection of the solution method is determined by the antenna being considered. The ray tracing method is an advanced computation method described in IEC 622324. The power is summed from elemental sources representing the individual components of the antenna. These elemental sources are selected by an analysis of the proposed antennas and their manufacturers datasheets. Ray tracing algorithms typically overestimate RF field strength due to absorption of RF energy in the ground, building walls and other man-made structures. One advantage of the ray tracing model is it is valid in both the radiating near-field and the far-field regions relative to the antenna.

All antenna models that are used in the IXUS modeller undergoes a rigorous verification process, whereby manufacturer data obtained from datasheets or pattern information is compared to that of the IXUS antenna model, during the synthesis process. IXUS provides technical information on more than 4,000 antenna models from various manufacturers at its portal for antenna emissions modelling. The list is updated on a regular basis by the company's antenna engineers.



9. References

FCC (1997). “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”; Federal Communications Commission; Office of Engineering and Technology, OET Bulletin 65, Edition 97-01, August.

Alphawave Mobile Network Products (Pty) Ltd. IXUS User Guide (2024) & Webinar (2021)

10. Limited Warranty

Telecom Technology Services, Inc. warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by Telecom Technology Services, Inc. employees or representatives via site surveys or research of Verizon's available information. In the event that specific third-party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers' standards without violating any confidential information obtained under non-disclosure terms.

Telecom Technology Services, Inc. also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by Telecom Technology Services hereunder. In no event shall Telecom Technology Services be held liable to Verizon, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall Telecom Technology Services be liable to Verizon for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.

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Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Table with Call Sign (WRNG732), File Number, and Radio Service (PM - 3.7 GHz Service).

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

License is conditioned on compliance with all applicable FCC rules and regulations, including licensee making payments required by 47 C.F.R. §§ 27.1401- 27.1424 as described in FCC 20-22. See FCC 20-22, paras. 178-331.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS).

Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNG732

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
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Reference Copy

REFERENCE COPY

This is not an official FCC license. It is a record of public information contained in the FCC's licensing database on the date that this reference copy was generated. In cases where FCC rules require the presentation, posting, or display of an FCC license, this document may not be used in place of an official FCC license.



Federal Communications Commission

Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: CELLCO PARTNERSHIP

ATTN: REGULATORY
CELLCO PARTNERSHIP
5055 NORTH POINT PKWY, NP2NE NETWORK ENGINEERING
ALPHARETTA, GA 30022

Table with Call Sign (WRNG732), File Number, and Radio Service (PM - 3.7 GHz Service).

FCC Registration Number (FRN): 0003290673

Table with columns: Grant Date, Effective Date, Expiration Date, Print Date, Market Number, Channel Block, Sub-Market Designator, Market Name, 1st Build-out Date, 2nd Build-out Date, 3rd Build-out Date, 4th Build-out Date.

Waivers/Conditions:

This final license provides authorization during the full 15-year license term. Operation under this final license may begin on the earlier of (1) 12/5/2025 or (2) the date that the certification for accelerated relocation for this PEA is validated by the FCC pursuant to 47 CFR § 27.1412(g).

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Licensee Name: CELLCO PARTNERSHIP

Call Sign: WRNG732

File Number:

Print Date:

700 MHz Relicensed Area Information:

Market	Market Name	Buildout Deadline	Buildout Notification	Status
---------------	--------------------	--------------------------	------------------------------	---------------

Reference Copy



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2025-ANM-1002-OE

Issued Date: 07/28/2025

HARMONI TOWERS, LLC-CHADR
 CHAD RUMSEY
 6210 Ardrey Kell Road
 Suite 450
 Charlotte, NC 28277

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole OR0005306 Ditch Rider
 County, State: Crook, Oregon

Collected Point(s):

Label	Latitude	Longitude	SE	DET AGL	AMSL
OR0005306 Ditch Rider	44-16-21.14N	121-1-03.56W	3005 Ft	158 Ft	3163 Ft

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 01/28/2027 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at 1-817-222-5935, or kenneth.patterson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ANM-1002-OE.

Signature Control No: 647671805-671494943
kenneth.patterson@faa.gov
Specialist

(DNE)

Attachment(s)
Additional Information
Frequency Data
Map(s)

cc: FCC

BASIS FOR DECISION

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and enroute procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Frequency Data for ASN 2025-ANM-1002-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	42	dBW
10	11.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	42	dBW
21.2	23.6	GHz	55	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2310	MHz	2000	W
2305	2360	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	3280	W
3700	3980	MHz	1640	W

Verified Map for ASN 2025-ANM-1002-OE



TOPO Map for ASN 2025-ANM-1002-OE





Oregon

Tina Kotek, Governor

Oregon Department of Aviation

3040 25th Street SE
Salem, OR 97302-1125
Office: 503-378-4880
Fax: 503-373-1688



July 1, 2025

Benjamin Freeman, Harmoni Towers, LLC
6210 Ardrey Kell Rd, Ste. 450
Charlotte, NC 28277
Benjamin.Freeman@harmonitowers.com

Subject: Determination Letter Regarding the Construction or Alteration of a Communication Tower at 158 Feet in Height Located in Crook County, Oregon

ODAV Aviation Reference Number(s): 2025-ODAV-120-OE
Proponent/Representative's Identifier: 3400 Block SW Williams Rd, Powell Butte
FAA Aeronautical Study Number(s) (ASN), if Provided: 2025-ANM-1002-OE¹

The Oregon Department of Aviation (ODAV) has conducted an aeronautical study for the proposed construction. The structure does not exceed FAR Part 77.9 (a, b or c) nor Obstruction Standards of OAR 738-070-0100.

This determination is based, in part, on the foregoing description which includes specific coordinates and heights. Any changes to the original application will void this determination. Any future construction or alteration to the original application will require a separate notice to ODAV.

Unless it is otherwise extended, revised, or terminated, this determination will expire 18 months after its effective date, regardless of whether the proposed construction or alteration has been started, or on the date the proposed construction or alteration is abandoned, whichever is earlier.

Findings & Mitigation:

- We do not object with conditions to the construction described in this proposal. This determination does not constitute ODAV approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.
- Marking and lighting are required for aviation safety. It shall be installed and maintained in accordance with FAA Advisory Circular 70/7460-1M.
- The proposed structure should be lowered to a height that is no longer an obstruction to the imaginary surfaces set forth in FAA FAR 77.
- The proposed obstruction should be relocated outside the airport primary and horizontal surface FAA FAR 77.

Sincerely,

Brandon Pike, Aviation Planner

¹ Any FAA ASN listed in this letter is provided by the proponent and/or their representative, and may not be accurate. It is included only for cross-referencing purposes.

Prepared by and Return To:
PI Tower Development LLC
Attn: Real Estate Administration
6210 Ardrey Kell Road, Suite 450
Charlotte, North Carolina 28277

Site ID: OR0005306
Site Name: Ditch Rider
County: Crook
State: Oregon

MEMORANDUM
OF
LEASE

This Memorandum of Lease is entered into on this 23 day of January, 2025, by and between Alexander Ranch LLC, an Oregon limited liability company, having a mailing address of 5270 SW Reif Road, Powell Butte, Oregon 97753 (hereinafter referred to as "Landlord") and PI Tower Development LLC, a Delaware limited liability company having a mailing address of 6210 Adrey Kell Road, Suite 450, Charlotte, North Carolina 28277 (hereinafter referred to as "Tenant").

1. Landlord and Tenant entered into a Lease Agreement ("Agreement") on the 23rd day of January, 2025, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be Five (5) years commencing on January 23rd, 2025 with Seventeen (17) successive automatic Five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in Exhibit 1 annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. This Memorandum of Lease is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum

"TENANT"

PI Tower Development LLC.
A Delaware limited liability company

By: Nancy Venturelli
Print Name: Nancy Venturelli
Its: Director,
Date: Contracts Administration
1/23/25

TENANT ACKNOWLEDGMENT

STATE OF North Carolina

COUNTY OF Mecklenburg

On the 23 day of January, 2025, before me personally appeared Nancy Venturelli who acknowledged under oath that he/ she is the Director, Contracts Admin of PI Tower Development LLC, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the Tenant.

Emily Jenkins
Notary Public: Emily Jenkins
My Commission Expires: 9/28/26

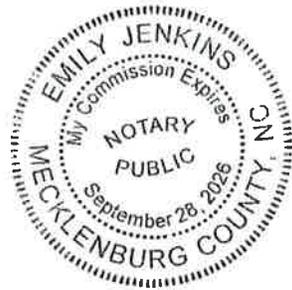


EXHIBIT 1

DESCRIPTION OF PREMISES

Page 1 of 2

to the Memorandum of Lease dated January 23, 2025, by and between Alexander Ranch LLC, an Oregon limited liability company, as Landlord, and PI Tower Development LLC, a Delaware limited liability company, as Tenant.

A 50' by 50' (2500 sf) parcel of land for the tower compound being located around the base of the tower along with any and all access and utility easements being 20 feet in width, all being a portion of the parent tract (see attached warranty deed for legal description of parent tract, if available). The legal description of the Leased Premises shall be determined by survey and shall thereafter replace this Exhibit 1.

The parent parcel is described as follows:

PARCEL 2 OF PARTITION PLAT NO. 1996-07, RECORDED FEBRUARY 16, 1996 IN PARTITIONS MF NO 125815 AND CORRECTED BY MF NO. 125541, RECORDS OF CROOK COUNTY, OREGON AND BEING A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 1994-18, RECORDED SEPTEMBER 9, 1994 IN PARTITIONS MF NO. 117101, RECORDS OF CROOK COUNTY, OREGON, LOCATED IN SECTIONS 11 AND 14, TOWNSHIP 15 SOUTH RANGE 14 EAST OF THE WILLAMETTE MERIDIAN, CROOK COUNTY, OREGON.

151414 TL 100 REF. #889 CODE 1
151411 TL 104 REF. #13844 CODE 1

The Premises and Easements are described and/or depicted as follows:



NOTES:

1. THIS EXHIBIT MAY BE REPLACED BY A LAND SURVEY AND/OR CONSTRUCTION DRAWINGS OF THE PREMISES ONCE RECEIVED BY TENANT.
2. ANY SETBACK OF THE PREMISES FROM THE PROPERTY'S BOUNDARIES SHALL BE THE DISTANCE REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES.
3. WIDTH OF ACCESS ROAD SHALL BE THE WIDTH REQUIRED BY THE APPLICABLE GOVERNMENT AUTHORITIES, INCLUDING POLICE AND FIRE DEPARTMENTS.
4. THE TYPE, NUMBER AND MOUNTING POSITIONS AND LOCATIONS OF ANTENNAS AND TRANSMISSION LINES ARE ILLUSTRATIVE ONLY. ACTUAL TYPES, NUMBERS AND MOUNTING POSITIONS MAY VARY FROM WHAT IS SHOWN ABOVE.

OR0005306 DITCH RIDER

3450 SW WILLIAMS ROAD
POWELL BUTTE, OR 97753

MDG LOCATION ID: 5000360581 / FUZE ID: 17324979

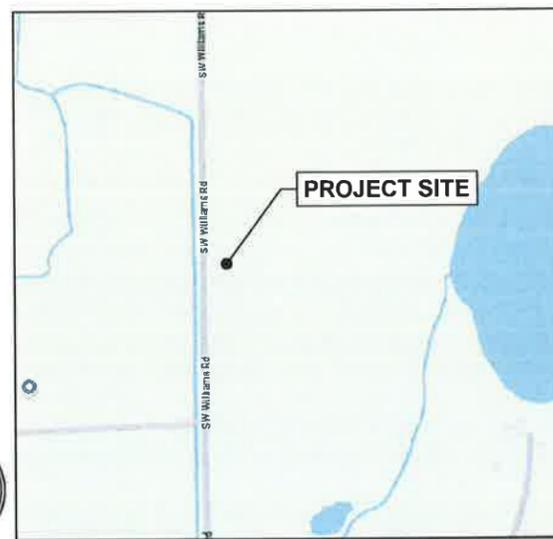


PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

VICINITY MAP



AREA MAP



PROJECT CONTACT LIST

PROPERTY OWNER:

ALEXANDER RANCH, LLC
THOMAS W. ALEXANDER
LINDA JO ALEXANDER
P.O. BOX 61
POWELL BUTTE, OR 97753
PHONE: (707) 498-7062

TOWER OWNER:

HARMONI TOWERS
6210 ARDREY KELL RD SUITE 450
CHARLOTTE, NC 28277-4864
(501) 621-0521

IMPLEMENTATION CONTACT:

NATE KUHN
VERIZON WIRELESS
5430 NE 122ND AVENUE
PORTLAND, OR 97230
PHONE: (971) 808-8187
nathaniel.kuhns@verizonwireless.com

SITE ACQUISITION:

SARAH BLANCHARD
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (503) 310-0544
sarah.blanchard@acomconsultinginc.com

STRUCTURAL ENGINEER:

WELLS L. HOLMES, S.E.
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.990.1775

APPLICANT:

HARMONI TOWERS
10801 EXECUTIVE CENTER DRIVE
SHANNON BUILDING, SUITE 100
LITTLE ROCK, AR 72211
(501) 621-0521

A&E CONSULTANT:

RICK MATTESON
ACOM CONSULTING, INC
5200 SW MEADOWS RD
SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (425) 209-6723
rick.matteson@acomconsultinginc.com

ZONING / PERMITTING:

SARAH TELSCHOW
ACOM CONSULTING, INC
5200 SW MEADOWS RD, SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (206) 979-6268
stelschow@acomconsultinginc.com

ELECTRICAL ENGINEER:

DEAN P. LEVORSEN, P.E.
VECTOR STRUCTURAL ENGINEERING
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.990.1775

DRAWING INDEX

T-1	COVER SHEET
T-2	GENERAL NOTES AND SYMBOLS
T-3	GENERAL NOTES
LS-1	TOPOGRAPHICAL SURVEY
LS-2	TOPOGRAPHICAL SURVEY
A-1	PROPOSED OVERALL SITE PLAN
A-2	PROPOSED ENLARGED SITE PLAN
A-2.1	PROPOSED EQUIPMENT PLAN
A-3	PROPOSED NORTH & WEST ELEVATIONS
SD-1	SITE DISTANCE EXHIBIT

DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE - PORTLAND, OR:

HEAD SOUTHWEST ON NE 122ND AVE TOWARD NE WHITAKER WAY. TURN LEFT ONTO I-84 E / US-30 E TOWARD HOOD RIVER / TROUTDALE / I-84 EAST / US-30 EAST. TAKE THE RAMP ON THE LEFT FOR I-84 E / US-30 E. AT EXIT 16, HEAD RIGHT ON THE RAMP FOR NE 238TH DR TOWARD 238TH DR. / WOOD VILLAGE TURN RIGHT ONTO NE 238TH DR TOWARD ANIMAL SHELTER / GRESHAM / HALSEY ST / MT. HOOD. BEAR RIGHT ONTO NE 242ND DR. KEEP STRAIGHT TO GET ONTO NE HOGAN DR. BEAR LEFT ONTO NE BURNSIDE RD. CONTINUE ON SE BURNSIDE RD. CONTINUE ON US-26 E / SE MOUNT HOOD HWY. TURN LEFT ONTO OR-126 / SE EVERGREEN AVE. TURN LEFT ONTO SW WILLIAMS RD. SITE IS LOCATED ON YOUR RIGHT SIDE.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

- 2021 IBC, STANDARDS AND AMENDMENTS - 2022 OSSC
- 2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
- 2021 IFC, STANDARDS AND AMENDMENTS - 2022 OFC
- 2021 UPC, STANDARDS AND AMENDMENTS - 2021 OPSC
- 2023 NEC, STANDARDS AND AMENDMENTS - 2023 OESC

ACCESSIBILITY REQUIREMENTS FOR PERSONS WITH DISABILITIES:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. ACCESSIBILITY IS NOT REQUIRED.

PROJECT INFORMATION

CODE INFORMATION:

JURISDICTION: CROOK COUNTY
ZONING CLASSIFICATION: EFU3 (EXCLUSIVE FARM USE - POWELL BUTTE AREA)
CONSTRUCTION TYPE: II-B
OCCUPANCY: UTILITY
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):

GROUND ELEVATION: 3004.8'
STRUCTURE HEIGHT: 150.0' (TOP OF MONOPOLE)

GEODETIC COORDINATES (NAD83):

LATITUDE: 44.272539° (44° 16' 21.1421" N)
LONGITUDE: -121.017655° (121° 01' 03.5571" W)

LEASE AREA SIZE:

2,500 S.F.

PARCEL SIZE:

67.12 ACRES

PARCEL NUMBER:

1514140000100

SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO INSTALL RADIO EQUIPMENT AND DIESEL GENERATOR ON A CONCRETE PAD WITHIN A NEW 50' x 50' HARMONI FENCED WIRELESS FACILITY. PROPOSED INSTALLATION OF (12) ANTENNAS AND ANCILLARY EQUIPMENT ON AN ANTENNA MOUNT ATTACHED TO A NEW 150.0' MONOPOLE.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

CLIENT:



A&E CONSULTANT, SITE ACQUISITION AND PERMITTING:



**OR0005306
DITCH RIDER**

3450 SW WILLIAMS ROAD
POWELL BUTTE, OR 97753

COVER SHEET

T-1

GENERAL NOTES

1. WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
2. ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
3. ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
6. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
7. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
8. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
11. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
13. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
14. WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
15. THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.
16. VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
17. VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.
18. IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
20. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
21. IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
22. IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.
23. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
24. IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
25. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
26. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LINE/ANTENNA NOTES

1. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
2. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY MAGNETIC NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
3. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
4. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
5. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.
6. FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS. USE A TWO-BOLT HOLE NEMA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.
7. FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORN CHEMICAL COMPANY.
8. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING. USE ERICO T-319 GALVANIZING BAR/COLD GALVANIZING PAINT.
9. SEAL ALL CONDUIT PENETRATIONS INTO MODULAR BUILDING WITH A SILICONE SEALANT AND ALL CONDUIT OPENINGS.
10. ANTENNAS AND COAX TO BE PROVIDED BY VERIZON WIRELESS, CONTRACTOR TO COORDINATE DELIVERY.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

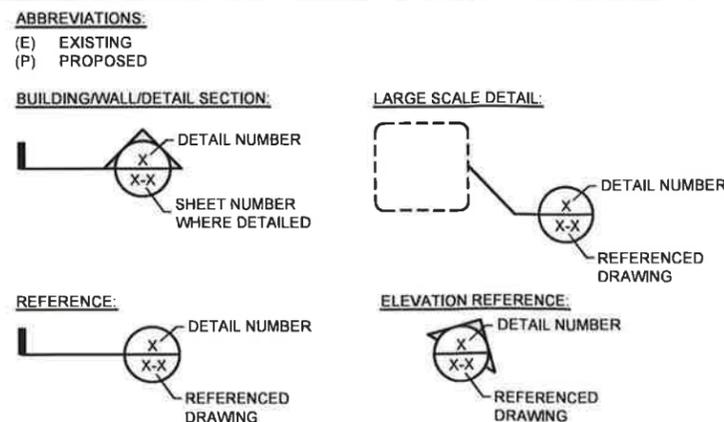
NO.	DATE	DRAWN	REVISION
A	01/30/25	JL	90% P2D REVIEW
B	03/19/25	RM	CLIENT COMMENTS
C	05/16/25	KM	CLIENT COMMENTS
D	08/08/25	KM	100% F2D REVIEW



PROJECT INFORMATION

1. THIS IS AN UNMANNED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. VERIZON WIRELESS CERTIFIES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS EMPLOYEE SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY. THIS FACILITY IS UNOCCUPIED AND NOT DESIGNED FOR HUMAN OCCUPANCY THUS IT IS NOT OPEN TO THE PUBLIC.
3. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
7. VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

LEGEND



IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

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GENERAL NOTES
AND SYMBOLS

T-2

GENERAL STRUCTURAL NOTES

- CONTRACTOR SHALL FIELD VERIFY SITE OR LAYOUT RESTRICTIONS, SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF VECTOR STRUCTURAL ENGINEERING, LLC PRIOR TO BEGINNING PROJECT. ALL WORK SHALL BE PERFORMED USING ACCEPTED CONSTRUCTION PRACTICES.
- NO FIELD MODIFICATIONS MAY BE MADE WITHOUT EXPRESS WRITTEN CONSENT FROM THE ENGINEER OF RECORD. ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THE STRUCTURE IF ALTERATIONS AND/OR ADDITIONS ARE MADE TO THE DESIGN AS SHOWN IN THESE DRAWINGS.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL CODES, REGULATIONS, AND ORDINANCES AS WELL AS STATE DEPARTMENT OF INDUSTRIAL REGULATIONS AND DIVISION OF INDUSTRIAL SAFETY (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK TO THE BEST OF HIS/HER ABILITY AND SKILL. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
- THE CONTRACTOR SHALL VERIFY, COORDINATE, AND PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGERS, OR OTHER SUPPORTS FOR ALL ITEMS REQUIRING SAME, WHETHER SHOWN OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, FORMWORK, ETC., AND SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL ORDINANCES AND CODES, IN ORDER TO SAFELY EXECUTE ALL STAGES OF WORK TO COMPLETE THIS PROJECT.
- IT IS THE INTENT OF THESE DRAWINGS TO SHOW THE COMPLETED INSTALLATION OF THE STRUCTURE SHOWN.
- CONTRACTOR ASSUMES RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. THIS REQUIREMENT APPLIES CONTINUOUSLY, AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR TO HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN. THE CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED IN CONJUNCTION WITH THE EXECUTION OF WORK ON THIS PROJECT.
- WEATHER PROOFING AND/OR FLASHING TO BE PROVIDED BY CONTRACTOR AS REQUIRED.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE ARCHITECT/ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED.
- THESE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKERS, AND PEDESTRIANS DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK, ETC. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTION OF SUCH ITEMS.
- ALL STRUCTURAL MEMBERS, HARDWARE, & FASTENERS TO BE STEEL, U.N.O.
- CONTRACTOR TO VERIFY SUITABILITY OF EQUIPMENT AND CLIENT TOLERANCE FOR ANTICIPATED DIFFERENTIAL MOVEMENT OF STRUCTURES DUE TO FROST HEAVE, SETTLEMENT, AND OTHER FACTORS.
- ALL ASPECTS OF THE EXISTING STRUCTURE ARE ASSUMED TO BE IN GOOD CONDITION, FREE FROM DAMAGE OR DETERIORATION. CONTRACTOR TO VERIFY CONDITION OF STRUCTURE AND INFORM VECTOR OF ANY DAMAGED STRUCTURAL MEMBERS.

DESIGN CRITERIA

- THE DESIGN CRITERIA FOR THIS STRUCTURE IS AS FOLLOWS:
 - STANDARDS AND DESIGN CODES:
BUILDING CODE: INTERNATIONAL BUILDING CODE, 2021 EDITION (2021 IBC)
 - FOUNDATION ANALYSIS/DESIGN IS BY OTHERS AND IS TO BE BASED ON SITE-SPECIFIC GEOTECHNICAL RECOMMENDATIONS OR CODE PRESCRIBED PRESUMPTIVE SOIL PARAMETERS AS APPROVED BY THE JURISDICTION.

STRUCTURAL STEEL

- ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION. STEEL SECTIONS SHALL BE IN ACCORDANCE WITH ASTM AS INDICATED BELOW:

WIDE FLANGE:	ASTM A992 GR. 50
RECT/SQ. HSS:	ASTM A500 GR B (46 ksi)
PIPE:	ASTM A53 GR. B
ANGLES, CHANNELS, PLATES:	ASTM A36
STEEL TO STEEL BOLTS	ASTM F3125 GR. A325N
BOLTS FOR GRATING CLIPS:	ASTM A307
SCREWS:	SAE GR. 5 (OR EQUIVALENT)
PLATES:	ASTM A36
- ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 AND ASTM F2329. FIELD MODIFICATIONS ARE TO BE COATED WITH ZINC ENRICHED PAINT.
- ALL WELDING TO BE PERFORMED USING E70XX ELECTRODES AND SHALL CONFORM TO AISC. WHERE FILLET WELDS SIZES ARE NOT SHOWN, PROVIDE THE MINIMUM SIZE PER TABLE J2.4 IN THE AISC MANUAL OF STEEL CONSTRUCTION. PAINTED SURFACES SHALL BE TOUCHED UP. ALL WELDING SHALL BE PERFORMED IN AN APPROVED SHOP BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS D1.1. NO FIELD WELDING PERMITTED.
- ALL STRUCTURAL BOLTS SHALL BE TIGHTENED PER THE "TURN OF THE NUT" METHOD AS DEFINED BY AISC. HOLES TO RECEIVE BOLTS SHALL BE 1/16" LARGER THAN NOMINAL BOLT DIAMETER, U.N.O.

SPECIAL INSPECTION

- CONTRACTOR SHALL PROVIDE REQUIRED SPECIAL INSPECTIONS PERFORMED BY AN INDEPENDENT INSPECTOR, APPROVED BY CARRIER AND THE GOVERNING JURISDICTION, AS REQUIRED BY CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING:
 - PERIODIC THIRD PARTY SPECIAL INSPECTIONS SHALL BE REQUIRED FOR THE FOLLOWING:
 - PERIODIC FOR HIGH STRENGTH (A325 AND A490) BOLT INSTALLATIONS, IF UTILIZED
 - PERIODIC SPECIAL INSPECTION OF CONCRETE FORMS AND CONCRETE AND REINFORCEMENT PLACEMENT
 - CONTINUOUS FOR ALL RETROFIT ANCHORS IN CONCRETE
- PROVIDE SPECIAL INSPECTIONS FOR OTHER ITEMS NOTED ON DRAWINGS TO CONFIRM COMPLIANCE WITH CONTRACT DOCUMENTS.
- STEEL FABRICATION SHALL BE DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.
- SPECIAL INSPECTION IS NOT REQUIRED FOR WORK OF A MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL. THUS, SPECIAL INSPECTION ITEMS ABOVE MAY BE WAIVED AS DEEMED APPROPRIATE BY THE BUILDING OFFICIAL.
- THE SPECIAL INSPECTOR SHALL PROVIDE A COPY OF THE REPORT TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL.
- STRUCTURAL OBSERVATION NOT REQUIRED.

CONCRETE

- ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318 LATEST APPROVED EDITION) WITH MODIFICATIONS AS NOTED IN THE DRAWINGS AND SPECIFICATIONS.
- REINFORCED CONCRETE DESIGN IS BY THE "ULTIMATE STRENGTH DESIGN METHOD", ACI 318-(LATEST EDITION)
- SCHEDULE OF STRUCTURAL CONCRETE 28-DAY STRENGTHS AND TYPES:

LOCATION IN STRUCTURE	STRENGTH PSI
GRADE BEAMS	3000
FOOTINGS	3000
- CONCRETE MIX DESIGN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL WITH THE FOLLOWING REQUIREMENTS:
 - COMPRESSIVE STRENGTH AT AGE 28 DAYS AS SPECIFIED ABOVE.
 - LARGE AGGREGATE-HARDROCK, 3/4" MAXIMUM SIZE CONFORMING TO ASTM C-33
 - CEMENT-ASTM C-150, TYPE II PORTLAND CEMENT
 - MAXIMUM SLUMP 5-INCHES, MAX WATER CEMENT RATIO: 0.45
 - AIR ENTRAINING AGENT TO BE USED FOR CONCRETE EXPOSED TO FREEZING TEMPERATURES. TOTAL AIR CONTENT TO BE 6%
 - NO ADMIXTURES, EXCEPT FOR ENTRAINING AIR, AND AS APPROVED BY THE ENGINEER.
- CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C-94
- PLACEMENT OF CONCRETE SHALL CONFORM TO ACI STANDARD 514 AND PROJECT SPECIFICATIONS.
- CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING BARS SHALL BE AS FOLLOWS: CONCRETE POURED DIRECTLY AGAINST EARTH - 3 INCHES CLEAR, STRUCTURAL SLABS - 3/4 INCHES CLEAR (TOP AND BOTTOM), FORMED CONCRETE WITH EARTH BACK FILL - 2 INCHES CLEAR. CLEAR COVER FOR ALL REINFORCEMENT IN PRECAST CONCRETE MEMBERS FABRICATED IN A PLANT CONTROLLED ENVIRONMENT TO BE 1-1/2" MIN. FOR UP TO # 4 REINFORCING BARS, UNLESS NOTED OTHERWISE.

- ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING THAT MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED EXCEPT AS SHOWN. NOTIFY THE STRUCTURAL ENGINEER IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS.
- CONDUIT OR PIPE SIZE (O.D.) SHALL NOT EXCEED 30% OF SLAB THICKNESS AND SHALL BE PLACED BETWEEN THE TOP AND BOTTOM REINFORCING, UNLESS SPECIFICALLY DETAILED OTHERWISE. CONCENTRATIONS OF CONDUITS OR PIPES SHALL BE AVOIDED EXCEPT WHERE DETAILED OPENINGS ARE PROVIDED.
- PRECAST CONCRETE SHALL BE FABRICATED IN AN APPROVED SHOP IN A PLANT CONTROLLED ENVIRONMENT. REINFORCEMENT SPECIFIED IS MINIMUM ONLY. DESIGN AND VERIFICATION OF PRECAST MEMBERS, INCLUDING EMBEDS, FOR LOADS TO DUE LIFTING AND TRANSPORTATION IS THE RESPONSIBILITY OF THE PRECASTER.
- MODULUS OF ELASTICITY OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-460, SHALL BE AT LEAST THE VALUE GIVEN BY THE EQUATIONS IN SECTION 8.5.1 OF ACI 318 FOR THE SPECIFIED 28-DAY STRENGTH.
- SHRINKAGE OF CONCRETE, WHEN TESTED IN ACCORDANCE WITH ASTM C-157, SHALL NOT EXCEED 0.0004 INCHES/INCH.
- CONCRETE PLACED IN COLD WEATHER CONDITIONS SHALL BE IN ACCORDANCE WITH ACI 306 (LATEST EDITION)

REINFORCING STEEL

- REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615 GRADE 60.
- ALL REINFORCING BAR BENDS SHALL BE MADE COLD
- MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6 INCHES OR ONE FULL MESH AND ONE HALF, WHICH EVER IS GREATER.
- ALL BARS SHALL BE MARKED SO THEIR IDENTIFICATION CAN BE MADE WHEN THE FINAL IN-PLACE INSPECTION IS MADE.
- REBAR SPLICES ARE TO BE: CLASS "B"
- REINFORCING SPLICES SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
- DOWELS BETWEEN FOOTINGS AND WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE AND SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY.

POST-INSTALLED ANCHORS

- USE, INSTALLATION, EMBEDMENT DEPTH, AND DIAMETER OF EXPANSION/WEDGE OR ADHESIVE ANCHORS IN HARDENED CONCRETE OR CMU SHALL CONFORM TO ICC REPORT & MANUFACTURER'S RECOMMENDATIONS.
- MAINTAIN CRITICAL EDGE DISTANCE SPECIFIED IN ICC REPORT AS A MINIMUM, U.N.O. IN THESE DRAWINGS
- LOCATE AND AVOID CUTTING EXISTING REBAR OR TENDONS WHEN DRILLING HOLES IN ELEVATED CONCRETE SLABS, CONCRETE WALLS, OR CMU.

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	01/30/25	JL	90% PZD REVIEW
B	03/19/25	RM	CLIENT COMMENTS
C	05/16/25	KM	CLIENT COMMENTS
D	08/08/25	KM	100% PZD REVIEW

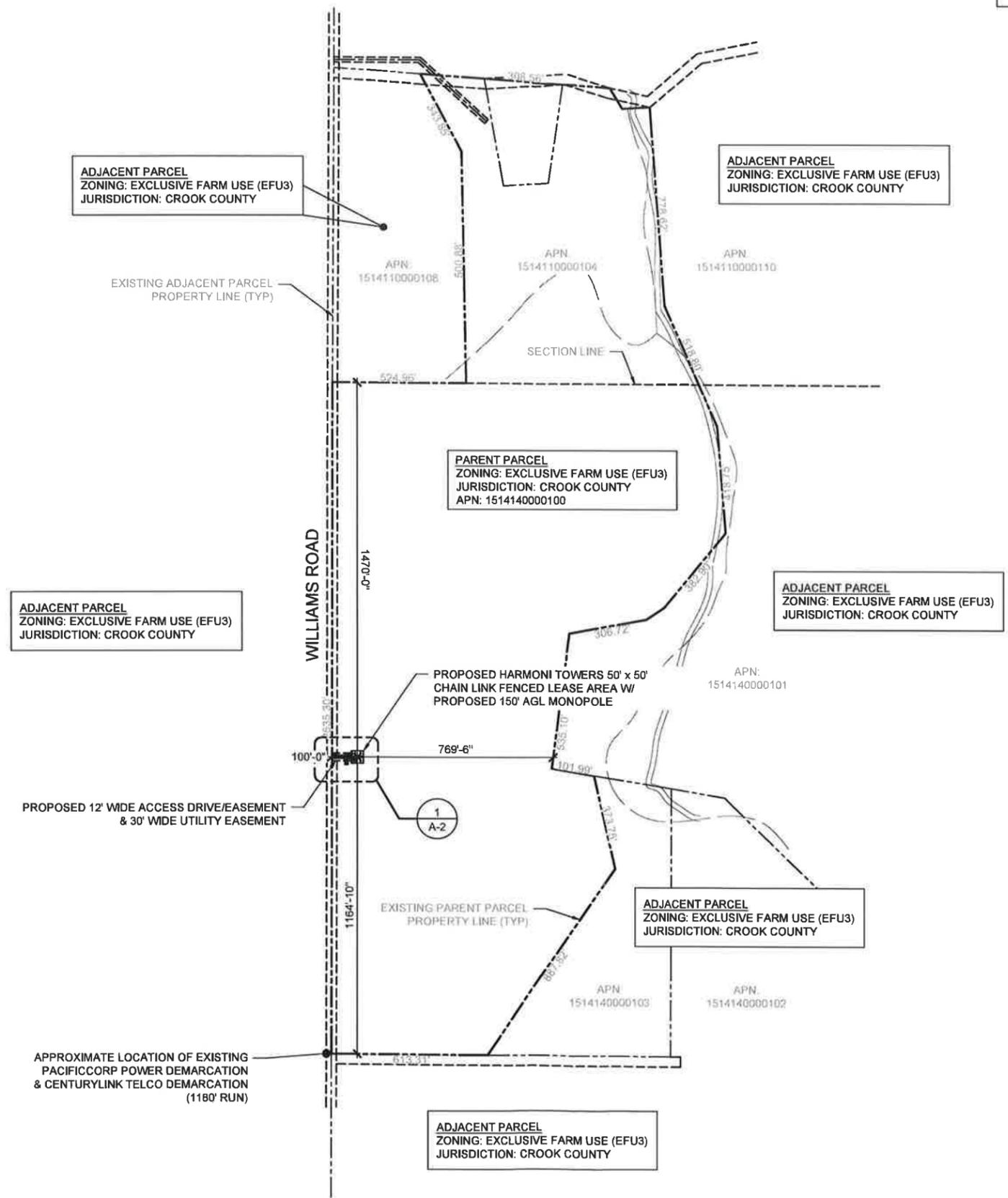


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GENERAL
NOTES

T-3

NOTE:
 ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY CHINOOK SURVEYS, DATED 01/30/25, PREVIOUS AS-BUILT DRAWINGS AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.



PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
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B	03/19/25	RM	CLIENT COMMENTS
C	05/18/25	KM	CLIENT COMMENTS
D	06/08/25	KM	100% FZD REVIEW

CLIENT:

ARE CONSULTANT, SITE ACQUISITION AND PERMITTING:

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**PROPOSED
 OVERALL
 SITE PLAN**

A-1

22"x34" SCALE: 1" = 250'-0"
 11"x17" SCALE: 1" = 500'-0"

PROPOSED OVERALL SITE PLAN 1

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

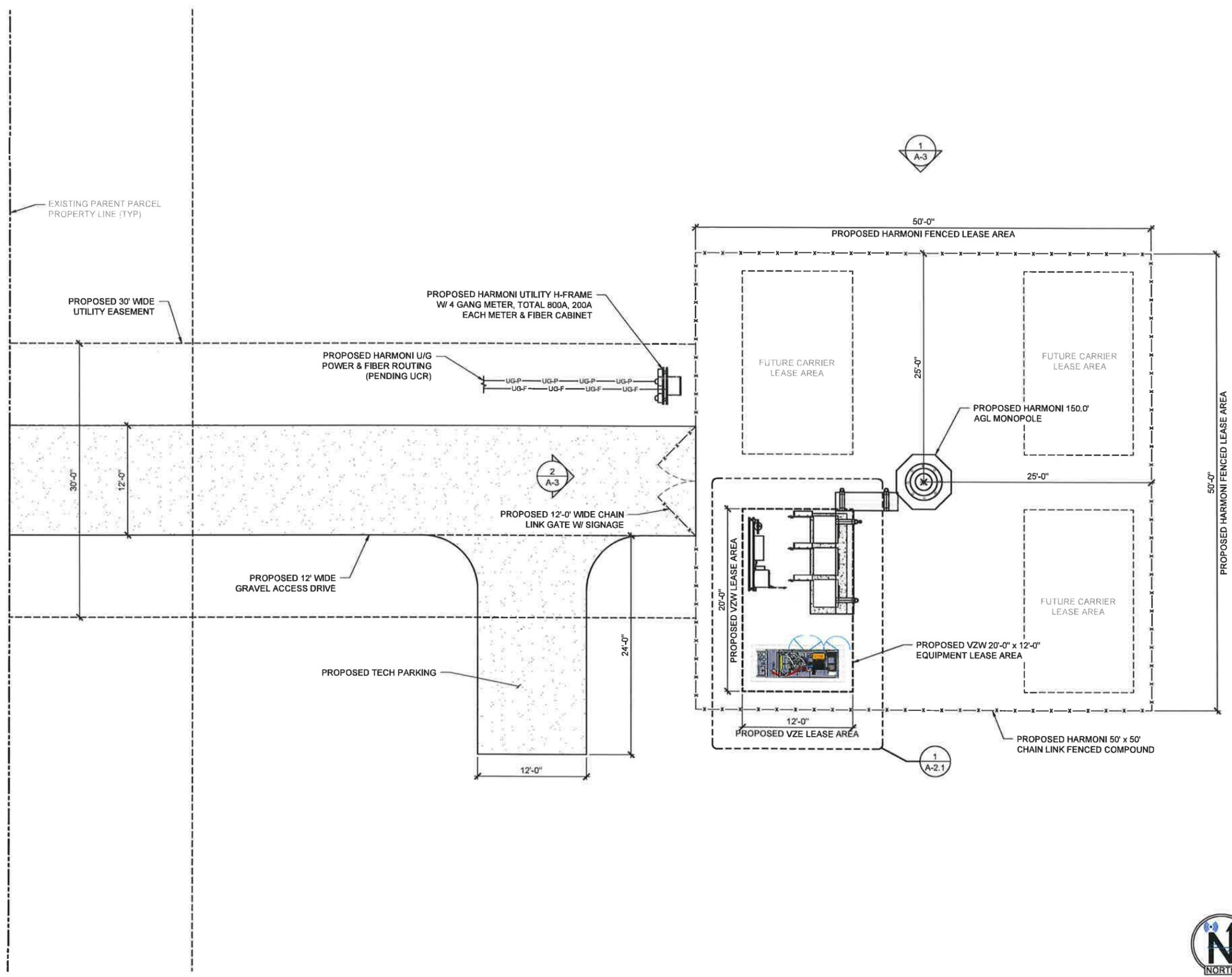
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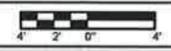
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**PROPOSED
ENLARGED
SITE PLAN**

A-2



22'x34" SCALE: 3/16" = 1'-0"
11'x17" SCALE: 3/32" = 1'-0"



PROPOSED ENLARGED SITE PLAN 1

A:\NEW SITE\BUE.DS\DWG - OR6 DITCH RIDER - HARMONITOWERS DITCH RIDER PERMIT 100% PZD_03-08-25.DWG

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

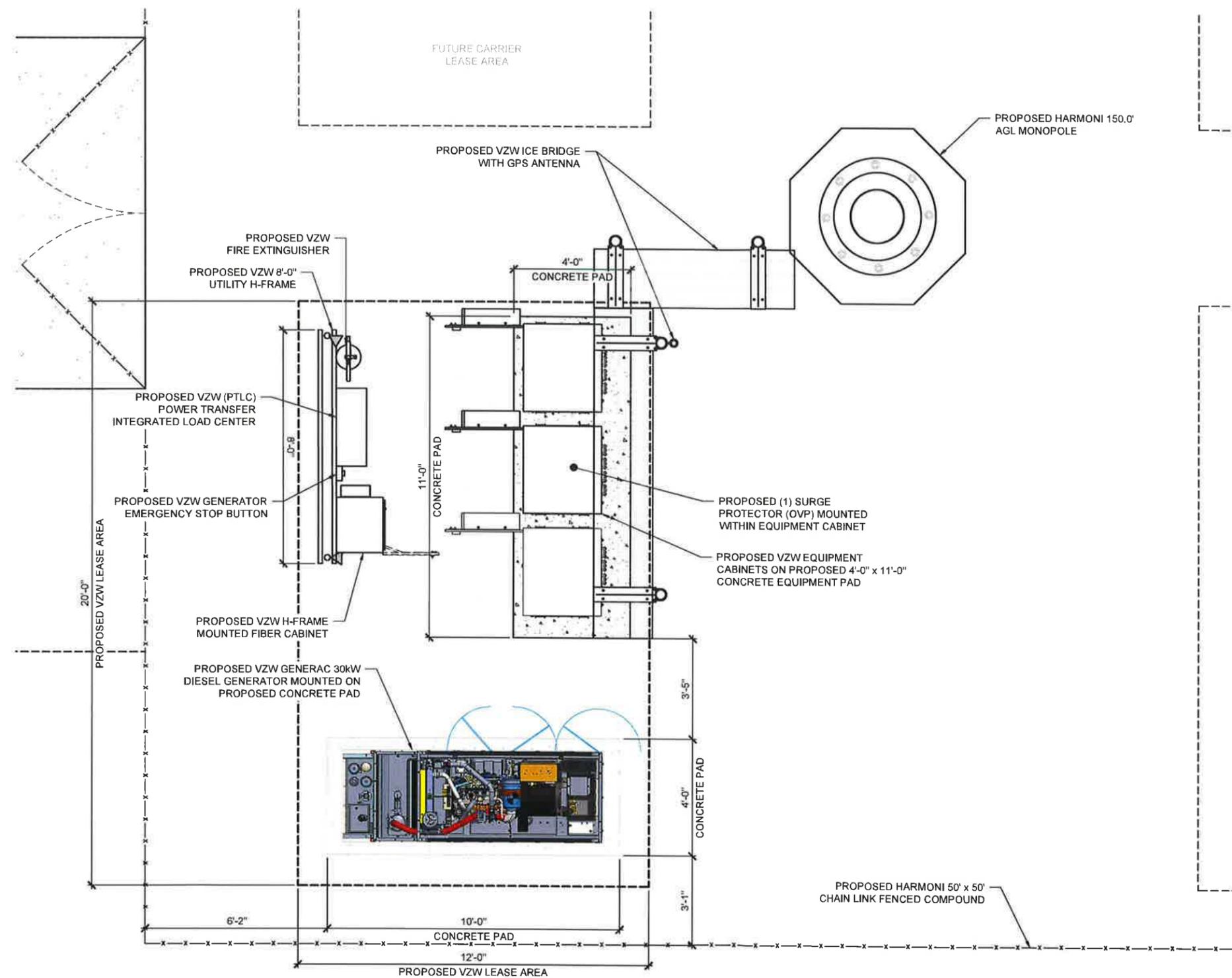
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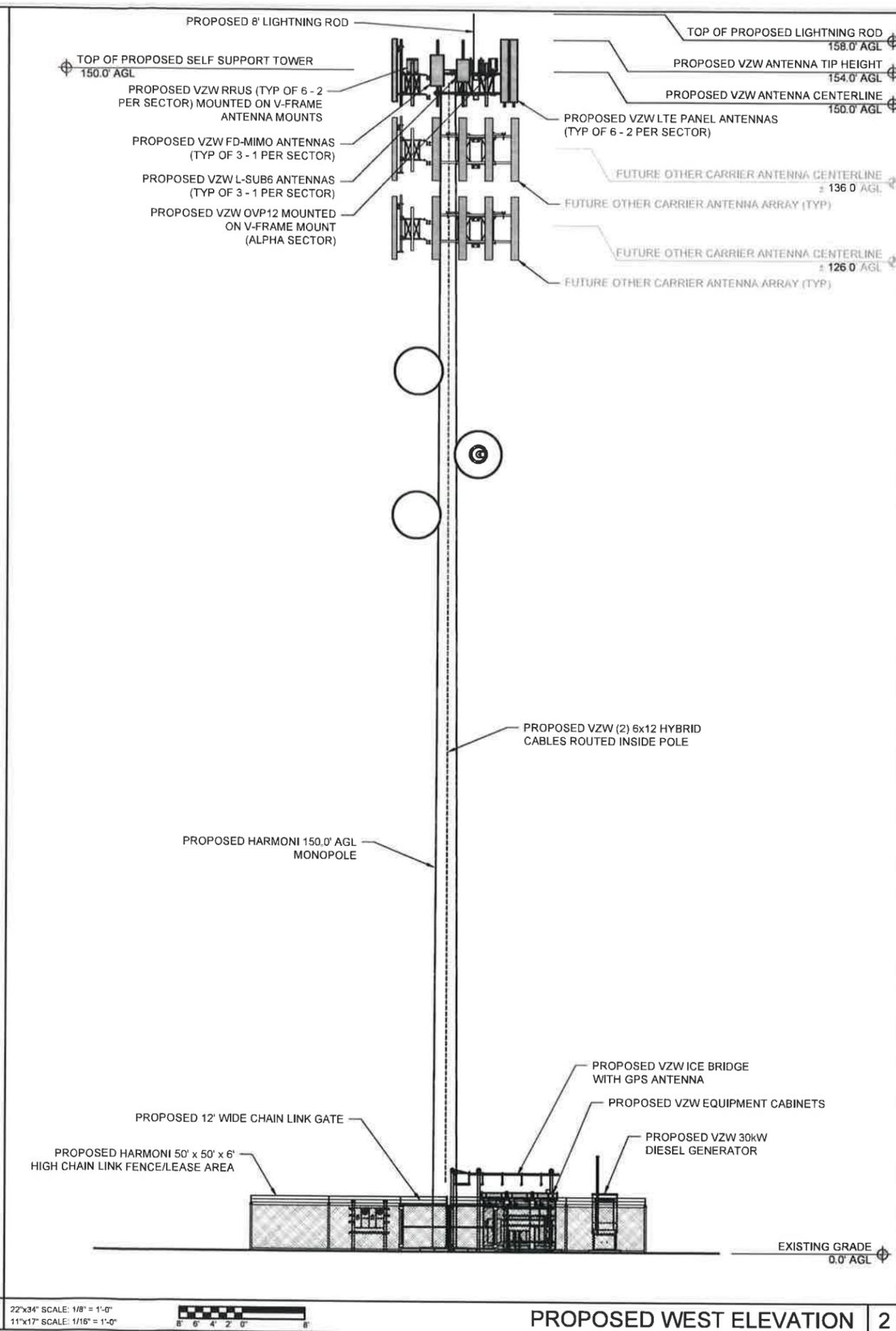
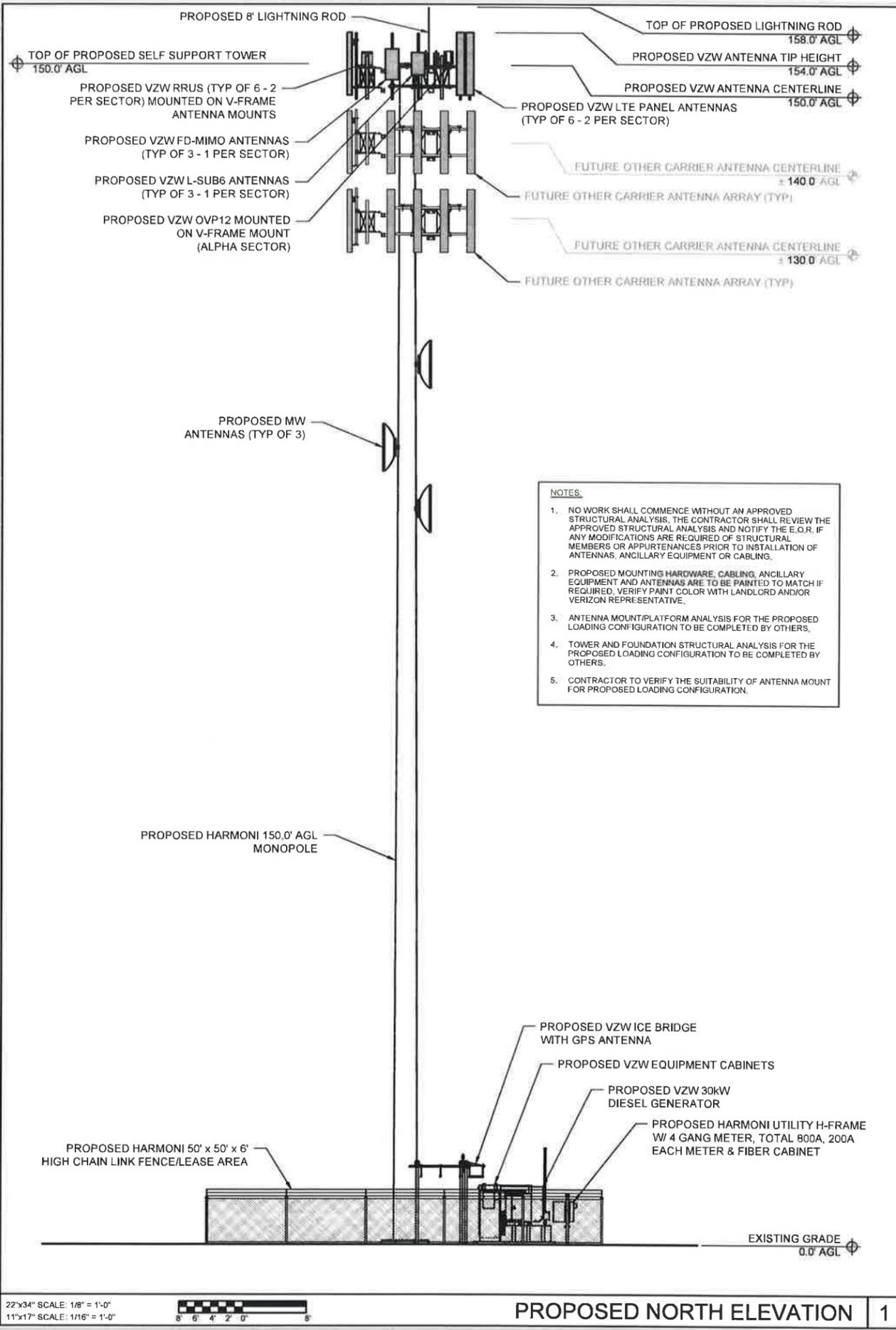
**PROPOSED
EQUIPMENT PLAN**

A-2.1



22'x34" SCALE: 1/2" = 1'-0"
11'x17" SCALE: 1/4" = 1'-0"

PROPOSED COMPOUND PLAN 1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

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ELEVATIONS

A-3

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



PROPOSED NORTH ELEVATION 1

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



PROPOSED WEST ELEVATION 2

Proposed Ditch Rider Site

Created By:
Tom Fergusson
RF Engineer
4/7/2025



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Objective

Verizon has listened to customer complaints, measured the signal strength and monitored our capacity and found Verizon needs to add capacity along Highway 126 between Redmond and Prineville and coverage to the Powell Butte Community. At one time, customers measured the strength of a network by making phone calls and listening to the quality of the call. Now it's how well they can they send and receive information to their smartphone. It could be a voice call but more likely data information. If the customer lives on the edge of coverage or in a high interference (multiple sites covering the same area) zone when cell sites are at exhaustion they see a noticeable difference when they try to retrieve the information they are requesting, especially as the demand increases throughout the day. Edge customers request a greater share of a cells resources so during high demand the cell cannot provide the resources to an edge customer in a timely fashion. At some point, when the site is nearing exhaustion, it starts to impact the ability to make and receive calls for these edge customers as the site shrinks its coverage. Fortunately the network has not reached this point yet as described. If capacity is not added the customer experience will degrade. Over the years, Powell Butte customers that live on the north side of Powell Butte have complained about their service as they are in the shadow of our cell coverage even though they are very close to the site as the hill itself is blocking the signal. Verizon would like to deliver a great experience to its customers with plans to strengthen the network into areas of rural Cook County by adding new cell sites.

This document will analyze Verizon's 700 and 850 MHz bands as they can cover large areas but as the signal density goes up with this new site, Crook County residences will be able to capitalize with the super fast speed that the higher bands provide. The proposed site was identified to provide these services to the Powell Butte Community and also offload the existing sites traffic so other not served by this new site will see the traffic from their site drop and be able to serve them .

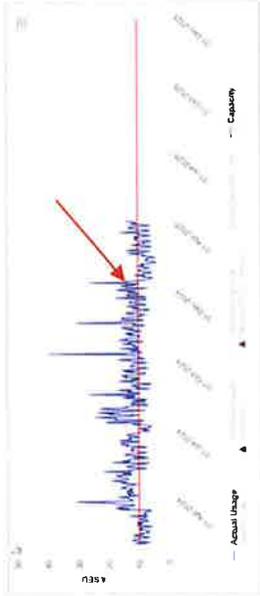


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Capacity

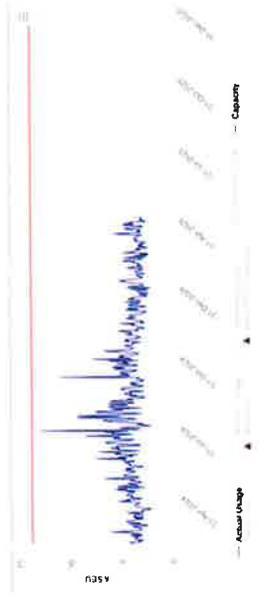
ASEU or Average Scheduled Eligible User is one way that Verizon measures the existing capacity on a sector. This metric was created to measure the delay a user experiences while waiting for a request. A good way to think of this is at the line of a grocery store, as the number of shoppers line up to buy groceries, the longer a shopper will have to wait to buy the groceries. At some point, the store will open another lane to reduce the line thus decreasing the wait time. In Verizon's case, the new lane is a new cell site. The graphs to the left, ASEU is blue while the red is the limit where Verizon would like keep the traffic under the limit. These graphs represent the low band carrier which are the carriers that travel far but cannot carry as much traffic as higher frequency bands.

McCain



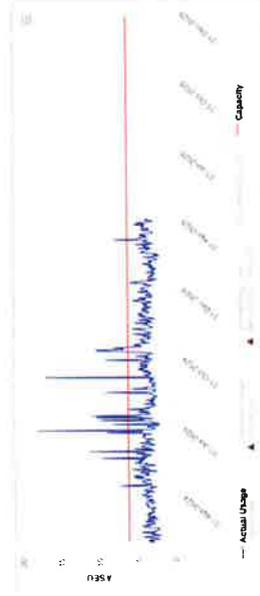
McCain is on top of Grizzly Mountain eleven miles to the north of the proposed site. It's far away but due to its height above average terrain, it is extremely tall so it can serve great distances but also causes interference to other sites that reduce the capacity the neighboring sites. Verizon did add the last remaining low band carrier shown by the red arrow but had little effect in solving the problem. Adding the proposed offload will have a significant offload to McCain. Verizon will be able to minimize the footprint using antenna down tilt thus decreasing the traffic that will provide future growth.

Wiley



Wiley is on top of Powell Butte and has plenty of capacity at this time. The site does see an increase in traffic during the summer months but still in good shape. This sector is not a driver for the proposed site but it will see some benefits as sites with less traffic operate better.

Powell Butte South

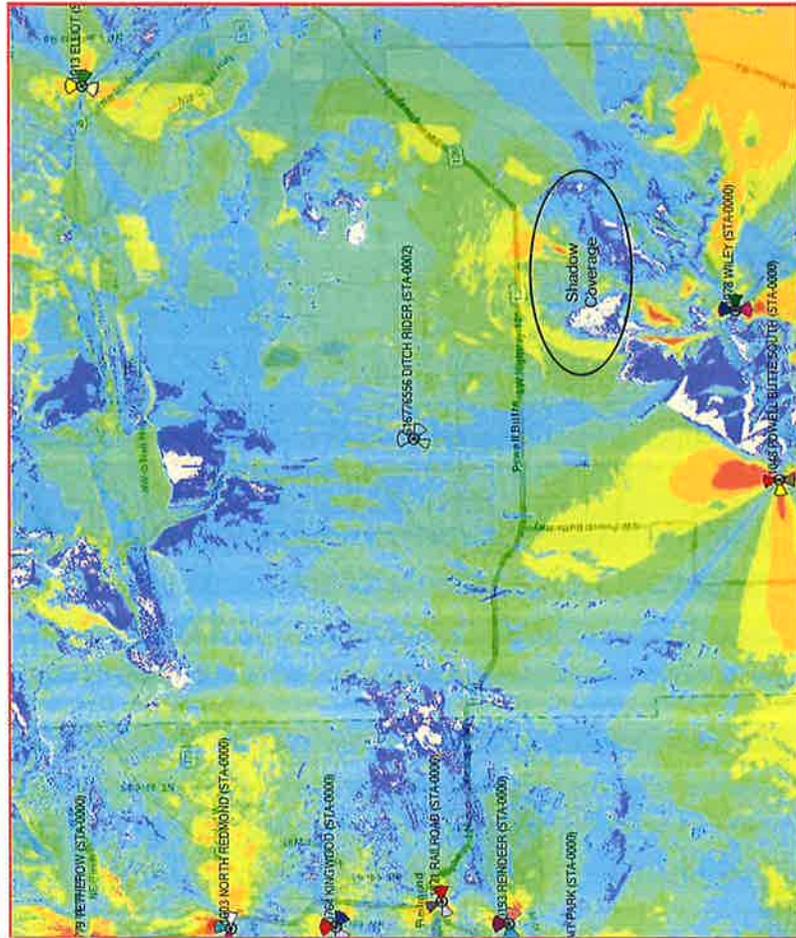


Powell Butte South is on the west slope of Powell Butte. Its considered tall. Notice during the summer months, the sector was exhausted at times. If Verizon does nothing, the exhaustion will increase until Verizon builds an offload site.

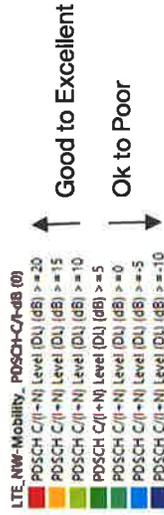


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Figure 1 Current Low-Band C/I

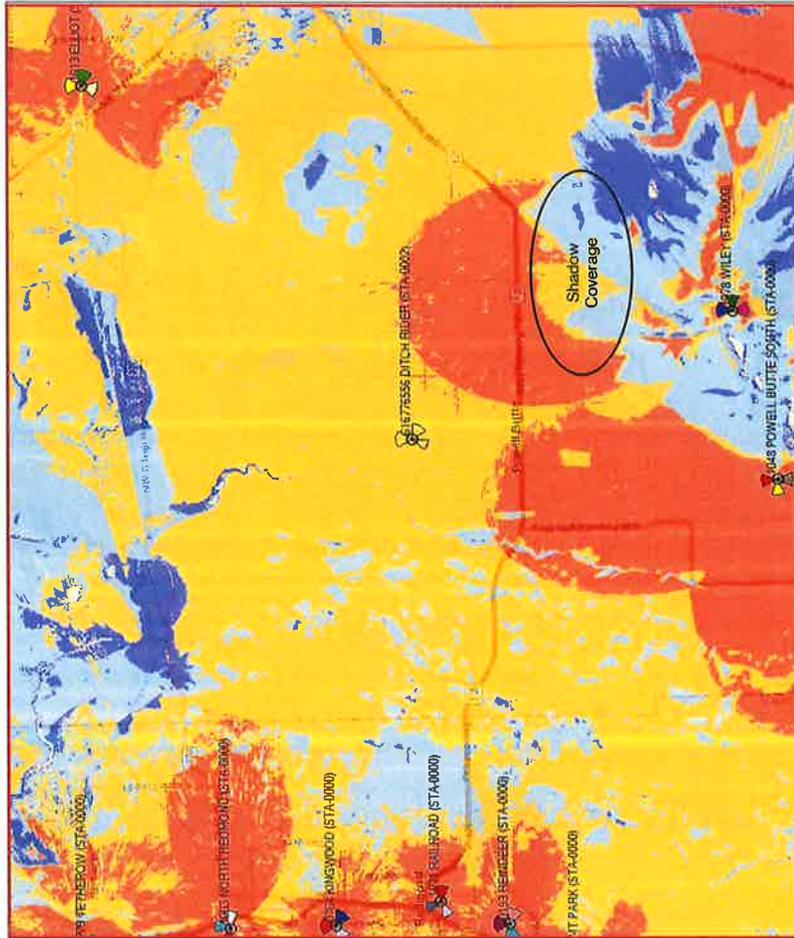


This is a C/I (Carrier to Interference) plot. The greater the C/I the faster the speed but as the interference increases, the site has to send a more robust data stream so the mobile can read the data. This data stream is less efficient so the wait time for the requested data increase. As the traffic increases, the interference increases thus slowing down the transfer of data. The site is placed in a low C/I. The customer in the blue area will always have slower speeds but at peak traffic times, will see a much degraded experience. A new site will solve the issue in this area.



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Figure 2 Low-band Current Coverage



Overall, the signal strength is good to excellent. If Verizon did not have any exhausted sectors, this design would work just fine but will struggle as sites have diminished capacity. One area where the coverage is poor due to the shadowing created by the Powell Butte itself is shown. This has generated customer complaints in the past.

- Generally how to read the RSRP Signal Strength:
- Red - Good indoor and great outdoor coverage
 - Orange - Ok indoor and great outdoor coverage
 - Light Blue - Poor indoor and ok outdoor coverage
 - Dark Blue - Poor indoor and outdoor coverage
- LTE, NW-Mobility, RSRP-dBm (0)
- RSRP Level (DL) (dBm) > = -75
 - RSRP Level (DL) (dBm) > = -85
 - RSRP Level (DL) (dBm) > = -95
 - RSRP Level (DL) (dBm) > = -105



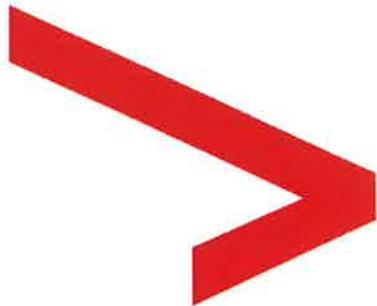
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Conclusion

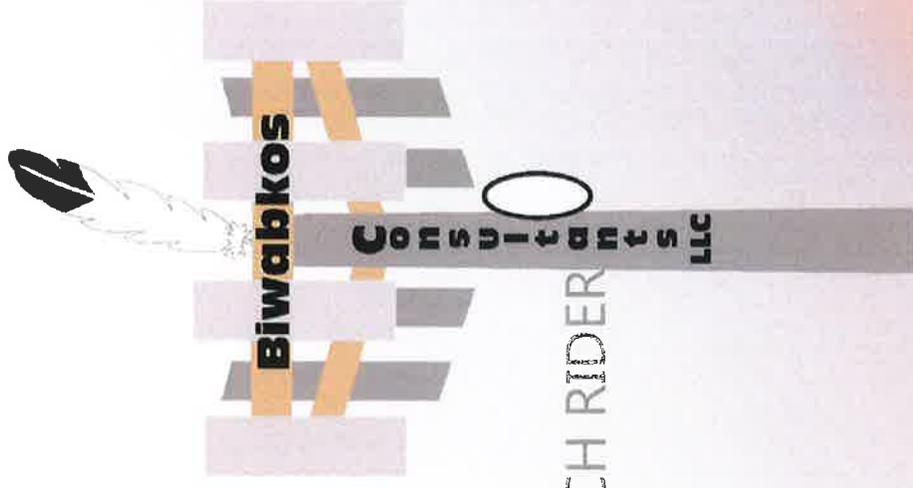
As Verizon looks to increase its signal strength and reduce the interference into areas of rural Crook County with poor performance. New locations must be added to the network over time. The proposed site will significantly reduce Verizon's troubled area in the Powell Butte area plus provide fixed wireless access(home internet) for the many residences in the area. If approved, the existing communication will provide a better customer experience than the current network as shown and offer new services that are not being offered in this area today.



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WIRELESS NETWORK CONSULTING



Harmoni OR0005306 Ditch Rider / Verizon DITCH RIDER
Coverage and Capacity Site

RF DESIGN ANALYSIS

Coverage vs Capacity

† **Capacity is providing bandwidth or processing capacity to service the customers in the area.**

- Areas where large numbers of users are in a specific geographic areas
- Areas where users are demanding higher data rates for services
- Areas with a large amount of indoor users

† **Coverage is providing service where service does not exist, calls drop, or “no service” .**

- Areas where sites are farther apart
- Areas where terrain or buildings block signals
- Areas where indoor service is low or nonexistent

Objective of new site

† Capacity

- Provide additional bandwidth for customers in the area surrounding the proposed site
- Provide better throughput for indoor users in the area
- Offload sites to the West and South that are over capacity

† Coverage

- Provide coverage in the rural area North of Highway 126
- Provide coverage along SW Williams Road and feeder roads

† Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices

Proposed Site

† 150' Monopole

- With 8' of appurtenances
- 3450 SW Williams Road Powell Butte, OR 97753
 - Latitude: 44.272539 N (NAD83)
 - Longitude: -121.017655 W (NAD83)
 - Ground Elevation: 3004.8' (NAVD88)
 - Anchor tenant is Verizon
- Antenna Centerline at 150' AGL

Why here?

- † Surrounding area has lack of quality services
- † All (3) carriers are lacking quality service in the area
- † Many of the users' mobiles are reporting low quality connections from Crowd Source (Open Signal, CellMapper and, Ookla data).
- † Significant growth in wireless network utilization in the rural areas of Oregon.
- † Sites to the South are over capacity (throughput limitations)
- † The existing Verizon neighbors do not provide adequate coverage or service around where the proposed is located. Adding antennas to the neighbor sites located to the South will not provide the power per link or the throughput per link needed to resolve the issue

Zoom – proposed site

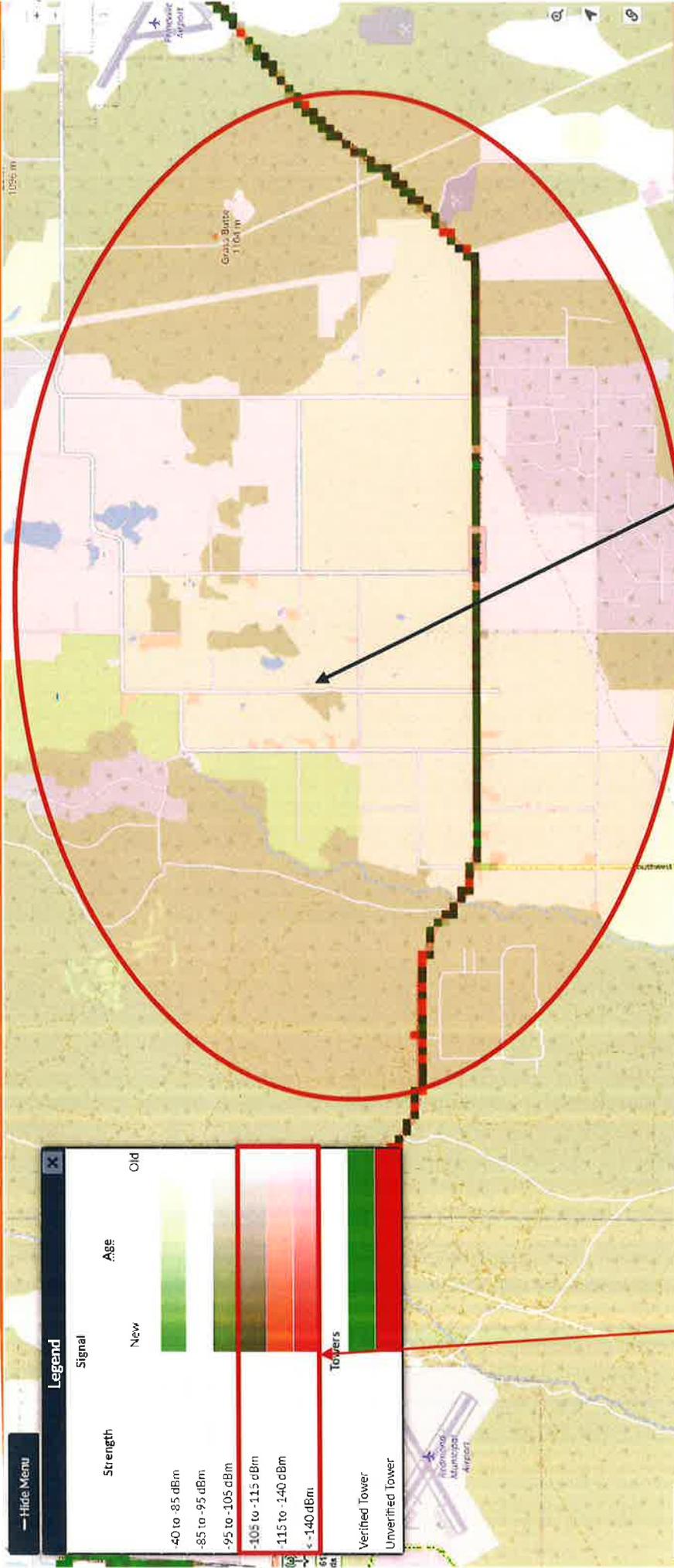


2025

Distance from proposed to Verizon neighbor sites



Verizon CellMapper



Less than on Street Coverage

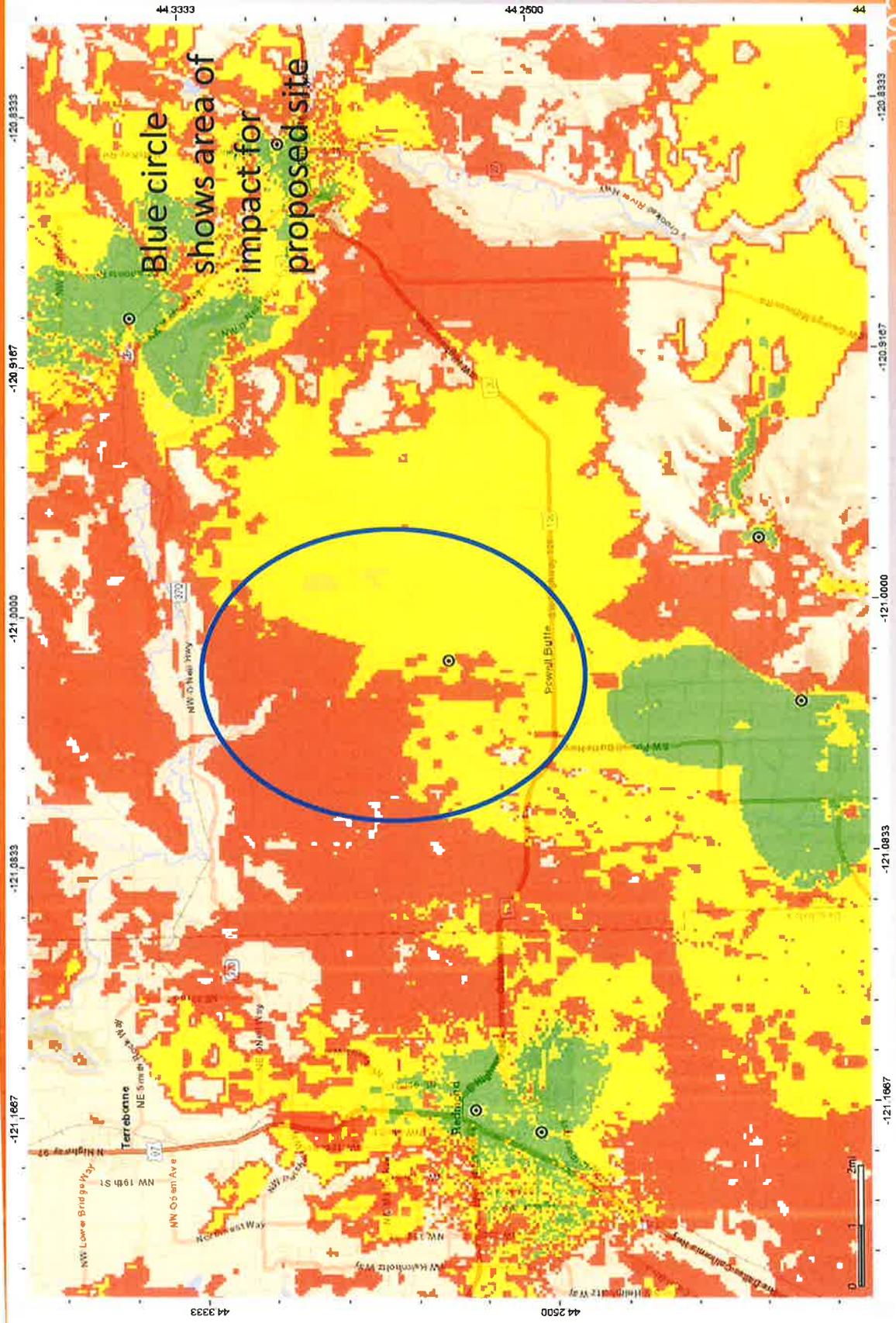
Proposed Site

The area in the red circle is what the proposed site would impact

This area is showing less than in-vehicle service in the area

Verizon RSRP Current Coverage

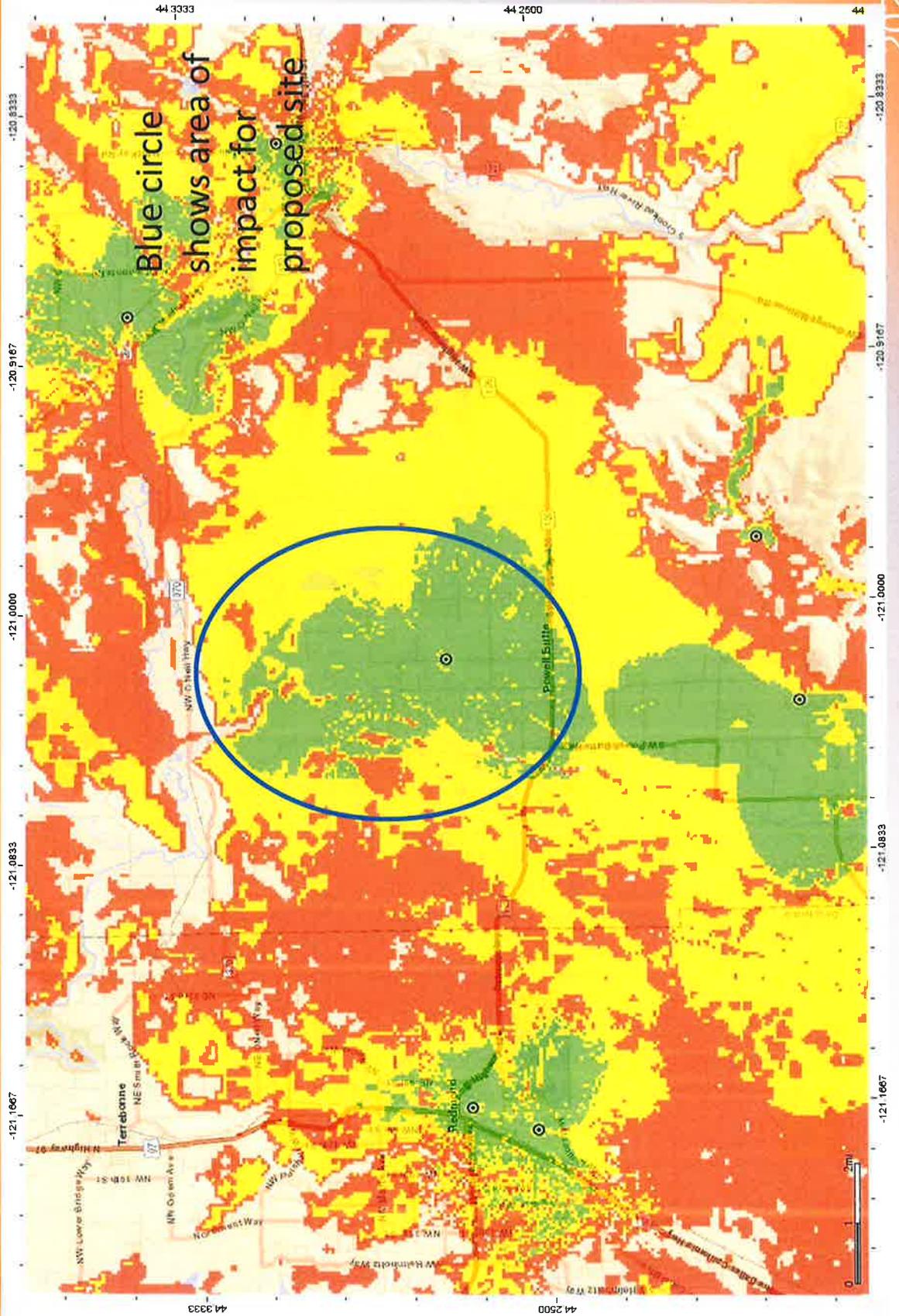
LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



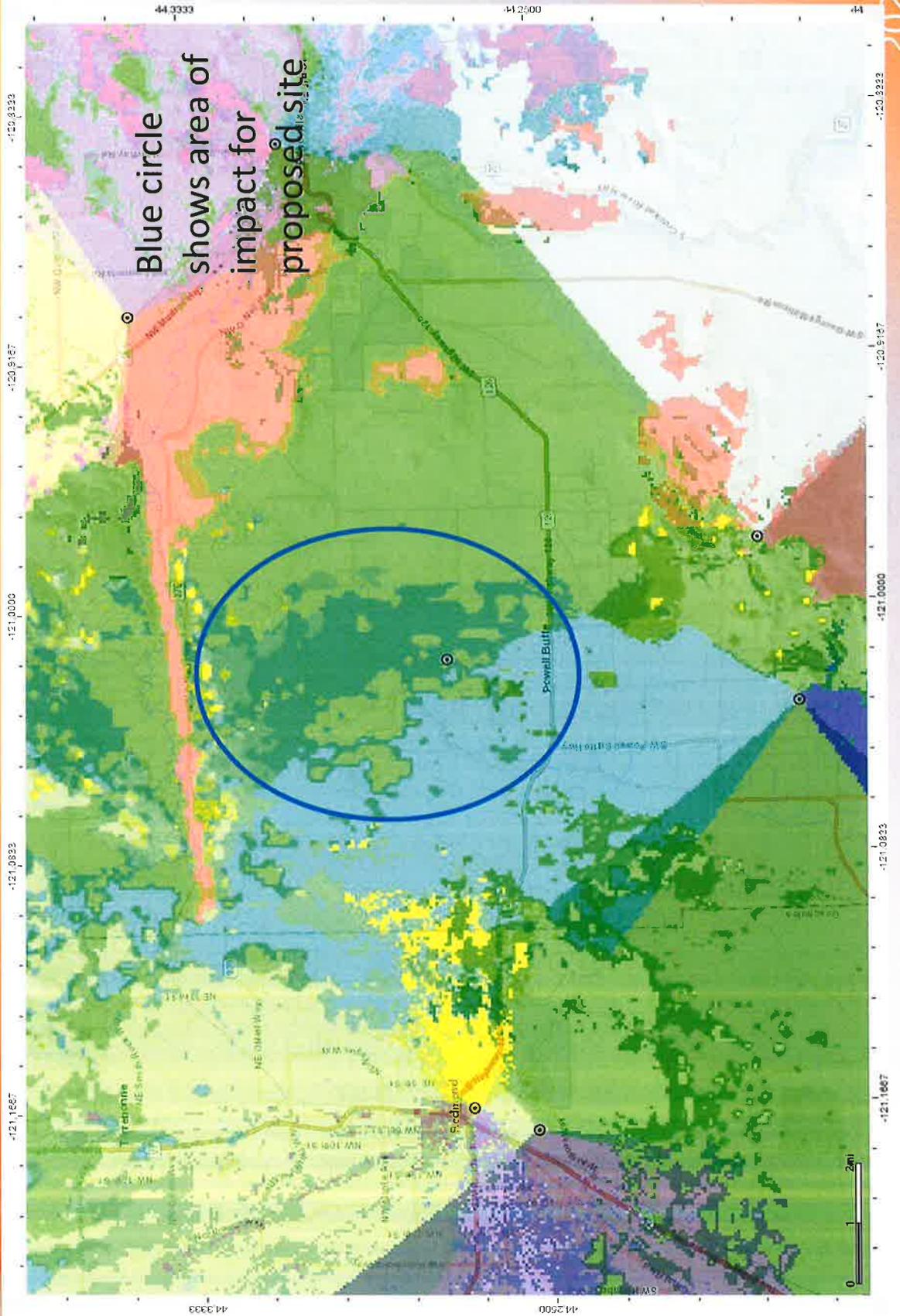
2025

Verizon RSRP Proposed Coverage

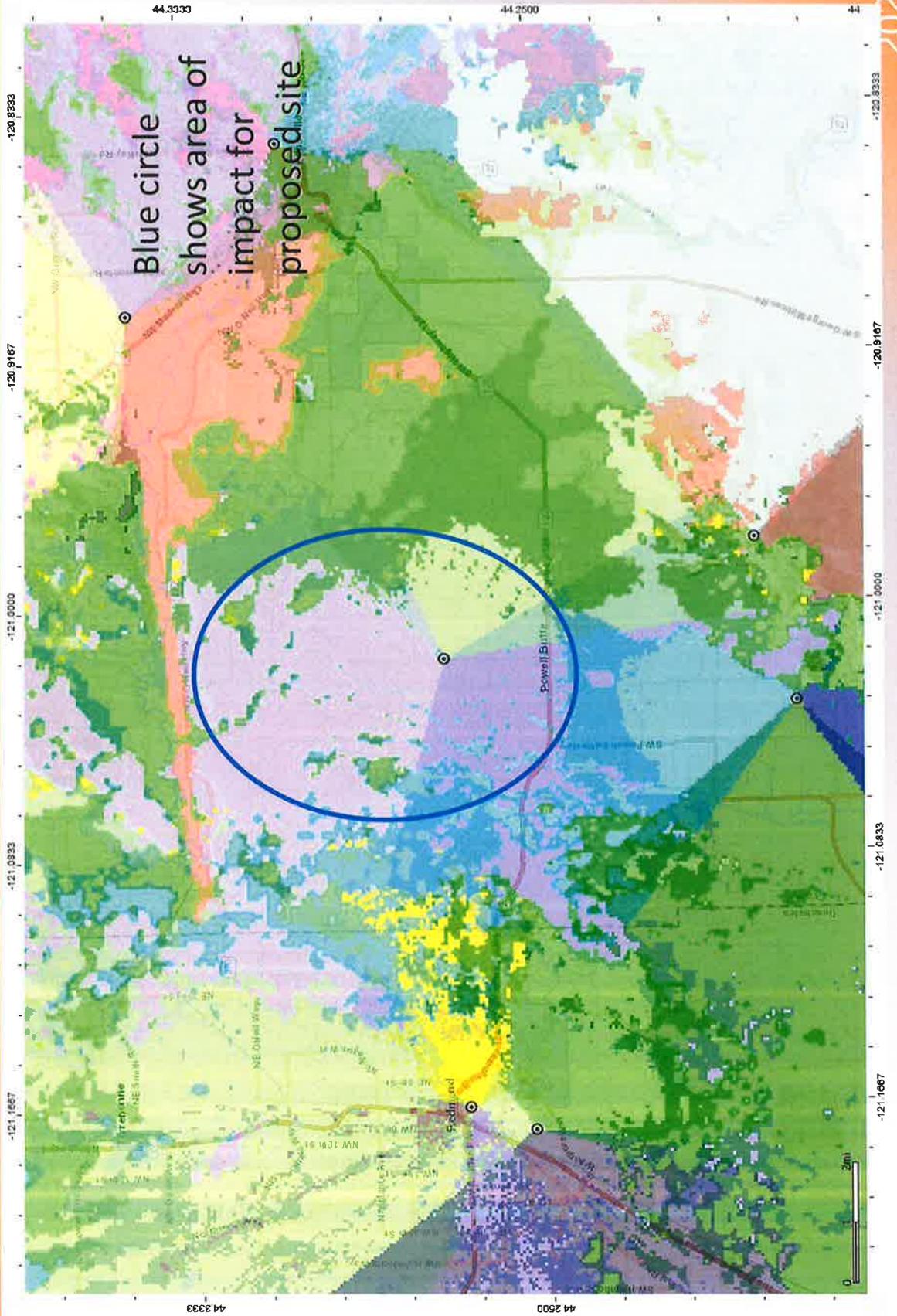
LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



Verizon Current Best Server

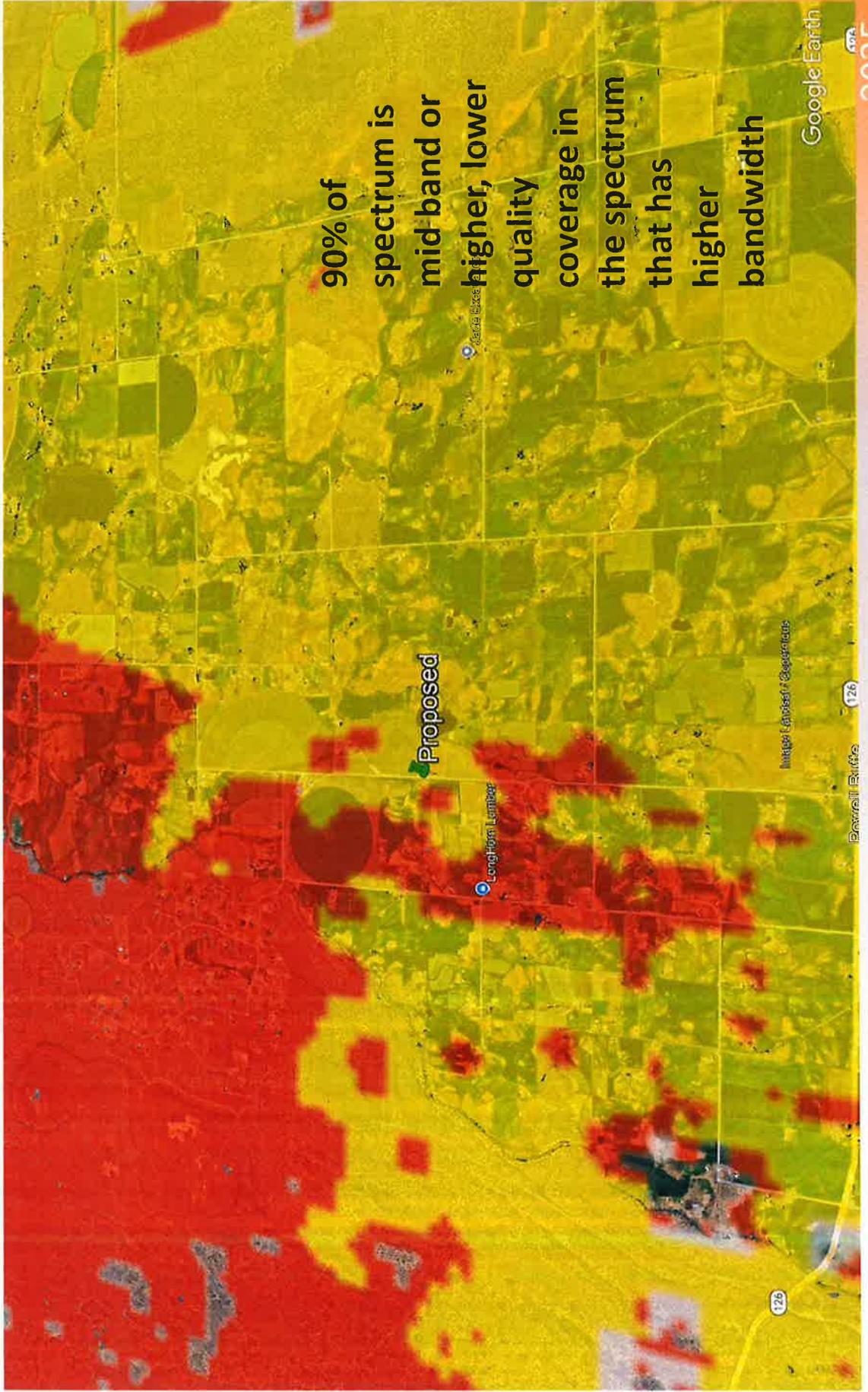


Verizon Proposed Best Server



Verizon RSRP Current Coverage RSRP zoomed

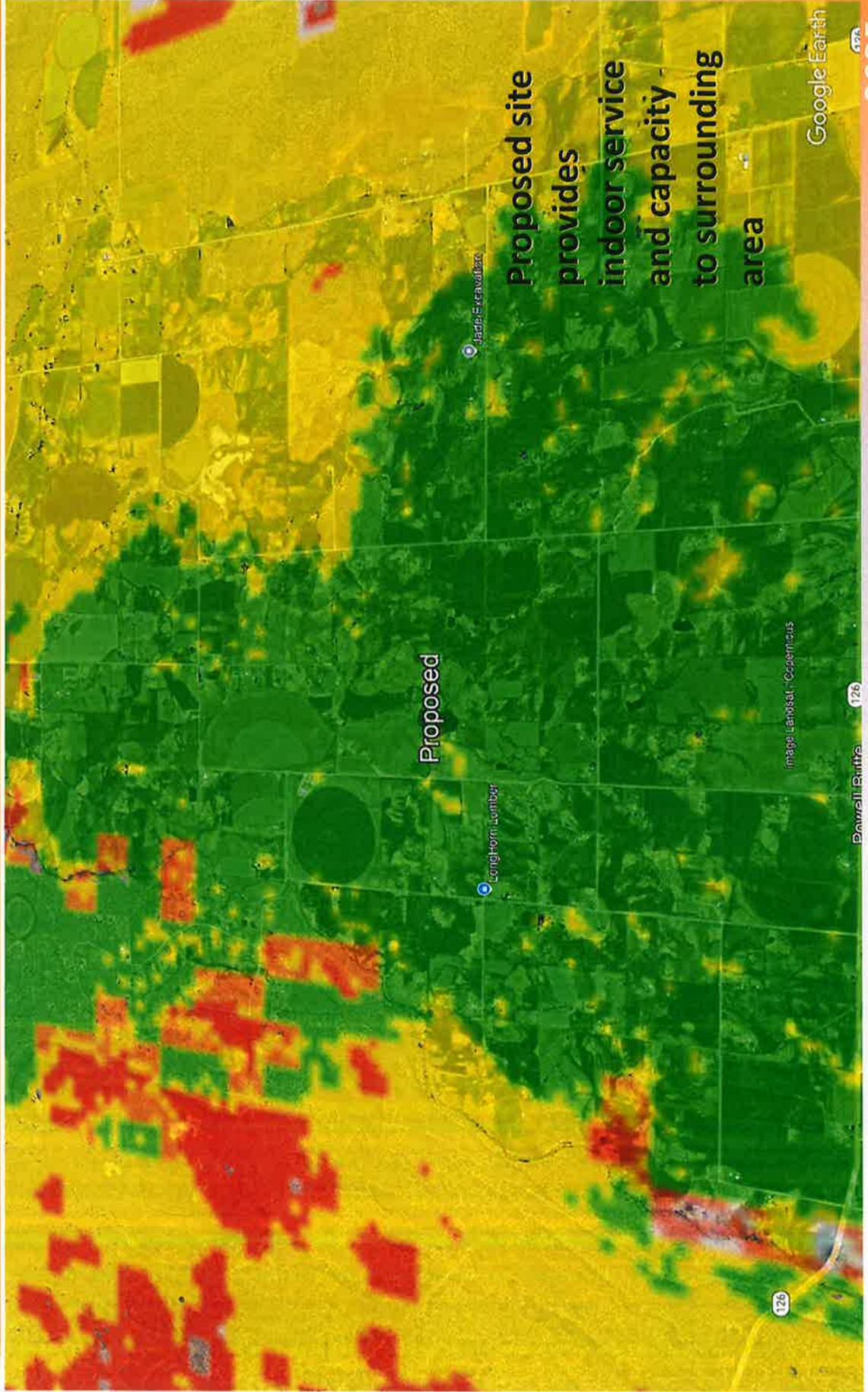
LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Verizon RSRP

Proposed Coverage - zoomed

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

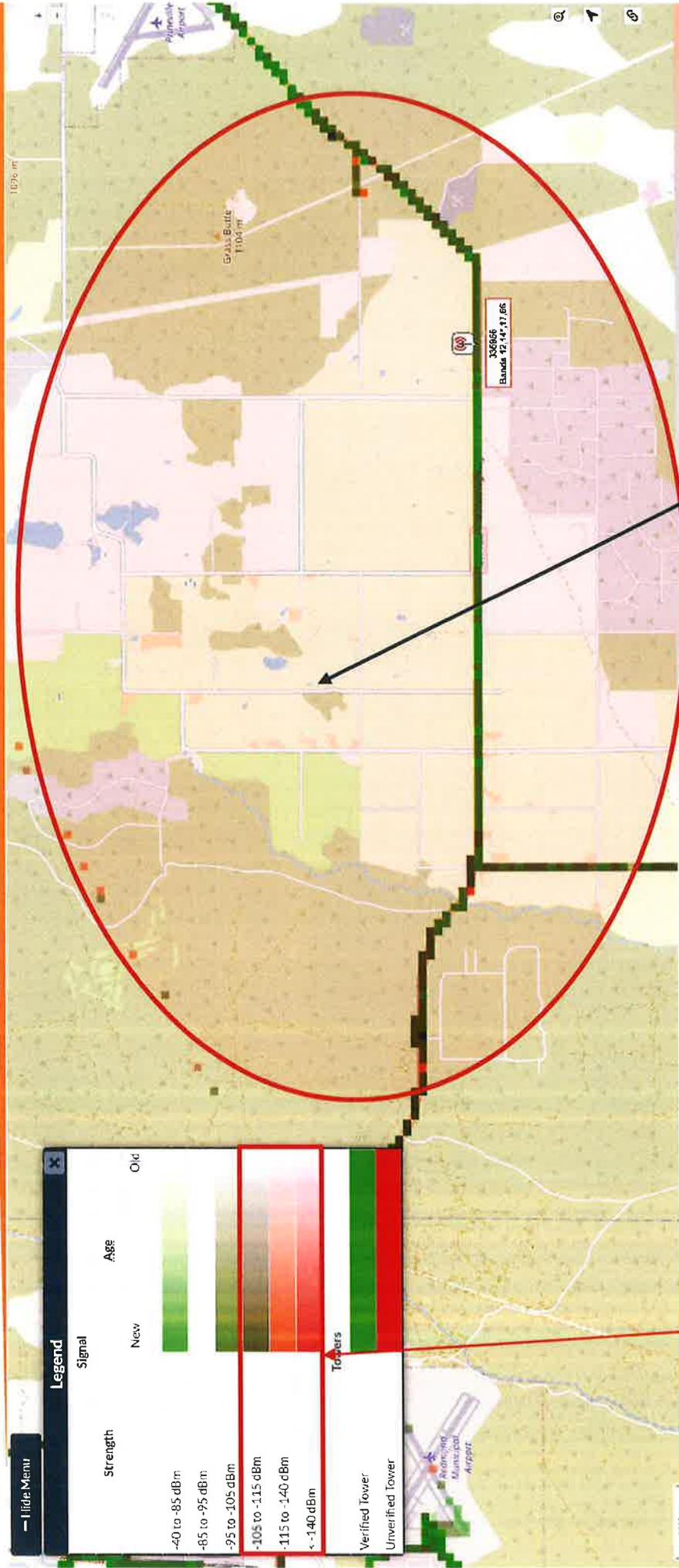


2025

Distance from proposed to AT&T neighbor sites



AT&T CellMapper



Less than on Street Coverage

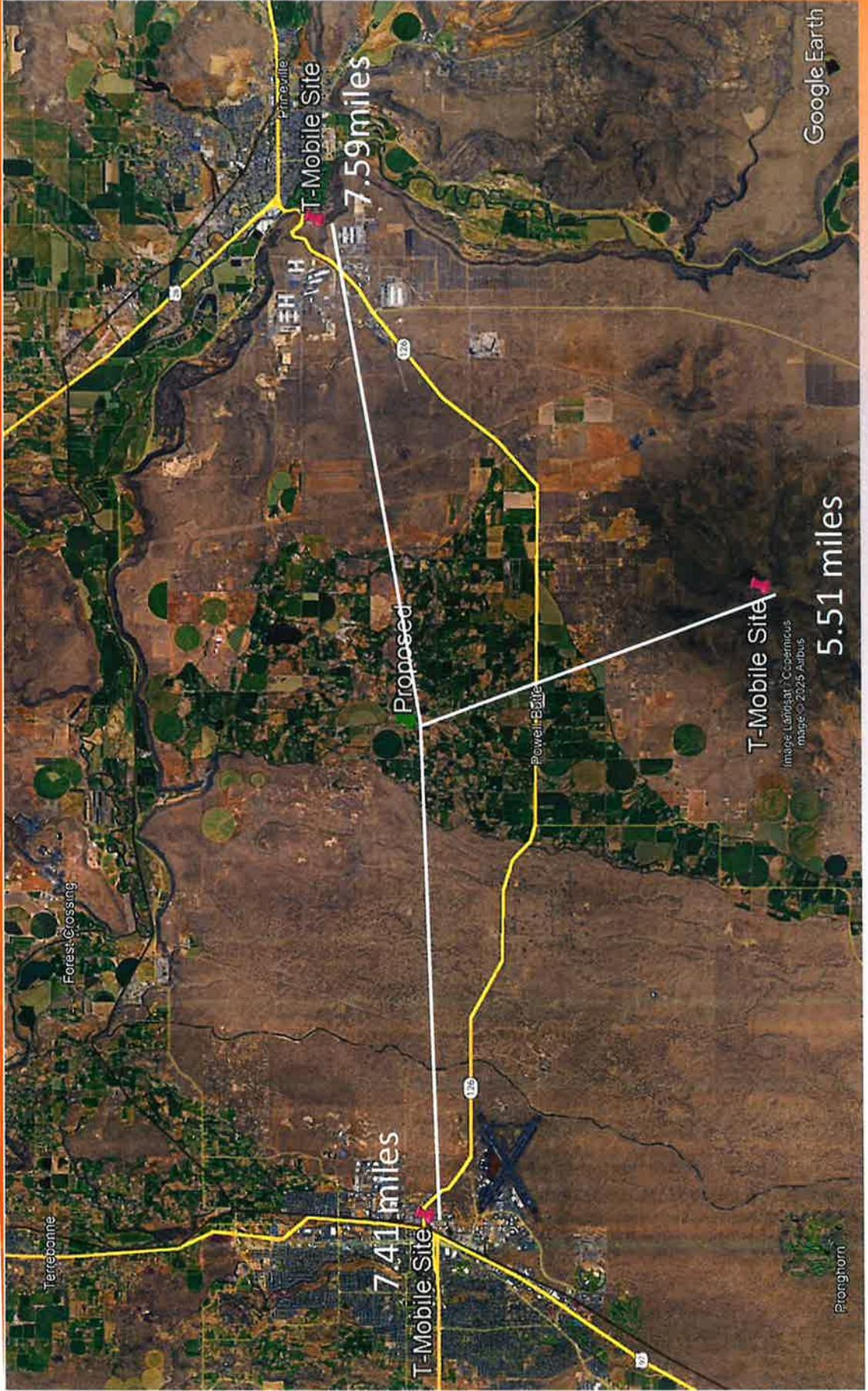
Proposed Site

The area in the red circle is what the proposed site would impact

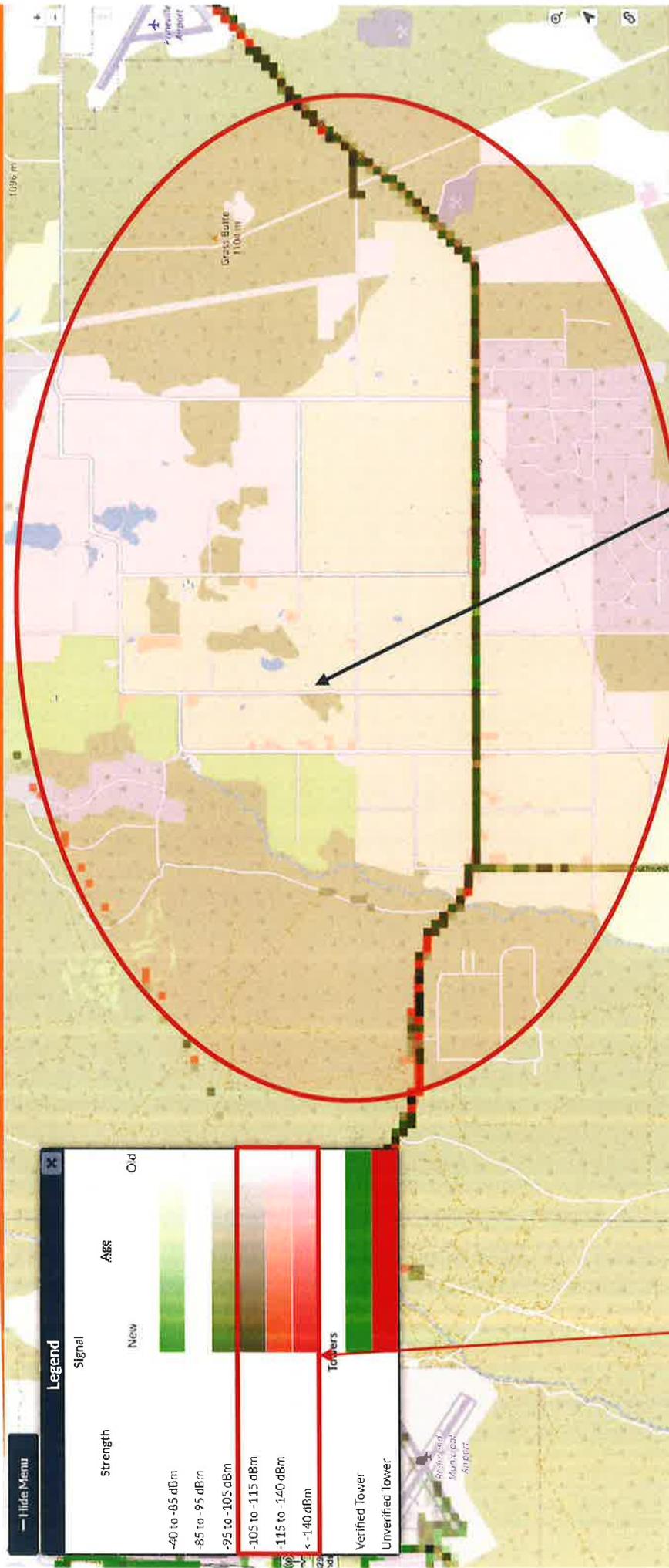
This area is showing less than outdoor service in the area

2025

Distance from proposed to T-Mobile neighbor sites



T-Mobile CellMapper



Less than on Street Coverage

The area in the red circle is what the proposed site would impact

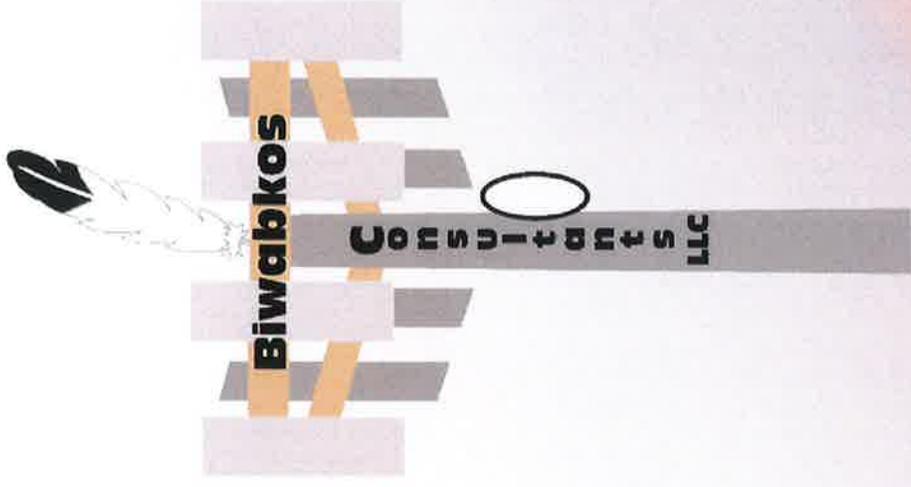
This area is showing less than outdoor service in the area

2025

Conclusion / Recommendation

- † Poor service quality along SW Williams Road and Dixon Road as well as all feeder roads
- † A lack of throughput and quality along Hwy 126 and area North and South of Hwy 126
- † A lack of quality throughput per subscriber in the area
- † The existing sites are over capacity and need offload from a new site
- † Other carriers have the same level of service in the area and the tower will most likely be collocated with other tenants who will need the height
- † **Recommend approval of the proposed tower at the height requested**

WIRELESS NETWORK CONSULTING



Harmoni Towers OR0005306 Ditch Rider
Verizon DITCH RIDER Site
Capacity and Coverage Site

ALTERNATE SITE ANALYSIS

Alternate Site

- † Requested to review alternative tower and other locations
- † Sprint tower is approximately 4.28 miles away from proposed on a bearing of 100 degrees
- † Primary objective of proposed is to provide coverage and offload surrounding site sectors of capacity for users in the Rural area

Distance from proposed to Verizon neighbor sites



Alternate Site #1

- † Sprint Tower
- † FCC Registration # 1223367
- † 196' Self Support Tower owned by American Tower Corporation
- † Highest Height available 180' AGL
- † Coordinates
 - 44.272539 Latitude
 - -121.017655 Longitude
- Ground Elevation – 3276' AMSL

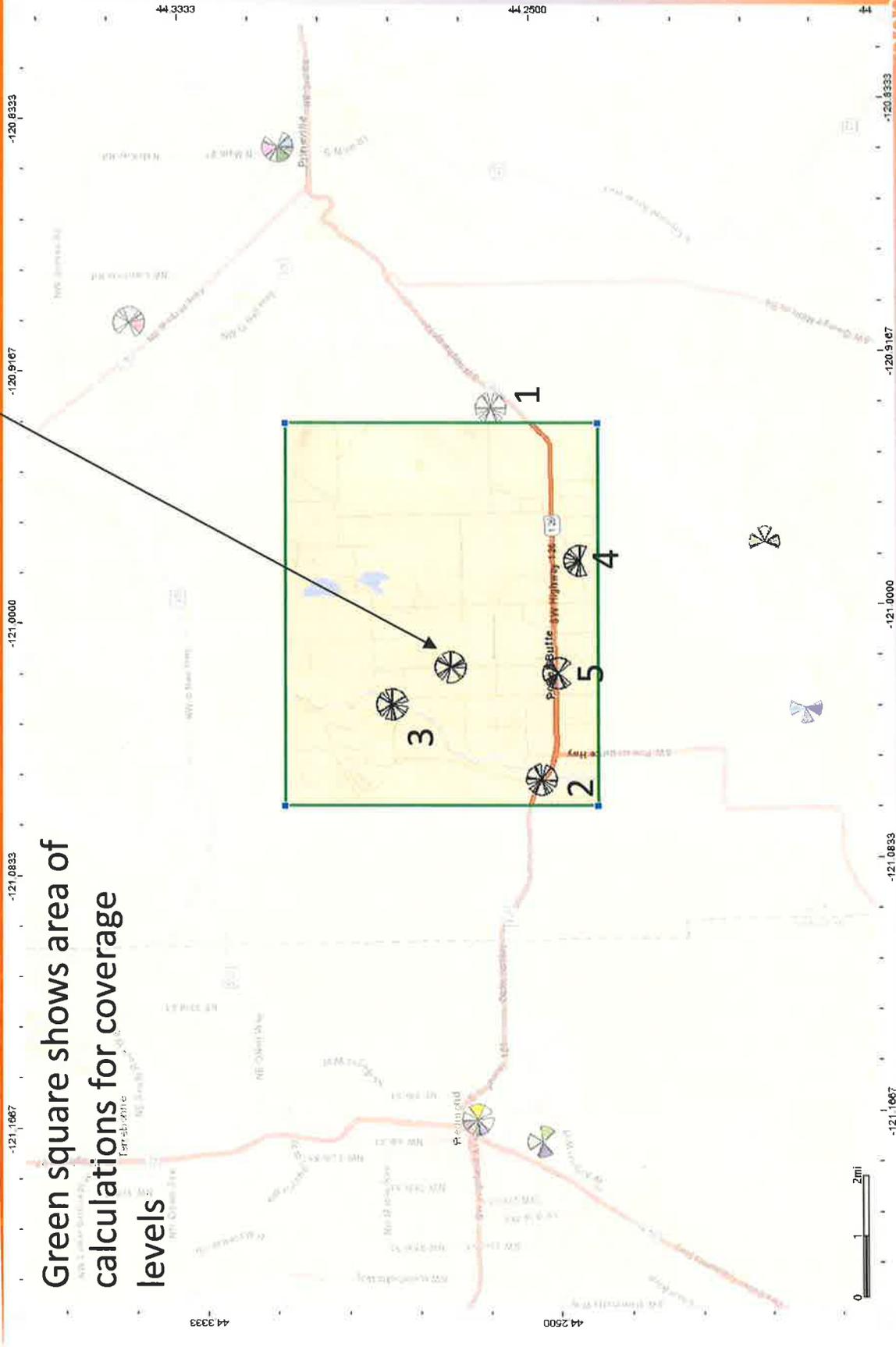
Alternate locations 2-5

- † Raw Ground locations
- † Alt 2 PBR20 SW
 - 44.251558 Latitude
 - -121.055474 Longitude
- † Alt 3 R5 NW – 13717 SW Houston Lake Road
 - 44.292288 Latitude
 - -121.017980 Longitude
- † Alt 4 R5 SE
 - 44.241103 Latitude
 - -120.983582 Longitude
- † Alt 5 RSC S
 - 44.246958 Latitude
 - -121.020533 Longitude

Focus Zone

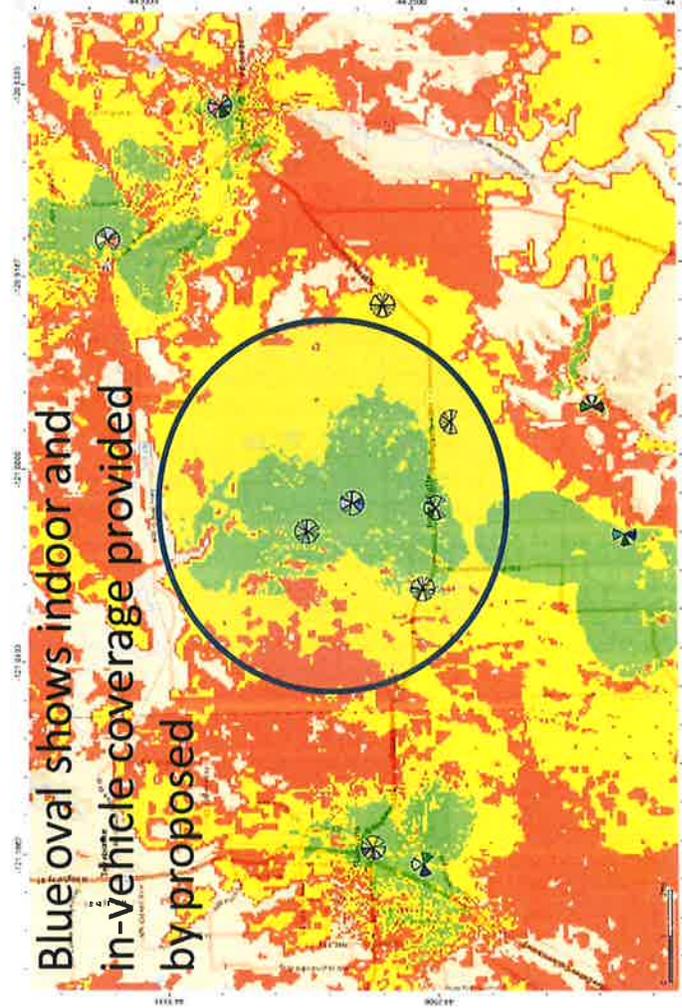
Proposed

Green square shows area of calculations for coverage levels



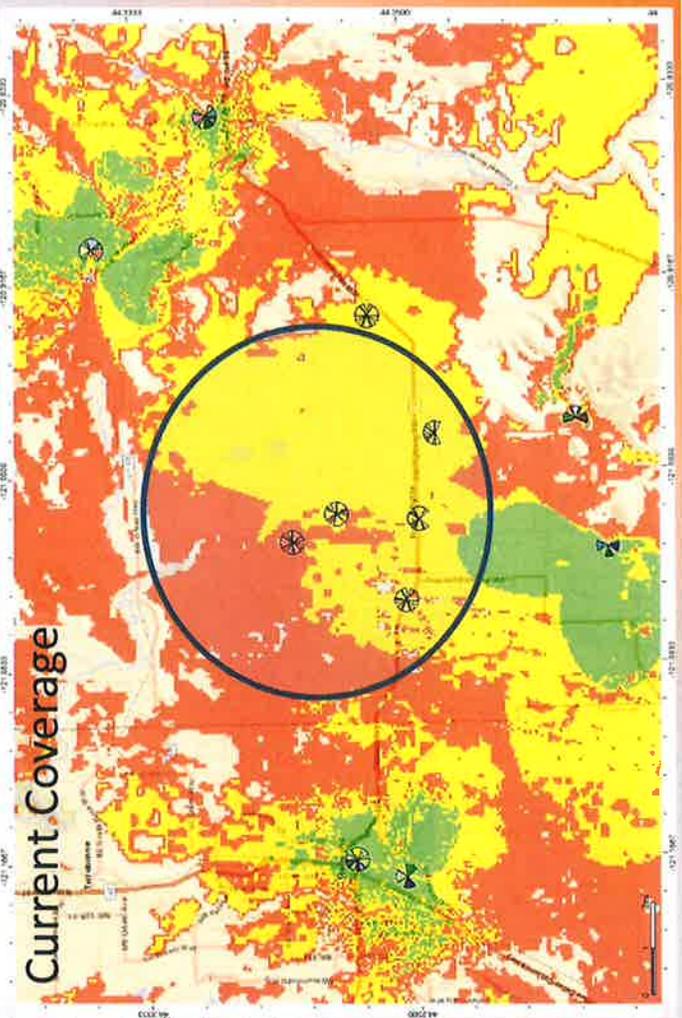
RSRP Cover vs Current Proposed vs Current

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) > = -85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) > = -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) > = -106		82.133659	100	99.3

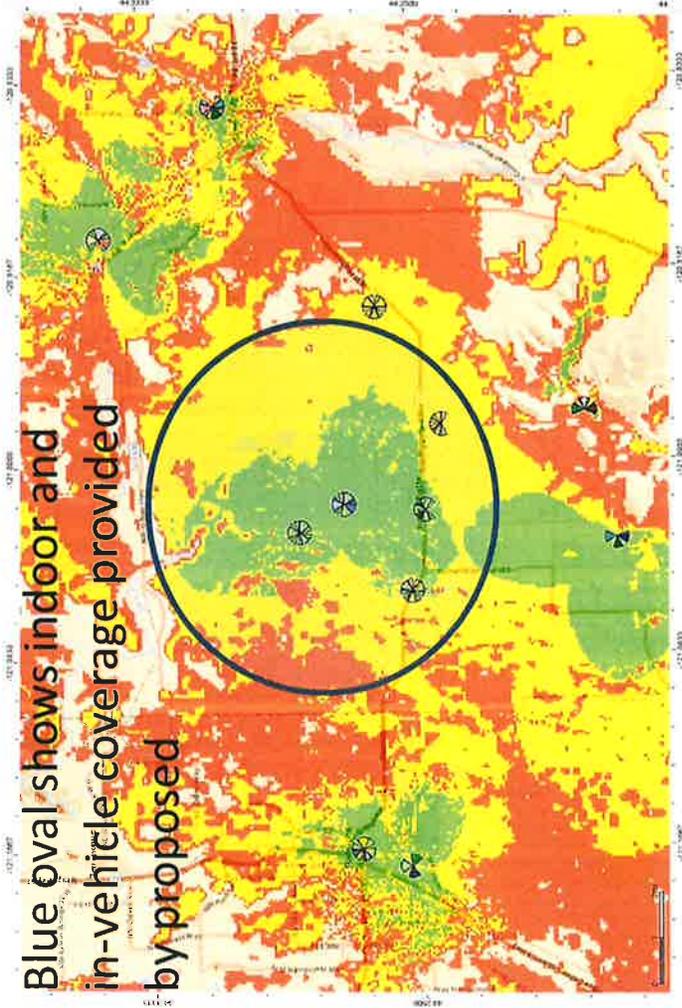
Upper table shows proposed site showing **33.59** square kilometers are covered with indoor service vs lower left table current coverage showing **0.0** square kilometers covered with indoor service.



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	81.804184	100	98.9
		RSRP Level (DL) (dBm) > = -95		64.261269	78.6	77.7
		RSRP Level (DL) (dBm) > = -106		81.804184	100	98.9

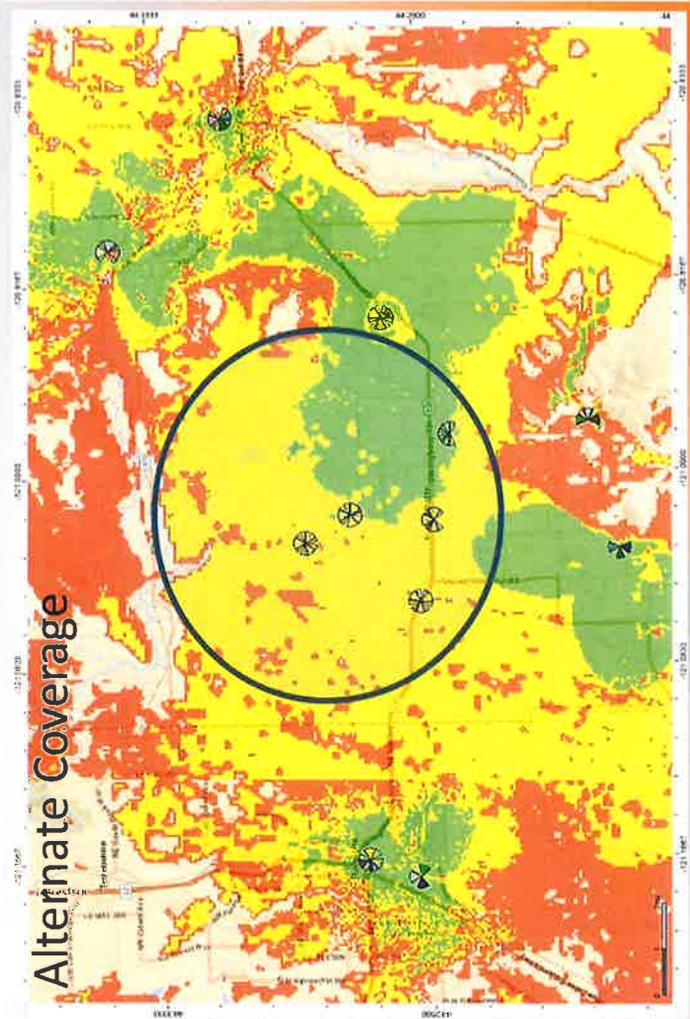
RSRP Covered – 180’ AGL Proposed vs Alternate 1 (ATC)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP	RSRP Level (DL) (dBm) > = -85	82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) > = -95		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) > = -106		78.603561	95.7	95.1
				82.133659	100	99.3

Upper table shows proposed site showing **33.55** square kilometers of indoor service vs lower left table current coverage showing **27.07** square kilometers of indoor service a **20%** reduction in coverage for the alternate.



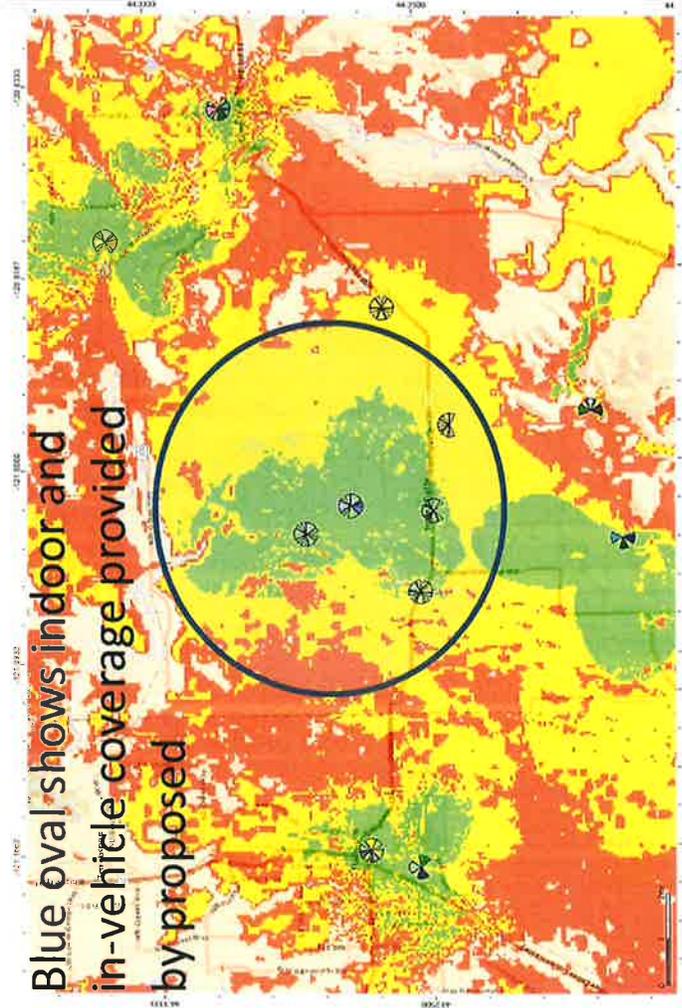
Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP	RSRP Level (DL) (dBm) > = -85	82.682126	82.328667	100	99.6
		RSRP Level (DL) (dBm) > = -95		27.077551	32.9	32.7
		RSRP Level (DL) (dBm) > = -106		79.444061	96.5	96.1
				82.328667	100	99.6

This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.

RSRP Covered – 180' AGL Proposed vs Alternate 2 (PBR20)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

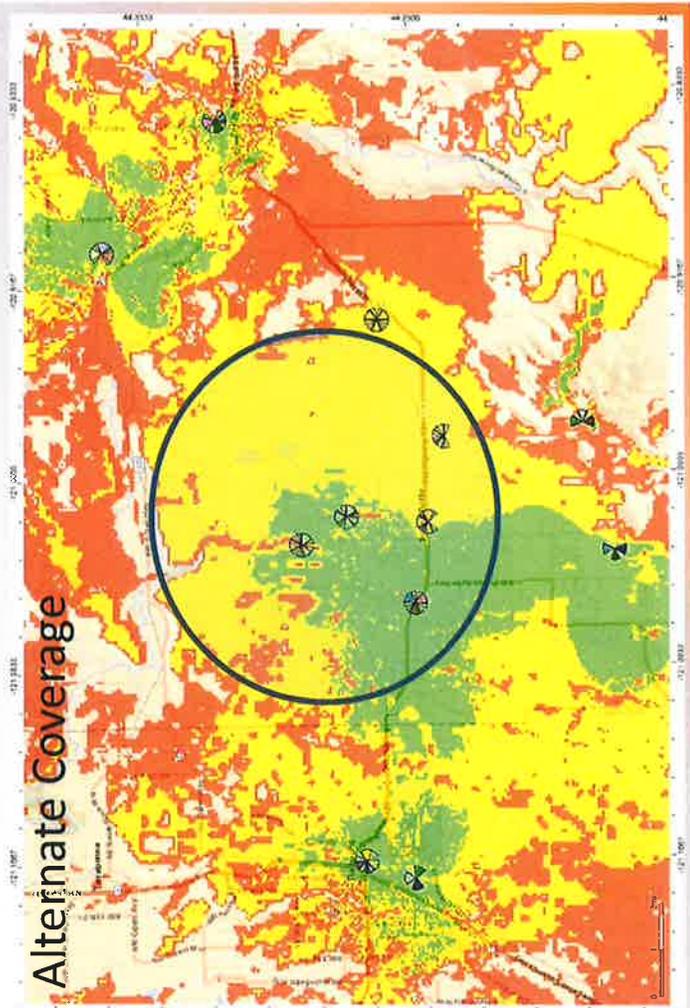
Blue oval shows indoor and in-vehicle coverage provided by proposed



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >= -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >= -106		82.133659	100	99.3

Upper table shows proposed site showing
33.55 square kilometers of indoor service vs
lower table current coverage showing
22.24 square kilometers of indoor service a
34% reduction in coverage for the alternate.

Alternate Coverage

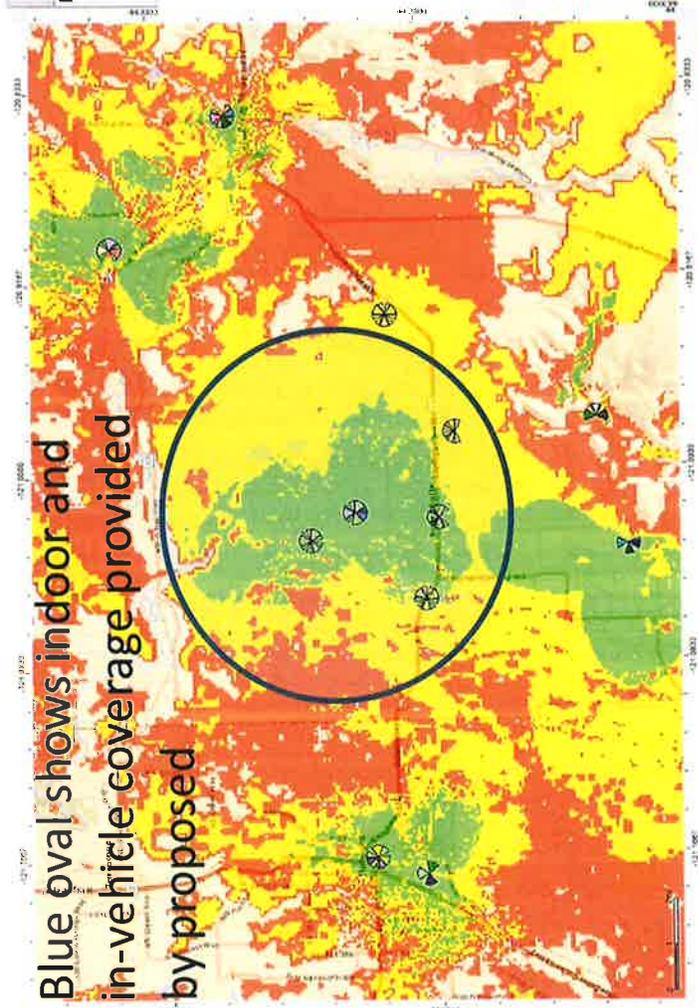


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.207626	100	99.4
		RSRP Level (DL) (dBm) >= -85		22.242994	27.1	26.9
		RSRP Level (DL) (dBm) >= -95		78.912872	96	95.4
		RSRP Level (DL) (dBm) >= -106		82.207626	100	99.4

This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.

RSRP Covered – 180’ AGL Proposed vs Alternate 3 (R5 NW)

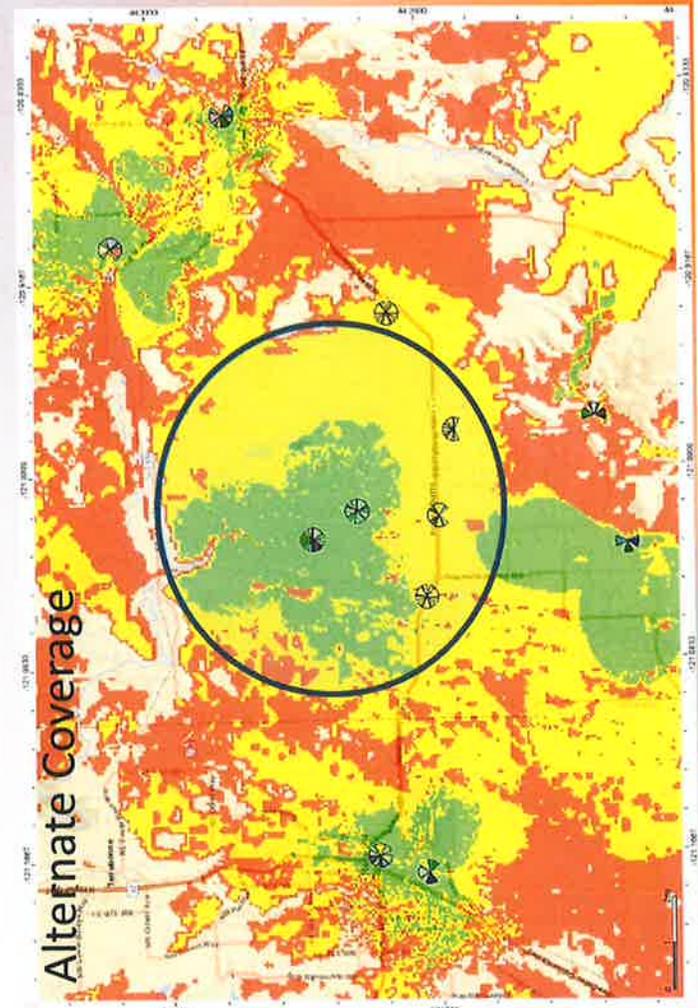
LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Blue oval shows indoor and in-vehicle coverage provided by proposed

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP	RSRP Level (DL) (dBm) >= -85	82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -95		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >= -106		78.603561	95.7	95.1
				82.133659	100	99.3

Upper table shows proposed site showing **33.55** square kilometers of indoor service vs lower left table current coverage showing **28.23** square kilometers of indoor service a **16%** reduction in coverage for the alternate.



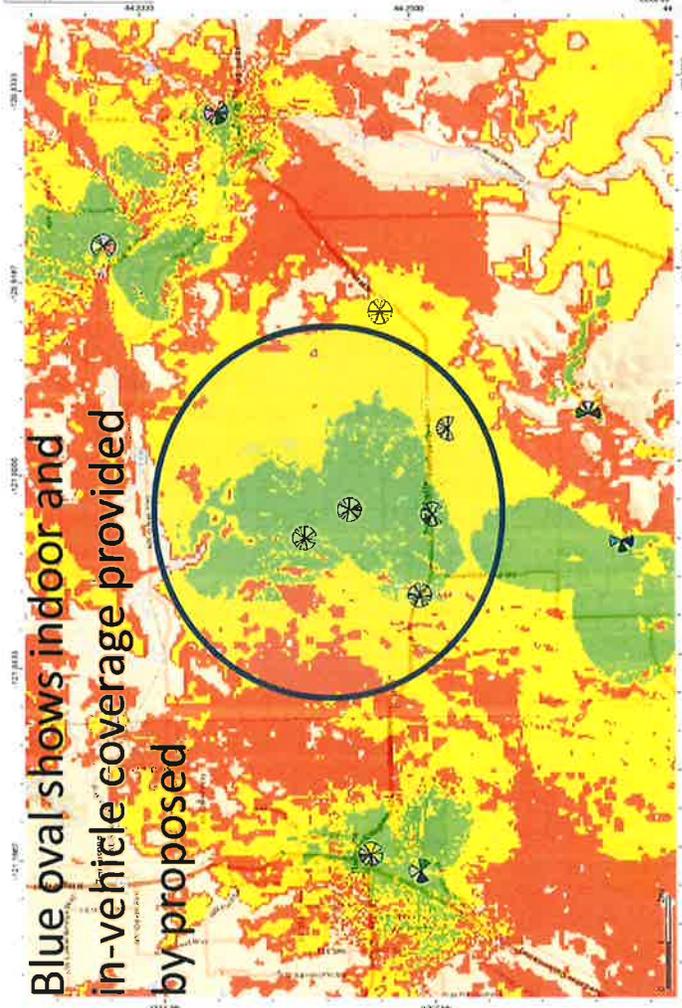
Alternate Coverage

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP	RSRP Level (DL) (dBm) >= -85	82.682126	82.214348	100	99.4
		RSRP Level (DL) (dBm) >= -95		28.234079	34.3	34.1
		RSRP Level (DL) (dBm) >= -106		80.284561	97.7	97.1
				82.214348	100	99.4

This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.

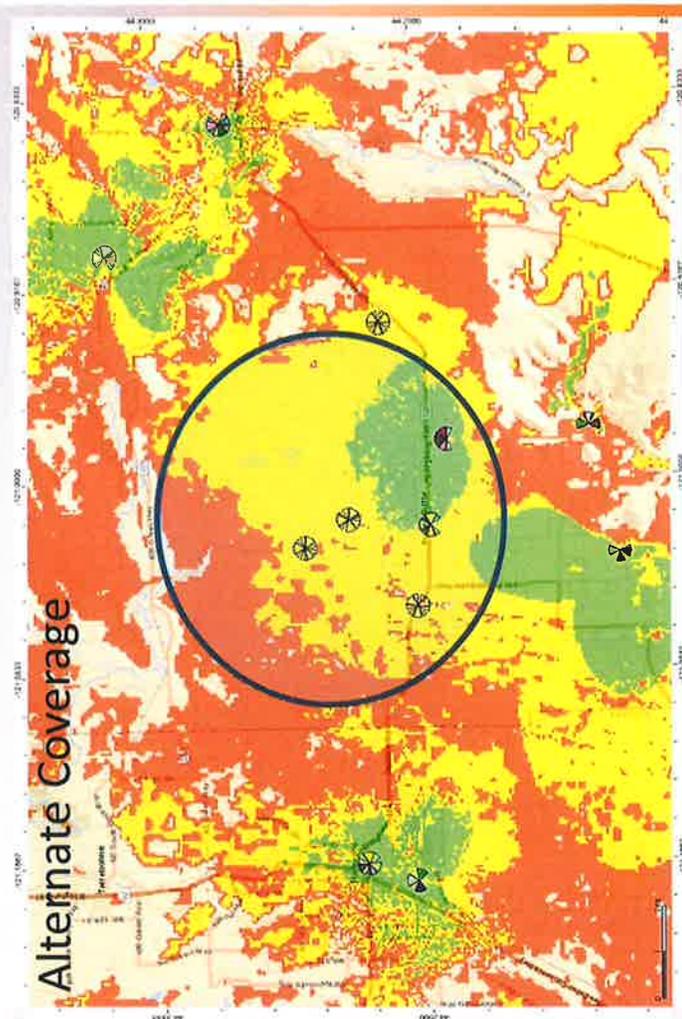
RSRP Coverage – 180' AGL Proposed vs Alternate 4 (R5 SE)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >= -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >= -106		82.133659	100	99.3

Upper table shows proposed site showing **33.55** square kilometers of indoor service vs lower left table current coverage showing **15.51** square kilometers of indoor service a **54%** reduction in coverage for the alternate.

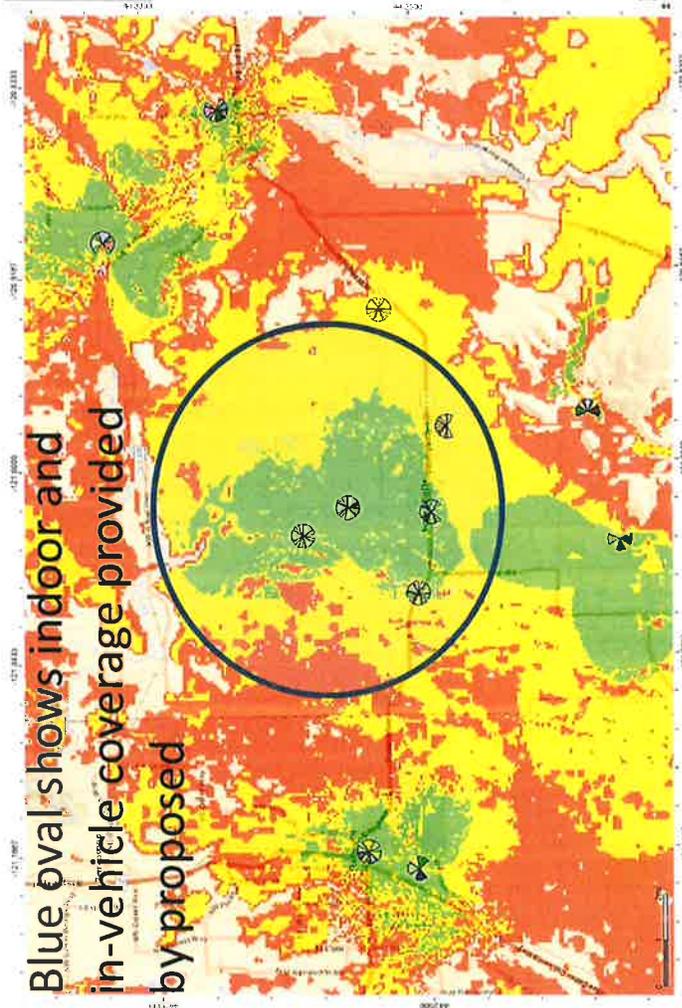


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.100044	100	99.3
		RSRP Level (DL) (dBm) >= -85		15.518993	18.9	18.8
		RSRP Level (DL) (dBm) >= -95		72.478004	88.3	87.7
		RSRP Level (DL) (dBm) >= -106		82.100044	100	99.3

This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.

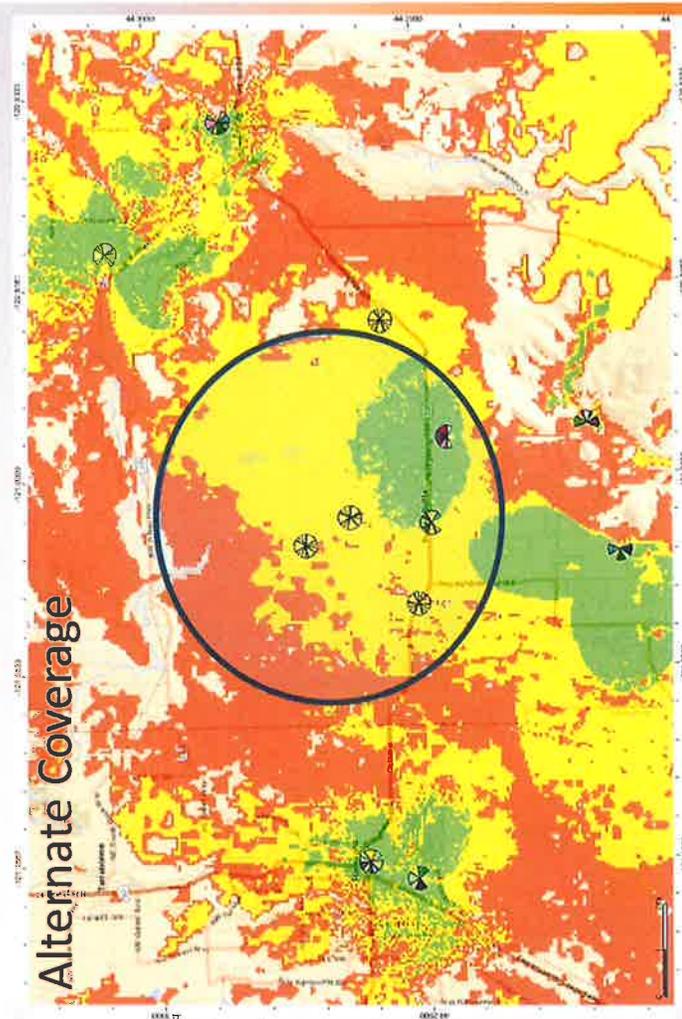
RSRP Coverage – 180' AGL Proposed vs Alternate 5 (RSCs)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >= -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >= -106		82.133659	100	99.3

Upper table shows proposed site showing
33.55 square kilometers of indoor service vs
lower left table current coverage showing
17.89 square kilometers of indoor service a
47% reduction in coverage for the alternate.



Alternate Coverage

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.140388	100	99.3
		RSRP Level (DL) (dBm) >= -85		17.89929	21.8	21.6
		RSRP Level (DL) (dBm) >= -95		78.287537	95.3	94.7
		RSRP Level (DL) (dBm) >= -106		82.140388	100	99.3

This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.

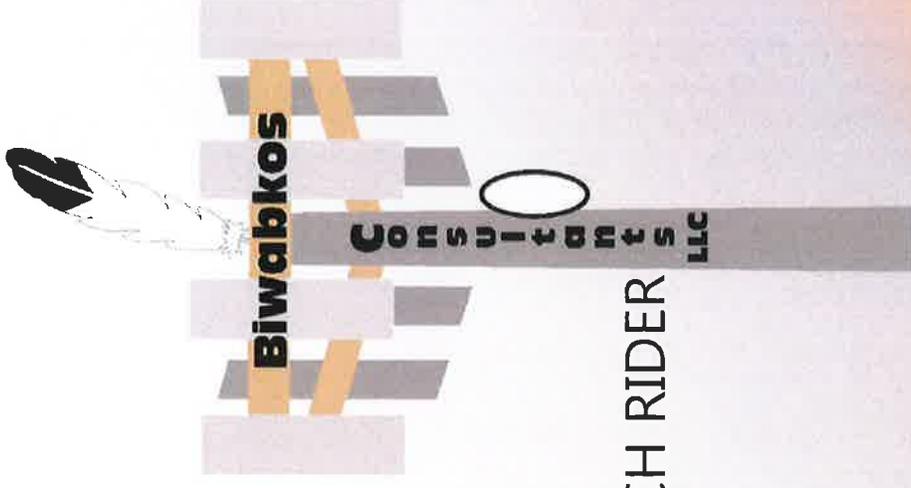
Analysis

- † Proposed – Provides the offload needed to the surrounding neighbor sites and meets the coverage objective
- † Alternate 1 – ATC tower located 4.27 miles to the East does not provide the same level of service in the coverage objective and does not provide the offload to the neighbors to the East and South
- † Alternate 2 – PBR20 SW alternate is located too close to the neighbor sites to the South and will not provide the service needed to the North
- † Alternate 3 – R5 NW – 13717 SW Houston Lake Road – Site is farther to the North and does not provide the offload to the neighbor sites to the South
- † Alternate 4 – R5 SE alternate is located too close to the neighbor sites to the South and will not provide the service needed to the North
- † Alternate 5 – RSC S alternate is located too close to the neighbor sites to the South and will not provide the service needed to the North

Conclusion

- † American tower site to the East is farther away from the target area and will not satisfy the coverage objective for this site or adequately offload the overloaded sites.
- † The raw ground sites provide reduced coverage and do not satisfy the coverage and capacity objectives for this site
- † Recommend approval of the proposed site as the alternate sites do not satisfy the coverage and capacity objectives for this site.

WIRELESS NETWORK CONSULTING



Harmoni OR0005306 Ditch Rider / Verizon DITCH RIDER
Coverage and Capacity Site

DRIVE TEST REPORT 07/28/2025

Certification

This analysis and report was completed by Steven Kennedy a Radio Frequency Engineer with over 35 years of experience in Wireless Network Engineering.

I certify that the attached RF analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices



Steven E Kennedy

Drive Test Overview

- † This test was performed to show what the coverage is in the field to validate the propagation models and show the carriers signal strength around the proposed site
- † A roof mount external antenna and GPS antenna was utilized with an industry standard scanner (PCTEL G-Flex Scanner)
- † A 2nd scanner (WilsonPro Cellular Network Scanner 5G Kit-910060) was used in a stationary location to review the active channels in the area and validate against the PCTEL blind scan
- † Active call testing was performed by (3) phones, (1) each on AT&T, T-Mobile and Verizon networks and performing a download throughput test
- † Drive tests were performed on July 24th, 2025.
- † The scanner processed signal detail from AT&T, T-Mobile and Verizon networks
- † The drive route was created based on the primary coverage objective for the site as well as the propagation of the proposed

Blind Scan

† A “blind scan” was completed at a stationary location that has visibility to all (3) major carriers to decode active channels in the area prior to drive testing

† The drive test scanner gear decodes the following for each channel:

- Date/Time
- GPS Coordinates
- Cell ID/PCI
- For Sync, Reference Signal and, Physical Broadcast Channel (PBCH)
 - Reference Signal Received Power (RSRP)
 - Reference Signal Received Quality (RSRQ)
 - Signal to Interference & Noise Ratio (SINR)

† To show the signal levels, this report will focus on the RSRP from the transmitters as this is the value that shows the coverage from the sites

† The bands/channels shown in this deck are:

- 700MHz & 850MHz low band
- 1900MHz & 2100MHz mid band

Frequency Bands/Channels

Below are the active frequency bands and channels for the area

Carrier	Frequency		Downlink Frequency (MHz)	Channel Bandwidth (MHz)	EARFCN
	Technology	Block			
AT&T	4G	700	739	10	5110
AT&T	4G	700	763	10	5330
AT&T	4G	PCS	1982.5	15	8565
AT&T	4G	AWS1	2115	10	2000
AT&T	4G	AWS3	2132.5	5	66661
AT&T	5G	CBRS	3501.12	40	633408
AT&T	5G	C-Band	3851.04	80	656736
T-Mobile	5G	600	632.45	10	126500
T-Mobile	4G	700	731.5	5	5035
T-Mobile	4G	PCS	1932.5	5	8065
T-Mobile	4G	AWS3	2145	20	66786
T-Mobile	5G	BRS	2606.55	90	40756
Verizon	4G	700	751	10	5230
Verizon	4G	850	885	10	2560
Verizon	4G	AWS	2125	10	2100
Verizon	5G	C-Band	3809.28	40	653952
Verizon	5G	C-Band	3730.08	100	648672

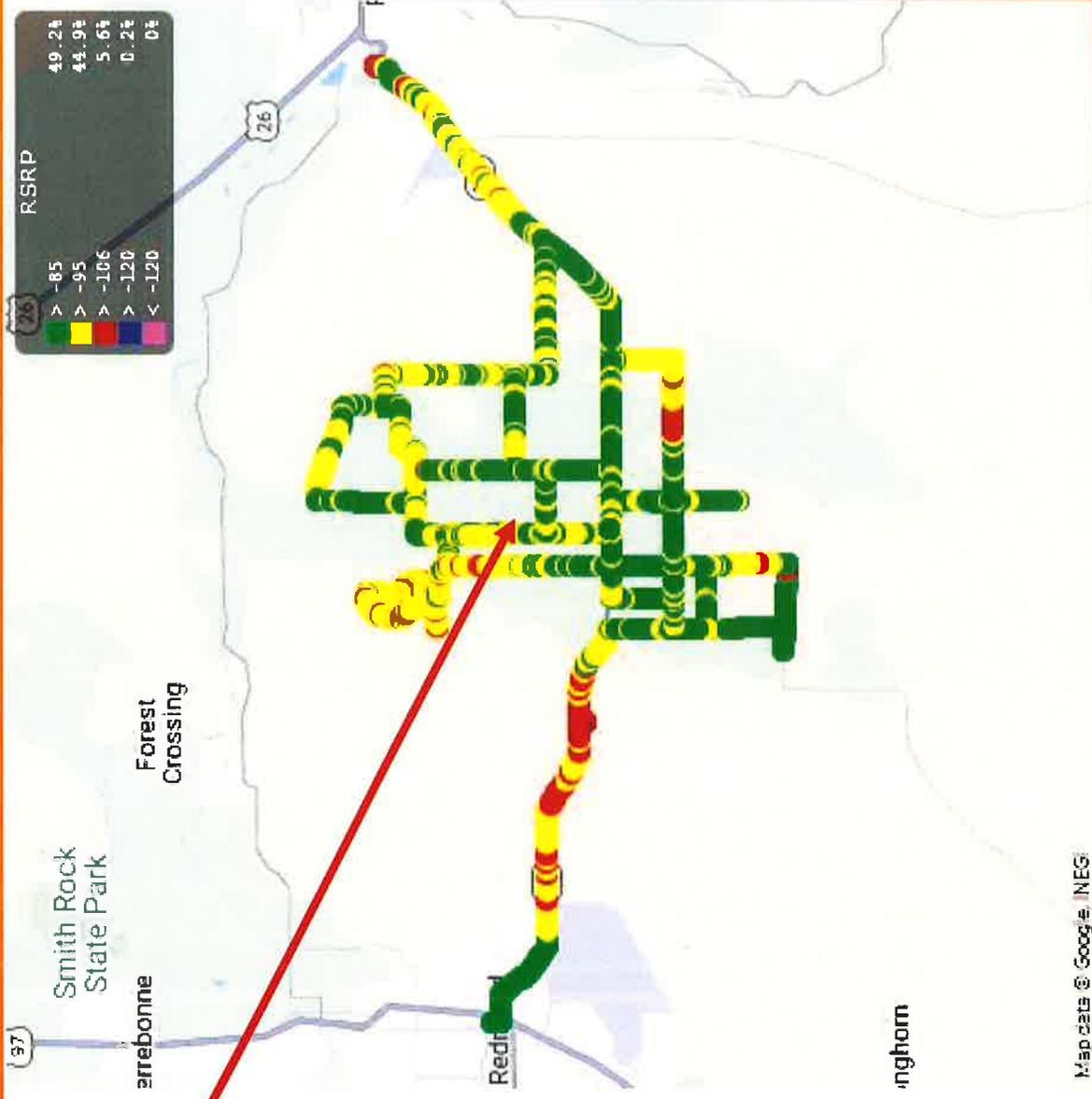
EARFCN – EUTRA Absolute radio-frequency channel number
 Over 90% of the spectrum utilized by wireless operators are mid or high band spectrum.

Distance from proposed to Verizon neighbor sites



Verizon 751 MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

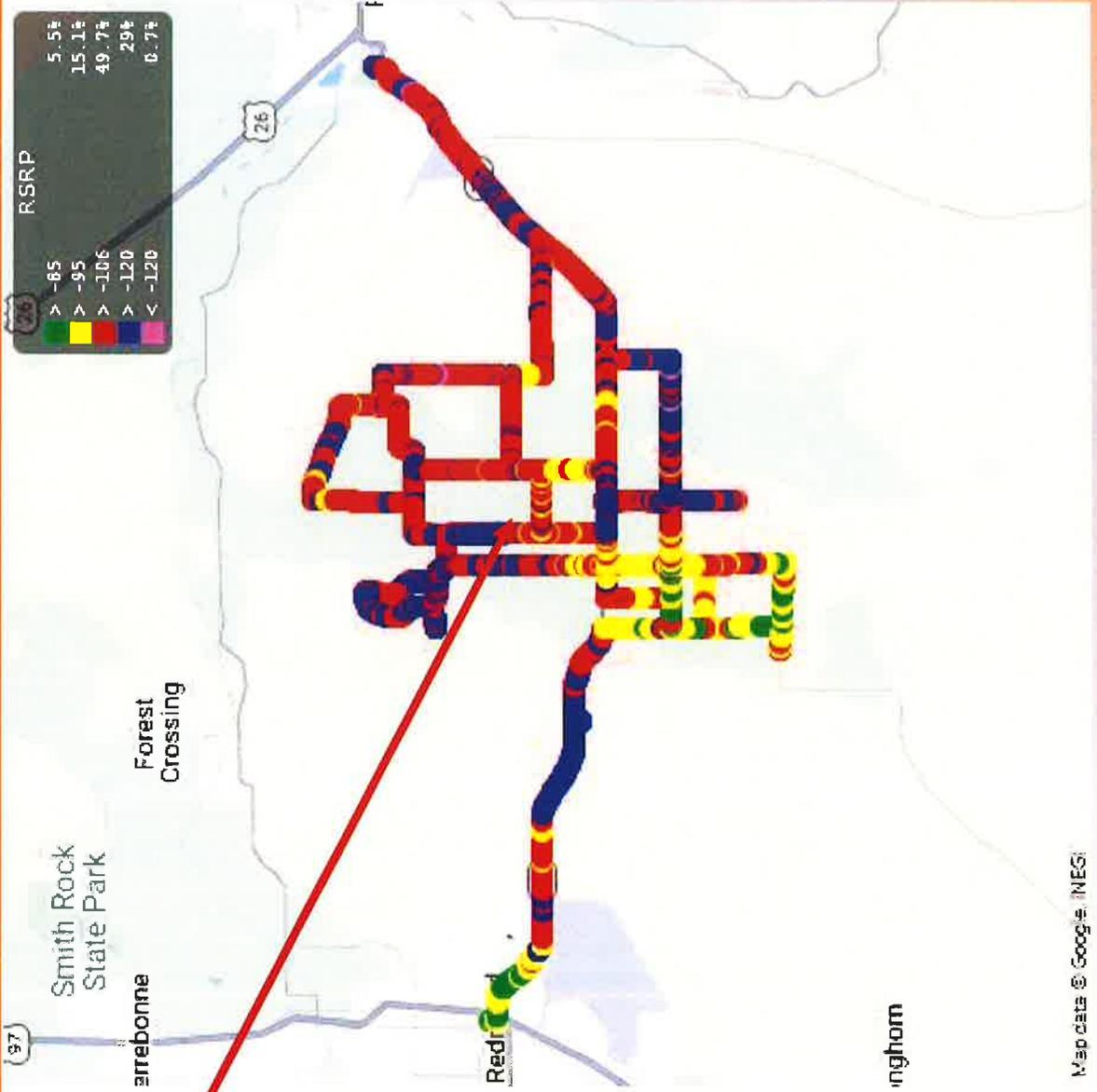


Proposed Site

This is RSRP and shows coverage for In-Vehicle & Outdoor on the NW and West sides of the drive route, there is indoor service to the East and South

Verizon 2100 MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)



Proposed Site

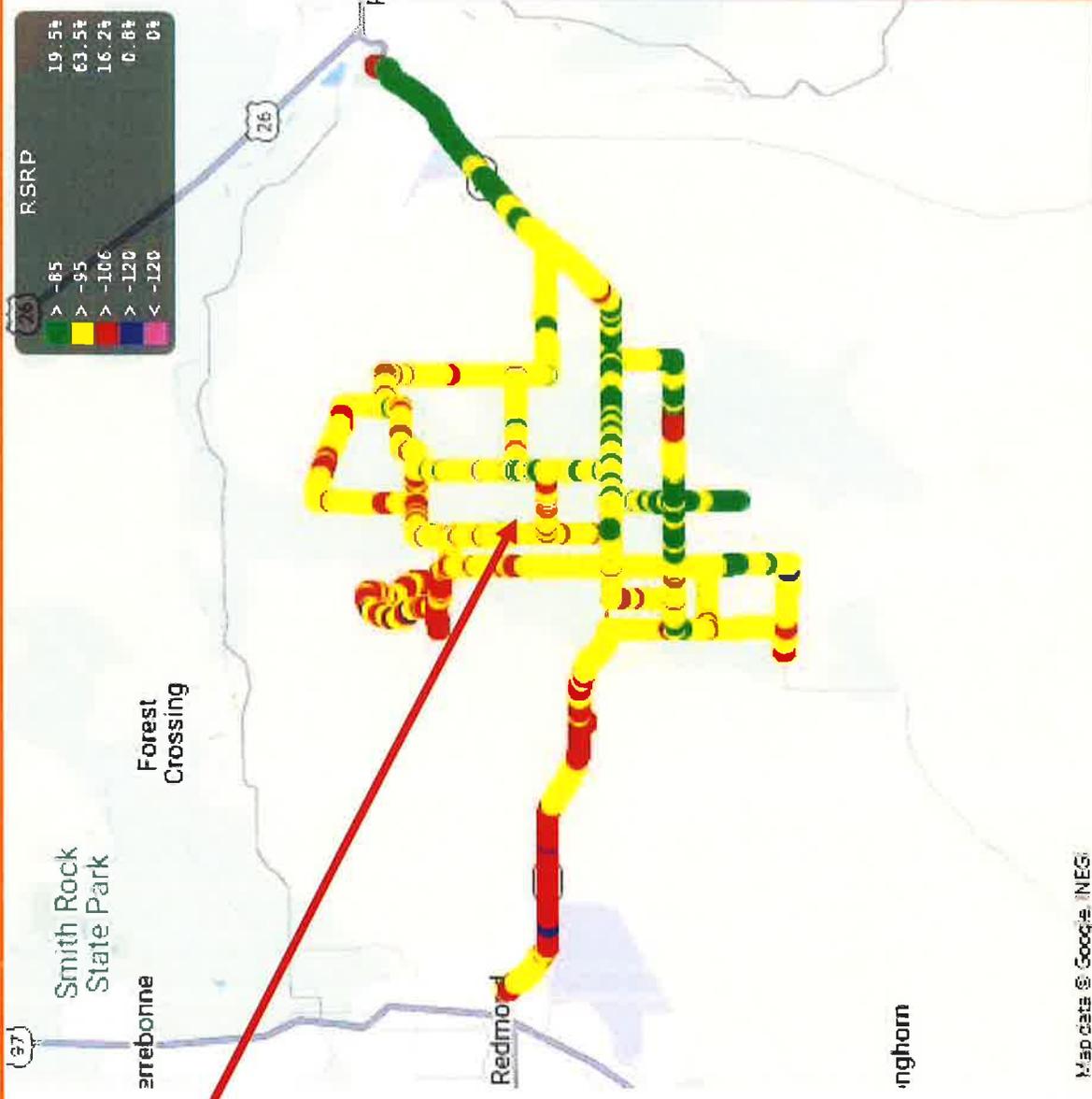
This is RSRP and shows coverage for Outdoor and Marginal on the NW and West sides of the drive route, there is In-Vehicle and Outdoor to the East and South

Distance from proposed to AT&T neighbor sites



AT&T 739MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

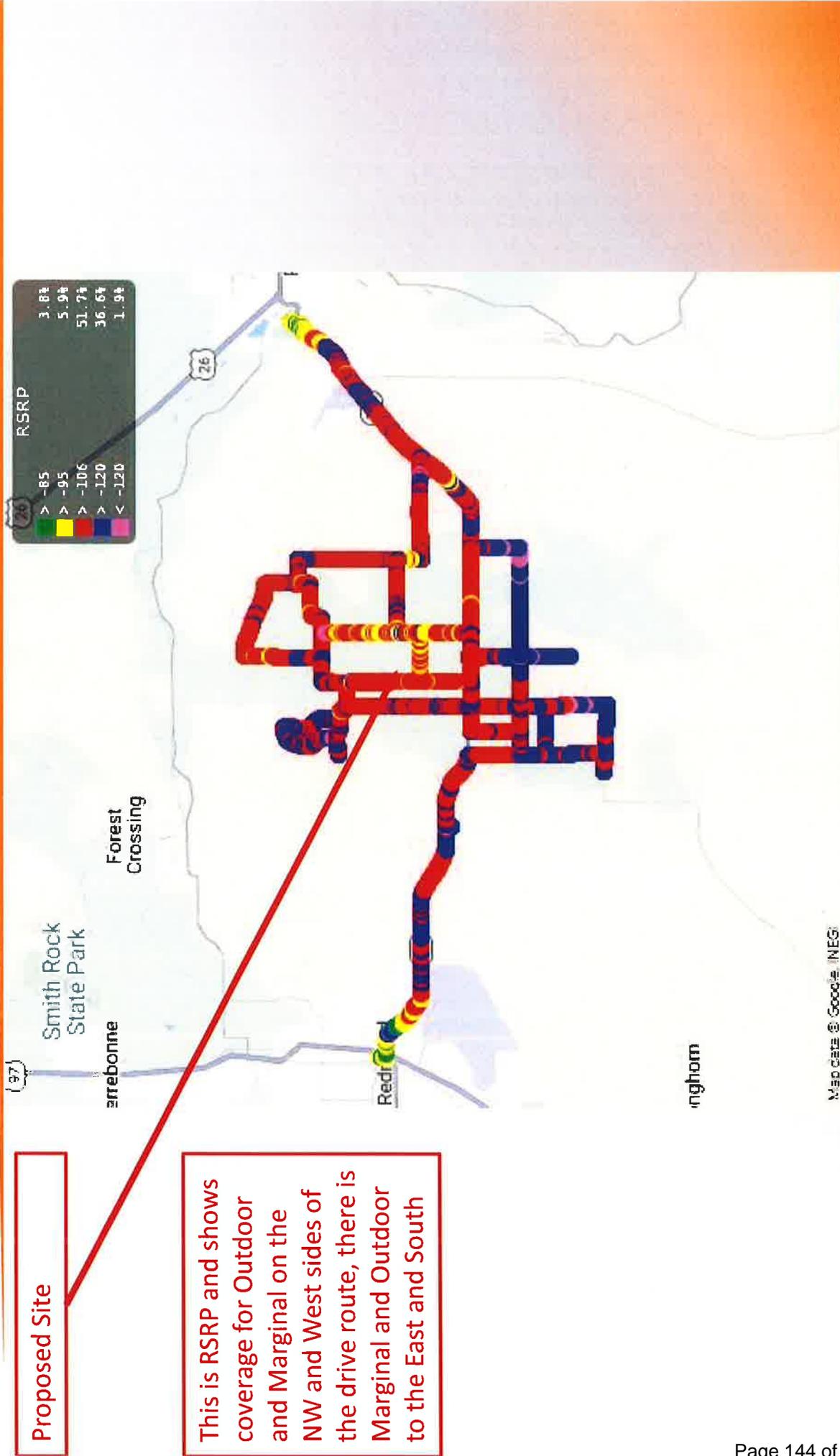


Proposed Site

This is RSRP and shows coverage for In-Vehicle & Outdoor on the NW and West sides of the drive route, there is indoor service to the SE and East

AT&T 2115MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)



Proposed Site

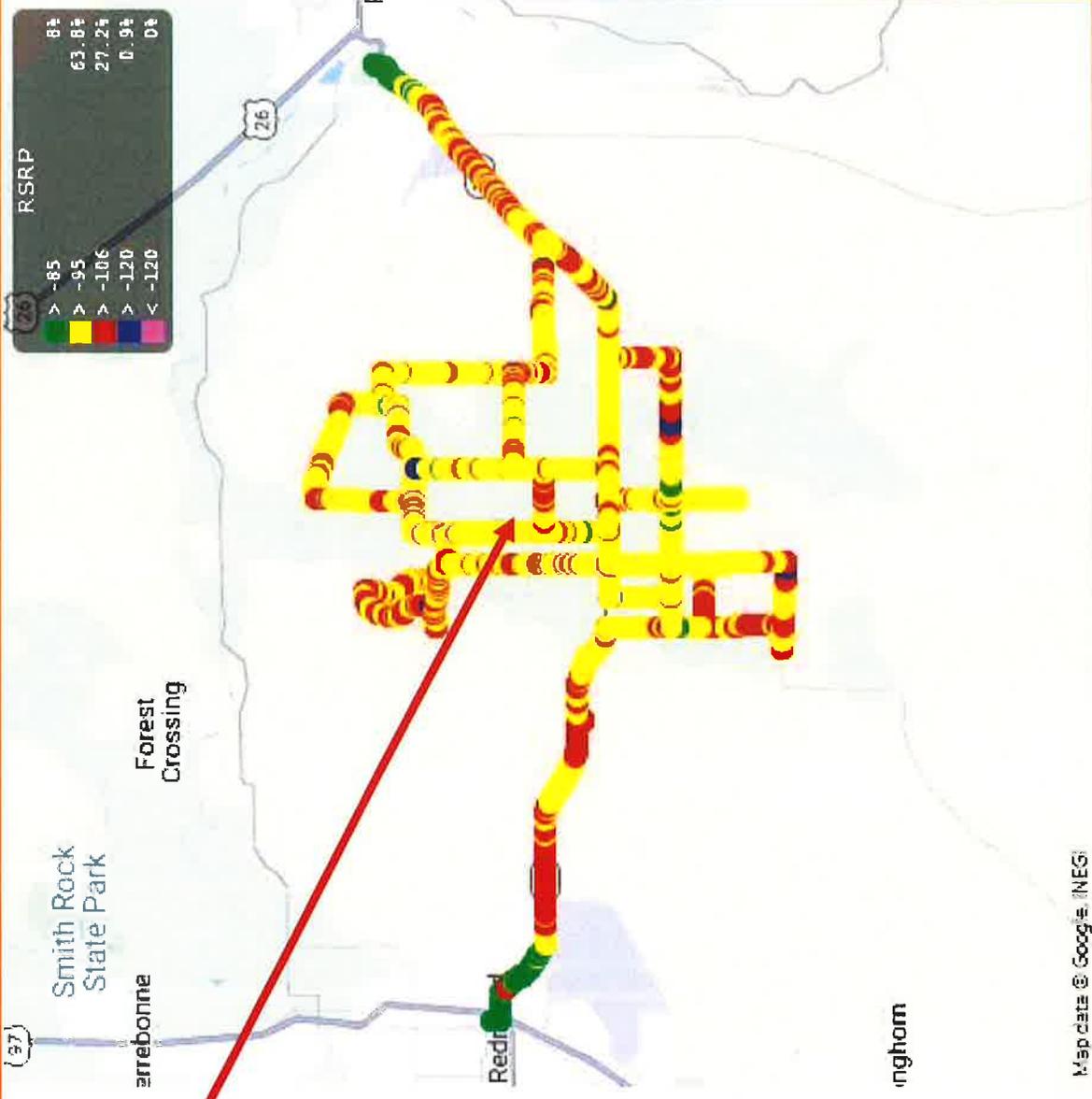
This is RSRP and shows coverage for Outdoor and Marginal on the NW and West sides of the drive route, there is Marginal and Outdoor to the East and South

Distance from proposed to T-Mobile neighbor sites



T-Mobile 731.5MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

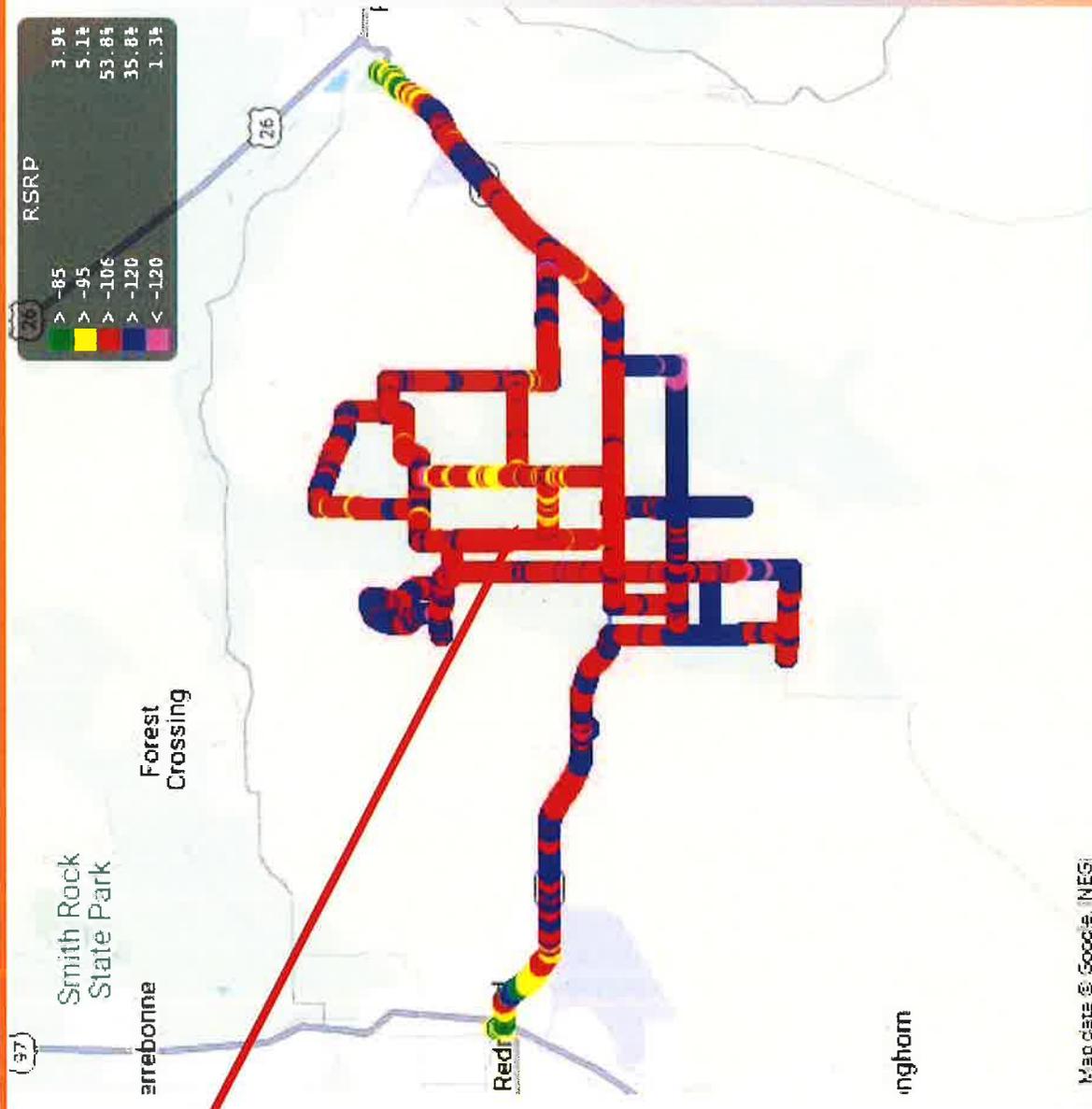


Proposed Site

This is RSRP and shows coverage for In-Vehicle & Outdoor on the NW and West sides of the drive route, there is In-Vehicle and Outdoor service to the SE and East

T-Mobile 2145MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)



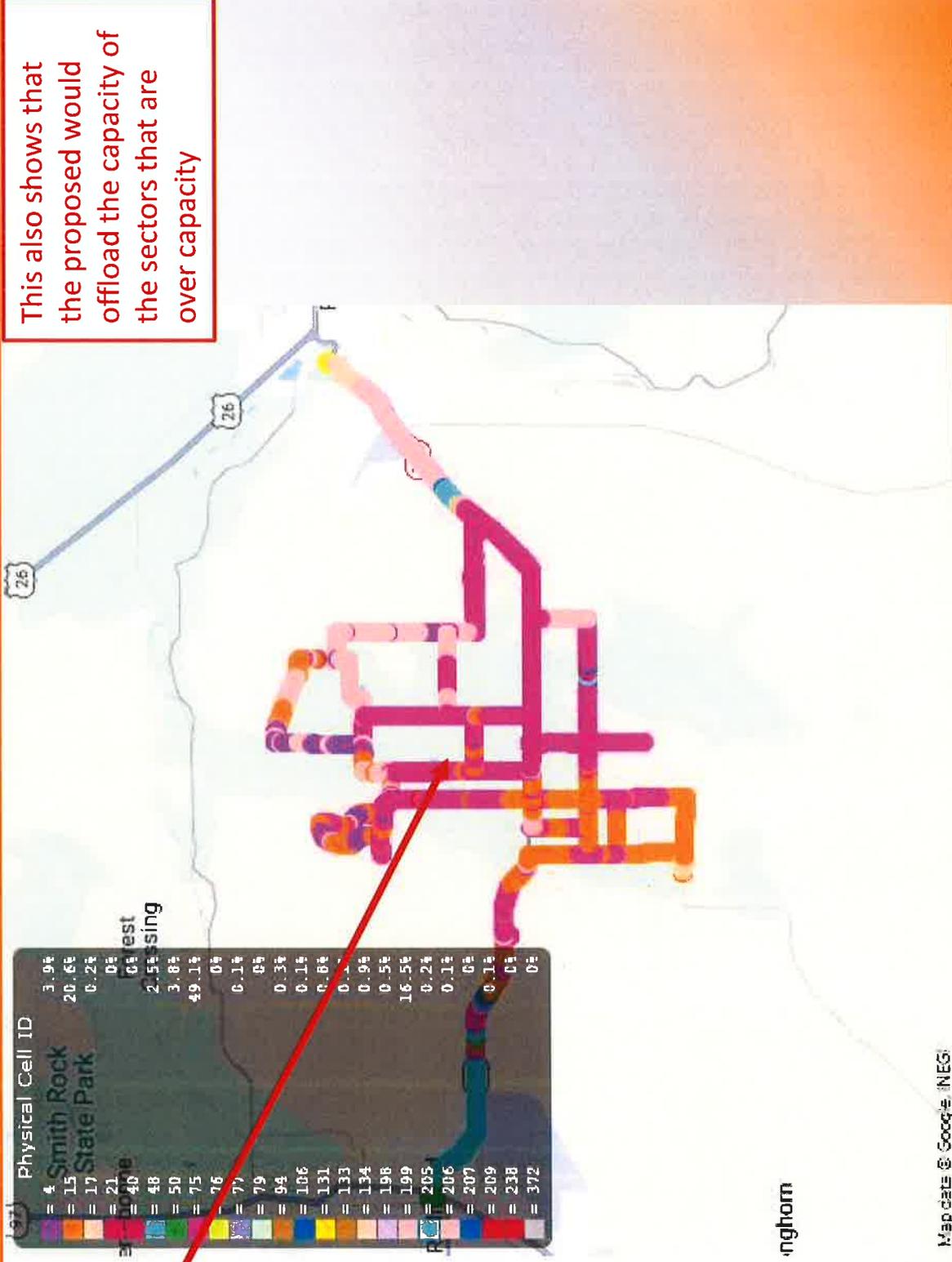
Proposed Site

This is RSRP and shows coverage for Outdoor and Marginal on the NW and West sides of the drive route, there is Marginal and Outdoor to the East and South

Active Call Testing - Verizon

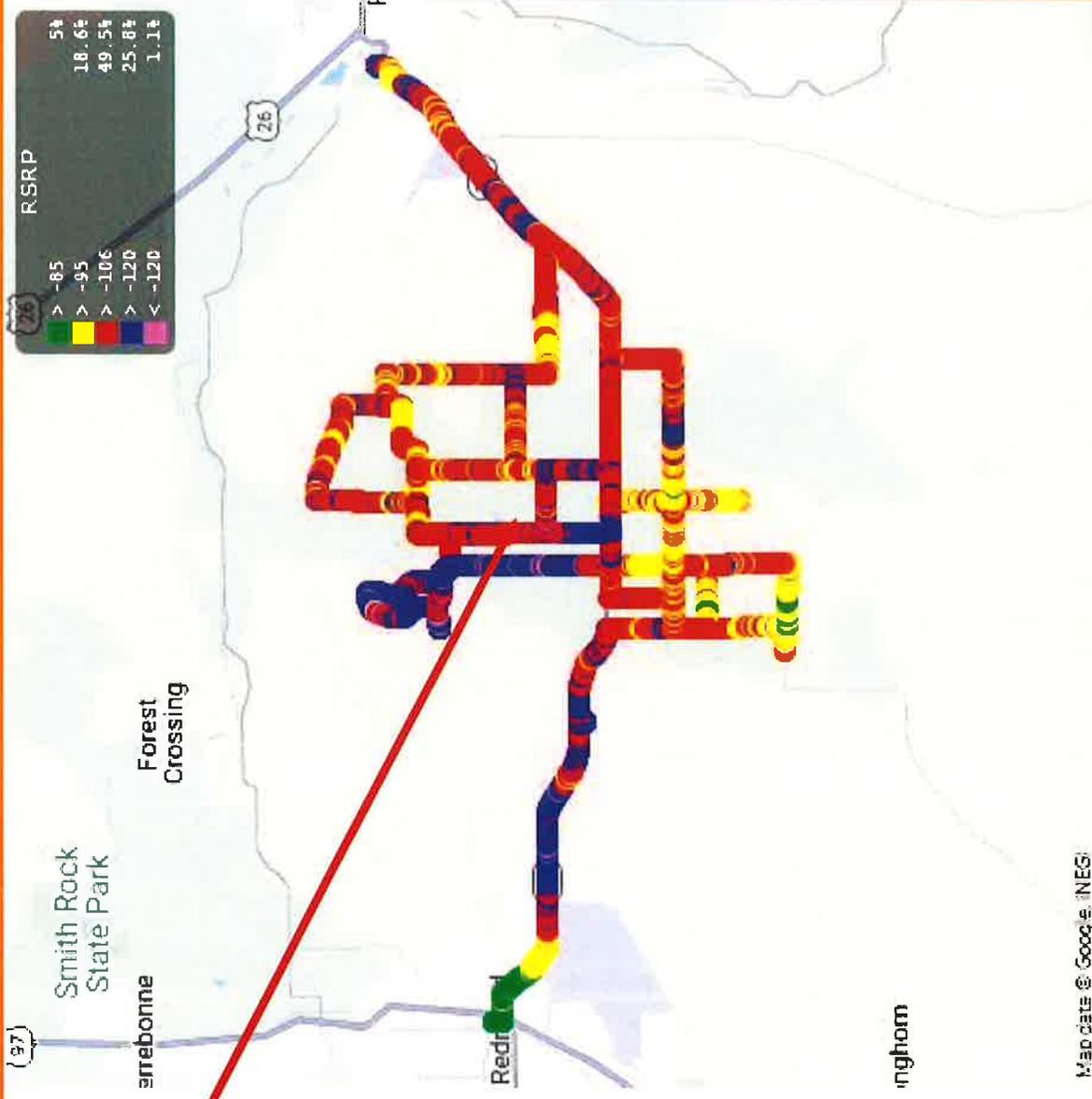
Physical Cell ID

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)



Active Call Testing - Verizon RSRP

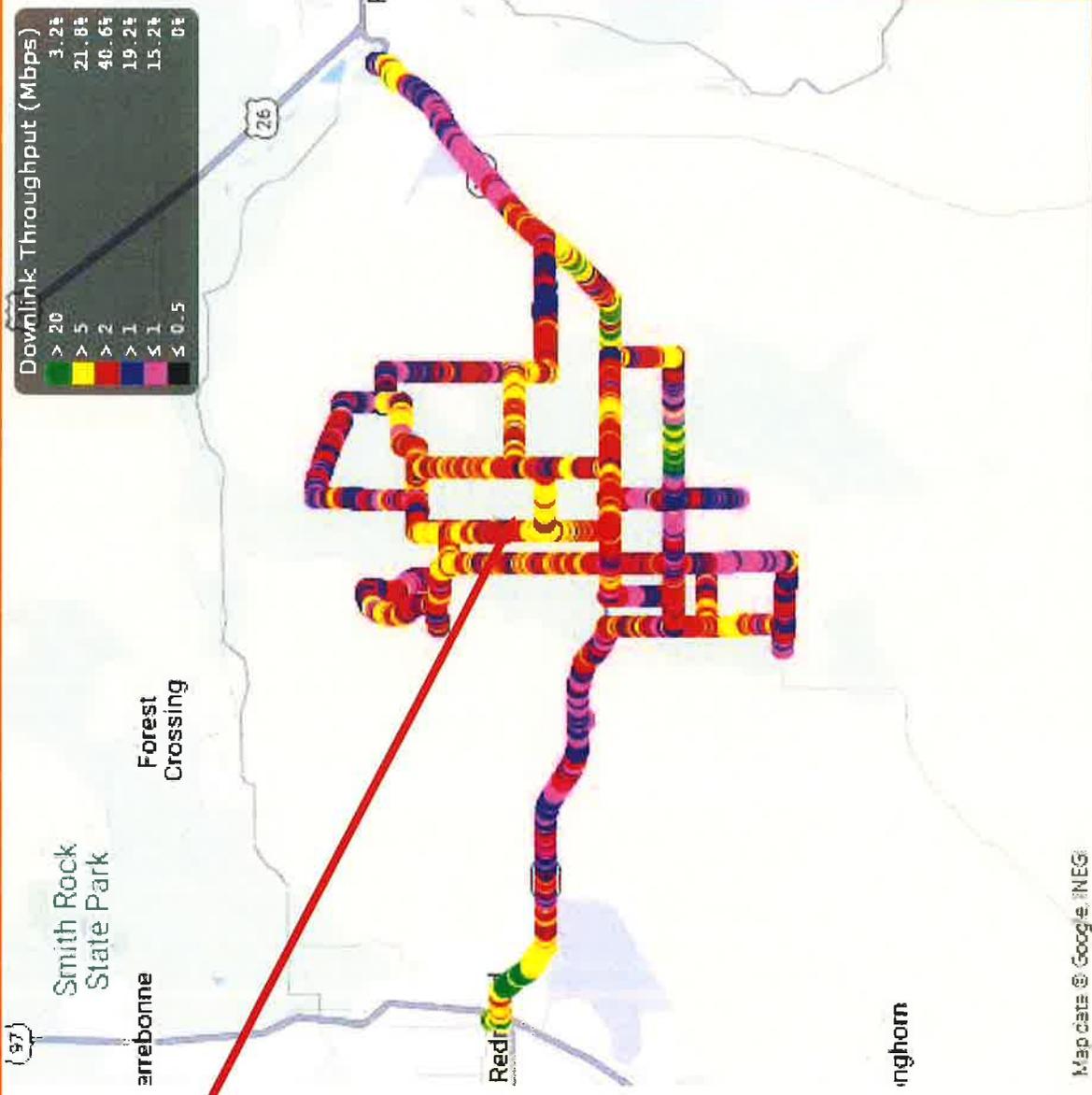
LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)



Proposed Site

This plot shows the Received Signal Reference Power (RSRP) for the Verizon phone. Note that the service level around the proposed is a mix of Low, Marginal and Outdoor service

Active Call Testing - Verizon Throughput



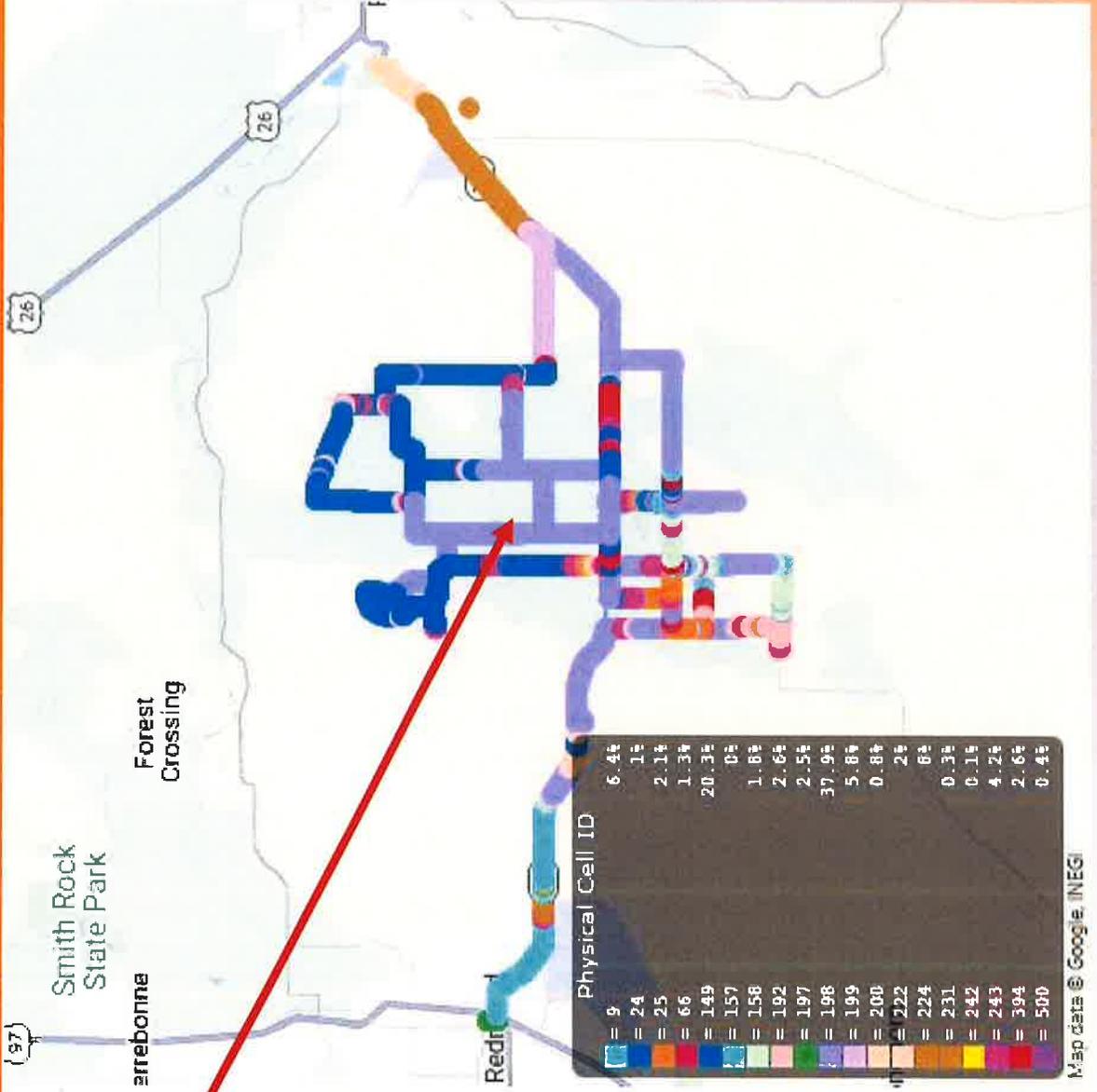
Proposed Site

This plot shows the throughput on the downlink speed test. There is a mixture of less than 5 Mbps down to less than 500 Kbps around the proposed. The changes are erratic, and this is indicative of sites being over capacity.

Active Call Testing – AT&T

Physical Cell ID

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (< -106 to -120 dbm)
	Low to No Service (< -120 dbm)

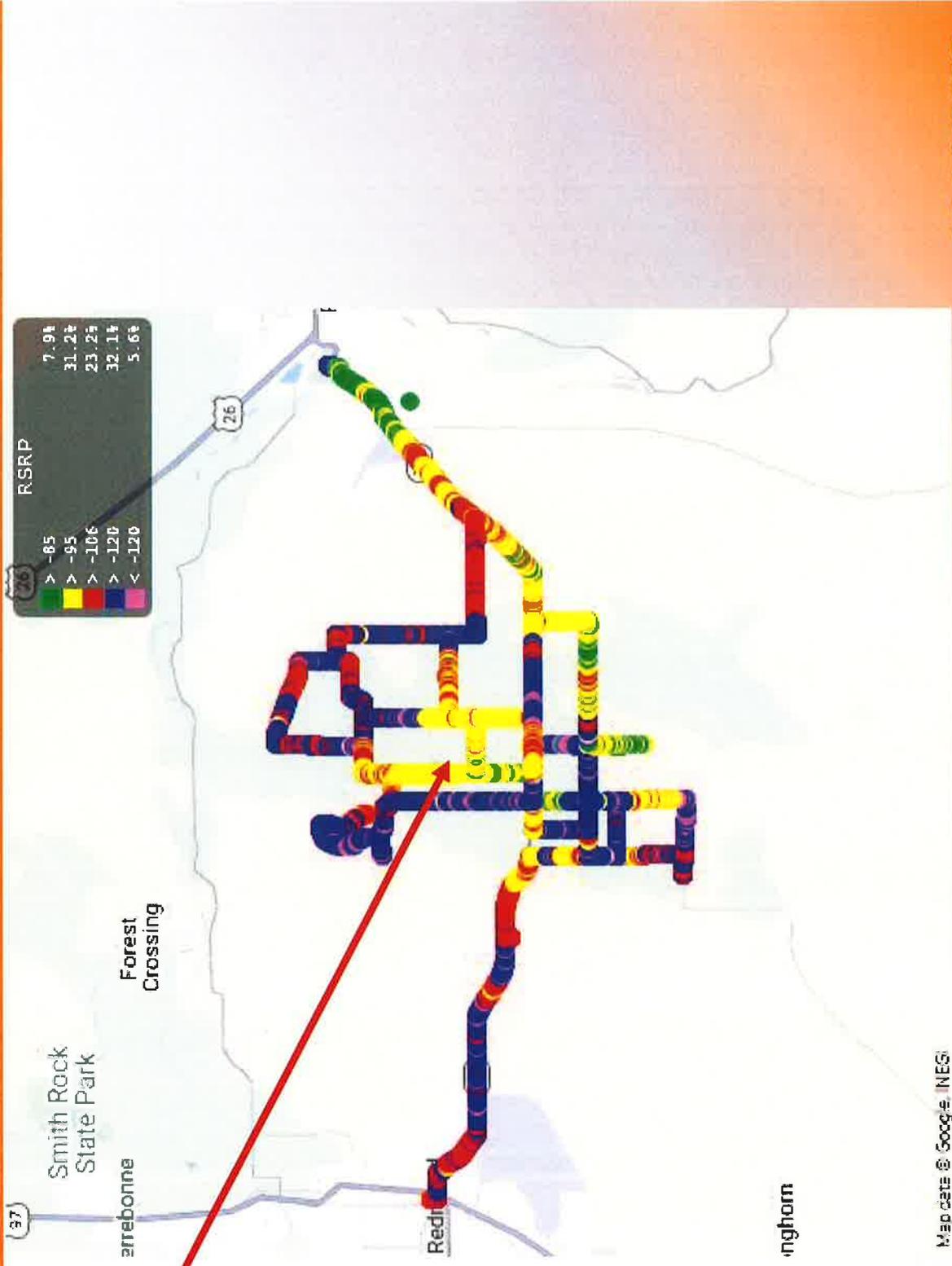


Proposed Site

This plot is the different sectors that service a particular area. Note that the SW there is no dominant sector providing service and to the NW (2)(blue & purple) sectors are providing service. This is indicative of no dominant service in the SW and a mix of services in the NE the mobiles do not have a good server as the mobile is on cell edge of the various sites

Active Call Testing – AT&T RSRP

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

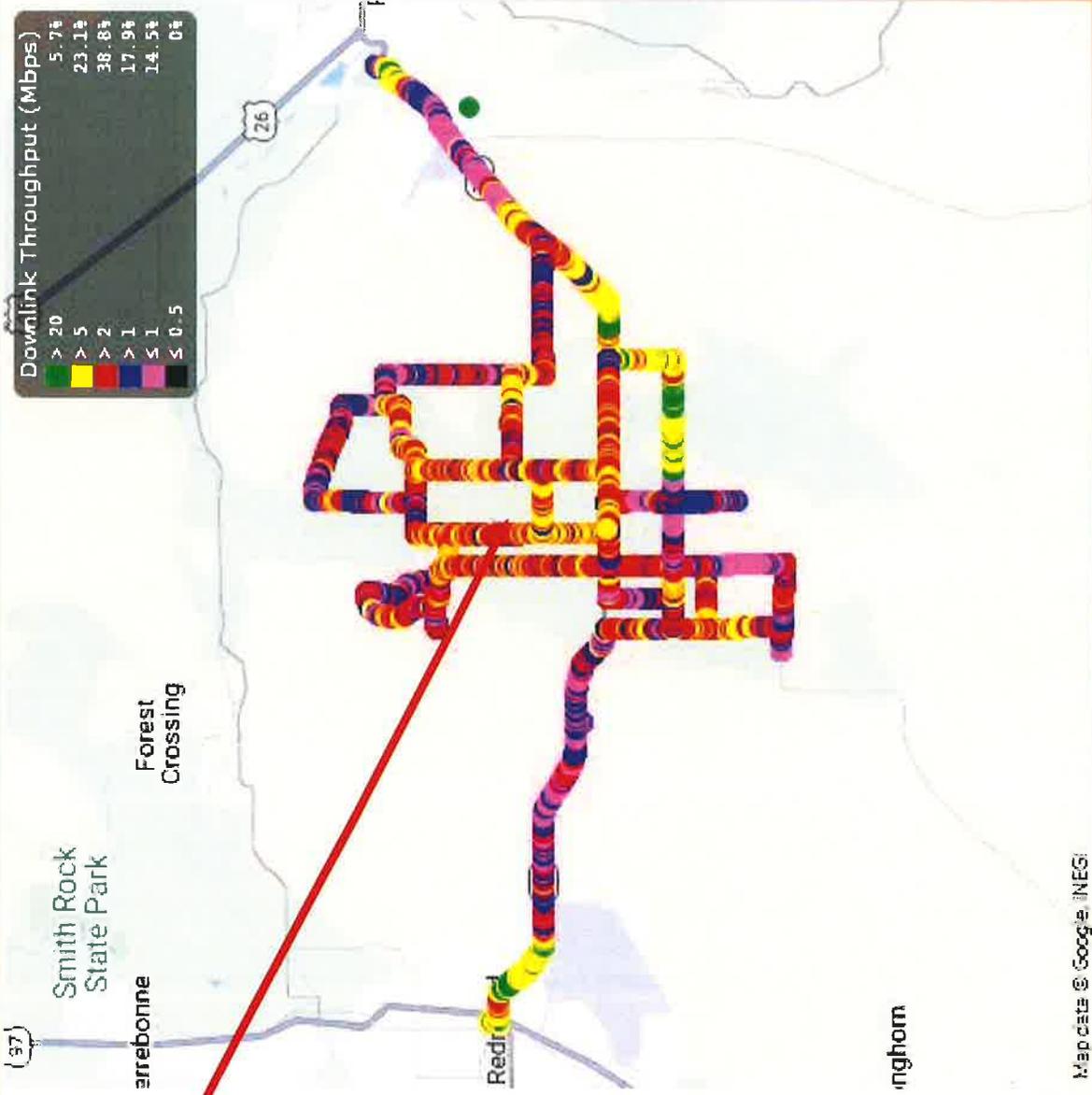


Proposed Site

This plot shows the Received Signal Reference Power (RSRP) for the AT&T phone. Note that in the area around the proposed has a mix of Low, Marginal, Outdoor and In-Vehicle levels.

Active Call Testing – AT&T Throughput

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

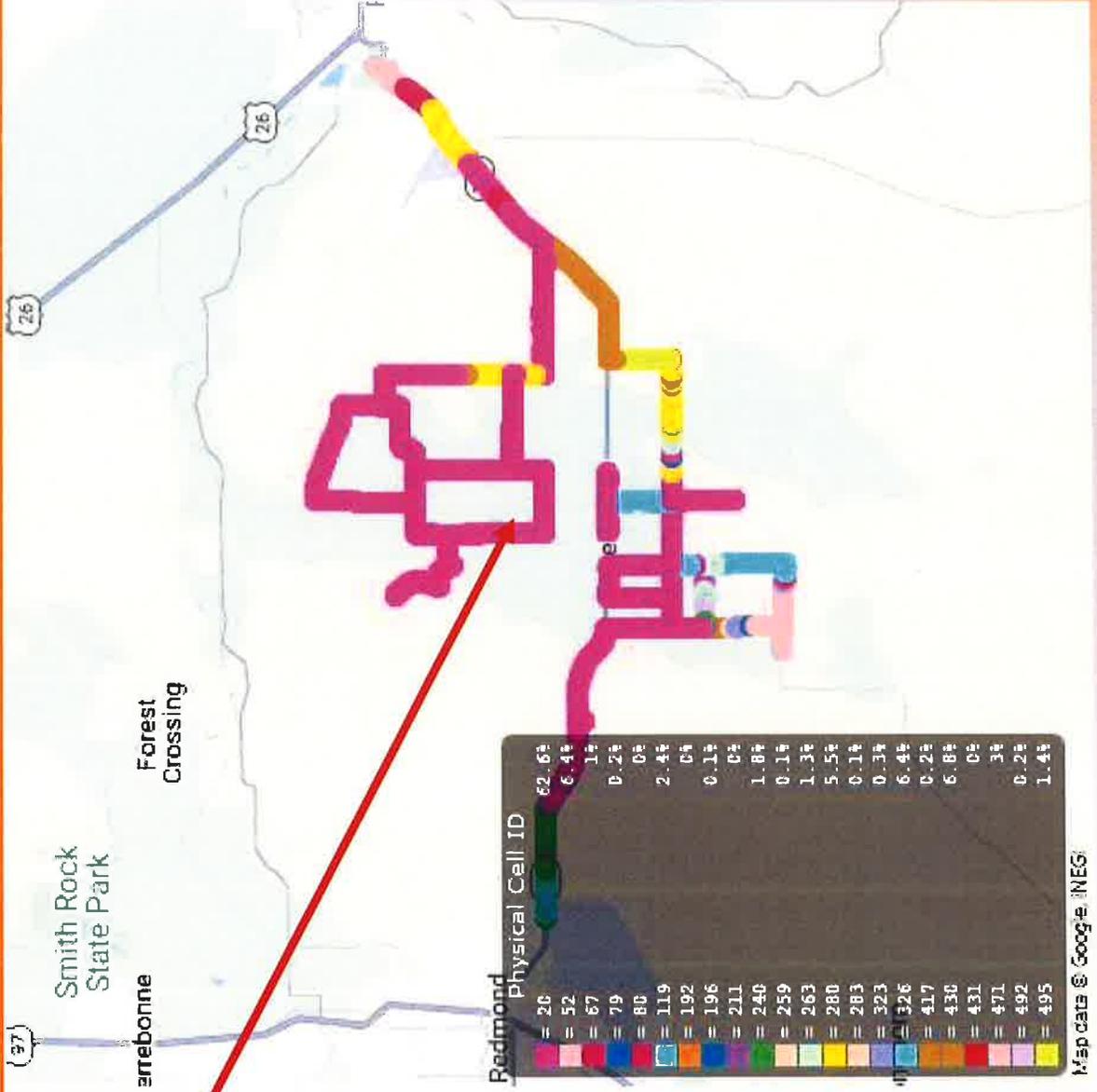


Proposed Site

This plot shows the throughput on the downlink speed test. There is a mixture of less than 5 Mbps down to less than 500 Kbps around the proposed. The changes are erratic, and this is indicative of sites being over capacity and no dominant server

Active Call Testing – T-Mobile Physical Cell ID

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

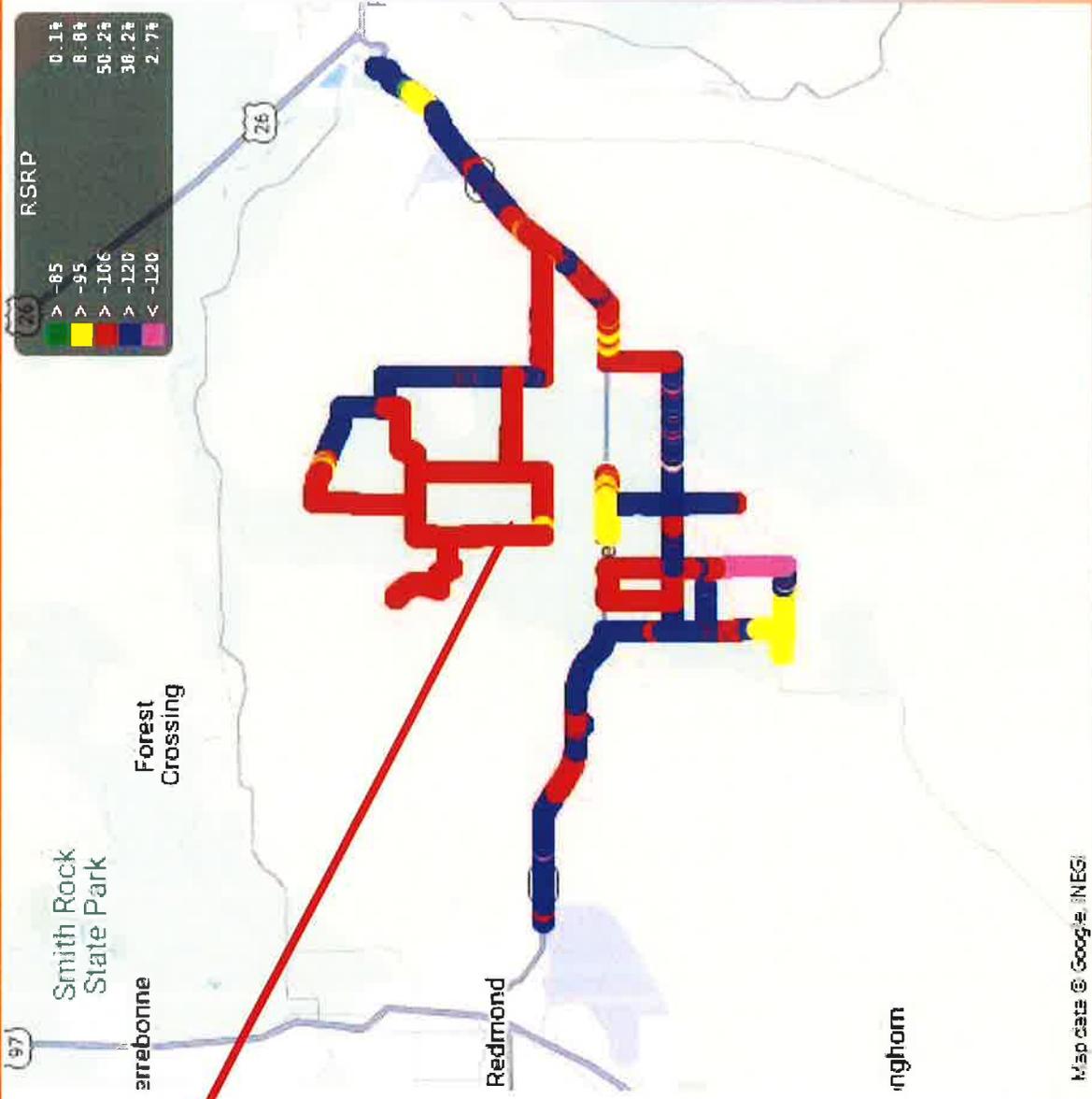


Proposed Site

This plot is the different sectors that service a particular area. Note that the SW there is no dominant sector providing service and to the NW 1 sector (Magenta) is providing service. To the South there is a mixture of sectors providing service

Active Call Testing – T-Mobile RSRP

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

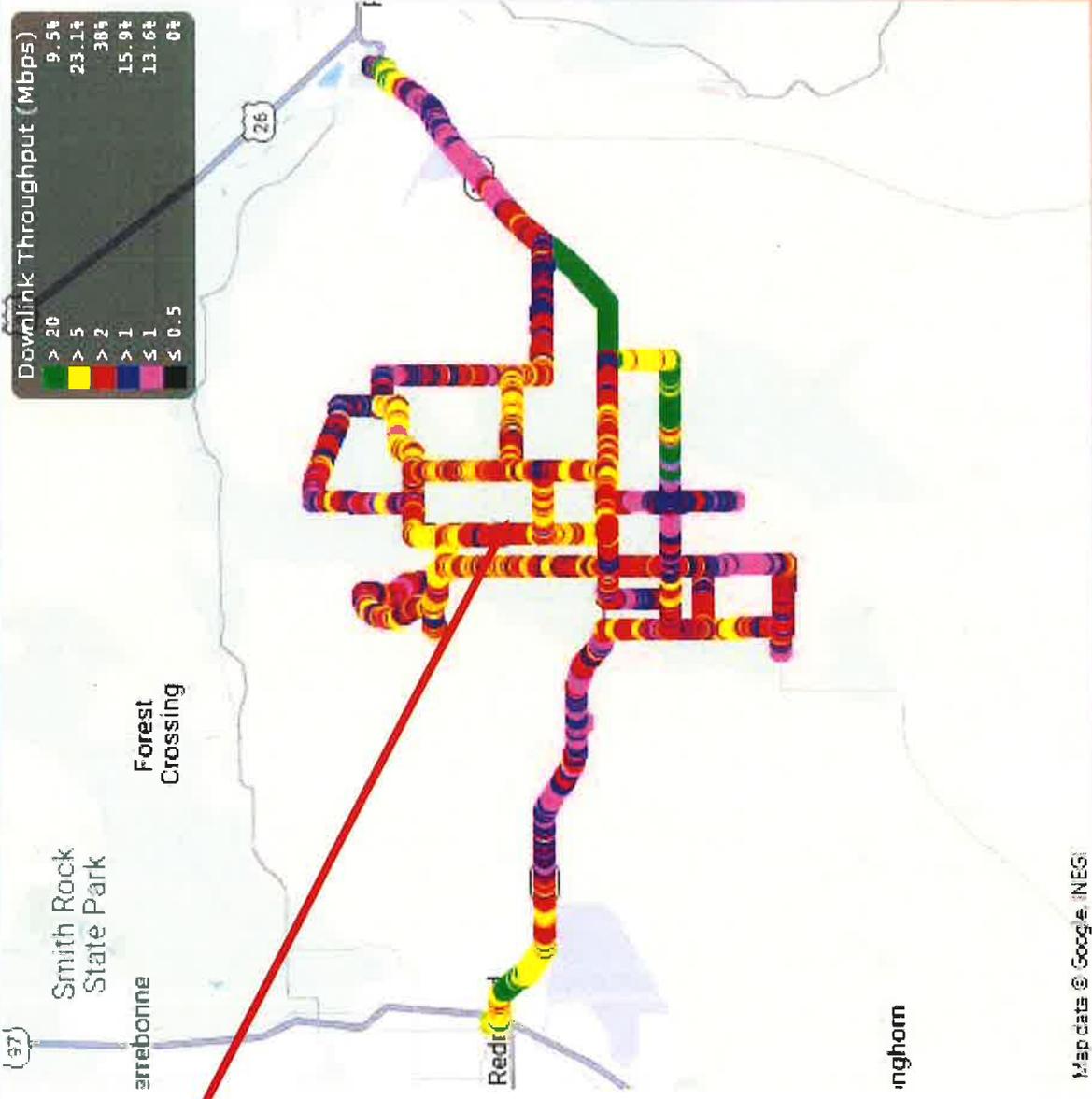


Proposed Site

This plot shows the Received Signal Reference Power (RSRP) for the T-Mobile phone. Note that in the area around the proposed has a mix of Marginal, Outdoor and In-Vehicle levels.

Active Call Testing – T-Mobile Throughput

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)



Proposed Site

This plot shows the throughput on the downlink speed test. There is a mixture of less than 5 Mbps down to less than 500 Kbps around the proposed. The changes are erratic, and this is indicative of sites being over capacity and no dominant server

Conclusion

- † The Scanner recorded frequency bands for AT&T, Verizon and, T-Mobile in the area.
- † The existing sites do not provide the level of service needed in the area. A lack of quality throughput per subscriber in the area
- † The throughput levels on the active call testing all the way down to 500 kbps. The existing sites are over capacity and need offload from a new site
- † Other carriers have the same level of service in the area and the tower will most likely be collocated with other tenants who will need the height
- † **Recommend approval of the proposed tower at the height requested**

Appendix

Frequency Bands

- † For both 4G and 5G there are FCC allocated bands
- † 4G – https://en.wikipedia.org/wiki/LTE_frequency_bands
- † 5G – https://en.wikipedia.org/wiki/5G_NR_frequency_bands

RSRP

† RSRP is short for Reference Signal Received Power, used when measuring LTE networks. A cellular phone or another LTE-equipped device would display signal strength in RSRP, measured 0dBm (best signal) to -110dBm (weakest/no signal). An RSRP of -95dBm would be a strong signal whereas -115dBm would be very weak. Many devices show RSSI for LTE connections along with RSRP, but RSRP is a better indicator of LTE signal strength.

† Sources

- <https://5gstore.com/blog/2021/04/08/understanding-rssi-rsrp-and-rsrq/>
- <https://blog.solidsignal.com/tutorials/what-is-rsrp/>

RSRQ (a ratio using RSRP)

† RSRQ is Reference Signal Received Quality. This again only applies to LTE networks and is a measure of the signal quality of a cellular connection. RSRQ is typically displayed in a range from 0dB (highest quality) to -20dB (lowest quality). Typically better signal quality results in a more reliable connection.

† Sources

- <https://5gstore.com/blog/2021/04/08/understanding-rssi-rsrp-and-rsrq/>
- <https://blog.solidsignal.com/tutorials/what-is-rsrp/>

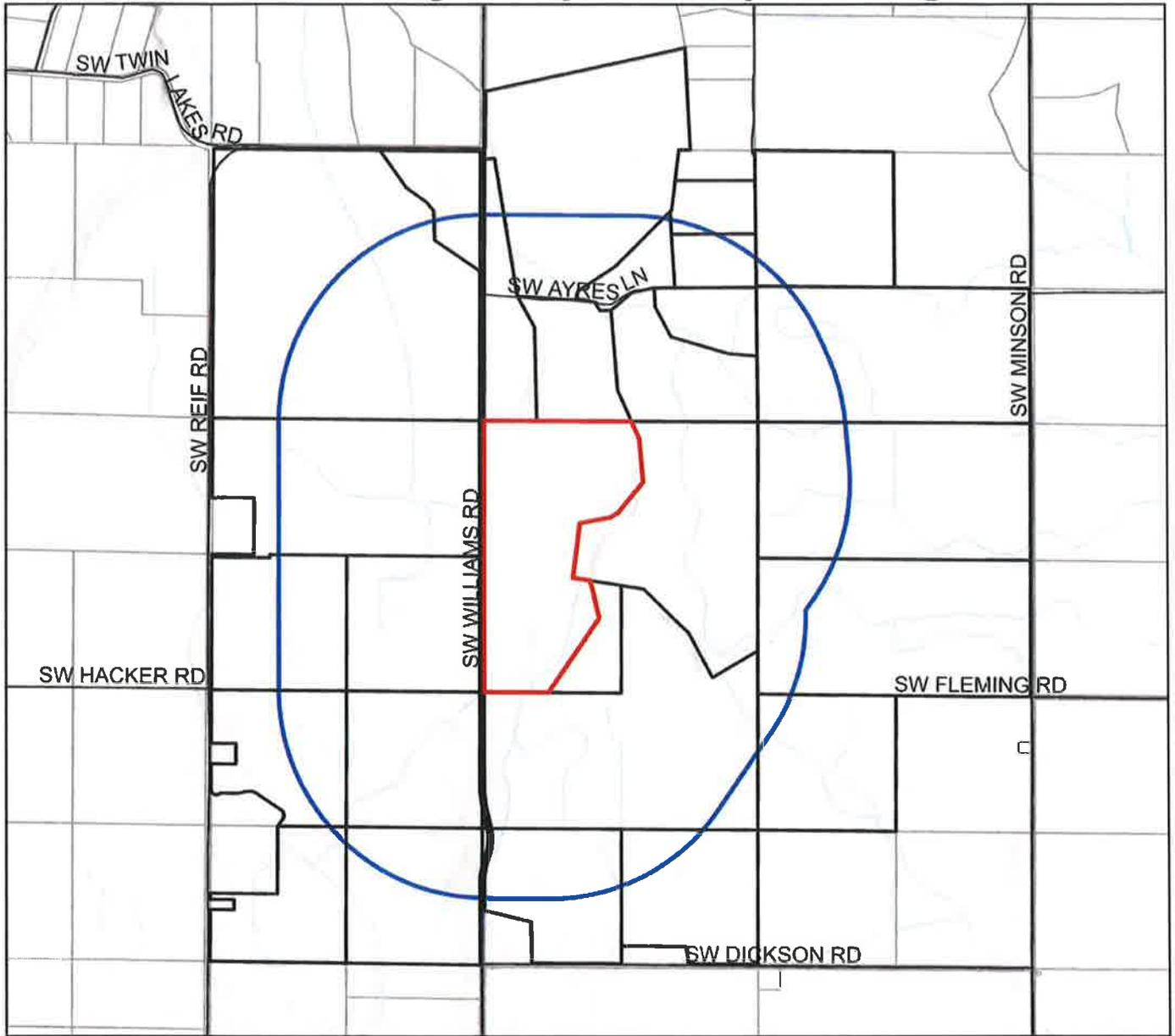
SINR (a ratio using RSRP)

† SINR (Signal to Interference & Noise Ratio) measures signal quality: the strength of the wanted signal compared to the unwanted interference and noise. Mobile network operators seek to maximize SINR at all sites to deliver the best possible customer experience, either by transmitting at a higher power, or by minimizing the interference and noise.

† Sources

- <https://5gstore.com/blog/2021/04/08/understanding-rssi-rsrp-and-rsrq/>
- <https://iscointl.com/sinr-optimization/>

Crook County Properties | Mailing List



Legend

- Taxlot
1514140000100
- Buffer 2000'
- Taxlots within Buffer
- Crook County Taxlots



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Crook County GIS
GEOGRAPHIC INFORMATION SYSTEMS

Property Owner
12502 SW FLEMING RD
Powell Butte OR, 97753

Property Owner
4322 SW REIF RD
Powell Butte OR, 97753-1829

Property Owner
12501 SW FLEMING ROAD
Powell Butte OR, 97753-1804

Property Owner
12512 SW CORNETT LOOP
Powell Butte OR, 97753-2109

Property Owner
12855 SW AYRES LN
Powell Butte OR, 97753

Property Owner
12993 SW DICKSON RD
Powell Butte OR, 97753-1545

Property Owner
13275 SW AYRES LN
Powell Butte OR, 97753

Property Owner
13431 SW DICKSON RD
Powell Butte OR, 97753-1545

Property Owner
2221 SW WAMPLER LN
Powell Butte OR, 97753-1865

Property Owner
3063 SW MINSON RD
Powell Butte OR, 97753-1805

Property Owner
3068 SW REIF RD
Powell Butte OR, 97753-1827

Property Owner
3367 SW WILLIAMS RD
Powell Butte OR, 97753

Property Owner
3424 SW REIF ROAD
Powell Butte OR, 97753-1827

Property Owner
3690 SW WILLIAMS RD
Powell Butte OR, 97753

Property Owner
3698 SW REIF ROAD
Powell Butte OR, 97753-1829

Property Owner
3976 SW SAM SNEAD CT
Redmond OR, 97756

Property Owner
4021 S BAJA WAY
Boise ID, 82701-4428

Property Owner
4301 SW WILLIAMS RD
Powell Butte OR, 97753

Property Owner
4470 SW REIF RD
Powell Butte OR, 97753-1829

Property Owner
PO BOX 1213
Redmond OR, 97756

Property Owner
PO BOX 36
Powell Butte OR, 97753

Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

ANNOUNCEMENT NEIGHBORHOOD MEETING

Dear Interested Property Owner,

The Crook County Zoning Ordinance requires a neighborhood meeting with nearby property owners before a wireless telecommunications facility can be submitted for permitting. This meeting is intended to provide project information, address questions, and collect feedback from the community.

Neighborhood Meeting - Date, Time, and Location

Date of meeting: **Sunday, May 4, 2025**

Time of meeting: **5:30 pm to 7 pm**

Location of meeting: **Powell Butte Community Center**
8404 SW Reif Road
Powell Butte, OR 97753

Site Location

Site Address - near 3450 SW Williams Road, Powell Butte, Oregon
Parcel Number - 15141400-00100-14931



Attachments

The following items have been attached to provide additional information regarding the project:

- Survey and Comment Form with the provided Self-Addressed Stamped Envelope
- Photo Simulations and Map
- Site Plan
- Elevations

Project Scope

Verizon Wireless is working to improve cellular coverage in the area north of Powell Butte in Crook County. This project aims to increase capacity along Highway 126 between Redmond and Prineville and expand coverage to the Powell Butte community. Without these improvements, customer experience in the area will continue to decline. Over the years, residents on the north side of Powell Butte have reported poor service. There are no existing wireless communications support structures in the immediate vicinity for Verizon Wireless to locate this facility. The closest tower is over four miles away. To better serve its customers, Verizon plans to enhance network performance in rural areas of Crook County by adding the proposed site to strengthen overall coverage.

The proposed telecommunication facility consists of a new lattice tower with an overall height of one hundred fifty-eight feet (158'), nine (9) antennas, auxiliary equipment, three (3) equipment cabinets that house radio equipment and/or batteries, and a 30kw diesel backup generator. The tower would be built to accommodate other wireless providers.

Harmoni Towers and Verizon Wireless are collaborating on this proposed telecommunication project. Verizon is a wireless telephone company operating throughout the United States of America. Verizon is licensed to operate in the United States by the Federal Communications Commission (FCC). Harmoni Towers provides and manages wireless infrastructure assets throughout the United States.

Contact Information

If you have any questions or concerns in the meantime, please contact Sarah Telschow, the representative for Verizon Wireless and Harmoni Towers, using the contact information below.

Sarah Telschow - Agent for Verizon Wireless and Harmoni Towers
5200 SW Meadows Road, Suite 150
Lake Oswego, OR 97035
Phone: (206) 979-6268
E-mail – stelschow@acomconsultinginc.com

Cc: Property owners within 2,000 feet of the proposed project
Crook County Planning Department

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

- 1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive

No, Not Supportive

Unsure

Please provide comments:

- 2) Do you like the proposed design? If not, what are your concerns?

Yes

No

Unsure

Please provide comments:

- 3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments:

- 4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name -

Address -

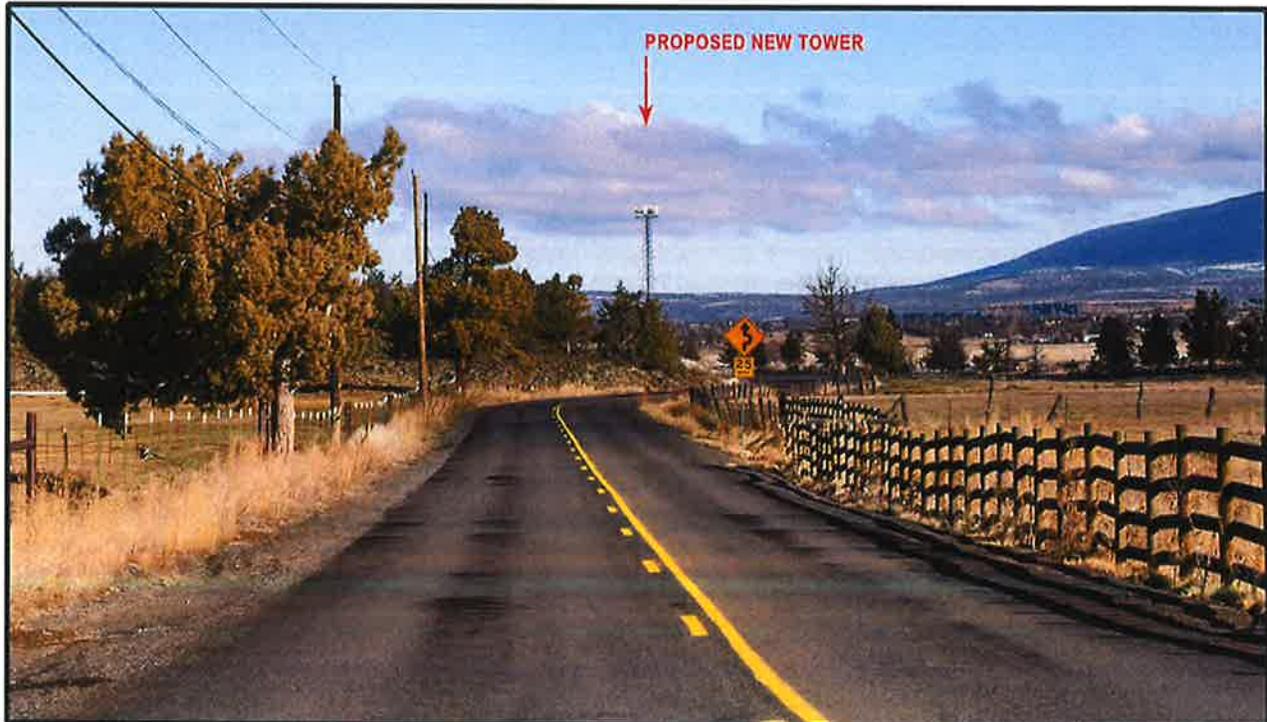
E-mail -

Your input is greatly appreciated. Thank you!



CURRENT

VIEW #1
LOOKING NORTH ON SW WILLIAMS RD.



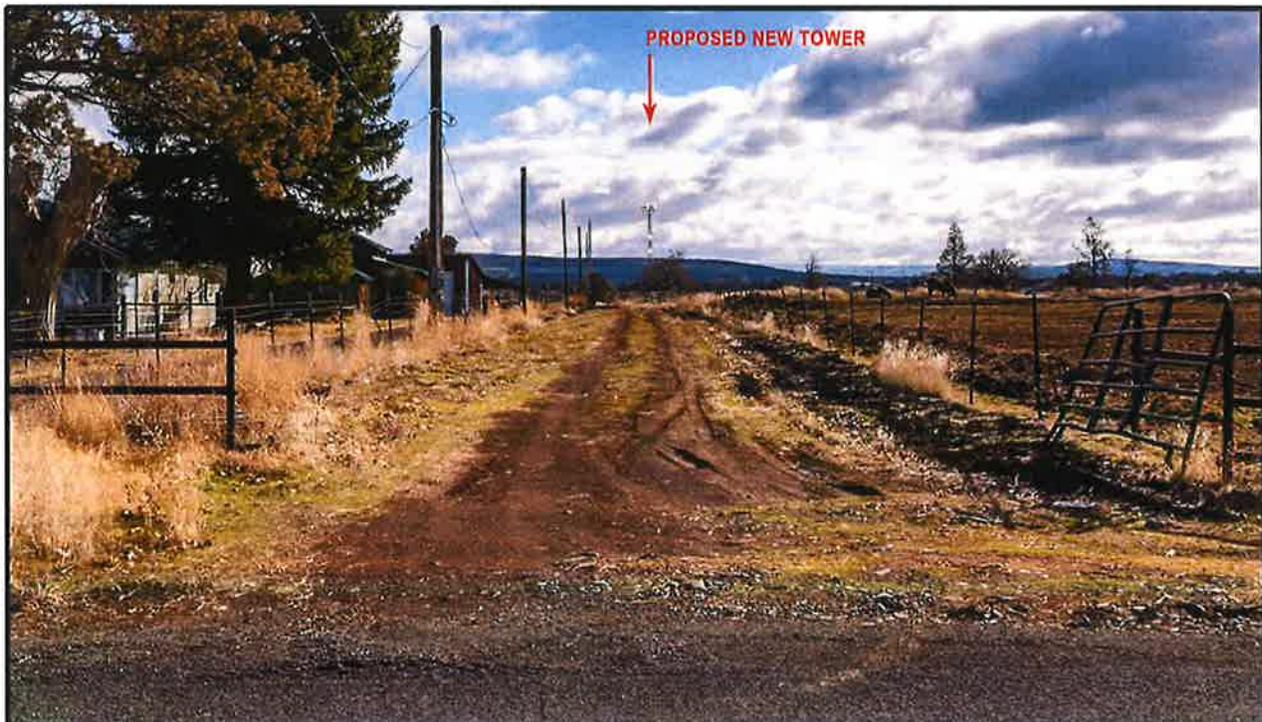
PROPOSED

TIM BRADLEY IMAGING



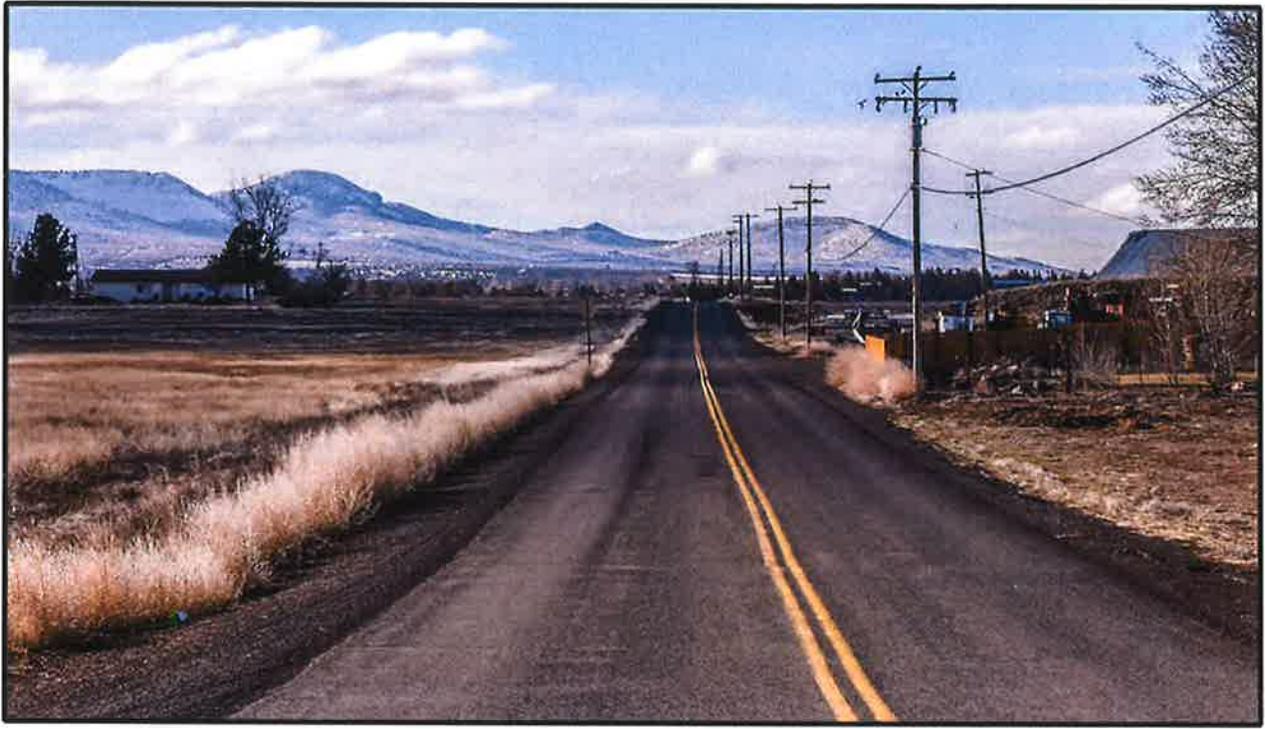
CURRENT

VIEW #2
LOOKING EAST ON SW REIF RD.



PROPOSED

TIM BRADLEY IMAGING



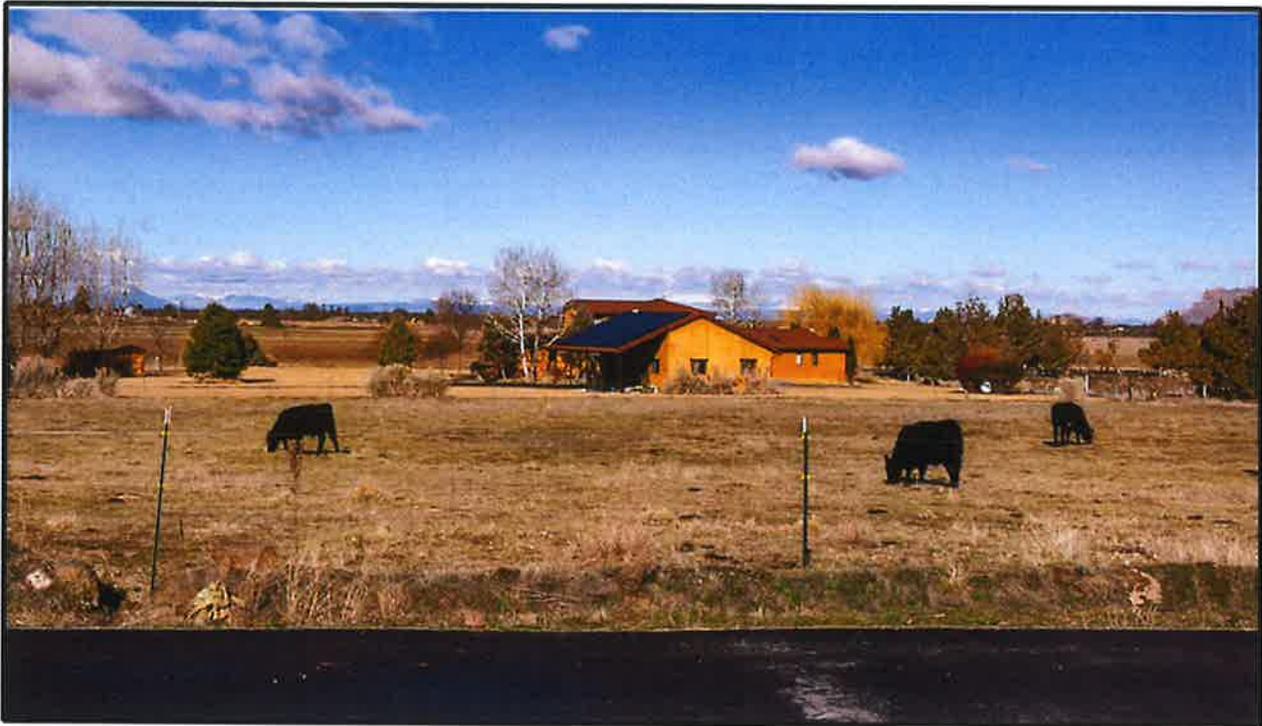
CURRENT

VIEW #3
LOOKING SOUTH ON SW WILLIAMS RD.



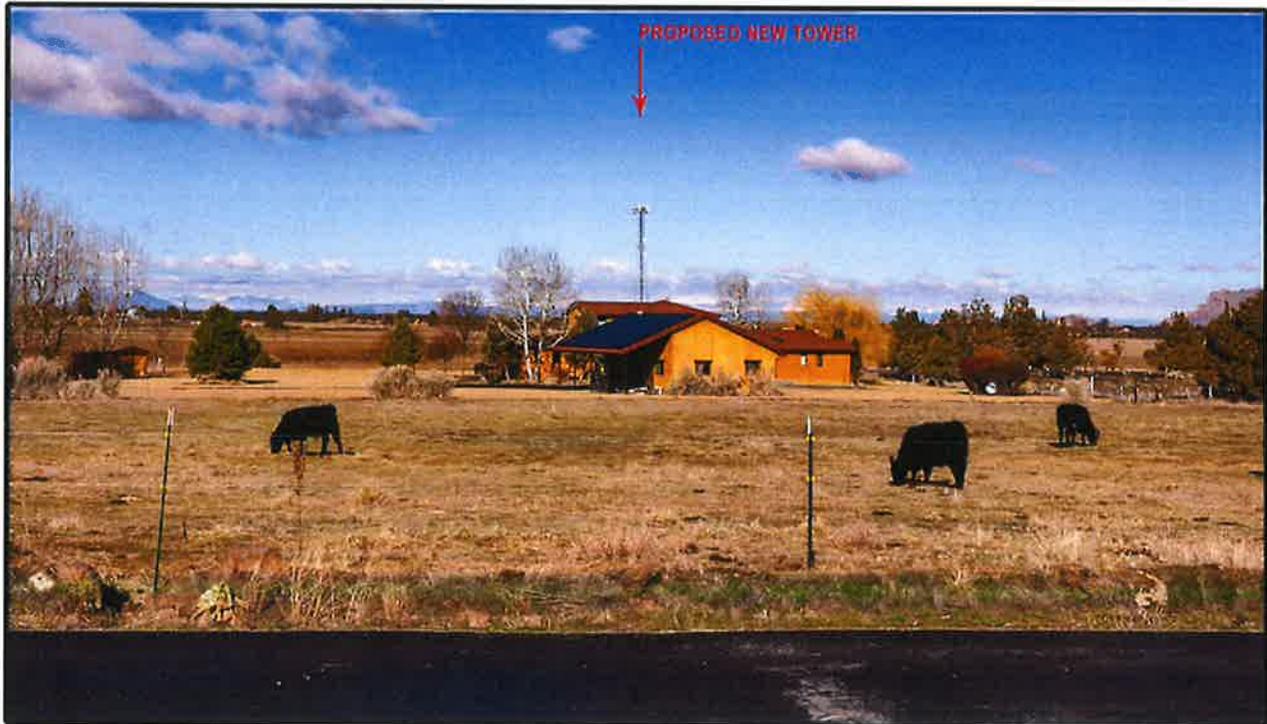
PROPOSED

TIM BRADLEY IMAGING



CURRENT

VIEW #4
LOOKING NORTHWEST FROM 3694 SW WILLIAMS RD.



PROPOSED

TIM BRADLEY IMAGING



TIM BRADLEY IMAGING

PHOTO SIM LOCATIONS



DITCH RIDER

3450 SW WILLIAMS RD, POWELL BUTTE, OR



5200 SW Meadows Road, Suite 150
Lake Oswego, OR 97035

Acom Consulting, Inc.
Attn. Sarah Telschow (OR6 Ditch Rider)
5200 SW Meadows Road, Suite 150
Lake Oswego, OR 97035

Tax Lot Number	Physical Address	
1514140000405	4301 SW WILLIAMS RD, POWELL BUTTE, OR 97753	4301 SW WILLIAMS
1514110000600	13000 SW AYRES LN, POWELL BUTTE, OR 97753	4021 S BAJA WAY,
1514130000401	12502 SW FLEMING RD, POWELL BUTTE, OR 97753	12502 SW FLEMING
1514140000301	3424 SW REIF RD, POWELL BUTTE, OR 97753	3424 SW REIF ROA
1514140000302	3698 SW REIF RD, POWELL BUTTE, OR 97753	3698 SW REIF ROA
1514110000104	13304 SW AYRES LN, POWELL BUTTE, OR 97753	3976 SW SAM SNE
1514110000107	2555 SW WILLIAMS RD, POWELL BUTTE, OR 97753	PO BOX 1213, RED
1514110000108	2760 SW WILLIAMS RD, POWELL BUTTE, OR 97753	4021 S BAJA WAY,
1514130000200	3063 SW MINSON RD, POWELL BUTTE, OR 97753	3063 SW MINSON
1514110000104	2756 SW WILLIAMS RD, POWELL BUTTE, OR 97753	3976 SW SAM SNE
1514140000305	3367 SW WILLIAMS RD, POWELL BUTTE, OR 97753	3367 SW WILLIAMS
1514110000116	12855 SW AYRES LN, POWELL BUTTE, OR 97753	12855 SW AYRES L
1514130000300	12501 SW FLEMING RD, POWELL BUTTE, OR 97753	12501 SW FLEMING
1514140000102	3694 SW WILLIAMS RD, POWELL BUTTE, OR 97753	PO BOX 36, POWEL
1514140000103	3690 SW WILLIAMS RD, POWELL BUTTE, OR 97753	3690 SW WILLIAMS
1514140000201	3068 SW REIF RD, POWELL BUTTE, OR 97753	3068 SW REIF RD I
1514140000601	13431 SW DICKSON RD, POWELL BUTTE, OR 97753	13431 SW DICKSO
1514140000700	12993 SW DICKSON RD, POWELL BUTTE, OR 97753	12993 SW DICKSO
1514110000105	2221 SW WAMPLER LN, POWELL BUTTE, OR 97753	2221 SW WAMPLE
1514110000106	2309 SW WILLIAMS RD, POWELL BUTTE, OR 97753	PO BOX 1213 RED
1514110000108	2490 SW WILLIAMS RD, POWELL BUTTE, OR 97753	4021 S BAJA WAY,
1514140000400	4470 SW REIF RD, POWELL BUTTE, OR 97753	4470 SW REIF RD I
1514140000401	4401 SW WILLIAMS RD, POWELL BUTTE, OR 97753	4322 SW REIF RD
1514120000600	2150 SW WAMPLER LN, POWELL BUTTE, OR 97753	PO BOX 1213 RED
1514120000700	2603 SW MINSON RD, POWELL BUTTE, OR 97753	12512 SW CORNE
1514110000117	13275 SW AYRES LN, POWELL BUTTE, OR 97753	13275 SW AYRES L
1514130000300	12525 SW FLEMING RD, POWELL BUTTE, OR 97753	12501 SW FLEMING

Sign-In Sheet

OR6 Ditch Rider

Neighborhood Meeting - Sunday, May 4, 2025

Name	Address	E-mail
Joyce & Vicki Deegan Chuck & Nancy Cruikshank	Powell Butte 97753 9349 SW Reef Rd 11585 SW Red Cloud Rd Powell Butte, OR 97753	stencowles@gmail.com Cncruikshank@gmail.com
Julie & Dale Reed	11661 SW Red Cloud Rd Powell Butte 97753	joulz69reed@yahoo.com
Wanda Kuklis	8840 SW YAHOSKIN DR POWELL BUTTE OR 97753	tkuklis@msn.com
Dan & Ashley Larkin	3424 SW Reef Rd Powell Butte, OR	dlarkin@bluesagecfo.com
Cindy Zalunardo Dave Zalunardo	3690 SW Williams Rd. Powell Butte OR 97753	cindy.zalunardo@gmail.com davezalunardo@gmail.com
TIM & TINA MCDANIEL	12855 S.W. AYRES LN. POWELL BUTTE OR 97753	TIMCFIX21@HOTMAIL.COM MCDANIEL5198@HOTMAIL.COM
David & Susie Fisher	3093 S.W. Parrish Ln Powell Butte, Or 97753	fishersredrockrand@gmail.com
Kristina Bierly Kathleen Saterobahl Neil Henke	12008 SW Houston Lake Rd Powell Butte, OR 97753 8440 SW Pokegama Dr Powell Butte, OR 97753	krisjam01@msn.com neil@3sislabs.com kathy@3sislabs.com

Name	Address	E-mail
Barclay & Stacy WYSS	1242 NW McDaniel Rd. Powell Butte	Barcwyss@gmail.com
Jen Wilcox	13160 SW Hwy 126 PB	wilcoxjennifer@gmail.com
Amy Fitzgerald	15211 SW Hacker Rd. Powell Butte 97753	afitzgerald09@gmail.com
Pamela Gump	10030 SW Houston Lake Rd Powell Butte OR 97753	wpranch16@gmail.com
Steve Obergs Bev Obergs	12154 S.W. Cornett Loop PB 97753	gr8cr8@gmail.com bevoberg@gmail.com
Cor: Brown Neil Erickson	14108 SW Mountain View Dr Powell Butte 97753	Lbrown.dancers@yahoo.com neil.erickson43@yahoo.com
Neil McFarlane Kelly	2150 SW Wampler LN	kmcfarlanecontracting@yahoo.com
Randy Pete	181 SW Bent Lp Powell Butte	mountainbound@WVI.com
Jim & Carol Markman	16587 SW Grandview Rd Powell Butte, OR 97753	
Cathie & Dale Tompkins	12837 SW Cornett Lp PB	Cathie.tompkins@millpower.com



Comment Sheet

Neighborhood Meeting

Sunday, May 4, 2025

Name: Wanda Kuklis

Address: 8840 SW Yahooskin Dr
Powell Butte 97753

E-Mail: tkuklis@msn.com

COMMENTS (Please Print Clearly):

Why can't the existing towers be upgraded and access roads improved first before adding another eyesore to our neighborhood:
How about a few mock photos from 500' away
Let's have another meeting with our planning commission board. They need to hear us IN PERSON.
Verizon should broaden the circle of notification so more people of Powell Butte know what is going on. I live on higher ground on South side of Hwy and the cell tower will greatly impact my view and all of my neighbors' view of the area.

**Petition To: Stop Verizon cell tower on Williams Road,
Powell Butte, OR 97753**

Printed Name	Address	Signature
Edward E Colgan SR	2115 SW Powell Butte Wampler Ln. OR.	<i>Edward E Colgan</i>
Jeanne Colgan	2115 SW Wampler ^{Powell} Butte	<i>Jeanne Colgan</i>
Tina McDaniel	12855 SW. Agrest Ln. ^{Powell} Butte	<i>Tina McDaniel</i>
Mickala Cagan	2115 SW Wampler Ln ^{Powell} Butte	<i>Mickala Cagan</i>
SKIP Lumley	2221 SW Wampler Ln	<i>SKIP Lumley</i>
BS. Lumley	2221 SW Wampler Ln Powell Butte, OR	<i>BS. Lumley</i>
Melroyb Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>Melroyb Farnsworth</i>
Aron Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>Aron Farnsworth</i>
Tye Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>Tye Farnsworth</i>
Jessie Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>Jessie Farnsworth</i>
Kelby McFarlane	2150 SW Wampler Ln WAS	<i>Kelby McFarlane</i>
LEE GARCIA	2063 SW Williams Rd	<i>Lee Garcia</i>
Andy Wallace	1809 SW Wampler Ln	<i>Andy Wallace</i>
Kerrie Wallace	1809 SW Wampler Ln	<i>Kerrie Wallace</i>
JAMES GARCIA	2043 SW WILLIAMS RD	<i>James Garcia</i>
Elizabeth Kelly	1711 SW Wampler Ln	<i>Elizabeth Kelly</i>
Adali Kelly	1711 SW Wampler Ln.	<i>Adali Kelly</i>
WANDA KUKLIS	8840 SW YATTOOSKIN	<i>Wanda Kuklis</i>
Joyce & Norm Borgard	9349 SW Reif Rd	<i>Joyce & Norm Borgard</i>

Petition To:

Printed Name	Address	Signature
Frank + Jenny Hook treblehook@hotmail.com	3367 SW Williams Rd Powell Butte OR 97753	Frank T. Hook Jenny Hook
JAN & TODD Murphy jamberiemurphy@comcast.net	1920 SE McKenzii Pl Prineville, OR 97754	Jamurphy TODD MURPHY
GARY Sahlottmann	8101 SW DEER ST POWELL BUTTE	Gary Sahlottmann
Dennis H. Verbrand	3855 SW Minson Rd. Powell Butte	D. Verbrand
Peter R Ramhus	3680 Minson Rd Powell Butte, OR	P. Ramhus
Jacob w Storey	12106 SW Houston Lake Powell Butte, OR	Jacob w Storey
Sheri Storey	12106 SW Houston Lake Rd Powell Butte, OR 97753	Sheri Storey
Jusan Gradwin	10223 SW Houston Lake Powell Butte OR 97753	Jusan Gradwin
Stacy Gradwin	10223 SW Houston Lake Powell Butte OR 97753	Stacy Gradwin
Brett Curtis	11303 SW Houston LAKE Rd Powell Butte	Brett Curtis
PHONGPUN MAKARATAD-FOX	5197 SW MINSON RD. POWELL BUTTE, OR 97753	Phy M Fox
Bruce Brown	4301 SW Williams Rd Powell Butte OR	Bruce Brown
DAVID L FISHER SR	3093 SW PARRISH LN Powell Butte or 97753	David L Fisher
Kodey L Fitzgerald	1365 NE OCHOA AVE Prineville, OR 97754	Kodey L Fitzgerald
Alex Bush	4080 SW Minson Rd Powell Butte	Alex Bush
Justin + Tobitha White Lacey	10759 SW Fleming RD. Powell Butte, OR 97753	Justin White Tobitha Lacey
Wendell Pam Gump Gump	10030 SW Houston Lake Rd. Powell Butte Or.	Wendell Gump Pam Gump
DAMIAN STELLIN ALDEN STELLIN	9715 SW HOUSTON LAKE POWELL BUTTE, OR	Damian Stellin Alden Stellin
Beverly Oberg	12154 SW Barnett LP PB 97753	Beverly Oberg

Project Handout

Site Location

Site Address - near 3450 SW Williams Road, Powell Butte, Oregon (Alexander Ranch)
Parcel Number - 15141400-00100-14931



Why Is This Needed?

Verizon Wireless, in partnership with Harmoni Towers, is proposing to build a new wireless communication facility to:

- Improve cellular coverage and reliability in the area north of Powell Butte in Crook County. This project aims to increase capacity along Highway 126 between Redmond and Prineville and expand coverage to the Powell Butte community.
- Provide the residents north of Powell Butte with better wireless service. The areas to the north have experienced poor wireless service.

Key Project Details

- There are no existing wireless communications support structures in the immediate vicinity for Verizon Wireless to locate this facility. The closest tower is over four miles away.
- Type of Tower Proposed:
 - 150-foot lattice tower (a framework-style structure) with an overall height of 158 feet.

- Antennas:
 - Nine (9) panel antennas attached to the tower
- FAA Lighting:
 - No aviation lighting is expected to be required.

Frequently Asked Questions

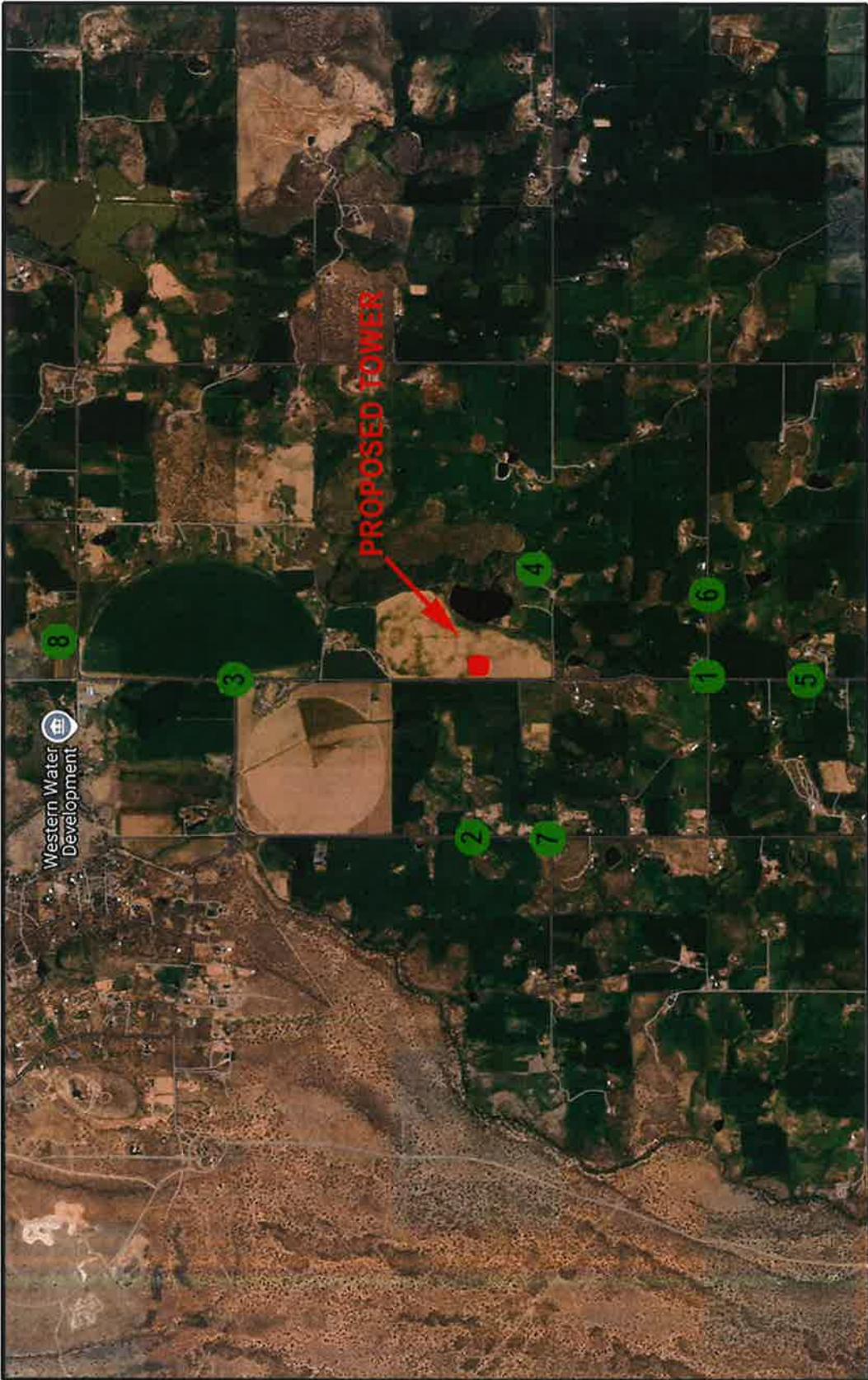
- Is the facility safe?
 - Yes. The facility will meet or exceed all safety guidelines set by the Federal Communications Commission (FCC) regarding radio frequency emissions.
 - This proposed facility will operate well within federal exposure limits designed to protect the public. These limits include large safety margins and are based on thorough evaluations by federal agencies such as the FCC, EPA, and FDA.
 - Radio Frequency (RF) energy used by wireless networks is non-ionizing, meaning it does not have enough energy to break chemical bonds or remove electrons.
 - Public safety and transparency remain a priority throughout this process. All required standards will be met, and full compliance with federal regulations will be maintained.
- Will the tower affect property values?
 - Studies over the past 20 years have examined the effect of telecommunication towers on property values. These studies, including market analyses conducted by certified appraisers, have found no evidence that the presence of cellular antenna towers negatively affects property values, especially when located in rural areas.
- Will the tower be lit?
 - No lighting is planned for this tower, minimizing visual impact.
- Can other providers use this tower?
 - Yes. The tower is designed to support additional wireless providers in the future.

Contact Information

If you have any questions or concerns, please contact Sarah Telschow, the representative for Verizon Wireless and Harmoni Towers, using the contact information below.

Sarah Telschow - Agent for Verizon Wireless and Harmoni Towers
 5200 SW Meadows Road, Suite 150
 Lake Oswego, OR 97035
 Phone: (206) 979-6268
 E-mail – stelschow@acomconsultinginc.com

**Thank you for taking the time to learn more about the project!
 Your participation is valued.**



TIM BRADLEY IMAGING

PHOTO SIM LOCATIONS

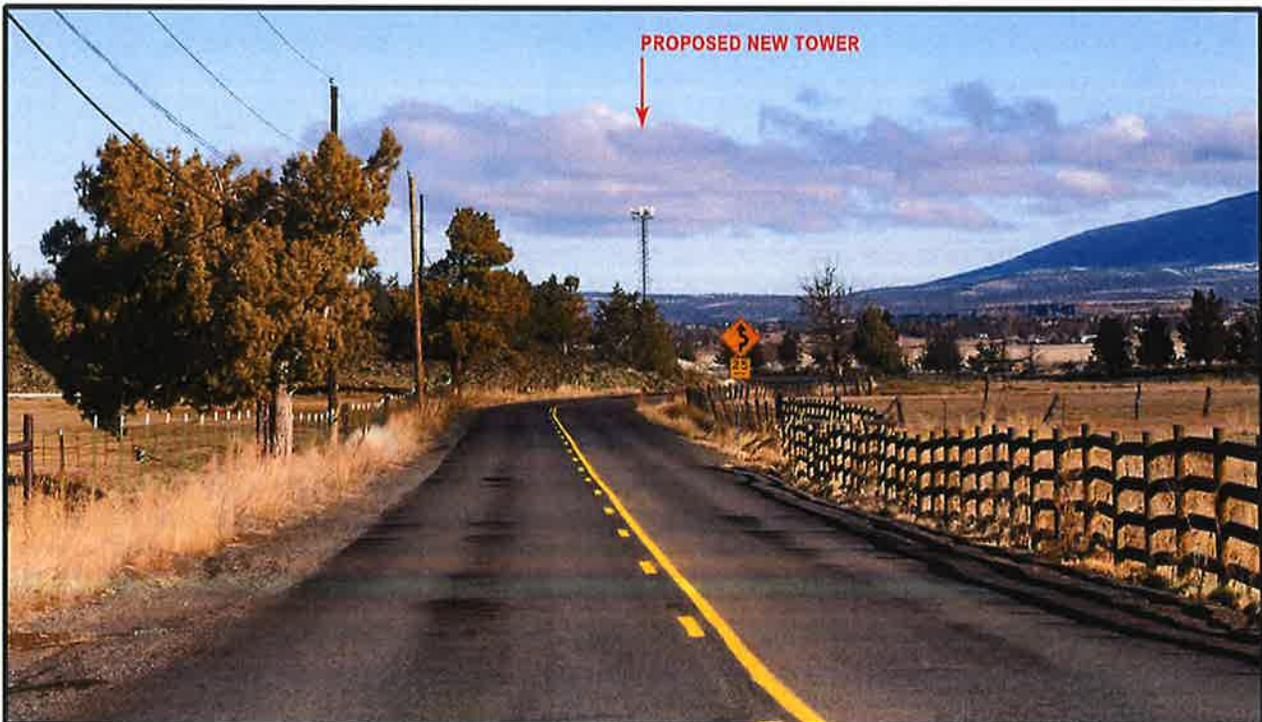


DITCH RIDER
3450 SW WILLIAMS RD, POWELL BUTTE, OR



CURRENT

VIEW #1
LOOKING NORTH ON SW WILLIAMS RD.



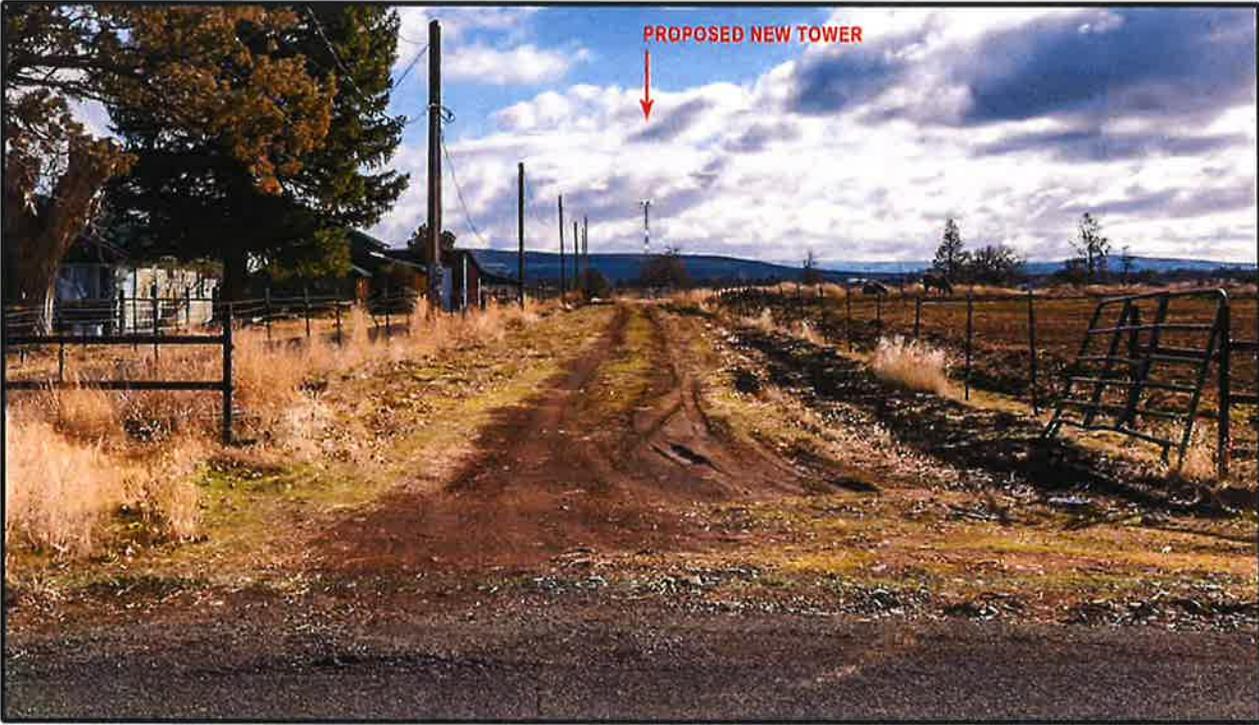
PROPOSED

TIM BRADLEY IMAGING



CURRENT

VIEW #2
LOOKING EAST ON SW REIF RD.



PROPOSED

TIM BRADLEY IMAGING



CURRENT

VIEW #3
LOOKING SOUTH ON SW WILLIAMS RD.



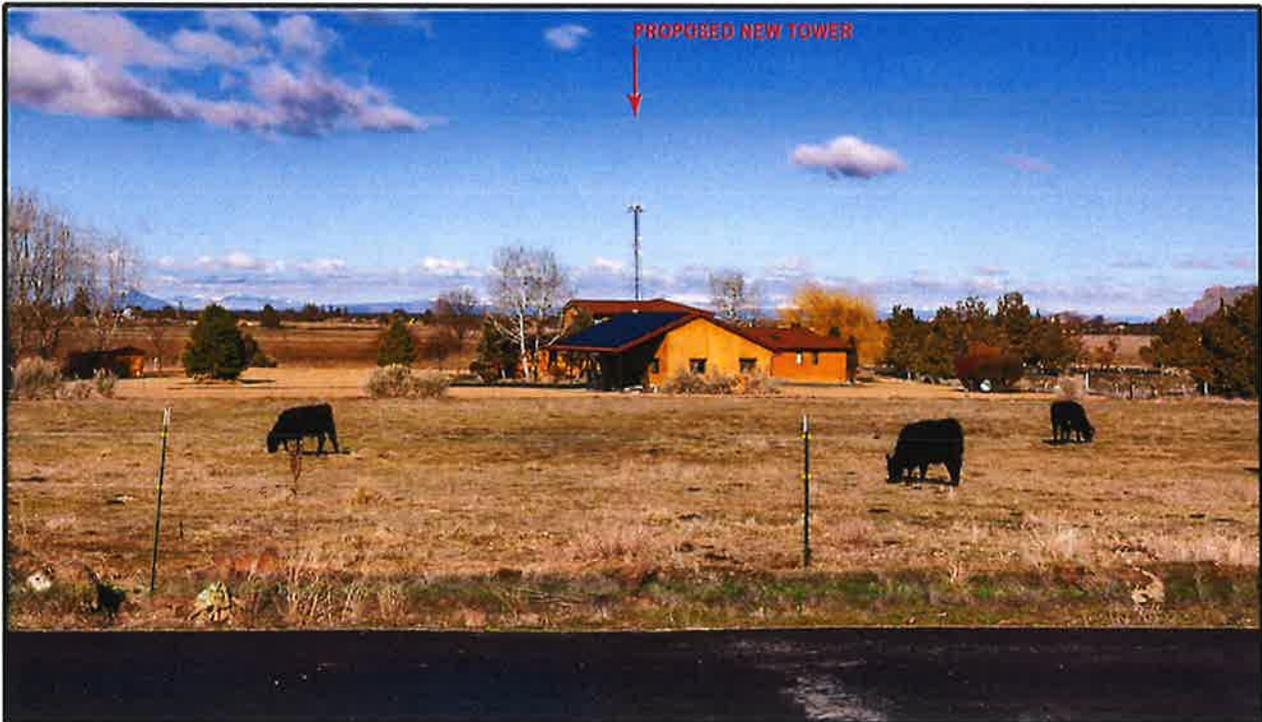
PROPOSED

TIM BRADLEY IMAGING



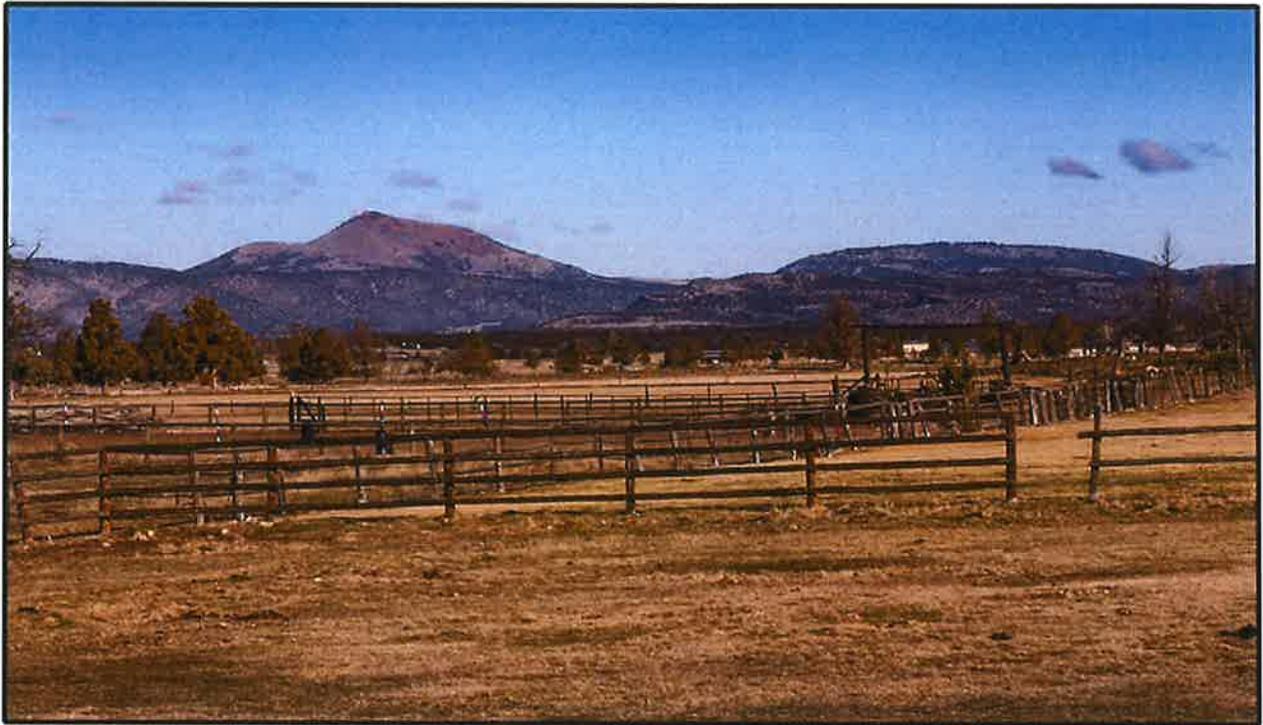
CURRENT

VIEW #4
LOOKING NORTHWEST FROM 3694 SW WILLIAMS RD.



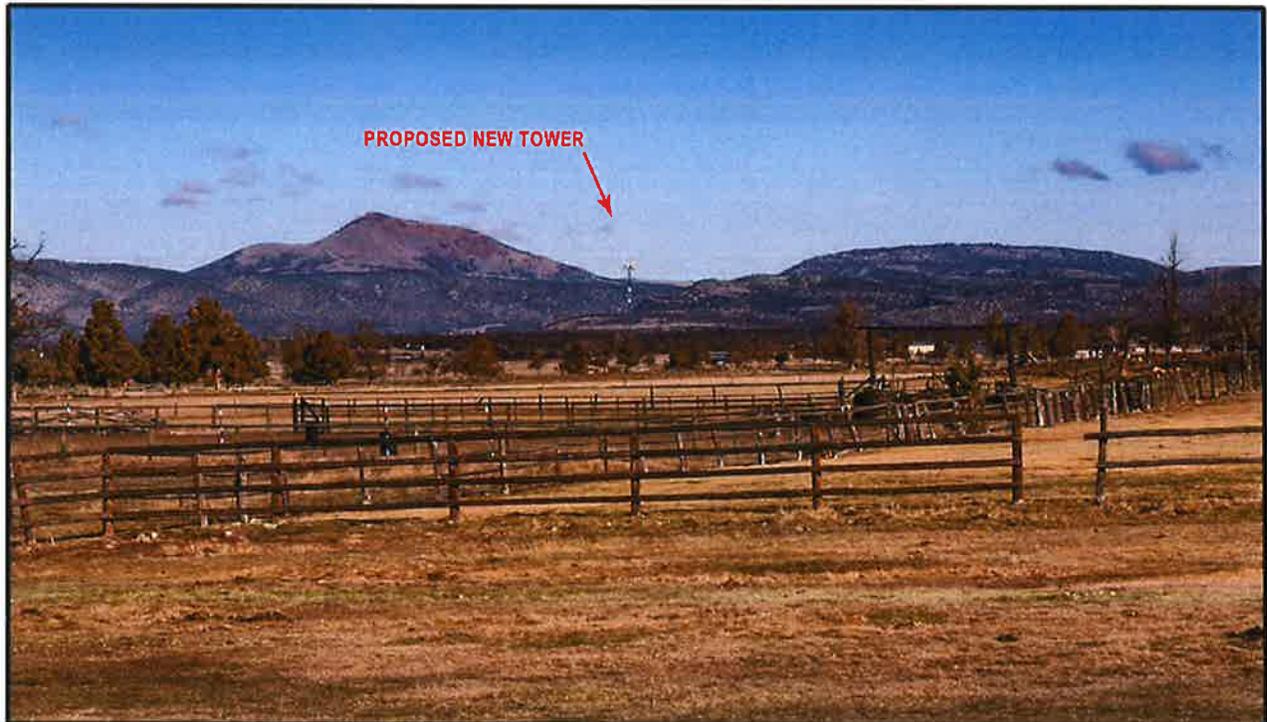
PROPOSED

TIM BRADLEY IMAGING



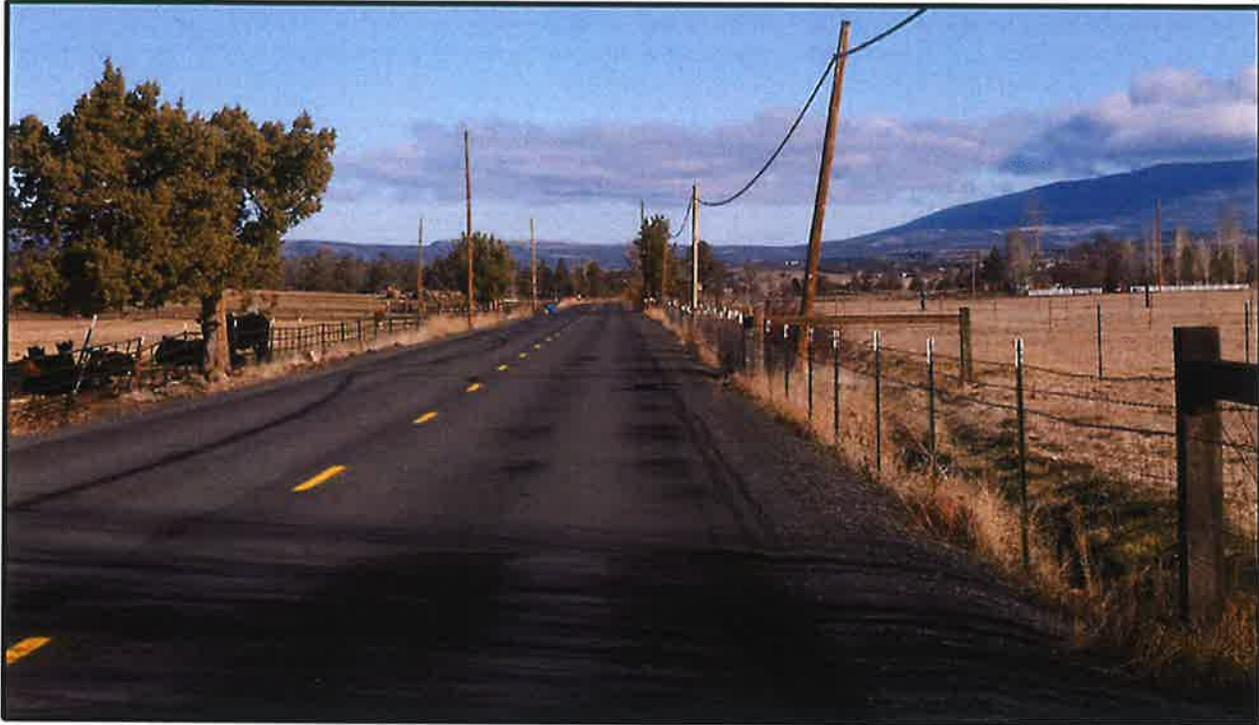
CURRENT

VIEW #5
LOOKING NORTHWEST DIXON RD.



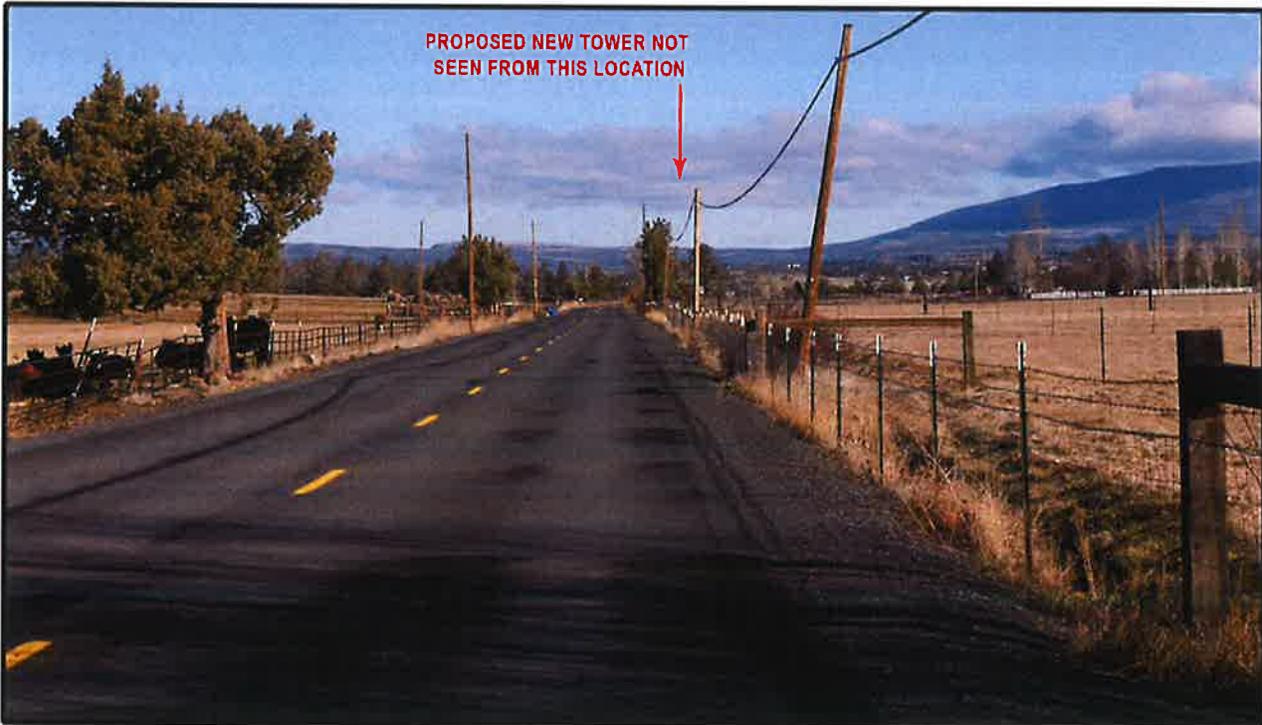
PROPOSED

TIM BRADLEY IMAGING

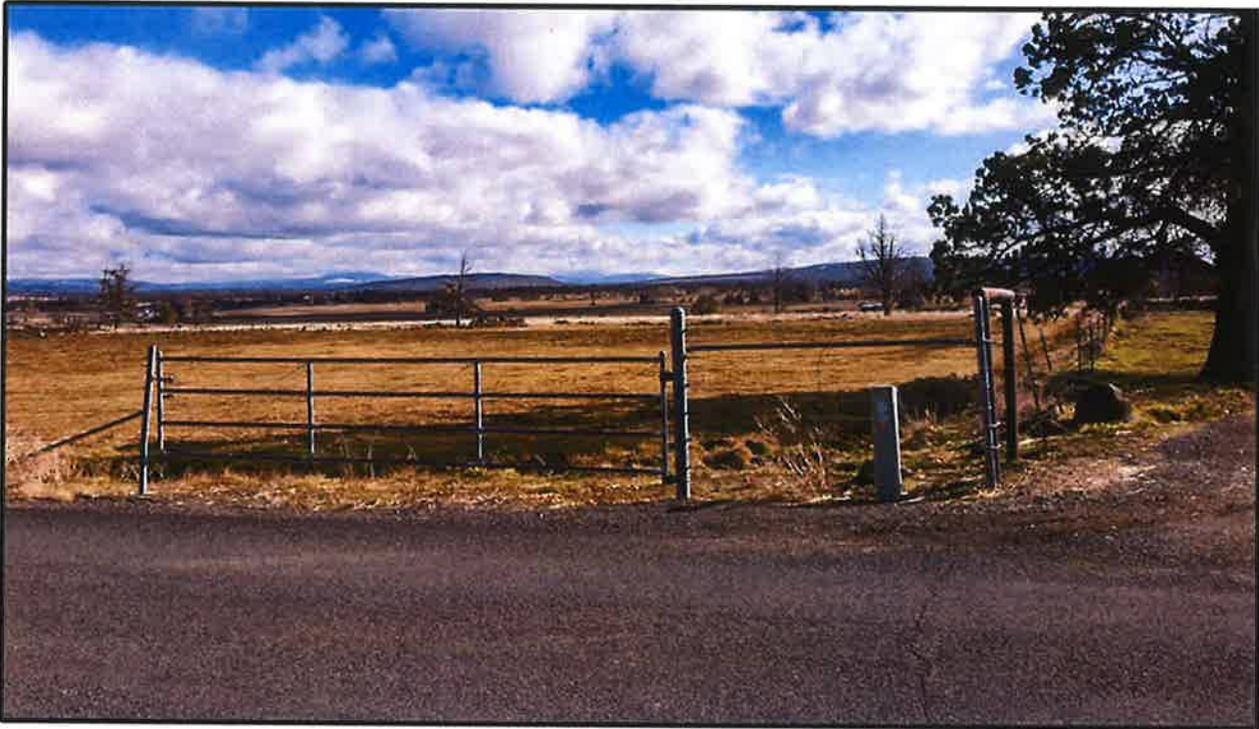


CURRENT

VIEW #6
LOOKING NORTH ON SW WILLIAMS RD.

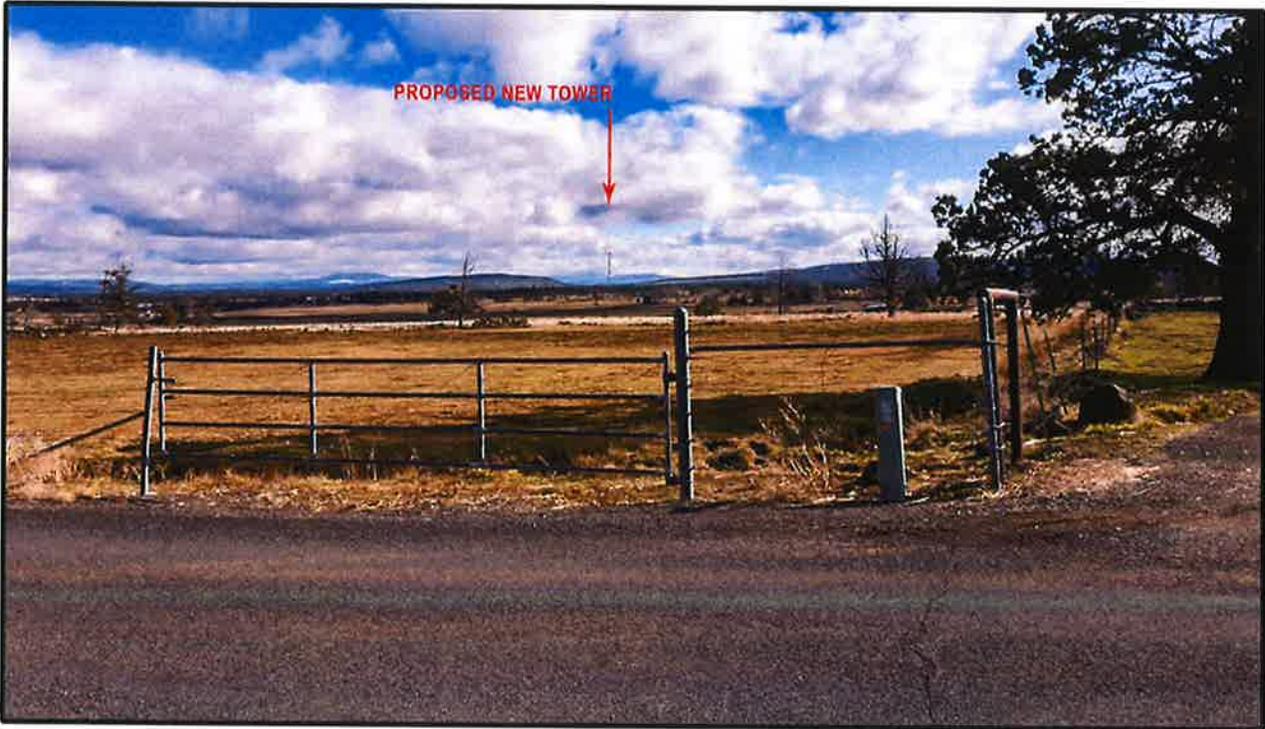


PROPOSED



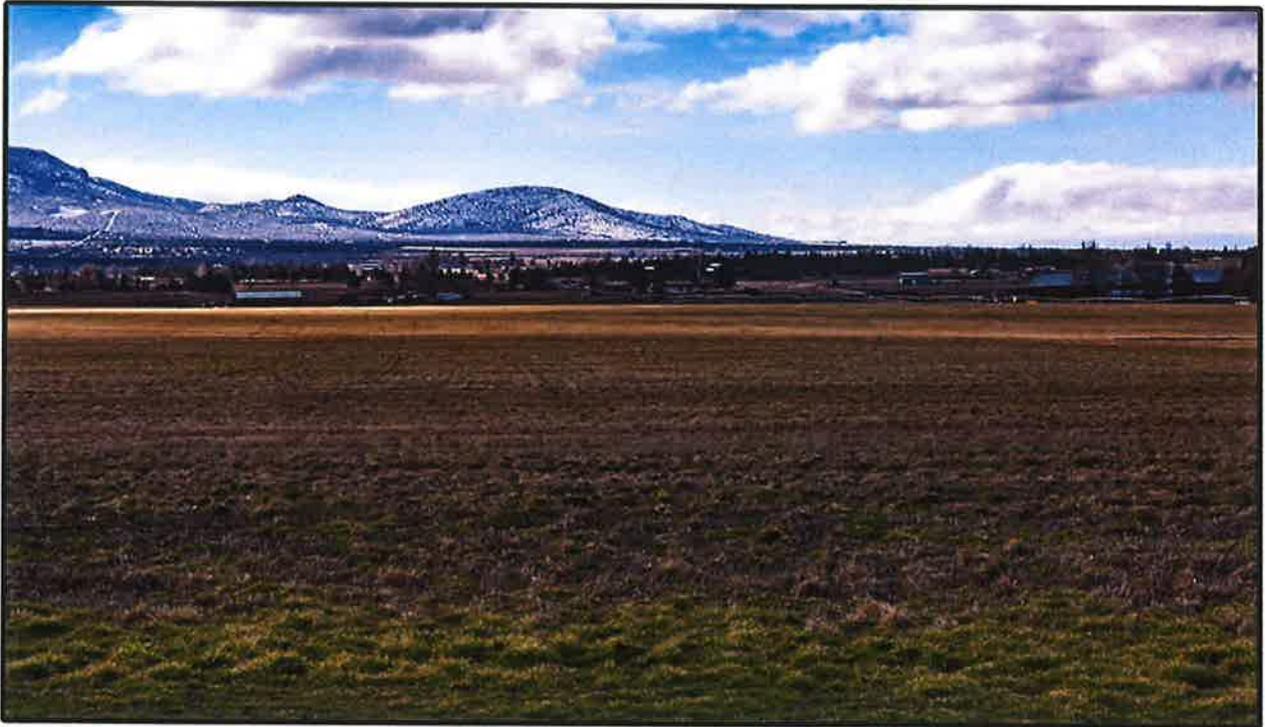
CURRENT

VIEW #7
LOOKING NORTHEAST ON SW REIF RD.& HACKER RD.



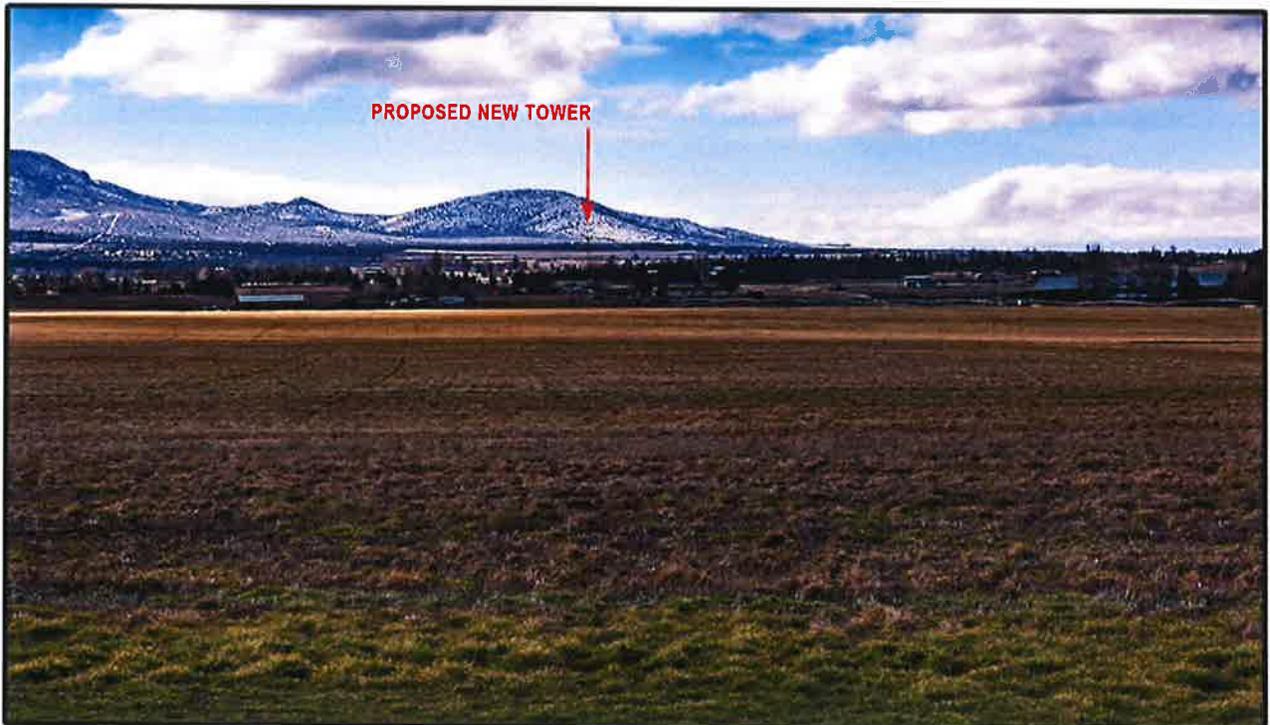
PROPOSED

TIM BRADLEY IMAGING



CURRENT

VIEW #8
LOOKING SOUTH ON HUSTON LAKE RD.



PROPOSED

TIM BRADLEY IMAGING

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

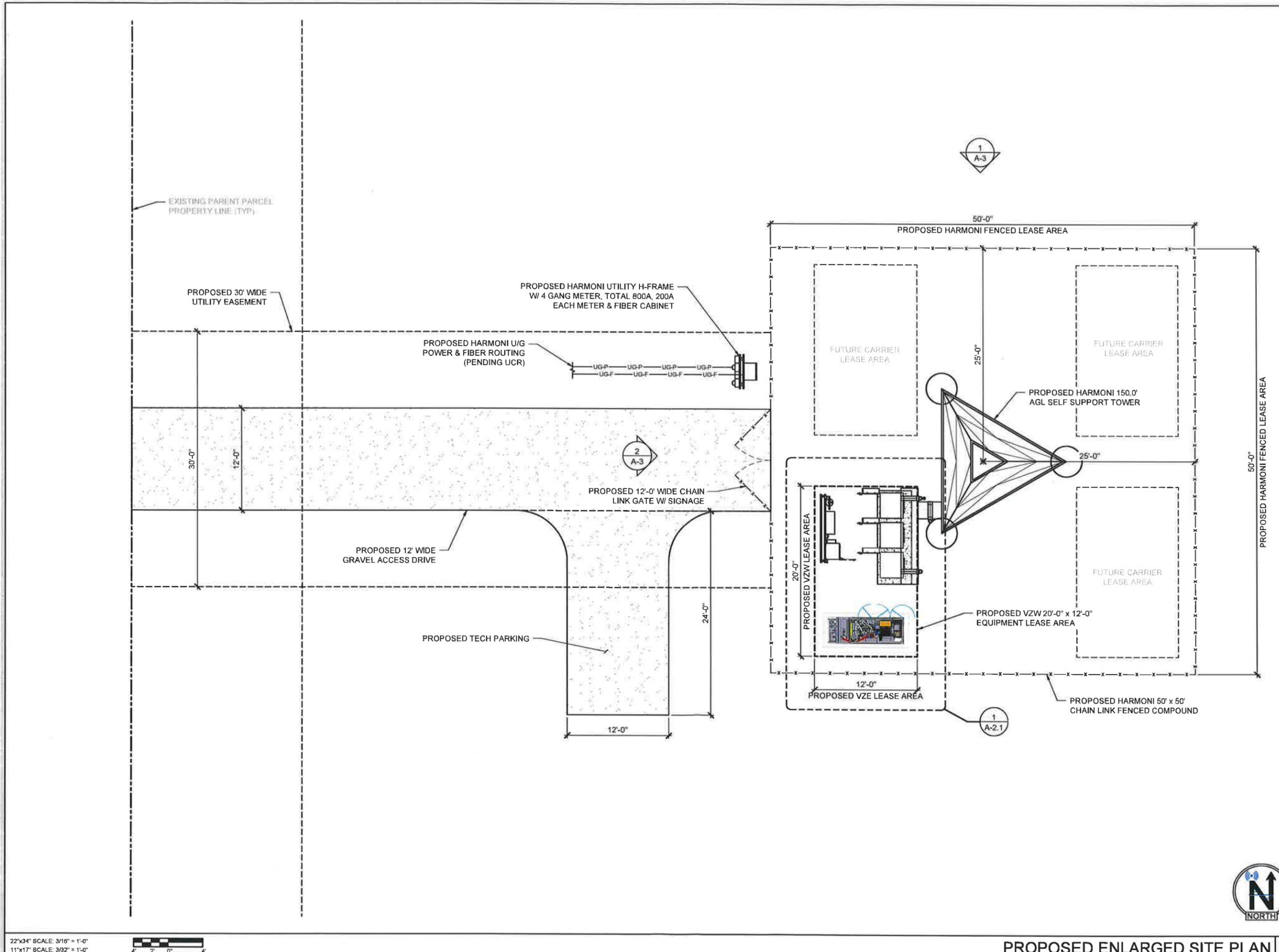
NO.	DATE	DRAWN	REVISION
A	01/30/25	JL	90% P2D REVIEW
B	03/19/25	RM	CLIENT COMMENTS



**OR005306
DITCH RIDER**
3450 SW WILLIAMS ROAD
POWELL BUTTE, OR 97753

**PROPOSED
ENLARGED
SITE PLAN**

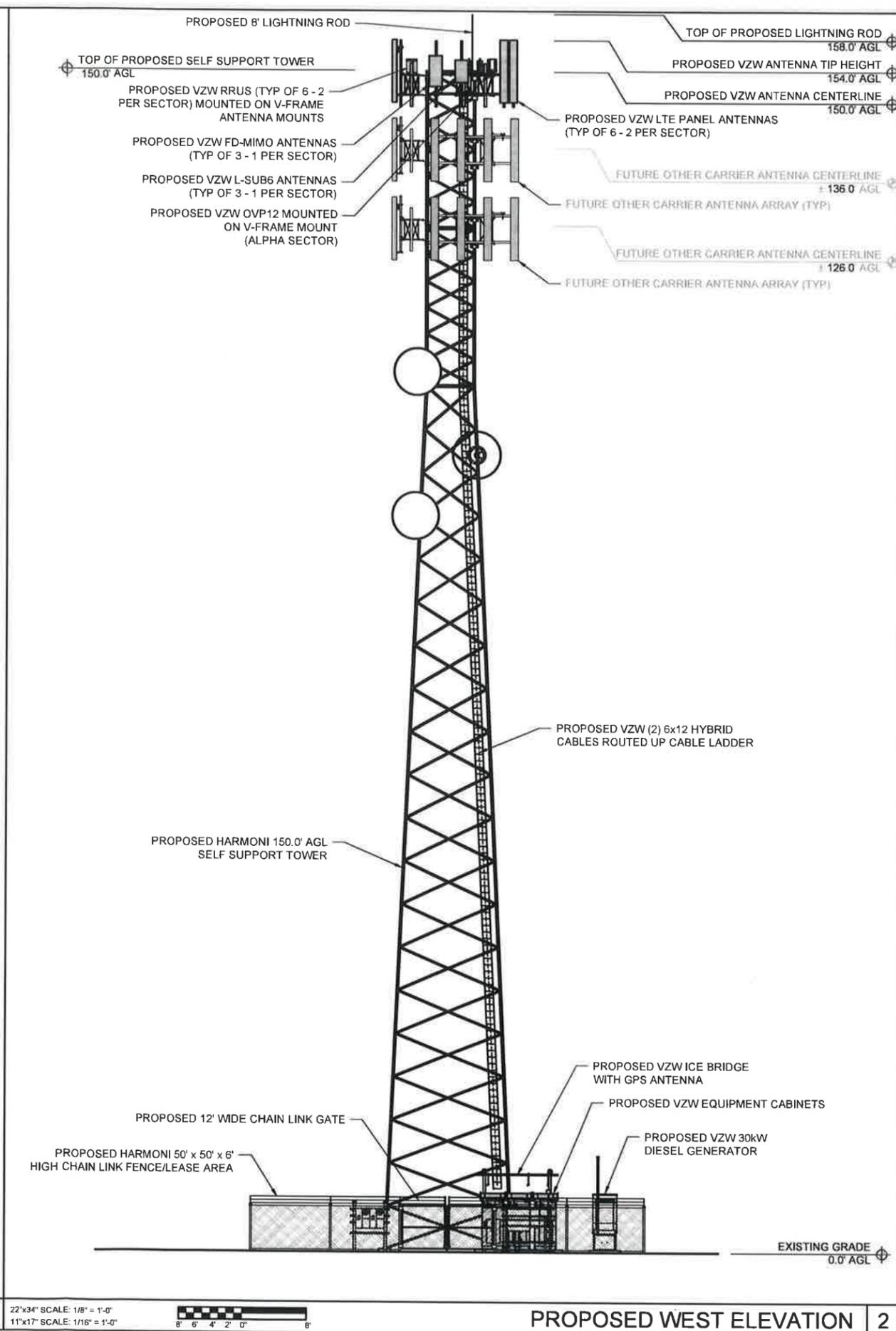
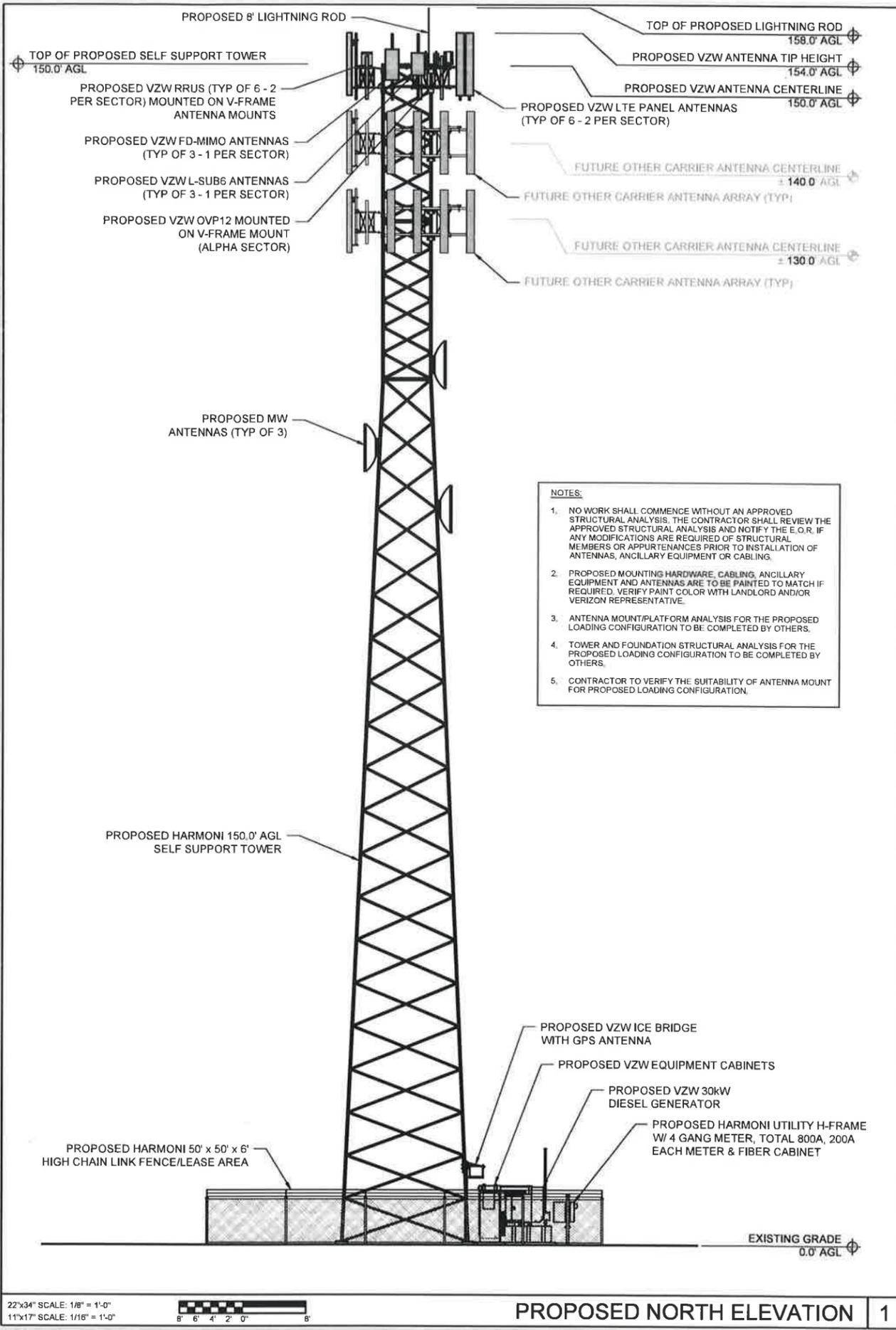
A-2



22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



PROPOSED ENLARGED SITE PLAN | 1



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	01/30/25	JL	90% P2D REVIEW
B	03/19/25	RM	CLIENT COMMENTS



**OR0005306
DITCH RIDER**
3450 SW WILLIAMS ROAD
POWELL BUTTE, OR 97753

ELEVATIONS

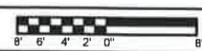
A-3

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



PROPOSED NORTH ELEVATION 1

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



PROPOSED WEST ELEVATION 2

Radio Frequency Radiation and Cell Phones

Radiation is energy that comes from a source and travels through space. For example, an electric heater operates by heating metal wires and the wires radiate that energy as heat (infrared radiation).

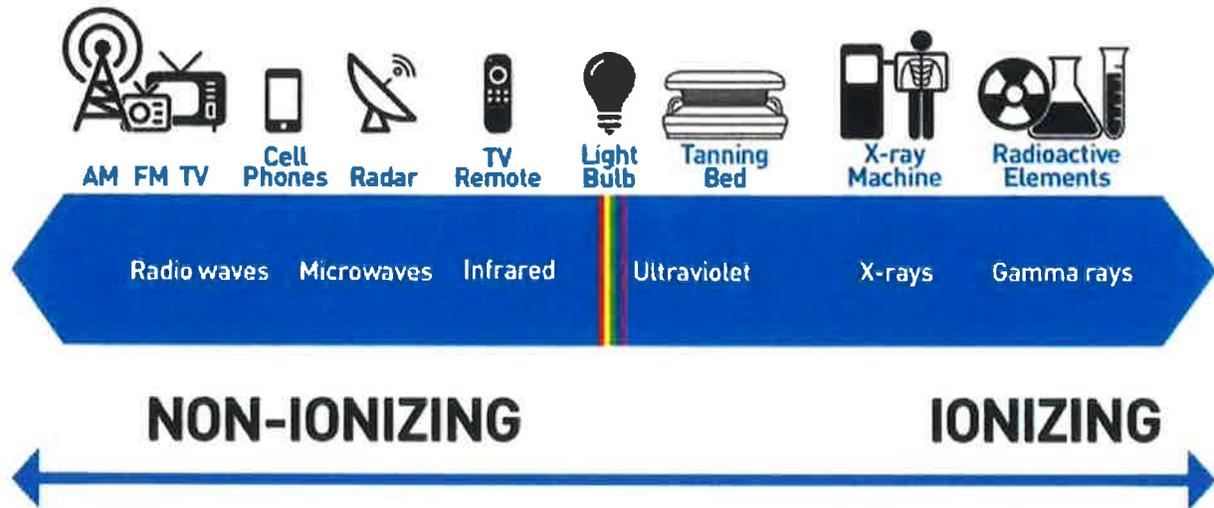
Radio frequency radiation is a type of **electromagnetic radiation**, which is a combination of electric and magnetic fields that move through space together as waves. Electromagnetic radiation falls into two categories:

Electromagnetic Radiation	Examples	Sources Include:
Non-ionizing radiation: Routine exposure to non-ionizing radiation is generally perceived as harmless to humans	<ul style="list-style-type: none"> • Radio frequency (RF) <ul style="list-style-type: none"> ◦ Microwaves (MW) • Infrared light • Visible light • Some Ultraviolet Light (UV) 	Light bulbs, computers, Wi-Fi routers, portable phones, cell phones, Bluetooth devices, FM radio, GPS, and broadcast television
Ionizing radiation: High energy radiation with the potential for direct cellular and DNA damage	<ul style="list-style-type: none"> • Some Ultraviolet Light (UV) • X-rays • Gamma rays 	X-ray machines, radioactive material, nuclear fission, nuclear fusion, and particle accelerators

Generally, when people hear the word **radiation**, they're thinking of **ionizing radiation**, like X-rays and gamma rays. Ionizing radiation carries enough energy to break chemical bonds, knock electrons out of atoms, and cause direct damage to cells in organic matter. In fact, ionizing radiation carries **more than a billion times more energy** than does non-ionizing radiation. A little ionizing radiation can be used to produce x-ray images for diagnosis. A lot of ionizing radiation is needed to kill cancer cells in radiation therapy.

By contrast, non-ionizing radiation does not have enough energy to break chemical bonds or strip electrons from atoms. Scientific consensus shows that non-ionizing radiation is not a carcinogen and, at or below the radio frequency exposure limits set by the FCC, non-ionizing radiation has not been shown to cause any harm to people.

Electromagnetic Spectrum



Cell phones emit low levels of non-ionizing radiation while in use. The type of radiation emitted by cell phones is also referred to as radio frequency (RF) energy. As stated by the National Cancer Institute (<https://www.cancer.gov/about-cancer/causes-prevention/risk/radiation/cell-phones-fact-sheet>), "there is currently no consistent evidence that non-ionizing radiation increases cancer risk in humans. The only consistently recognized biological effect of radiofrequency radiation in humans is heating."

For a more detailed description of radio frequency radiation, see [Microwaves, Radio Waves, and Other Types of Radiofrequency Radiation](https://www.cancer.org/cancer/cancer-causes/radiation-exposure/radiofrequency-radiation.html) (<https://www.cancer.org/cancer/cancer-causes/radiation-exposure/radiofrequency-radiation.html>) [↗](http://www.fda.gov/about-fda/website-policies/website-disclaimer) (<http://www.fda.gov/about-fda/website-policies/website-disclaimer>) from the American Cancer Society.

For more information about the electromagnetic spectrum, see [NASA's Tour of the Electromagnetic Spectrum](https://science.nasa.gov/ems) (<https://science.nasa.gov/ems>).

For more information about radio frequency safety, see the [FCC's RF Safety FAQ](https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/ef-safety) (<https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/ef-safety>).

Proposed site of 5G 158-foot telecommunications facility in Crook County Powell Butte, Oregon

KJ WERTH <kjwerth@msn.com>

Thu, May 1, 2025 at 12:12 PM

To: "stelschow@acomconsultinginc.com" <stelschow@acomconsultinginc.com>

ATTN: Sarah Telchow

Dear Sarah,

This is in response to your information regarding the installation of the above telecommunications facility providing wireless internet service to the north end of Powell Butte. By way of introduction, we are Ken and Jan Werth and our property adjoins the proposed facility site. My husband moved to the area at the age of 10 in 1949, attended Powell Butte School and Redmond High School and in the process helped his father Fred farm. Fred died with ALS when Ken was 19. He graduated from Oregon State University in 1959 with a degree in agriculture. Over the years he has been a steward of the land acquiring property in 1966 for the home place and parcels at the south end of Powell Butte. We were in partnership with Jim and Carol Wampler who both passed away in 2012. I married Ken in 1976 and have lived in the area for over 45 years. In 2019 Ken and I achieved Idaho residency and moved to Boise permanently to be with both our son Randy Werth and daughter Tish Davis for health reasons and a gradual need for help.

With respect to the current proposed site I can't in all good conscience support your project. And I am aware of the lack of wireless service at the north end of Powell Butte since we had friends living in that area. As for its current proposed site, it affects the surrounding property owners and potentially devalues their eventual sales, would spoil a clean view of the area, and in general destroys the bucolic nature of an active farming community. The reservoir south of the proposed site is also used for religious services during the year, the most recent being the Easter Sunrise Service.

And, in complete disclosure, although we are nonresidents of the area, we still own 126 acres of land, which is our inheritance to our children. One parcel is farmed by our neighbor and the largest parcel is irrigated by and provides grazing for another neighbor's cattle.

Given the vacant land to the north and east surrounding the Powell Butte area it would seem that such a tower could be sited in a more propitious location to service the northern half of Powell Butte thus preserving the overall area as it now exists and yet serving those without service.

As to the design I leave that to your expertise. In the Boise area there are cell towers which have faux branches attached to them resembling tall fir or pine trees, though not nearly 158 feet tall, and thus blend into the overall landscape. Unfortunately, juniper trees are short by comparison!

Thank you for your consideration of our input to your project, Sarah.

Sincerely,
Jan Werth

Our contact information is as follows:

Ken and Jan Werth
4021 S Baja Way, Boise ID 83709
kjwerth@msn.com

Proposed site of 5G 158-foot telecommunications facility in Crook County Powell Butte, Oregon

Sarah Telschow <stelschow@acomconsultinginc.com>
To: KJ WERTH <kjwerth@msn.com>

Thu, May 1, 2025 at 3:00 PM

Dear Mr. and Mrs. Werth:

Thank you for your email and for sharing your long and meaningful history with Powell Butte. It's clear how deeply you care for the land and community.

Harmoni Towers and Verizon Wireless understand that any new infrastructure, particularly something as visible as a telecommunications facility, can raise concerns about visual impacts and the rural character of the area.

Harmoni Towers and Verizon Wireless are mindful of the need to balance these important values with the real need for improved service. As you noted, reliable wireless service is much needed on the north end of Powell Butte. The proposed location was selected to provide adequate coverage for underserved areas. That said, the project is still in the process of gathering community input, and your feedback is appreciated.

In terms of design, there are options available to help minimize visual impacts. Please review the attached examples (monopine, painted monopole, and unpainted monopole) and let me know if any of these alternatives seem like a better fit for the setting.

Thank you again for sharing your thoughtful concerns. Please feel free to reach out with any additional questions or suggestions regarding design alternatives.

Respectfully,

Sarah Telschow, AICP
Acom Consulting Inc.

(206) 979-6268 | stelschow@acomconsultinginc.com
5200 SW Meadows Road, Suite 150, Lake Oswego, OR 97035

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 **Design Alternatives.pdf**
753K



CURRENT

VIEW #3
LOOKING SOUTH ON SW WILLIAMS RD.



PROPOSED

TIM BRADLEY IMAGING



DITCH RIDER

3450 SW WILLIAMS RD, POWELL BUTTE, OR



CURRENT

VIEW #3
LOOKING SOUTH ON SW WILLIAMS RD.



PROPOSED

TIM BRADLEY IMAGING



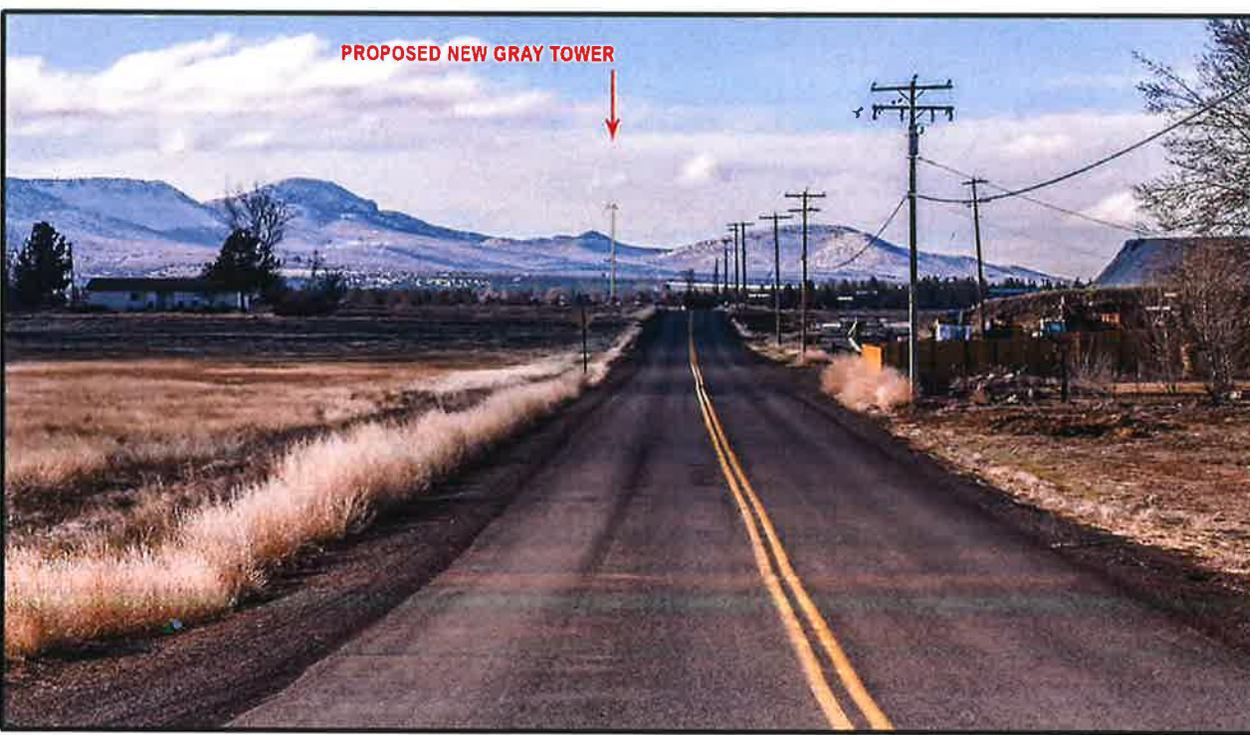
DITCH RIDER

3450 SW WILLIAMS RD, POWELL BUTTE, OR



CURRENT

VIEW #3
LOOKING SOUTH ON SW WILLIAMS RD.



PROPOSED

TIM BRADLEY IMAGING

Powell Butte Cell Tower

David Zalunardo <davezalunardo@gmail.com>
To: stelschow@acomconsultinginc.com

Fri, May 9, 2025 at 2:47 PM

Hello Sarah,

I am writing you to pass on some additional information that you may want to pass on to Verizon concerning the proposed cell tower on Williams Rd.

Several of us have formed a group to oppose the proposed siting of this tower on Tom Alexander's property.

The proposed location is aesthetically one of the very worst locations the could have been picked. This hideously ugly project will ruin the quality of life for many, many local residents. I have spoken to some adjacent landowners who have stated they told Verizon they would host this tower in spots that would be MUCH less damaging to our vistas. After the initial contact they never heard back from Verizon. That map of search areas was not provided at last Sunday's meeting.

Then there is the matter of property devaluation, which contrary to your handout last Sunday that said there is no effect of a project like this on land value, puts the figure between eight and twenty percent devaluation. This will result in millions of dollars impact to Tom's neighbors.

Anyway to point of this correspondence is to put Verizon on notice that we have been in touch with Central Oregon Landwatch and we have retained the services of a land use attorney. It would be far easier for Verizon to propose one of their alternate sites than to be wrapped up in litigation and restraining orders for as long as we possibly can do so.

Sincerely,
David Zalunardo
3690 SW Williams Rd
Powell Butte, OR 97753
davezalunardo@gmail.com

Powell Butte Cell Tower

Sarah Telschow <stelschow@acomconsultinginc.com>
To: David Zalunardo <davezalunardo@gmail.com>

Mon, Jun 2, 2025 at 4:34 PM

David:

Thank you for your message and for taking the time to share your concerns regarding the proposed Verizon Wireless facility on Williams Road.

I sincerely apologize for the delay in responding. Your email was unfortunately filtered into my spam folder, and I only just became aware of it.

Thank you again for reaching out.

Respectfully,

Sarah Telschow, AICP
Acom Consulting Inc.

(206) 979-6268 | stelschow@acomconsultinginc.com
5200 SW Meadows Road, Suite 150, Lake Oswego, OR 97035

[Quoted text hidden]

New tower**Steve Oberg** <gr8cr8@gmail.com>

Tue, Jun 17, 2025 at 7:19 AM

To: stelschow@acomconsultinginc.com, atkjuniper@gmail.com, Mark & Ann Malott <markandann@malott4m.com>, Bev Oberg <bevoberg@gmail.com>

I join my neighbors in resisting the location you are considering for a new cell tower in Powell Butte. The location is entirely inappropriate and will be prevented.

—
Steve and Bev Oberg
Powell Butte Bison Ranch
P.O. Box 204
Powell Butte, OR 97753
541.233.3221
gr8cr8@gmail.com
<http://facebook.com/powellbuttebisonranch>

New tower

Sarah Telschow <stelschow@acomconsultinginc.com>

Tue, Jun 17, 2025 at 9:32 AM

To: Steve Oberg <gr8cr8@gmail.com>

Cc: atkjuniper@gmail.com, Mark & Ann Malott <markandann@malott4m.com>, Bev Oberg <bevoberg@gmail.com>

Steve and Bev:

Thank you for the email and for sharing your concerns.

Respectfully,

Sarah Telschow, AICP

Acom Consulting Inc.

(206) 979-6268 | stelschow@acomconsultinginc.com

5200 SW Meadows Road, Suite 150, Lake Oswego, OR 97035

[Quoted text hidden]

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

- 1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive No, Not Supportive Unsure

Please provide comments:

Powell Butte is characterized as a farming, ranching community with pastoral settings. Construction of a cell tower of this magnitude will be a blight on the otherwise scenic landscape

- 2) Do you like the proposed design? If not, what are your concerns?

Yes No Unsure

Please provide comments:

Again, the height of this tower, along with aircraft warning lights is not appropriate for our rural community.

- 3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments:

Please do not construct this tower. Our long range vistas are important to the quality of our landscape.

- 4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name -

Address -

E-mail -

Mark Motsko. 6905 SW Joshua Court, Powell Butte, OPR 97753. mtmotsko106@gmail.com

Your input is greatly appreciated. Thank you!

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

- 1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive No, Not Supportive Unsure

Please provide comments:

- 2) Do you like the proposed design? If not, what are your concerns?

Yes No Unsure

Please provide comments:

- 3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments:

- 4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name - Brad Campbell
Address - 3698 SW Reif Rd Power Butte OR
E-mail - bradcampbell76@yahoo.com

Your input is greatly appreciated. Thank you!

SURVEY AND COMMENT FORM

Note: My daughter drew all over the original form, so I am filling out a new one here, I hope that's ok.

1) Would you be supportive of a tower as depicted and described? Please mark (1) box below.

Yes, Supportive No, Not Supportive Unsure

Please provide comments: The tower itself, its design and its location are all major issues for this community. This tower isn't even trying to be camouflaged or blend in at all with its surroundings like so many other towers are these days. A simple metal structure will stand out like a sore thumb in treeless hay fields. This will in turn obviously have a negative effect on our beautiful farming community, its livability and surrounding property values.

Our family has always had Verizon, as have many of our neighbors, and no one can think of a single time we've complained about our coverage or service out here, so there is a question of the actual need of this tower at a local level.

The location also is confusing. It's one of the lowest elevations in Powell Butte. My understanding is that it is almost always preferable to have these towers at a high point, to maximize effectiveness. You would be hard pressed to find a lower elevation build site in Powell Butte over the spot that has been chosen.

2) Do you like proposed design? If not, what are your concerns?

Yes No Unsure

Please provide comments: As mentioned above, there is not even an attempt to blend into its surroundings. The location itself makes it difficult again because there are no trees or any other tall structures anywhere around. 158' tall simple steel structure is such an out of place eye sore in the location you have chosen.

In addition, although it does not appear on the diagram of the proposed structure, I would assume there will be the usual flashing light on top of this structure as there are with most of the cell towers in the area. A bright white flash going all day and a bright red going all

night. Our beautiful, dark night skies are important here and this will certainly negatively affect that, not to mention our property is a gain of roughly 40 feet in elevation from the tower. So, looking out from our property toward the eastern sky will forever have a flashing light in its view.

- 3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments: Folks that actually live in this community don't seem to be complaining about their Verizon service. This has been the topic of conversation the last few days since this mailer got sent out and everyone is trying to figure out who is complaining. If it's not locals, then it would be the folks traveling on highway 126 I guess? And ruining our local community's aesthetics, view and property values for the commuters on the highway 2 miles away seems unreasonable.

In general this whole project seems to be trying to solve a problem that doesn't exist for the people that live here, and trying to do so in the most inefficient, destructive way possible.

- 4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name: Dan Larkin

Address: 3424 SW Reif Rd, Powell Butte, Oregon 97753

E-mail: dlarkin@bluesagecfo.com

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive No, Not Supportive Unsure

Please provide comments: I am the closest home to this proposed tower. This tower will become the dominant view to the west of my picture windows and patio. I am also very concerned about the health effects of the radiation put off by the tower as I am only 1200 feet from the proposed location.

2) Do you like the proposed design? If not, what are your concerns?

Yes No Unsure

Please provide comments: These towers are ugly! The proposed 158' tower and associated roads and support buildings will destroy my views of the Cascade Mountains and greatly affect the value of my property.

3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments: First, I don't understand the proposed location. It's on flat ground and doesn't seem like the best site. Secondly, it will completely destroy the beautiful property I have built for my enjoyment. Be aware I will fight this with ALL of my ability, including legal action for your "taking" of my property.

4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name - David Zalunardo
Address - 3690 SW William Rd, Powell Butte
E-mail - dave.zalunardo@gmail.com

Your input is greatly appreciated. Thank you!

P.S. , I love your photos of the tower taken from some distance away, why don't you shoot those same photos from my living room 1200' away?

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

- 1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive

No, Not Supportive

Unsure

Please provide comments: The proposed tower will damage property values, violate EFU zoning, and negatively impact wildlife in the area.

- 2) Do you like the proposed design? If not, what are your concerns?

Yes

No

Unsure

Please provide comments: The proposed design is ugly and will detract from the beauty of Powell Butte.

- 3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments:

- 4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name - Fred and Tess Walker

Address - 3694 SW Williams Road, Powell Butte, OR 97753

E-mail - walker.fred@outlook.com and walker.tess@outlook.com

Your input is greatly appreciated. Thank you!

OR6 Ditch Rider
Survey and Comment Form
Page 1

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive

No, Not Supportive

Unsure

Please provide comments:

We are not in favor of tower due to location. The tower would be obstructing our view, it could cause less value in our ranch.

2) Do you like the proposed design? If not, what are your concerns?

Yes

No

Unsure

Please provide comments:

same as above

3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments:

We are also concerned about EMF's due to 5G. Having that tower near our ranch, our livestock, ourselves, is not healthy.

4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name - GARY + RACHEL COX

Address - 12501 SW Fleming Rd Powell Butte, OR 97753

E-mail - coolcreekranch@hotmail.com

Your input is greatly appreciated. Thank you!

OR6 Ditch Rider
Survey and Comment Form
Page 1

(1)

Rachel

General comments

(1.) SUPPORTIVE — NO

see #1

2. Proposed Design: — NO

see #2

(COMMENTS:)

#1 I am not SUPPORTIVE, we do NOT WANT AN SUPER TALL STRUCTURE IN OUR NEIGHBORHOOD... WHY? BECAUSE WE ALL HAVE A BEAUTIFUL VIEW OF THE CASCADES, AND A TALL TOWER WOULD INTERFERE WITH OUR VIEW.. AND THE VIEW ADDS VALUE TO OUR PROPERTY...

(AND NOT THE VIEW OF A 158 FT. TALL TOWER)

YOU HAVE SENT COPIES OF THIS REPORT TO PROPERTY OWNERS WITHIN 2,000 FEET OF THE PROPOSED TOWER.

(2)

In reality, It will be seen by property owners from Miles away, and not just 2,000 feet.

and the design: A Tower is A Tower - no matter what you call it, at 150 ft. in height.

I suggest you find another location for the Tower, where it does not interfere with our views, and upsets the Land-owners.

And keep it away, from being next to well traveled roads...

The idea to improve Cellular Coverage in Powell Butte is all right -

However, ~~it~~ to put a Tower in a community where its not wanted, should be enough of a concern, that the tower should be placed elsewhere.

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

- 1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive

No, Not Supportive

Unsure

Please provide comments:

Keep farm land

- 2) Do you like the proposed design? If not, what are your concerns?

Yes

No

Unsure

Please provide comments:

Keep farm land + views

- 3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments:

Keep farm land + views. Also, since Tom's family has taken more active role in properties there has been zero up keep or participation - they destroyed our driveway w/irrigation run off and did nothing to fix!

- 4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name - Heidi Wood

Address - 13275 SW Agres Lane - Powell Butte 97153

E-mail - Crowellhk@hotmail.com

Your input is greatly appreciated. Thank you!

Mail to: Acom Consulting
5200 S.W. meadows Rd.
Lake Oswego, OR. Suite 150
97035

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive

No, Not Supportive

Unsure

Please provide comments:

see #1

2) Do you like the proposed design? If not, what are your concerns?

Yes

No

Unsure

Please provide comments:

see #2

3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments:

4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name -

Address -

E-mail -

Leslie Cox
12501 SW Fleming Rd.
Powell Butte, OR 97753

Cell = 907-513-3569

Your input is greatly appreciated. Thank you!

①

Rachel

Gene comments

(1.) SUPPORTIVE — NO

see #1

- 2. Proposed Design: — NO

see #2

(COMMENTS:)

#1 I am not SUPPORTIVE, we do NOT WANT AN SUPER TALL STRUCTURE IN OUR NEIGHBORHOOD... WHY? BECAUSE WE ALL HAVE A BEAUTIFUL VIEW OF THE CASCADES, AND A TALL TOWER WOULD INTERFERE WITH OUR VIEW.. AND THE VIEW ADDS VALUE TO OUR PROPERTY...

(AND NOT THE VIEW OF A 158 FT. TALL TOWER)

You HAVE SENT COPIES OF THIS REPORT TO PROPERTY OWNERS WITHIN 2,000 FEET OF THE PROPOSED TOWER.

(2)

In reality, It will be seen by property owners from Miles away, and not just 2,000 feet...

And the design: A Tower is A Tower - no matter what you call it, at 158 ft. in height.

I suggest you find another location for the Tower, where it does not interfere with our views, and upsets the Land-owners.

And keep it away, from being next to well traveled roads...

The idea to improve Cellular Coverage in Powell Butte is all right -

However, ~~it~~ to put a Tower in a community where its not wanted, should be enough of a concern, that the tower should be placed elsewhere.

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

- 1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive No, Not Supportive Unsure

Please provide comments: We need the service - tired of poor reception

- 2) Do you like the proposed design? If not, what are your concerns?

Yes No Unsure

Please provide comments:

- 3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments:

- 4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name - CONDA J. ALEXANDER
Address - 5136 SW Reef Rd
E-mail - linda.j.o.alexander@outlook.com

Your input is greatly appreciated. Thank you!

Survey and Comment Form

A self-addressed stamped envelope has been provided. Please mail the completed survey and comment form back as soon as possible. Please note that responses are anonymous unless contact information is provided.

- 1) Would you be supportive of a tower as depicted and described? Please mark one (1) box below.

Yes, Supportive

No, Not Supportive

Unsure

Please provide comments:

158 feet blocking the views of the cascades from my property - this is an eye sore!

- 2) Do you like the proposed design? If not, what are your concerns?

Yes

No

Unsure

Please provide comments:

These huge towers are ugly

- 3) Please outline any questions and/or concerns that you have about the proposed Verizon Wireless installation:

Please provide comments:

Concern - blocking my view of the cascade mountains, lowering my property values

- 4) Please provide contact information. (Please note that responses to the survey are anonymous unless contact information is provided.)

Name - Tim McDaniel

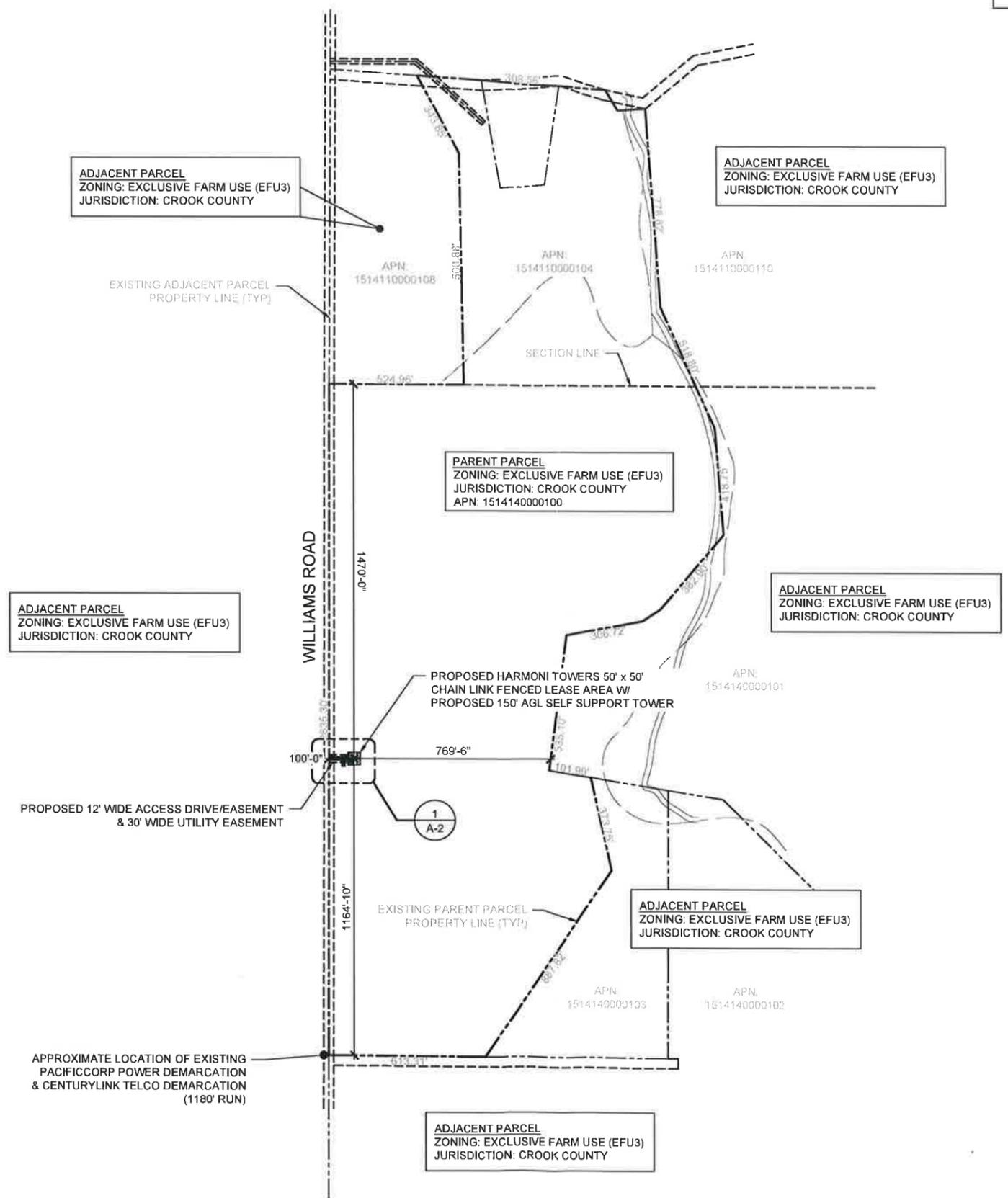
Address - 12855 S.W. Ayres Lane, Powell Butte, OR 97753

E-mail - mcdaniel5198@hotmail.com

Your input is greatly appreciated. Thank you!

OR6 Ditch Rider
Survey and Comment Form
Page 1

NOTE:
 ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM SURVEY BY CHINOOK SURVEYS, DATED 01/30/25, PREVIOUS AS-BUILT DRAWINGS AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.



PRELIMINARY DRAWINGS
 NOT FOR CONSTRUCTION

NO.	DATE	DRAWN	REVISION
A	01/30/25	JL	80% P2D REVIEW
B	03/19/25	RM	CLIENT COMMENTS



**OR0005306
 DITCH RIDER**
 3450 SW WILLIAMS ROAD
 POWELL BUTTE, OR 97753

**PROPOSED
 OVERALL
 SITE PLAN**

A-1



22"x34" SCALE: 1" = 250'-0"
 11"x17" SCALE: 1" = 500'-0"

PROPOSED OVERALL SITE PLAN | 1

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

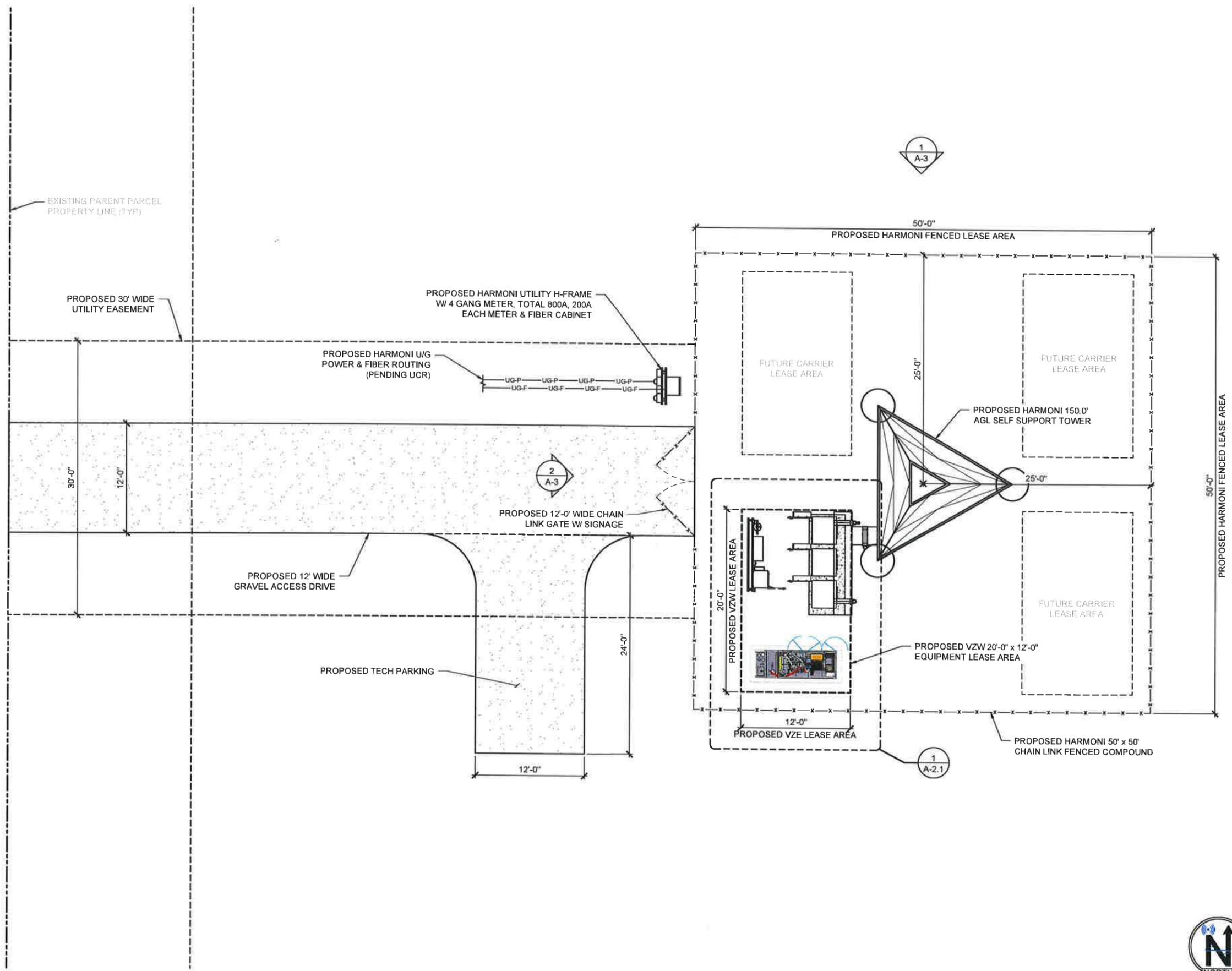
NO.	DATE	DRAWN	REVISION
A	01/30/25	JL	80% PZD REVIEW
B	03/19/25	RM	CLIENT COMMENTS



**OR0005306
DITCH RIDER**
3450 SW WILLIAMS ROAD
POWELL BUTTE, OR 97753

**PROPOSED
ENLARGED
SITE PLAN**

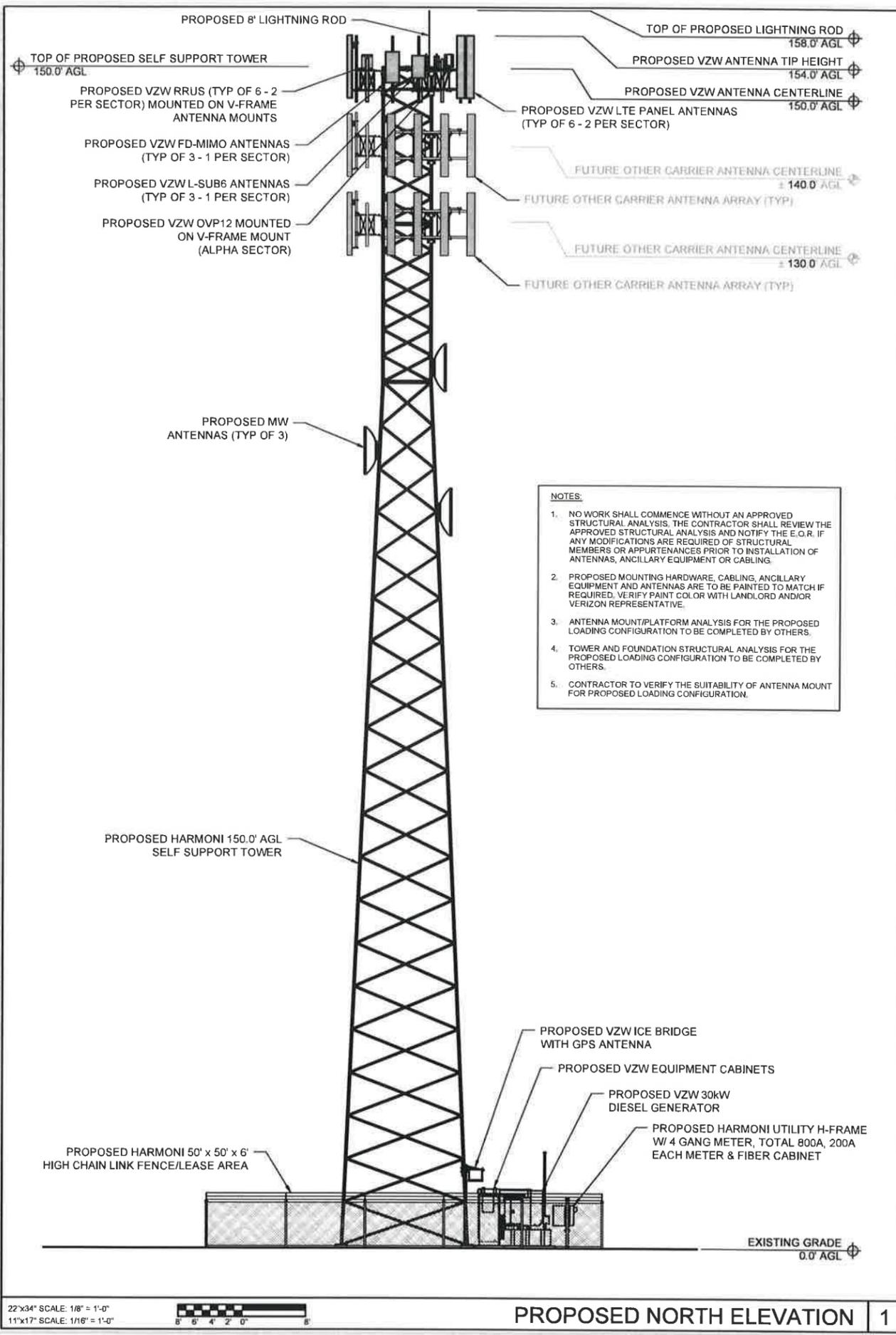
A-2



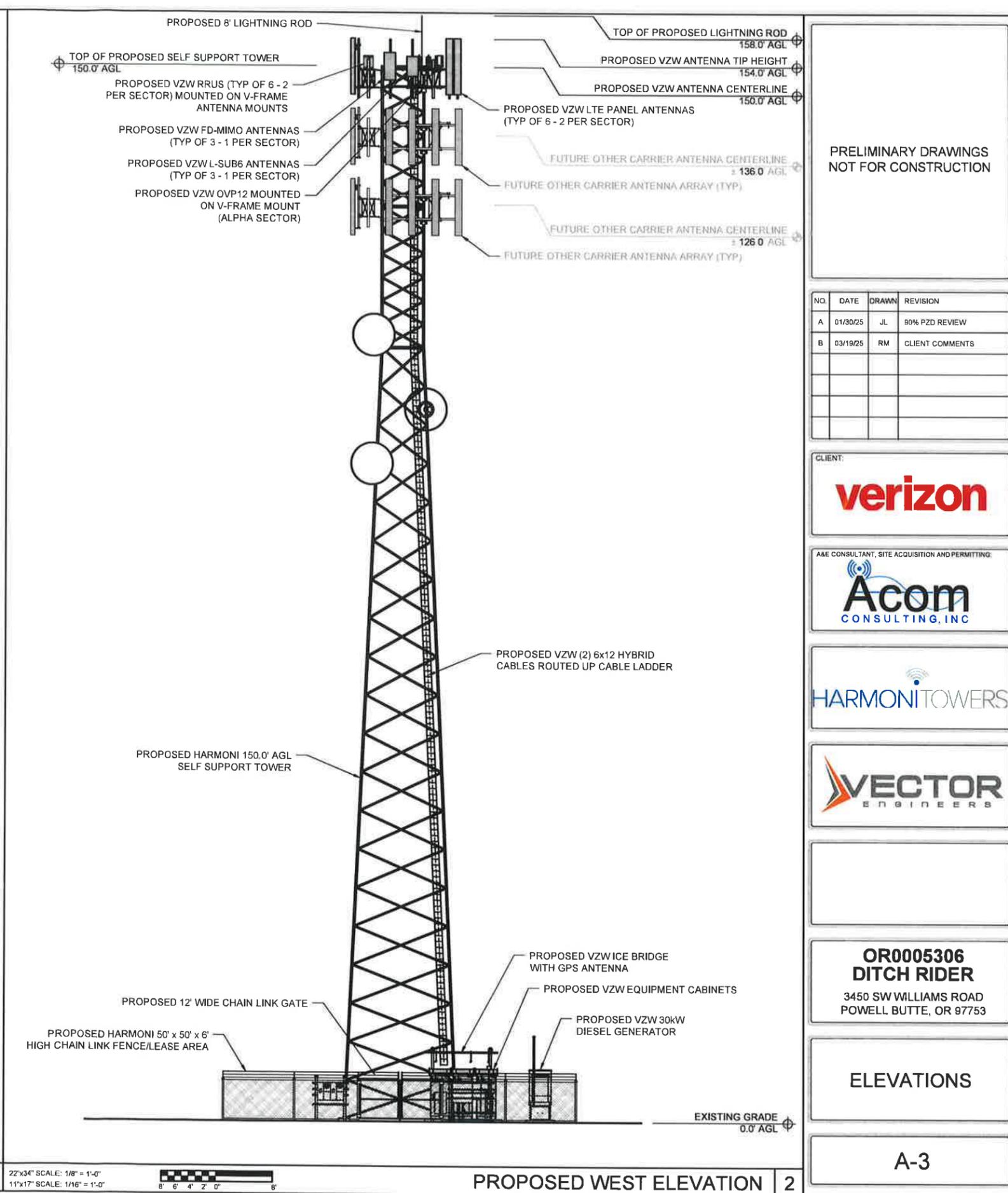
22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

PROPOSED ENLARGED SITE PLAN 1





- NOTES:**
1. NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND NOTIFY THE E.O.R. IF ANY MODIFICATIONS ARE REQUIRED OF STRUCTURAL MEMBERS OR APPURTENANCES PRIOR TO INSTALLATION OF ANTENNAS, ANCILLARY EQUIPMENT OR CABLING.
 2. PROPOSED MOUNTING HARDWARE, CABLING, ANCILLARY EQUIPMENT AND ANTENNAS ARE TO BE PAINTED TO MATCH IF REQUIRED. VERIFY PAINT COLOR WITH LANDLORD AND/OR VERIZON REPRESENTATIVE.
 3. ANTENNA MOUNT/PLATFORM ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 4. TOWER AND FOUNDATION STRUCTURAL ANALYSIS FOR THE PROPOSED LOADING CONFIGURATION TO BE COMPLETED BY OTHERS.
 5. CONTRACTOR TO VERIFY THE SUITABILITY OF ANTENNA MOUNT FOR PROPOSED LOADING CONFIGURATION.



PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NO	DATE	DRAWN	REVISION
A	01/30/25	JL	90% PZD REVIEW
B	03/19/25	RM	CLIENT COMMENTS

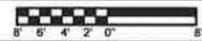


**OR0005306
DITCH RIDER**
3450 SW WILLIAMS ROAD
POWELL BUTTE, OR 97753

ELEVATIONS

A-3

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



PROPOSED NORTH ELEVATION 1

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"



PROPOSED WEST ELEVATION 2



Crook County
Community Development Department
Planning Division
300 NE 3rd Street
Prineville, OR 97754
(541)447-3211

October 1, 2025

Sarah Telschow
5200 SW Meadows Road, Suite 150
Lake Oswego, OR 97035

Re: Record No. 217-25-000293 – Transmission Tower under 200 Feet

Dear Ms. Telschow:

I have reviewed the above-referenced application materials for a transmission tower and hereby deem your application complete. Any remaining materials can be submitted before the time of final decision/approval.

I am writing additionally to inform you that the County has received a great deal of public interest in this application. Crook County Code (CCC) 18.124.110(1) states that applications such as this (transmission towers less than 200 feet) are to be processed administratively via site plan review subject to standards. Because of the public interest, I am invoking my authority as Planning Director under CCC 18.172.015 to refer this application to the Planning Commission for a public hearing.

The same standards will apply. The only difference will be that members of the public—in support, neutral, and opposed—will have an opportunity to be heard and submit evidence and testimony and the Planning Commission will hear the application in the first instance. This decision aligns with Statewide Planning Goal #1 – Citizen Involvement and is unappealable pursuant to CCC 18.172.015(2). The County will not impose a separate hearing fee for this application. The application is tentatively scheduled to be heard December 10, 2025, at 4 p.m.

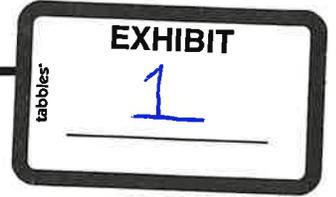
A confirmation of the date of the hearing will follow. Crook County appreciates your understanding. Please reach out if you have any questions.

Regards,

John Eisler,

Community Development Director

Hannah Elliott



From: John Eisler
Sent: Monday, September 8, 2025 2:44 PM
To: Plan
Subject: FW: Proposed cell tower, Williams Rd, Powell Butte OR
Attachments: Zalunardo ltr to Verizon_3Sept2025.pdf



-----Original Message-----

From: David Zalunardo <davezalunardo@gmail.com>
Sent: Saturday, September 6, 2025 10:32 AM
To: Brian Barney <Brian.Barney@crookcountyor.gov>; Susan Hermreck <Susan.Hermreck@crookcountyor.gov>; Seth Crawford <Seth.Crawford@crookcountyor.gov>; John Eisler <John.Eisler@crookcountyor.gov>
Subject: Proposed cell tower, Williams Rd, Powell Butte OR

Hello Brian, Susan, Seth and John,, I am following up on the Powell Butte Cell Tower now that application has been made to Crook County. Please see the enclosed letter:

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Dave Zalunardo
3690 SW Williams Rd
Powell Butte, OR 97753
davezalunardo@gmail.com

September 3, 2025

Verizon Wireless, by Sarah Telschow, Agent (to *stelschow@acomconsultinginc.com*)

Harmoni Towers, by Sarah Telschow, Agent (to *stelschow@acomconsultinginc.com*)

Acom Consulting, by Sarah Telschow, Agent (to *stelschow@acomconsultinginc.com*)

Vandana Venkatesh, Verizon Executive Vice President and Chief Legal Officer
(to *vandana.venkatesh@verizonwireless.com*)

Donna Epps, Verizon Senior Vice President & Chief Responsible Business Officer
(to *donna.epps@verizonwireless.com*)

Alexander Ranch LLC, by Linda Jo Alexander, Registered Agent (3976 SW Sam Snead Court, Redmond OR 97756)

Re: Community opposition to Verizon cell phone tower in Powell Butte, Oregon

I am writing as one of the over 100 citizens of Powell Butte, Oregon who have signed petitions expressing opposition to the proposed Verizon 158-foot cell phone transmission tower near 3450 SW Williams Road (Parcel Number 15141400-00100-14931; Crook County Application 217-25-000293-PLNG Alexander). You did more than choose land zoned for Exclusive Farm Use upon which to build your tower. You chose a site squarely in the heart of this ranching and farming community -- in a flat field with no natural feature or landscaping or a single structure to minimize the negative impact of the 14-story tower on the views of all nearby homes and the character of this community. This tower would become Powell Butte's new, unsightly landmark, visible for miles and miles.

This area has been a farm and ranch community for generations. And the surrounding area is blessed with magnificent views of the Cascade Mountains and the international wonder that is Smith Rock State Park. We cherish those views, as do the many visitors who come to enjoy the splendor and create revenue for this County. The siting of your proposed tower not only destroys our community's pristine views, it substantively affects land values of those in the area. (We categorically reject, as will experts in the field, the frankly insulting representation made that the tower in this location will not affect property values in this rural community, with its stunning natural beauty. We will also present expert testimony proving your cell tower is not needed at this location.)

As word of this Verizon tower proposal is getting around, the number of people in this community and county against the tower location is growing, and together we intend to pursue every avenue available in opposition. Names are currently being gathered in the community of landowners burdened by your siting decision who may choose to join legal action for unreasonable interference with use and enjoyment of our land and diminution of value of our properties.

We understand the justifications being alleged for the tower and the profits being sought. But, the location proposed for the Verizon tower is a callous and coldhearted choice that will mar this entire community forever. We urge you to stop this travesty. This community deserves better.

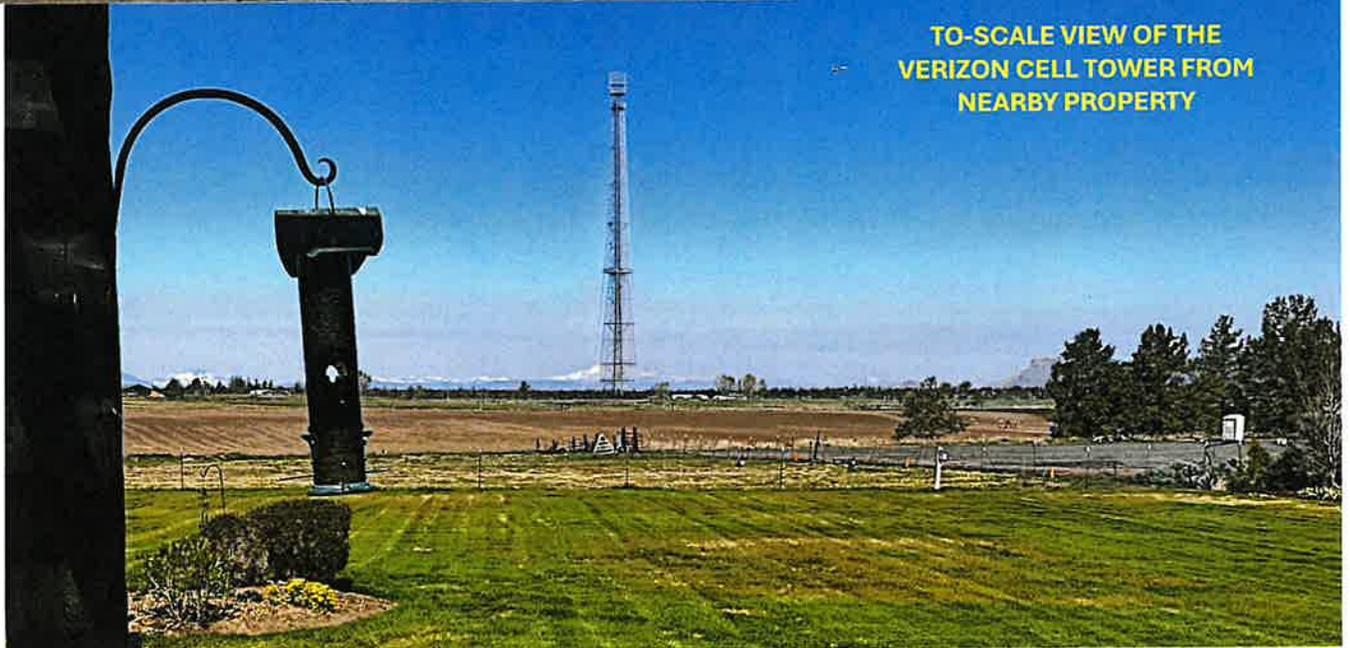
Sincerely,
Dave Zalunardo

cc: Brian Barney, Crook County Commissioner (to brian.barney@crookcountyor.gov)
Susan Hermreck, Crook County Commissioner (to susan.hermreck@crookcountyor.gov)
Seth Crawford, Crook County Commissioner (to seth.crawford@crookcountyor.gov)
John Eisler, Crook County Community Development Director
(to john.eisler@crookcountyor.gov)



**POWELL BUTTE'S NEW
LANDMARK**

**TO-SCALE VIEW OF THE
VERIZON CELL TOWER FROM
NEARBY PROPERTY**



September 15, 2025



Linda Jo Alexander
5270 SW Reif Rd
Powell Butte, OR 97753



Dear Crook County Commissioners,

I am Linda Jo Alexander, responding to the Powell Butte residents who oppose the proposed cell phone tower on the SW Williams Road property (parcel #15141400-00100-14931).

The family farm started in 1962 by my esteemed father, Tom Alexander. When dad moved here, he became fully invested and committed to his community. For over 60 years he has generously sacrificed his time, his finances and wisdom to enhance this place he calls home. There are countless people, many of whom are contesting this proposed cell tower, which have been the recipients of his kindness and more.

Our family farm has changed over time; it has expanded and contracted and is now stable. Not as much by choice, but as state and county regulations mandate. Now, let us factor in the incredible increase in population. Starting in the late 1980's, Powell Butte went from a spot on the Oregon State map, to people understanding what a gem of an area we live in. Central Oregon's population exploded! The "farming community" that I grew up in, became the ideal spot for retirees and wealthy out-of-towners looking for the exact opposite of what they had been living in for years.

To say that it is ironic how much the proposed cell phone tower is being resisted, is an understatement. To call out how hypocritical it is from these very folks that had no problem overpaying for farmland and developing it into their dream houses and how the county that profited from the new tax base created by this influx, is beyond words. State and county restrictions on sales of land, land use and development overlook their effects on local small family farms. To safeguard small family farms, there are county codes in place to permit leasing for approved infrastructure and needs of the community.

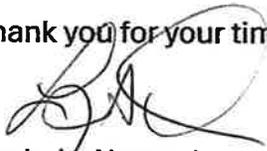
If we want to look at how much this community has changed in the past 10 years, we now have our own Volunteer Fire Dept, a Community Center, two active churches, Brasada Ranch & Resort, Mill Iron Estates, hundreds of acres of solar panels. Farm equipment crossing on Hwy 126 requires traffic control because of daily heavy traffic.

As much as I understand some of the pushback, most of it is coming from people who don't live near the site (but will benefit from the improved infrastructure), many of whom do not actively farm for a living, people who are in the process of selling their houses/land, and the rest have some very interesting ideas of how wrong a cell phone tower in their neighborhood will be-these arguments are too trivial to explain.

Finally, water rights from COID have doubled in the past 10 years; fertilizer, utilities, equipment maintenance, wages and more, have only increased and have become harder to keep up with. When a company comes to us and asks us to consider a small area of our land for a cell phone tower which offsets our insane utility costs for the year, we would be ignorant not to consider this. The only motivation behind agreeing to this was to continue to farm our property and not be another casualty of this challenging economic environment.

In closing, I understand your position is to listen to all your constituents. I simply ask that you consider your ultimate obligation, to serve the public interest and provide for the welfare of the county and its residents. Long term planning for the health and safety of Powell Butte demands better infrastructure and this proposed cell phone tower will be a step towards providing this.

Thank you for your time.



Linda Jo Alexander

707-498-7062

Lindajo0202@outlook.com



Hannah Elliott

From: Annette and Karen <atkjuniper@gmail.com>
Sent: Tuesday, October 28, 2025 1:39 PM
To: John Eisler
Cc: Plan
Subject: Verizon Cell Tower Application - Record No. 217-25-000293
Attachments: Kolodzie_Jones Obj Ltr #1.pdf

Hello John,
Attached please find our initial objections to the cell tower application in Record No. 217-25-000293. Because you mentioned that the hearing on this currently scheduled for Dec. 10th might be moved, a key purpose of this is to make sure we are on the County's list to receive notices of the hearing and all decisions.

Thanks very much,
Karen Jones & Annette Kolodzie

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

SUBMISSION #1 AND REQUEST FOR NOTICE

October 28, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

By email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned are writing to express their initial objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned request notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,



Annette Kolodzie



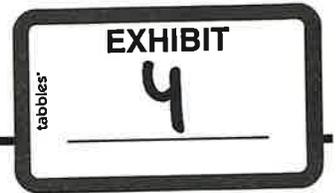
Karen E. Jones

Address:

PO Box 126

Powell Butte OR 97753

email: atkjuniper@gmail.com



Hannah Elliott

From: Annette and Karen <atkjuniper@gmail.com>
Sent: Wednesday, October 29, 2025 12:41 PM
To: Plan
Cc: John Eisler; Hannah Elliott
Subject: Verizon Cell Tower Application - Record No. 217-25-000293
Attachments: Powell Butte Community Opp Ltr #1.pdf

Dear Crook Co. Planning Dept.,
Attached please find a letter providing objections ("Powell Butte Community Submission #1 and Request for Notice) from members of the Powell Butte community named therein, with respect to Verizon's cel tower application (Record No. 217-25-000293).

Thank you,
Karen E. Jones

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**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

October 19, 2025

[This letter may be updated over time to include additional parties who have signed the letter.]

To: Crook County Planning Department
By email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned are writing to express their objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

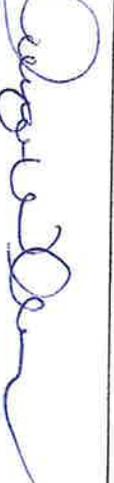
Each of the undersigned requests notice of any and all decisions and hearings on this application. Addresses are included below for this purpose.

Sincerely,
The Undersigned

[Names and addresses of individuals who have signed this letter as of the date hereof appear on the following page(s).]

PAGE 1

POWELL BUTTE COMMUNITY SUBMISSION #1 AND REQUEST FOR NOTICE

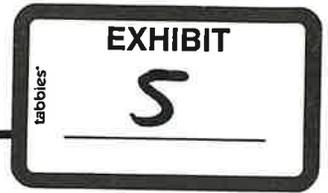
PRINTED NAME	MAILING AND EMAIL ADDRESSES	SIGNATURE
Anne He Korodzic	PO Box 126, Powell Butte 97753 EMAIL: atkjuniper@gmail.com	
Crystal Bernrose	EMAIL: chonotto9@gmail.com	
Bev Oberg Steven G. Oberg	PO. Box 204, PB, OR 97753 EMAIL: beverberg@gmail.com EMAIL: greber8@gmail.com	 Bev Oberg Steven G. Oberg
Tim McDaniel	12855 S.W. Ayres Ln 97753 EMAIL: mcdaniel5198@hotmail.com	
Tina A. McDaniel	12855 S.W. Ayres Ln 97753 EMAIL: mcdaniel5198@gmail.com	
Jennifer Wilcox	13167 SW Hwy 126 Powell Butte OR 97753 EMAIL: wilcox.jennifer@gmail.com	

POWELL BUTTE COMMUNITY SUBMISSION #1 AND REQUEST FOR NOTICE

PRINTED NAME	MAILING AND EMAIL ADDRESSES	SIGNATURE
Cindy Zalunardo	3690 SW Williams Rd, Powell Butte OR 97753 EMAIL: cindy.zalunardo@gmail.com	
Julie Reed	11661 SW Red Cloud Rd, Powell Butte OR 97753 EMAIL: joolz69reed@yahoo.com	
FRANK JERRY HOOK	3367 SW Williams Rd Powell Butte OR 97753 EMAIL: teeblehook@hotmail.com	
Rayan McFarlane	mactyko@yahoo.com 2309 SW Williams Rd Powell Butte OR 97753 EMAIL:	
Travis Urell	7222 SW Vanner View Rd, Powell Butte OR 97753 EMAIL:	
David Zalunardo	3690 SW Williams Rd Powell Butte, OR EMAIL: davezalunardo	

POWELL BUTTE COMMUNITY SUBMISSION #1 AND REQUEST FOR NOTICE

<u>PRINTED NAME</u>	<u>MAILING AND EMAIL ADDRESSES</u>	<u>SIGNATURE</u>
Kathleen Eby	PO Box 37 Powell Butte 97753 EMAIL: Kathleen.Powell@powellbutte.wa.gov	Kathleen Eby
Karen E. Jones	P.O. Box 126 Powell Butte OR 97753 EMAIL: atkison1per@gmail.com	Karen E. Jones
	EMAIL:	



Hannah Elliott

From: Annette and Karen <atkjuniper@gmail.com>
Sent: Wednesday, October 29, 2025 12:43 PM
To: Plan
Cc: John Eisler; Hannah Elliott
Subject: Verizon Cell Tower Application - Record No. 217-25-000293
Attachments: Powell Butte Community Opp Ltr #2.pdf

Dear Crook Co. Planning Dept.,

Attached please find a letter providing objections (“Powell Butte Community Submission #2”) from members of the Powell Butte community named therein, with respect to Verizon’s cell tower application (Record No. 217-25-000293).

Thank you,
Karen E. Jones

[CAUTION: This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

POWELL BUTTE COMMUNITY

SUBMISSION #2

(Adequate Cell Service)

October 19, 2025

[This letter may be updated over time to include additional parties who have signed the letter.]

To: Crook County Planning Department
By email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned are writing to express their objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

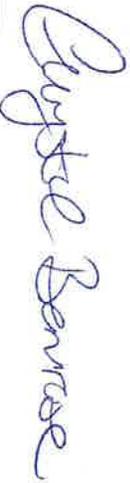
In particular, in support of their objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, each of the undersigned **confirms that their cell phone coverage is adequate.**

Sincerely,
The Undersigned

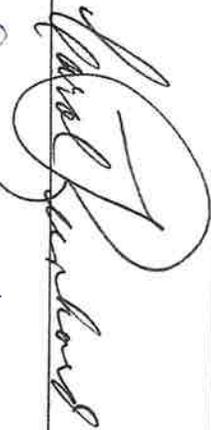
[Names and addresses of individuals who have signed this letter as of the date hereof appear on the following page(s).]

PAGE 1

POWELL BUTTE COMMUNITY SUBMISSION #2 (ADEQUATE CELL SERVICE)

PRINTED NAME	MAILING AND EMAIL ADDRESSES	SIGNATURE
Annette Koldzic	PO Box 126 Powell Butte OR 97753 EMAIL: aHjuni.per@gmail.com	
Jenna McFarlane	2309 SW Williams Road Powell Butte, OR 97753 EMAIL: jennafarlane.jenna@yahoo.com	
Crystal Benrose	EMAIL: chonotto9@gmail.com	
Bev Oberg Steven S. Oberg	PO Box 204, PE, OR 97753 bevoberg@gmail.com EMAIL: gr8cr8@gmail.com	
Tim P McDaniel	1885 S.W. Ayres Ln 97753 EMAIL: mcdaniel5198@hotmail.com	
Tina A McDaniel	1855 S.W. Ayres Ln, 97753 EMAIL: mcdaniel5198@gmail.com	

POWELL BUTTE COMMUNITY SUBMISSION #2 (ADEQUATE CELL SERVICE)

PRINTED NAME	MAILING AND EMAIL ADDRESSES	SIGNATURE
Carol Reinhard	12865 SW Connett Loop PB, OR 97753 EMAIL: carolsuereinhard@gmail.com	
Julie Reed	11661 SW Red Cloud Rd Powell Butte, OR 97753 EMAIL: joolzlojreed@yahoo.com	
Jennifer Wilcox	13167 SW Hwy 126 Powell Butte OR 97753 EMAIL: wilcoxjennifer@gmail.com	
Ryan McFarlane	EMAIL: mckryna@yahoo.com 2309 SW Williams Rd 33675W Williams Rd Powell Butte OR 97753	
Frank T. Hook	EMAIL: ftreblehook@hotmail.com	
Tavis Drrell	7222 S.W. Valley View Rd. Powell Butte Or. 97753 EMAIL:	

POWELL BUTTE COMMUNITY SUBMISSION #2 (ADEQUATE CELL SERVICE)

<u>PRINTED NAME</u>	<u>MAILING AND EMAIL ADDRESSES</u>	<u>SIGNATURE</u>
Cindy Zalunardo	3690 SW Williams Rd Powell Butte OR 97153 EMAIL: cindy.zalunardo@gmail.com	Cindy Zalunardo
David Zalunardo	3690 SW Williams Rd Powell Butte, OR EMAIL: davezalunardo@gmail.com	David Zalunardo
Stephanie Kelly	PO Box 37 Powell Butte 97153 EMAIL: kelly.powell.butte.livie.com	Stephanie Kelly
Karen E. Jones	P.O. Box 126 Powell Butte OR 97153 EMAIL: atkjuniper@gmail.com	Karen E. Jones
	EMAIL:	
	EMAIL:	

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

EXHIBIT
6
tabbles

October 25, 2025

CROOK COUNTY
OCT 29 2025
PLANNING DEPT

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Kathleen A. Saterdahl

[Signature]

Kathleen A. Saterdahl

[Printed Name]

Address:

8440 SW Pokegama Dr
Powell Butte, OR 97753

email (if applicable) kathy@3sislabs.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



October 25, 2025

CROOK COUNTY
OCT 30 2025
PLANNING DEPT

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Kathleen A. Saterdahl
[Signature]

Kathleen A. Saterdahl
[Printed Name]

Address: 8440 SW Pokegama Dr
Powell Butte, OR
97753

email (if applicable) Kathy@3sislabs.com

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



**CROOK COUNTY
OCT 30 2025
PLANNING DEPT**

10 - 24, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

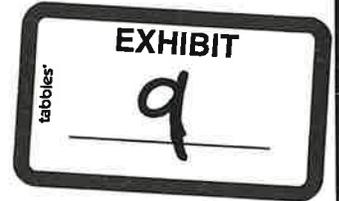
Neil Henke
[Signature]

NEIL HENKE
[Printed Name]

Address:
8940 SW POKEGAMA DR
POWELL BUTTE OR 97753

email (if applicable) NEIL@351SLABS.COM

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



10-29, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
OCT 30 2025
PLANNING DEPT

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

A handwritten signature in cursive script that reads "Neil Henke".

[Signature]

NEIL HENKE

[Printed Name]

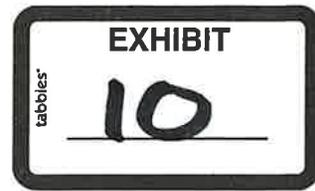
Address:

8440 SW POKEGAMA DR

POWELL BUTTE OR 97753

email (if applicable) NEIL@3SISLABS.COM

From: David Zalunardo davezalunardo@gmail.com
Subject: Re: Verizon Telecommunications Site
Date: October 30, 2025 at 8:08 AM
To: Hannah Elliott Hannah.Elliott@crookcountyor.gov



Ok, I don't know what I am doing wrong 😊
Sent from my iPhone

On Oct 29, 2025, at 09:46, Hannah Elliott <Hannah.Elliott@crookcountyor.gov> wrote:

Hi David,

Still not successful. Might be best to have some one bring it in person. *Hand delivered*

Thanks,
<image001.png>

Hannah Elliott
Associate Planner
Phone: (541) 447-3211 ext 243
Address: 300 NE 3rd Rm 12, Prineville, OR 97754
Plan@crookcountyor.gov
Website: <https://co.crook.or.us/>

CROOK COUNTY
NOV 05 2025
PLANNING DEPT

From: David Zalunardo <davezalunardo@gmail.com>
Sent: Wednesday, October 29, 2025 9:44 AM
To: Plan <plan@crookcountyor.gov>
Subject: Verizon Telecommunications Site

Dear Planning Department,

Attachment available until Nov 28, 2025

I am writing to send a petition with 92 signatures in opposition to the proposed telecommunications permit application Record No. 217-25-00293. The signatures people who reject having the site located on EFU zoned ground, who doubt the need for the structure, who are concerned about the health risks, property de-valuation and destruction of wildlife in a wildlife abundant area.

I hope that this voice of opposition will be considered and part of the record on the upcoming December 10 planning commission meeting to consider the approval or rejection of the above referenced application.

I am re-sending the attachment since I received communication from you that the attachment would not open.

Thank you,
David Zalunardo
3690 SW Williams Rd
Powell Butte, OR 97753

davezalunardo@gmail.com

541-280-7097

drivezattara00@gmail.com

[Click to Download](#)

petition.pdf

28.4 MB

[CAUTION: This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Disclaimer: Please note that the information in this email is an informal statement and shall not be deemed to constitute final County action effecting a change in the status of a person's property or conferring any rights, including any reliance rights, on any person.

CONFIDENTIALITY NOTICE - This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

Beware of Scams – Crook County will never ask for payment via wire, Venmo, Cash App, or Zelle. If you have questions about an invoice, please call 541-447-6554 to confirm before sending payment.

We, the undersigned, as concerned Powell Butte residents, ask you, our local district representatives, to stop Verizon from installing the proposed cell tower equipment so close to our homes and in our neighborhood community.

We join several neighborhoods, cities, counties, schools, organizations, and courts around the world who are saying "NO" to wireless facilities with antennae in their neighborhoods for one or all of the following reasons:

- Residents already have adequate cell phone and wireless data coverage in the area, so we don't need a new Verizon Wireless antenna here. Of course, Verizon Wireless will tell you they "need" one there, but there are always other options and locations.
- The WHO/International Agency for Research on Cancer (IARC) has classified radio-frequency electromagnetic fields as possibly carcinogenic to humans (Group 2B) based on an increased risk for glioma, a malignant type of brain cancer, associated with wireless phone use. (May 31, 2011) Once a cell site is established, our ability to protect ourselves from additional hazardous exposure of more installations becomes more of a challenge.

This will not be the only one. 5G requires more towers and will most likely not be the only new tower in the Powell Butte area.

SN-314-5009
Rachel Cox 509-288

- Aesthetics and the devaluation of real estate. In March 2014, the National Institute for Science, Law and Public Policy's survey "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" found that an overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would negatively impact interest in a property and the price they would be willing to pay for it. Powell Butte residents don't want decreased property value for homes and neighborhoods.

To our elected officials: We are your constituents and neighbors, and we are asking you to please listen to those who voted for you and fix the laws regulating wireless telecommunications facilities' placement.

We urge you to expedite this process and impose an immediate moratorium on all wireless telecommunication facilities so close to homes.

Thank you for your consideration and attention to this important matter.

Powell Butte community and it's concerned citizens.

Please sign below ASAP

Petition To: Stop Verizon cell tower on Williams Road,

Powell Butte, OR 97753

Printed Name	Address	Signature
Jeremy Meidi Wood	13275 SW Arroyo Ln	<i>Jeremy Wood</i>
Jamie Bierly	12888 SW Houston Lake Rd	<i>Jamie Bierly</i>
Barclay & Sandy Wyss	1262 NW McDaniel	<i>Sandy Wyss</i> <i>Barclay Wyss</i>
Jen Wilcox	12507 SW Hwy 126 Powell Butte	<i>Jen Wilcox</i>
Julie Reed	11661 SW Red Cloud Rd Powell Butte OR 97753	<i>Julie Reed</i>
Jeff Jackson	7945 SW Houston Lake Rd Powell Butte OR 97753	<i>Jeff Jackson</i>
Marty Howard	10933 SW Fleming Powell Butte OR	<i>Marty Howard</i>
Gage Hanson	13315 SW HOUSTON LK RD Powell Butte OR	<i>Gage Hanson</i>
Wyatt DeRoest	12381 SW Cornett lp OR 97753	<i>Wyatt DeRoest</i>
Jeremy Hanson	13315 SW Houston Lake RD Powell Butte OR	<i>Jeremy Hanson</i>
Kelly Hanson	13315 SW Houston Lake Powell Butte OR	<i>Kelly Hanson</i>
Scott Mastrop	13363 SW Houston Lake Powell Butte,	<i>Scott Mastrop</i>
Mike & Terry Cowan	10572 SW Fleming Rd Powell Butte barrelhorses1@yahoo.com	<i>Mike & Terry Cowan</i>
Frank J. Dy	12009 SW. CORNETT LP POWELL BUTTE OR 97753	FRANK 120
Marta L. Dy	" " " " " "	MARTA 120
Fred Walizer	369A SW Williams Rd	<i>Fred Walizer</i>
Angela Dodson	11303 SW Houston Lake Rd	<i>Angela Dodson</i>
Ashley Regnier	12340 SW Highway 126	<i>Ashley Regnier</i>

Petition To: Stop Verizon cell tower on Williams Road,

Powell Butte, OR 97753

Printed Name	Address	Signature
Edward E Colgan SR	2115 SW Powell Butte Wampler Ln. OR.	<i>Edward E Colgan</i>
Jeanne Colgan	2115 SW Wampler ^{Powell} Butte	<i>Jeanne Colgan</i>
Tina McDaniel	12855 SW. Ayres Ln. ^{Powell} Butte	<i>Tina McDaniel</i>
Mickala Colgan	2115 SW Wampler Ln ^{Powell} Butte	<i>Mickala Colgan</i>
SKIP Lummley	2221 SW Wampler Ln	<i>SKIP Lummley</i>
BS. Lummley	2221 SW Wampler Ln Powell Butte, OR	<i>BS. Lummley</i>
McKayla Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>McKayla Farnsworth</i>
Aron Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>Aron Farnsworth</i>
Tye Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>Tye Farnsworth</i>
Jessie Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>Jessie Farnsworth</i>
KELLY McFARLANE	2150 SW Wampler Ln W. OR.	<i>Kelly McFarlane</i>
LEE GARCIA	2043 SW Williams Rd	<i>Lee Garcia</i>
Andy Wallace	1809 SW Wampler Ln	<i>Andy Wallace</i>
Kerrie Wallace	1809 SW Wampler Ln	<i>Kerrie Wallace</i>
JAMES GARCIA	2043 SW WILLIAMS RD	<i>James Garcia</i>
Elizabeth Kelly	1711 SW Wampler Ln	<i>Elizabeth Kelly</i>
Adali Kelly	1711 SW Wampler Ln.	<i>Adali Kelly</i>
WANDA KUKLIS	8840 SW YAITHOOSKIN	<i>Wanda Kuklis</i>
Joyce & Norm Dorgan	9349 SW Keifeld	<i>Joyce & Norm Dorgan</i>

Petition To:

Printed Name	Address	Signature
Mark + Jenny Hook blehook@hotmail.com	3367 SW Williams Rd Powell Butte OR 97753	Mark T. Hook Jenny Hook
N & Todd Murphy berie.murphy@comcast.net	1920 SE McLansie Pl Prineville, OR 97754	Todd Murphy Berie Murphy
Joy Schlottmann	8101 SW Desert Star Powell Butte	Joy Schlottmann
Nis H. Kerbrand	3855 SW Minson Rd. Powell Butte	Nis Kerbrand
Erin R. Rasmussen	3680 Minson Rd Powell Butte, OR	Erin Rasmussen
Bob Storey	12106 SW Houston Lake Powell Butte, OR	Jacob Storey
Zari Storey	12106 SW Houston Lake Rd Powell Butte, OR 97753	Zari Storey
USAN GARDWIN	10223 SW Houston Lake Powell Butte OR 97753	USAN GARDWIN
LOR GARDWIN	10223 SW Houston Lake Powell Butte OR 97753	LOR GARDWIN
ETT CURTIS	11303 SW HOUSTON LAKE Rd Powell Butte	Brett Curtis
PUN MAKARATAD-FOX	5197 SW MINSON RD. POWELL BUTTE, OR 97753	Pun Makaratad-Fox
Bruce Brown	4301 SW Williams Rd. Powell Butte OR	Bruce Brown
L. FISHEN SR	3093 SW PARRISH LN Powell Butte OR 97753	L. Fishen Sr
Fitzgerald	1365 NE Ochoa Ave Prineville, OR 97754	Fitzgerald
Bush	4888 SW Minson Rd Powell Butte	Aly Bush
Kim + Tobitha Lacey	10759 SW Fleming RD. Powell Butte OR 97753	Kim + Tobitha Lacey
Jill Pam Grump	10030 SW Houston Lake Rd Powell Butte Or	Jill Pam Grump
AW STEHLT	9715 SW HOUSTON LAKE POWELL BUTTE, OR	AW STEHLT
Y Oberg	12154 SW Hornett LP PB 97753	Beverly Oberg

Petition To:

Printed Name	Address	Signature
indy Zalunardo	Powell Butte OR 97753 3690 SW Williams Rd	Cindy Zalunardo
David Zalunardo	"	[Signature]
Jalynn Morris	750 NW 2nd St Prineville Or 97754	Jalynn Morris
Sethe	2045 NW Peacock Walk, Prineville OR 97754	[Signature]
ie Echeverria	P.O. Box 131 Powell Butte, OR	[Signature]
RICK ECHEVERRIA	P.O. Box 131 POWELL BUTTE, OR	[Signature]
MARK MOTSKO	6905 SW Joshua Ct Powell Butte, OR 97753	M. T. Motoko
PAUL K. BREWSTER	10276 SW Nicole Drive Powell Butte, OR 97753	Paul K. Brewster
JANNA BREWSTER	10276 SW Nicole Dr Powell Butte, OR 97753	Janna Brewster
JANNE BE	2525 SW Reif Rd	[Signature]
LINA MCDANIEL	12855 S.W. Ayres Ln. Powell Butte, OR 97753	Lina A McDaniel
P M C DANIEL	12855 S.W. AYRES LN POWELL BUTTE OR 97753	[Signature]
MERWIN	13595 SW DICKSON ROAD Powell Butte OR 97753	[Signature]
MERWIN	"	[Signature]
DIANA D. PRESSLEY	Dickson Road Powell Butte	Diana D. Pressley
SARAH LIGHTLEY	12667 SW Lariat	[Signature]
SARAH LIGHTLEY	Powell Butte OR 97753 6637 SW Valley View Dr.	Sarah Lightley
RANDY	12501 SW Fleming Rd Powell Butte, Oregon 97753	Randy
	12501 SW Fleming Rd	

Petition To:

Printed Name	Address	Signature
Lee Cox	12501 SW Fleming	Lee Cox
Gene Cox	12501 SW Fleming	Gene Cox
Bidi Wood	13275 SW Ayres Ln ⁹⁷⁷⁵³	Bidi Wood
Lucie Fuster	3093 SW Parush Ln	Lucie Fuster
Nancy Crinkshank	11505 SW Red Cloud Rd	Nancy Crinkshank
NEIL HENKE ^{1/1/4}	8440 SW DOKKAMA DR	Neil Henke
Don Stafford	13574 SW Hwy 126	Don Stafford
Chris Crinkshank	11505 SW Red Cloud Rd	Chris Crinkshank
Angela Fuster	6775 SW Valley View Rd	Angela Fuster
Mariah Binder	10460 SW Cornett Loop	Mariah Binder
Grarthwaite	10460 SW Cornett Loop	Grarthwaite
Olson	7401 SW 66th St	Olson
Crystal Bemrose	15857 SW Twin Lakes Rd	Crystal Bemrose
McFarlane	2309 SW Williams Rd ⁹⁷⁷⁵³	Gunn McFarlane
McFarlane	2309 SW Williams Rd ⁹⁷⁷⁵³	McFarlane

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



11-3, 2025

**CROOK COUNTY
NOV 10 2025
PLANNING DEPT**

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

P. Tess M. Walker

[Signature]

P. Tess M. WALKER

[Printed Name]

Address:

3694 SW Williams Rd

Powell Butte OR

97753

email (if applicable) walker.tess@outlook.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
12

11-3, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
NOV 10 2025
PLANNING DEPT

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Tess M. Walker
[Signature]

Tess M. Walker
[Printed Name]

Address:

3694 SW Williams Rd
Powell Butte OR
97753

email (if applicable) walker.tess@outlook.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Oct. 30, 2025

CROOK COUNTY
NOV 10 2025
PLANNING DEPT

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Fred Walker

[Signature]

Fred Walker

[Printed Name]

Address:
3694 SW Williams Rd.
Powell Butte, OR
97753

Mailing Address:
PO Box 36
Powell Butte, OR
97753

email (if applicable) walker.fred@outlook.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

Oct. 30, 2025

CROOK COUNTY
NOV 10 2025
PLANNING DEPT

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

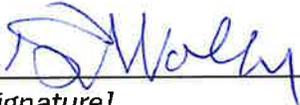
Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

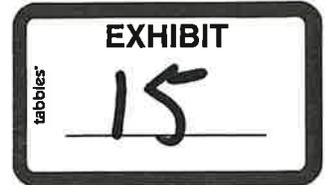
Fred Walker
[Printed Name]

Address:
3694 SW Williams Rd.
Powell Butte, OR 97753

Mailing Address:
PO Box 36
Powell Butte, OR
97753

email (if applicable) walker.fred@outlook.com

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



Nov. 7, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Leslie G. Cox

[Signature]

Leslie G. Cox

[Printed Name]

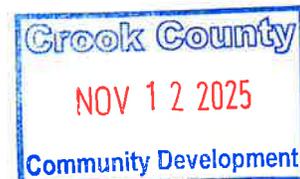
Address:

12501^{SW} Fleming Rd.

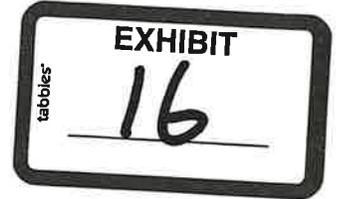
Powell Butte, OR.

97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



Nov. 7, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

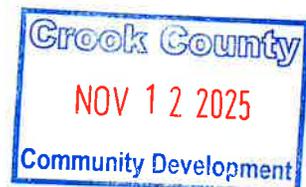
Sincerely,

Harriette Lee Cox
[Signature]

HARRIETTE Lee Cox
[Printed Name]

Address: 12501^{SW} Flenway Rd.
Powell Butte - ORE.
97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



NOV 6, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

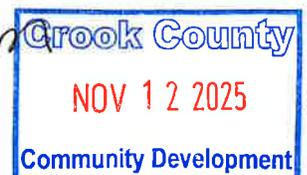

[Signature]

Rachel R Cox
[Printed Name]

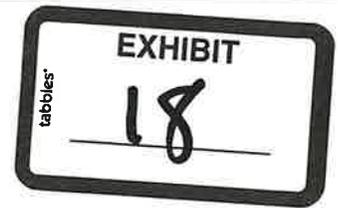
Address:

12501 SW Fleming Rd
Powell Butte, Oregon
97753

email (if applicable) coolcreekranch@hotmail.com



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



Nov 6, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Cox", written over a horizontal line.

[Signature]

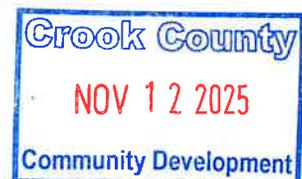
Gary Cox

[Printed Name]

Address:

12501 SW Fleming Rd
Powell Butte, OR
97753

email (if applicable) coolcreekranch@hotmail.com



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



11/7, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

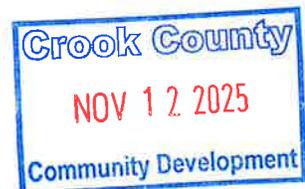
Sincerely,


[Signature]
Beverly Oto-Raymond
[Printed Name]

Address:

1105 S.W. Rigger Rd
Powell Butte, OR 97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



11/7, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

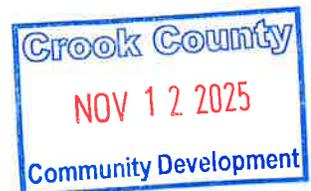
Beverly Oto-Raymond
[Signature]

Beverly Oto-Raymond
[Printed Name]

Address:

11105 S.W. Riggs Rd
Powell Butte, OR
97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



11/7, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cass Raymond".

[Signature]

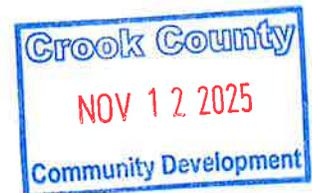
Cass Raymond

[Printed Name]

Address:

1405 S.W. Riggs Rd.
Powell Butte, OR 97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



11/7, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,


[Signature]

Cass Raymond
[Printed Name]

Address:

1105 S.W. Riggard.
Powell Butte, OR 97753

email (if applicable) _____



Hannah Elliott



From: David Zalunardo <davezalunardo@gmail.com>
Sent: Sunday, November 16, 2025 1:33 PM
To: Plan
Subject: Verizon cell tower

**POWELL BUTTE COMMUNITY
SUBMISSION #2**

(Adequate Cell Service)

November 16, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-

000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet

the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service,

the undersigned confirms that his/her cell phone coverage is adequate. I live on Williams Rd, the exact place Verizon claims there is a need to improve coverage. My phone works great now.

David Zalunardo

[Signature]

/s/ David Zalunardo

3690 SW Williams Rd, Powell Butte, OR. 97753

email (if applicable) daveezalunardo@gmail.com

Sent from my iPhone

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Hannah Elliott



From: Mark & Ann Malott <markandann@malott4m.com>
Sent: Tuesday, November 18, 2025 10:58 AM
To: Plan
Subject: Record No. 217-25-000293
Attachments: Verizon Objection & Request for Notice_000027.pdf

Good morning,

Please find attached my signed objection and request for notice on the proposed telecommunications facility.

Thank you,

Ann Malott

[CAUTION: This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

11 | 18 _____, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

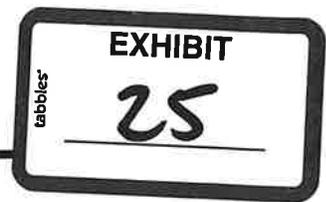
Ann Malott
[Signature]

Ann Malott
[Printed Name]

Address:

12993 SW Cornett Loop
Powell Butte, OR
97753

email (if applicable) markandann@malottym.com



Hannah Elliott

From: Mark & Ann Malott <markandann@malott4m.com>
Sent: Tuesday, November 18, 2025 11:02 AM
To: Plan
Subject: Record No. 217-25-000293
Attachments: Verizon Objection & Notice of Adequate Cell Service_000028.pdf

Please find attached my objection to this proposed telecommunications facility application and notice that I have adequate cell phone coverage.

Thank you,

Ann Malott

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

11/18, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



[Signature]



[Printed Name]

Address:

12993 SW Cornett Loop

Powell Butte, OR

97757

email (if applicable) markandann@malott4m.com

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



Nov 5, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

A handwritten signature in blue ink that reads "Rhonda Kingsbury".

[Signature]

Rhonda Kingsbury

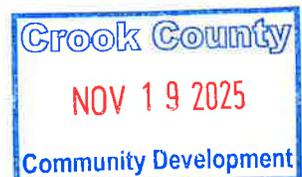
[Printed Name]

Address:

13431 SW Dickson Rd

Powell Butte, OR 97753

email (if applicable) kingsburyoutfite@gmail.com



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



Nov 5, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

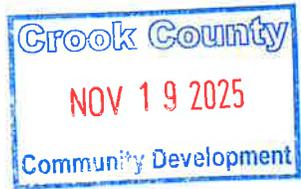
Sincerely,

Rhonda Kingsbury
[Signature]

Rhonda Kingsbury
[Printed Name]

Address: 13431 SW Dickson Rd
Powell Butte, OR 97753

email (if applicable) Ringsburyoutfite@gmail.com



**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



Nov. 6, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,



[Signature]

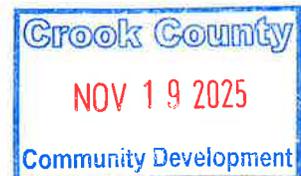
PENNY CASH

[Printed Name]

Address:

1477A SW Shumway Rd
Powell Butte
Oregon, 97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



Nov. 6, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

A handwritten signature in black ink that reads "Joel Glenn".

[Signature]

JOEL GLENN

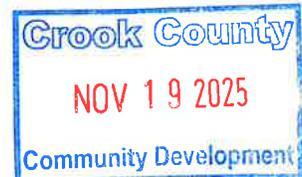
[Printed Name]

Address:

14770 SHUNWAY Rd

POWELL BUTTE, 97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



Nov 13, 2025 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

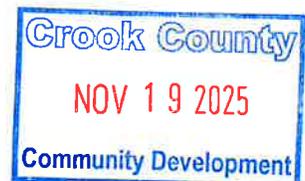
Diana D. Pressley
[Signature]

DIANA D. PRESSLEY
[Printed Name]

Address:

13127 S.W. Dickson Rd
Powell Butte, Ore 97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

EXHIBIT
31
tabbles

Nov 13, 2025, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Diana D. Pressley
[Signature]

Diana D. Pressley
[Printed Name]

Address:
13127 S.W. Jackson Rd

Powell Butte, Oregon 97753

email (if applicable) _____

Crook County
NOV 19 2025
Community Development

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



November 17, 2025

CROOK COUNTY
NOV 21 2025
PLANNING DEPT

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kathleen A. Saterdahl".

[Signature]

Kathleen A. Saterdahl

[Printed Name]

Address:
8440 SW Pokegama Dr
Powell Butte, OR
97753

email (if applicable) kathy@355labs.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



November 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
NOV 21 2025
PLANNING DEPT

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

Kathleen A. Saterdahl
[Printed Name]

Address:

8440 SW Pokegama Dr
Powell Butte, OR
97753

email (if applicable) kathy@3sislabs.com

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



NOVEMBER 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov



Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Neil Henke
[Signature]

NEIL HENKE
[Printed Name]

Address:
8440 SW POKEGAMA DR

POWELL BUTTE OR 97753

email (if applicable) NEIL@3SISLABS.COM

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



NOVEMBER 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

CROOK COUNTY
NOV 21 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Neil Henke
[Signature]

NEIL HENKE
[Printed Name]

Address:

8940 SW POKEGAMA DR
POWELL BUTTE OR 97753

email (if applicable) NEILC391CLASS.COM

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



November 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

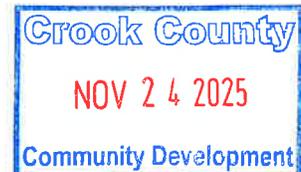

[Signature]

Kenneth Werth
[Printed Name]

Address: Mailing Address:
4021 S. Baja way
Boise, ID 83709

Property Address:
2490 SW Williams RD.
Powell Butte, OR 97753

email (if applicable) Kjwerth@msn.com



**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



November 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

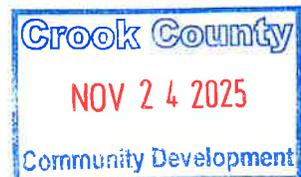
Kenneth Werth
[Printed Name]

Address: mailing address:
4021 S. Baja Way
Boise, ID 83709

property address:

2490 SW Williams Rd
Powell Butte, OR 97753

email (if applicable) Kjwerth@msn.com



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

EXHIBIT
tabbies
38

NOVEMBER 27, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Janis Werth
[Signature]

JANIS WERTH
[Printed Name]

Address: MAILING ADDRESS:

4021 S. Beja Way
BOISE, ID 83709

email (if applicable) KJWERTH@MSN.COM

PROPERTY ADDRESS:

2490 S. WILLIAMS RD.
POWELL BUTTE, OR 97753

Crook County
NOV 24 2025
Community Development

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
39

NOVEMBER 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Janis Werth
[Signature]

JANIS WERTH
[Printed Name]

Address: MAILING ADDRESS:

4021 S Baja Way
BOISE, ID 83709

PROPERTY ADDRESS:

2490 S. WILLIAMS Rd.
POWELL BUTTE, OR 97753

email (if applicable) KJWERTH@MSN.COM

Crook County
NOV 26 2025
Community Development



Ken and Jan Werth
4021 S. Baja Way
Boise, ID 83709

November 17, 2025

Crook County Planning Department
300 NE 3rd St. Room 12
Prineville, OR 97754

RE: Record No. 217-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

This is in response to our objection to the land use application under Record No. 217-25-000293 (proposed telecommunications facility) providing wireless cell service in an EFU zone to the north end of Powell Butte.

By way of introduction, we are Ken and Jan Werth and our property adjoins the proposed facility site. My husband moved to the area at the age of 10 in 1949, attended Powell Butte School and Redmond High School and in the process helped his father Fred farm. Fred died with ALS when Ken was 19. Ken graduated from Oregon State University in 1959 with a degree in agriculture. Over the years he has been a steward of the land acquiring property in 1966 for our home place and parcels at the south end of Powell Butte. We were in partnership with Jim and Carol Wampler, Ken's sister and brother-in-law, who both passed away in 2012. I married Ken in 1976 and lived in the area for over 45 years. In 2020 Ken and I became Idaho residents and moved to Boise permanently in 2021 to be closer to our son Randy Werth and daughter Tish Davis for health reasons.



With respect to the current proposed site, we can't in all good conscience support this project. There is no problem with wireless service at the north end of Powell Butte since we had friends and business in that area with whom we kept in contact, nor was our cell service an issue. Aside from being proposed for installation in an EFU zone, its current proposed site has been actively farmed for years. It affects the surrounding property owners and potentially devalues their eventual sales, would spoil a clean view of the area, and in general destroy the bucolic nature of an active farming community. The reservoir south of the proposed site is also actively used for religious services during the year, for example, the Easter Sunrise Service.

And, in complete disclosure, although we are now nonresidents of the area, we still own 126 acres of land, which is our inheritance to our children. One parcel is farmed by our neighbor, and the largest parcel is irrigated by and provides grazing for another neighbor's cattle.

Given the vacant land to the north and east surrounding the Powell Butte area as well as the top of the butte where current cell towers already exist the proposed facility could be situated in a more propitious location thus, preserving the overall area as it currently remains because no matter how you attempt to camouflage the tower it will not blend into the surrounding area in this EFU zone.

Thank you for your consideration.

Sincerely,

Ken and Jan Werth
Ken Werth
Ken and Jan Werth



**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

EXHIBIT
41
tabbles

November 20, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Carol Tschantre

[Signature]

Carol Tschantre

[Printed Name]

Address:

12205 SW Houston Lake Rd

Powell Butte, OR 97753

email (if applicable) _____

Crook County
NOV 26 2025
Community Development

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

November 22, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Carol Tschantse
[Signature]

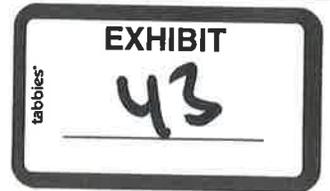
Carol Tschantse
[Printed Name]

Address:
12205 SW Houston
Powell Butte, OR 97753

email (if applicable) _____

Crook County
NOV 26 2025
Community Development

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



11-15-2025, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

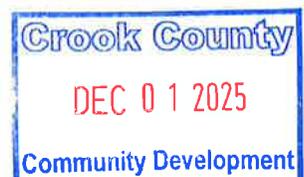

[Signature]

Jacqueline N. Vaelle
[Printed Name]

Address:

3063 SW Minson Rd
Powell Butte, OR
97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

EXHIBIT
44
tabbles

11-15-2025, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

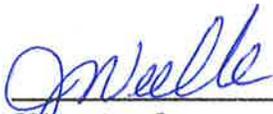
Re: Record No. 217-25-000293 (proposed telecommunications facility)

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



[Signature]

Jacqueline N. Veelle

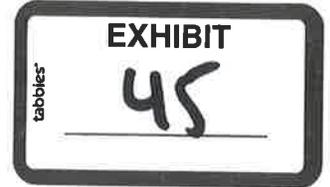
[Printed Name]

Address:
3063 Swminson Rd
Powell Butte, OR
97753

email (if applicable) _____

Crook County
DEC 01 2025
Community Development

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



Nov 19, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Stevens", written over a horizontal line.

[Signature]

Michael Stevens

[Printed Name]

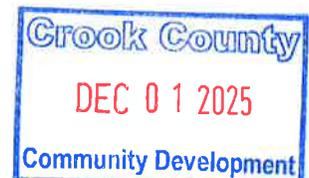
Address:

1940 SW Minson Rd

Powell Butte OR

97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



Nov 19, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Neel Stevens

[Signature]

Nicole Stevens

[Printed Name]

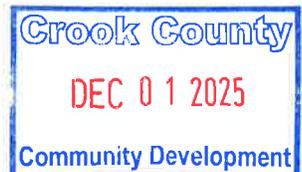
Address:

1940 SW minsan rd

Powell Butte, Or

97753

email (if applicable) _____



POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Nov 13th, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Jenny L. Hook
[Signature]

Jenny L. Hook
[Printed Name]

Address:
3367 SW Williams Rd

Powell Butte OR

97753

email (if applicable) _____



POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



Nov 13, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Jenny L Hook
[Signature]

Jenny L Hook
[Printed Name]

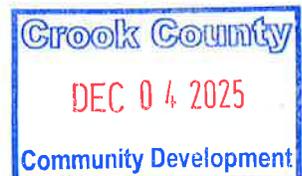
Address:

3367 SW Williams Rd

Powell Butte OR

97753

email (if applicable) _____



Hannah Elliott



From: Savanna marsala <savanny_86@hotmail.com>
Sent: Thursday, December 4, 2025 8:05 AM
To: Plan
Subject: Powell Butte Community Submission (#217-25-000293)
Attachments: PB Submission.pdf

Hello-

I would like to submit the following two forms in regard to the proposed telecommunications facility, record # 217-25-000293.

Thank you,

Savanna Marsala

8154 SW Copley Road
Powell Butte, OR 97753

[CAUTION: This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

December 3rd, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

Savanna Marsala
[Printed Name]

Address:

8154 SW Copley Rd.
Powell Butte, OR
97753

email (if applicable): savanny_86@hotmail.com

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

December 3rd, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



[Signature]

Savanna Marsala

[Printed Name]

Address:

8154 SW Copley Rd.

Powell Butte, OR

97753

email (if applicable): savanny_8u@hotmail.com



December 1, 2025

Dear Crook County Community Development Department,

Regarding the hearing scheduled for December 17, 2025, please include this letter as written testimony/comments submitted in opposition to the application to build a "telecommunication facility"/ cell phone tower on SW Williams Road in Powell Butte, OR.

We oppose the planned cell tower on SW Williams Road in Powell Butte because:

1. The tower will be located on property adjacent to our property. It will be visible from inside our home and from almost everywhere on our property. It will damage our property value.
2. The tower and its beacon light will invade our view of the mountains and the sky which will additionally damage our property value.
3. The tower will not only damage our property values, it will damage property values throughout the central portions Powell Butte where it will be prominent and visible.
4. The tower will violate EFU zoning and damage irrigated farm land.
5. The tower will damage our trust in Crook County government.
6. The tower will not improve our cell phone service which is already quite good.

Sincerely,

Fred Walker

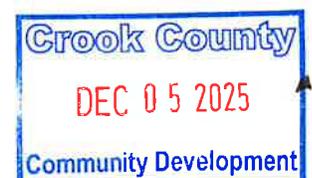
A handwritten signature in blue ink that reads "Fred Walker".

Tess Walker

A handwritten signature in black ink that reads "Tess Walker".

3694 SW Williams Road

Powell Butte, OR 97753



**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



Dec 2, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

James V. Bachman
JB James V. Bachman

[Signature]

James V. Bachman

[Printed Name]

Address: *7124 SW Mill Iron Circle*
Powell, Butte, OR
97753

email (if applicable) _____



**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

EXHIBIT
52
tabbles

Dec 2, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: plan@co.crook.or.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Julie C. Bachman
[Signature]

Julie C. Bachman
[Printed Name]

Address:

7124 SW Mill Iron Circle
Powell Butte, OR
97753

email (if applicable) julzbach@gmail.com

Crook County
DEC 05 2025
Community Development



**Crook County Community Development
Planning Division**

300 NE 3rd Street, Room 12, Prineville Oregon 97754
541-447-3211

plan@crookcountyor.gov

www.co.crook.or.us

**Staff Report
Record 217-25-000293-PLNG**

DATE: December 10, 2025

OWNER: Alexander Ranch, LLC
Thomas Alexander
PO Box 61
Powell Butte, OR 97753

AGENT: Acom Consulting Inc
5200 SW Meadows Rd, Suite 150
Lake Oswego, OR 97035

LOCATION: The subject property is located on SW Williams Rd, north of Hwy 126 and is identified as map tax lot number 1514140000100.

REQUEST: Site plan approval to construct and operate a new one hundred and fifty foot (150') monopole with an overall height of one hundred and fifty-eight feet (158') to accommodate a new telecommunication facility. The proposed telecommunication facility consists of nine (9) panel antennas, auxiliary equipment, three (3) equipment cabinets that house ratio equipment and/or batteries, and a 30kw diesel backup generator.

ZONING: Exclusive Farm Use zone, EFU-3 (Powell Butte Area)

I. PROPERTY INFORMATION:

1. **Documentation of Ownership:** 2025-330997, recorded 03/19/2025.
2. **Access:** proposing new 30' wide utility access easement. County Road approach permit will be required.
3. **Address:** TBD SW Williams Rd, Prineville
4. **Domestic Water:** The application indicates water is not proposed with this application.
5. **Wastewater:** There is no system proposed with this application.
6. **Floodplain:** The development is not located in areas of special flood hazard.
7. **Property Line Setbacks:** **Front:** 20 ft **Side:** 20 ft **Rear:** 25 ft
8. **Wildlife:** The property does not contain mapped wildlife habitats.

II. APPLICABLE CRITERIA

ORS 215.283

ORS 215.275

Crook County Comprehensive Plan

Crook County Code

Title 18, Zoning

Chapter 18.16 Exclusive Farm Use zone, EFU-3 (Powell Butte Area)

18.16.010 Use table.

18.16.015 Use standards.

Chapter 18.124 Supplementary Provisions

18.124.110 Approval process – Transmission tower.

III. PROCEDURAL BACKGROUND

The application was submitted on August 28, 2025, and deemed complete on October 1, 2025. The Crook County Code directs applications that are subject to standards to be processed as administrative decisions, , Community Development Director John Eisler invoked his authority under CCC 18.172.015 to refer this application to the Planning Commission. The first evidentiary hearing is December 17, 2025. Public notice was posted on the Crook County public notices page and the Crook County Planning Commission calendar on November 13, 2025, posted in the Central Oregonian newspaper on November 18, 2025, and mailed to neighbors within 750’ of the property boundaries on November 26, 2025.

Members of the public have submitted 52 comments, reflected as Exhibits 1-52. All but Exhibit #2 are in opposition to the application. The majority of the comments assert that (1) the applicant has failed to meet their burden to establish that the proposed facility is necessary for public service and that there are no reasonable non-EFU alternatives or (2) that existing coverage is adequate.

IV. FINDINGS

18.16.010 Use Table.

6.4	<i>Utility facilities necessary for public service, including associated transmission lines as defined in ORS 469.300 and wetland waste treatment systems but not including commercial facilities for the purpose of generating electrical power for public use by sale or transmission towers over 200 feet in height.</i>	STS	<i>Notice and Opportunity for Hearing</i>	18.16.015(15)
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FINDING: The proposed facility is a new transmission tower designed to serve the public, less than two hundred feet in height, within an EFU3 zone.

ORS 215.275(2)/OAR 660-033-0130(16)(a)/18.16.015 Use standards.

(15) A Utility Facility That Is Necessary for Public Service.

(a) A utility facility is necessary for public service if the facility must be sited in the exclusive farm use zone in order to provide the service.

(i) To demonstrate that a utility facility is necessary, an applicant must show that reasonable alternatives have been considered and that the facility must be sited in an exclusive farm use zone due to one or more of the following factors:

(A) Technical and engineering feasibility;

(B) The proposed facility is locationally dependent. A utility facility is locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in

order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;

(C) Lack of available urban and nonresource lands;

(D) Availability of existing rights-of-way;

(E) Public health and safety; and

(F) Other requirements of state and federal agencies.

(ii) Costs associated with any of the factors listed in subsection (15)(a)(i) of this section may be considered but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities and the siting of utility facilities that are not substantially similar.

FINDING: Crook County’s code incorporates the language from ORS 215.275, which is a codification of *McCaw Communications, Inc. v. Marion County*, 96 Or. App. 552, 773 P.2d 779 (1989). In *McCaw*, the court articulated that the term “necessary” in a “utility facility necessary for public service” on EFU ground means “necessary to situate the facility in the agricultural zone in order for the service to be provided.” *Id.* at 556. In codifying *McCaw* through ORS 215.275, the legislature enumerated six factors that local governments may consider in whether the facility is necessary.

Thus, an applicant must demonstrate that it has considered reasonable alternatives, but due to one or more of the factors in ORS 215.275(2), it is necessary to site the facility on EFU land. “When deciding whether it is necessary to site a public utility facility on EFU land, local governments must analyze any alternatives based on *ORS 215.275*. They may not import additional policy considerations into their analysis.” *Sprint PCS v. Washington County*, 186 Or. App. 470, 476 (2003).

In *Sprint PCS*, the neighbors argued that “reasonable alternatives” requires an applicant to consider other options such as collocation, more antennae on an existing tower, or alternate technologies and that merely “because the applicant may have a desire to construct a commercial tower on EFU land to maximize profit by selling space on that tower, the County is not obligated under [*ORS 215.275*] to defer to that desire under state land laws.” *Id.* at 477-78. The court in *Sprint PCS* interpreted ORS 215.275 to conclude that it is only the factors set out in ORS 215.275(2) that may be “considered in deciding when those reasonable alternatives may be rejected.” *Id.* at 479.

The neighbors in *Sprint PCS* also argued that local governments and the courts should not defer to a utility’s business plan to establish the need, which would have the effect of “elevating the utility’s business goals over the statutory goal of protecting farmland.” *Id.* at 480. While LUBA in that case determined that local governments should defer to a utility’s defined objectives, the Court of Appeals clarified such a methodology gives too much deference to the utility’s defined objectives and instead, “[w]hen a utility’s defined objective is inconsistent with placing a facility on an otherwise reasonable non-EFU site, local governments should ask whether that objective advances the statutory goal of providing the utility service.” *Id.* at 481.

The particular issue in *Sprint PCS* was that the utility wanted to build a new tower on EFU ground and lease out space on that new tower to other providers instead of collocating on an existing tower. The utility argued that planning for more capacity than what is currently needed is simply efficient in the context of

towers with a thirty-year lifespan. The neighbors argued that maximizing profit by leasing out space does not further the statutory goal of providing service. The court clarified that “if a county were persuaded that the additional capacity was a reasonable part of the utility’s plan to provide the service, the county could find that building a new tower rather than collocating on an existing one would advance the statutory goal of providing utility services. The county then could conclude that collocation was not a reasonable alternative. That question, however, presents a factual issue for local governments, subject to review by LUBA.” *Id.* at 482.

The focus of the Planning Commission should thus be on the statutory goal of “providing utility service” and that “reasonable alternatives” have been considered, and whether or not all of the reasonable alternatives can be precluded from consideration due to one of the enumerated factors in ORS 215.275(2). If an application passes *that* test, the application cannot then be denied for any other reasons, like a county’s local site design standards. *Seeberger v. Yamhill County*, 56 Or. LUBA 656, 658 (2008).

Here, the applicant states that the proposed telecommunications facility is a utility facility necessary for public service because it will provide infrastructure that is essential to the public, including critical communication services such as emergency response, law enforcement, fire protection, and medical services. The applicant’s defined objectives are an increase in capacity along Highway 126 between Redmond and Prineville and to expand coverage to the Powell Butte community.¹



Figure 1: Distance from proposed facility to Verizon neighbor sites. Alternative Site Analysis at 3.

The applicant provided an Evaluation of Alternative sites. Regarding co-location, the applicant considered three sites:

¹ Though the applicant’s defined objectives are to increase capacity and expand coverage, it should be noted that the proposed facility’s site plan depicts space for three future carrier lease areas, similar to the issue in *Sprint PCS*.

- Alternative Site #1 is the Sprint/American Tower Corporation Tower, which is a 196' lattice tower 4.28 miles southeast of the project site on parcel # 1515210000400. The applicant states this site will not achieve the coverage or capacity objectives, as it provides reduced coverage compared to the subject property and “does not provide the offload to the neighbors to the East and South”
- [unnumbered] Verizon Wireless Tower – Wiley at parcel # 161500000800. This tower already has Verizon Wireless antennas. Adding more, according to the Alternative Site Analysis (ASA) prepared by the applicant’s consultant, this tower “will not provide the power per link or the throughput per link needed to resolve the issue.”
- [unnumbered] Powell Butte South Verizon Wireless Tower at parcel # 1614150001400. This tower is southwest of the project site and already has Verizon Wireless antennas. Like the Wiley Tower, according to the ASA, adding additional antennas to this tower “will not provide the power per link or the throughput per link needed to resolve the issue.”

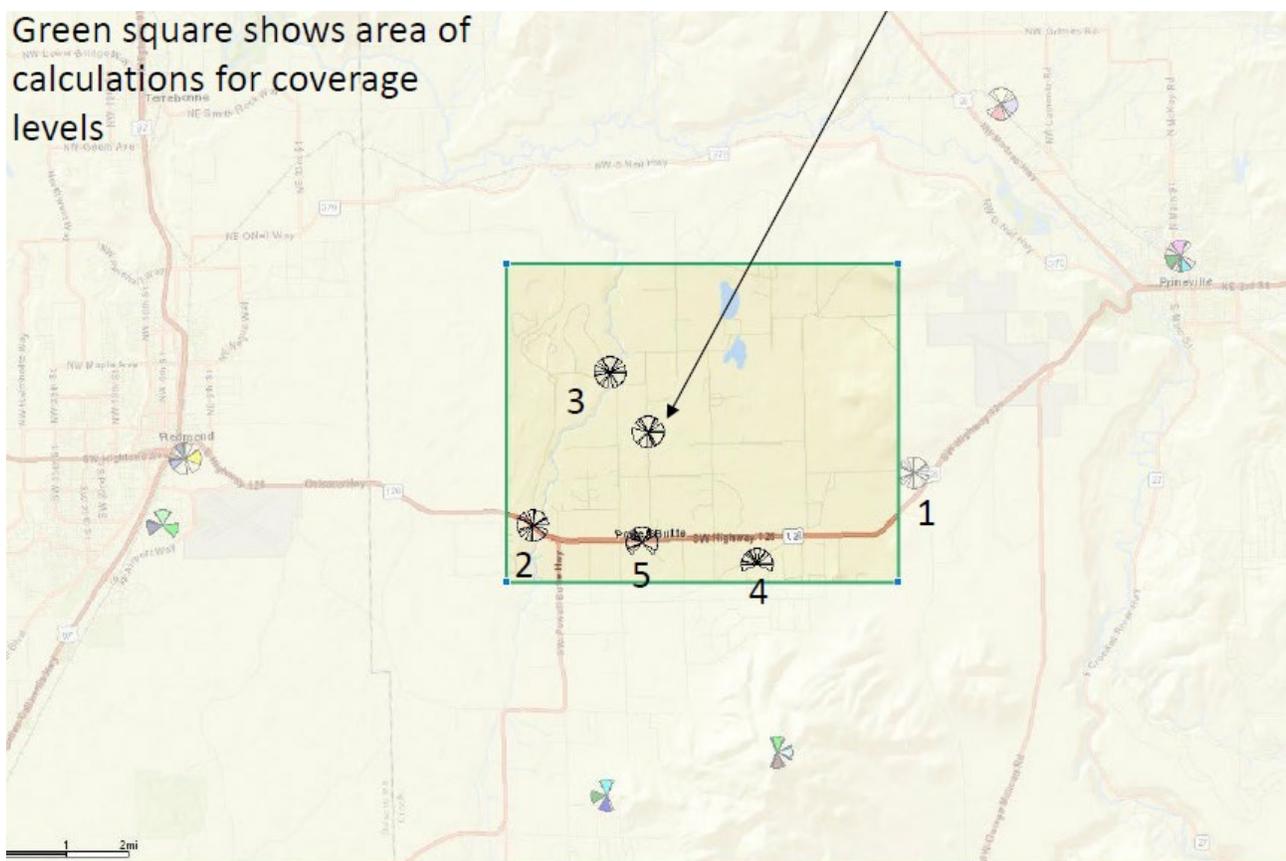


Figure 2: Focus Zone, Alternative Site Analysis at 6.

The applicant also considered alternative non-EFU sites, ruling each out:

- Alternative Site #2 is the Powell Butte Rural Residential (PBR20) zone. The ASA states that this location provides reduced coverage compared to the subject property and is situated “too close to the neighbor sites to the South and will not provide the service needed to the North.”
- Alternative Site #3 – Rural Residential (R5) Northwest. The ASA states this site is too far north, does not provide offload to the neighbor sites to the south, and provides less coverage than the subject property.

- Alternative Site #4 – Rural Residential (R5) Southeast. The ASA found this site unsuitable because it is too near existing facilities and will not provide the needed service to the north, has reduced coverage, and does not fulfill the project’s technical requirements.
- Alternative Site #5 – Rural Service Center (RSC) to the south. Like other southern alternative sites, the ASA concludes this location does not provide the needed service to the north and has inferior coverage.

Written comments from those in opposition assert that the applicant has failed to meet its burden under this criterion, but without stating the reasons why or suggesting appropriate alternative non-EFU sites. During the hearing and through the submission of additional evidence, the Planning Commission should hone in on the three main questions:

1. Do the applicant’s defined objectives support the statutory goal of “providing utility service”?
2. Have reasonable alternatives been considered?
3. Have all of those alternatives been effectively ruled out by one of the enumerated factors in ORS 215.275(2)?

Additional comments were submitted into the record that made other assertions or addressed other concerns. These include (1) that coverage is already adequate; (2) concerns regarding effects on health; (3) impacts to property values; and (4) impacts to wildlife. As described above, according to the reviewing authorities, such considerations are not relevant or applicable to the application and ORS 215.275 analysis.

(iii) The owner of a utility facility approved under this subsection (15)(a) shall be responsible for restoring, as nearly as possible, to its former condition any agricultural land and associated improvements that are damaged or otherwise disturbed by the siting, maintenance, repair or reconstruction of the facility. Nothing in this subsection shall prevent the owner of the utility facility from requiring a bond or other security from a contractor or otherwise imposing on a contractor the responsibility for restoration.

FINDING: The applicant will execute a Removal Agreement prior to final approval, as described below.

(iv) The county shall impose clear and objective conditions on an application for utility facility siting to mitigate and minimize the impacts of the proposed facility, if any, on surrounding lands devoted to farm use in order to prevent a significant change in accepted farm practices or a significant increase in the cost of farm practices on surrounding farmlands.

FINDING: Before imposing clear and objective conditions to mitigate and minimize impacts of the facility on farm practices or the cost of farm practices, it first must be established that the proposed facility would cause impacts to such farm practices.

(v) Utility facilities necessary for public service may include on-site and off-site facilities for temporary workforce housing for workers constructing a utility facility. Such facilities must be removed or converted to an allowed use under the EFU zone or other statute or rule when project construction is complete. Off-site facilities allowed under this subsection are subject to CCC 18.16.020, Conditional use review criteria. Temporary workforce housing facilities not included in the initial approval may be considered through a minor amendment request. A minor amendment request shall have no effect on the original approval.

(vi) In addition to the provisions of subsection (15)(a)(i) through (iv) of this section, the establishment or extension of a sewer system as defined by OAR 660-011-0060(1)(f) shall be subject to the provisions of OAR 660-011-0060.

FINDING: The proposed facility does not include workforce housing or the establishment of a sewer system.

(vii) The provisions of this subsection (15)(a) do not apply to interstate natural gas pipelines and associated facilities authorized by and subject to regulation by the Federal Energy Regulatory Commission.

FINDING: The proposed facility does not include a pipeline.

(b) An associated transmission line is necessary for public service upon demonstration that the associated transmission line meets either the following requirements of subsection (15)(b)(i) or (ii) of this subsection:

*[***]*

FINDING: The proposal does not include transmission lines; the above standards do not apply.

CCC 18.124.110(3) Submittal Requirements. An application for a transmission tower in either an EFU zone or a forest zone shall include:

(a) A copy of the executed lease from the owner of the site of the property where the tower will be located;

FINDING: The applicant provided an executed memorandum of lease, documenting a lease agreement for the subject property executed on January 23, 2025, between Alexander Ranch LLC, as landlord, and PI Tower Development LLC as tenant for an initial five-year term with seventeen successive automatic options to renew. This requirement is satisfied.

(b) A copy of the applicant's Federal Communications Commission license. A copy of this document will not be required to be submitted if applicant is not a personal wireless service provider, and is seeking approval only for a support structure for a wireless telecommunications facility;

FINDING: The applicant submitted copies of Federal Communications Commission's license to licensee CELLCO PARTNERSHIP, registration number 0003290673. This requirement is satisfied.

(c) For a new tower, a map that shows the applicant's search area for the proposed site and the properties within the search ring, including locations of existing telecommunications towers or monopoles;

FINDING: The applicant provided a Verizon Wireless Radio Frequency letter, RF Justification letter from Biwabkos Consultants LLC, Alternate Site Analysis by Biwabkos Consultants LLC, and Drive Test Report by Biwabkos Consultants LLC, in addition to an Evaluation of Alternative Sites. This requirement is satisfied.

(d) For a new tower, a copy of the written notice of the required neighborhood meeting and a

certificate of mailing showing that the notice was mailed to the list of property owners falling within the notice area designated under CCC 18.124.110(2);

FINDING: The applicant obtained a list of owners within 2,000 feet of the subject property from the County's GIS department and provided written copies of the required notice. This requirement is satisfied.

(e) For a new tower, a transcript of the neighborhood meeting or copies of the audiotape recordings of the meeting. The applicant shall also submit a list of attendees, including the date, time, and location of the meeting;

FINDING: The applicant provided a copy of the audio recording from the neighborhood meeting, a list of attendees, and the date, time, and location of the meeting. This requirement is satisfied.

(f) A site plan showing the location of the proposed facility and its components. The site plan shall also identify the location of the existing and proposed landscaping, any equipment shelters, utility connections, and fencing proposed to enclose the facility, and lighting if any is proposed. Describe primary and emergency energy sources proposed for the cell tower;

FINDING: The applicant has provided a site plan showing the location of the proposed facility and its components. The site plan identifies fencing, utility connections, an equipment shelter, and emergency energy source. There is no proposed landscaping. This requirement is satisfied.

(g) A copy of the design specifications, including photographs or manufacturer's graphic representations of proposed colors, and an elevation of an antenna array proposed with the facility, and lighting, if any, for the facility;

FINDING: The application includes photo simulations depicting the tower as it would stand, including colors and elevation. The preliminary drawings include depictions of the tower and design specifications.

(h) An elevation drawing of the facility and a photographic simulation of the facility showing how it would fit into the landscape. The elevation drawing shall be drawn to scale and show the existing trees adjacent to the proposed facility and show the height of such trees from existing grade to the highest portion of each tree. This documentation shall include any support structure, transmission equipment including antennas and microwave dishes, and any ground-based equipment cabinets or shelters;

FINDING: The application includes photo simulations depicting the tower as it would fit into the landscape. The preliminary drawings include information regarding antennas and ground-based equipment cabinets.

(i) A copy of a letter of determination from the Federal Aviation Administration or the Oregon Department of Transportation – Aeronautics Division as to whether any requirements, including but not limited to aviation lighting, would be required for the proposed facility. Such letter of determination shall be submitted prior to issuance of a decision by the county planning authority;

FINDING: The applicant provided letters from the Federal Aviation Administration (FAA) and the Oregon Department of Aviation (ODAV). The FAA's letter makes a determination of no hazard to air navigation,

provided the applicant adheres to the parameters established by the FAA 5G C band compatibility evaluation process. The FAA continues that marking and lighting are not necessary for aviation safety. The ODAV letter informs that an aeronautical study was performed, and ODAV has no objection to the proposed facility. Neither agency requested aviation lighting or lighting in general. This requirement is satisfied.

(j) An agreement and security in accordance with CCC 17.40.080 and 17.40.090 for removal of any support structure and any ground-based equipment or accessory structures, such as equipment buildings and security fences;

FINDING: The applicant states that a Removal Agreement in accordance with CCC 17.40.080 and 17.40.090 before final approval. Upon execution and receipt of said agreement, this requirement will be satisfied.

(k) Proof that the applicant is not able to collocate similar telecommunication structures on existing transmission facilities or locate on existing structures;

FINDING: The applicant has provided a Verizon Wireless Radio Frequency (RF) letter, RF Justification Letter from Biwabkos Consultants LLC, Alternate Site Analysis by Biwabkos Consultants LLC, Drive Test Report by Biwabkos Consultants LLC, and the Evaluation of Alternative Sites, referenced above. This requirement is addressed above in the main ORS 215.275/CCC 18.16.015(15) criteria.

(l) In the event that the applicant plans to develop more than one tower in Crook County, the applicant shall simultaneously submit a tentative plan for future tower site development in the county.

FINDING: The applicant supplied the following response:

The Applicants are unable to provide a tentative plan for future tower site development in the County for several reasons. The Applicants do not have a tentative plan for future tower site development in the County and providing one now would conflict with the County requirements to consider certain collocation options and alternative sites before proposing a new tower. Submitting such a tentative plan into the public record would conflict with the Applicants need to protect proprietary and confidential business information. The County is not entitled to require such a tentative plan because a utility facility necessary for public service is not subject to local approval standards or criteria beyond those set forth in ORS 215.275.

The applicant is correct that, following *Seeberger v. Yamhill County*, 56 Or. LUBA 656, 658 (2008), the County shall not deny an application based on failure to meet local approval criteria if the application satisfies ORS 215.275.

V. CONCLUSIONS

Based on the information provided by the applicant and other information in the record, and on a review of the applicable state and county requirements, the planning commission may find that the applicant has met their burden. However, the public hearing is likely to generate a great deal more evidence, which may establish that the facility is not necessary to provide utility service, that reasonable alternatives have not been considered, or that such alternatives can not be properly ruled out.

VI. PROPOSED CONDITIONS OF APPROVAL

1. All requirements of the Crook County Community Development Departments are to be adhered to. All necessary permits are to be obtained.
2. The proposed development is to be placed as shown on the site plan (Attachment A). Property owners are responsible for verifying the location of property lines.
3. No additional structures are to be placed or constructed on the property without additional Planning approval.
4. The road approach application will be reviewed and approved through the application process with the County Roads Department.



John Eisler, Community Development Director
Community Development Department

Attachment A: Site Plan
Attachment B: Vicinity Map

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

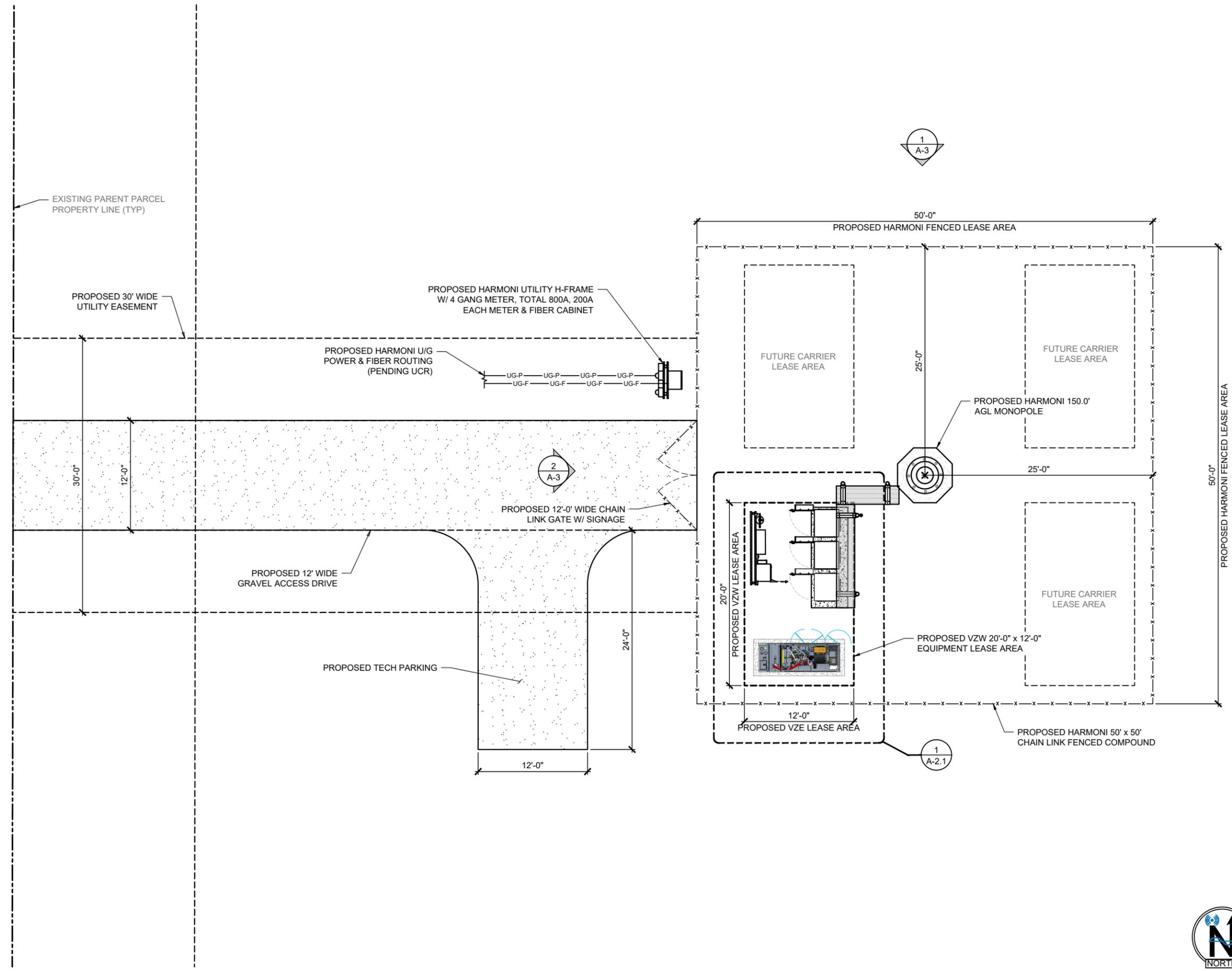
NO.	DATE	DRAWN	REVISION
A	01/30/25	JL	90% PZD REVIEW
B	03/19/25	RM	CLIENT COMMENTS
C	05/16/25	KM	CLIENT COMMENTS
D	08/08/25	KM	100% FZD REVIEW



**OR0005306
DITCH RIDER**
3450 SW WILLIAMS ROAD
POWELL BUTTE, OR 97753

**PROPOSED
ENLARGED
SITE PLAN**

A-2

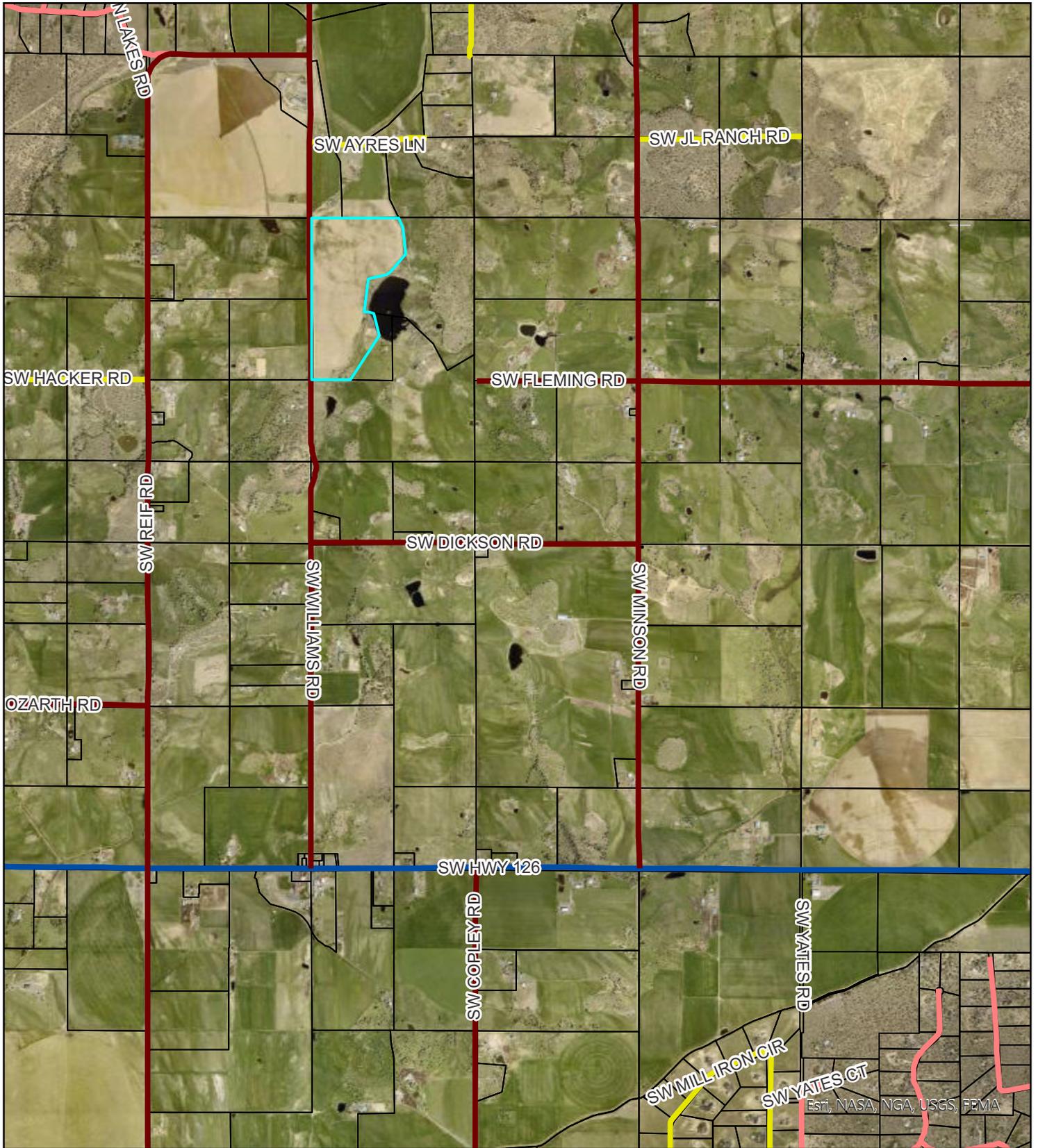


22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"

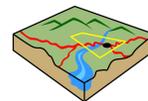
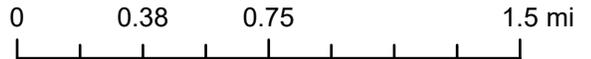
PROPOSED ENLARGED SITE PLAN | 1

BOT A:\AEN\NEW SITE BUILDS\AE - OR6 DITCH RIDER (HARMONI)\OR6 DITCH RIDER_PERMIT 100% FZD_08-08-25.DWG

Crook County, Oregon



Disclaimer: CROOK COUNTY MAKES NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ANY OTHER MATTER. THE COUNTY IS NOT RESPONSIBLE FOR POSSIBLE ERRORS, OMISSIONS, MISUSE, OR MISINTERPRETATION. COUNTY DIGITAL INFORMATION IS PREPARED FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED, AND IS NOT INTENDED FOR, SURVEY OR ENGINEERING PURPOSES OR THE AUTHORITATIVE AND/OR PRECISE LOCATION OF BOUNDARIES, FIXED HUMAN WORKS, AND/OR THE SHAPE AND CONTOUR OF THE EARTH. NO REPRESENTATION IS MADE CONCERNING THE LEGAL STATUS OF ANY APPARENT ROUTE OF ACCESS IDENTIFIED IN DIGITAL OR HARDCOPY MAPPING OF GEOSPATIAL INFORMATION OR DATA. DATA FROM THE CROOK COUNTY ASSESSOR'S OFFICE MAY NOT BE CURRENT. DATA IS UPDATED AS SCHEDULES AND RESOURCES PERMIT. PLEASE NOTIFY CROOK COUNTY GIS OF ANY ERRORS (541) 416-3930.



Crook County GIS
GEOGRAPHIC INFORMATION SYSTEMS

Hannah Elliott



From: David Zalunardo <davezalunardo@gmail.com>
Sent: Thursday, December 11, 2025 11:03 AM
To: Plan
Cc: Karen Jones; Frank Hook
Subject: Verizon Cell Tower Record No. 217-25-000293

Dear Planing Department,

I have been looking at the Verizon Permit Application, Record No. 217-25-000293 and would like to point out a gross error or mis-representation in the permit. Verizon maintains that even though their selected site for the proposed tower is zoned EFU-3 under Crook County's zoning maps that in fact is not farm ground. I would like to state that this claim is absurdly false. I adjoin the selected property and have lived here since 2010. That parcel has been farmed continuously the entire time I have lived here. First Mark McKinnon leased and farmed the property from the time I moved in in 2010 until 2019. Then Robert Buckner leased and farmed the property from 2019 until 2021, Recently Tom Alexander's son wanted to take over the farming and has done so until currently.

Also there are 4 Water Resources permitted agricultural wells located on the parcel where Verizon wants to locate the tower. And the property has a pivot irrigation system as well as five wheel line irrigation systems and hand line irrigation systems to cover field edges and corners.

I submit that Verizon's claim of the parcel be non farm land is blatantly false.

Sincerely,

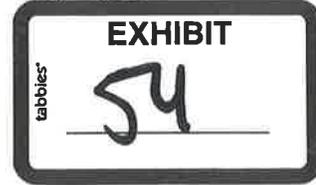
/s/ David Zalunardo

David Zalunardo
3690 SW Williams Rd
Powell Butte OR 97753
davezalunardo@gmail.com

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

October 29, 2025

Crook County Planning Department
375 NW Beaver St, Ste 100
Prineville, OR 97754



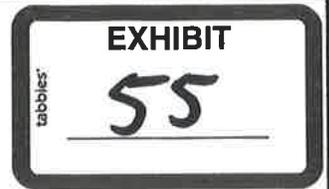
Dear Sirs:

We the undersigned, were not notified of the Neighborhood Meeting held by Verizon Communications on May 4, 2025 at the Powell Butte Community Center as per County Code 18.124.110 (2)(b).

Name	Address	Signature
Lee Garcia	2043 SW Williams Rd	Lee Garcia
Edward E. Cefano	2115 SW Wampler Ln	Edward E. Cefano

Crook County
DEC 11 2025
Community Development

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12/1, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



[Signature]

Lawrence Forbis

[Printed Name]

Address:

5624 SW REIF Rd

POWELL BUTTE OR 97753

email (if applicable): LForbis@yahoo.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



December 1, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Crook County

DEC 11 2025

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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Sincerely,



[Signature]

Tina Forbis

[Printed Name]

Address:

51024 SW Reif Rd

Powell Butte, OR

97753

email (if applicable): LTforbis@yahoo.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



12/3 / _____, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Brad Campbell

[Signature]

Brad Campbell

[Printed Name]

Address:

3698 SW Reif Rd

POWELL BUTTE

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT
58
tabbles

dec 3, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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Sincerely,


[Signature]

JANETTE L. JARVIS
[Printed Name]

Address:

3698 S.W. Raif Rd
Powell Butte
Oregon

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

EXHIBIT
59
tabbles

12/3, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County
DEC 11 2025
Community Development

If by email: Plan@crookcountyor.gov

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Sincerely,

Kim Herber

[Signature]

Kim Herber

[Printed Name]

Address:

4134 SW Lett Rd

Powell Butte, OR

97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12-3, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Lee Garcia
[Signature]

LEE GARCIA
[Printed Name]

Address:

2043 S.W Williams Rd
Powell Butte Oregon
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12, 3, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Donna L. Zapp
[Signature]

DONNA L ZAPF
[Printed Name]

Address:

3292 SW Reif
Powell Butte, ORE
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Dec. 3, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

A handwritten signature in blue ink that reads "Cynthia K. Rohrer".

[Signature]

The name "Cynthia K. Rohrer" printed in blue ink.

[Printed Name]

Address:

3068 SW Reif Rd.
Powell Butte, Or
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Dec 4, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Debra J. Foltz
[Signature]

Debra J. Foltz
[Printed Name]

Address:

3888 SW Reif Rd.
Powell Butte, OR 97753

email (if applicable): pat and debi@yahoo.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
64
tabbles

12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County
DEC 11 2025
Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,



[Signature]

Andy Wallace

[Printed Name]

Address:

1809 SW Wampler Ln
Powell Butte OR

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
65
tabbles

12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

If by email: Plan@crookcountyor.gov

DEC 11 2025

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Community Development

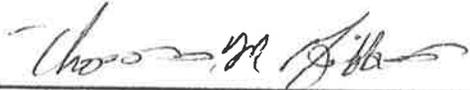
Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,



[Signature]

THOMAS M GIBBONS

[Printed Name]

Address:

1027 SW BENT LOOP

POWELL BUTTE OR 97753

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

EXHIBIT
66
tabbles

12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



[Signature]

THOMAS M GIBBONS

[Printed Name]

Address:

1027 SW BENT LOOP

POWELL BUTTE OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
67
tabbles

Dec 8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Cheryl Ehnisz
[Signature]

Cheryl Ehnisz
[Printed Name]

Address:

10932 SW Cornett Loop
Powell Butte, OR 97753

email (if applicable): cehnisz@Adl.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT
68
tabbles

Dec 8, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Cheryl Ehnisz
[Signature]

Cheryl Ehnisz
[Printed Name]

Address:

10932 SW Cornett Loop
Powell Butte, OR
97753

email (if applicable): Cehnisz@AOL.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
69
tabbles

12.8.25, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

Carol Reinhard
[Printed Name]

Address:

12865 SW Cornett Loop
Powell Butte, OR
97753

email (if applicable): carolsue.reinhard@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT
70
tabbles

12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County
DEC 11 2025
Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Det Marie Christoffersen
[Signature]

Det Marie Christoffersen
[Printed Name]

Address:

6906 SW Powell Butte Hwy

Powell Butte OR 97753

email (if applicable): mariesteve1966@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



12-8-25, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

If by email: Plan@crookcountyor.gov

DEC 11 2025

Re: Record No. 217-25-000293 (proposed telecommunications facility) Community Development

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Stephen P. Christoffersen
[Signature]

Stephen P Christoffersen
[Printed Name]

Address:

6906 SW Powell Butte Hwy
Powell Butte OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT
72
tabbles

12-8-25, 2025

Crook County
DEC 11 2025
Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,


[Signature]

Stephen P. Christoffersen
[Printed Name]

Address:

6906 Sw Powell Butte Hwy
Powell Butte OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
73
tabbles

12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Dot Marie Christoffersen
[Signature]

Dot Marie Christoffersen
[Printed Name]

Address:

6906 SW Powell Butte Hwy
Powell Butte OR 97753

email (if applicable): marie.steve.1966@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12/08, 2025

Crook County
DEC 11 2025
Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,


[Signature]

Nathan Wallace
[Printed Name]

Address:

15798 SW Twin Lakes Rd

Powell Butte OR 97753

email (if applicable): vlzrider8@yahoo.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



12-8-, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County
DEC 11 2025
Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

Cheyenne Friend
[Printed Name]

Address:

15798 SW Twin Lakes Rd
powell butte OR 97753

email (if applicable): N/A

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



12/08, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

Nathan Wallace
[Printed Name]

Address:

15798 SW Twin Lakes Rd.

Powell Butte OR, 97753

email (if applicable): 4zrider8@yahoo.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
77
tabbles

12/8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility) **Community Development**

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

Kathleen Curtis
[Printed Name]

Address:

7633 SW Copley Rd
Powell Butte OR
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT
78
tabbles

12/8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Kathleen Curtis
[Signature]

Kathleen Curtis
[Printed Name]

Address:

7633 SW Copley Rd.
Powell Butte OR
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
79
tabbles

12/8, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Christina Michelle Grayson
[Signature]

Christina Michelle Grayson
[Printed Name]

Address:

6467 SW Valley View Rd.
Powell Butte, OR 97753

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



12 / 8, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Christina Michelle Grayson
[Signature]

Christina Michelle Grayson
[Printed Name]

Address:

4467 SW Valley View Rd.
Powell Butte, OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT
81
tabbles

12-8, 2025

Crook County
DEC 11 2025
Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Thomas L. Beam
[Signature]

Thomas L. Beam
[Printed Name]

Address:

P.O. Box 201

Powell Butte, OREGON ~~97754~~ 97752

email (if applicable): stbeam 0425 elomet@hotmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
82
tabbles

12-8, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Thomas L. Beam

[Signature]

Thomas L. BEAM

[Printed Name]

Address:

PO Box 201

Powell Butte, Oregon 97753

email (if applicable): stbeam 0425 element@hotmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT
83
tabbles

12-8, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Bruce Brown
[Signature]

Bruce Brown
[Printed Name]

Address:

4301 S.W. Williams Rd.
Powell Butte
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Bruce Brown
[Signature]

Bruce Brown
[Printed Name]

Address:

4301 S.W. Williams Rd.

Powell Butte

97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
85
tabbles

12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Suzan Beam
[Signature]

Suzan Beam
[Printed Name]

Address:

6474 SW Stillman

P.O. Box 201

Powell Butte, Ore. 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
86
tabbles

12/8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County
DEC 11 2025
Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

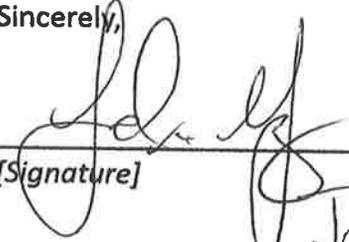
Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,



[Signature] Jared Young

[Printed Name]

Address:

4487 SW Reif Rd
Powell Butte, OR
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
87
tabbles

12-8-25, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Julie A. Reed

[Signature]

Julie A. Reed

[Printed Name]

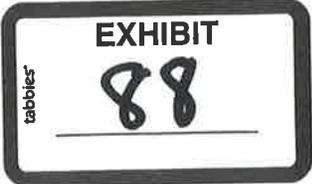
Address:

11661 SW Red Cloud Rd

Powell Butte, OR

email (if applicable): jootz69reed@yahoo.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

A handwritten signature in blue ink that reads "Everett Gale".

[Signature]

Everett GALE

[Printed Name]

Address:

12850 Corvett LP
Powell Butte OR
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
89
tabbles

12-8- 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Billie Gale
[Signature]

BILLIE GALE
[Printed Name]

Address:

12880 S W CORNETT LOOP
POWELL BUTTE, OR
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
90
tabbles

Dec 8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Allison Baer
[Signature]

Allison Baer
[Printed Name]

Address:

16343 SW Vaqueros Ln
Powell Butte OR 97753

email (if applicable): allison.thomas4@icloud.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
91
tabbles

Dec. 8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Cyndie Alacano
[Signature]

Cyndie Alacano
[Printed Name]

Address:

7375 SW Joshua Ct.
Powell Butte, Oregon
97753

email (if applicable): cc.alacano@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
92
tabbles

128, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,



[Signature]

Leslie Westcott

[Printed Name]

Address:

6306 SW Valley View Rd.

Powell Butte, 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
93
tabbles

12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,



[Signature]

Shannon Toler

[Printed Name]

Address:

7175 SW HIGHLAND DR
Powell Butte, OR 97753

email (if applicable): 2spicypeppers@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
94
tabbles

12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Tim Graves

[Signature]

TIM GRAVES

[Printed Name]

Address:

6902 SW HEGGLAND DR

POWELL BUTTE

email (if applicable): GRAVES.TIM33@GMAIL.COM

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Andy Wallace
[Signature]

Andy Wallace
[Printed Name]

Address:

1809 SW Wampler Ln
Powell Butte OR

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12-8, 2025

Crook County

DEC 11 2025

Community Development

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

A handwritten signature in cursive script that reads "Shannon Toler".

[Signature]

Shannon Toler

[Printed Name]

Address:

7175 SW HIGHLAND DR
Powell Butte, OR 97753

email (if applicable): 23picpeppers@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12/8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

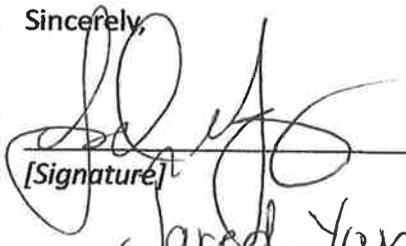
Re: Record No. 217-25-000293 (proposed telecommunications facility)

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



[Signature]
Jared Yang

[Printed Name]

Address:

4487 SW Reif Rd
Powell Butte, OR
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County
DEC 11 2025
Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

[Signature]

Everett GALT

[Printed Name]

Address:

12890 Cornhill LP

Prineville, OR

97759

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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Sincerely,

Billie Gale
[Signature]

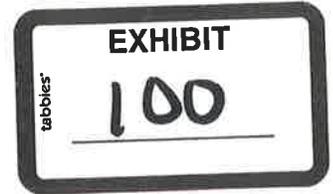
BILLIE GALE
[Printed Name]

Address:

12880 SW CORNETT LOOP
POWELL BUTTE, OR
97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Nov 9, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Allison Baer
[Signature]

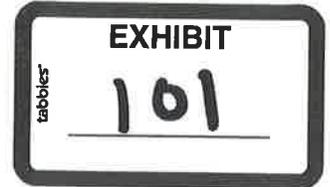
Allison Baer
[Printed Name]

Address:

11634B SW Vaqueros wy
Powellbutte Or 97753

email (if applicable): allison.thomas4@icloud.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Dec. 8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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Sincerely,

Cyndie Alarano
[Signature]

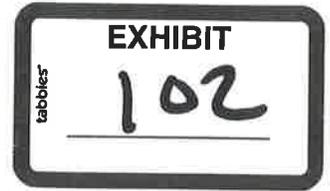
Cyndie Alarano
[Printed Name]

Address:

7375 SW Joshua Ct.
Powell Butte, OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Leslie Westcott
[Signature]

Leslie Westcott
[Printed Name]

Address:

10306 SW Valley View Rd.
Powell Butte, OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12-8, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

If by email: Plan@crookcountyor.gov

Community Development

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

A handwritten signature in blue ink that reads "Tim Graves".

[Signature]

The name "TIM GRAVES" printed in blue ink.

[Printed Name]

Address:

6902 SW HIGHLAND DR

email (if applicable): GRAVESTIM330@GMAIL.COM

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT
tabbies®
104

12-9, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

If by email: Plan@crookcountyor.gov

DEC 11 2025

Re: Record No. 217-25-000293 (proposed telecommunications facility) Community Development

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,


[Signature]

Suzan T. Beam
[Printed Name]

Address:

6474 S.W. Stillman Rd.

P.O. Box 201

Powell Butte, Oregon 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
tabbies
105

12-9-, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County

DEC 11 2025

Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

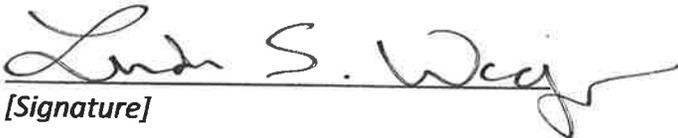
Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

LINDA S. Wagner
[Printed Name]

Address:

6563 SW Highland Dr
Powell Butte, Or 97753

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

EXHIBIT
106
tabbles

12-9, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

Crook County
DEC 11 2025
Community Development

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



[Signature]

Jerry G Wagner

[Printed Name]

Address:

6563 SW Highland Dr
Powell Butte, Or 97753

email (if applicable): _____



We, the undersigned, as concerned Powell Butte residents, ask you, our local district representatives, to stop Verizon from installing the proposed cell tower equipment so close to our homes and in our neighborhood community.

Crook County

DEC 11 2025

Community Development

We join several neighborhoods, cities, counties, schools, organizations, and courts around the world who are saying "NO" to wireless facilities with antennae in their neighborhoods for one or all of the following reasons:

- Residents already have adequate cell phone and wireless data coverage in the area, so we don't need a new Verizon Wireless antenna here. Of course, Verizon Wireless will tell you they "need" one there, but there are always other options and locations.
- The WHO/International Agency for Research on Cancer (IARC) has classified radio-frequency electromagnetic fields as possibly carcinogenic to humans (Group 2B) based on an increased risk for glioma, a malignant type of brain cancer, associated with wireless phone use. (May 31, 2011) Once a cell site is established, our ability to protect ourselves from additional hazardous exposure of more installations becomes more of a challenge.
- This will not be the only one. 5G requires more towers and will most likely not be the only new tower in the Powell Butte area.

58-3147-5009
Rachel Cox 509-288-1087

- **Aesthetics and the devaluation of real estate.** In March 2014, the National Institute for Science, Law and Public Policy's survey "Neighborhood Cell Towers & Antennas—Do They Impact a Property's Desirability?" found that an overwhelming majority of respondents (94%) reported that cell towers and antennas in a neighborhood or on a building would negatively impact interest in a property and the price they would be willing to pay for it. Powell Butte residents don't want decreased property value for homes and neighborhoods.

To our elected officials: We are your constituents and neighbors, and we are asking you to please listen to those who voted for you and fix the laws regulating wireless telecommunications facilities' placement.

We urge you to expedite this process and impose an immediate moratorium on all wireless telecommunication facilities so close to homes.

Thank you for your consideration and attention to this important matter.

Powell Butte community and it's concerned citizens.

Please sign below ASAP

**Petition To: Stop Verizon cell tower on Williams Road,
Powell Butte, OR 97753**

Printed Name	Address	Signature
Edward E Colgan SR	2115 SW Powell Butte Wampler Ln. OR.	<i>[Signature]</i>
Jeanne Colgan	2115 SW Wampler Butte <small>Powell</small>	Jeanne Colgan
Tina McDaniel	12855 SW. Agres Ln. Butte <small>Powell</small>	Tina McDaniel
Mickala Colgan	2115 SW Wampler Ln <small>Powell Butte</small>	<i>[Signature]</i>
SKIP Lummley	2221 SW Wampler Ln	<i>[Signature]</i>
BS. Lummley	2221 SW Wampler Ln Powell Butte, OR	BS Lummley
Melaysia Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>[Signature]</i>
Aron Farnsworth	1955 SW Wampler Ln Powell Butte OR	<i>[Signature]</i>
Tye Farnsworth	1955 SW Wampler Ln Powell Butte OR	Tye Farnsworth
Jessy Farnsworth	1955 SW Wampler Ln Powell Butte OR	Jessy Farnsworth
Kelby McFarlane	2150 SW Wampler Ln LAWNS	Kelby McFarlane
LEE GARCIA	2063 SW WILLIAM RD	Lee Garcia
Andy Wallace	1809 SW Wampler Ln	Andy Wallace
Kerrie Wallace	1809 SW Wampler Ln	Kerrie Wallace
JAYCE GARCIA	2043 SW WILLIAM RD	Jayce Garcia
Elizabeth Kelly	1711 SW Wampler Ln	Elizabeth Kelly
Adali Kelly	1711 SW Wampler Ln.	Adali Kelly
WANDA KUKLES	8840 SW YATTOOSKIN	<i>[Signature]</i>
Joyce & Norm Dorgan	9349 SW Reif Rd	Joyce & Norm Dorgan

Petition To:

Printed Name	Address	Signature
Frank + Jenny Hook treblehook@hotmail.com	3367 SW Williams Rd Powell Butte OR 97753	Frank T. Hook Jenny Hook
JAN & TODD Murphy jamborcomurphy@gmail.com	1920 SE McKinzie Pl Prineville, OR 97754	Jamurphy Todd Murphy
GARY Schlottmann	8101 SW Oregon St Powell Butte	Gary Schlottmann
Dennis H. Kerbrand	3855 SW Minson Rd. Powell Butte	D Kerbrand
Peter R Ramhus	3080 Minson Rd Powell Butte, OR	P Ramhus
Jacob w Storey	12106 SW Houston Lake Powell Butte, OR	Jacob w Storey
Sheri Storey	12106 SW Houston Lake Rd Powell Butte, OR 97753	Sheri Storey
Susan Gordon	10223 SW Houston Lake Powell Butte OR 97753	S Gordon
Steve Gordon	10223 SW Houston Lake Powell Butte OR 97753	S Gordon
Brett Curtis	11303 SW HOUSTON LAKE Rd Powell Butte	Brett Curtis
PHONGPUN MAKARATAD-FOX	5197 SW MINSON RD. POWELL BUTTE, OR 97753	Phy M Fox
Bruce Brown	4301 SW Williams Rd. Powell Butte OR	Bruce Brown
DAVID L FISHER SR	3093 SW PARRISH LN Powell Butte OR 97753	D L Fisher
Kodey L Fitzgerald	1305 NE Ochoa Ave Prineville, OR 97754	Kodey L Fitzgerald
Alex Bush	4080 SW Minson Rd Powell Butte	Alex Bush
Justin + Tobitha White Lacey	10759 SW Fleming RD. Powell Butte OR 97753	Justin White Tobitha Lacey
Wendell Pam Gump Gump	10030 SW Houston Lake Rd. Powell Butte Or.	Wendell Gump Pam Gump
DAMIAN STEHLITZ	9715 SW HOUSTON LAKE POWELL BUTTE, OR	Damian Stehlitz
ALDEN STEHLITZ	POWELL BUTTE, OR	Alden Stehlitz
Beverly Oberg	12154 SW Barnett LP PB 97753	Beverly Oberg

**Petition To: Stop Verizon cell tower on Williams Road,
Powell Butte, OR 97753**

Printed Name	Address	Signature
BILLIE GALE	12880 SW CORNETT LP	Billie Gale
Everett GALE	12880 SW CORNETT LP	Everett Gale
Cyndie Alacano	7375 SW Joshua Ct.	Cyndie Alacano
Alison Baer	16343 SW Vaqueros Way	Alison Baer
J		
DIANA D. Pressley	13127 SW DICKSON RD	Diana D. Pressley
Leslie Westcott	10206 SW Valley View Rd.	Leslie Westcott
Shannon Tolson	7175 SW HIGHLAND DR	Shannon Tolson
TIM GRAVES	6902 SW HIGHLAND DR	Tim Graves
Jared Young	4487 SW Reif Rd.	Jared Young
THOMAS M GIBBONS	1027 SW BENT LOOP	Thomas M Gibbons
Cheryl Ehrniz	10932 SW Cornett Ln	Cheryl Ehrniz
Carol Reinhard	12865 SW Cornett Ln	Carol Reinhard
Cheyenne Friend	15798 SW Twin Lakes Rd Powell Butte OR 97753	Cheyenne Friend
Stephan Christoffersen	6906 SW Powell Butte Hwy 97753	Stephan D. Christoffersen
Datt Marie Christoffersen	6906 SW Powell Butte Hwy	Datt Marie Christoffersen
Nathan Wallace	15798 SW Twin Lakes Rd Powell Butte OR 97753	Nathan Wallace
Christina Michelle Grayson	6467 SW Valley View Rd, 97753 Powell Butte, OR	Christina Michelle Grayson
Mitchell Grayson	3554 SW Parnish Ln Powell Butte, 97753	Mitchell Grayson

Petition To:

Printed Name	Address	Signature
Carole Hancock	2924 SW Parrish	
JOAN WHITE	10759 SW Fleming	
Cheryl Ehrus	10932 SW Cornett Lp	
FRANK Begley	12340 SW Hwy 126	
Annette Kolodzie	1900 SW Parrish Lane	
Brenda Childers	12617 SW Cornett Loop	
Robin Olson	14254 SW Juniper Dr.	
Necole Ontko	31000 NE Ochoco ^{Ranger} _{Station Rd.}	
Andrew Koreiva	2904 SW Minson RD	
Branden story	805 SW Parrish Ln	
Lawrence forbis	5624 SW REIF Rd.	
Tina Forbis	5624 SW Reif Rd	
JANETTE L. JARVIS	3698 SW Reif Rd	
Bradley Campbell	3698 SW Reif Rd	
Kim Herber	4134 SW Reif Rd	

**Petition To: Stop Verizon cell tower on Williams Road,
Powell Butte, OR 97753**

Printed Name	Address	Signature
Jeremy Meidi Wood	13275 SW Arroyo Ln	Jeremy Wood
Jamie Bierly	12888 SW Houston Lake Rd	Jamie Bierly
Barclay + Sandy Wynn	1262 NW McDaniel	Sandy Wynn Barclay Wynn
Jen Wilcox	13167 SW Hwy 126 Powell Butte	Jen Wilcox
Julie Reed	11661 SW Red Cloud Rd Powell Butte OR 97753	Julia A. Reed
Jeff Jackson	7995 SW Houston Lake Rd Powell Butte OR 97753	Jeff Jackson
Marty Howard	10933 SW Fleming Powell Butte OR	Marty Howard
Gage Hanson	13315 SW HOUSTON LK RD Powell Butte OR	Gage Hanson
Wyatt DeRoest	12301 SW Cornett Ip OR 97753	Wyatt DeRoest
Jeremy Hansen	13315 SW Houston 1902 RD Powell Butte OR	Jeremy Hansen
Kelly Hanson	13315 SW Houston Lake Powell Butte OR	Kelly Hanson
Scott Mastrop	13363 SW Houston Lake Powell Butte	Scott Mastrop
Mike & Terry Cowan	10572 SW Fleming Rd Powell Butte	Mike & Terry Cowan
Frank J. J.	barrel horses 1@yahoo.com 12009 SW. CORNETT LP POWELL BUTTE OR 97753	FRANK 120
Marta L. J.	" " " " " "	MARTA 120
Fred Wallzer	3692 SW Williams Rd	Fred Wallzer
Angela Dodson	11303 SW Houston Lake Rd	Angela Dodson
Ashley Regnier	12340 SW Highway 126	Ashley Regnier

Petition To:

Printed Name	Address	Signature
Cindy Zalunardo	Powell Butte OR 97753 3690 SW Williams Rd	Cindy Zalunardo
Paul Zalunardo	"	Paul Zalunardo
Jalynn Morris	750 NW 2nd St Prineville Or 97754	Jalynn Morris
Bri Settle	2095 NW Peacock Walk, Prineville OR 97754	Bri Settle
Dixie Echeverria	P.O. Box 131 Powell Butte, OR	Dixie Echeverria
PATRICK ECHIVERRIA	P.O. Box 131 POWELL BUTTE, OR	Patrick Echeverria
MARK MOTSKO	6905 SW Joshua Ct Powell Butte, OR 97753	Mark Motsko
PAUL K. BREWSTER	10270 SW Nicole Drive Powell Butte, OR 97753	Paul K. Brewster
JANNA BREWSTER	10270 SW Nicole Dr Powell Butte, OR 97753	Janna Brewster
Deanne Boon	2525 SW Reif Rd	Deanne Boon
Tina McDaniel	12855 S.W. Ayres Ln. Powell Butte, OR 97753	Tina McDaniel
Tim P McDaniel	12855 S.W. AYRES LN POWELL BUTTE OR 97753	Tim P McDaniel
Jeff Merwin	13595 SW Dickson Road Powell Butte OR 97753	Jeff Merwin
Heidi Merwin	"	Heidi Merwin
DIANA PRESSLEY	Dickson Road Powell Butte	Diana D. Pressley
Shawn Lampert	126FF S.W. Lariat	Shawn Lampert
Sarah Lightley	Powell Butte OR 97753 6637 SW Valleyview Dr	Sarah Lightley
RACHEL COX	12501 SW Fleming Rd Powell Butte, Oregon 97753	Rachel Cox
Gary Cox	12501 SW Fleming Rd Powell Butte OR 97753	Gary Cox

Petition To:

Printed Name	Address	Signature
Lee Cox	12501 SW Fleming	Lee Cox
Gene COX	12501 SW Fleming	Gene Cox
Hildi Wood	13275 SW Ayres Ln ⁹⁷⁷⁵³	Hildi Wood
Lusie Fuster	3093 SW Parnish Ln	Lusie Fuster
Nancy Crinkshank	11505 SW Red Cloud Rd	Nancy Crinkshank
NEIL NEIL HENKE ^{11/14}	8940 SW DOKEGAMA DR	Neil Henke
Dawn Stafford	13574 SW Hwy 126	Dawn Stafford
CHUCK CRINKSHANK	11505 SW RED RD RB	Chuck Crinkshank
Amy Crieschen	6775 SW Valley View Rd	Amy Crieschen
Marah Binder	10460 SW Cornett loop	Marah Binder
Jayne Garthwaite	10460 SW Cornett loop	Jayne Garthwaite
Jesse Olson	7401 SW 66th St	Jesse Olson
Crystal Bemrose	15857 SW Twin Lakes Rd	Crystal Bemrose
Jenna McFarlane	2309 SW Williams Rd 97753	Jenna McFarlane
Ryan McFarlane	2309 SW Williams Rd 97753	Ryan McFarlane
Cynthia K. Rohrer	3068 SW Reif Rd Powell Butte, Or 97753	Cynthia K. Rohrer
Daniel F Rohrer	3068 SW Reif rd Powell Butte Or 97753	Daniel F Rohrer
Debra J. Foltz	3888 SW Reif Rd Powell Butte, OR 97753	Debra J. Foltz
Donna L. Zapp	3292 S. Reif RD Powell Butte 97753	Donna L. Zapp

Not filled yet

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

EXHIBIT 108

12-5, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

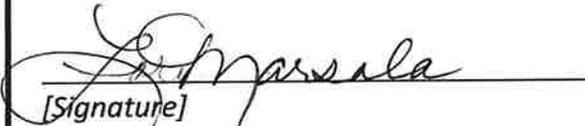
Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

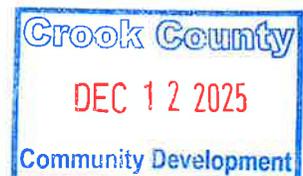

[Signature]

Cori Marsala
[Printed Name]

Address:

8154 SW Copley Rd
Powell Butte OR
97753

email (if applicable): _____



POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT 109

12-5, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

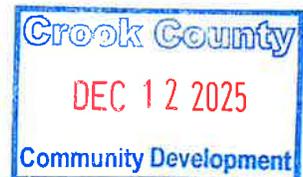
Lori Marsala
[Signature]

Lori Marsala
[Printed Name]

Address:

8154 SW Copley Rd
Powell Butte OR
97753

email (if applicable): _____



Hannah Elliott

From: Sony Wyss <rains1950@gmail.com>
Sent: Friday, December 12, 2025 8:55 AM
To: Plan
Subject: Record No. 217-25-000293 Cell Tower Application
Attachments: Planning Commission Letter.pdf

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Wyss Family
1262 NW McDaniel Rd.
Powell Butte, OR 97753

December 12, 2025

Crook County Planning Department
300 NE 3rd St. Room 12
Prineville, OR 97754

By email:

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department:

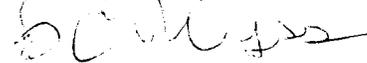
We, the undersigned as residences of Powell Butte are writing to express objections to the land use application above referenced.

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting the proposed facility.

We hereby request notice of any and all decisions and hearings on this application, at the email listed below.

Sincerely,

Barclay C. Wyss



Sondy R. Wyss



rains.1950@gmail.com

Hannah Elliott

From: Mama Bear <mamabearUSA@proton.me>
Sent: Monday, December 15, 2025 8:30 AM
To: Hannah Elliott
Cc: Jennifer Orozco; Seth Crawford; Brian Barney; Susan Hermreck; John Eisler; Randy Davis; Will VanVactor; Plan
Subject: Re: RE: NO to Verizon Cell Tower

Good morning Hannah,

My name is Susanne Ritter.
Please enter my name into the record.
Thank you

Sent from [Proton Mail](#) for iOS.

----- Original Message -----

On Monday, 12/15/25 at 08:27 Hannah Elliott <Hannah.Elliott@crookcountyor.gov> wrote:

Good morning, Community Member,

We cannot accept an exhibit into the record without a legal name. Please provide your name for the record, and an address if you would like to receive mailed notice. Once we receive your name your email can be entered into the record.

Best,



Hannah Elliott

Associate Planner

Phone: (541) 447-3211 ext 243

Address: 300 NE 3rd Rm 12, Prineville, OR 97754

Plan@crookcountyor.gov

Website: <https://co.crook.or.us/>

From: Jennifer Orozco <Jennifer.Orozco@crookcountyor.gov>
Sent: Monday, December 15, 2025 7:47 AM
To: Mama Bear <mamabearUSA@proton.me>
Cc: Seth Crawford <Seth.Crawford@crookcountyor.gov>; Brian Barney <Brian.Barney@crookcountyor.gov>; Susan Hermreck <Susan.Hermreck@crookcountyor.gov>; John Eisler <John.Eisler@crookcountyor.gov>; Randy Davis <Randy.Davis@crookcountyor.gov>; Will VanVector <Will.VanVector@crookcountyor.gov>; Plan <plan@crookcountyor.gov>
Subject: RE: NO to Verizon Cell Tower

Good morning,

Thank you for the submission. It will be updated to the record by the end of the day.

Jen

From: Mama Bear <mamabearUSA@proton.me>
Sent: Saturday, December 13, 2025 10:10 AM
To: Plan <plan@crookcountyor.gov>
Cc: Seth Crawford <Seth.Crawford@crookcountyor.gov>; Brian Barney <Brian.Barney@crookcountyor.gov>; Susan Hermreck <Susan.Hermreck@crookcountyor.gov>; John Eisler <John.Eisler@crookcountyor.gov>; Randy Davis <Randy.Davis@crookcountyor.gov>; Will VanVector <Will.VanVector@crookcountyor.gov>
Subject: NO to Verizon Cell Tower

I strongly object to the installation of the proposed Verizon cell tower in Powell Butte.

Not needed - you have already received many testimonies showing that we have adequate coverage without the proposed cell tower - we do therefore not need it - at all.

EFU - EXCLUSIVE farm use means exactly that - this land is to be exclusively used to feed our communities - for many generations to come. There is not much good farm land available in Central Oregon, no more water rights are available, and God is not making more land so I strongly object to using exclusive farm land for anything but farming.

Health concerns - 5G and 6G technologies are extremely detrimental to mental and physical health. More and more research is proving this. And why are you saying that this tower will never have 5G? It sounds like you know how bad 5G (and the new 6G) are for our health so you tell the public that you will never install these technologies on your tower as a PR stunt. How can you even say that and at the time say that you will lease out space on the tower for other technologies? You do not even know yet for what technologies. So - NO - we have enough health challenges in our modern society, we do not need more.

Property values - this 14 story high tower, visible from everywhere in Powell Butte will be an eyesore for the entire community and this will lower property values. Health concerns could also lower these. Will you reimburse us for all this - and who will pay for that, you?

Character of rural community - We are not a high tech community and we do not want to be. We are and want to remain a rural farm community that cherishes nature and healthy living.

Taxpayer money - Therefore, please stop wasting taxpayer money and your and our time and energy on continuing to plan this and abolish this project. We do not want or need it.

Respectfully, community member

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Disclaimer: Please note that the information in this email is an informal statement and shall not be deemed to constitute final County action effecting a change in the status of a person's property or conferring any rights, including any reliance rights, on any person.

CONFIDENTIALITY NOTICE - This e-mail may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this e-mail in error, please advise me immediately by reply e-mail, keep the contents confidential, and immediately delete the message and any attachments from your system.

Beware of Scams – Crook County will never ask for payment via wire, Venmo, Cash App, or Zelle. If you have questions about an invoice, please call 541-447-6554 to confirm before sending payment.

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Hannah Elliott

From: Cindy Zalunardo <cindy.zalunardo@gmail.com>
Sent: Friday, December 12, 2025 3:48 PM
To: Plan
Cc: Cindy Zalunardo
Subject: Proposed Telecommunications Facility Record No. 217-25-000293

Dear Crook County Planning Department,

I strongly object to the land use application under Record No. 21725-000293 (proposed telecommunications facility). The applicant has failed to meet the Crook County Code 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

I request notice of any and all decisions and hearings on this application at the address included below for this purpose.

Signed Cindy Zalunardo
3690 SW Williams Rd.
Powell Butte OR 97753
Cindy.zalunardo@gmail.com

Cindy Zalunardo
(541) 280-6179

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Thomas W. Alexander
5270 SW Reif Rd.
Powell Butte, OR 97753



December 14, 2025

Crook County Commissioners:

RE: Verizon's proposal to erect one cell tower located on an alfalfa field owned by myself.
The approximate location is 1⁵/₈ miles north of highway 126 on Williams Rd. in Powell Butte, Oregon.

Approximately five months ago, Verizon presented an application to my daughter for permission to erect said tower on the property. My daughter brought the application papers to me to sign because I am the owner of this acreage.

Regrettably I signed the formal application, thereby giving Verizon permission to proceed with construction of the tower.

The residents close to and far distant from the site became very upset and immediately organized a public meeting at the Powell Butte Community Center to oppose erection of this tower. Verizon sent a female spokesperson from Washington to answer questions from the public. All her answers were elementary and as a result the meeting was virtually mute!

At the end of the meeting I stood and announced that I had mistakenly signed the application and was very much opposed to placing the tower in that location.

No tower of any sort should be erected on that parcel or anywhere near that parcel considering it is zoned EFU.

When and if you are approached by Verizon to construct this tower, it becomes incumbent on your body to deny them the right to build pursuant to Crook County EFU policies and mandates.

As for me, I came to Powell Butte sixty-four years ago to live, work and raise a family. Along the way I had hoped to be a good neighbor and an asset to the community. Should this ugly cell tower become a reality, then I will have failed my goals.

In conclusion, to be honest, I am not "ASKING" you to deny construction of this tower; I am "BEGGING" you to deny construction of the tower on this location.

Yours Truly,

Thomas Alexander

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

Exhibit 114

Received by
Crook County
Planning Dept.
12/16/2025

_____, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,



[Signature]

Heather Hockett

[Printed Name]

Address:

11705 SW Houston Lake Rd.

Powell Butte OR 97753

email (if applicable): hockett@berdnet.com

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

Exhibit 115

Received by
Crook County
Planning Dept.
12/16/2025

_____, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



[Signature]

Sear Monaghan

[Printed Name]

Address:

651 SW Lester Wick rd

Powell Butte, Oregon 97733

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

Exhibit 116

Received by
Crook County
Planning Dept.
12/16/2025

14 Dec, _____, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,


[Signature]

GARY M. GOODMAN
[Printed Name]

Address:

9010 SW Houston Lake Rd.
Powell Butte, ^{OR} 97753

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

Exhibit 117

Received by
Crook County
Planning Dept.
12/16/2025

_____, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Sean Monaghan
[Signature]

[Printed Name]

Address:

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

Exhibit 118

Received by
Crook County
Planning Dept.
12/16/2025

14 Dec., 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Sally F. Goodman
[Signature]

SALLY F. GOODMAN
[Printed Name]

Address:

9010 SW HOUSTON LAKE RD.
POWELL BUTTE, OR 97753

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

Exhibit 119

Received by
Crook County
Planning Dept.
12/16/2025

Dec, 14, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Penelope E Allen
[Signature]

Penelope E Allen
[Printed Name]

Address:

Wiley Rd
Powell Butte OR

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

Exhibit 120

Received by
Crook County
Planning Dept.
12/16/2025

Dec. 14, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

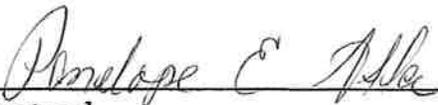
Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,


[Signature]

Penelope E. Allen
[Printed Name]

Address:

Wiley Rd
Powell Butte, OR

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**

Exhibit 121

Received by
Crook County
Planning Dept.
12/16/2025

December 14, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



[Signature]

Ryan Hockett

[Printed Name]

Address:

11705 SW Houston Lake Rd
Powell Butte OR
97753

email (if applicable): Hockett@Bendnet.COM

Hannah Elliott



From: Jenny and Frank Hook <treblehook@hotmail.com>
Sent: Tuesday, December 16, 2025 6:25 PM
To: Plan
Subject: Record No. 217-25-000293-PLNG Cell tower
Attachments: Hook Ltr of Opp to Cell Tower.pdf

Dear Planning Commission,

Please find attached my letter in opposition to the Verizon Tower in Powell Butte.

Thank you,
Jenny Hook

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Crook County Planning Commission

December 14, 2025

300 NE 3rd St, Room12

Prineville, OR 97754

Dear Planning Department,

My husband, Frank, and I live directly across the street from the property with the proposed cell tower (Record NO 217-25-000293). We understand that you do not want to hear how we believe it will lower our property values, destroy the pristine views, the injury and/or endangerment to migrating birds, raptors, wildlife, and health issues to humans.

What I will say is the land the cell tower is to be built on is an EFU property. It was just farmed this past summer, I witnessed the owner out there plowing, seeding, watering and harvesting. To this day, you can see evidence. We have lived here since 2018 and I can remember at least 3 times if not more, that it was farmed. Obviously, the owners did this to keep it in good standing under EFU rules.

I read that Verizon stated that they picked this property, because they couldn't locate a good enough non-EFU site. I know there are other places this tower can be placed in. I noticed that Verizon circled an area they say needs more service. Funny, the area is right about where the new solar field is. There is a tower right across the highway on Wiley Road. They can use that tower. Powell Butte is not hurting for cell service; Verizon just wants a tower that they can lease to 8 other companies for more money.

I did a bit of looking through the Crook County codes (2c) for applying for a cell tower. One of the codes states that a balloon/crane test must be done within 2 days but not more than 30 days from the date of the neighborhood meeting. I took pictures of a balloon, that was tied to a helium cylinder in the field in question. This giant balloon, of course, caught my attention. I had no idea what it was for. This was on March 6, 2025. We received the Verizon notice of the cell tower on either April 22 or 23, 2025, the envelope was postdated April 19, 2025. The meeting didn't happen until May 4, 2025. That is over 8 weeks before the neighborhood meeting. They did not follow county code procedure. In fact, Crook County codes (2d) says the preapplication conference shall be completed prior to scheduling the neighborhood meeting or conducting the balloon/crane test. When did that conference occur?

In conclusion, Verizon's reasons for using this particular property are weak.

I urge the Planning Commission board to vote no on this application. Please, listen to the people that live in the "Good Neighbor" Community of Powell Butte.

Sincerely,



Jenny Hook

3367 SW Williams Road

Powell Butte, OR 97753

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12-16, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Kelbra Kuebler
[Signature]

Kelbra Kuebler
[Printed Name]

Address:

1035 SW Bent Loop
Powell Butte OR 97758

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
124
tabbles

12-16, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Kelbora Kuobler
[Signature]

Kelbora Kuobler
[Printed Name]

Address:

1035 SW Bent Loop

Powell Butte OR 9753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

EXHIBIT
tabbles®
125

12/16 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Dear Crook County Planning Department,

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,



(Signature)

Justin Kuebler

(Printed Name)

Address:

1035 SW Bent Loop
Powell Butte, OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
126
tabbles

12/16, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,



[Signature]

Justin Kuebler

[Printed Name]

Address:

1035 SW Best Loop
Powell Butte, Or 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
127
tabbles

Dec 16, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

Jenna McFarlane
[Printed Name]

Address:

2309 SW Williams Rd
Powell Butte, OR 97753

email (if applicable): McFarlane.jenna@yahoo.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

EXHIBIT
128
tabbies

Dec 15 _____, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Brenda Childers

[Signature]

Brenda Childers

[Printed Name]

Address:

12617 SW Cornett LP
Powell Butte, OR 97753

email (if applicable): _____

Crook County

DEC 17 2025

Community Development

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Dec 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Brenda Childers
[Signature]

Brenda Childers
[Printed Name]

Address:

12617 SW Cornett LP
Powell Butte, OR 97753

email (if applicable): _____

Crook County
DEC 17 2025
Community Development



Thomas W. Alexander
5270 SW Reif Rd.
Powell Butte, OR 97753

December 17, 2025

RE: Record Number 217-25-000293-PLNG

Dear Crook County Planning Commissioners:

I kindly submit this letter informing the Crook County Planning Commission that I support the application to install a wireless communication tower facility on my property located on SW Williams Rd, north of Hwy 126, identified as map tax lot number 1514140000100.

My previous letter dated December 14, 2025, was something I was coerced into writing by community members in Powell Butte. I also mis-stated my verbal opposition to this at the community meeting. My daughter Linda has been transparent with me, but this permitting process has been on-going for a year and the organized opposition has affected me deeply.

I am deeply remorseful of the confusion this has caused. It is no longer my position to oppose the project and I am withdrawing my request to deny the application.

Sincerely,

Thomas Alexander
Thomas Alexander

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE

Dec 17, 2025, 2025



To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Dale B. Reed

[Signature]

DALIE B. REED

[Printed Name]

Address:

11661 SW Red Cloud Rd
Powell Butte, OR 97753

email (if applicable): reeds.rods@yahoo.com

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

December 16, 2025



To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Nicole E Reed
[Signature]

Nicole E. Reed
[Printed Name]

Address:

11661 SW Red Cloud Rd
Powell Butte, OR

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

Dec 17, 2025



To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Karen J. Ramirez
[Signature]

Karen J Ramirez
[Printed Name]

Address:

1180 SW Rd Cloud Rd
Powell Butte, OR 97753

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

Dec. 17, 2025



To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Lori Boshears
[Signature]

Lori Boshears
[Printed Name]

Address:

8915 SW Pokegama Dr.
Powell Butte, OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



DECEMBER, 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,


[Signature]

MICHAEL WOLTERS DORF
[Printed Name]

Address:

8915 SW POKEGAMA DR
POWELL BUTTE, OR 97753

email (if applicable): BULLMUP64@GMAIL.COM

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)

Dec 17, 2025, 2025



To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Dale B. Reed
[Signature]

DALE B. REED
[Printed Name]

Address:

11661 SW Red Cloud Rd
Powell Butte, OR. 97753

email (if applicable): reeds.rods@yahoo.com

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



December 16, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

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Sincerely,

Nicole E Reed
[Signature]

Nicole E. Reed
[Printed Name]

Address:

11661 SW Red Cloud Rd
Powell Butte, OR

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



DECEMBER, 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

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Sincerely,


[Signature]

MICHAEL WOLTERS DORF
[Printed Name]

Address:

8915 SW POCEGAMA, DR
POWELL BUTTE, OR 97753

email (if applicable): BALLDAP64@GMAIL.COM

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Dec. 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

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Sincerely,

Lori Boshears
[Signature]

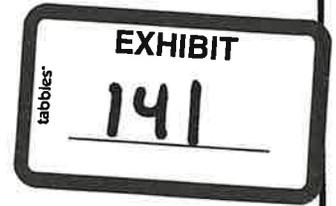
Lori Boshears
[Printed Name]

Address:

8915 SW Pokegama Dr.
Powell Butte, OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Dec 17, 2025

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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Sincerely,


[Signature]

Karen J Ramirez
[Printed Name]

Address:

11801 SW Red Cloud Rd
Powell Butte, OR 97753

email (if applicable): _____

December 17, 2025

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

*I drive the 126 v → SW Williams Rd
I never lose service while regularly & traveling through
powell butte using my blue tooth hand free cell device*

My name is Kaley Blasdell I live at Kaslo-gee

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: Kaley Blasdell

Signature: Kaley Blasdell

Address: 11559 NW Madras Hwy
Prineville, OR 97754

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Nov. 09, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Gregory Prestel
[Signature]

GREGORY PRESTEL
[Printed Name]

Address:

15980 SW TWIN LAKES RD
POWELL BUTTE, OR 97753

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



Nov. 09, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Gregory Prestel
[Signature]

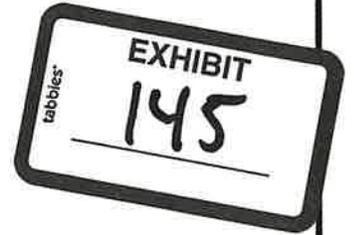
GREGORY PRESTEL
[Printed Name]

Address:

15920 SW TWIN LAKES Rd
Powell Butte, 97753

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



Dec. 12, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Murray A. Turnbow
[Signature]

Murray A. Turnbow
[Printed Name]

Address:

10852 S.W. Riggs Rd.
Powell Butte, OR
97753

email (if applicable): turnbowm42@A01.com

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



Dec. 12, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov



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Sincerely,

Murray A. Turnbow
[Signature]

Murray A. Turnbow
[Printed Name]

Address:

10852 S.W. Biggs Rd
Powell Butte, OR
97753

email (if applicable): turnbowm42@aol.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Dec 12, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

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Sincerely,

Diana M. Turnbow
[Signature]

Diana M. Turnbow
[Printed Name]

Address:

10852 SW Riggs Rd
Powell Butte, OR
97753

email (if applicable): Turnbowm42@aol.com

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



Dec 12, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

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Sincerely,

Diana M. Turnbow
[Signature]

Diana M. Turnbow
[Printed Name]

Address:

10852 SW Riggs Rd
Powell Butte OR
97753

email (if applicable): Turnbowm42@aol.com

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

_____, 2025



To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Phyllis Motesco
[Signature]

Phyllis Motesco
[Printed Name]

Address:

6905 SW Joshua Ct.
Powell Butte OR 97753

email (if applicable): *phmotesco@gmail.com*

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



_____, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Phyllis Motzko
[Signature]

Phyllis MOTSKO
[Printed Name]

Address:

6905 SW Joshua Ct
Powell Butte OR 97753

email (if applicable): phmotzko@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



December 12, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Mark T. Motzko
[Signature]

MARK T. MOTSKO
[Printed Name]

Address:

6905 SW Joshua Ct.
POWELL BUTTE, OR.
97753

email (if applicable): MTMOTSKO106@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



December 12, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Mark T Motso

[Signature]

MARK T. MOTSKO

[Printed Name]

Address:

6905 SW Joshua Ct.

POWELL BUTTE, OR

97753

email (if applicable): mtmotsko106@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



12/15/25, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Cecily Hultberg
[Signature]

Cecily Hultberg
[Printed Name]

Address:

10460 SW CORNET Lp
Powell Butte OR 97753

email (if applicable): Pro Steel Fab @ G-mail Com
PRO Steel Fab com @ g-mail. com

POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE



12/15/25, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Carolyn Hultberg
[Signature]

Carolyn Hultberg
[Printed Name]

Address:

10460 SW Cornell Ln
Powell Butte OR 97753

email (if applicable): FrosteeFab@gmail.com

POWELL BUTTE COMMUNITY
SUBMISSION #2

(Adequate Cell Service)

541-223 1056

12-15-25, 2025



To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Milton Hultberg
[Signature]

MILTON HULTBERG
[Printed Name]

Address:

10460 S-W CORNETT Loop
POWELL BUTTE OR.
PRO STEEL FAB COUNCIL G MAIL

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



12-15-25, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Handwritten signature of Milton Hultberg in cursive script.
[Signature]

MILTON HULTBERG
[Printed Name]

Address:

10460 SW CORNETH LOOP
POWELL BUTTE OR
PRO STEEL FAB CAN SUL G MAIL . COM

email (if applicable): _____

POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)



Dec 17, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Jeannette D. Bush
[Signature]

Jeannette D. Bush
[Printed Name]

Address:

6306 SW Valley View Rd

Powell Butte

OR 97753

email (if applicable): GC.LoneFire@yahoo.com

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**

Dec 17, 2025



To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Jeannette D. Bush
[Signature]

Jeannette D. Bush
[Printed Name]

Address:

6306 SW Valley View Rd

Powell Butte

OR 97753

email (if applicable): GC.LONEPIN@yahoo.com

**POWELL BUTTE COMMUNITY
SUBMISSION #2
(Adequate Cell Service)**



12th, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

**CROOK COUNTY
DEC 17 2025
PLANNING DEPT**

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to provide objections to the land use application under Record No. 217-25-000293 (proposed telecommunications facility).

In particular, in support of his/her objections that the applicant for the proposed facility has failed to meet the Crook County Code requirement 18.16.015(15) that proposed facility is necessary for public service, the undersigned confirms that his/her cell phone coverage is adequate.

Sincerely,

Amber L Treat

[Signature]

Amber L Treat

[Printed Name]

Address:

7122 SW COPLEY RD

Powell Butte, OR

97753

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



12-9, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

If by email: Plan@crookcountyor.gov

**CROOK COUNTY
DEC 17 2025
PLANNING DEPT**

Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

The undersigned is writing to express objections to the land use application under Record No. 21725-000293 (proposed telecommunications facility)

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The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

Amber Treat
[Signature]

Amber Treat
[Printed Name]

Address:

7122 SW COPLEY
POWELL BUTTE, OR
97753

email (if applicable): _____

**POWELL BUTTE COMMUNITY
SUBMISSION #1 AND REQUEST FOR NOTICE**



12/11, 2025

To: Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

If by email: Plan@crookcountyor.gov

Re: Record No. 217-25-000293 (proposed telecommunications facility)

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In particular, the applicant for the proposed facility has failed to meet the criteria of the Crook County Code ("CCC") 18.16.015(15), which requires demonstration that (a) the proposed facility is necessary for public service and (b) that there is a lack of available non-EFU lands for siting of the proposed facility.

The undersigned requests notice of any and all decisions and hearings on this application, at the address included below for this purpose.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brian Norton".

[Signature]

Brian Norton

[Printed Name]

Address:

7122 SW COLEY RD

POWELL BUTTE OR 97753

email (if applicable): _____



December 17, 2025

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: Kernie Wallace

Signature: Kernie Wallace

Address: 1809 SW Wampler Ln
Powell Butte, OR 97753



December 17, 2025

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: Andy Wallace

Signature: Andy Wallace

Address: 1809 SW Wampler Ln
Powell Butte, OR 97753



December 17, 2025

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753



By signing below, I agree with and adopt Annette Kolodzie's comments as my comments.

Name: Joyce Garcia

Signature: Joyce Garcia

Address: 2043 SW WILLIAMS RD
POWELL BUTTE OR 97753



December 17, 2025

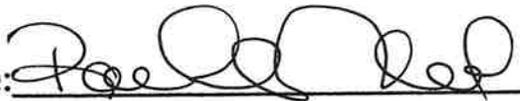
CROOK COUNTY
DEC 17 2025
PLANNING DEPT

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: RaeAnna Neville

Signature: 

Address: 12103 SW Wankiakum St
Powell Butte OR 97753



December 17, 2025

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: Bruce Brown

Signature: Bruce Brown

Address: 4301 S.W. Williams Rd.
Powell Butte, OR



December 17, 2025



To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

By signing below, I agree and adopt Annette Kolodzie's ^{Kolodzie} objections as my objections and I cede my remaining speaking time to her.

Name: Logan Blasdel

Signature: [Handwritten Signature]

Address: 11559 NW Madras Hwy
Prineville, OR 97754



December 17, 2025

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: Jenna McFarlane

Signature: Jenna McFarlane

Address: 2309 SW Williams Rd
Powell Butte, OR 97753



December 17, 2025

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: Crystal Bemrose

Signature: Crystal Bemrose

Address: 15857 SW Twin Lakes Rd,
Powell Butte, OR 97753



CROOK COUNTY
DEC 17 2025
PLANNING DEPT

December 17, 2025

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: LEE GARCIA

Signature: Lee Garcia

Address: 2043 S.W. William Rd
Powell Butte OR 97753



December 17, 2025

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: Cyndie Alacano

Signature: Cyndie Alacano

Address: 7375 SW Joshua Ct.
Powell Butte, OR



December 17, 2025

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: Julie Reed

Signature: Julie A. Reed

Address: 11661 SW Red Cloud Rd.
Powell Butte, OR, 97753



December 17, 2025

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

By signing below, I agree and adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time to her.

Name: Ryan McFarlane

Signature: [Handwritten Signature]

Address: 2309 SW Williams Rd
Powell Butte, OR
97753



CROOK COUNTY
DEC 17 2025
PLANNING DEPT

December 17, 2025

To Whom It May Concern:

Re: Verizon Cell Tower/Williams Rd., Powell Butte, OR 97753

5th record Strongly oppose the ^{proposed} location of Verizon Tower

By signing below, I agree and adopt Annette Kolodzie's objections as my
objections and I cede my remaining speaking time to her.

Annette Kolodzie

Name: Kathleen Eby

Signature: Kathleen Eby

Address: 5211 S.W. Williams Rd
Powell Butte Ore 97753



December 17, 2025

Crook County Planning Department
300 NE 3rd St, Room 12
Prineville, OR 97754



Re: Record No. 217-25-000293 (proposed telecommunications facility)

Dear Crook County Planning Department,

In addition to other comments submitted, the undersigned residents of Crook County, Oregon are writing to express objections as set forth in this letter to the land use application under Record No. 21725-000293 (proposed telecommunications facility) (the "Application"). Specifically, the applicant under the Application (the "Applicant") has failed to demonstrate that it has undertaken sufficient review and assessment of the potential for environmental impacts of the proposed project on migrating birds in the area of the proposed project site, given state and federal listings of numerous species of migrating birds in the area as "Sensitive," "Sensitive-Critical," and/or "birds of concern."

Factual Information for Objections Raised

State Listings of Migratory Bird Species:

The proposed facility is located approximately eight hundred sixty feet (860') from a nearby large pond, commonly referred to in the Powell Butte community as "Tom's Pond" (the "Bird Sanctuary"), where neighboring resident bird enthusiast experts have sighted and documented to date at least one hundred seventy (170) species of birds. The Oregon Department of Fish & Wildlife ("ODF&W") has listed the following fourteen (14) species of those birds sighted and documented at the Bird Sanctuary to date as "Sensitive" or "Sensitive-Critical":

<u>Common Name</u>	<u>Scientific Name</u>
American White Pelican	Pelecanus erythrorhynchos
Black-necked Stilt	Himantopus mexicanus
Caspian Tern	Hydroprogne caspia
Common Nighthawk	Chordeiles minor
Ferruginous Hawk	Buteo regalis
Lewis's Woodpecker	Melanerpes lewis
Loggerhead Shrike	Lanius ludovicianus
Northern Goshawk	Accipiter gentilis atricapillus
Red-necked Grebe	Podiceps grisegena
Swainson's Hawk	Buteo swainsoni
Trumpeter Swan	Cygnus buccinator

Western Bluebird	<i>Sialia mexicana</i>
Western Meadowlark	<i>Sturnella neglecta</i>
Willow Flycatcher	<i>Empidonax traillii</i>

https://www.dfw.state.or.us/wildlife/diversity/species/docs/Sensitive_Species_List.pdf.

In addition, the proposed facility is located approximately two and two-tenths (2.2) miles from South (also known as “Little”) Houston Lake, an area known to host migrating birds:

“In summer this is a great place to see Yellow-headed Blackbird, Marsh Wren, American Bitterns (maybe the only place in Central Oregon that hosts this species annually), Wilson’s Snipe, Virginia Rails, and Sora. Fall migrant waterfowl are abundant and this is a good spot for fall shorebirds (scope needed). Winter raptors are abundant. A regular flock of American White Pelicans reside here every summer. Occasionally, Black, Caspian, and Forster’s Terns are found in migration. Waterfowl numbers, including Canada, Cackling, Ross’s, Snow, and White-fronted Geese and swans build up here in early spring. Depending on water levels, there may be shorebirds present. Some of Crook County’s most unusual bird sightings have come from this little pond. Unusual species seen here include Whimbrel, American Golden-plover, Black-bellied Plover, Snowy Plover, Marbled Godwit, Trumpeter Swan, Eurasian Wigeon, Horned Grebe, Great Egret, Black-crowned Night-heron, Red-shouldered Hawk, Sanderling, Semipalmated Sandpiper, Franklin’s Gull, Common Tern, Short-eared Owl, Purple Martin, and Tricolored Blackbird.”

East Cascades Bird Alliance, <https://ecbirds.org/birding-locations/houston-lakes/>.

A full listing of the migrating birds that have been sighted at the Houston Lakes (South and North), listing one hundred eighty-four species, can be accessed here:

<https://ebird.org/printableList?regionCode=L679604>.

Of the species noted above by the East Cascades Bird Alliance, the American White Pelican, Caspian Tern, Trumpeter Swan, Franklin’s Gull, Short-eared Owl, and Purple Martin are all listed as “Sensitive” or “Sensitive-Critical” species by ODF&W (see link above to ODF&W species list).

As evident from the above, the area in which Applicant has proposed to site its project is rich with migrating birds.

Federal Listings of Migratory Bird Species:

There are documented sightings of birds at the Bird Sanctuary (in addition to species noted by the East Cascades Bird Alliance as having been observed at South Houston Lake) that are listed by the United States Fish & Wildlife Service (“USFWS”) as “Bird Species of Concern.” See <https://www.fws.gov/media/usfws-bird-species-concern>.

USFWS identifies, through use of its “IPaC” mapping tool, the following nine (9) species of “Birds of Conservation Concern” in the proposed project area:

<u>Common Name</u>	<u>Scientific Name</u>
American White Pelican	<i>Pelecanus erythrorhynchos</i>
Bald Eagle	<i>Haliaeetus leucocephalus</i>
Cassin’s Finch	<i>Haemorhous cassinii</i>
Evening Grosbeak	<i>Coccothraustes vespertinus</i>
Golden Eagle	<i>Aquila chrysaetos</i>
Marbled Godwit	<i>Limosa fedoa</i>
Northern Harrier	<i>Circus hudsonius</i>
Rufous Hummingbird	<i>Selasphorus rufus</i>
Sage Thrasher	<i>Oreoscoptes montanus</i>

Bald and Golden Eagles, which have been sighted and documented at and around the Bird Sanctuary, South Houston Lake, and numerous other areas of Crook County, are protected under the Bald and Golden Eagle Protection Act (“BGEPA”). Bald and Golden Eagle nests have also been sighted and documented in the vicinity of both the Bird Sanctuary and Houston Lakes (South and North), including at the corner of Minson and Houston Lake roads, and numerous other locations throughout Crook County as noted in the County’s Comprehensive Plan and related maps and as maintained in records of ODF&W. Persons or organizations who plan or conduct activities that may result in impacts on Bald or Golden Eagles, or their habitats, are required to follow the BGEPA and related federal regulations and must consider implementing appropriate avoidance and minimization measures.

All nine (9) of the bird species listed immediately above (including Bald and Golden Eagles), *along with all birds except starling, house sparrow, and rock dove*, are identified by USFWS as “Birds of Conservation Concern” and are protected under the Migratory Bird Treaty Act (“MBTA”). The MBTA prohibits the “take” (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the USF&W. Persons or organizations who plan or conduct activities that may result in impacts to migratory bird species, or their habitats, are required to follow the MBTA and related regulations and must consider implementing appropriate avoidance and minimization measures.

Objections:

1. Applicant has failed to demonstrate, in the Application or otherwise in the record, that it has reviewed, assessed, and documented the potential environmental effects that the proposed project may have on migratory bird species and habitat.
2. Applicant has failed to demonstrate, in the Application or otherwise in the record, that it has consulted with ODF&W, USF&W, or any other state or federal agency

- with respect to the potential environmental effects that the proposed project may have on migratory bird species and habitat.
3. Applicant has failed to follow the requirements of Crook County's application form for "SITE PLAN REVIEW – Utility Facility" (https://co.crook.or.us/sites/default/files/fileattachments/community_development/page/8464/site_plan_review_-_utility_facility_7.2022.pdf), to (i) provide certain information regarding "Wildlife" as part of its application and (ii) obtain and provide the signature of ODF&W (to demonstrate that Applicant has consulted with ODF&W); in fact, Applicant used a different application form altogether.
 4. Applicant has failed to demonstrate (or provide, as applicable), in the Application or in its Antenna Structure Registration with the Federal Communications Commission ("FCC") (as the federal agency responsible for environmental review of proposed telecommunications facilities under the National Environmental Policy Act ("NEPA")), or otherwise or otherwise in the record:
 - a. that the proposed facility will not have a significant environmental impact on wildlife;
 - b. that Applicant is not required to undertake further environmental review;
 - c. any documentation detailing Applicant's environmental review of the project site forming the basis for any determination by Applicant that it is entitled to a "categorical exclusion" from federal environmental laws;
 - d. any correspondence from USFWS concurring with Applicant's "categorical exclusion" assessments;
 - e. the practices that Applicant will implement under the GBEP and MBTA to avoid high value wildlife habitat and wetlands and any other practices recommended by USFWS to comply with the GBEP and MBTA in lieu of obtaining one or more "take" permits; and
 - f. any other measures Applicant has proposed to mitigate effects on species or habitats, described with USFWS concurrence.

As noted by the FCC, "regardless of whether an EA [environmental assessment] is required for a project, grading soil, removing vegetation, clearing an area or otherwise beginning construction or building without following these requirements or before completion of the FCC's environmental process can constitute a violation of FCC rules and subject the party to potential enforcement action. *Granting a license is NOT an authorization to build unless all environmental review requirements have been met...*" (emphasis added) (<https://www.fcc.gov/wireless/bureau-divisions/competition-infrastructure-policy-division/tower-and-antenna-siting#:~:text=related%20environmental%20statutes,-.Document,or%20threatened%2C%20with%20certain%20exceptions>).

The statement on pg. 6 of the Staff Report that "...such considerations [impacts to wildlife] are not relevant or applicable to the application and ORS 215.275 analysis" fails to take into account that Applicant may be subject to environmental review and mitigation or other compliance requirements under other relevant state and/or federal laws due to the potential impacts to a significantly large number of wildlife species

present within 600 feet of a wetland (the Bird Sanctuary) and within one mile of a bald eagle nest (noted on pg. 3 above).

In light of the foregoing, the undersigned respectfully urge the Crook County Planning Commission, as the initial "Approval Authority" for decision-making with respect to the Application under CCC §18.172.005(5), to deny the Application due to the lack of any evidence that Applicant conducted an appropriate environmental review and assessment to determine the potential impacts of the proposed project on wildlife and habitat.

Respectfully submitted,



David Zalunardo, Retired Wildlife Biologist

Address:
3690 SW Williams Rd.
Powell Butte, OR 97753

Email: davezalunardo@gmail.com



Karen E. Jones

Address:
1900 SW Parrish Ln
P.O. Box 126
Powell Butte, OR 97753

Email: atkjuniper@gmail.com



Dec 17, 2025

Crook County Planning Commission
Crook County Courthouse
300 NE 3rd St, Rm. 12
Prineville, OR 97754

CROOK COUNTY
DEC 17 2025
PLANNING DEPT

Dear Commissioners,

My name is David Zalunardo. I reside at 3690 SW Williams Rd in Powell Butte. I am providing this testimony in opposition to the proposed Verizon Cell Tower, Record No. 21725-000293.

First I am sure you will hear this a lot, but county code requires such facilities to be placed on non-EFU zoned lands unless no suitable land exists. I read the Verizon application and the rationale for not siting the tower on non-EFU land seemed REALLY weak to me, almost like they had made up their mind where to put the tower before they even considered trying to meet code.

My second point is Verizon is trying to say the service is needed, citing the Williams Rd area as a poor reception area. I have lived right by where the tower is proposed for 15 years and I can assure you that my cell phone reception is VERY good, never having dropped calls or other problems.

*West 126 between Redmond & Powell Butte
Buster Dain*

I totally agree with Annette Kolodizie's testimony regarding the technical aspects of how Verizon's permit application fails to meet Crook County's code requirements.

I want to make some other points that are very real points that affect the quality of life in Powell Butte and the technical accuracy of the application from other aspects.

The FCC is required to follow all federal laws applicable to their functioning. Although not contained in Crook County code, the FCC must insure the National Environmental Protection Act of 1976, the Bald and Golden Eagle Act of 1940 and the Migratory Bird Treaty Act of 1918. NEPA requires federal agencies to evaluate the environmental effects of their actions. Permitting this tower is also a federal action. The FCC has established exceptions from NEPA only for towers <50 feet or if co-locating on an existing structure. The FCC must make sure that no extraordinary circumstances might cause the proposed action to affect the environment. Extraordinary circumstances include effects on endangered species, protected cultural sites, and wetlands. This is

required information that Verizon must submit to the FCC. I can find no such analysis in their permit application.

The Migratory Bird Treaty Act (MTBA) makes it unlawful without a waiver to pursue, hunt, take, capture, kill, or sell nearly 1,100 species of birds listed therein as migratory birds. There has been 170 bird species using Tom's Pond, only 800 feet from the proposed tower. The MTBA covers unintentional killing of these birds such as the well documented collisions of birds with towers at night or in foggy weather. Approximately seven million birds are killed each year due to collisions with communication towers in North America. Most of these fatalities involve small songbirds, particularly during migration. <https://www.fws.gov/story/avoidance-and-minimization-measures-communication-towers>. An unintentional take permit has been required by USFWS until recently. The requirement for this permit is being re-worked at present time, but USFWS has set up guidelines to consider to reduce the impacts of new towers to migratory birds, federally listed species, and other wildlife, cumulatively as well as individually when siting and designing networks of towers and antennae. Avoid siting towers in or near known bird concentration areas such as wetlands; known bird migration or daily movement flyways; and areas known to be used habitually by significant numbers of breeding, feeding, or roosting birds. If such areas cannot be avoided, avoid construction during seasons of high bird activity. Site towers away from wetlands; areas with a known high incidence of fog, mist, and low cloud ceilings; and habitats supporting threatened or endangered species.

The Bald and Golden Eagle Act also requires unintentional take permits from USFWS. There is a bald eagle nest 1.5 miles from the proposed tower and a golden eagle nest 2 miles from the tower. Both species are frequently seen foraging around the area of the proposed tower, especially bald eagles looking for fish. Bald eagles have attempted to nest immediately adjacent to the pond for several years but ospreys have successfully harassed them from the site, only to nest themselves. USFWS recommendations are essentially the same, locate projects away from wetlands.

My home is within 1050 feet (320 M) of this proposed tower. Even though the FCC says health concerns are not a reason to deny such a structure, I would like to speak on it. The Federal Communications Act of 1996 says there are no known health concerns for non-ionizing radiation. That is based upon science that is now 31 years old. New research shows that in Israel, people living within 350 meters of a cell tower experienced a cancer rate at 8 times higher than those living further away. <https://www.clearemf.com/blog/safe-distance-cell-tower-emf> This health risk controversy

reminds me of when I was young. The government and big business assured us that smoking cigarettes posed no health risk.

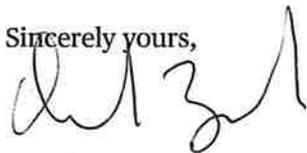
It is also not right that someone else can de-value my property. I have worked hard to make my place attractive, many friends saying it looks like a park or golf course. I have spent hours and money into landscaping. Zillow lists its value at \$1,489,000.

Depending on the source, placing that tower will de-value my property by 5-30% depending on the size of the tower and distance from the property. I think I am toward the higher end with a large (158') tower, close to my property (1050'). That results in a \$75,000 to \$446,000 devaluation. <https://stopsmartmetersbc.com/wp-content/uploads/2021/01/Property-Devaluation-Due-to-Cell-Phone-Towers-Compiled-by-Einar-Olsen-January-2021.pdf> Again, I know you are not supposed to care, but come on! And that is if I can sell it, a large cell tower near a property can significantly reduce buyer interest, with studies showing that up to 94% of potential buyers would pay less or avoid such properties altogether due to concerns about aesthetics and health risks. A large cell tower near a property can significantly reduce buyer interest, with studies showing that up to 94% of potential buyers would pay less or avoid such properties altogether due to concerns about aesthetics and health risks.

Lastly, If Verizon is really concerned about communication along Hwy 126 and the property owners are concerned about "saving the farm", the owners home place, just a mile to the southwest is closer to Hwy 126 and is almost 90 feet higher in elevation.

To sound like an old timer here, "Fellers, it just taint right.

Sincerely yours,

A handwritten signature in black ink, appearing to read "David G Zalunardo". The signature is fluid and cursive, with a large initial "D" and "Z".

David G Zalunardo

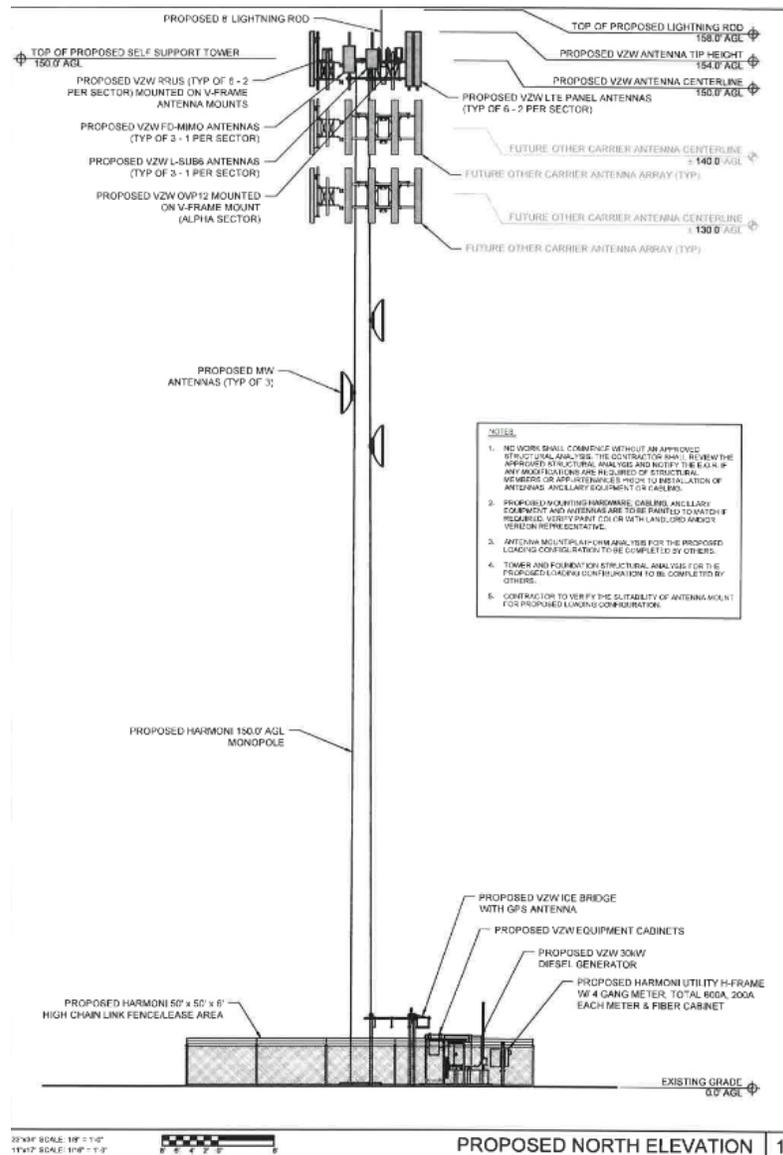
Harmoni Towers Cell Tower 217-25-000293-PLNG

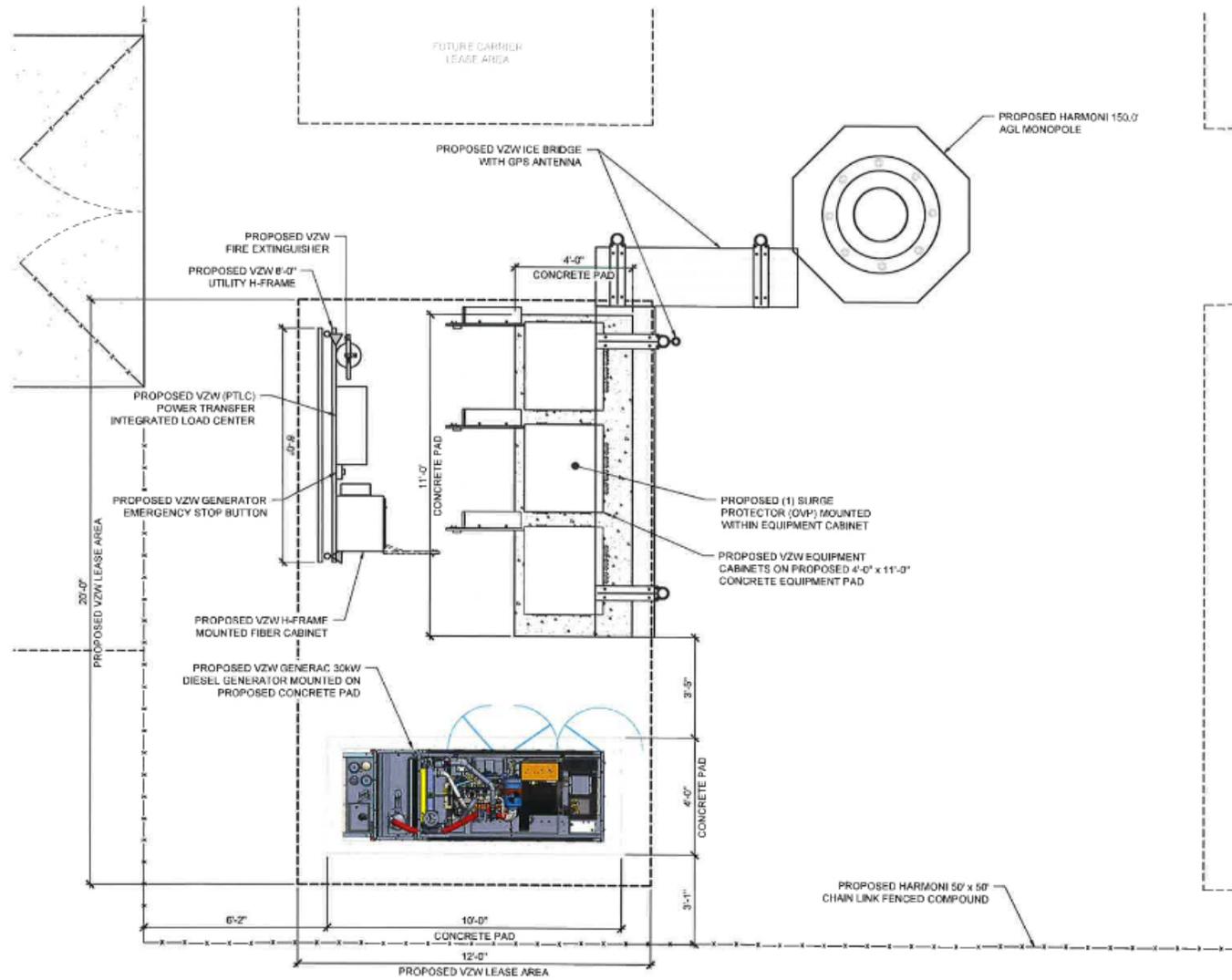
John Eisler

December 17, 2025

Summary

- Harmoni Towers and Verizon Wireless (Applicant) seeking to expand coverage in Crook County
- Increase capacity along Highway 126 between Redmond and Prineville
- Residents on north side of Powell Butte reporting poor cell service
- Propose 150' monopole, 9 panel antennas (158' overall), auxiliary equipment, 3 equipment cabinets, backup diesel generator



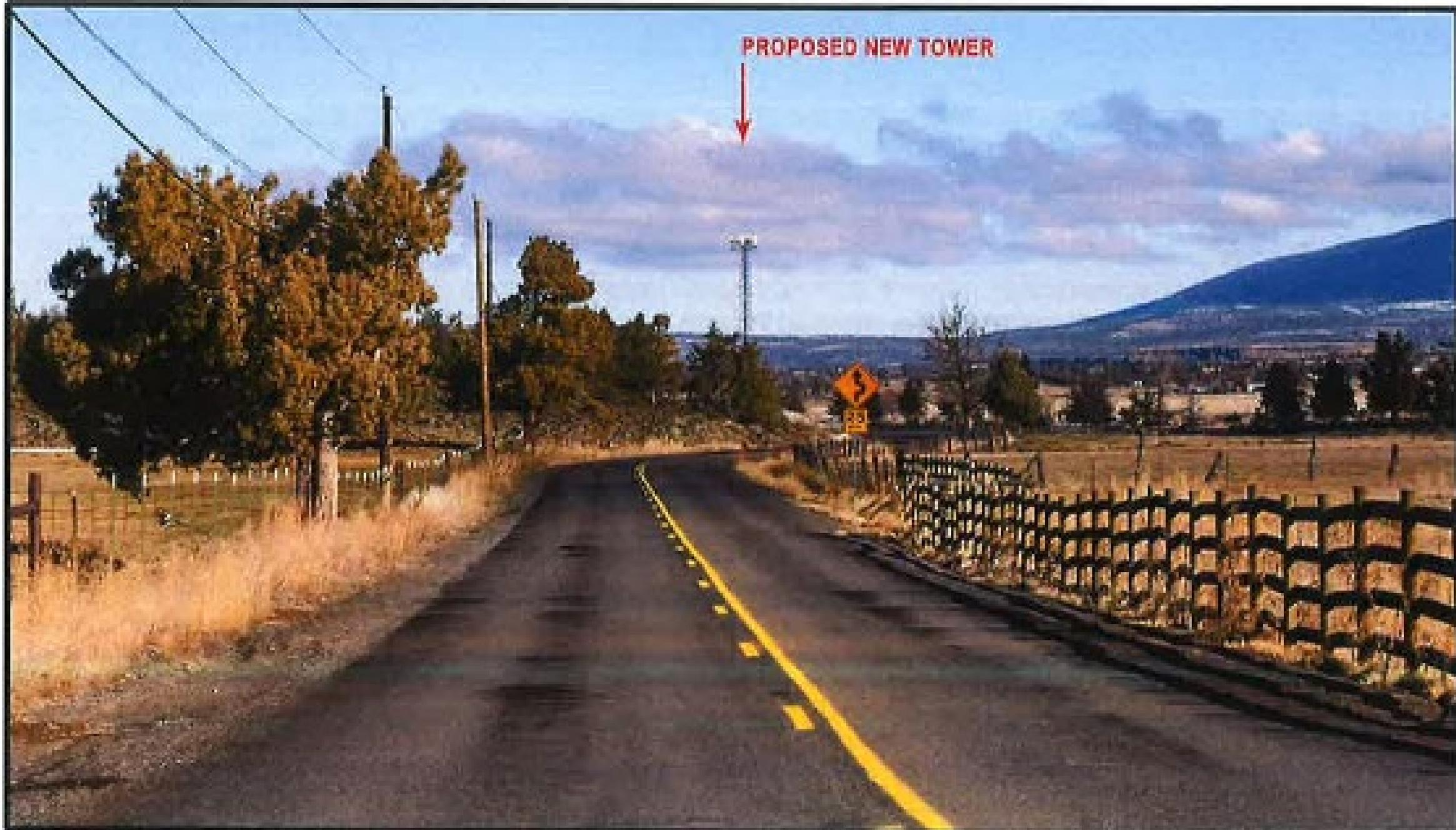






CURRENT

VIEW #1
LOOKING NORTH ON SW WILLIAMS RD.



PROPOSED NEW TOWER



PROPOSED

Timeline

- Application submitted: August 28, 2025
- Deemed complete/referred to PC: October 1, 2025
- Public Notice Posted: November 13, 2025
- Public Notice Mailed: November 26, 2025
- First Hearing: December 17, 2025

Utility Facility Necessary for Public Service <200'

ORS 215.283(1)(c)(A): Uses permitted in exclusive farm use zones in nonmarginal lands counties; rules.

(1) The following uses may be established in any area zoned for exclusive farm use: Utility facilities necessary for public service, ... but not including ... transmission towers over 200 feet in height. A utility facility necessary for public service may be established as provided in:

(A) ORS 215.275

- ORS 215.283(1) uses are referred to as “Brentmar Uses”

215.275

Utility facilities necessary for public service

(1) A utility facility established under ORS ... 215.283 (1)(c)(A) is necessary for public service *if the facility must be sited in an exclusive farm use zone in order to provide the service.*

(2) To demonstrate that a utility facility is necessary, an applicant ... must show that *reasonable alternatives have been considered* and that the facility *must be sited in an exclusive farm use zone* due to one or more of the following factors:

ORS 215.275(2)

Factors for Reasonable Alternatives

- (a) Technical and engineering feasibility;
- (b) The proposed facility is locationally dependent. A utility facility is locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
- (c) Lack of available urban and nonresource lands;
- (d) Availability of existing rights of way;
- (e) Public health and safety; and
- (f) Other requirements of state or federal agencies.

Test

1. Do the Applicant's defined objectives further the statutory purpose of "providing utility service"?
2. Have reasonable non-EFU alternatives been considered?
3. Have all of the alternatives been ruled by one or more of the ORS 215.275(2) factors?

Test

1. Do the Applicant's defined objectives further the statutory purpose of "providing utility service"?
2. Have reasonable non-EFU alternatives been considered?
3. Have all of the alternatives been ruled by one or more of the ORS 215.275(2) factors?

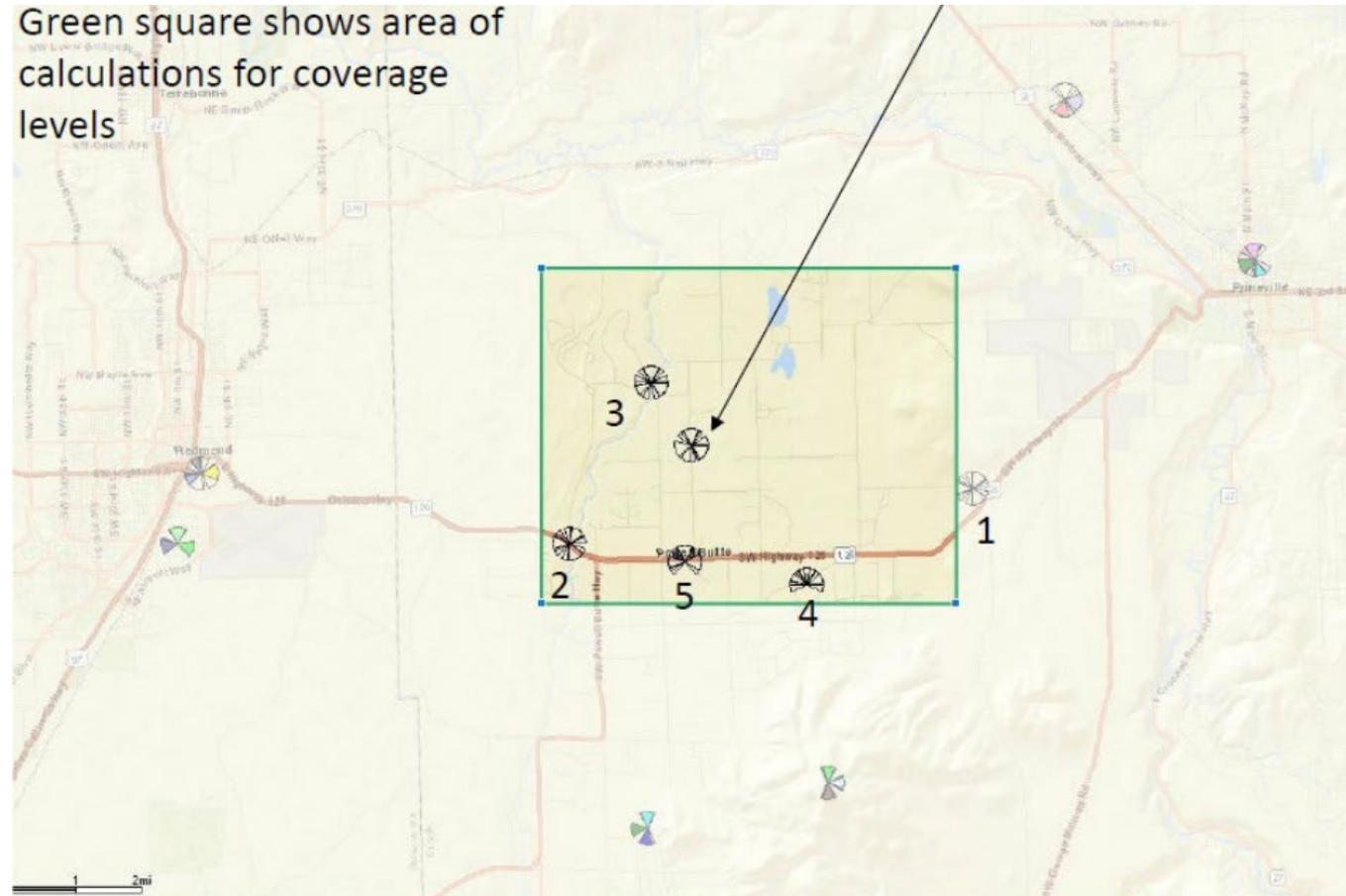
Test #1 – Providing Utility Service

- Defined objectives
 - Increase in capacity along Highway 126 between Redmond and Prineville
 - +
 - Expand coverage to the Powell Butte community
 - +
 - Provide communication service infrastructure to support emergency response, law enforcement, fire protection, and medical services

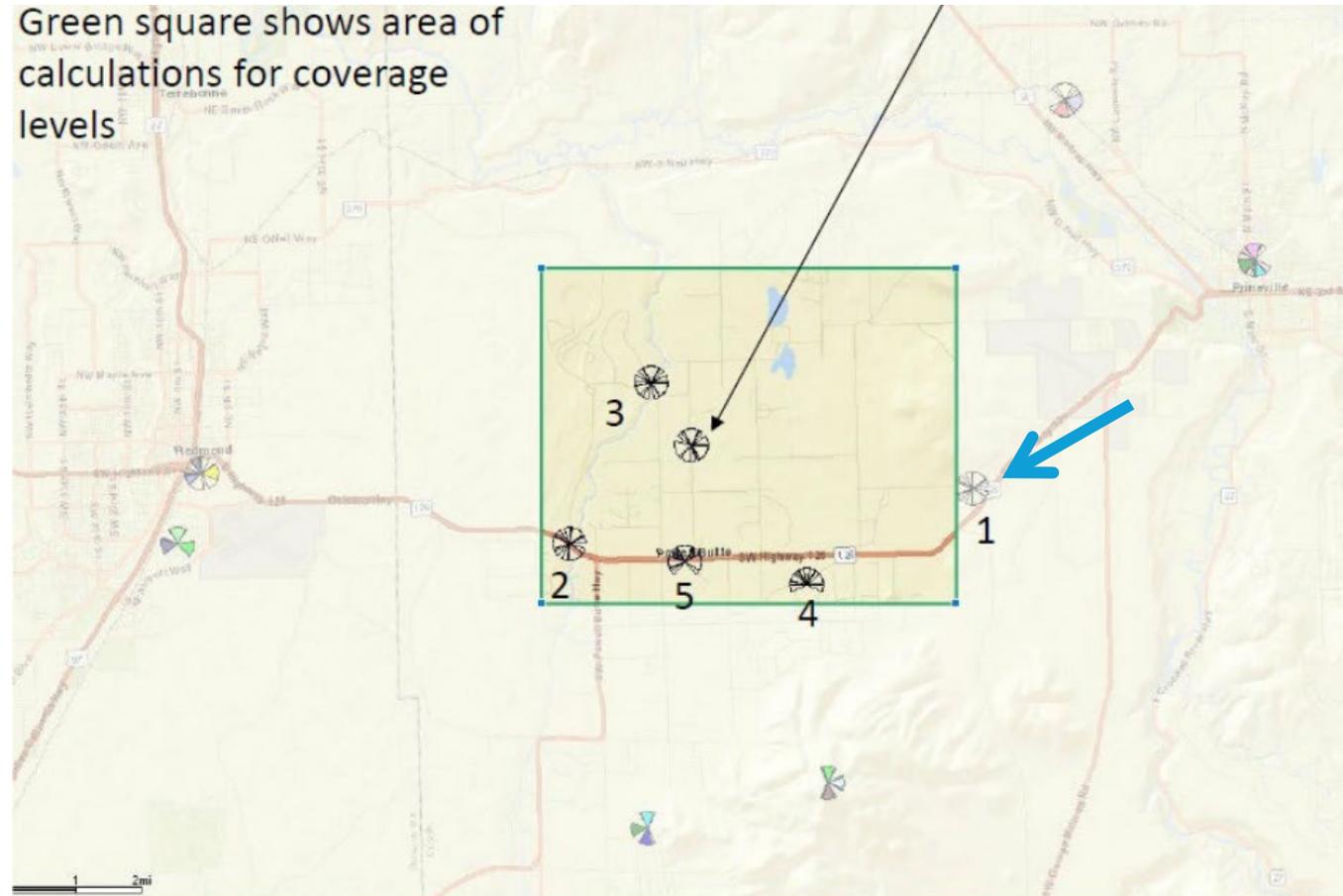
Test

1. Do the Applicant's defined objectives further the statutory purpose of "providing utility service"?
2. Have reasonable non-EFU alternatives been considered?
3. Have all of the alternatives been ruled by one or more of the ORS 215.275(2) factors?

Test #2: Alternatives



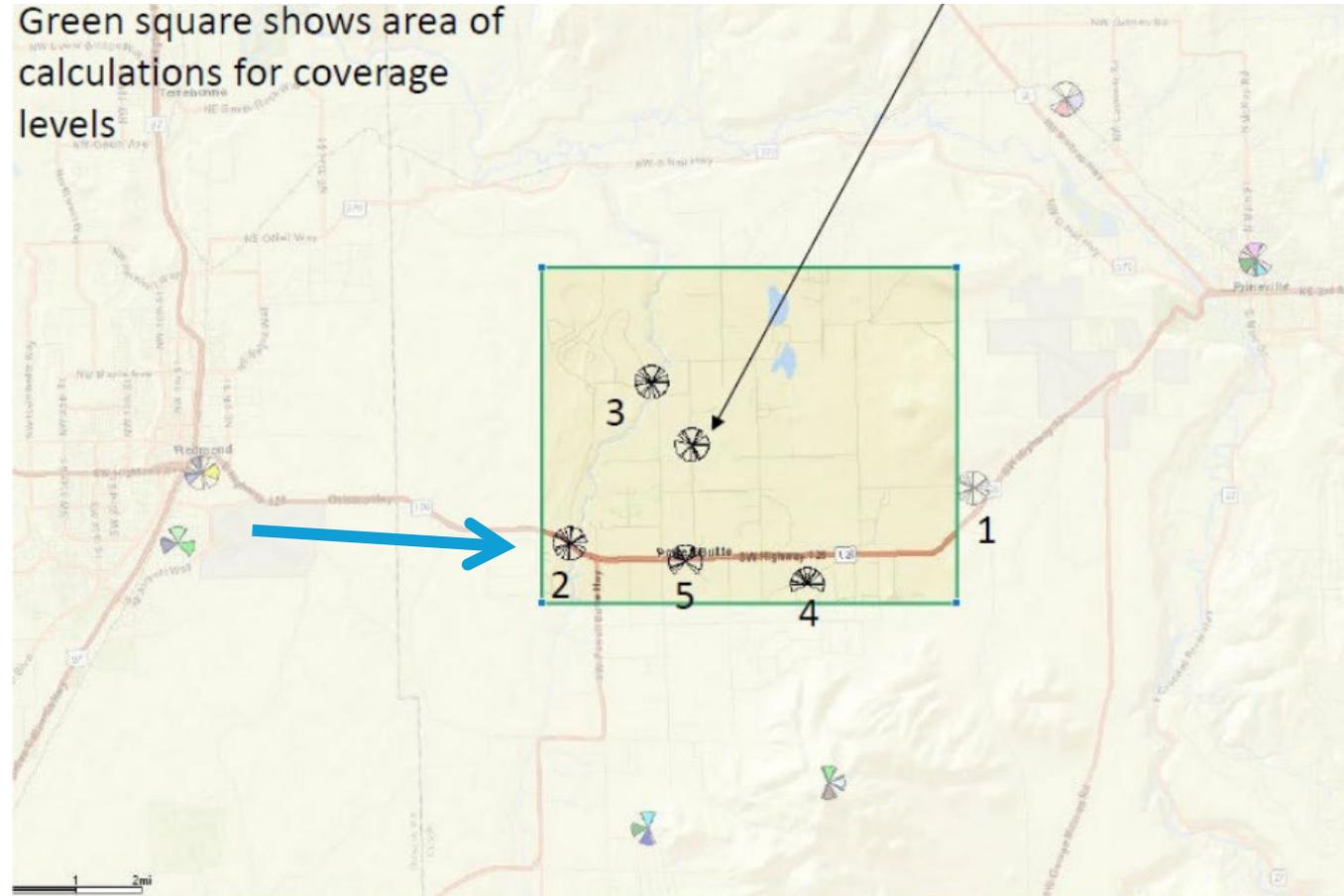
Alternative 1: Sprint/American Tower Corp. 196' Lattice Tower



- Reduced coverage vs. proposed site
- Does not provide offload to neighbors East and South

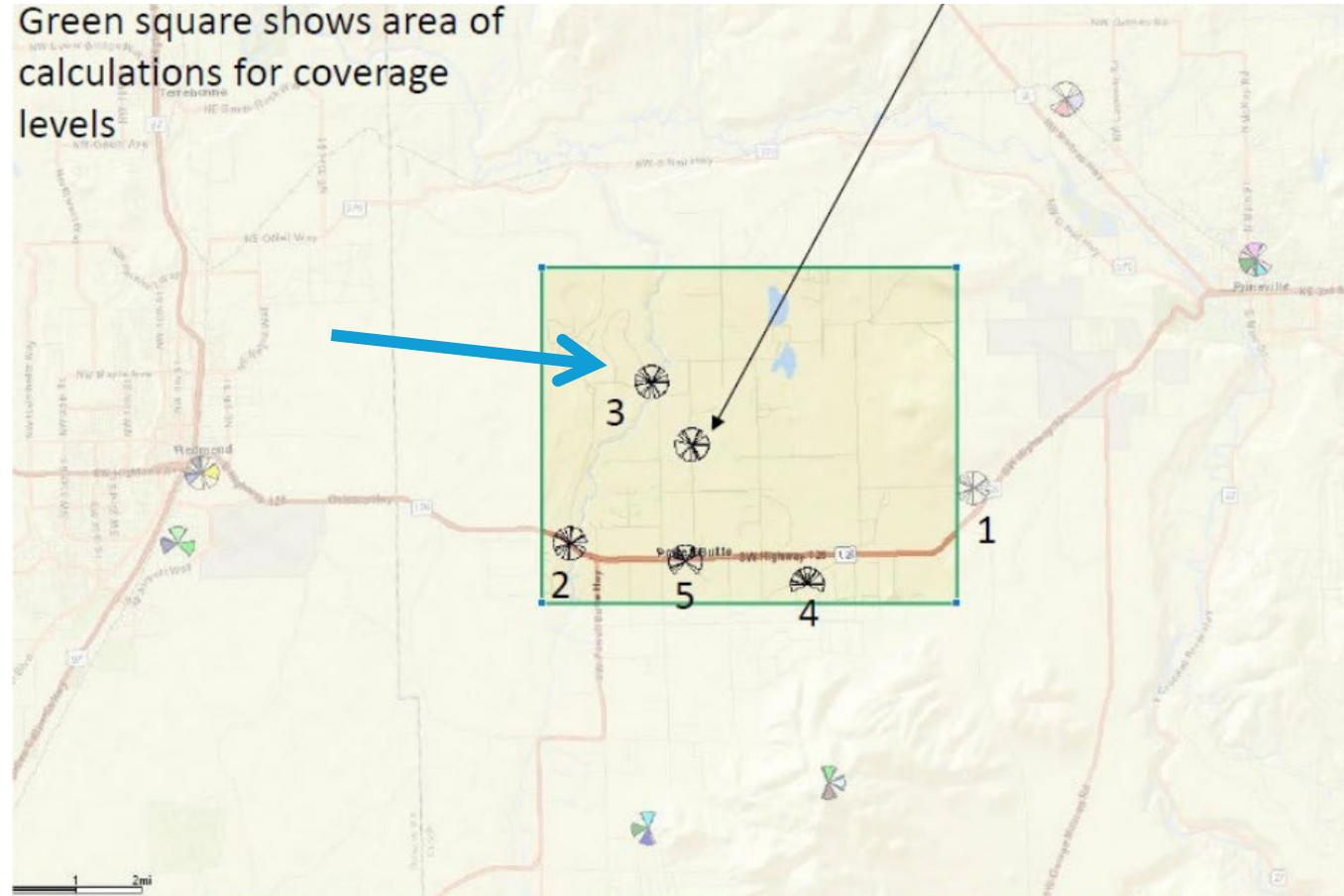
Alternative 2: PBR20

- Reduced coverage vs. proposed site
- Too close to neighbor sites to the South
- Won't provide coverage to the north

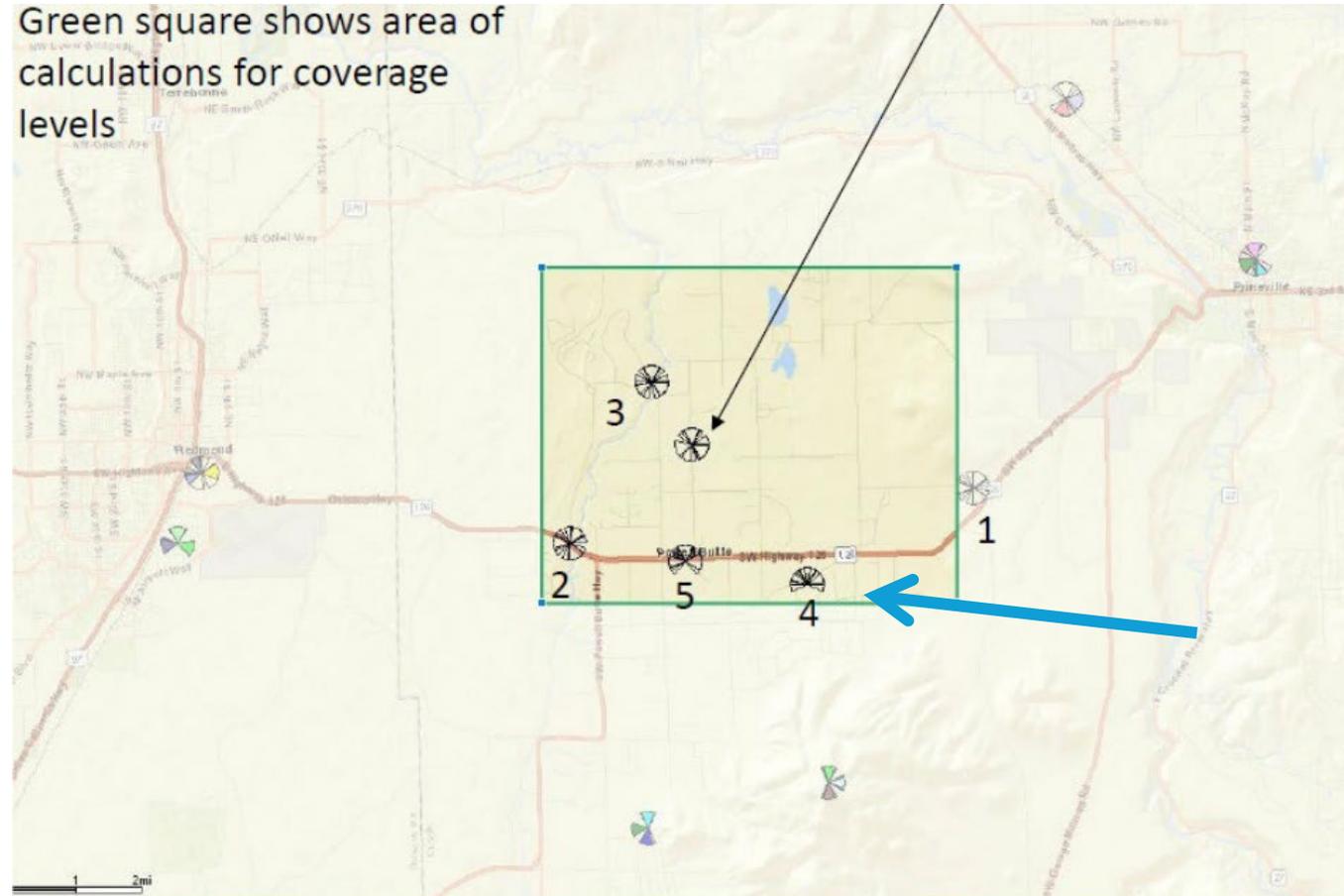


Alternative 3: Rural Residential (R5) NW

- Reduced coverage vs. proposed site
- Too far North
- Does not provide offload to the South



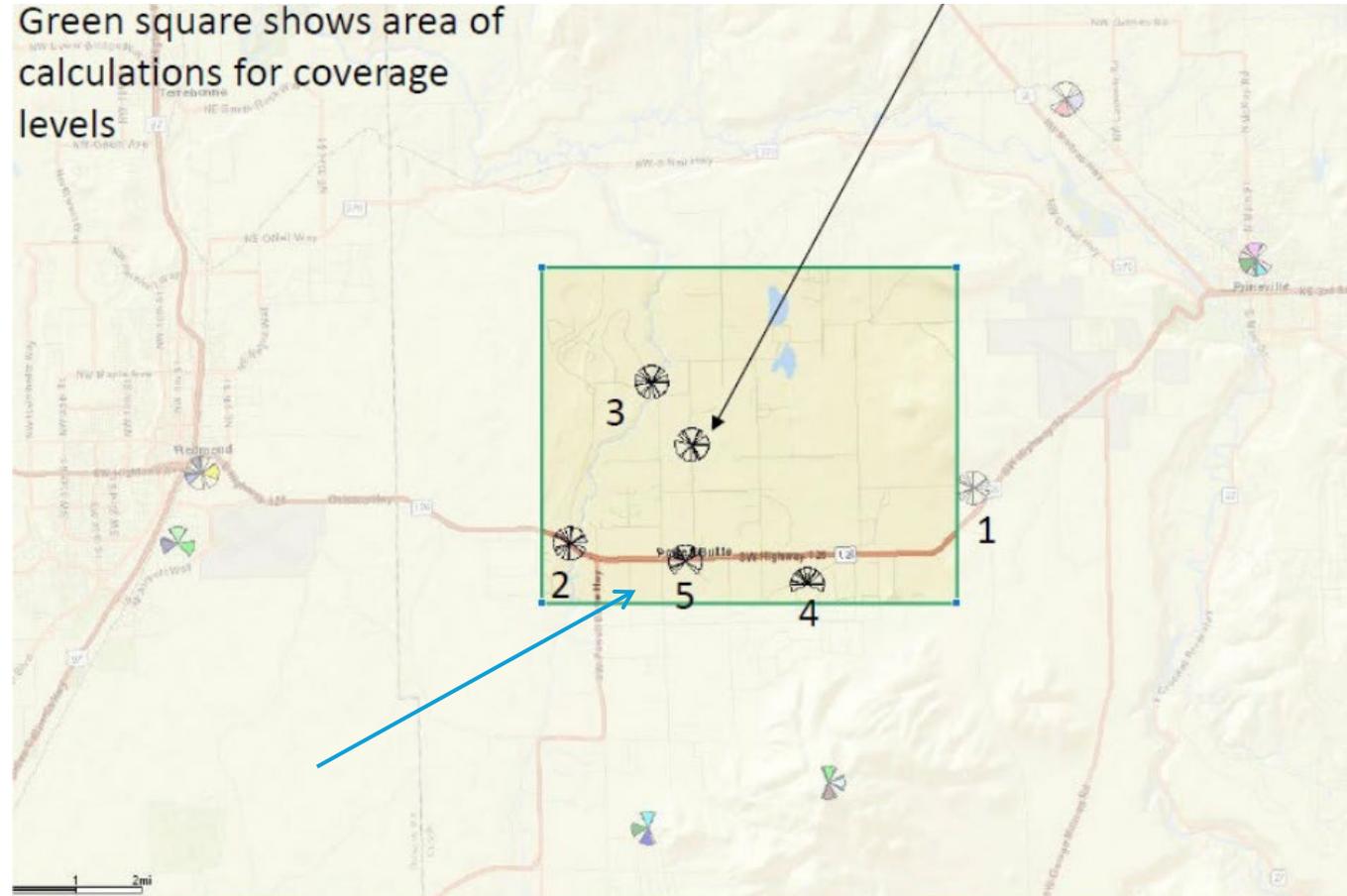
Alternative 4: Rural Residential (R5) SE



- Reduced coverage vs. proposed site
- Too near existing facilities
- Will not provide coverage to the North
- Does not fulfill project's technical requirements

Alternative 5: Rural Service Center

- Reduced coverage vs. proposed site
- Does not provide needed service to the North



Test

1. Do the Applicant's defined objectives further the statutory purpose of "providing utility service"?
2. Have reasonable non-EFU alternatives been considered?
3. Have all of the alternatives been ruled by one or more of the ORS 215.275(2) factors?

ORS 215.275(2)

Factors for Reasonable Alternatives

- (a) Technical and engineering feasibility;
- (b) The proposed facility is locationally dependent. A utility facility is locationally dependent if it must cross land in one or more areas zoned for exclusive farm use in order to achieve a reasonably direct route or to meet unique geographical needs that cannot be satisfied on other lands;
- (c) Lack of available urban and nonresource lands;
- (d) Availability of existing rights of way;
- (e) Public health and safety; and
- (f) Other requirements of state or federal agencies.

Questions?

**Objection to Application for Site Plan Review by Harmoni Towers and Verizon Wireless
to Locate a Transmission Tower on Land Zoned EFU**

To: Crook County Planning Department, by submission at December 17, 2025, Crook County
Planning Commission Hearing

Objectors: Annette Kolodzie, Ph.D. (Physics)
Karen Jones

Objectors' Mailing Address: PO Box 126, Powell Butte OR 97753
Objectors' Residence Address: 1900 SW Parrish Ln, Powell Butte OR
Objectors' Email Address: atkjuniper@gmail.com

Subject Application: Application for Site Plan Review by Harmoni Towers and Verizon Wireless to
locate a 158' monopole transmission tower on land zoned Exclusive Farm Use (EFU3 - Powell
Butte)

Record No.: 217-25-000293 PLNG

Applicants: Harmoni Towers and Verizon Wireless

Property Owner: Alexander Ranch, LLC

Subject Property: 3450 SW Williams Rd, Powell Butte OR; Taxlot # 15141400-00100-14931

The Objectors are residents of Powell Butte, Crook County, Oregon and are interested parties in this matter as they reside in the community and the subject 150' monopole cell tower proposed by Verizon is in their viewscape.

The 150' monopole transmission tower that Verizon proposes to build is on land in Powell Butte (Crook County) zoned Exclusive Farm Use (EFU3). The site is in the heart of the Powell Butte community and on land that is actively farmed and has water rights. [Exhibits 40, 53]

The Objectors submit their Objections to the Application for Site Plan Review (the "Application") by Harmoni Towers and Verizon Wireless (collectively, "Applicant" or "Verizon") to locate a 150' monopole transmission tower on land zoned Exclusive Farm Use (EFU3 - Powell Butte), as follows below. Objectors also submit and incorporate by reference the reports of consultants Steve Mahon, an expert with 40 years' experience in the Radio Frequency (RF) field, and Professor Michael Scheinfein, with 40 years' experience in the field of Applied and Engineering Physics, attached as Appendices 1 and 2, respectively.

**OUTLINE OF OPPOSITION TO VERIZON'S APPLICATION
FOR A TRANSMISSION TOWER ON EFU LAND**

- 1. EXECUTIVE SUMMARY**
- 2. CITATION FORMAT, DEFINITIONS, AND MAPPING METHODOLOGIES**
- 3. LEGAL LANDSCAPE**
- 4. OBJECTIONS**
 - 4.1. Objections to Verizon's Failure to Comply with the Procedural Requirements for Its Application**
 - 4.2. Objections to Verizon's Failure to Comply with the Substantive Requirements for Its Application**
- 5. APPENDICES**
 - Appendix 1 Steve Mahon RF Engineering Response to the Verizon Ditch Rider Project**
 - Appendix 2 Michael Scheinfein Report Regarding the Verizon Ditch Rider Project**
 - Appendix 3 Oregon Secretary of State Amended Annual Report**

1. EXECUTIVE SUMMARY

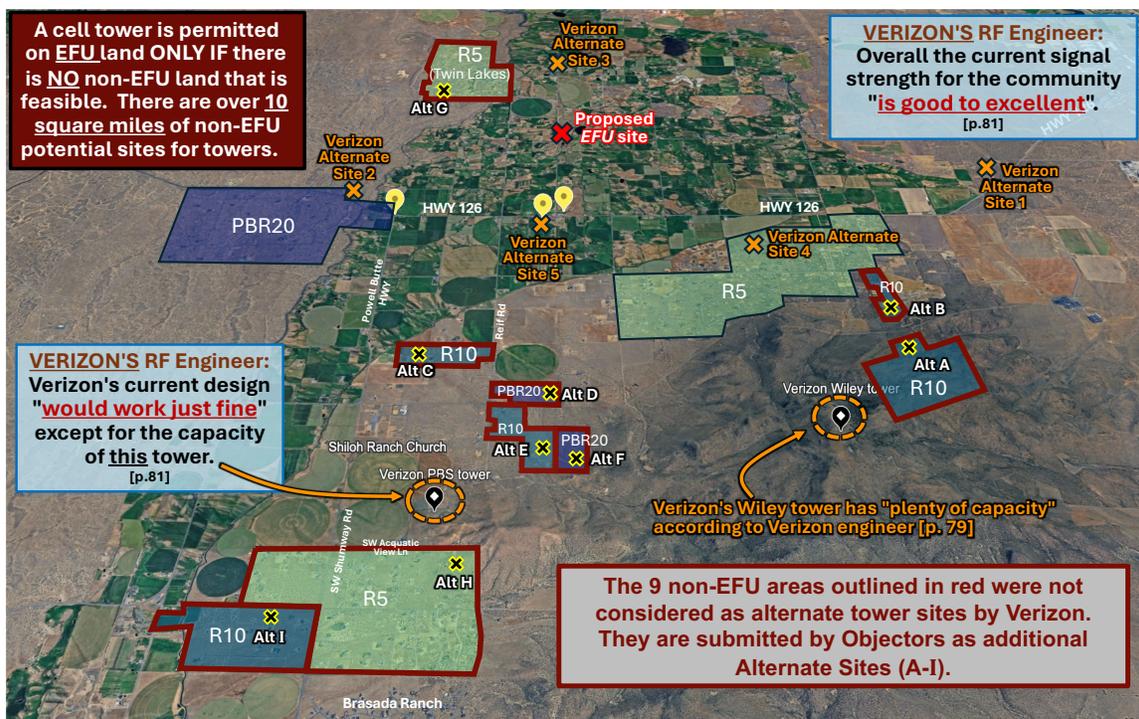
"Overall the signal strength [in Powell Butte] is good to excellent."

Verizon internal engineer, Application p. 81

The Oregon statutes and Crook County Code take into account and balance two priorities -- the need for residents to have cell service and the need, clearly recognized in Oregon, of preserving farmland. Therefore, the legal requirement is that if non-EFU land can reasonably be used for locating a cell tower, the tower must be sited there. Farmland is a possible location for a tower, but only after 1) there has been a fair and proper evaluation and it is confirmed that there are no non-EFU sites that are feasible for meeting the cell service needs and 2) the applicant has given proof that it cannot use an existing tower for its purposes. It makes sense that the burden of looking for non-EFU land and proving none is available is on the cellular company that wants to take farmland for its tower.

It will be substantiated in this Objection that Verizon has wholly failed to justify the need to put its 150 foot (14-story) tower in the heart of Powell Butte farmland. Two experts submitting reports in support of this Objection attest that there are **a number** of options for using non-EFU land to satisfy what Verizon says its service goals are. Not only that, the reports of **Verizon's** two engineers establish that the non-EFU sites they identified could feasibly meet Verizon's objectives for a tower.

This map of Powell Butte showing non-EFU land that could be available for the cell tower tells the story. Non-EFU zones (R5, R10, PBR20, and RSC (Rural Service Center)), some identified by Verizon and others Verizon has not considered, are shown.



The proposed site is on a flat piece of farmland. It is surrounded by Verizon's five Alternate Sites, with one site essentially the same in elevation as the proposed site and the other four higher in elevation. It seems from the map that the same factors that make the proposed site for a tower acceptable to Verizon could make the Alternate Sites feasible. In fact, that is what the reports from the Verizon experts show and what the experts submitting reports for the Objectors verify. Moreover, in addition to the five Alternate Sites of Verizon, there are nine other non-EFU areas that Verizon did not identify that could be feasible alternatives to putting the Verizon tower on farmland. In sum, there are over **10 square miles** of non-farmland potential sites that could be reasonable options, meaning that Verizon fails to meet the legal requirements for putting its tower on EFU farmland. All of this is described in detail below.

Furthermore, Alternate Site 1 is an existing Sprint tower near the corner of Wiley Road and Highway 126. The Sprint tower is on land 272 feet higher in elevation and is taller than the proposed tower by 30 feet; therefore, if it used the Sprint tower, Verizon's antennas would be 302' higher than they would be on the EFU site. Using the Sprint tower, Verizon could possibly provide coverage for a significantly larger area than if it uses the proposed site. At one point, this must have been an acceptable site to Verizon, because in 2015 Verizon applied for and received a permit to put its antennas on that Sprint tower. Verizon should not be allowed to use exclusive farmland when it has other reasonable alternatives for providing its desired services.

There are two other points to be made. First, it is understandable why Verizon would choose EFU land for its 150 foot tower. For towers under 200 feet on **EFU** land, Verizon's Application goes through a site plan review. However, siting a tower over **35 feet on non-EFU** land requires a Conditional Use Permit, which would mean many additional and stringent criteria for Verizon to meet in its Application. From a detailed review of the material supporting its Application, it seems fair to say it is not the location of the proposed site that makes it desirable to Verizon, it is the lesser review process that comes with the EFU zoning.

Secondly, this Objection will show in great detail that the materials Verizon has presented in its Application are so rife with errors, internal inconsistencies, and deficiencies the Application is insufficient as a matter of law. When scrutinized, the technical data Verizon relies on does not meet fundamental engineering standards of credibility, as Objectors' experts explain. As two examples, the coordinates Verizon submits for three of its five non-EFU Alternate Sites it is required to identify and consider are on **EFU** land, and Verizon includes a significant amount of uninhabited BLM land as area where it says it needs to improve user service.

In addition, the most basic facts in the Application are incorrect, including: the Application is not submitted on behalf of the actual owner of record of the proposed property; the Application is not submitted on behalf of the entity that purportedly has a lease for a cell tower on the proposed property; and it is arguable that the owner of the property (a LLC) is not authorized to lease the proposed property for a cell tower.

The County must deny the Application outright because of the inadequacies of the Application and Verizon's failure to present credible evidence sufficient to meet its burden of proving its proposed site on EFU land meets its stated objectives while all the Alternate sites cannot.

2. CITATION FORMAT, DEFINITIONS, AND MAPPING METHODOLOGIES

Page numbers without reference to another source, such as [p. X], refer to page number of the Application. Because the pages of the Application are not individually numbered, the references to Application page numbers refer to the page numbers of the .pdf of the Application posted by the County on its official website.

Signal strength for a cell phone is measured in decibel milliwatts, which is abbreviated **dBm**. The measurements are in negative numbers, meaning the lower the negative number, the better the signal. Therefore -85dBm is a stronger signal than -95dBm.

Verizon is proposing a monopole structure for its utility facility. The terms monopole, tower, and cell tower are used interchangeably in this document.

Verizon has presented a number of different maps in its submitted documents. In order to orient locations in the Verizon maps more particularly, Objectors have overlaid a number of these maps with the Crook County Online GIS Taxlot map at <https://gis.crookcountyor.gov/portal/apps/experiencebuilder/experience/?id=198a40c0e3314264ade1bc748f288c0f>. To make the overlays as accurate as possible to the Verizon maps, anchor locations such as coordinates for the proposed tower site and the locations of Verizon's existing towers, and landmarks such as Highway 126 were used to match positions and scales between the maps and overlays.

Maps indicating Crook County zoning regions were generated using the Crook County Online GIS Map.

Determination of locations by Latitude and Longitude coordinates was performed using Google Earth™. Google Earth™ was also used to generate images of land and 2D and 3D maps.

3. LEGAL LANDSCAPE

In order to have its Application approved, Verizon has the burden under ORS 215.275(2) and Crook County Code ("CCC") 18.16.015(15)(a)(i) of showing that there are technical or engineering factors that make it **not feasible** to meet its stated objectives by putting a tower or towers on **non-EFU** land. *Sprint PCS v. Washington County*, 186 Or App 470, 480-81 (2003). Importantly, it does not matter if the site of the tower proposed by Verizon is the **best** site for its purposes. The requirement Verizon must meet is to establish it is not reasonable to use the non-EFU sites for its stated purposes. *Harshman v. Jackson County*, 41 Or LUBA 330, 335 (2002), citing *City of Albany v. Linn County*, 40 Or LUBA 38, 47 (2001).

To exclude a non-EFU site as a possible alternative to the proposed tower on EFU land under ORS 215.275, Verizon must prove, and the County must find, that there are technical or engineering reasons that make each of the relevant non-EFU possible sites infeasible. *City of Albany* at 46. "Therefore, to approve location of a utility facility on EFU land under the statute, the county must consider reasonable alternatives on non-EFU lands, if any, and determine the proposed EFU-zoned site "must" be used because the non-EFU alternative sites cannot be used based on one or more of the ORS 215.275(2) factors", here, the relevant factors being technical or engineering infeasibility. *Id.*

This analysis must be applied to each of the possible non-EFU alternate sites -- those submitted by Verizon and those proposed by the Objectors. In this Objection and the reports of Objectors' two experts, there are 14 such non-EFU alternate sites and at least one collocation possibility that could be used rather than the proposed EFU site.

The *Sprint* case explains that a non-EFU site that appears to satisfy the Verizon's defined objectives must be used even if the alternative is a facility on that non-EFU location that requires a different component design than the preferred EFU location. *Sprint* at 479. In fact, Verizon must use a non-EFU site if a different design would make the alternate site a reasonable alternative, even if the design for the non-EFU facility is not substantially similar to the facility on the proposed EFU site. (An applicant's "obligation to consider reasonable alternatives may include consideration of facilities on non-EFU land that are 'not substantially similar' to the facilities sited on EFU land.") *Id.*

And Verizon cannot reject a non-EFU option based upon cost of that option. ORS 215.275(3); CCC 18.16015(15)(a)(ii). In other words, Verizon must place its facility on non-EFU land even if it is more expensive to put it there than on EFU land. ORS 215.275(3); CCC 18.16015(15)(a)(ii) provide:

(ii) Costs associated with any of the factors listed in subsection (15)(a)(i) of this section may be considered but cost alone may not be the only consideration in determining that a utility facility is necessary for public service. Land costs shall not be included when considering alternative locations for substantially similar utility facilities and the siting of utility facilities that are not substantially similar.

One comment must be made pertaining to the statement in the Application that, "The Applicant is entitled to a **considerable amount of discretion** in determining the objectives for the facility **and**

alternative sites that do not meet those objectives are not "reasonable alternatives" under ORS 215.275(2), " citing *Sprint* at 480-81 (emphasis added). That is a misinterpretation of the *Sprint* case and the law as it relates to the determination of whether alternate sites are reasonable alternatives. *Sprint* could not be more clear that only the factors in ORS 215.275(2) establish whether an alternative site is a reasonable alternative, not Verizon's business objectives. "Textually, the factors set out in ORS 215.275(2) define when it is 'necessary' to reject reasonable alternatives." *Id.* at 476. This point is emphasized here so that the County does not improperly defer to Verizon's decisions, but rather judiciously applies the criteria of ORS 215.275(2). The Court in *Sprint* provided the proper guidance for the County, clarifying

That standard (of requiring local governments to defer to a utility's defined objectives), however, finds no support in the text, context, or legislative history of ORS 215.283(1)(d) or ORS 215.275. Rather, ORS 215.283(1)(d) allows as a permitted use on EFU land "[u]tility facilities necessary for public service." Utility facilities are permitted uses on EFU land because they advance those service needs. That statutory goal provides the appropriate criterion for local governments to apply in determining what constitutes a reasonable alternative.

Id. at 481.

In determining if Verizon has met its legal burdens described above, it is essential in this case that the County recognize that the supporting evidence Verizon has submitted must, as a matter of fact and law, meet a threshold of substantive sufficiency and credibility. It is unreasonable as a matter of law for the County here to rely on Verizon's technical supporting material if sufficient evidence undermining Verizon's experts' assumptions is submitted during in this case. *ODOT v. Clackamas County*, 27 Or LUBA 141, 146 (1994), footnote 5 "Substantial evidence is evidence a reasonable person would rely on to support a conclusion." *Dodd v. Hood River County*, 317 OR 172, 179, 855 P2d 608 (1993). This Objection and the reports of Objectors' experts demonstrate that not only has Verizon failed to present evidence to meet all of its requirements under the relevant codes, the evidence it has submitted is not sufficiently credible for the County to rely on.

A separate requirement under CCC 18.124.110(3)(k) is that Verizon provide proof it is not able to collocate similar facilities on existing transmission structures.

The approval process for the Verizon Application is governed by Crook County 18.124.110 (1), (2), and (3), as discussed herein.

4. OBJECTIONS

Neither the procedural nor substantive requirements for siting a transmission tower on EFU land are trivial or mere formalities. As noted above, ORS 215.275 strikes the balance between the need to site cell towers on EFU land and the need to preserve farmland. *Sprint* at 475. That balance is maintained, and the rights of landowners are protected, only when a cell provider's application for a tower on EFU land is scrupulously examined for compliance with both the procedural and substantive criteria of ORS 215.275 and the relevant Crook County Code provisions, in this case CCC 18.16.015(15), and 18.124.110(1)-(3). Objectors submit that a county's failure to require an Applicant's compliance with any of the relevant criteria -- **procedural or substantive** -- constitute substantial harm to property owners in the area affected by the installation of a cell tower on EFU land.

Section 4.1 identifies the multiple instances in which Verizon fails to comply with the procedural requirements for a transmission tower application under Oregon statutes and the Crook County Code.

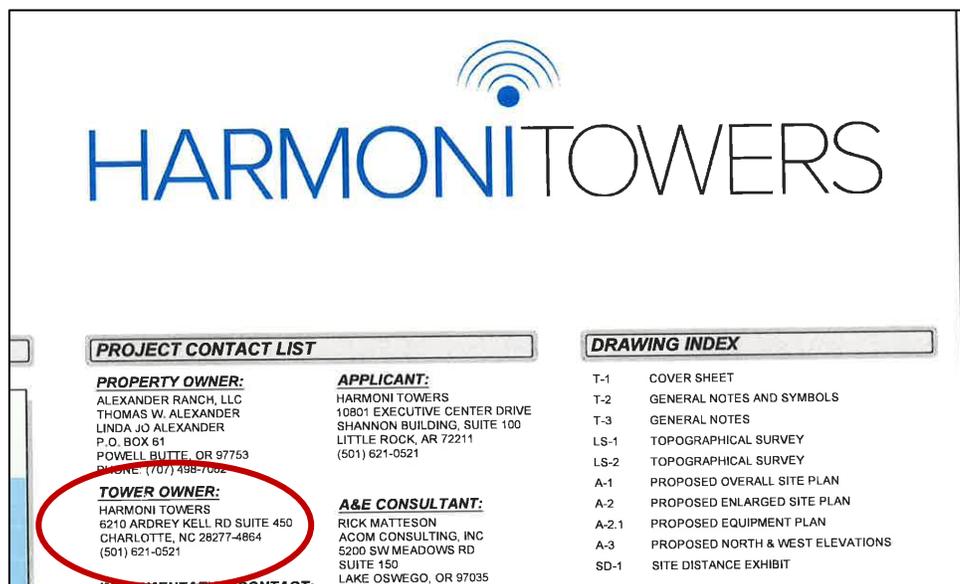
Section 4.2 sets forth the numerous instances in which Verizon fails to comply with the substantive requirements for a transmission tower application under the Oregon statutes and the Crook County Code.

4.1 Objections to Verizon's Failure to Comply with the Procedural Requirements for Its Application

Objectors object to the Application because it suffers from the following fundamental procedural or administrative errors.

- a) The Application was not filed by the property owner. Alexander Ranch, LLC owns the property purportedly leased for the proposed cell tower [Staff Report p. 1; Deed filed as record number 2025-330795]. However, the Application was signed by Thomas Alexander in his individual capacity, on January 24, 2025 [p. 4]. Thomas Alexander does not own the property and cannot properly submit the Application or authorize its submission. The Application is invalid as it is not signed and submitted by the property owner of record.
- b) The Agent Authorization Form purportedly authorizing Acom Consulting Inc. to "submit" and "manage" the Application on behalf of the Property Owner is invalid. The Authorization form is signed by Thomas Alexander in his individual capacity, not by the owner of the property, Alexander Ranch, LLC [p. 5]. Thus, Acom Consulting has not been authorized by the property owner to submit and manage the Application.
- c) If filed on behalf of an LLC, the Agent Authorization Form requires the names of authorized signers of the entity to be listed. [p. 5] As discussed herein, the authorized signers for the LLC could become an issue with respect to this Application; therefore, this deficiency is not immaterial. A portion of the Harmoni Towers drawings for the proposed tower lists Property Owners as Alexander Ranch, LLC, Thomas W. Alexander, and Linda Jo Alexander. [p. 70]

- d) The Agent Authorization Form requires that if the property is owned by an LLC, the operating agreement of the LLC must be submitted. [p. 5] The failure of Applicant to submit the Alexander Ranch, LLC operating agreement is a material error because without the ability to review this operating agreement, it is not possible to determine if the LLC had the legal authority to lease land for a cell tower. In fact, Alexander Ranch, LLC documents filed with the Oregon Secretary of State provide that the LLC's permitted operations are limited "[t]o **conduct hay and cattle sales** and land leasing and to engage in all activities **incident thereto.**" (emphasis added) [Appendix 3] Objectors contend that the term "land leasing" means leasing incident to hay and cattle operations. Thus, the LLC would not be allowed by law to lease land for a cell tower, making Alexander Ranch, LLC's execution of a lease for installing and operating a cell tower an *ultra vires* act of the LLC. Objectors submit that the lease of land for the cell tower is invalid.
- e) The Application was not submitted on behalf of the entity that purportedly leased the property from Alexander Ranch, LLC. The Memorandum of Lease indicates a lease between Alexander Ranch, LLC, as Landlord, and PI Tower Development LLC, as Tenant. [p. 65] Although it is stated that Harmoni has secured a lease with the owners for a cell tower [p. 8], there is nothing in the record that establishes that the entity with the lease on the subject property, PI Tower Development LLC, is participating in the Application. As such, the Application is invalid in that no party to the Application has been shown to have the right to install a cell tower on the subject property.
- f) The Application was purportedly submitted by Harmoni Towers and Verizon Wireless [p. 7], with Acom Consulting serving as the agent for both. [p. 5]. As noted previously, Acom Consulting has not been given proper authority to submit the Application by the landowner of record. Moreover, there is an Agent Authorization form from Verizon Wireless to Acom Consulting [p. 6], but there is no corresponding Agent Authorization form from Harmoni Towers to Acom. As such, the Application has not been properly submitted on behalf of Harmoni Towers, the entity that will build, operate, and own the tower, as indicated in the Application (See, for instance, the red oval in the image below from the Harmoni design document. [p. 70])



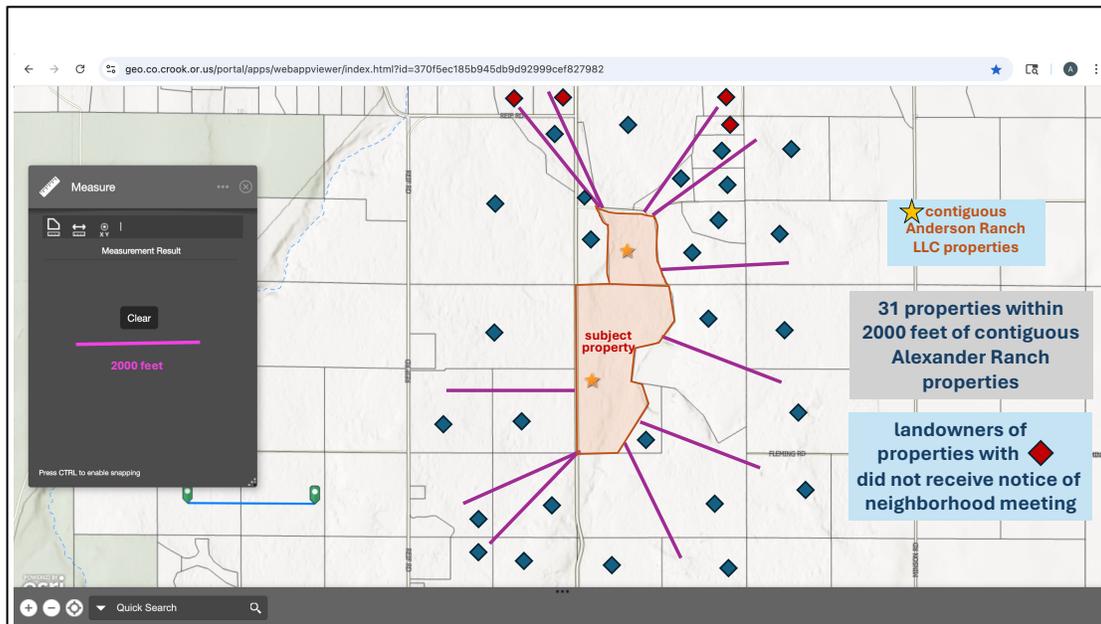
- g) CCC 18.124.110(3) requires submission of "A copy of the executed lease from the owner of the site of the property where the tower will be located." Only a copy of a Memorandum of the lease was submitted. [p. 65; Staff Report p. 7]. Because of the issues and questions raised in the previous points, Objectors contend that it is a material omission for the County not to require the executed lease to be submitted. The Staff Report incorrectly stated this requirement was satisfied.
- h) The Staff Report refers to a deed from Thomas W. Alexander to Alexander Ranch, LLC for the subject property dated **March 19, 2025**. [Staff Report p. 1] The Staff Report refers to a memorandum of lease, "documenting a lease agreement for the subject property executed on **January 23, 2025**, between Alexander Ranch LLC, as landlord, and PI Tower Development LLC as tenant..." (emphasis added). [Staff Report p. 7] The date of the referenced deed is **after** the date of the lease, meaning the documents on their faces indicate that Alexander Ranch, LLC did not own the property at the time it leased the subject land for the tower. This is yet another reason an executed copy of the lease is needed, to be able to determine, for instance, if the lease contains an after-acquired property clause or other terms relevant to propriety of the Verizon Application.
- i) Applicant used the Crook County application form for "Site Plan Review - Administrative". On page 3 of the form, Applicant failed to indicate the location of all existing water rights and to obtain the Water Master's signature *prior* to submitting the Application to the Planning Department. (emphasis in original) [p. 3] This procedure was not followed by the Applicant. An adjoining landowner verifies that there are 4 Water Resources permitted agricultural wells located on the parcel where Verizon wants to locate the tower. And the property has a pivot irrigation system as well as five wheel line irrigation systems and hand line irrigation systems to cover field edges and corners. [Exhibit 53]
- j) The Approval process for the Application under CCC 18.124.110(2)(c) requires that a balloon or crane test occur "after" the mandatory neighborhood meeting. "The applicant shall schedule the balloon test so that it can be conducted no later than two business days **following the date of the neighborhood meeting** or such time as is agreeable to the neighbors at the meeting, but in no event shall the balloon test occur more than 30 days following the date of the neighborhood meeting." (emphasis added). Applicant's documents establish that the balloon test on March 6, 2025 [p. 29] occurred *before* the neighborhood meeting on May 4, 2025 [p.151]. Verizon and the Staff Report omit this requirement when listing the submission criteria of CCC 18.124.110(2).

- k) The statement by Verizon on page 14 that the tower is to be located on property that is not actively farmed is materially incorrect [p. 14]. See Exhibit 40, "the site has actively been farmed for years", and Exhibit 53, the "parcel has been farmed continuously" since at least 2010. The images below were taken of the proposed site in November 2025.



- l) The Applicant did not comply with the submittal criteria under CCC 18.124.110(3)(d) regarding notice of the required pre-Application neighborhood meeting mandated by CCC 18.124.110(2) Notice under CCC 18.124.110(2) must be mailed no less than 10 days prior to the meeting to owners of record of property within 2000 feet of the property on which an applicant proposes to establish a tower or monopole greater than 30 feet in height. For a new tower, Applicant must submit a copy of the notice and **a certificate of mailing** showing that the notice was mailed to the list of property owners defined in CCC 18.124.110(2). Verizon provided copies of the notice and Crook County mailing list of owners within 2000 feet of the subject property. [p.149, 150, etc.; Staff Report p. 8], but did not submit a certificate of mailing, as required. The Staff Report is incorrect that the condition of CCC 18.124.110(3)(d) is satisfied. [Staff Report p. 8]

m) Moreover, both Verizon and the Staff in its Report fail to properly apply the provisions of CCC 18.124.110(2)(b). That section states, "For the purpose of this section, the property on which an applicant proposes to establish a transmission tower includes the lot of record on which the applicant will locate the facility **and all contiguous lots of record held in common ownership.**" (emphasis added). Alexander Ranch, LLC owns not only the proposed cell tower site, it also owns a contiguous lot, Tax Lot # 1514110000104-14930. By its own admission and submission materials, Applicant failed to notify the four property owners within 2000 feet of the contiguous lot. [See map below.] Two of landowners within 2000 feet of the contiguous Alexander Ranch, LLC property have submitted documents to the County stating the mailing was not received. [Exhibit 54]. The Staff Report incorrectly stated this requirement was satisfied.



4.2. Objections to Verizon's Failure to Comply with the Substantive Requirements for Its Application

Preliminary Discussion

As a prelude to pointing out specific deficiencies in Verizon's Application and technical supporting materials, Objectors direct attention to the purported reason Verizon seeks to locate its tower on EFU land. As the relevant law and Staff Report [at p. 6] set forth, Verizon must show that its stated objectives support the goal of "providing a utility service" and that it has properly considered reasonable non-EFU alternate sites but have ruled them out because none are technically feasible alternatives to the proposed site.

Verizon's internal engineer, Tom Fergusson, confirms that cell signal strength in the Powell Butte Community is "**good to excellent**". [p. 81] (emphasis added). (His report mentions complaints in the area south of Highway 126 in the shadow of the Powell Buttes. However, that area is **not** part of the Biwabkos Alternate Site Analysis, so cannot be included in the assessment of the proposed sites, as is discussed below.) This admission by Verizon is crucial to evaluating Verizon's goal of providing a utility service. "If Verizon did not have exhausted sectors, **this design would work just fine** but will struggle as sites have diminished capacity." [p. 81] The Fergusson report clearly explains that the issue Verizon contends it is facing is that the Powell Butte South tower needs to offload capacity. That is the tower that appears to serve the area in the vicinity of Brasada Ranch. The exhausted sector cannot refer to the Wiley tower on top of Powell Buttes, because Verizon's admission is that tower has "plenty of capacity" and is **NOT** the driver for the proposed site. [p. 79]

Therefore, if Verizon has a "utility service" issue it is with the Powell Butte South tower. But Verizon does not seem to have directed its solution in that area. The proposed site on EFU land is 5.85 miles away from Powell Butte South. [p. 92] There could be towers on non-EFU land closer and at higher elevations than the proposed tower that could feasibly offload Power Butte South, as shown in Objectors' maps below and in the report of Objectors' expert Scheinfein [Scheinfein p. 57]. The facts seem to indicate that a driving motivation for Verizon in putting a cell tower on flat land in the middle of the Powell Butte Community is to be able to lease space on its tower to other cell providers, as referenced in the report of Verizon's Biwabkos engineer. [p. 143] Since the existing "utility service" in the Powell Butte Community is "good to excellent", the proposed tower is not needed for service coverage. The ability of Verizon to lease space on a tower on the proposed EFU land does not, in and of itself, advance the statutory goal of providing utility services. *Sprint* at 482.

To state the obvious, it is of great advantage to Verizon to be able to locate its 150 foot tower on EFU land and only have to comply with the criteria of a site plan review under CCC 18.124.110. Siting a tower on non-EFU land would almost certainly require Verizon to comply with the significantly more stringent criteria of CCC 18.160 for Conditional Uses. However, the objective of Verizon having an easier approval process by siting its tower on EFU land in no way advances the statutory goal of providing a utility service.

Objection to Verizon's Conclusion That There are No Feasible Alternate Sites

The material Verizon has submitted from its internal engineer Fergusson and the Biwabkos engineer Kennedy fail to support the requirements of its Application for a cell tower on EFU land under the relevant law described above. The Objectors' objections to the sufficiency of the technical evidence in the Verizon Application are broken down into two areas:

- 1) General deficiencies in the reports of the Verizon engineer and the Biwabkos engineer that undermine the credibility of those reports. In short, the technical material submitted by Verizon to support its Application pertaining to the alternate non-EFU site analysis is factually and legally incapable of sustaining that burden.
- 2) The substantive insufficiency of the Fergusson and Biwabkos reports to satisfy Verizon's burdens under ORS 215.275(2) and CCC 18.124.110(3) and 18.16.015(15) because, in reality, a number of alternate sites could be feasible alternates for the proposed tower.

As a predicate to the discussion below, it is noted that the three reports of Biwabkos Consultants LLC ("Biwabkos") are the only materials supporting Verizon's alternate site analysis. The report submitted by the Verizon internal engineer, Tom Fergusson, does not speak to the feasibility of alternate non-EFU sites, although the Verizon internal data presented by Fergusson does contradict and shine light on the lack of credibility of the Biwabkos reports.

Objectors submit in support of this Objection the reports of two experts, Steve Mahon, an RF Semiconductor Consultant with 40 years' experience in RF electronics and 45 years of Engineer, Managerial and Executive experience [Mahon report at pp. 46-52], and Michael Scheinfein, Retired Professor of Applied and Engineering Physics [Scheinfein report at pp. 53-59]. Based on the information and analyses contained in their reports, each consultant concludes that alternate non-EFU sites are feasible for Verizon's stated objectives. This conclusion is supported by additional information submitted in this Objection. Two specific sites, Alternate Site 1 and Alternate Site 3, are assessed by Mahon and Scheinfein to be reasonable options for Verizon's purposes. However, as they conclude and as is set forth in great detail in this Objection, the analysis and data submitted by the Biwabkos engineer inherently fails to exclude **any** of the five alternate sites identified by Verizon.

(As an aside, while Objectors do not concede that Verizon's intention to possibly lease space on its proposed tower for other cell companies' antennas furthers the statutory goal of providing a utility service [Staff Report, p. 4 and *Sprint* at 482], there is nothing in the record that indicates Verizon could not lease out space to other cell providers on towers on **alternate sites**. On this point, it has not been suggested by Verizon that the proposed site has no advantage over an alternate site.)

The Feasibility of Alternate Sites 1 and 3

Alternate Site 1 is the existing Sprint tower located near the intersection of Highway 126 and Wiley Road, not far from the Prineville Airport. The tower is 196 feet in height and is on land at an elevation of 3276 feet. [p. 108] The Biwabkos report states that Verizon antennas could be installed at a height

of 180 feet on the Sprint tower. [p. 108] The proposed tower is 150 feet in height and located on land at an elevation of 3004 feet. [p. 89] Because of the difference in height and elevation, Verizon could install facilities on the Sprint tower 302 feet higher than it could on the proposed tower.

The Mahon report at pages 49-50 evaluates the Biwabkos analysis that relies on coverage maps and a calculation coverage area to compare the proposed site to the Alternate Sites. Mahon concludes Alternate 1 is a feasible non-EFU site, stating:

Alternate #1 is the existing “Sprint Tower” running close to Hwy 126 but further east of the proposed site. The text indicates that Alternate 1 “indoor” area coverage is 20% less than proposed solution but **ignores that the “in-vehicle” coverage for Alternate #1 is 1% greater than the proposed solution seen in the overlaid red oval. Alternate #1 also provides superior coverage along Highway 126 and the Powell Butte area while adding significant coverage to the area SW of Prineville.** The significant advantage of Alternate #1 is that it is an existing tower reducing the environmental impact of capacity expansion and likely lowering the cost while delivering additional capacity to the area. The Sprint Tower is on land 272 feet higher than the proposed solution. This would significantly increase the coverage with all other things being equal. **The conclusion of the slide is that it “does not satisfy the coverage and capacity objectives of the site”. This is a subjective statement at best as there are no quantitative goals or objectives for this project stated in the entire report. With the data supplied, Alternate #1 is feasible alternative.** (emphasis added) [Mahon p. 49]

Of significance to the option of using the Sprint tower (Alternate 1) is the fact that Verizon applied for and **received approval** to replace "all existing antennas on the tower and to install new ground equipment" in 2015. [Application Number 217-15-000199-PLNG. Approved August 17, 2015; Approval expired August 17, 2017.] This fact undermines Verizon's position that Alternate 1 is not a feasible solution for Verizon and that it is not able to collocate similar telecommunication structures on existing transmission facilities, thereby meaning Verizon fails to comply with CCC 18.124.110(3). At least at one point in time, Verizon must have concluded that the Sprint tower was a reasonable option for providing utility service to the Powell Butte Community. Screenshots of documents relating to the 2015 Verizon Application are below.

Acom

1125 SE Clatsop
Portland OR 97202

June 29th, 2015

Crook County, Community Development
Planning Division
300 NE 3rd Street, Room 12
Prineville Oregon 97754

RE: Land Use Permit for Verizon Wireless cell site located at 8300 SE Wiley Road,
Powell Butte, OR 97753

Verizon Wireless would like to modify a cell site located at 8300 SE Wiley Road,
Powell Butte, OR 97753 (Crook County)

Verizon would like to modify an existing cell site by replacing all existing antennas
with like sized antennas and replace the current ground equipment.
There will be no change to the overall tower height.



Crook County
Community Development
300 NE 3rd Street, Prineville, OR 97754
(541)447-8156
Fax (541)416-2139
ccplan@co.crook.or.us

FINDINGS AND DECISION
(Site Plan Review)

DATE: August 17, 2015

APPLICATION NO.: 217-15-000199-PLNG

DECISION

Based upon the above Findings, application 217-15-000199-PLNG is **APPROVED**, for replacement of antennas on an existing communications tower and replacement of existing ground equipment with new ground equipment, including outdoor equipment cabinets and a diesel generator, subject to the following conditions.

CONDITIONS AND REQUIREMENTS

BUILDING PERMITS: All necessary building construction permits must be obtained from the Crook County Building Department.

DURATION OF APPROVAL: The applicant shall meet all conditions of this approval within **two (2) years** from the date this decision became final, or this approval shall be void as required within Title 18, Chapter 18.172, Section 18.172.020(7). **Expires: August 17, 2017.**


Ann Beier, Assistant Planning Director
Crook County Planning Department

Regarding Alternate Site 3, Mahon states:

Below shows the comparison from the proposed solution to the Alternate #3 option. A visual comparison of the maps indicated that they are very similar. **The text indicates that the Alternate #3 “indoor” area is 16% less than proposed solution but ignores that the “in-vehicle” area for Alternate #3 is 2% greater than the proposed solution.** This should not be surprising as Alternate #3 is only 1.4 miles north of the proposed solution in a very flat area of the terrain. The proposed solution also has an advantage in the simulation as it’s at the center of the blue oval analyzed. The location of the blue oval is somewhat arbitrary. GPS coordinates submitted in the report show that Alternate #3 is located on EFU land contrary to the statement that it is non-EFU. However, it is quite close to non-EFU land zoned R5 in the Twin Lakes area. **The similarities in a simulated coverage would indicate that Alternate #3 or the Twin Lakes area are also feasible solutions.** (emphasis added)

The Scheinfein report provides a quantitative analysis of the capability of a tower on the proposed and alternate sites to meet the stated objectives of Verizon of increasing capacity along Highway 126 between Redmond and Prineville and expanding coverage to the Powell Butte community. [p. 78] From the calculations made in the Scheinfein report, he concludes that, based on the population in the Powell Butte area and the calculated cell phone and data services usage, the service needs in the area would be met by the proposed tower **or the alternate sites.** [Scheinfein p. 54]. His report goes further, quantitatively assessing the analysis and information presented by the Biwabkos engineer in his Alternate Site Analysis, and, specifically, the comparison tables on pages 112-116. [Scheinfein pp. 58]. Scheinfein reports:

I conclude that of the Alternatives analyzed in the Biwabkos report, using their methods and data, that either Alternative 1 or (an R5 area near) Alternative 3 would provide nearly identical coverage and performance in the area(s) of interest. Any offloading potential that Alternatives 1 and 3 provide to Wiley Tower (allowing Wiley to be turned down to the NNW and turned up to the SSE, see proposal p. 83) would also be nearly identical to that provided by the Proposed tower. According to the stated goals presented in the proposal (p. 78), Alternatives 1 and 3 are very feasible substitutes for the Proposed tower. (emphasis in original) [Scheinfein p. 58]

The Collocation Requirement

Because the Sprint tower is a feasible option for Verizon, the requirement under CCC 18.124.110(3)(k) that Verizon prove it cannot collocate its structures on an existing tower is unmet. The assertion by the Biwabkos engineer in his RF Design Analysis that, "Adding antennas to the [existing Verizon] neighbor sites located to the South will not provide the power per link or the throughput per link needed to resolve the issue" [p. 90] is disputed by Objectors and addressed further below.

The Feasibility of Other Verizon Alternate Sites

To be clear, it is not just Alternate Sites 1 and 3 that could be feasible non-EFU alternatives to the proposed site. Refer to the full Mahon and Scheinfein reports for additional details regarding the deficiency of the Verizon Alternate Site Analysis to disqualify the Alternate Sites.

Although the information and analysis in the Verizon supporting material, including the Biwabkos reports, is incomplete and flawed, it is adequate to establish that other alternate sites are also feasible. In fact, Scheinfein concludes:

Based on the entirety of the information presented and the amount of information that is not included in the proposal, it is a technically unreasonable conclusion to make that none of the Alternate sites are feasible options for meeting the objectives submitted by Verizon, especially if different design parameters can be used for the facilities. (emphasis in original) [Scheinfein pp. 58]

Confirming that Verizon has in no way met its burden, Mahon states, "In summary, the conclusion that none of the alternate sites are feasible is incorrect based on the presented data." [Mahon p. 52]

Defects in the Analyses and Conclusions of Verizon's Experts

For the purposes of the evaluation required of Verizon by ORS 215.275(2) and CCC 18.16.015, the Verizon Application and supporting materials are incomplete and deficient according to both of Objectors' consultants. In order for Verizon to have adequately identified objectives for a utility facility necessary for public service or to have performed a sufficient evaluation of the feasibility of

the Alternate Sites to be able to meet Verizon's stated objectives, more was required than was presented in the reports of its engineers. In his report, Mahon describes some of the deficiencies:

- The project goal is lacking in any quantification of that goal or any precision of the boundary of the “rural areas of Crook County” to be considered in the analysis. [Mahon p. 46]
- The overall state of the application is very disjointed. The application focused strongly on the current state of the poor signal coverage and little on the expected performance of the new tower. The application also strongly focuses on the signal coverage and very little on the capacity, and there is no projected data on capacity improvement at all. [Mahon p. 52]
- The application also shows no data on the number of users, households, and businesses that would be served by a new tower. The population densities vary considerably in the overall Redmond/Prineville corridor, and this information is key. [Mahon p. 52]
- There are inconsistencies, self-contradictions, and irrelevant data throughout the application. The area of analysis in the application is chosen such that the proposed solution location is shown in the best light even though it is a very low population density compared to the surrounding areas. It is difficult to believe that Verizon does not have more complete data on coverage and capacity models that could paint a clearer and more accurate picture of the impact on the Powell Butte and surrounding areas. [Mahon p. 52]
- The Verizon report on signal coverage is a partial analysis. It focuses solely on the LTE (4G) low-band coverage with no mention of higher capacity high band LTE, 5G NR (New Radio) or 5G SA (Stand Alone) bands. The Verizon engineer reaches the conclusion that the signal coverage is adequate with corroborating signal level maps. The reference to capacity is insufficient, with very limited data supplied. This is the only data on capacity in the entire application. There is no data presented for high-band data which is mentioned as crucial in the proposal summary. [Mahon p. 46]
- The principal parameter used in the Biwabkos report is RSRP (Reference Signal Receive Power) expressed in logarithmic power levels referenced to 1 milliwatt (dBm) coverage over a simulated area. The report contains the only consistent information in the overall application for coverage of all identified alternate sites but contains nothing for capacity. It is also the only controlled quantitative analysis of the project’s expected improvement. Unfortunately, the presentation fails to describe the simulation software used or any indication of the expected accuracy or margin on error. It also fails to address whether this is Low-Band, High-Band, LTE, 5G or an amalgamation of all bands. In the end all simulations have errors, and it is good science to know the expected accuracy so you can judge if small changes are significant or just noise in the simulation. [Mahon p. 47]
- In most of the data, signal coverage is judged by RSRP (Reference Signal Receive Power) alone. This is a fundamental and important parameter but is not a complete story in itself. In various sections of the proposal the level of -95dBm is considered a “strong

signal” (p. 146), “poor indoor and OK outdoor” (p. 81) and yellow in a green/yellow/red indicating good coverage in a vehicle (p.111). In detail, RSRP is only one parameter needed to describe signal quality. RSRQ (Reference Signal Receive Quality) and SINR (Signal to Interference and Noise Ratio) are also required. These parameters are defined in the proposal (pp. 146-148), but no data for this project is supplied. [Mahon p. 51]

- Also, the color codes scheme of green/yellow/red with limits of -85 dBm/-95dBm and -106dBm are generalizations and paint a limited picture. Low band frequencies of 600MHz to 800MHz penetrate vehicles and houses very well losing less than 10dBm moving from outside to inside a house. However, high band frequencies above 2.5 GHz will significantly decrease moving into a house. The advantage of the high band frequencies is that is where the capacity or bandwidth is greater as seen below from page 123. [Mahon p. 51]

The Scheinfein report corroborates that the Biwabkos Alternate Site Analysis is not sufficient with respect to Verizon's burden of demonstrating that it has considered reasonable alternatives, but due to technical or engineering feasibility it is necessary to site the facility on EFU land. [Staff Report p. 3; *Sprint* at 476.] Scheinfein explains:

The proposal contains no bandwidth/capacity data for the proposed site or any of the alternative sites. Further, while crowd sourced coverage and power data is available (CellMapper, which ironically cannot import data from iPhones since iPhones will not expose segments of the network to the user), there is no public avenue to access Verizon's capacity or upload speeds at present as this data is likely proprietary. **The alternatives analysis in the Verizon proposal is thus incomplete.** In order for planners to evaluate the proposal and the alternatives accurately, the proposal should include analysis based upon:

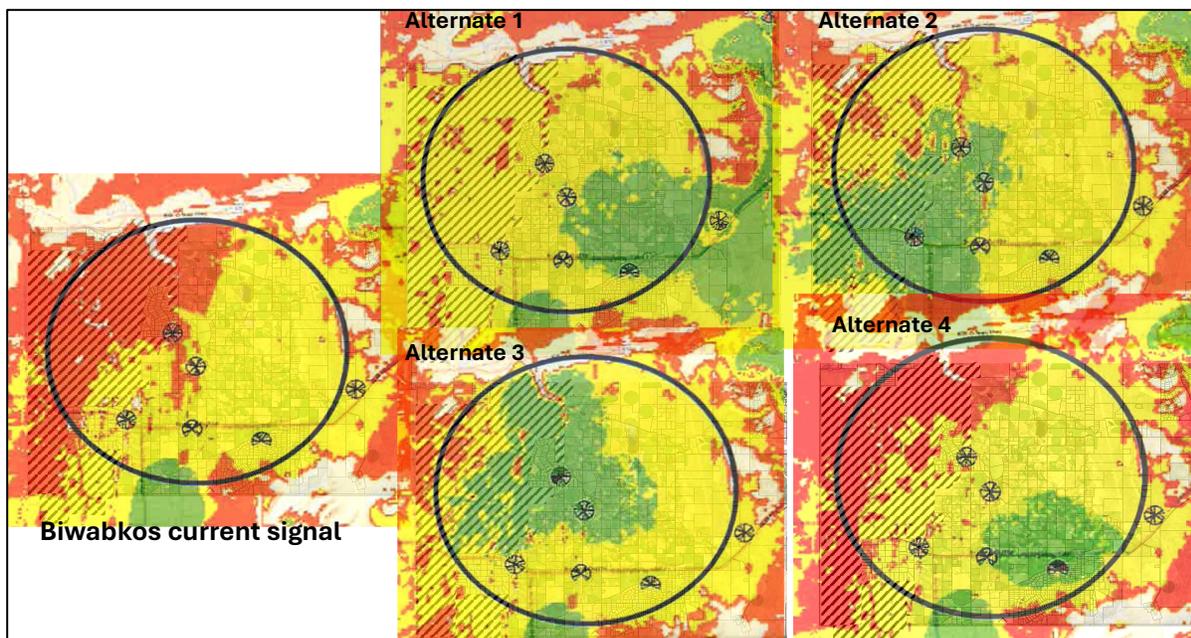
- Coverage maps of the area of interest by frequency band.
- Upload/download speed maps of the area of interest by frequency band.
- Cell tower capabilities including but not limited to:
 - Antenna frequency bands, upload/download rates, and total throughput per band.
 - Present-day capacity and estimated excess capacity per band.
- A quantitative metric to assess user experience.
- Metrics used for assessing off-loading capacity.

[Scheinfein report pp. 59](emphasis added)

The information that the two Verizon engineers do provide in their reports, although insufficient to support Verizon's burden of demonstrating compliance with ORS 215.275(2) and CCC 18.16.015, does serve to **undermine** the contention that the non-EFU alternatives are not feasible sites for a tower. For example, as Objectors' experts Mahon and Scheinfein describe, the Verizon and Biwabkos engineers only identify Verizon's coverage and capacity objectives for the proposed tower in a qualitative manner, using general descriptions such as *increasing signal strength, providing better customer experience, providing coverage in the rural area North of Highway 126, providing*

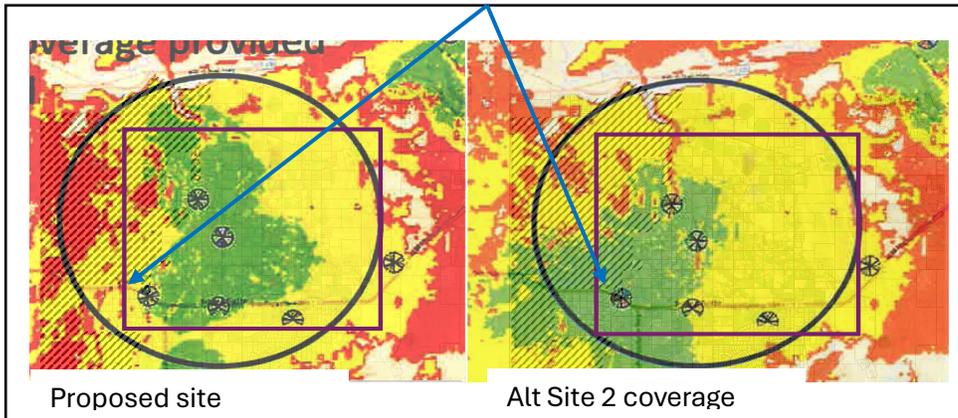
coverage along SW Williams Road and feeder roads, and providing additional bandwidth and throughput, while failing to identify any metric for evaluating the need for better or additional coverage or capacity, the desired goal, or performance of existing, proposed, or alternate sites. [p. 84, 88; Staff Report p. 4].

With respect to these qualitative goals stated by Verizon, **every one of the Verizon Alternate Sites satisfies the objectives** according to the current coverage maps submitted in the Biwabkos report. The maps below are the Biwabkos current coverage map on the left [p. 94] and the alternate site coverage maps on the right [pp. 112-115] (The cross-hatched areas of the maps are uninhabited areas that are explained later in this Objection. There are only 4 alternate site maps because Biwabkos used the same map for Alternates 4 and 5.) It is clear from the coverage maps for the Alternate Sites that, ignoring the cross-hatched area that essentially has no users, the objective of adding coverage to the Powell Butte Community is satisfied by all four alternative sites. For each of the alternatives, areas of yellow (-95dBm) or green (-85dBm) signal strength replace red (-106dBm) areas in the map of current coverage.

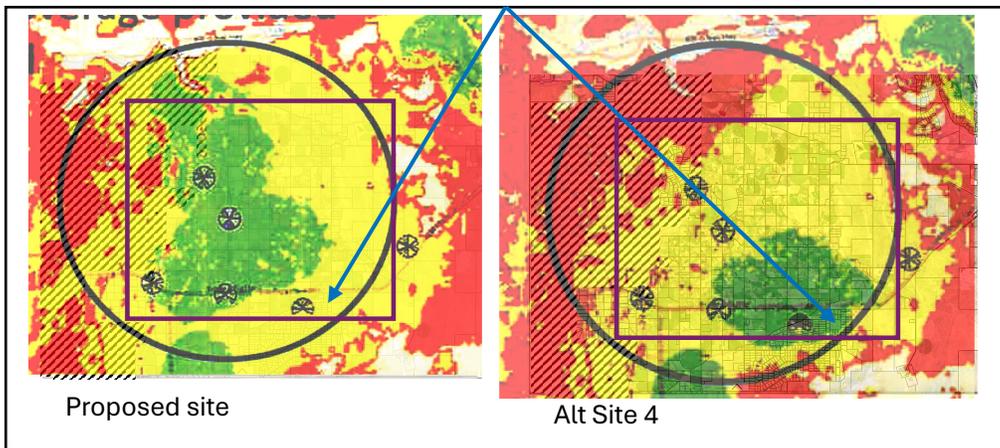


As was noted in the section discussing the legal landscape for this application, it is **irrelevant** if the proposed site is allegedly better or even the "**best**" site for Verizon's tower. The test is **only** if the Alternate Sites can feasibly be used to meet Verizon's objectives relating to improving customer experience in the Powell Butte community. *Harshman* at 335.

In fact, according to the Biwabkos maps, in some regards Alternate Sites provide **better** coverage than the proposed site. For instance, the coverage map for the proposed site provides lesser coverage than Alternate 2 for the area of west Highway 126 and the Powell Butte Residential 20 area just south of the highway in that region, which the Biwabkos report calls out as a problem area on pages 104 and 126 of the Application. (See the maps below.)



Similarly, the proposed site leaves parts of the R5 residential area south of 126 near Valley View Road in yellow (-95dBm), whereas Alternate 4 turns the same region green (-85dBm), as shown in the maps below.



Moreover, the conclusions reached in the Biwabkos Alternate Site Analysis rejecting the Alternate Sites are unsubstantiated and unsupported by the information presented in reports of the Verizon engineers. For instance, the Biwabkos engineer's conclusion that Alternate sites 2, 4, and 5 are "too close" to the Verizon Powell Butte South and Wiley towers (the neighbor sites to the South) [p. 117] is presumably based on possible interference between the towers. (Distances of the sites to the existing Verizon towers are shown in the table below.) Again, this is solely a qualitative statement, not supported by quantitative metrics. However, even this qualitative conclusion is contradicted within Verizon's technical information.

As was stated on page 82 of the Verizon engineer's report, the coverage areas between towers can be optimized by turning some towers down to reduce interference. Verizon proposes such optimization between its existing towers and the tower at the proposed site, saying, "Verizon will need to optimize all sites in the area" to minimize interference between the towers. "The optimization will happen after the proposed site is turned up." [p. 82] The Biwabkos engineer apparently did not take into account **that optimization could occur for towers at the Alternate Sites, just as Verizon plans to do with a tower at the proposed site.** The Verizon engineer's report contradicts the basis for Biwabkos disqualifying Sites 2, 4, and 5 as feasible alternatives because they are "too close to the neighbor sites to the South."

On the other hand, the conclusion is drawn in the Biwabkos Alternate Site Analysis that Alternate Sites 1 and 3 are too far from the Powell Butte South and Wiley towers when it is stated that these sites do not provide the offload needed. [p. 117] Again, that conclusion is not supported by **any** quantitative metric or any quantified analysis, is incomplete, and is refuted in the reports of Objectors' experts, as is discussed previously. [See Mahon and Scheinfein reports.] The Biwabkos engineer notes, "Capacity is providing bandwidth or processing capacity to service the customers in the area," yet there is no data from Biwabkos pertaining to bandwidth, processing capacity, throughput, or any other parameter relating to Wiley and Powell Butte South, the proposed, or any Alternate towers. And, while the Biwabkos report states that Alternate Sites 1 and 3 "do not provide the offload" [p. 117], the report does not say if other Alternate Site provides **better** offload than the proposed site.

Moreover, Biwabkos' rejection of Alternate Sites based solely on their distances to Verizon's Powell Butte South and Wiley towers relative to the distance of the proposed tower is blatantly erroneous. The report of the Verizon internal engineer on page 79 describes that the tower at the proposed site will provide "significant" offload to Verizon's McCain tower on top of Grizzly Mountain. The McCain tower **is eleven miles away from the proposed site.** [p. 79] Alternate 1 is only **4.6 miles** from the Wiley tower and **6.64 miles** from the Powell Butte South tower. Alternate 3 is only **6.86 miles** from the Wiley tower and **7.15 miles** from the Powell Butte South tower. In fact, Alternate 1 is closer to the Wiley tower than the proposed site. [See the table below.]

If the Biwabkos engineer's conclusions that Alternate 1 and 3 are not feasible options for meeting the capacity objectives are based solely on the distance from the existing towers, his conclusion is unsupportable.

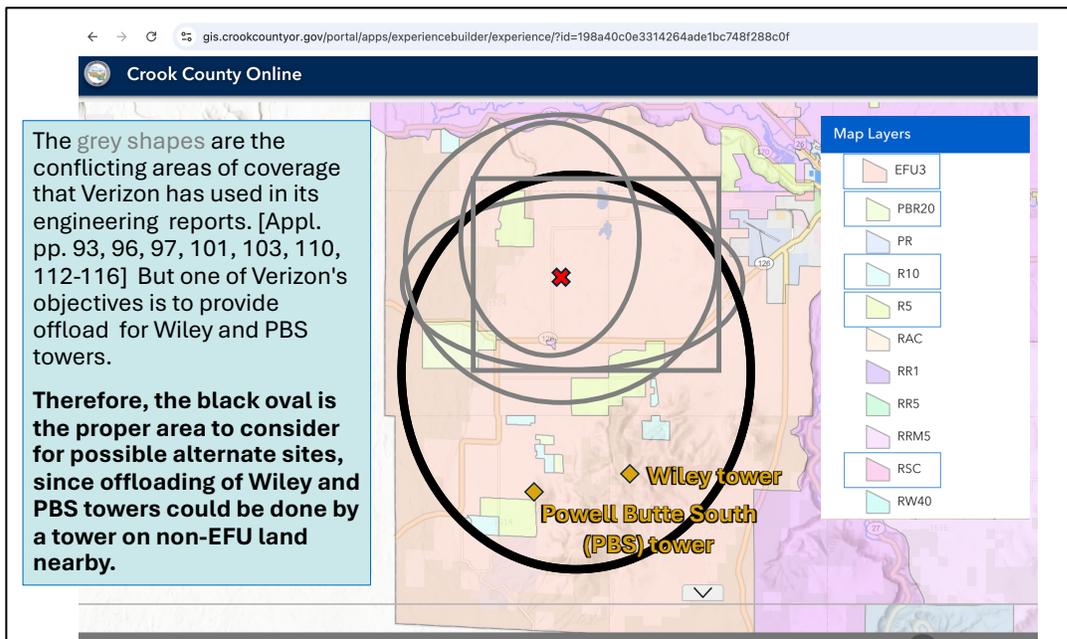
Site	Distance to Wiley (in miles)	Miles closer to Wiley than the proposed site	Distance to PBS (in miles)	Miles closer to PBS than the proposed site
Proposed	5.51		5.85	
Alternate 1	4.6	0.91	6.64	- 0.79
Alternate 2	5.35	0.16	4.47	1.38
Alternate 3	6.86	- 1.35	7.15	- 1.3
Alternate 4	3	2.51	4.36	1.49
Alternate 5	4	1.51	4.09	1.76

In summary, **every** reason given in the Biwabkos report on pages 117 and 118 for why the Alternate Sites are not reasonable alternatives to a tower on the proposed site has been shown by the reports of Objectors' experts and information and explanations in this Objection to be invalid. In addition, later in this Objection are set forth 19 deficiencies in the technical material supporting Verizon's Application that make the material not credible enough to be relied upon by the County.

Additional Alternate Sites Submitted by Objectors

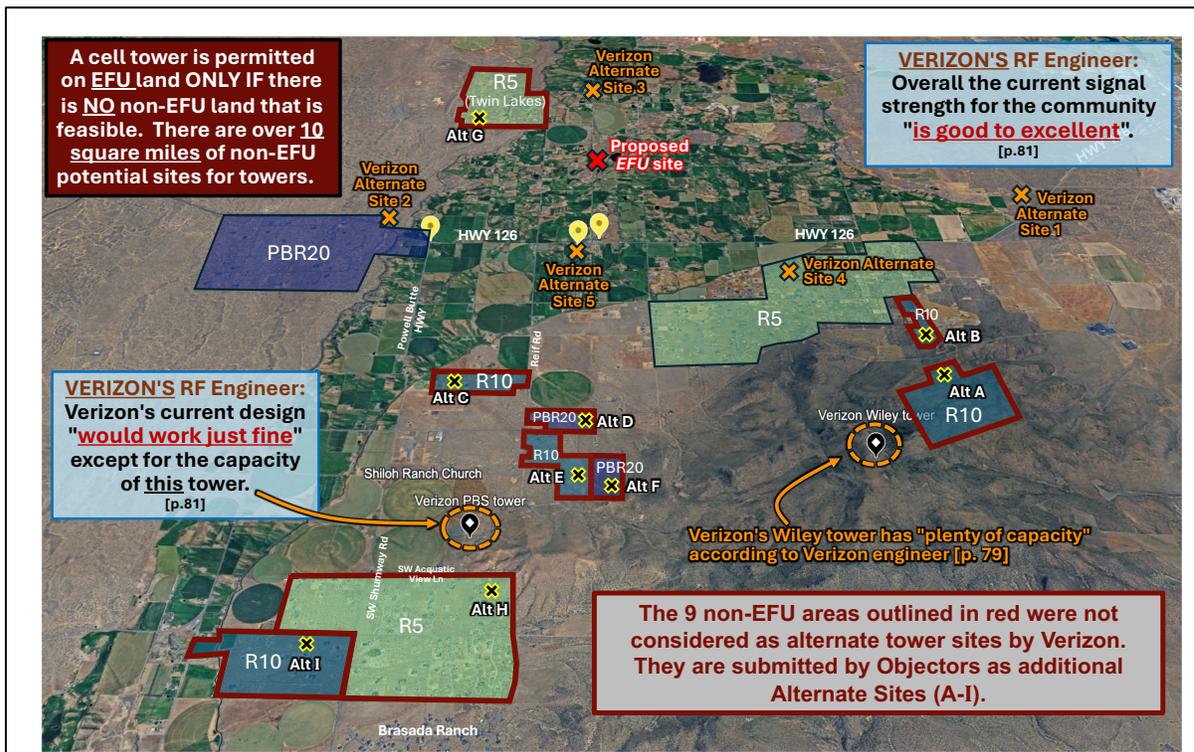
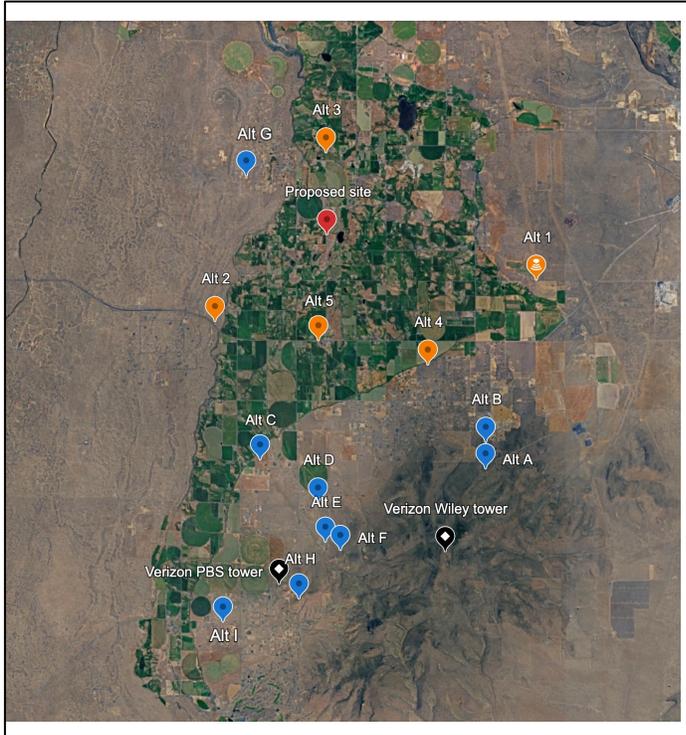
In addition to the five Alternate non-EFU sites identified by Verizon, Objectors submit nine additional non-EFU sites that could be feasible alternatives to the proposed EFU location. These sites are shown on the maps below and identified by a representative tax lot number in each of the areas. Verizon only identified possible alternate sites far north of its Powell Butte South ("PBS") tower. But the capacity of that tower is described by Verizon's engineer as the only issue that needs addressing in Powell Butte, saying that the Verizon design would "work just fine" if not for the exhausted tower. (Wiley tower has plenty of capacity.) [p. 79, 81] The ability to offload capacity from the Powell Butte South tower is a criterion Verizon imposes upon its proposed five Alternate sites, leading the Biwabkos engineer to reject Alternate Sites 1 and 3 for their purported inability to offload the Wiley and Powell Butte South towers. [p. 117] Therefore, it is improper not to consider non-EFU sites near Powell Butte South that could meet that criterion.

The map below is an online Crook County map that shows in grey the different areas of coverage Verizon's engineers have referred to when comparing coverage of the proposed and alternate sites. The legend of the non-EFU zoned areas is on the right.



The search ring should have been drawn larger, to encompass non-EFU potential sites for a tower closer to Verizon's Powell Butte South tower. When the search ring is drawn properly, it encompasses 8 additional non-EFU zoned areas that Objectors offer as sites that should be

considered as alternatives to the proposed EFU site. (See map below.) (A ninth area in the Twin Lakes Ranch region is added by Objectors, since Verizon's Alternate Site 3 is actually not in this non-EFU area.) The maps below indicate the 14 proposed alternate sites that must be included as possible reasonable alternatives to the EFU proposed site. Orange are sites Verizon identified; blue are sites Objectors submit.



For the purposes of clear identification of Objectors' Alternate sites, representative taxlot numbers and coordinates for one site within each of the non-EFU regions is listed. However, Objectors propose **all** of the taxlots within the 9 non-EFU zones (A-I) as possible reasonable alternatives to the proposed EFU tower location. The R5-zoned Alternate G is in the Twin Lakes Ranch area. Applicant proposed a site nearby (Alternate 3), but the coordinates for that site were not within the R5-zoned area; therefore, Objectors identify all the taxlots in the Twin Lakes Ranch area as Alternate Site G.

Alternate A (R10): representative taxlot 16150000050, coordinates 44.216391°N, 120.964527°W, elevation 4183'

Alternate B (R10): representative taxlot 1515320000701, coordinates 44.222597°N, 120.964237°W, elevation 3682'

Alternate C (R10): representative taxlot 1614030000506, coordinates 44.218265°N, 121.040179°W, elevation 3242'

Alternate D (PBR20): representative taxlot 1614020000500, coordinates 44.207958°N, 121.020621°W, elevation 3434'

Alternate E (R10): representative taxlot 1614110001100, coordinates 44.198621°N, 121.018139°W, elevation 3,575'

Alternate F (PBR20): representative taxlot 1614110001001, coordinates 44.196696°N, 121.013110°W, elevation 3742'

Alternate G (R5): representative taxlot 1514100001400, coordinates 44.286734°N, 121.044943°W, elevation 2983'.

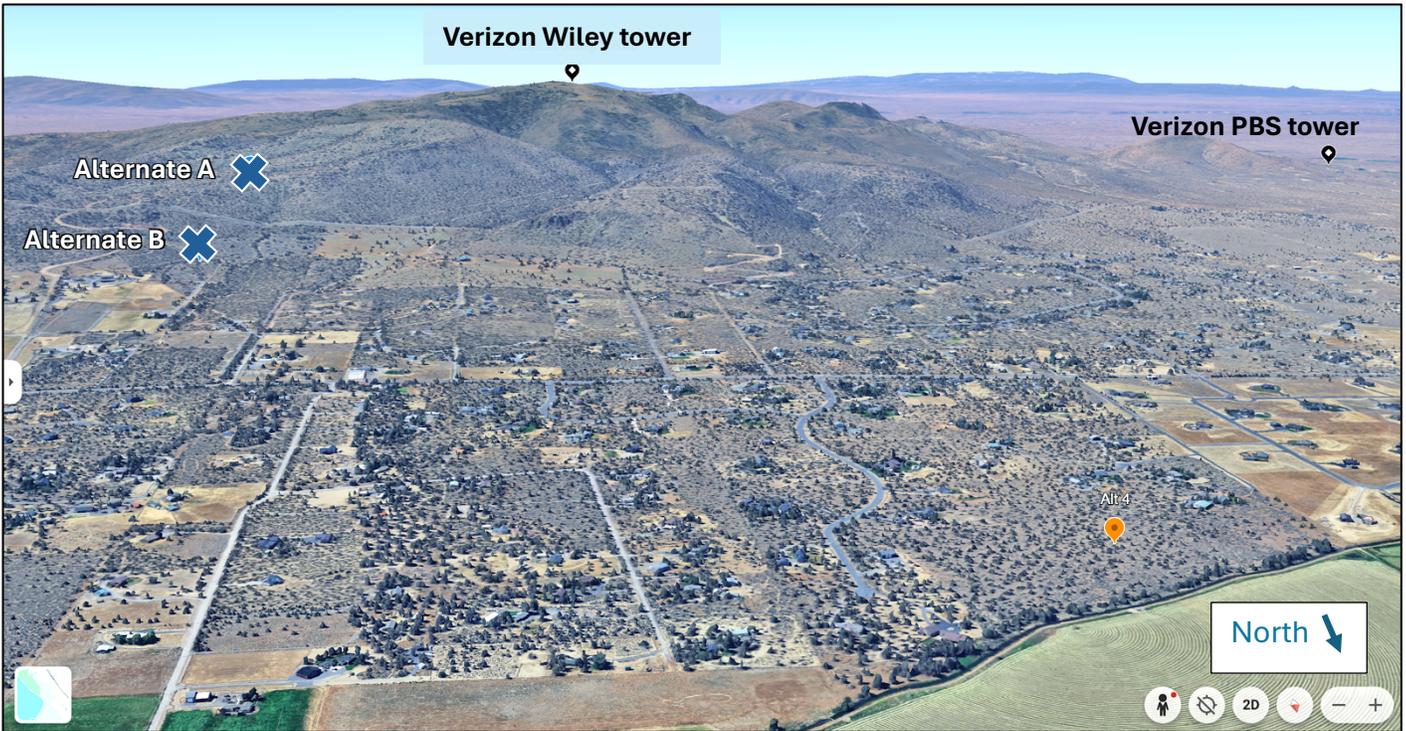
Alternate H (R5): representative taxlot 1614150000412, coordinates 44.185198°N, 121.026978°W, elevation 3936'

Alternate I (R10): representative taxlot 1614210000600, coordinates 44.179256°N, 121.052647°W, elevation 3328'

It should be noted that all of Objectors sites are higher in elevation than the proposed site at 3004' elevation, save for Alternate G (which is the equivalent of Verizon's Alternate 3) which is essentially the same elevation. Thus, it could be possible for Verizon to use a tower lower in height and have equivalent coverage from these sites as from the 150' proposed tower.

Alternate Sites A and B

In particular, Alternate Sites A and B are on the north side of the Powell Buttes, facing Highway 126, at elevations of 4183' and 3682', respectively. (The elevation of the proposed EFU site is 3004'.) It would seem incontrovertible that towers at these locations could cover the shadow region just below Sites A and B and could provide the same area in Powell Butte with coverage that is equal to or better than the proposed tower. Since Verizon's Wiley tower has plenty of capacity, Wiley could then be optimized to offload Powell Butte South tower. Another advantage to Sites A and B is that a less tall tower that blends into the Powell Buttes could be used. Below is an image of the location of Sites A and B, from approximately the perspective of looking south towards the Powell Buttes from Highway 126 near SW Valley View Road.



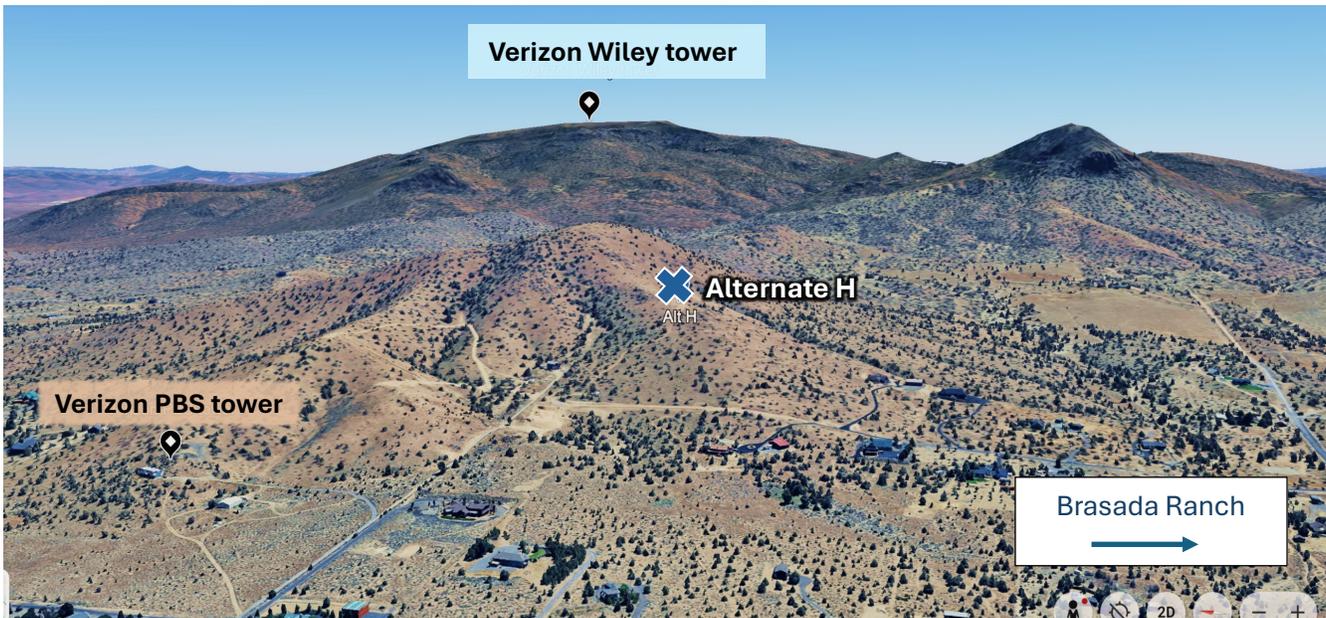
Alternate Site H

The existing Powell Butte South tower is on the west side of a hill overlooking the Brasada Ranch and nearby areas. The 30' Powell Butte South tower is tucked into a hillside and barely visible, as shown in the picture below.



Alternate H is a site approximately 0.4 miles away, at 3936' elevation, almost 200 feet higher in elevation than the Powell Butte South tower site. It would seem feasible that a tower on Alternate Site H could be 30' tall, be hidden in the hillside, provide offload to the Powell Butte South tower, and improve coverage in Brasada and the surrounding areas.

Below is an image, looking east from the perspective of approximately the SW Powell Butte Highway towards Powell Buttes, and showing the location of Alternate H relative to the Powell Butte South tower and Brasada Ranch.



Additional Deficiencies in the Technical Data Supporting the Application

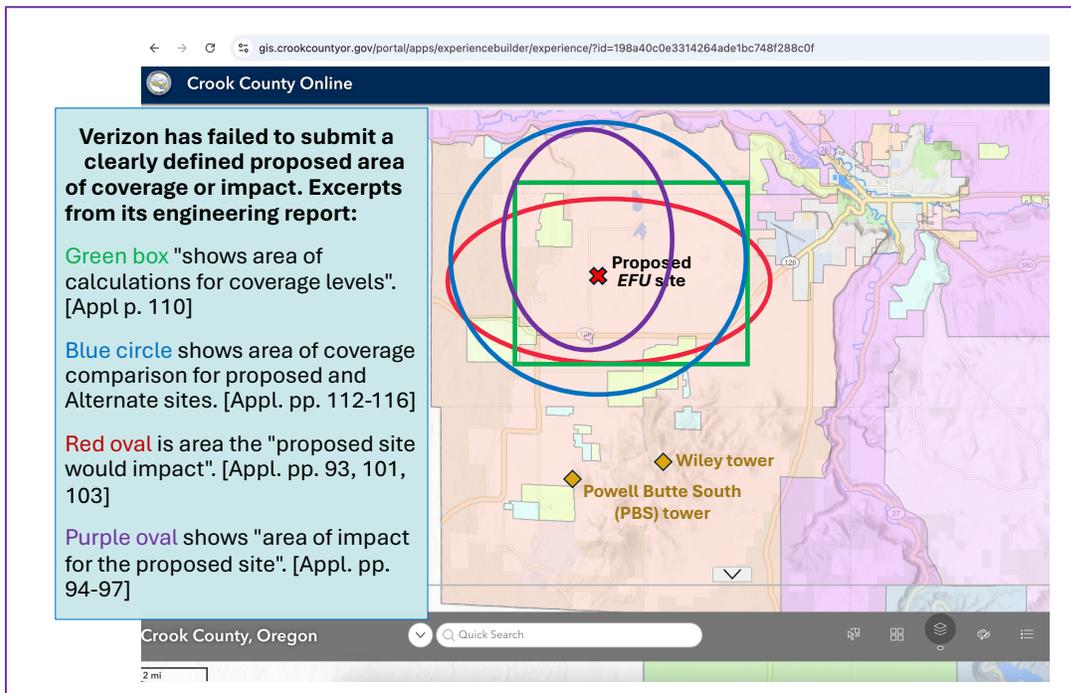
Objectors object to Verizon's Application on the grounds that the supporting reports of Fergusson and Biwabkos are insufficient as a matter of law to satisfy the criteria imposed on Verizon by ORS 215.275(2), CCC 18.124.110(3), 18.16.015(15). The evidence undermining the credibility of the Fergusson and Biwabkos material is outlined in this document and in the Mahon and Scheinfein reports. RF engineer Mahon's assessment of the data submitted in support of the Application is that, "There are inconsistencies, self-contradictions, and irrelevant data throughout the application." [Mahon, p. 52] This leads him to conclude, "**The certification of the Biwabkos report that 'all calculations, assumptions and conclusions are based on generally accepted engineering practices' is not supported in the conclusion and the data presented.**" (emphasis added) [Mahon p. 51] Objectors identify the following additional inaccuracies and errors in support of their objections.

1.

Verizon has not identified a valid search area of coverage that the proposed site would effectively serve. *Sprint*, footnote 1 at p 472; Crook County Code 18.124.110(2)(c). It has proffered multiple and inconsistent areas for its search ring. (See Mahon report and map below.) "The creation of a search ring is the first phase in siting a wireless communication facility. To create a search ring, a

'ring' is drawn on a map over an area that the service provider has determined to be sufficient to provide the desired coverage to customers. The area within the 'ring' is then analyzed to determine whether suitable sites are available for a proposed facility based on additional criteria such as elevation." *Sprint*, footnote 1 at p 472.

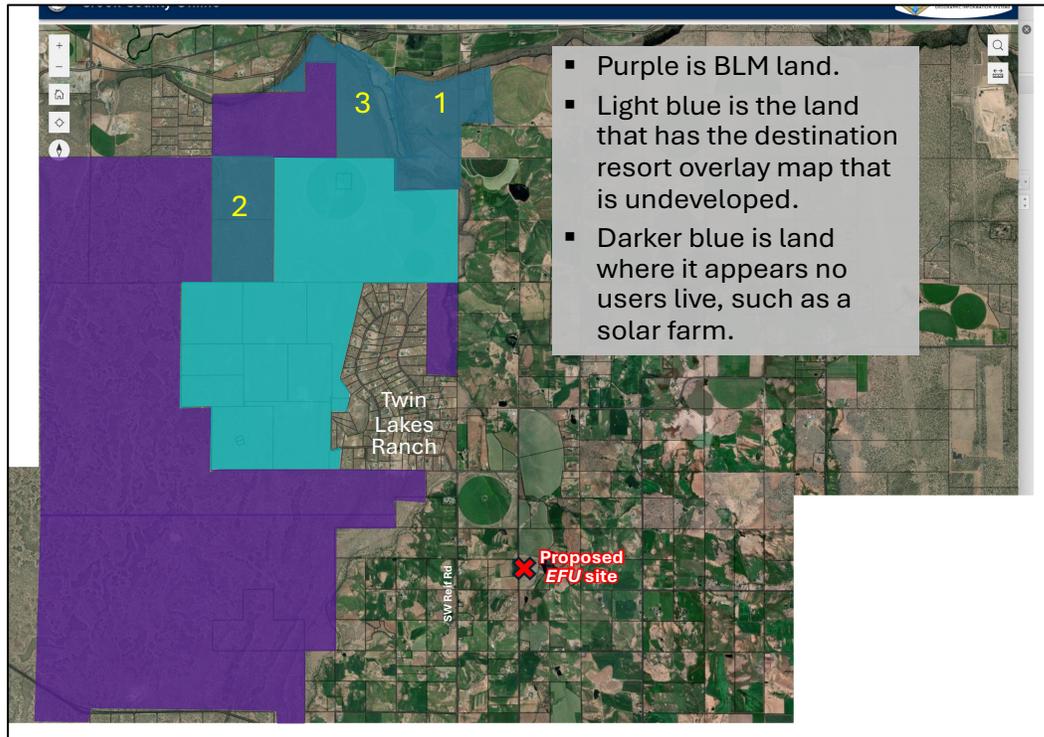
The map below copies four different areas of coverage employed in the Biwabkos reports onto the Crook County Online map. The utilization of multiple, inconsistent search areas by the Verizon engineers not only undermines the credibility of Verizon's analyses, it unduly and unfairly confounds the process of evaluating the claims of Verizon about where coverage needs to be improved, where the utility service will allegedly be provided, and how effectively the proposed and alternate sites could provide the service in the subject areas. As such, Verizon has not properly identified where utility services are needed and where they would be provided by the proposed or alternate sites.



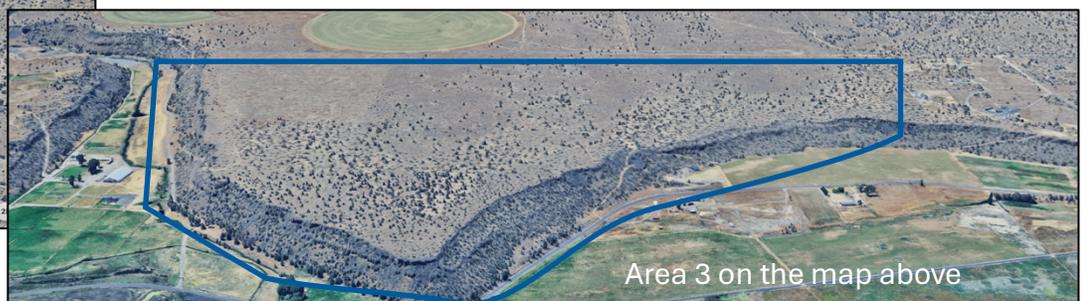
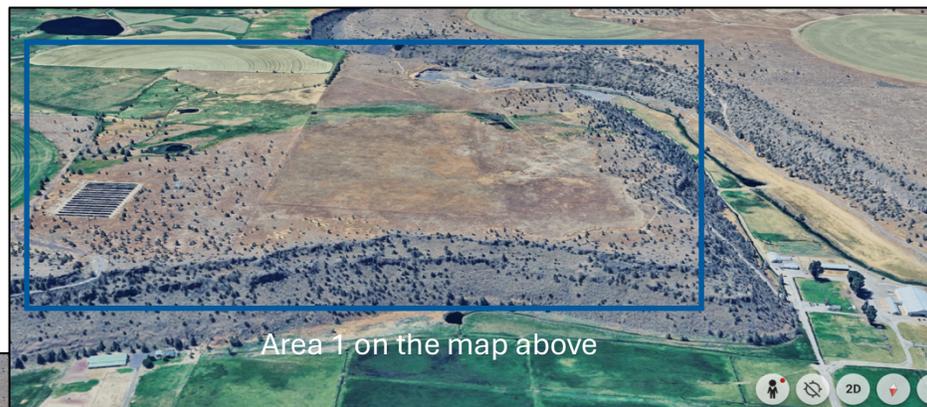
2.

Another significant reason that Verizon's designated search area is invalid is because of the material amount of land included in the search rings that is uninhabited. There can be no "public necessity" for cell service on land where there is no public. The Verizon application and both of its engineers speak to improving user coverage, better customer experience, and additional bandwidth for customers in the area, for instance. [pp. 1, 78, 84, 88]. However, a material part of the area Verizon suggests needs improved coverage is BLM land, the destination resort zoned land owned by Full Health LLC which is undeveloped, and regions where no users live, according to the Crook County Online GIS map and available information.

The map below indicates the regions (purple, light blue, and dark blue) that Objectors assert are improper to include in Verizon's search.



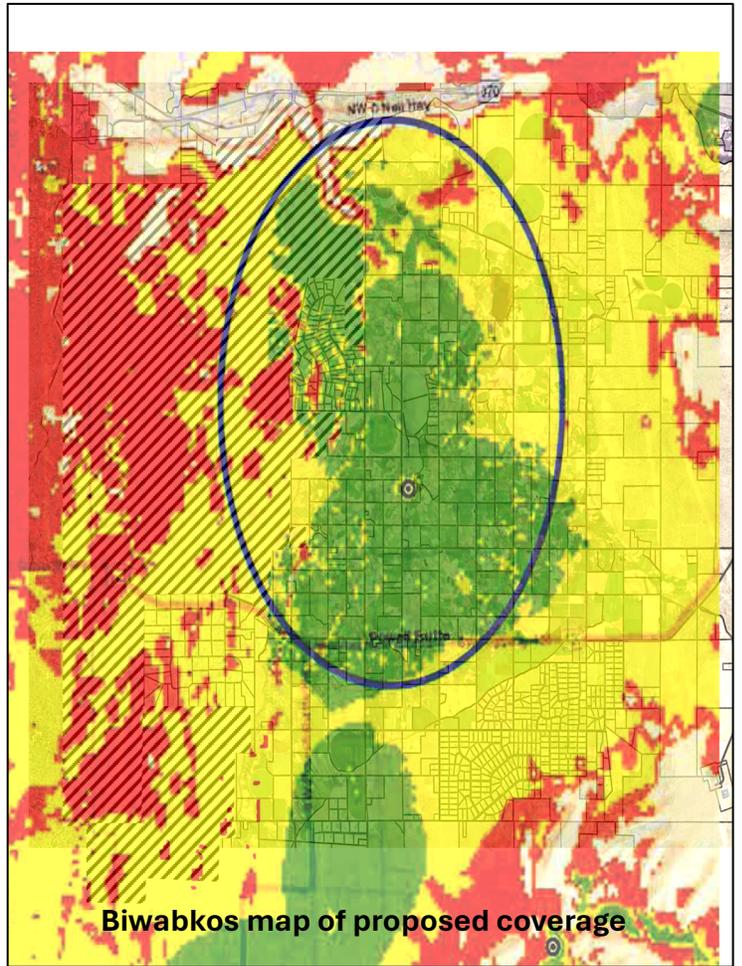
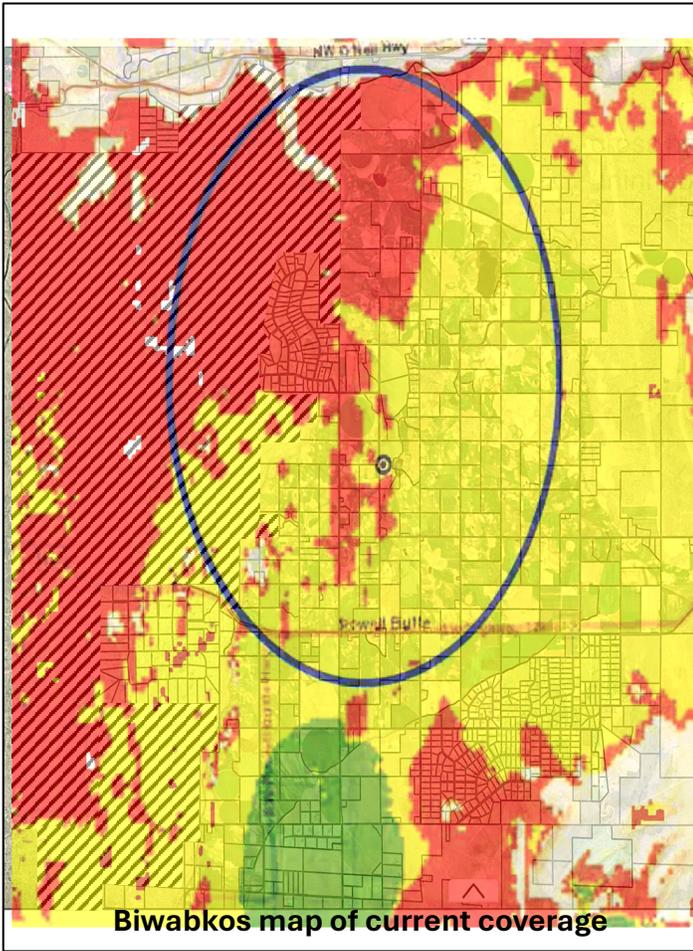
Here are pictures from Google Earth of the areas shaded in dark blue in the map above that substantiate that users do not reside in those regions.



The inclusion in the Biwabkos reports of the areas shaded in the map above is a substantive error. Verizon's Application is predicated on covering part of the Powell Butte community with "improved" cell coverage. The Biwabkos engineer compares the amount of **land** provided with a certain level of cell coverage by a tower on the proposed EFU site versus the amount of land that would be covered by towers on the Alternate Sites. However, the Biwabkos calculation is skewed by including a material amount of land with no users.

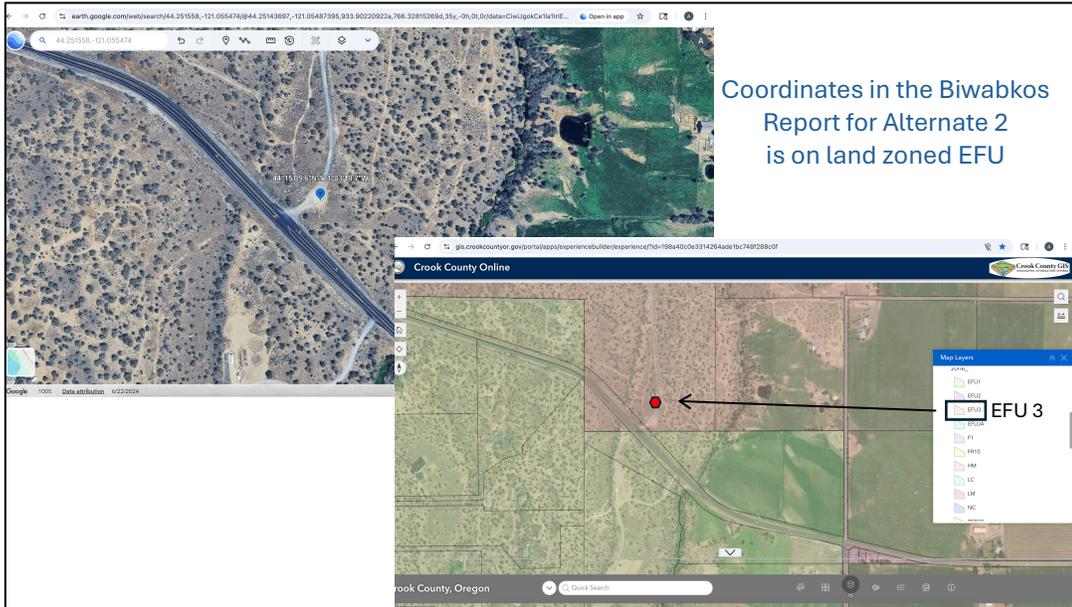
As a matter of calculation, depending on which of the four Verizon search areas is used, something on the order of 25 square kilometers, or 9.6 square miles, of area is improperly included in Verizon's analysis. If the green box on Application page 110, which is said to be the "area of calculation" for the comparison of the area of land covered with indoor (green area) service versus alternate sites, is used, the uninhabited area is approximately 4.5 square kilometers (1.7 square miles) that should be excluded from the calculation. Verizon's supporting data that relies on the coverage area for the proposed tower could be erroneous by more than **13%**. It is not contended that this error be applied directly to the comparison of square kilometers covered by the proposed site versus the alternate sites on Application pages 112-116; rather, this error of including uninhabited land in the justification for its Application, when added to the other errors described in this section, goes directly to the general credibility of the Fergusson and Biwabkos reports.

As a graphic example of the error, below are the maps on pages 94 and 95 of the Biwabkos report that the engineers presents as showing current cell coverage (map on the left) versus the coverage by the proposed site tower (right map). The Biwabkos engineer states the "Blue circle (*sic*) shows the area of impact for proposed site." The parts of the map that Objectors assert should be excluded as essentially having no users are shown by cross-hatching the areas. (The cross-hatched areas correspond to the purple, dark blue, and light blue sections of the prior map.) Again, a large part of the land in the cross-hatched area is BLM land. The area within the other coverage rings drawn in the Biwabkos reports on pages 93, 101, 103, and 110 also include the uninhabited areas. As can be seen visually, the materials Verizon submits to support its alternate site analysis is, at best, misleading and inaccurate.



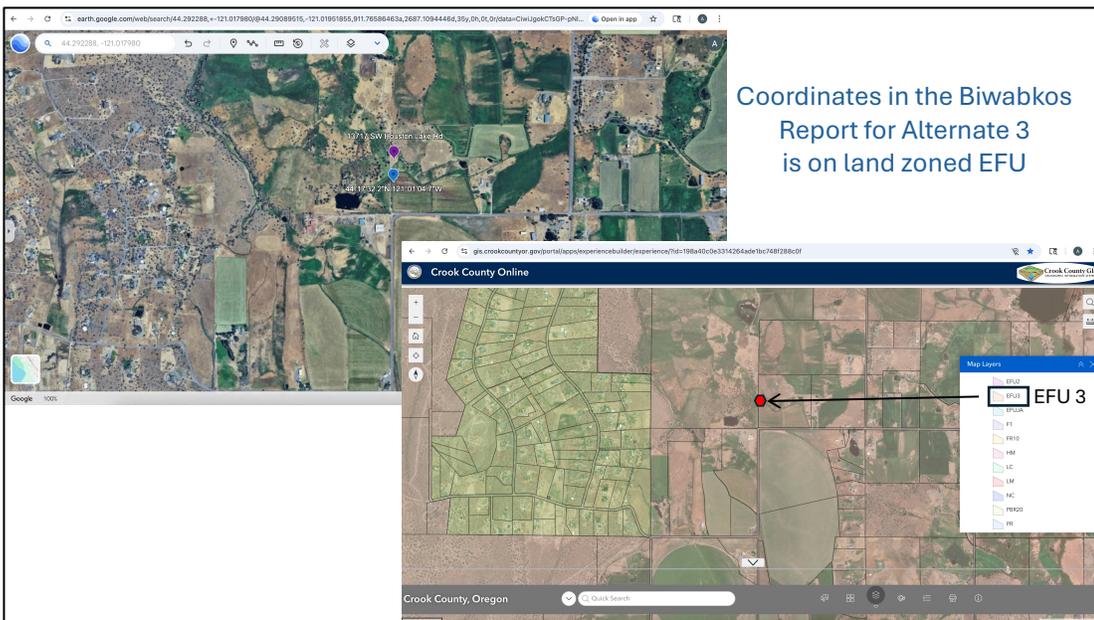
3.

According to Google Earth, the coordinates given for Alternate site 2 in the Biwabkos Alternate Site Analysis on page 109 is a location that is NOT non-EFU land; this location is zoned EFU, as the map below demonstrates. Thus, this location for Alternate site 2 cannot be used by Verizon as a site it has properly considered as a reasonable alternative to EFU land under ORS 215.275(2) and CCC 18.16.015(15).



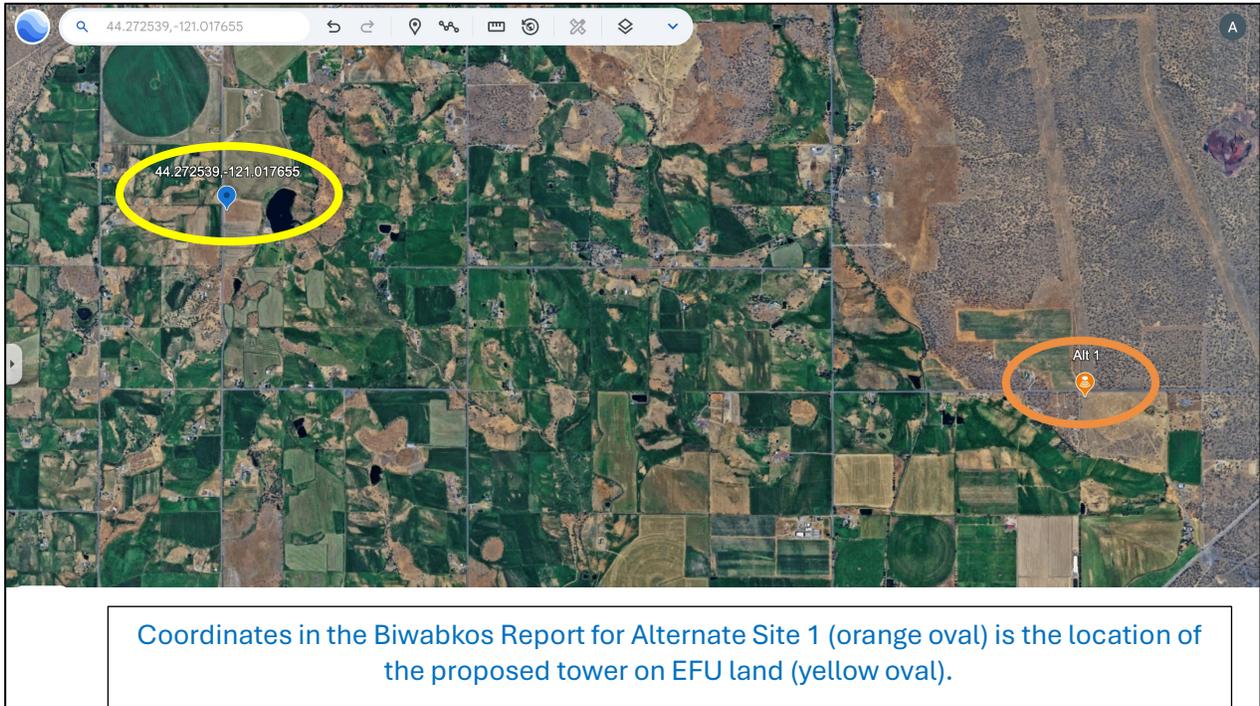
4.

According to Google Earth, the coordinates given for Alternate site 3 in the Biwabkos Alternate Site Analysis on page 109 is a location that is NOT non-EFU land; this location is zoned EFU, as the map below demonstrates. Thus, this location for Alternate site 3 cannot be used by Verizon as a site it has properly considered as a reasonable alternative to EFU land under ORS ORS 215.275(2) and CCC 18.16.015(15).



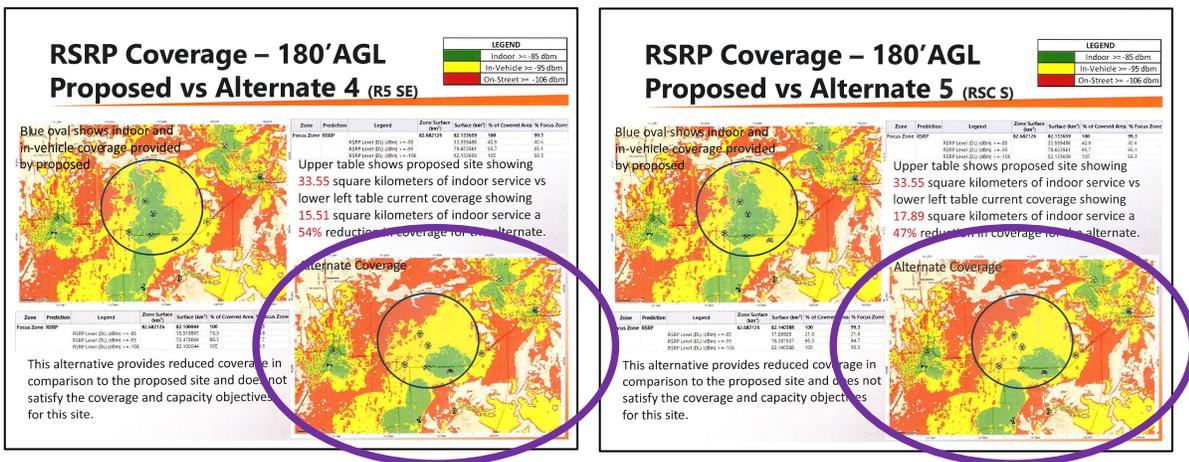
5.

The coordinates for the Alternate Site 1 (the Sprint tower) in the Biwabkos Alternate Site Analysis on page 108, 44.272539 Latitude, -121.017655 Longitude, are actually the coordinates for the proposed site, on **EFU** land, as the map below demonstrates.



6.

The maps presented in the Biwabkos report relating to the coverage provided by Alternate Sites 4 and 5 are identical. [pp.115-116]. Apparently, an incorrect map was used for Alternate 5, meaning there is no proper coverage map for Alternate 5. This error does not allow a proper analysis of the feasibility of Alternate 5.



Summarizing points 3-6, the descriptions of **four of the five** Alternate Sites relied upon by Verizon in it the Biwabkos Alternate Site Analysis have material errors.

7.

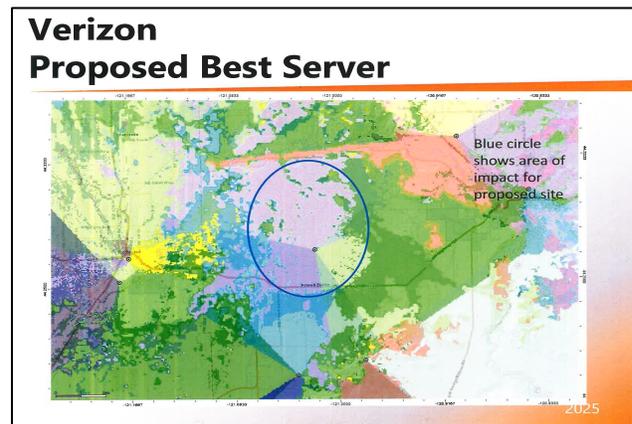
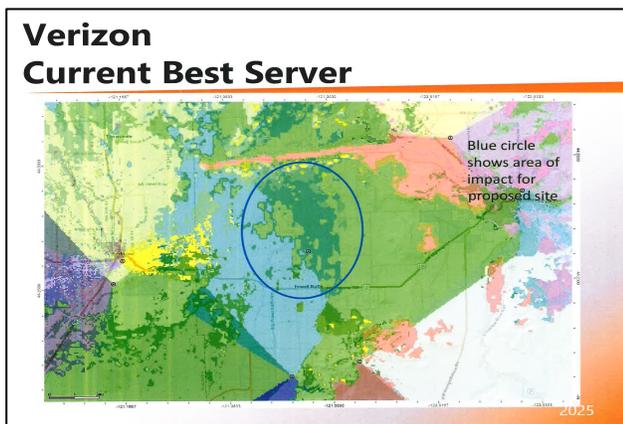
The Biwabkos report states it compares towers on the proposed site and all five Verizon Alternate Sites of a height of **180** feet [pp. 111-116]. However, the proposed tower on the EFU site is **150** feet tall. [pp. 76, 89] (158 feet if counting the lightning rod on top.) As stated in the report of RF expert Mahon, if all other technical factors are the same, the height of a tower can make a significant difference in a cell tower coverage area. [Mahon p. 49] The Biwabkos engineer states on each of the pages on which he compares the square kilometers of land covered by Indoor -85dBm signal levels (green area) of the proposed tower versus the five alternate sites, "This alternative provides reduced coverage in comparison to the proposed site." [pp. 111-116] That statement appears to be based upon a proposed tower of **180** feet. Thus, the entire Alternate Site Analysis Biwabkos report must be rejected because it is predicated on a fatal error.

8.

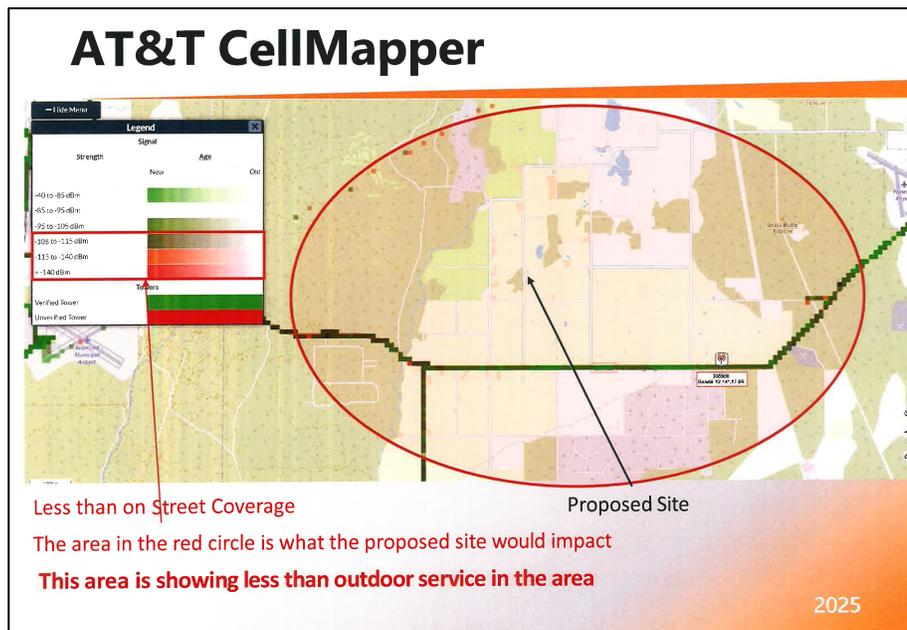
Numerous maps and other data and statements have been submitted by the Verizon or Biwabkos engineer in support of the Application that have errors, are misleading or confusing, or have insufficient explanations or supporting data to make them valid. These flaws reduce or eliminate the credibility of the supporting material but could lead the County to err in relying upon them because they suggest they offer some sort of expert support of the Verizon Application.

Examples are:

- Pages 96 and 97 of the Application (copied below) are color coded area maps titled “Verizon Current Best Server” and “Verizon Proposed Best Server” that are scrutinized in the Mahon report. These maps include the statement, "Blue circle shows area of impact for the proposed site." But as Mahon notes, "There is no indication of what is meant by “Server”, what coverage parameter is being measured or any legend to indicated what color means what. **There is no information communicated from these plots.**" [Mahon p. 47] (emphasis added) The inference could be drawn that maps such as these and other information have been included in the Biwabkos report to appear to add expert evidence and testimony where none is being provided.



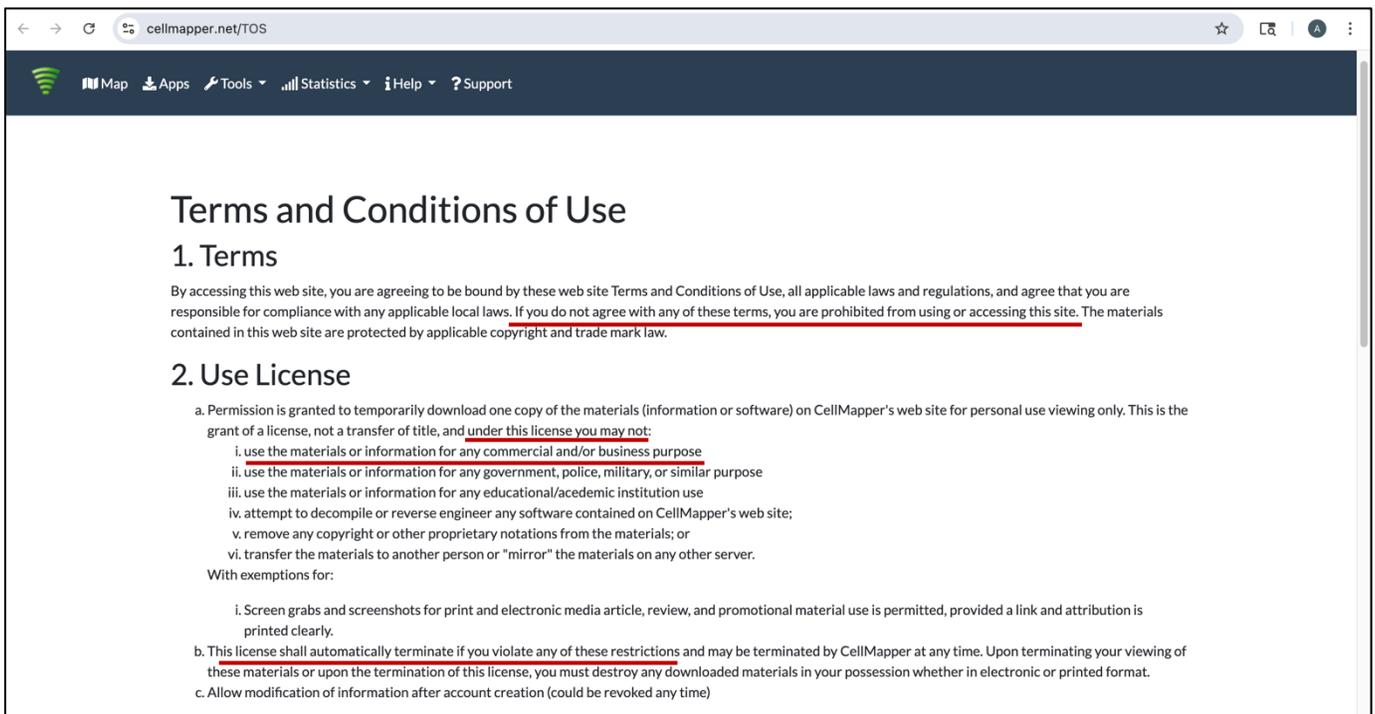
- "Another confusing set of data is located on pages 82 and 83 and are measuring the same parameter "LTE NW_Mobility_RSRP -dBm (0)". Both plots are labeled Figure 1. Page 82 is titled "Low-band Current Coverage w/ Proposed Site" and page 83 is titled "Low-band Proposed Site Coverage" which seems to imply the same thing. However, the two plots show distinctly different data. Which is correct?" [Mahon p. 46]
- "In various sections of the proposal the level of -95dBm is considered a "strong signal" (p. 146), "poor indoor and OK outdoor" (p. 81) and yellow in a green/yellow/red indicating good coverage in a vehicle (p.111)." [Mahon p. 51]
- "On a concerning note, the test states zero km2 of indoor coverage in the "Current Coverage" when there is some green in the oval being analyzed shown by the arrow. This calls into question the area calculations of the maps." [Mahon p. 48]
- A number of the charts and maps have no scales, labeled axes, or readable legends. The totality of defects in the Biwabkos reports contradicts the statement by the Biwabkos engineer on p. 120 that "all calculations, assumptions and conclusions are based on generally acceptable engineering practices". [Mahon p. 51]
- The maps on pages 93, 101, 105 are at best confusing and incorrect, at worst misleading. An oval is drawn with the statement that it is "what the proposed site would impact." The engineer then states that this area has less than in-vehicle [p.93] or outdoor service [pp.101,105]. However, the only information in the maps is apparently measurements along Highway 126. The maps do not show "less than outdoor or in-vehicle service in the area". In fact, as seen in the map from page 101 below, almost the entire length of Highway 126 shown on the map has equal to or much better than outdoor or in-vehicle coverage.



- Moreover, the CellMapper data the Bibwabkos engineer relies on is not a valid source for these purposes. CellMapper is crowd sourced data. That means the data is only generated when an individual uploads some kind of information into the website. It is not possible to determine either the number of data points or the accuracy of information uploaded by individuals and used in generating the maps. Scheinfein states in his report that CellMapper cannot import data from iPhones, since iPhones will not expose segments of the network to the user. [Scheinfein p. 59] Thus, the quality and completeness of the data is unknown. The data in the three maps is not credible to show actual cell coverage or lack of service at any location.

9.

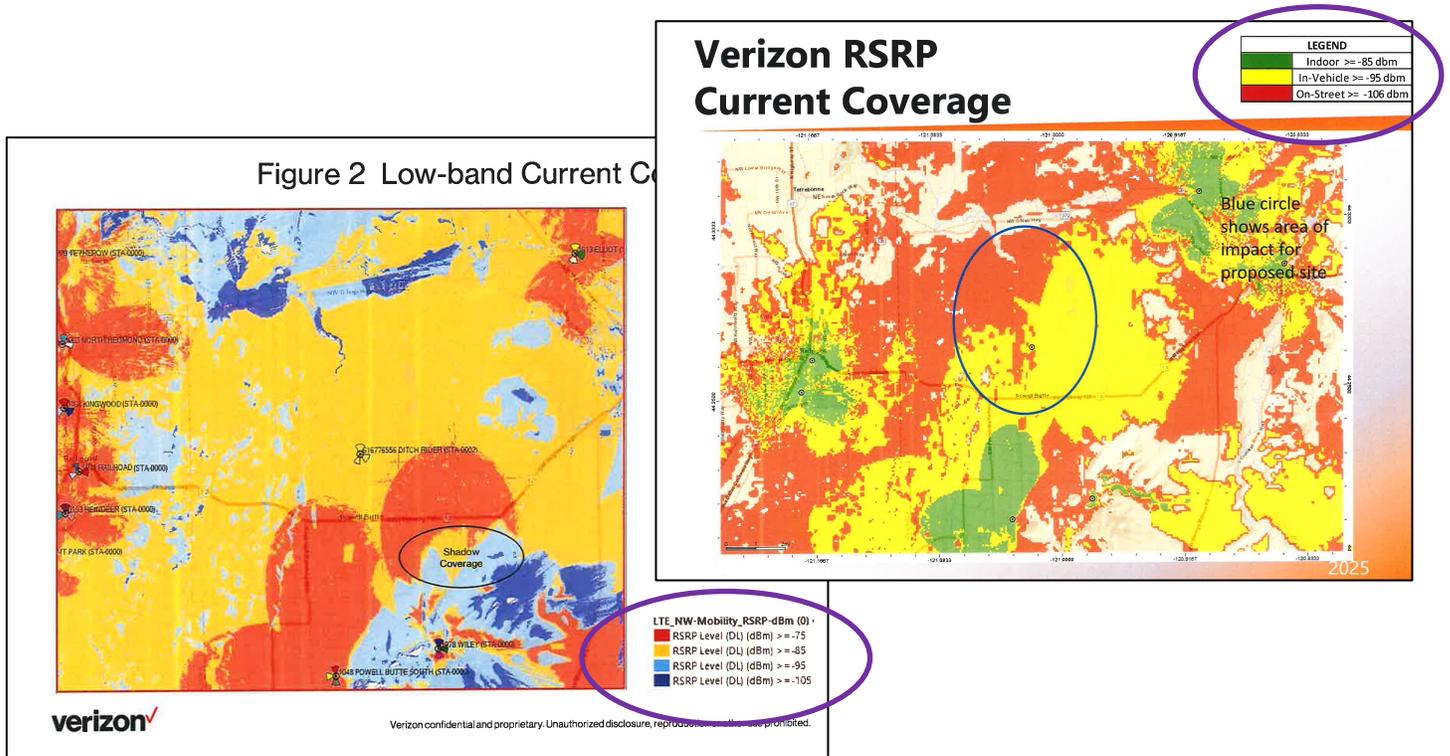
In addition, it is a violation of the CellMapper website User License to use the materials for "any commercial and/or business purpose". See the CellMapper Use License, section 2(a)(i) below (red underlining added). Without a license, Biwabkos is prohibited from using the maps on pages 93, 101, and 105 to support Verizon's application.



10.

The maps, data, and statements in the Verizon internal engineer's report and the Verizon Biwabkos engineer's report contradict each other, calling into question the accuracy and credibility of both. Below are the maps from the Verizon engineer [p. 81] and the Biwabkos engineer [p. 94] of the signal strength as it purportedly exists today. Note that the maps are even more different than at first glance because the two engineers use different scales for signal strength in their maps. The legends for each are below the maps. Red is excellent signal in the Verizon engineer map on the left (-75 dBm), even better than the green Indoor signal (-85dBm) on the Biwabkos map, but red is a poor

signal in the Biwabkos engineer map on the right. If the same scale was used by both engineers, there would be **NO** commonality of coverage between the maps in the coverage area. One or both maps must be fundamentally inaccurate.



The map by the internal Verizon engineer is presumably based on internal data of Verizon, which would suggest that it is more reliable than the data of Biwabkos. If that is the case and the Biwabkos maps are substantively inaccurate, the effect is that Verizon has submitted **NO** valid alternate site analysis.

11.

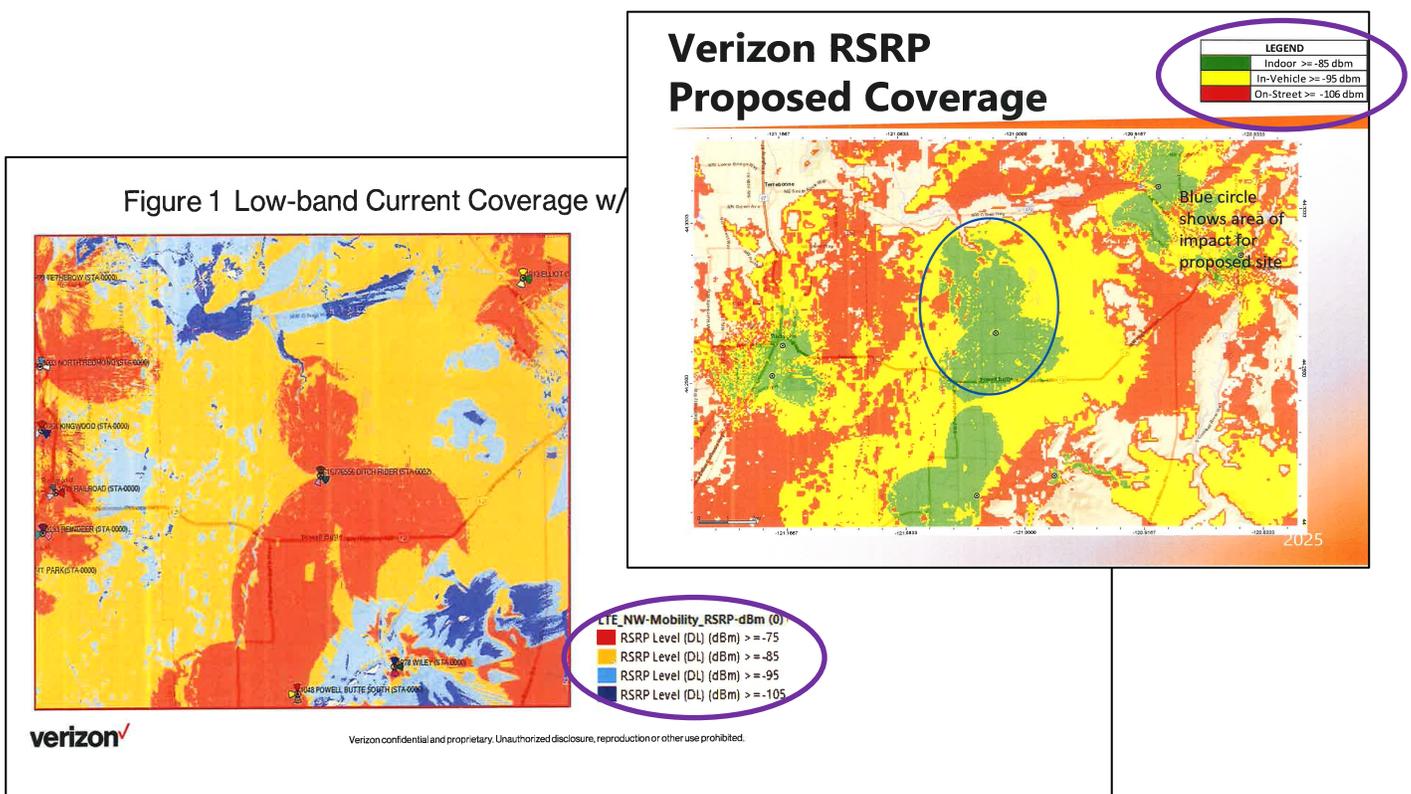
The Verizon internal engineering report does one thing in addition to undermining the Biwabkos reports and conclusions, it also demonstrates there is no need for the proposed tower in order to meet a goal of providing Indoor coverage to Powell Butte (-85dBm signal strength). The Verizon engineer's map shows that level of coverage and better exists across all of the areas analyzed in the Biwabkos reports. This conclusion concerning the adequacy of **coverage** in the area of interest is explicitly stated by Verizon's engineer: "Overall, **the signal strength is good to excellent**. If Verizon did not have any exhausted sectors, **this design would work just fine** but will struggle as sites have diminished capacity." [p. 81] (emphasis added) In other words, with respect to coverage, Verizon itself has undermined the public necessity of providing better **coverage** in the area of concern.

The numerous statements submitted as part of the record in this proceeding by residents across Powell Butte and the area surrounding the proposed site, including those who reside on SW Williams Rd, SW Reif Rd, and the nearby feeder roads, align with the internal map from Verizon on

page 81. These statements by numerous individuals living in the area contradict and further undermine the credibility of the RSRP (signal strength) information and maps of the Biwabkos engineer.

12.

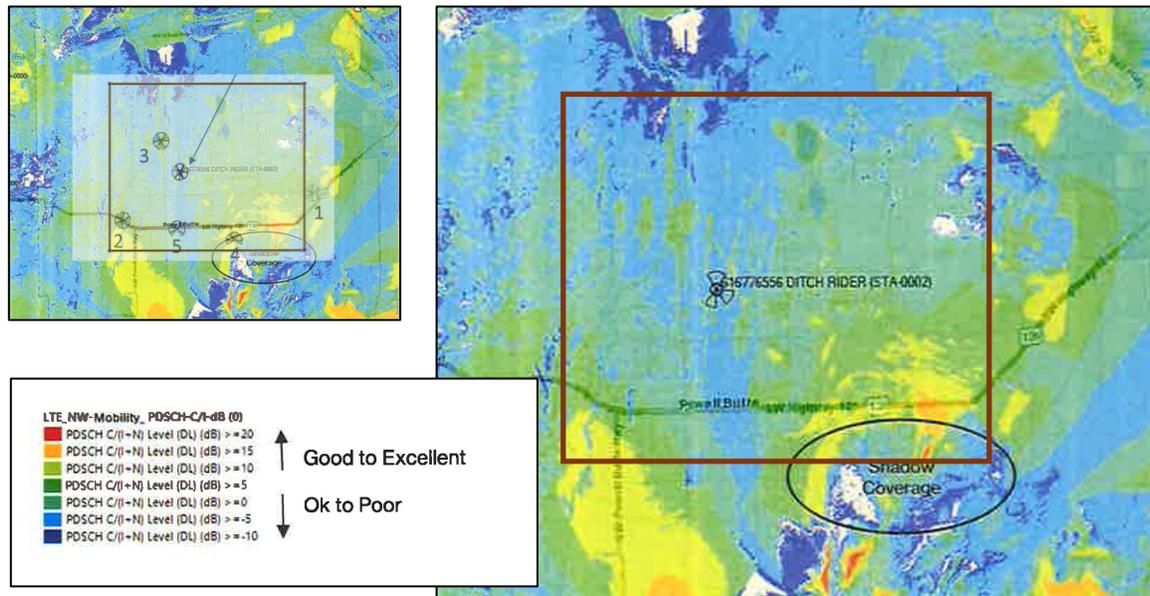
The inconsistency in coverage maps between the Verizon internal engineer's report and the Biwabkos engineer's reports also exists for the maps of the proposed coverage from the tower at the proposed site. The map by the Verizon engineer is on the left [p. 82] and that of the Biwabkos engineer on the right [p. 95]. Again, the scales for each map are key. The level of signal across the entire area of impact is different between the two maps, calling into question the veracity of both as they relate to the coverage that would be provided by the proposed tower.



13.

The Verizon engineer Fergusson's report states that there is an area just south of Highway 126, near Valley View Road, where coverage is poor due to the shadowing created by the Powell Butte itself. [p. 80] The legend for the map indicates that it is the blue, not green or yellow, area that has poor coverage. The map on the left below has the rectangle of area used in the Biwabkos Alternate Site Analysis to calculate the area covered by the proposed site's tower versus towers at the Alternate Site [p.110] that has been overlaid onto engineer Fergusson's map. An enlarged version is on the right, clearly showing the coverage calculation area used by Biwabkos for his Alternate Site Analysis does not include the shadow coverage area. Therefore, Verizon has no calculation comparing coverage of the shadow area by the proposed and alternate sites. Thus this issue cannot be properly

considered as a reason to site a tower at the proposed location. (As noted previously, however, the coverage maps for Alternate Sites provide better signal in this area than the proposed site.)



14.

The analysis does not take into account that Alternate Sites 1, 2, 4, and 5 are higher in elevation than the proposed site, in some cases significantly. A tower of the same height on land at a higher elevation than the proposed site would allow for antennas at higher points for the alternate sites. Here is a table of the differences in elevation between the proposed and alternate sites.

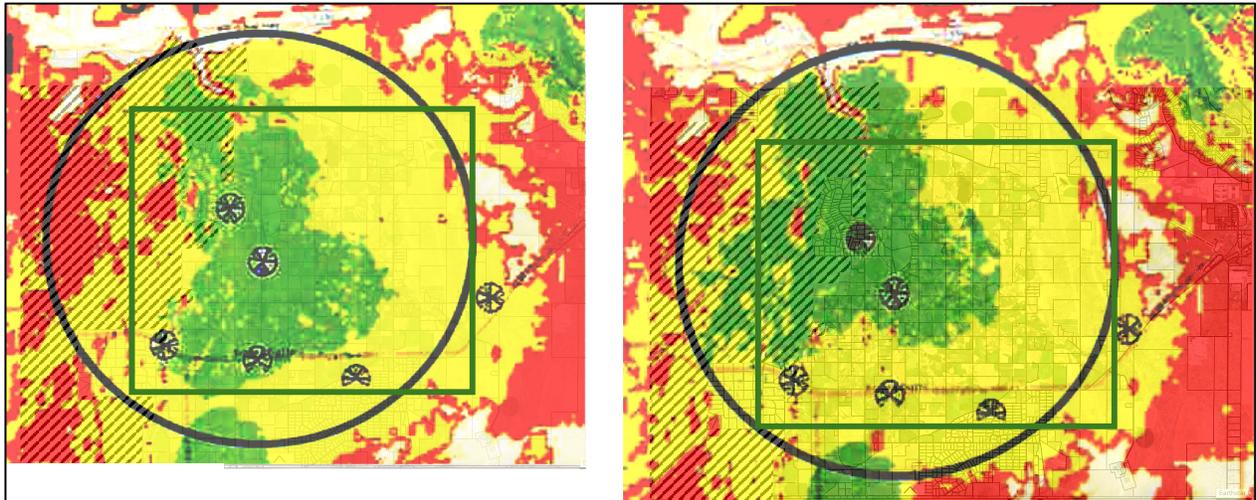
Site	Elevation AGL (feet Above Ground Level)	Amount Alternate elevation is higher than proposed (feet)
Proposed	3004	
Alternate 1 (Sprint tower)	3276	272 (+ 30' taller tower) = 302'
Alternate 2	3151	147
Alternate 3	2986	-18
Alternate 4	3241	237
Alternate 5	3130	126

As stated in the report of RF expert Mahon, if all other technical factors are the same, the height of a tower can make a significant difference in a cell tower coverage area. [Mahon p. 49] There is no indication that the Biwabkos report takes the difference in elevation of the sites into account in the coverage maps, undermining the validity of all of the comparison maps and calculations.

15.

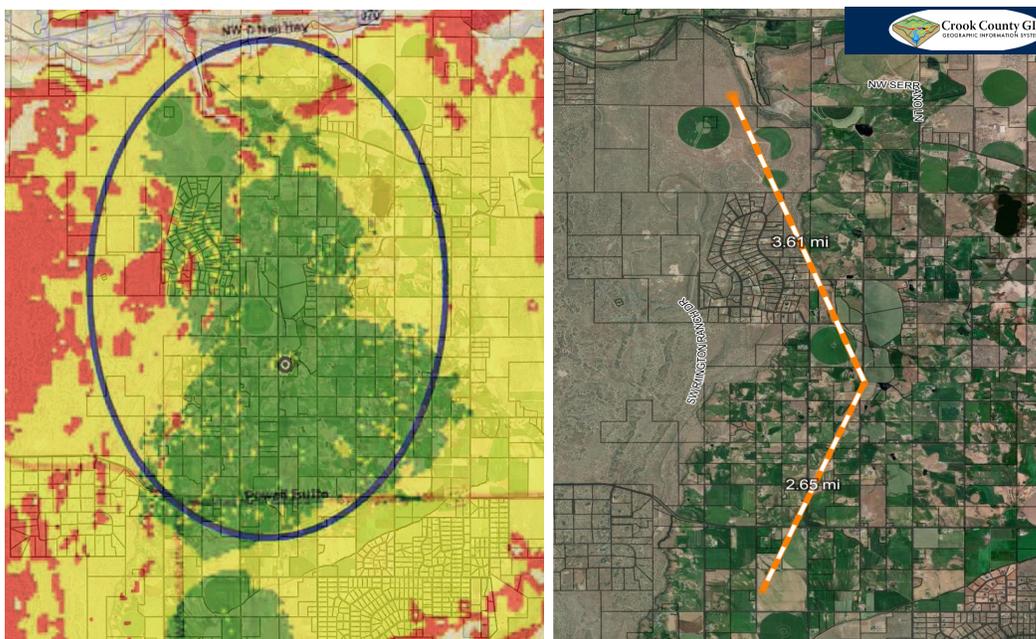
The Biwabkos Alternate Site Analysis on pages 112-116 is self-inconsistent in another way. On each of the pages, the statement appears on the map of coverage for the proposed site, "Blue oval shows Indoor and in-vehicle coverage provided by proposed." However, the calculations of area covered

by Indoor service for the proposed versus alternate sites is purportedly based upon the "green square" on page 110. The blue oval (which appears black in the maps below) and green square encompass different areas. For instance, below are the Biwabkos comparison maps for the proposed site and Alternate 3 (near Twin Lakes Ranch residential area). These maps clearly demonstrate the mismatch between the coverage area comparison maps and the land in square kilometers the Biwabkos engineer used to calculate indoor coverage for the proposed and alternate sites. The discrepancy in the various areas referred to by the Biwabkos engineer again undermines the coverage comparison calculations and the conclusions reached by the Biwabkos reports.

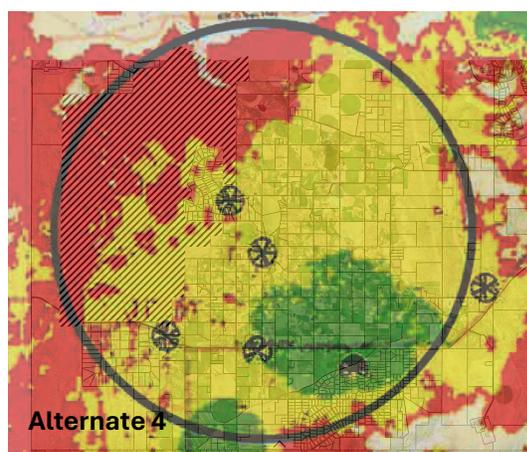


16.

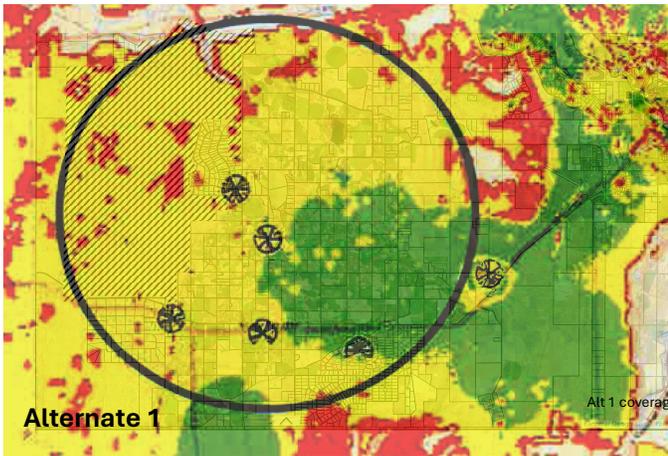
The Biwabkos coverage maps for the Alternate Sites are inaccurate and unreliable on their face. Verizon's proposed tower has 9 antennas, with 3 antennas pointing in 3 different directions, creating 3 "lobes" of Indoor (green) coverage. (See map below on left). The described coverage area for the **proposed** site has one lobe of Indoor coverage that extends approximately **3.6** miles to the northwest and a lobe that extends over **2.65** miles to the southwest, as exhibited by the maps below on the right.



As an example of one coverage map that must be incorrect is the map for Alternate Site 4. Alternate 4 is approximately **2.7** miles from the proposed site and 237 feet higher in elevation, but its Indoor coverage lobe (green) drawn by Biwabkos does not extend to the proposed site. In addition, Alternate 4 is essentially in the same area as the described "shadow coverage", but the Biwabkos map does not indicate Indoor coverage of that area that is less than **1.5** miles away to the southwest. The Biwabkos engineer offers no explanation for why the Indoor coverage area for the proposed tower would be so much greater (3.65 miles in one direction) than for Alternate Site 1 (2.7 or 1.5 miles), which is 237 feet higher. The coverage map of either the proposed site, Alternate Site 4, or both must be inaccurate.



As another example of this discrepancy in Indoor coverage ability is the coverage map for Alternate Site 1. Site 1 is the existing Sprint tower that is 302 feet taller than the proposed tower due to elevation and tower height differences. The Biwabkos engineer submits an Indoor coverage map for Alternate Site 1 that shows coverage (green area) that barely reaches Alternate Site 4, only **2.25** miles to the southwest. It also has two lobes of coverage pointing in directions (northeast and southeast) that make them irrelevant to Verizon's objectives and analysis. Again, the coverage map of either the proposed site, Alternate Site 1, or both must be inaccurate.

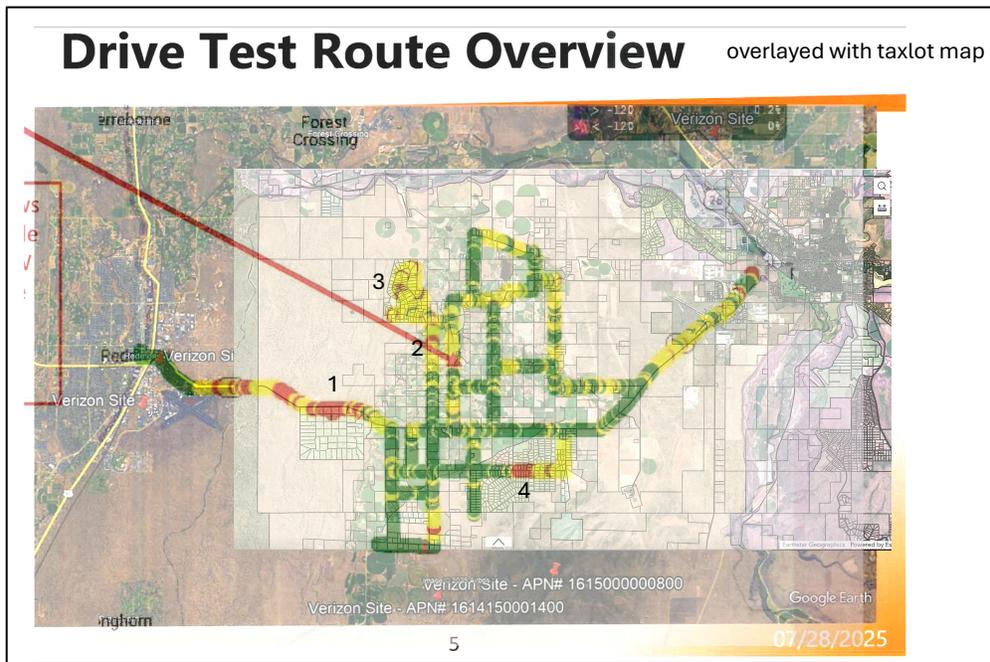


These two Alternate Site coverage maps illustrate the point that the comparison maps of Biwabkos appear to have been generated to support a favorable Indoor coverage area for the proposed site relative to the alternate sites, not as objective or accurate evidence of the feasibility of the non-EFU Alternate Sites as reasonable alternatives to the tower on EFU land.

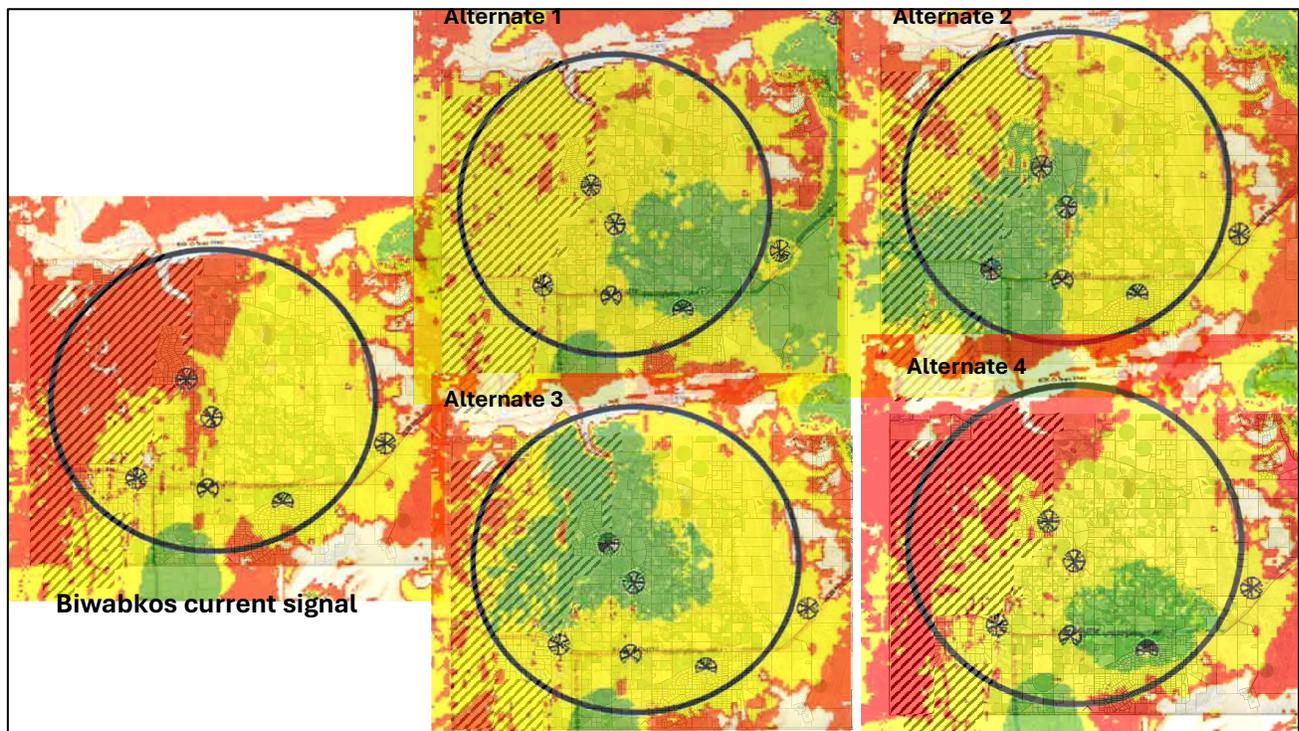
In summary, on the face of the Biwabkos reports submitted as Verizon's Alternate Site Analysis, it cannot be reasonably concluded by the County that no existing or Alternate Site, even with a changed design and optimized coverage area, could be a feasible solution to the objectives of better coverage in the Powell Butte Community and surrounding areas.

17.

The Drive Test Report on pages 119-143 presented by the Biwabkos engineer is the only quantitative data presented of cell coverage (the data does not relate to capacity). The Verizon low band frequency (751MHz) coverage map indicates acceptable In-Vehicle and In-Building coverage, except for very limited areas: 1) along west Highway 126, 2) along SW Reif Road, 3) the Twin Lakes Ranch area, and 4) the shadow coverage region. It has been shown that the shadow area cannot justify the proposed tower because it is outside of the region where Verizon submits data comparing the proposed and alternate sites.



Thus, the only quantitative data of Verizon relating to cell coverage levels suggests three areas to address. As for 1), the west Highway 126 area, as was described earlier (and as seen in the map below), Alternate 2 covers that area **better** than the proposed site. Regarding 2), the area along SW Reif Road, and 3), the Twin Lakes Ranch area, as shown in the Alternate Site coverage maps copied again below, **every** alternate site provides improved customer service in those areas to at least In-Vehicle signal levels (-95dBm). To reiterate, this is the signal level that the **proposed site** provides to a wide area and that the Biwabkos report on p. 146 refers to as a "strong signal."



18.

The conclusion by the Biwabkos engineer in his RF Design Analysis that, "Adding antennas to the neighbor sites located to the South will not provide the power per link or the throughput per link needed to resolve the issue" [p. 90] is without explanation or support or proof. That statement is all there is in the Application relating to the possibility of collocating its structures on its own existing towers. There is **no** quantitative data, analysis, or information of any kind in the Application pertaining to the existing or needed power per link or throughput per link. The bald conclusion is not only unsubstantiated, it is questionable on its face. Why would additional antennas on a new tower provide the "power per link or the throughput per link needed" but additional antennas on an existing tower would not? Based on the fact that a material number of conclusions in the Biwabkos report are wholly inaccurate and the credibility of the analyses of the Biwabkos engineer has been undermined, Objectors contend that unsupported conclusion is insufficient proof that Verizon is unable to collocate its structures on one of its existing towers under CCC 18.124.110(3).

19.

There is yet another aspect of Verizon's burden it has not met with respect to the assessment of feasibility of non-EFU land for its utility facility. As was described previously, Verizon is required to consider reasonable non-EFU alternatives that appear to satisfy its stated objectives even if a **different design** for the non-EFU site is required, whether that design is similar to its proposed facility or not similar to it. *Sprint* at 479. Verizon has submitted **no** data of any kind relating to its consideration of different facilities on any of the identified Alternate Sites. Examples of a different design could be a taller tower, varying the number, direction, or angle of antennas, or varying power to the tower or antennas. As is referenced in the Scheinfein report [Scheinfein p. 58], changing design parameters for an Alternate Site could make that site a more technically feasible option instead of the tower on EFU land.

5. APPENDICES

Steve Mahon RF Engineering Response to the Verizon Ditch Rider Project

Project Goals:

The Ditch Rider project goal is stated on page 7 of the project application, as follows:

“The Ditch Rider site is needed to increase capacity along Highway 126 between Redmond and Prineville and to expand coverage to the Powell Butte community. Without these improvements, customer experience in the area will continue to decline. Over the years, residents on the north side of Powell Butte have reported poor service. To better serve its customers, Verizon plans to enhance network performance in rural areas of Crook County by adding the proposed site to strengthen overall coverage.”

The project goal is lacking in any quantification of that goal or any precision of the boundary of the “rural areas of Crook County” to be considered in the analysis. The statement that the “proposed site” is contained in the Project Goals is off-putting. It is poor practice to presuppose the solution in a goal statement.

Also, implicit in the goals is the requirement to justify using Exclusive Farm Use (EFU) land over alternate non-EFU sites. The analysis must show that possible non-EFU sites are not feasible.

Verizon RF Report pp. 77-84

The Verizon report on signal coverage is a partial analysis. It focuses solely on the LTE (4G) low-band coverage with no mention of higher capacity high band LTE, 5G NR (New Radio) or 5G SA (Stand Alone) bands. The Verizon engineer reaches the conclusion that the signal coverage is adequate with corroborating signal level maps. The reference to capacity is insufficient, with very limited data supplied. This is the only data on capacity in the entire application. There is no data presented for high-band data which is mentioned as crucial in the proposal summary.

Another confusing set of data is located on pages 82 and 83 and are measuring the same parameter “LTE NW_Mobility_RSRP -dBm (0)”. Both plots are labeled Figure 1. Page 82 is titled “Low-band Current Coverage w/ Proposed Site” and page 83 is titled “Low-band Proposed Site Coverage” which seems to imply the same thing. However, the two plots show distinctly different data. Which is correct?

The other key data set missing is the coverage of the alternate sites. The coverage data is only shown for the proposed site.

The Verizon report is a very cursory analysis of the problem and solution.

Biwabkos Report - Evaluation of Projected Signal Coverage pp. 86-146

The report starts out on page 87 defining coverage and capacity in general, qualitative terms. On page 88 it states the “Objective of the new site”:

- Capacity
 - Provide additional bandwidth for customers in the area surrounding the proposed site
 - Provide better throughput for indoor users in the area
 - Offload sites to the West and South that are over capacity
- Coverage
 - Provide coverage in the rural areas North of Highway 126
 - Provide coverage along SW William Road and feeder roads

This objective contains no quantitative goals of either capacity or coverage. It also presupposes that location is focused on Williams Road.

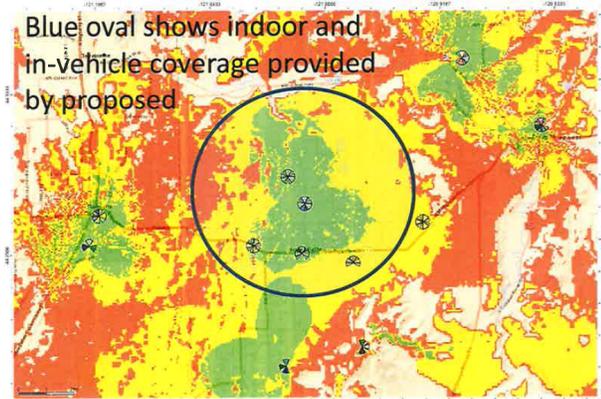
The principal parameter used in the Biwabkos report is RSRP (Reference Signal Receive Power) expressed in logarithmic power levels referenced to 1 milliwatt (dBm) coverage over a simulated area. The report contains the only consistent information in the overall application for coverage of all identified alternate sites but contains nothing for capacity. It is also the only controlled quantitative analysis of the project’s expected improvement. Unfortunately, the presentation fails to describe the simulation software used or any indication of the expected accuracy or margin on error. He also fails to address whether this is Low-Band, High-Band, LTE, 5G or an amalgamation of all bands. In the end all simulations have errors, and it is good science to know the expected accuracy so you can judge if small changes are significant or just noise in the simulation.

Pages 96 and 97 are color coded area maps titled “Verizon Current Best Server” and “Verizon Proposed Best Server”. There is no indication of what is meant by “Server”, what coverage parameter is being measured or any legend to indicated what color means what. There is no information communicated from these plots.

The signal coverage maps and quantitative data of the proposed and alternate site simulations are shown on pages 111 to 116. Page 111, below, shows the RSRP coverage of the current coverage verses the proposed coverage, and the improvement is quite significant. On a concerning note, the test states zero km² of indoor coverage in the “Current Coverage” when there is some green in the oval being analyzed shown by the arrow. This calls into question the area calculations of the maps.

RSRP Coverage Proposed vs Current

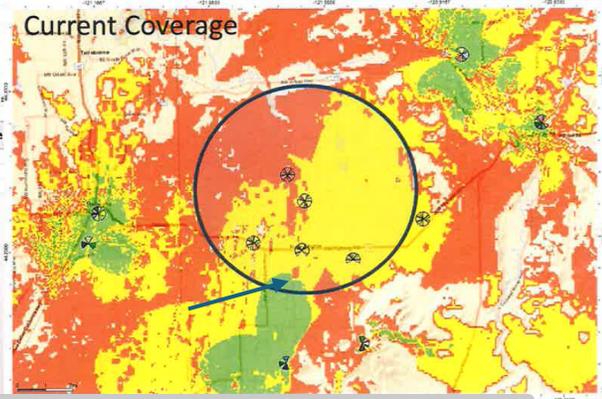
LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >= -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >= -106		82.133659	100	99.3

Upper table shows proposed site showing 33.59 square kilometers are covered with indoor service vs lower left table current coverage showing 0.0 square kilometers covered with indoor service.

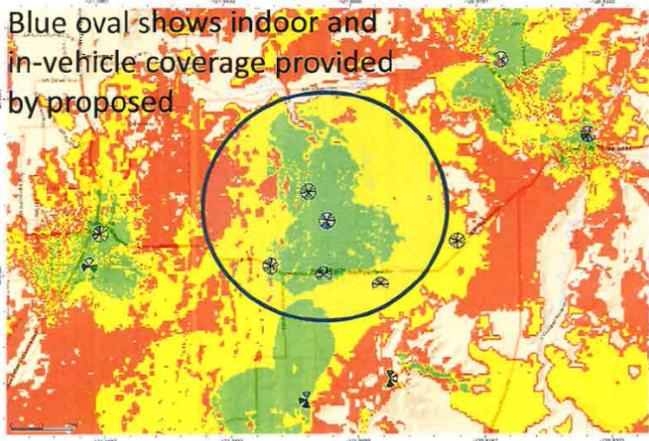
Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	81.804184	100	98.9
		RSRP Level (DL) (dBm) >= -95		64.261269	78.6	77.7
		RSRP Level (DL) (dBm) >= -106		81.804184	100	98.9



Below shows the RSRP Coverage of the proposed solution and the Alternate #1 site. Alternate #1 is the existing “Sprint Tower” running close to Hwy 126 but further east of the proposed site. The text indicates that Alternate 1 “indoor” area coverage is 20% less than proposed solution but ignores that the “in-vehicle” coverage for Alternate #1 is 1% greater than the proposed solution seen in the overlaid red oval. Alternate #1 also provides superior coverage along Highway 126 and the Powell Butte area while adding significant coverage to the area SW of Prineville. The significant advantage of Alternate #1 is that it is an existing tower reducing the environmental impact of capacity expansion and likely lowering the cost while delivering additional capacity to the area. The Sprint Tower is on land 272 feet higher than the proposed solution. This would significantly increase the coverage with all other things being equal. The conclusion of the slide is that it “does not satisfy the coverage and capacity objectives of the site”. This is a subjective statement at best as there are no quantitative goals or objectives for this project stated in the entire report. With the data supplied, Alternate #1 is feasible alternative.

RSRP Coverage – 180’ AGL Proposed vs Alternate 1 (ATC)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

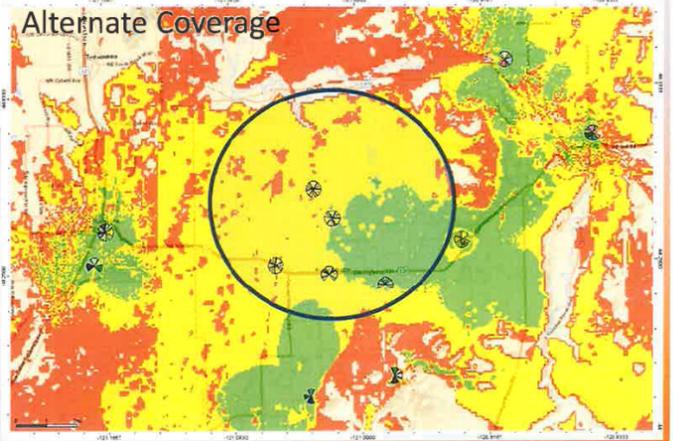


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.582126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -85		33.559486	40.6	40.6
		RSRP Level (DL) (dBm) >= -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >= -106		82.133659	100	99.3

Upper table shows proposed site showing 33.55 square kilometers of indoor service vs lower left table current coverage showing 27.07 square kilometers of indoor service a 20% reduction in coverage for the alternate.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.582126	82.328667	100	99.6
		RSRP Level (DL) (dBm) >= -85		27.077551	32.9	32.7
		RSRP Level (DL) (dBm) >= -95		79.444061	96.5	96.1
		RSRP Level (DL) (dBm) >= -106		82.328667	100	99.6

This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.

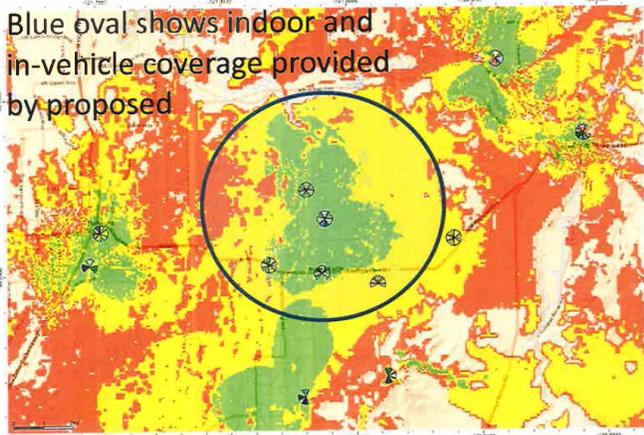


Below shows the comparison from the proposed solution to the Alternate #3 option. A visual comparison of the maps indicated that they are very similar. The text indicates that the Alternate #3 “indoor” area is 16% less than proposed solution but ignores that the “in-vehicle” area for Alternate #3 is 2% greater than the proposed solution. This should not be surprising as Alternate #3 is only 1.4 miles north of the proposed solution in a very flat area of the terrain. The proposed solution also has an advantage in the simulation as it’s at the center of the blue oval analyzed. The location of the blue oval is somewhat arbitrary. GPS coordinates submitted in the report show that Alternate #3 is located on EFU land contrary to the statement that it is non-EFU. However, it is quite close to non-EFU land zoned R5 in the Twin Lakes area. The similarities in a simulated coverage would indicate that Alternate #3 or the Twin Lakes area are also feasible solutions.

RSRP Coverage – 180’ AGL Proposed vs Alternate 3 (R5 NW)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

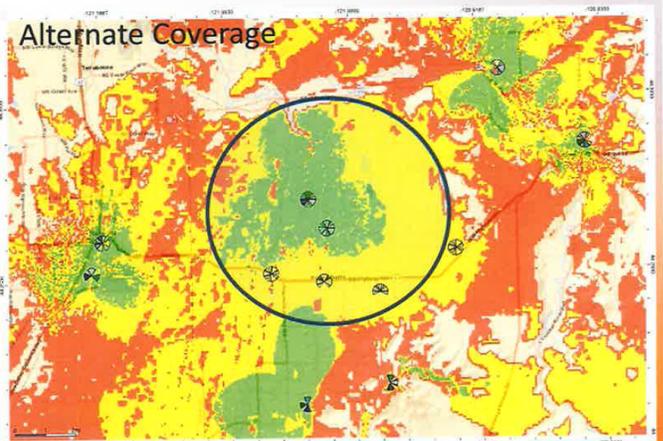
Blue oval shows indoor and in-vehicle coverage provided by proposed



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -85		33.559496	40.9	40.6
		RSRP Level (DL) (dBm) >= -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >= -106		82.133659	100	99.3

Upper table shows proposed site showing 33.55 square kilometers of indoor service vs lower left table current coverage showing 28.23 square kilometers of indoor service a 16% reduction in coverage for the alternate.

Alternate Coverage



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.214348	100	99.4
		RSRP Level (DL) (dBm) >= -85		28.234079	34.3	34.1
		RSRP Level (DL) (dBm) >= -95		80.284561	97.7	97.1
		RSRP Level (DL) (dBm) >= -106		82.214348	100	99.4

This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.

Appendix 1

In most of the data, signal coverage is judged by RSRP (Reference Signal Receive Power) alone. This is a fundamental and important parameter but is not a complete story in itself. In various sections of the proposal the level of -95dBm is considered a “strong signal” (p. 146), “poor indoor and OK outdoor” (p. 81) and yellow in a green/yellow/red indicating good coverage in a vehicle (p.111). In detail, RSRP is only one parameter needed to describe signal quality. RSRQ (Reference Signal Receive Quality) and SINR (Signal to Interference and Noise Ratio) are also required. These parameters are defined in the proposal (pp. 146-148), but no data for this project is supplied. Also, the color codes scheme of green/yellow/red with limits of -85 dBm/-95dBm and -106dBm are generalizations and paint a limited picture. Low band frequencies of 600MHz to 800MHz penetrate vehicles and houses very well losing less than 10dBm moving from outside to inside a house. However, high band frequencies above 2.5 GHz will significantly decrease moving into a house. The advantage of the high band frequencies is that is where the capacity or bandwidth is greater as seen below from page 123.

The certification of the Biwabkos report that “all calculations, assumptions and conclusions are based on generally accepted engineering practices” is not supported in the conclusion and the data presented.

Frequency Bands/Channels

Below are the active frequency bands and channels for the area

Carrier	Technology	Band	Block	Frequency (MHz)	Bandwidth (MHz)	EARFCN
AT&T	4G	12	700	739	10	5110
AT&T	4G	14	700	763	10	5330
AT&T	4G	25	PCS	1982.5	15	8565
AT&T	4G	66	AWS1	2115	10	2000
AT&T	4G	66	AWS3	2132.5	5	66661
AT&T	5G	48	CBRS	3501.12	40	633408
AT&T	5G	77	C-Band	3851.04	80	656736
T-Mobile	5G	71	600	632.45	10	126500
T-Mobile	4G	12	700	731.5	5	5035
T-Mobile	4G	25	PCS	1932.5	5	8065
T-Mobile	4G	66	AWS3	2145	20	66786
T-Mobile	5G	41	BRS	2606.55	90	40756
Verizon	4G	13	700	751	10	5230
Verizon	4G	5	850	885	10	2560
Verizon	4G	4	AWS	2125	10	2100
Verizon	5G	77	C-Band	3809.28	40	653952
Verizon	5G	77	C-Band	3730.08	100	648672

† EARFCN – EUTRA Absolute radio-frequency channel number

† Over 90% of the spectrum utilized by wireless operators are mid or high band spectrum.

General Evaluation of the Project Application

The overall state of the application is very disjointed. The application focused strongly on the current state of the poor signal coverage and little on the expected performance of the new tower. The application also strongly focuses on the signal coverage and very little on the capacity, and there is no projected data on capacity improvement at all. The application also shows no data on the number of users, households, and businesses that would be served by a new tower. The population densities vary considerably in the overall Redmond/Prineville corridor, and this information is key. There are inconsistencies, self-contradictions, and irrelevant data throughout the application. The area of analysis in the application is chosen such that the proposed solution location is shown in the best light even though it is a very low population density compared to the surrounding areas. It is difficult to believe that Verizon does not have more complete data on coverage and capacity models that could paint a clearer and more accurate picture of the impact on the Powell Butte and surrounding areas. In summary, the conclusion that none of the alternate sites are feasible is incorrect based on the presented data.



Steven Mahon 12/11/2025

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BSEE, MSEE

45 years of Engineering, Managerial and Executive experience.

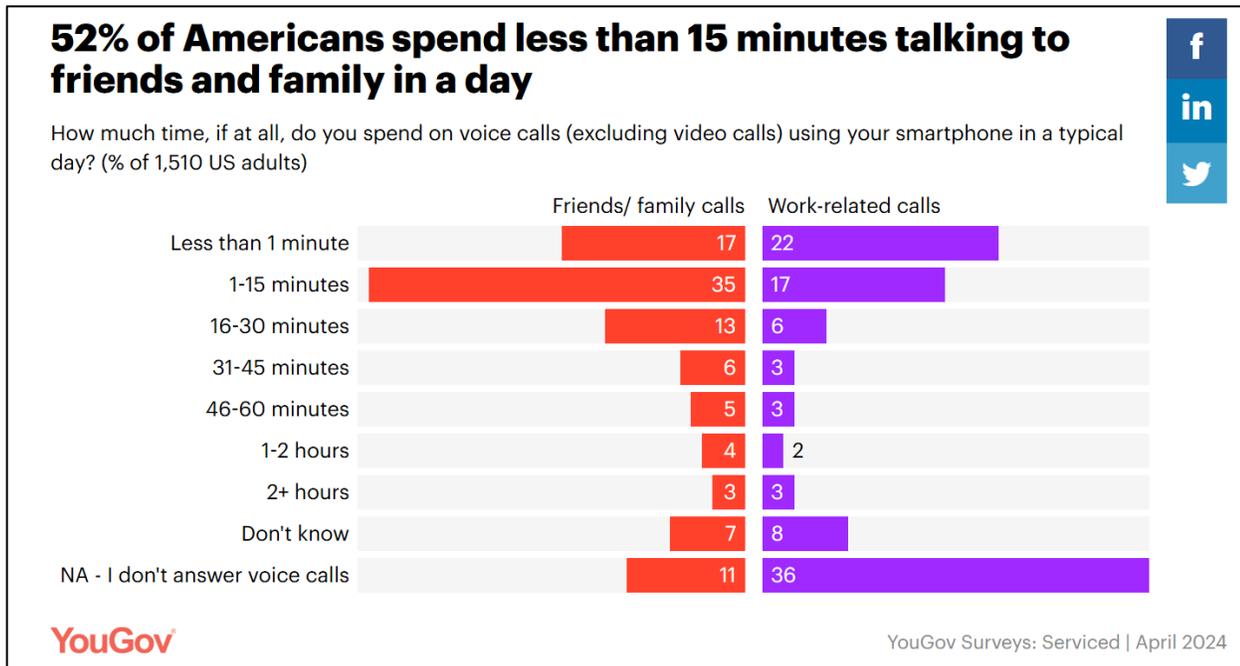
40 years in RF electronics

Michael Scheinfein Report Regarding the Verizon Ditch Rider Project

Prologue: What problem is really being solved?

The (alternatives') site analysis focused on an area of 34 km² (p. 111 of proposal) which is approximately 13.2 mi². While there appears to be no publicly available population density maps of Crook County, we can estimate a population density from Crook County's total population of about 27,000, the population of Prineville, the major population center in Crook County, of about 12,000, and the land area of Crook County as 3000 mi². Thus, on average there are about 5 Crook County residents per square mile, and hence about 65 residents in the area of interest. This is the lower bound on the population served in the area in question. Population data for all of Powell Butte, CCD, Crook County is approximately 3,157 in a land area of 144.5 mi² for an average population density of 21.9 people/mi². (<https://censusreporter.org/profiles/06000US4101392550-powell-butte-ccd-crook-county-or/>) This puts an estimate on the population served at 289. Finally, there are about 550 tax lots in the area of interest, and it is not known how many have residences or what the number of inhabitants might be. Assuming two people per tax lot has a served population of 1100, the upper bound for our purposes. For discussion (and our conservative estimate) assume 500 cell phones are located in the area of interest (Note: due to the largely EFU zoning in the area of interest, significant residential development is not permitted, hence the likely number of cell phone users will remain essentially fixed – the bandwidth needs are likely to grow in future, however). The scope of the “user experience problem” being solved by Verizon’s cell tower proposal is thus limited to the cell phone needs of about 500 people.

Phone Calls: (<https://yougov.com/en-us/articles/49894-how-long-do-americans-talk-on-calls-in-day>). Recent survey data from YouGov quantify the time typical cell users speak over the phone.



Taken as a whole, the data suggest 1 hour/day per cell phone user is a conservative estimate for time using a cell phone for audio conversations (in other words using a smart phone as a phone). Distributing/averaging that use over daytime/evening hours (16 hours) suggests an average of about 6 minutes/hour/cell phone used, or roughly 50 concurrent phone users serviced within the area.

Appendix 2

Data Services: Consumer affairs (https://www.consumeraffairs.com/cell_phones/cell-phone-statistics.html) estimates the average US smart phone user uses data services for 4.5 hours/day and a moderate user (<https://www.getnomad.app/blog/how-much-data-do-i-need-when-traveling>) “could use 500 MB to 1 GB per day with social media and some music streaming”. Again, with 500 cell phones using 750MB/day, tower demand will average about 6.5Mbps during the active 16 hour day. A typical rural cell tower has the following capacity characteristics ([https://cellteks.com/the-wonders-of-cell-towers/#:~:text=In%20dense%20urban%20environments%2C%20cell,data%20throughput%20\(depending%20on%20technology\):](https://cellteks.com/the-wonders-of-cell-towers/#:~:text=In%20dense%20urban%20environments%2C%20cell,data%20throughput%20(depending%20on%20technology):)):

- 50-100 simultaneous voice calls
- 300-500 active data connections
- 50-150 Mbps total data throughput

Based on assumed population density and average cell phone and data services usage, and assuming that this single rural tower’s capacity is devoted to the target 13.2 mi² area, 50% of voice capacity and under 20% of data capacity will be used. This suggests that the service needs in the area of interest will be satisfied by the proposed tower or the alternatives, and that there will be 50% of extra voice capacity and 80% of extra data capacity. However, at present the needs of the area are already being met by existing coverage and existing infrastructure. (Verizon engineer report p.81). Given existing coverage, which is good to excellent in much of the designated area, we really need to ask what fraction of the users have inadequate phone and/or data services coverage. The true number of underserved users will lead to an estimate of excess capacity that is larger than the one derived above – in other words, our estimate of excess capacity should serve as a lower bound.

Examine the Proposal’s Stated Objectives (Verizon – proposal p.78):

- “Verizon needs to add capacity along Hwy 126 between Redmond and Prineville and coverage to the Powell Butte Community”.
 - *There is no existing capacity or bandwidth data presented in the proposal. There is no way to ascertain whether the bandwidth needed is already met or precisely how much bandwidth is needed beyond that estimated above. Only rudimentary coverage data is provided in the proposal without quantitative metrics.*
- “If capacity is not added the customer experience will degrade”.
 - *There is no quantitative required coverage, capacity, or bandwidth data presented in the proposal. There is no way to ascertain whether the bandwidth needed can be met with existing, proposed, or alternative sites. Further there is no quantitative definition of what constitutes a good or bad user experience.*
- “Verizon would like to deliver a great experience to its customers with plans to strengthens (sic) the network into areas of rural Cook (sic) County by adding new cell sites”.
 - *Define and quantify “deliver a great experience” and justify that that objective advances the goal of providing a utility service in an EFU zone under the relevant section of the Crook County Code (18.16.015(15)).*
- “This document will analyze Verizon’s 700 and 850MHz bands as they can cover large areas ... Crook County residences will be able to capitalize with (sic) the super fast speeds that the higher bands provide”.

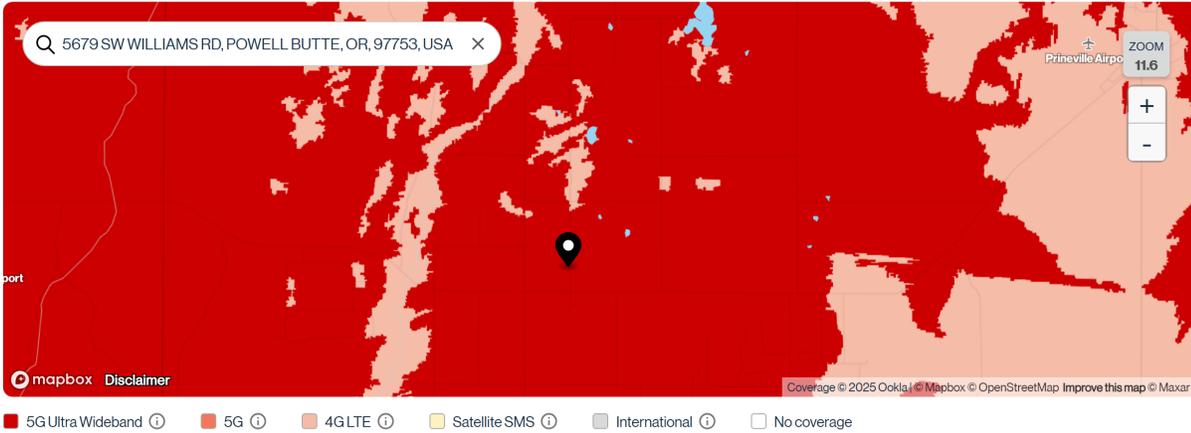
Appendix 2

– 700 and 850 MHz bands are low frequency cell bands.

Although calibrated drive test data is shown on page 127 of the proposal relating to high frequency (2100 MHz) coverage, no analysis is given for Verizon's present and future needs in high frequency bands. There is no data or analysis relating to high frequency coverage by the proposed or alternate sites.

Appendix 2

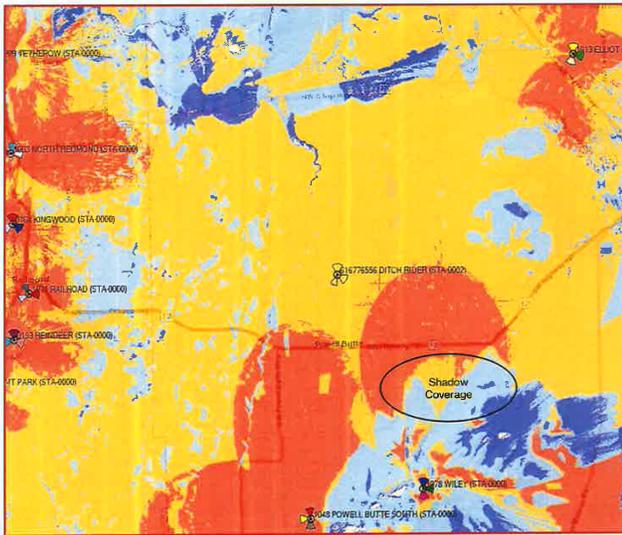
Verizon's Internal Assessment: Coverage



Coverage Map: [https://www.verizon.com/coverage-map-industry-standard-recognized-instrumentation/ernet & Cell Phone By Address | Verizon](https://www.verizon.com/coverage-map-industry-standard-recognized-instrumentation/ernet&CellPhoneByAddress|Verizon)

Verizon's marketing indicates that whole region in question is covered by either 5G Ultra Wideband or 4G LTE. Further, the proposal (p. 81) and Verizon's RF engineer indicate very good low frequency coverage throughout the area of interest (below, and proposal p.81).

Figure 2 Low-band Current Coverage



Overall, the signal strength is good to excellent. If Verizon did not have any exhausted sectors, this design would work just fine but will struggle as sites have diminished capacity. One area where the coverage is poor due to the shadowing created by the Powell Butte itself is shown. This has generated customer complaints in the past.

Generally how to read the RSRP Signal Strength:

- Red - Good indoor and great outdoor coverage
- Orange - Ok indoor and great outdoor coverage
- Light Blue - Poor indoor and ok outdoor coverage
- Dark Blue - Poor indoor and outdoor coverage



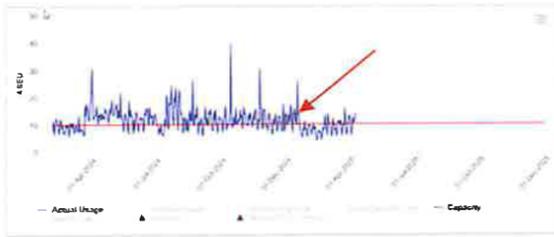
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Tom Fergusson – RF Engineer (proposal p. 81) – “Overall the signal strength is good to excellent.” This low frequency coverage is affirmed in Steven Kennedy’s (Biwabkos Consulting) drive test results at 751MHz (proposal p. 126). However, the proposal’s conclusion (Steven Kennedy – proposal p. 143) states “The existing sites do **not** (emphasis added here) provide the level of service needed in the area. A lack of quality throughput per subscriber in the area (sic).” This conclusion is distinctly at odds with proposal data (proposal pp. 81, 126) and oddly is also inconsistent with Biwabkos’ own data (proposal p. 94) – in other words the proposal data in and of itself is not self-consistent.

Appendix 2

Verizon's Internal Assessment: Capacity - Tom Fergusson – RF Engineer (proposal p. 79)

McCain



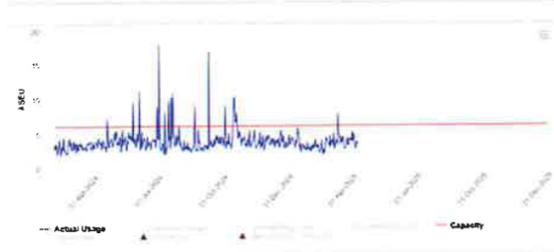
McCain is on top of Grizzly Mountain eleven miles to the north of the proposed site. It's far away but due to its height above average terrain, it is extremely tall so it can serve great distances but also causes interference to other sites that reduce the capacity the neighboring sites. Verizon did add the last remaining low band carrier shown by the red arrow but had little effect in solving the problem. Adding the proposed offload will have a significant offload to McCain. Verizon will be able to minimize the footprint using antenna down tilt thus decreasing the traffic that will provide future growth.

Wiley



Wiley is on top of Powell Butte and has plenty of capacity at this time. The site does see an increase in traffic during the summer months but still in good shape. This sector is not a driver for the proposed site but it will see some benefits as sites with less traffic operate better.

Powell Butte South



Powell Butte South is on the west slope of Powell Butte. It's considered tall. Notice during the summer months, the sector was exhausted at times. If Verizon does nothing, the exhaustion will increase until Verizon builds an offload site.

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McCain (Grizzly Peak to the north) and Powell Butte South (WSW of proposed site) are at or near capacity based upon the ASEU metric (although the label on the vertical axes prevents any determination of the magnitude of the assessment). The main conclusion by Verizon's RF Engineer (Tom Fergusson) is that "Wiley ... has plenty of capacity at this time," and situated at 5200 ft atop Powell Buttes (to distinguish Powell Butte community from the butte itself, I refer to the butte as Powell Buttes) there is ample opportunity to expand wide area coverage to the NNW into the area of interest. But rather than expand Wiley's coverage to the NNW (proposal p. 83) "The proposed site coverage design minimizes interference into Redmond but maximize (sic) coverage so that both Powell Butte South and Wiley's coverage can be minimized. Eventually, Wiley's Northern sector will be turned down ..."

This suggests yet another alternative not proposed by the Verizon team. The extra capacity available on the Wiley tower could be turned NNW by increasing the power to those antennas on the tower irradiating that sector. The lost capacity to the SSE (towards Brasada Range) could be picked up by an installation on the south side of Power Buttes, perhaps modeled after the low profile South Power Butte tower already irradiating this sector, but which Verizon indicates is at or near capacity at present. The proposed Alternate H site could be a feasible location for such a tower.

Appendix 2

Alternatives Analysis Presented in the Proposal:

Five alternative sites (1-5) are proposed. Little or no data is given in the proposal by either the Verizon internal engineer or the Biwabkos consultant hired to support the proposal; however, I will quantitatively assess the information presented in the Biwabkos proposed and alternate site comparison tables on pages 112-116, which are reproduced in my first table below. The second and third tables below are my calculations that assess the Biwabkos data, as I explain. Implicit in my calculations is the presumption on page 146 of the Biwabkos report that -95dBm is a "strong signal".

Site	Area(%) Better than -85dBm	Focus Zone(%) Better than -85dBm	Area(%) Better than -95dBm	Focus Zone(%) Better than -95dBm	Area(%) Better than -106dBm	Focus Zone(%) Better than -106dBm
Unmodified	0.00%	0.00%	78.60%	77.00%	100.00%	98.00%
Proposed	40.90%	40.60%	95.70%	95.10%	100.00%	99.30%
Alt 1	32.90%	32.70%	96.50%	96.10%	100.00%	99.60%
Alt 2	27.10%	26.90%	96.00%	95.40%	100.00%	99.40%
Alt 3	34.30%	34.10%	97.70%	97.10%	100.00%	99.40%
Alt 4	18.90%	18.80%	88.30%	87.70%	100.00%	99.30%
Alt 5	21.80%	21.60%	95.30%	94.70%	100.00%	99.30%

Site	Area(%) *Relative Power (units)	Focus Zone(%) *Relative Power (units)	Area(%) Improvement	Focus Zone(%) Improvement	Area(%) Compared to Proposed	Focus Zone(%) Compared to Proposed
Unmodified	8.07%	7.91%	Baseline	Baseline		
Proposed	46.01%	45.69%	37.94%	36.99%	Baseline	Baseline
Alt 1	38.97%	38.75%	30.90%	30.84%	-7.04%	-6.15%
Alt 2	33.76%	33.52%	25.69%	25.61%	-12.25%	-11.38%
Alt 3	40.32%	40.08%	32.25%	32.17%	-5.69%	-4.82%
Alt 4	25.77%	25.62%	17.70%	17.71%	-20.24%	-19.28%
Alt 5	28.98%	28.74%	20.91%	20.83%	-17.03%	-16.16%

Notes: *Relative Power = 1 when whole area -85dBm or better Relative Power = 1.0*(% coverage green: Better than -85dBm) + 0.1*(% coverage yellow: Between -95dBm and -85dBm) + 0.01*(% coverage red: Between -106dBm and -95dBm) Should weight by population density should such a map be available to provide relative power/cell phone

The Biwabkos analysis stresses areal coverage at specified power density for the unmodified, proposed, and alternative sites for the area of interest and a focus zone within it (proposal pp. 110-116). In order to compare sites, I have computed the relative power irradiating the area(s) of interest weighted by the areal coverage. The difference between the proposed/alternative sites is computed with reference to the unmodified site (overall improvement), and finally the difference between the proposed site and the alternatives improvement (columns labeled Compared to Proposed) is tabulated. This basic quantitative analysis shows that Alternative 3 is only 5% different from the proposed site, whilst Alternative 1 only 7% different.

I conclude that of the Alternatives analyzed in the Biwabkos report, using their methods and data, that either Alternative 1 or (an R5 area near) Alternative 3 would provide nearly identical coverage and performance in the area(s) of interest. Any offloading potential that Alternatives 1 and 3 provide to Wiley Tower (allowing Wiley to be turned down to the NNW and turned up to the SSE, see proposal p. 83) would also be nearly identical to that provided by the Proposed tower. According to the stated goals presented in the proposal (p. 78), Alternatives 1 and 3 are very feasible substitutes for the Proposed tower. Based on the entirety of the information presented and the amount of information that is not included in the proposal, it is a technically unreasonable conclusion to make that none of the Alternate sites are feasible options for meeting the objectives submitted by Verizon, especially if different design parameters can be used for the facilities.

Appendix 2

Additional Alternatives Analysis:

Verizon's stated (p. 83) intent is to reduce the use of Wiley for coverage in the area to the north of Powell Buttes that it directly overlooks in favor of directing that capacity to the south towards Brasada Ranch (and environs). Should the Brasada Ranch sector be oversubscribed as the proposal implies, alternatives need to be developed to the SSW of Powell Buttes (as I remarked earlier) to offload the necessary capacity, thus allowing Wiley to add rather than subtract coverage and bandwidth to the NNW. This alternative scheme was not addressed and needs to be as it is likely an excellent candidate solution that requires no new tower to be built north of Powell Buttes.

What Data is Required for a Meaningful Analysis:

The proposal contains no bandwidth/capacity data for the proposed site or any of the alternative sites. Further, while crowd sourced coverage and power data is available (CellMapper, which ironically cannot import data from iPhones since iPhones will not expose segments of the network to the user), there is no public avenue to access Verizon's capacity or upload speeds at present as this data is likely proprietary. The alternatives analysis in the Verizon proposal is thus incomplete. In order for planners to evaluate the proposal and the alternatives accurately, the proposal should include analysis based upon:

- Coverage maps of the area of interest by frequency band.
- Upload/download speed maps of the area of interest by frequency band.
- Cell tower capabilities including but not limited to:
 - Antenna frequency bands, upload/download rates, and total throughput per band.
 - Present-day capacity and estimated excess capacity per band.
- A quantitative metric to assess user experience.
- Metrics used for assessing off-loading capacity.

Analysis Provided By:

(Retired) Professor Michael R. Scheinfein, Ph.D. Applied and Engineering Physics (1985)

 12/11/2025 Portland, OR

AMENDED ANNUAL REPORT



Corporation Division
sos.oregon.gov/business

E-FILED
Jan 15, 2025
OREGON SECRETARY OF STATE

REGISTRY NUMBER

176005594

REGISTRATION DATE

12/28/2020

BUSINESS NAME

ALEXANDER RANCH, LLC

BUSINESS ACTIVITY

TO CONDUCT HAY AND CATTLE SALES AND LAND LEASING AND TO ENGAGE IN ALL ACTIVITIES
INCIDENT THERETO

MAILING ADDRESS

5270 SW REIF RD
POWELL BUTTE OR 97753 USA

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

PRIMARY PLACE OF BUSINESS

5270 SW REIF RD
POWELL BUTTE OR 97753 USA

JURISDICTION

OREGON

REGISTERED AGENT

LINDA JO ALEXANDER
3976 SW SAM SNEAD COURT
REDMOND OR 97756 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

MEMBER

THOMAS ALEXANDER
3976 SW SAM SNEAD COURT
REDMOND OR 97756 USA

Appendix 3



Corporation Division
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OREGON SECRETARY OF STATE

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

THOMAS WITTER ALEXANDER

TITLE

OWNER

DATE

01-15-2025

Second Objection to Application for Site Plan Review by Harmoni Towers and Verizon Wireless to Locate a Transmission Tower on Land Zoned EFU

To: Crook County Planning Department, by submission December 17, 2025

Objectors: Annette Kolodzie, Ph.D. (Physics)
Karen Jones

Objectors' Mailing Address: PO Box 126, Powell Butte OR 97753

Objectors' Residence Address: 1900 SW Parrish Ln, Powell Butte OR

Objectors' Email Address: atkjuniper@gmail.com

Subject Application: Application for Site Plan Review by Harmoni Towers and Verizon Wireless to locate a 158' monopole transmission tower on land zoned Exclusive Farm Use (EFU3 - Powell Butte)

Record No.: 217-25-000293 PLNG

Applicants: Harmoni Towers and Verizon Wireless

Property Owner: Alexander Ranch, LLC

Subject Property: 3450 SW Williams Rd, Powell Butte OR; Taxlot # 15141400-00100-14931

The Objectors submit their Second Objection in the matter of the Application for Site Plan Review (the "Application") by Harmoni Towers and Verizon Wireless (collectively, "Applicant" or "Verizon") to locate a 150' monopole transmission tower (158' with the lightning rod) on land zoned Exclusive Farm Use (EFU3 - Powell Butte).

The purpose of this Second Objection is to challenge specific conclusions of the County and Findings set forth in the Staff Report ("SR") in this matter, dated December 10, 2025, and to supplement the record with additional documents.

The challenges are:

1. The Staff Report finds that the requirement to provide a copy of the executed lease from the owner of the site of the property where the tower will be located, under CCC 18.124.110(3)(a), is satisfied. That requirement is not met. As the Staff Report [SR p. 7] and the Application [p. 65] establish, only a Memorandum of Lease was submitted. Objectors object to the failure of Applicant to submit the executed lease and contend this is a material omission for the reasons explained in Objectors' Objection filed concurrently with this Second Objection.

2. Objectors object to the Finding in the Staff Report that the requirement under CCC 18.124.110(3)(c) that the Applicant provide a map that shows the search area for the proposed site and the properties within the search ring is satisfied. [SR p. 7] As Objectors explain in Objectors' Objection filed concurrently with this Second Objection, the Applicant has not identified a valid search ring in that it has improperly used a number of different and conflicting areas as its search ring, impairing the ability of the County and Objectors to evaluate the validity of the Application and the reports of the Bibabkos consultant.
3. Objection is made to the Finding that the requirement of CCC 18.124.110(3)(d) to provide a certificate of mailing of the notice of the required neighborhood meeting mailed to the property owners within the notice area designated by CCC 18.124.110(2) is satisfied. The Staff Report [SR p. 8] and the Application [p. 17] establish that copies of the notice and a list of owners within 2,000 feet of the subject property were submitted by Applicant. The certificate of mailing was not submitted. Also, both Verizon and the Staff in its Report fail to properly apply the provisions of CCC 18.124.110(2)(b). That section states, "For the purpose of this section, the property on which an applicant proposes to establish a transmission tower includes the lot of record on which the applicant will locate the facility **and all contiguous lots of record held in common ownership.**" (emphasis added). Alexander Ranch, LLC owns not only the proposed cell tower site, it also owns a contiguous lot, Taxlot # 1514110000104-14930. By its own admission and submission materials, Applicant failed to notify the four property owners within 2000 feet of the contiguous lot. The Staff Report incorrectly states the requirement of CCC 18.124.110(3)(d) is satisfied.
4. Staff Report fails to cite the requirement under CCC 18.124.110(2)(c) that the Applicant conduct a balloon or crane test "after" the mandatory neighborhood meeting. "The applicant shall schedule the balloon test so that it can be conducted no later than two business days **following the date of the neighborhood meeting** or such time as is agreeable to the neighbors at the meeting, but in no event shall the balloon test occur more than 30 days following the date of the neighborhood meeting." (emphasis added). Applicant's documents establish that the balloon test on March 6, 2025 [p. 29] occurred before the neighborhood meeting on May 4, 2025 [p.151]. Staff Report omits this requirement when listing the submission criteria of CCC 18.124.110(2) and fails to state the requirement is not satisfied.
5. With respect to the requirement of CCC 18.124.110(3)(k) that the Applicant submit proof that it is not able to collocate its structures on existing towers, Objectors respond that the requirement has not been satisfied by the Applicant, as described in Objectors' Objection filed concurrently with this Second Objection, and request such a Finding.
6. The Staff Report states that the Application includes photo simulations depicting the tower as it would fit into the landscape. Objectors object to the photo simulations submitted of the proposed tower on the grounds that the simulations are not an accurate depiction of the visual impact of the tower. The simulations are from angles and distances that make the tower much less visible than it will be in reality.
7. With respect to the statement in Staff Report that, "The property does not contain mapped wildlife habitats," [SR p. 1], objections have been submitted in the record relating to wildlife issues that should be considered in this matter.

8. Objectors challenge the statement in the Staff Report that impacts to wildlife is not relevant or applicable to the Application. [SR p. 6]

Objectors also submit into the record in this matter the documents below obtained from the Oregon Secretary of State's Office. The documents are:

1. Articles of Organization for Alexander Ranch, LLC, E-Filed December 28, 2020.
2. Amended Annual Report for Alexander Ranch, LLC, E-Filed December 28, 2022.

ARTICLES OF ORGANIZATION



Corporation Division
www.filinginoregon.com

E-FILED
Dec 28, 2020
OREGON SECRETARY OF STATE

REGISTRY NUMBER

176005594

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

1. ENTITY NAME

ALEXANDER RANCH, LLC

2. MAILING ADDRESS

3976 SW SAM SNEAD COURT
REDMOND OR 97756 USA

3. PRINCIPAL PLACE OF BUSINESS

3976 SW SAM SNEAD COURT
REDMOND OR 97756 USA

4. NAME & ADDRESS OF REGISTERED AGENT

THOMAS ALEXANDER

3976 SW SAM SNEAD COURT
REDMOND OR 97756 USA

5. ORGANIZERS

DAVID E PETERSEN

805 SW INDUSTRIAL WAY STE 5
BEND OR 97702 USA

6. INDIVIDUALS WITH DIRECT KNOWLEDGE

THOMAS ALEXANDER

3976 SW SAM SNEAD COURT
REDMOND OR 97756 USA

7. INITIAL MEMBERS/MANAGERS

MEMBER

THOMAS ALEXANDER

3976 SW SAM SNEAD COURT
REDMOND OR 97756 USA

8. DURATION

PERPETUAL



9. MANAGEMENT

This Limited Liability Company will be member-managed by one or more members

10. OPTIONAL PROVISIONS

Except as permitted by the Operating Agreement, no member may transfer any portion of such member's interest in the limited liability company.

A member's and/or manager's liability for acting or failing to act shall be limited to the maximum extent provided by law. The LLC shall indemnify a member and/or manager for his or her acts or omissions to the maximum extent provided by law

The company elects to indemnify its members, managers, employees, agents for liability and related expenses under ORS 63.160 to 63.170.

I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

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ELECTRONIC SIGNATURE

NAME

DAVID E PETERSEN

TITLE

ORGANIZER

DATE SIGNED

12-28-2020

AMENDED ANNUAL REPORT



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E-FILED
Dec 28, 2022
OREGON SECRETARY OF STATE

REGISTRY NUMBER

176005594

REGISTRATION DATE

12/28/2020

BUSINESS NAME

ALEXANDER RANCH, LLC

BUSINESS

TO CONDUCT HAY AND CATTLE SALES AND LAND LEASING AND TO ENGAGE IN ALL ACTIVITIES
INCIDENT THERETO

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MEMBER

THOMAS ALEXANDER

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ELECTRONIC SIGNATURE

NAME

THOMAS WITTER ALEXANDER

TITLE

MANAGER

DATE

12-28-2022

WIRELESS NETWORK CONSULTING

Exhibit 180

Submitted by
Applicant
Received by
Crook County
Planning Dept.
at hearing
12/17/2025



Harmoni Towers OR0005306 Ditch Rider
Verizon DITCH RIDER Site
Capacity and Coverage Site

ALTERNATE SITE ANALYSIS

Alternate Site

- † Requested to review alternative tower and other locations
- † Sprint tower is approximately 4.28 miles away from proposed on a bearing of 100 degrees
- † Primary objective of proposed is to provide coverage and offload surrounding site sectors of capacity for users in the Rural area

Distance from proposed to Verizon neighbor sites



Alternate Site #1

- † Sprint Tower
- † FCC Registration # 1223367
- † 196' Self Support Tower owned by American Tower Corporation
- † Highest Height available 180' AGL
- † Coordinates
 - 44.272539 Latitude
 - -121.017655 Longitude
- Ground Elevation – 3276' AMSL

Alternate locations 2-5

† Raw Ground locations

† Alt 2 PBR20 SW

- 44.251558 Latitude
- -121.055474 Longitude

† Alt 3 R5 NW – 13717 SW Houston Lake Road

- 44.292288 Latitude
- -121.017980 Longitude

† Alt 4 R5 SE

- 44.241103 Latitude
- -120.983582 Longitude

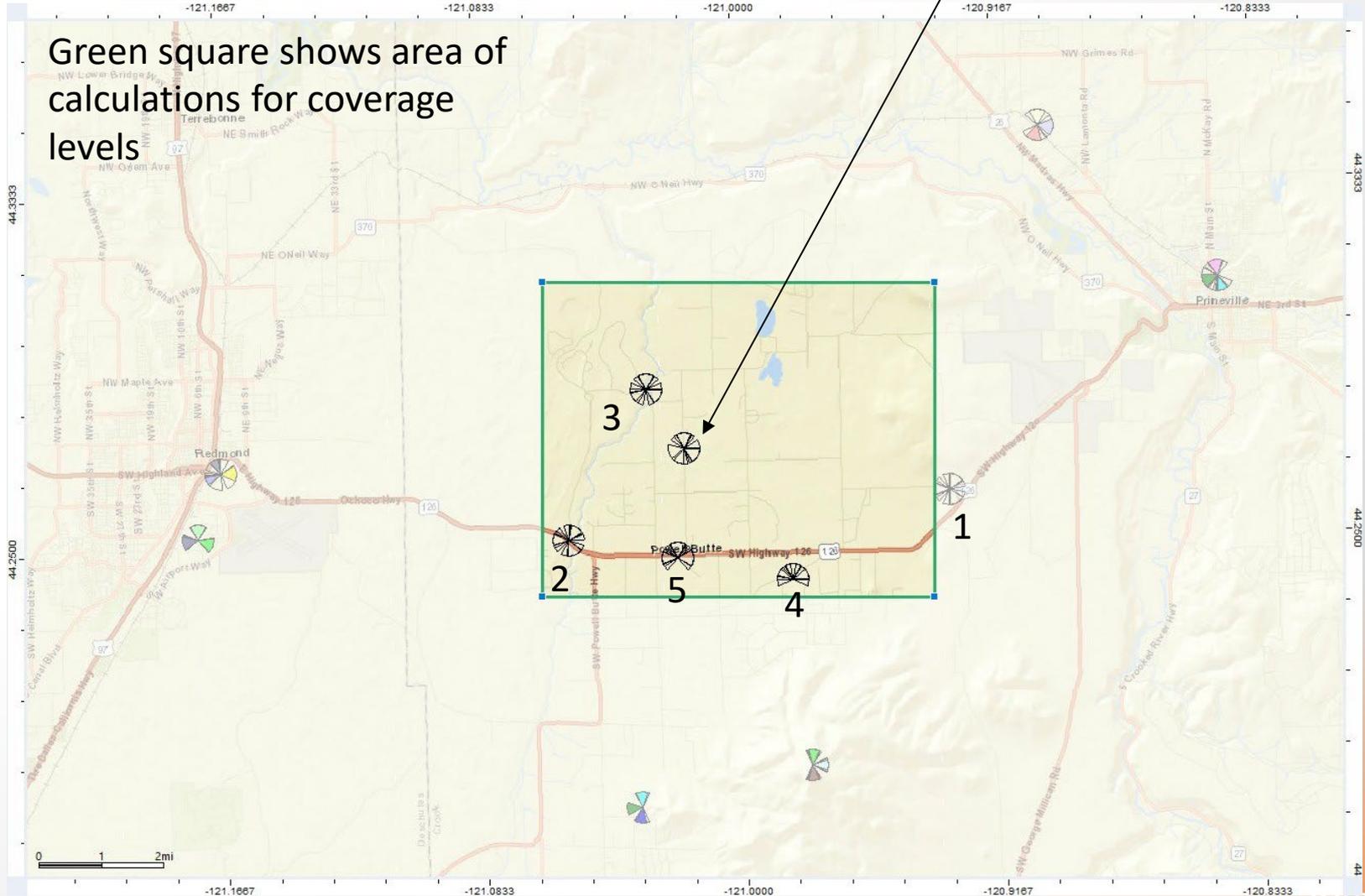
† Alt 5 RSC S

- 44.246958 Latitude
- -121.020533 Longitude

Focus Zone

Proposed

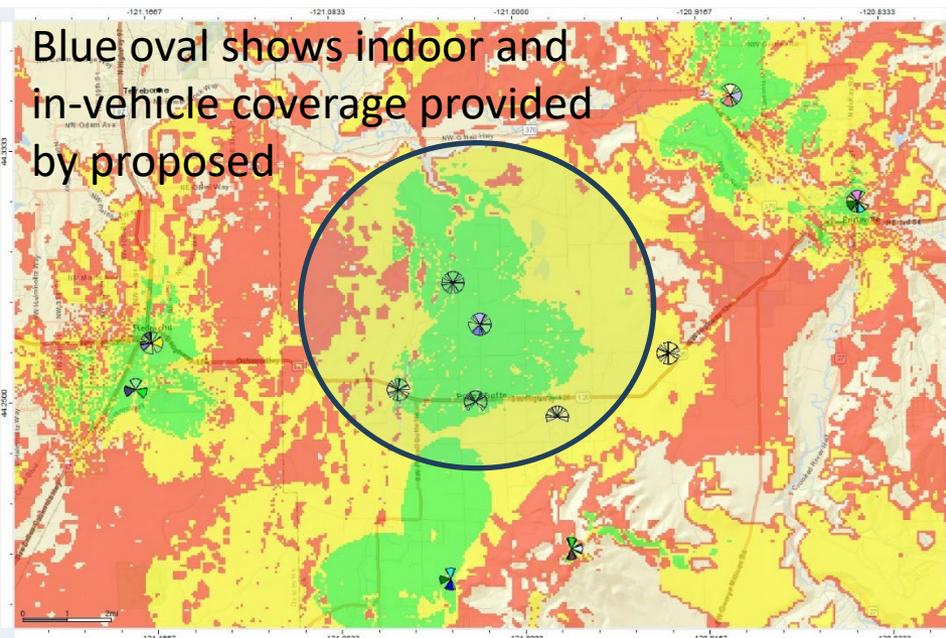
Green square shows area of calculations for coverage levels



RSRP Coverage Proposed vs Current

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm

Blue oval shows indoor and in-vehicle coverage provided by proposed

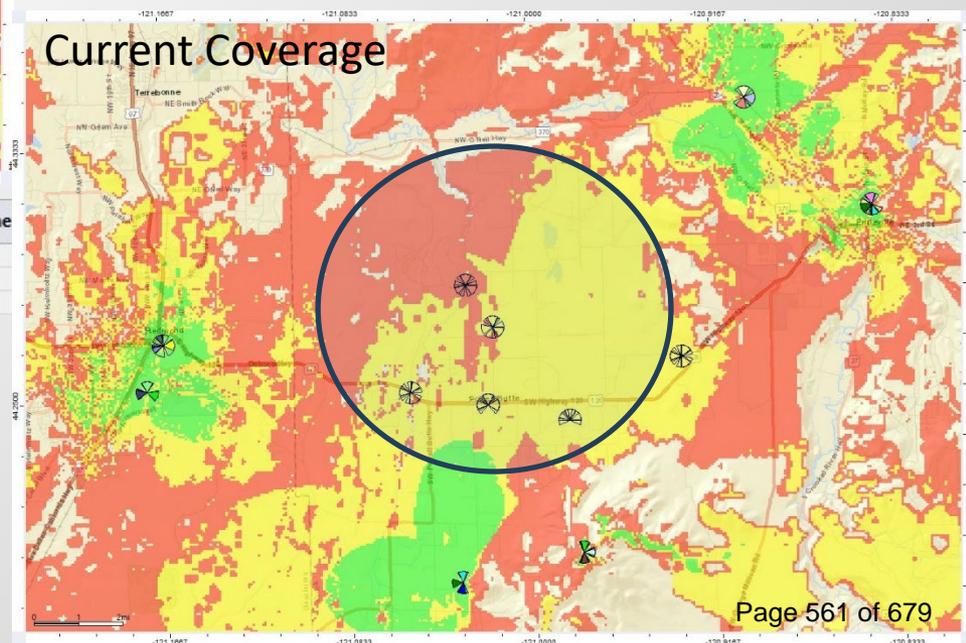


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) \geq -85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) \geq -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) \geq -106		82.133659	100	99.3

Upper table shows proposed site showing **33.59** square kilometers are covered with indoor service vs lower left table current coverage showing **0.0** square kilometers covered with indoor service.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	81.804184	100	98.9
		RSRP Level (DL) (dBm) \geq -95		64.261269	78.6	77.7
		RSRP Level (DL) (dBm) \geq -106		81.804184	100	98.9

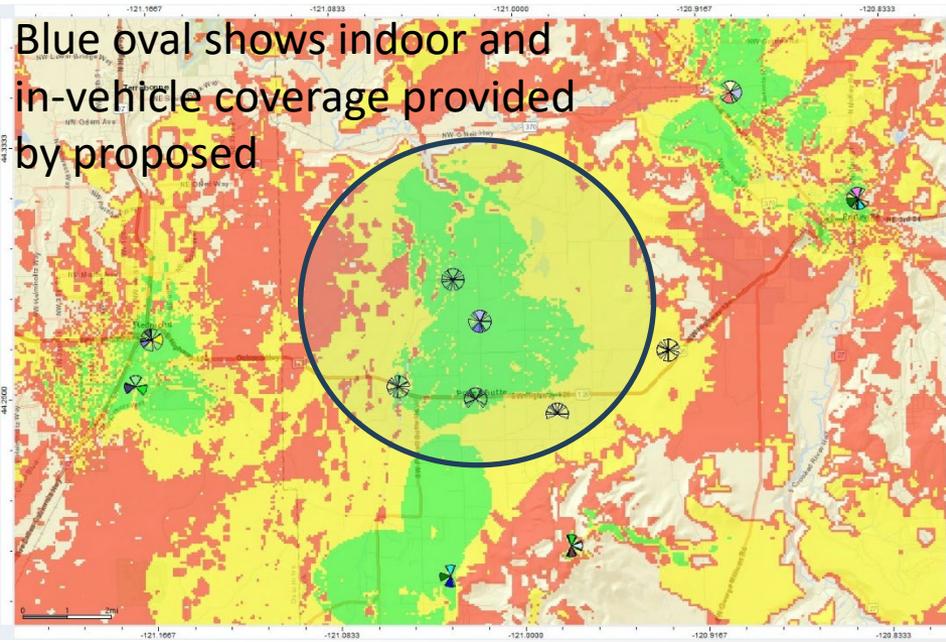
Current Coverage



RSRP Coverage – 180' AGL

Proposed vs Alternate 1 (ATC)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

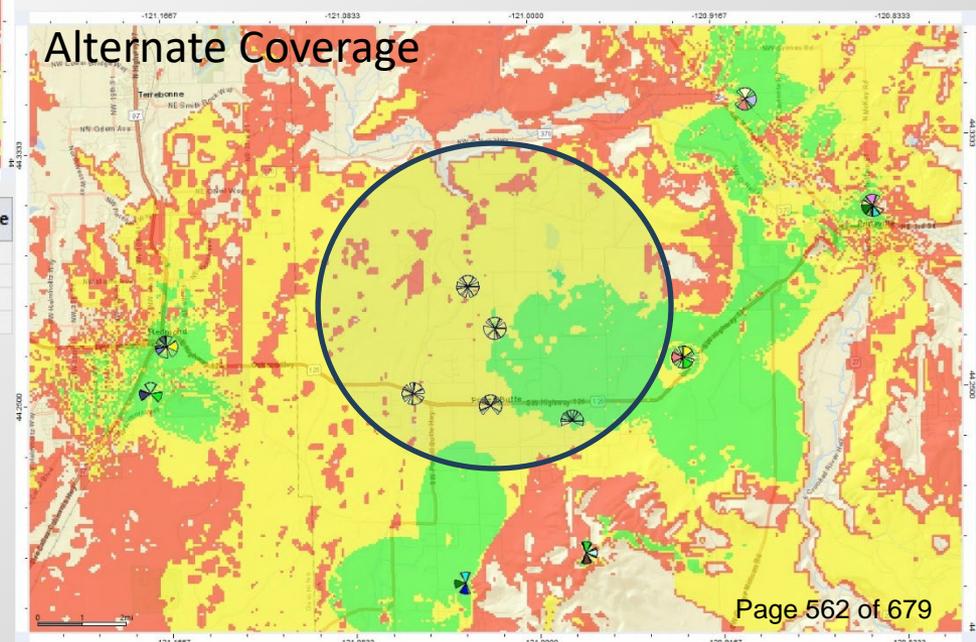


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >= -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >= -106		82.133659	100	99.3

Upper table shows proposed site showing **33.55** square kilometers of indoor service vs lower left table current coverage showing **27.07** square kilometers of indoor service a **20%** reduction in coverage for the alternate.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.328667	100	99.6
		RSRP Level (DL) (dBm) >= -85		27.077551	32.9	32.7
		RSRP Level (DL) (dBm) >= -95		79.444061	96.5	96.1
		RSRP Level (DL) (dBm) >= -106		82.328667	100	99.6

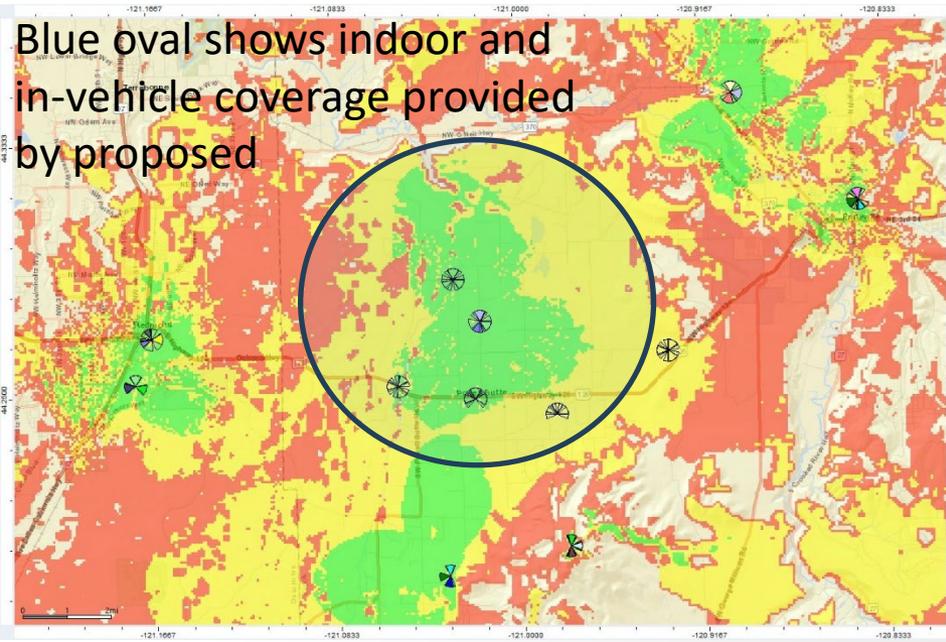
This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.



RSRP Coverage – 180' AGL

Proposed vs Alternate 2 (PBR20)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

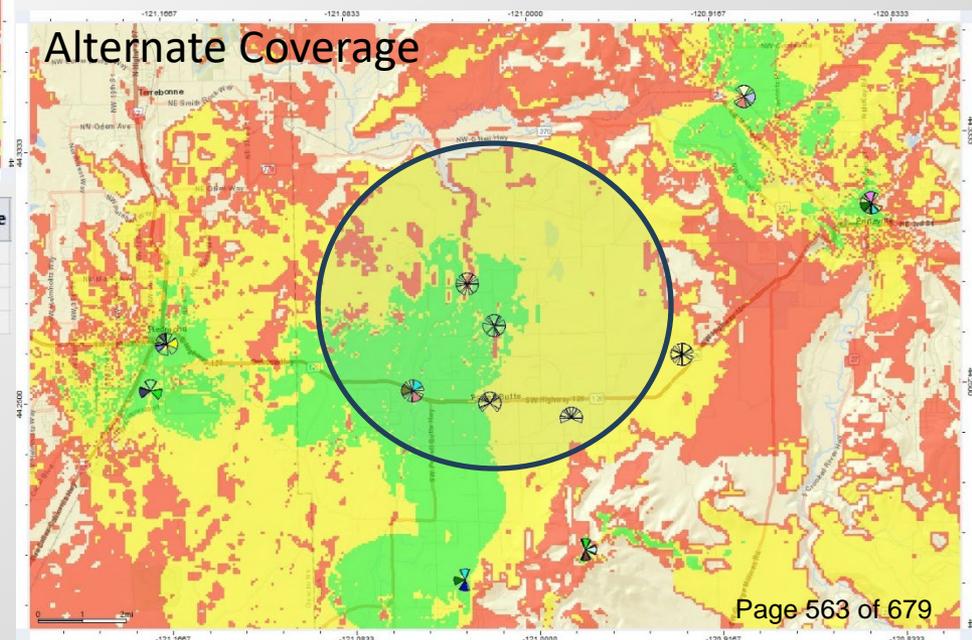


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >= -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >= -106		82.133659	100	99.3

Upper table shows proposed site showing **33.55** square kilometers of indoor service vs lower left table current coverage showing **22.24** square kilometers of indoor service a **34%** reduction in coverage for the alternate.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.207626	100	99.4
		RSRP Level (DL) (dBm) >= -85		22.242994	27.1	26.9
		RSRP Level (DL) (dBm) >= -95		78.912872	96	95.4
		RSRP Level (DL) (dBm) >= -106		82.207626	100	99.4

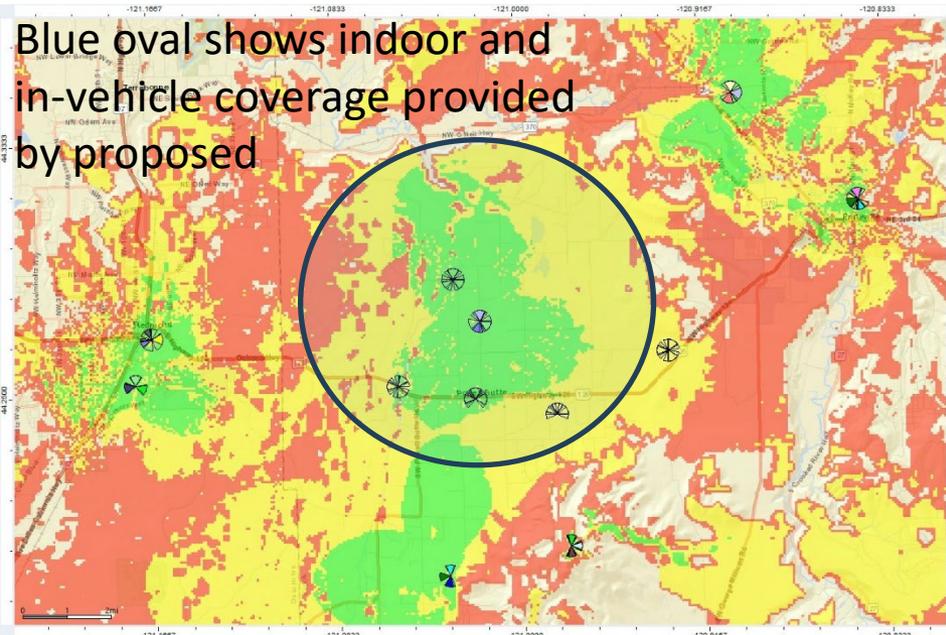
This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.



RSRP Coverage – 180' AGL

Proposed vs Alternate 3 (R5 NW)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

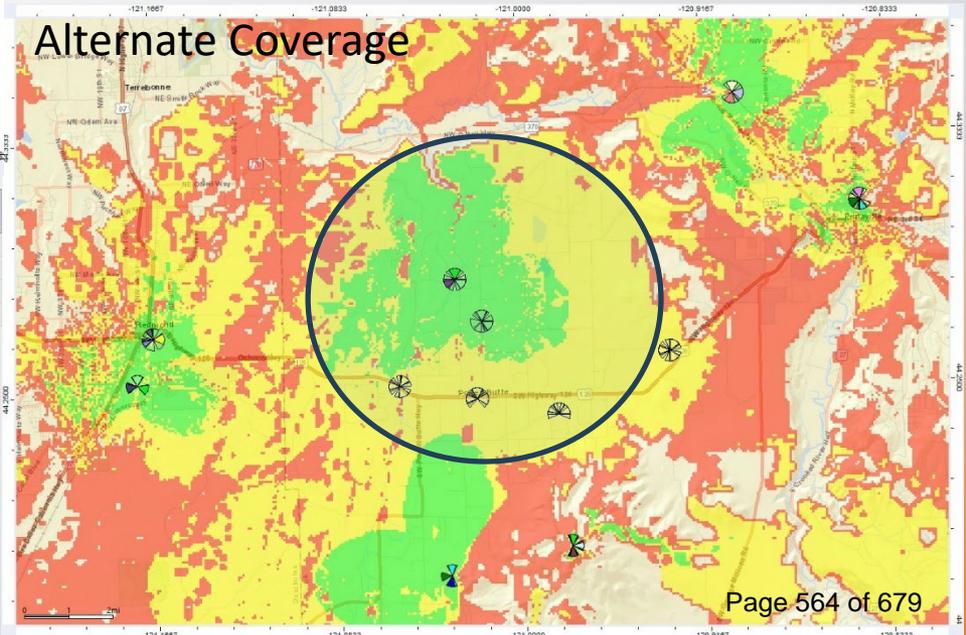


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.214348	100	99.4
		RSRP Level (DL) (dBm) >= -85		28.234079	34.3	34.1
		RSRP Level (DL) (dBm) >= -95		80.284561	97.7	97.1
		RSRP Level (DL) (dBm) >= -106		82.214348	100	99.4

This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >= -85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >= -95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >= -106		82.133659	100	99.3

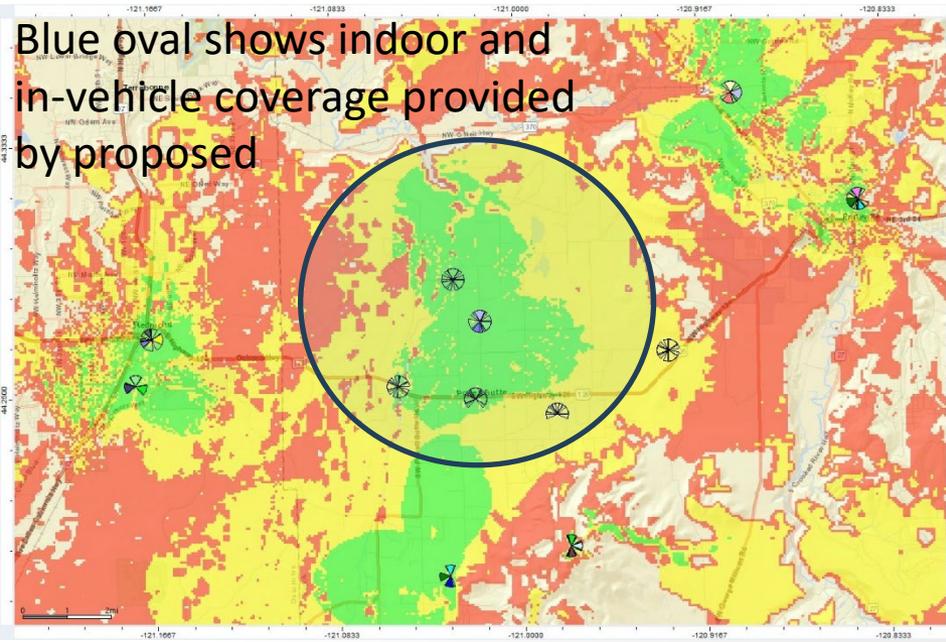
Upper table shows proposed site showing **33.55** square kilometers of indoor service vs lower left table current coverage showing **28.23** square kilometers of indoor service a **16%** reduction in coverage for the alternate.



RSRP Coverage – 180' AGL

Proposed vs Alternate 4 (R5 SE)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

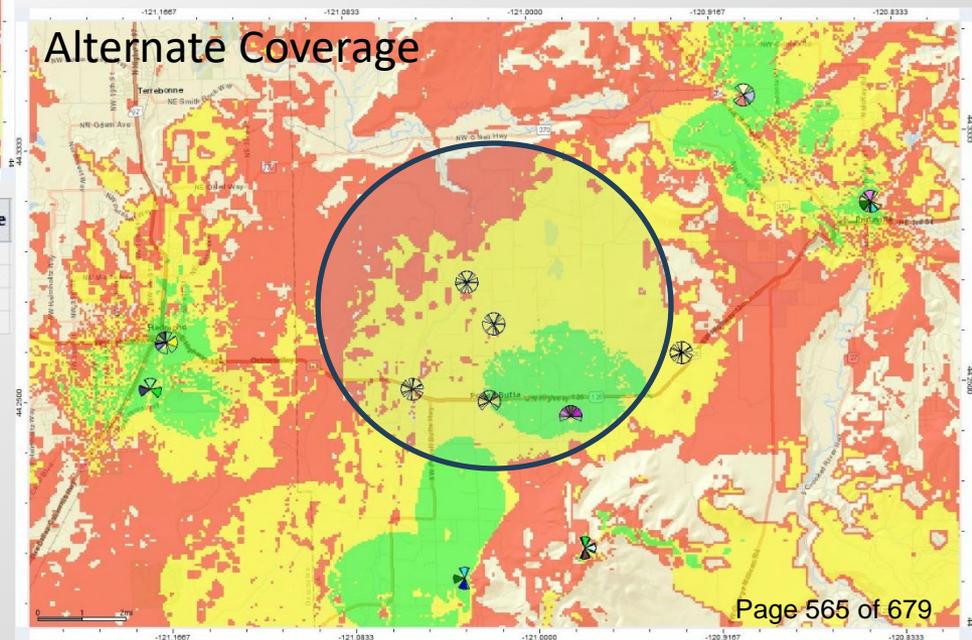


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >=-85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >=-95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >=-106		82.133659	100	99.3

Upper table shows proposed site showing **33.55** square kilometers of indoor service vs lower left table current coverage showing **15.51** square kilometers of indoor service a **54%** reduction in coverage for the alternate.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.100044	100	99.3
		RSRP Level (DL) (dBm) >=-85		15.518993	18.9	18.8
		RSRP Level (DL) (dBm) >=-95		72.478004	88.3	87.7
		RSRP Level (DL) (dBm) >=-106		82.100044	100	99.3

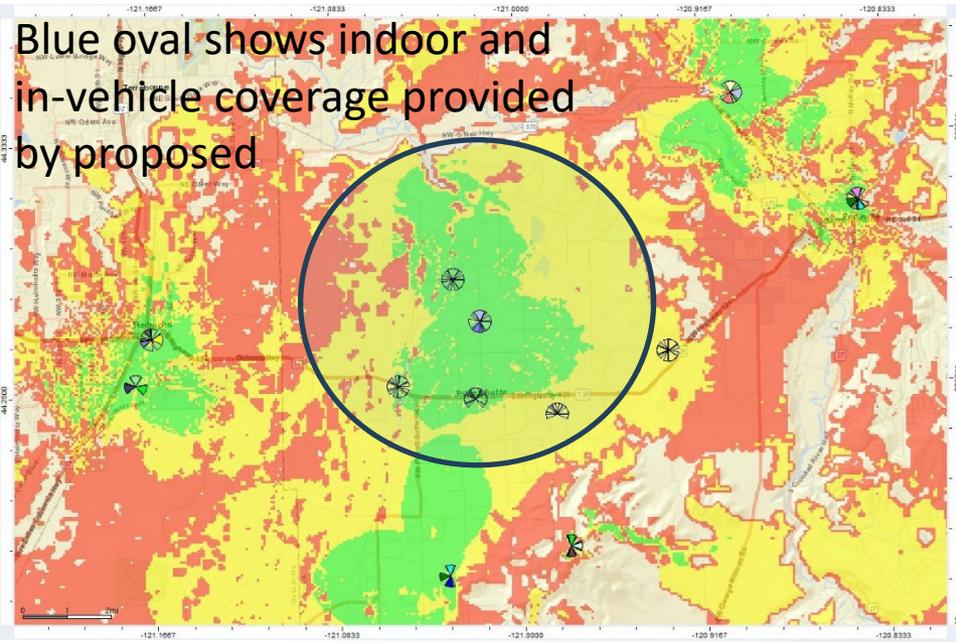
This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.



RSRP Coverage – 180' AGL

Proposed vs Alternate 5 (RSC s)

LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm

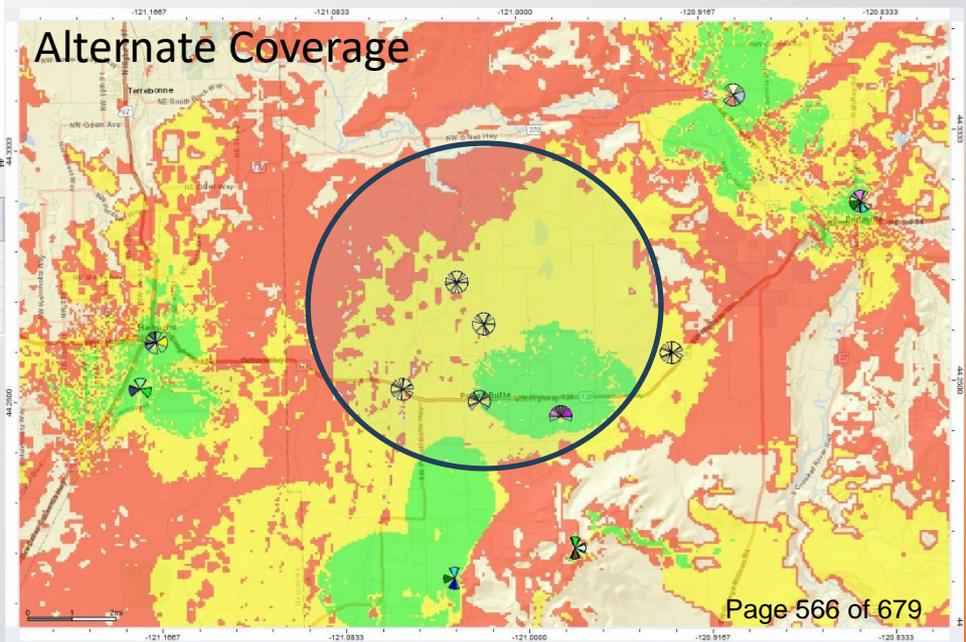


Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.133659	100	99.3
		RSRP Level (DL) (dBm) >=-85		33.559486	40.9	40.6
		RSRP Level (DL) (dBm) >=-95		78.603561	95.7	95.1
		RSRP Level (DL) (dBm) >=-106		82.133659	100	99.3

Upper table shows proposed site showing **33.55** square kilometers of indoor service vs lower left table current coverage showing **17.89** square kilometers of indoor service a **47%** reduction in coverage for the alternate.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	RSRP		82.682126	82.140388	100	99.3
		RSRP Level (DL) (dBm) >=-85		17.89929	21.8	21.6
		RSRP Level (DL) (dBm) >=-95		78.287537	95.3	94.7
		RSRP Level (DL) (dBm) >=-106		82.140388	100	99.3

This alternative provides reduced coverage in comparison to the proposed site and does not satisfy the coverage and capacity objectives for this site.



Analysis

- † Proposed – Provides the offload needed to the surrounding neighbor sites and meets the coverage objective
- † Alternate 1 – ATC tower located 4.27 miles to the East does not provide the same level of service in the coverage objective and does not provide the offload to the neighbors to the East and South
- † Alternate 2 – PBR20 SW alternate is located too close to the neighbor sites to the South and will not provide the service needed to the North
- † Alternate 3 – R5 NW – 13717 SW Houston Lake Road – Site is farther to the North and does not provide the offload to the neighbor sites to the South
- † Alternate 4 – R5 SE alternate is located too close to the neighbor sites to the South and will not provide the service needed to the North
- † Alternate 5 – RSC S alternate is located too close to the neighbor sites to the South and will not provide the service needed to the North

Conclusion

- † American tower site to the East is farther away from the target area and will not satisfy the coverage objective for this site or adequately offload the overloaded sites.
- † The raw ground sites provide reduced coverage and do not satisfy the coverage and capacity objectives for this site
- † Recommend approval of the proposed site as the alternate sites do not satisfy the coverage and capacity objectives for this site.

Verizon Wireless / Harmoni Towers

Ditch Rider
Application No. 217-25-000293-PLNG
Telecommunication Facility
SW Williams Road, Powell Butte, OR

Property Description

- ▶ Near 3450 SW Williams Road.
- ▶ Subject property is 67.12 acres.
- ▶ Zoned Exclusive Farm Use (EFU).
- ▶ Telecommunication facility site is located on the western portion of the property near SW Williams Road

Proposed Site & Surrounding Area



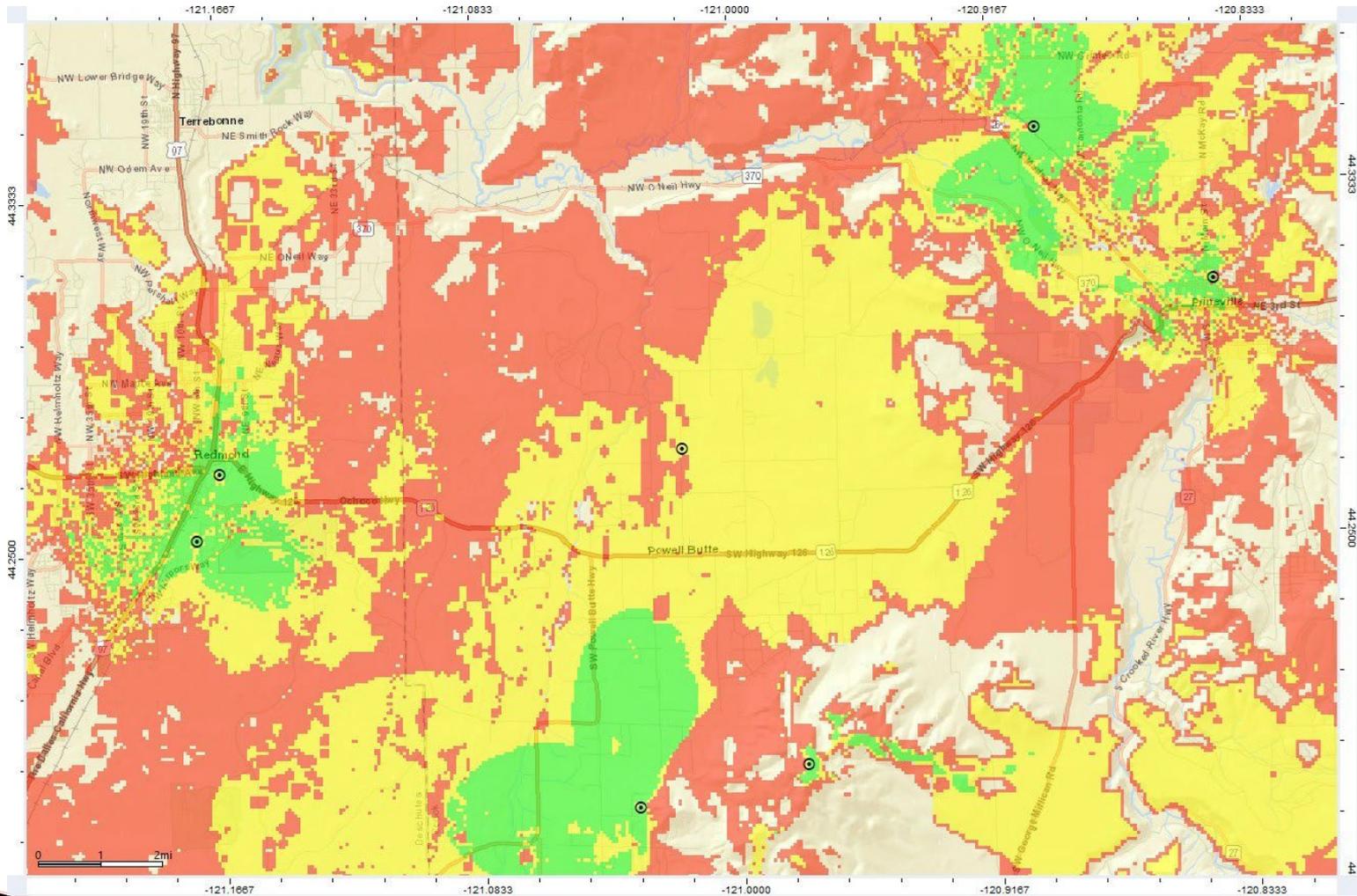
Proposed Telecommunication Facility

- ▶ 150 ft. monopole with an overall antenna tip height of 158 feet.
- ▶ 9 antennas and tower mounted equipment.
- ▶ Ground equipment in fenced area – 3 outdoor equipment cabinets and emergency generator.

Need for New Telecommunication Tower

- ▶ Coverage and capacity site.
- ▶ Significant gap in coverage in the Powell Butte community.
- ▶ Increase capacity along Highway 126 between Redmond and Prineville.
- ▶ Surrounding existing facilities are overloaded and need more capacity.
- ▶ Provide critical communication services including emergency response (911 calls), law enforcement, fire protection, and medical services.
- ▶ Problem will only get worse over time – wireless data traffic increasing exponentially.

Current Coverage



EFU Zoning Standards

- ▶ Utility facility necessary for public service up to 200 ft. is an allowed use in the EFU zone under 215.283(1)(c)(A) and ZDO Table 401-1.
- ▶ Exclusive approval standards – ORS 215.275 and OAR 660-033-0130(16)(a).
- ▶ The County cannot impose local standards or additional approval criteria – *Brentmar v. Jackson County*, 321 Or 481, 496 (1995); *Seeberger v. Yamhill County*, 56 Or LUBA 656, 659 (2008).
- ▶ Applicant must show reasonable non-EFU alternatives have been considered per ORS 215.275(2).

Alternative Options Considered

- ▶ The Applicants considered multiple non-EFU zoned alternatives and determined that none are feasible or capable of satisfying the coverage and capacity objectives.
- ▶ The alternatives considered include the following options: (1) existing telecommunication towers; and (2) non-EFU zoned properties.

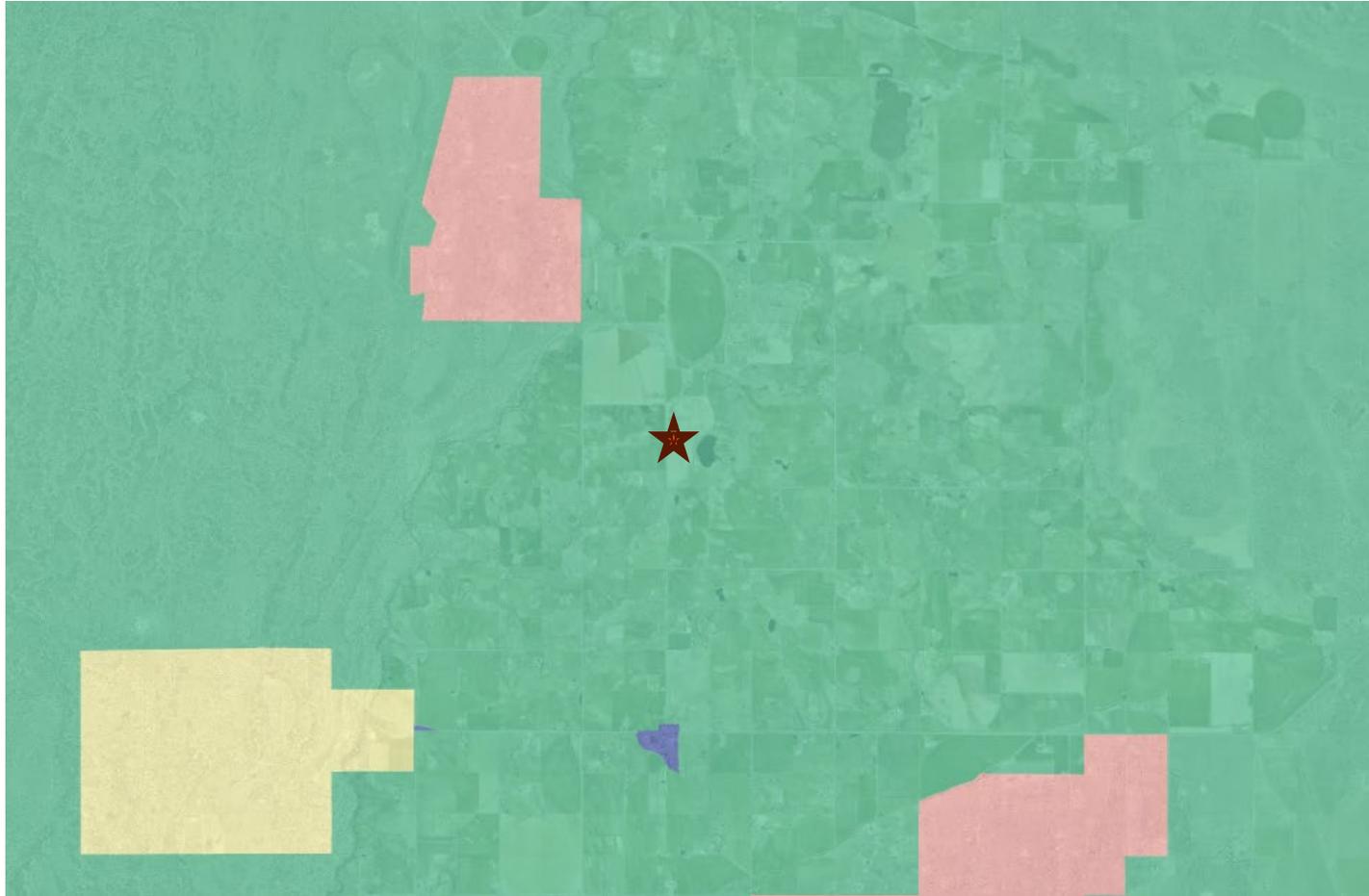
Existing Telecommunication Towers

- ▶ Sprint/American Tower Corporation Tower (Alt #1).
 - 4.28 miles SE of proposed site.
 - Will not satisfy the coverage objective or adequately offload the overloaded sites.
- ▶ Verizon Wireless Tower – Wiley.
 - Adding additional antennas will not provide sufficient power to address the coverage/capacity objectives.
- ▶ Verizon Wireless Tower – S. Powell Butte.
 - Adding additional antennas will not provide sufficient power to address the coverage/capacity objectives.

Non-EFU Zoned Properties

- ▶ Alternative non-EFU zoned properties must be near the search ring area, sufficient to satisfy Verizon's coverage and capacity objectives, have a willing property owner and large enough to meet the required setbacks.
- ▶ The subject property is surrounded by other EFU-zoned properties.
- ▶ The Applicants considered 4 non-EFU zoned alternatives.
- ▶ None of the non-EFU zoned alternatives satisfy the coverage/capacity objectives for this site.

Zoning Map



Alternative Non-EFU Options

- ▶ Alternative Site #2 (PBR20 zone SW) – too close to the existing towers to the South and will not provide the coverage objective to the North.
- ▶ Alternative Site #3 (R5 zone NW) – too far north and will not provide offload to the neighbor sites to the south.
- ▶ Alternative Site #4 (R5 zone SE) – too close to the existing towers to the South and will not provide the needed service to the North.
- ▶ Alternative Site #5 (RSC zone South) – too close to the existing towers to the South and will not provide the needed service to the North.

County Staff Report

- ▶ County Staff reviewed the Application and comments from the residents in the surrounding area.
- ▶ County staff concluded the Application satisfied the applicable approval criteria and can be approved subject to various conditions of approval.
- ▶ Verizon accepts the Staff proposed conditions of approval.

Neighbors Comments

- ▶ Coverage is adequate: (1) Application includes substantial RF evaluations demonstrating lack of adequate coverage; (2) capacity issues need to be addressed as well; (3) no reason to pursue if coverage/capacity was adequate; and (4) anecdotal evidence of coverage insufficient.
- ▶ Health, safety and environmental impacts: (1) not relevant to the approval criteria; and (2) expressly prohibited under the Federal Telecommunications Act.
- ▶ Property value impacts: (1) not relevant to the approval criteria; and (2) no evidence to support.
- ▶ Visual/aesthetic impacts: (1) not relevant to the approval criteria; (2) Monopole design will mitigate visual impacts; (3) not as bad as neighbors fear.

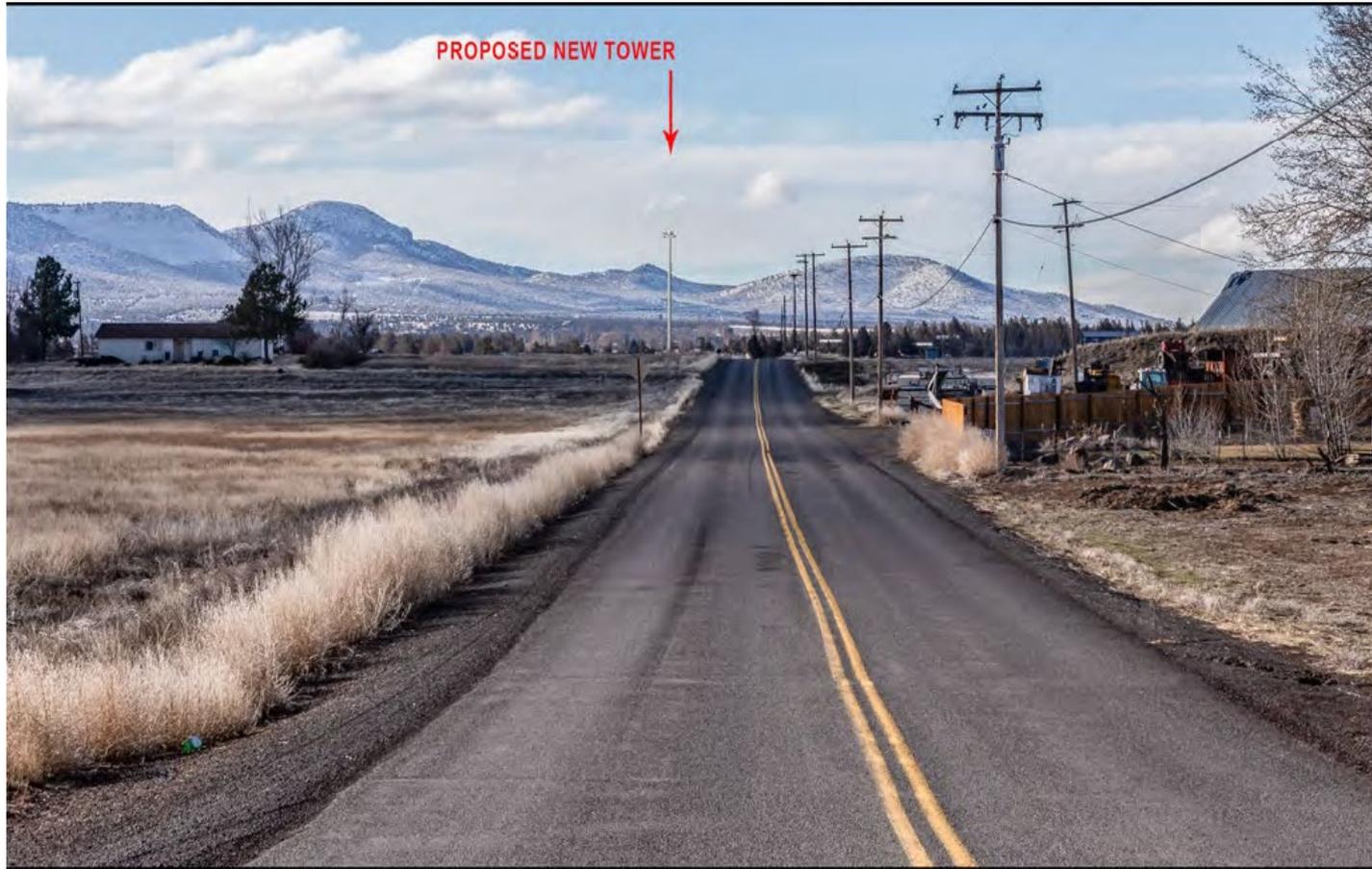
Photosim #1 – Looking North on SW Williams Rd.



Photosim #2 – Looking East on SW Reif Rd.



Photosim #3 – Looking South on SW Williams Rd.



Photosim #7 – Looking NE on SW Reif Rd. & Hacker Rd.



Photosim #8 – Looking South on Huston Lake Rd.



Conclusion

- ▶ State law establishes exclusive EFU–zone approval standards.
- ▶ Subject site is the only feasible option to satisfy Verizon’s coverage and capacity objectives.
- ▶ Verizon considered multiple alternative non–EFU zone options and demonstrated that none of them are feasible or capable of satisfying the coverage/capacity objectives.
- ▶ County Staff reviewed the Application and resident comments, and concluded the Application satisfied the applicable approval criteria.
- ▶ Verizon requests that you approve the Application subject to Staff’s recommended conditions of approval.

WIRELESS NETWORK CONSULTING

Exhibit 182

Submitted by
Applicant
Received by
Crook County
Planning Dept.
at hearing
12/17/2025



Harmoni OR0005306 Ditch Rider / Verizon DITCH RIDER
Coverage and Capacity Site

RF DESIGN ANALYSIS

Coverage vs Capacity

- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
 - Areas where large numbers of users are in a specific geographic areas
 - Areas where users are demanding higher data rates for services
 - Areas with a large amount of indoor users
- † **Coverage is providing service where service does not exist, calls drop, or “no service”.**
 - Areas where sites are farther apart
 - Areas where terrain or buildings block signals
 - Areas where indoor service is low or nonexistent

Objective of new site

† Capacity

- Provide additional bandwidth for customers in the area surrounding the proposed site
- Provide better throughput for indoor users in the area
- Offload sites to the West and South that are over capacity

† Coverage

- Provide coverage in the rural area North of Highway 126
- Provide coverage along SW Williams Road and feeder roads

† Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices

Proposed Site

† 150' Monopole

- With 8' of appurtenances
- 3450 SW Williams Road Powell Butte, OR 97753
 - Latitude: 44.272539 N (NAD83)
 - Longitude: -121.017655 W (NAD83)
 - Ground Elevation: 3004.8' (NAVD88)
 - Anchor tenant is Verizon
- Antenna Centerline at 150' AGL

Why here?

- † Surrounding area has lack of quality services
- † All (3) carriers are lacking quality service in the area
- † Many of the users' mobiles are reporting low quality connections from Crowd Source (Open Signal, CellMapper and, Ookla data).
- † Significant growth in wireless network utilization in the rural areas of Oregon.
- † Sites to the South are over capacity (throughput limitations)
- † The existing Verizon neighbors do not provide adequate coverage or service around where the proposed is located. Adding antennas to the neighbor sites located to the South will not provide the power per link or the throughput per link needed to resolve the issue

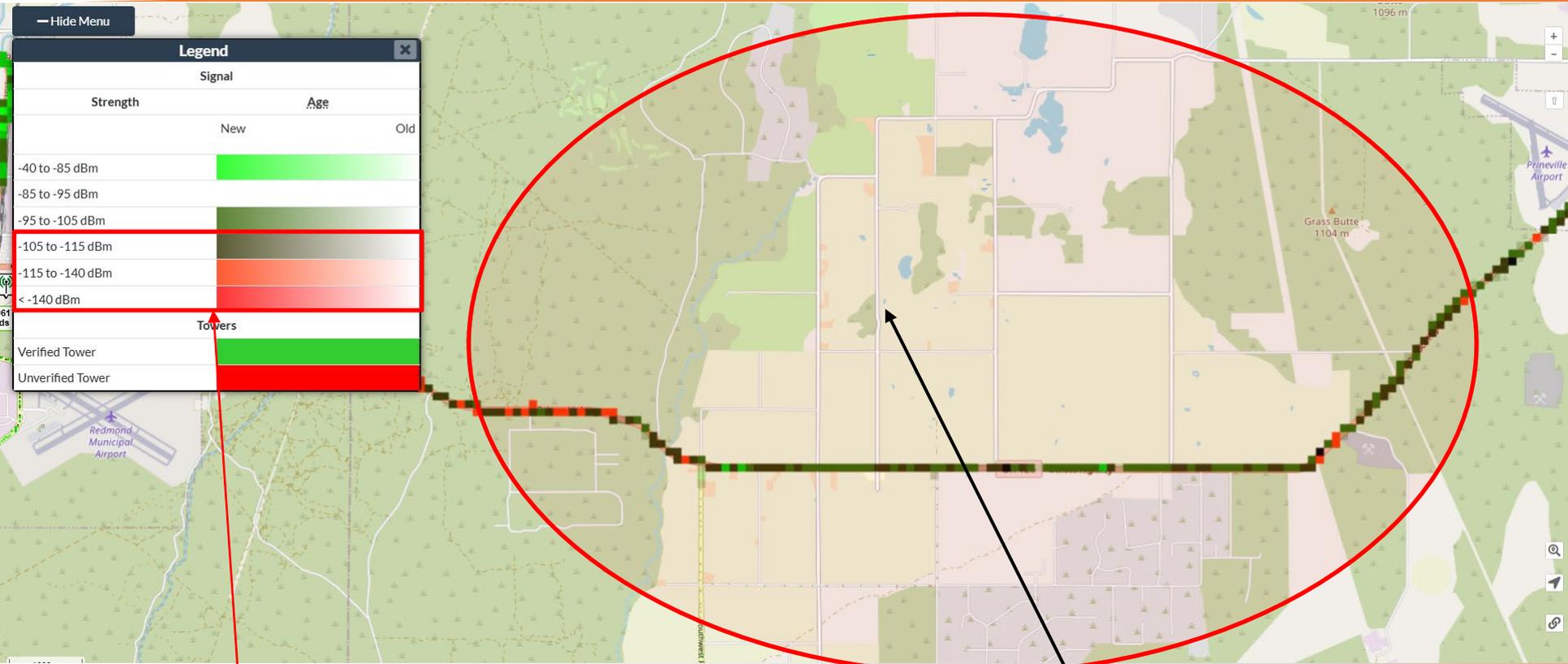
Zoom – proposed site



Distance from proposed to Verizon neighbor sites



Verizon CellMapper



Less than on Street Coverage

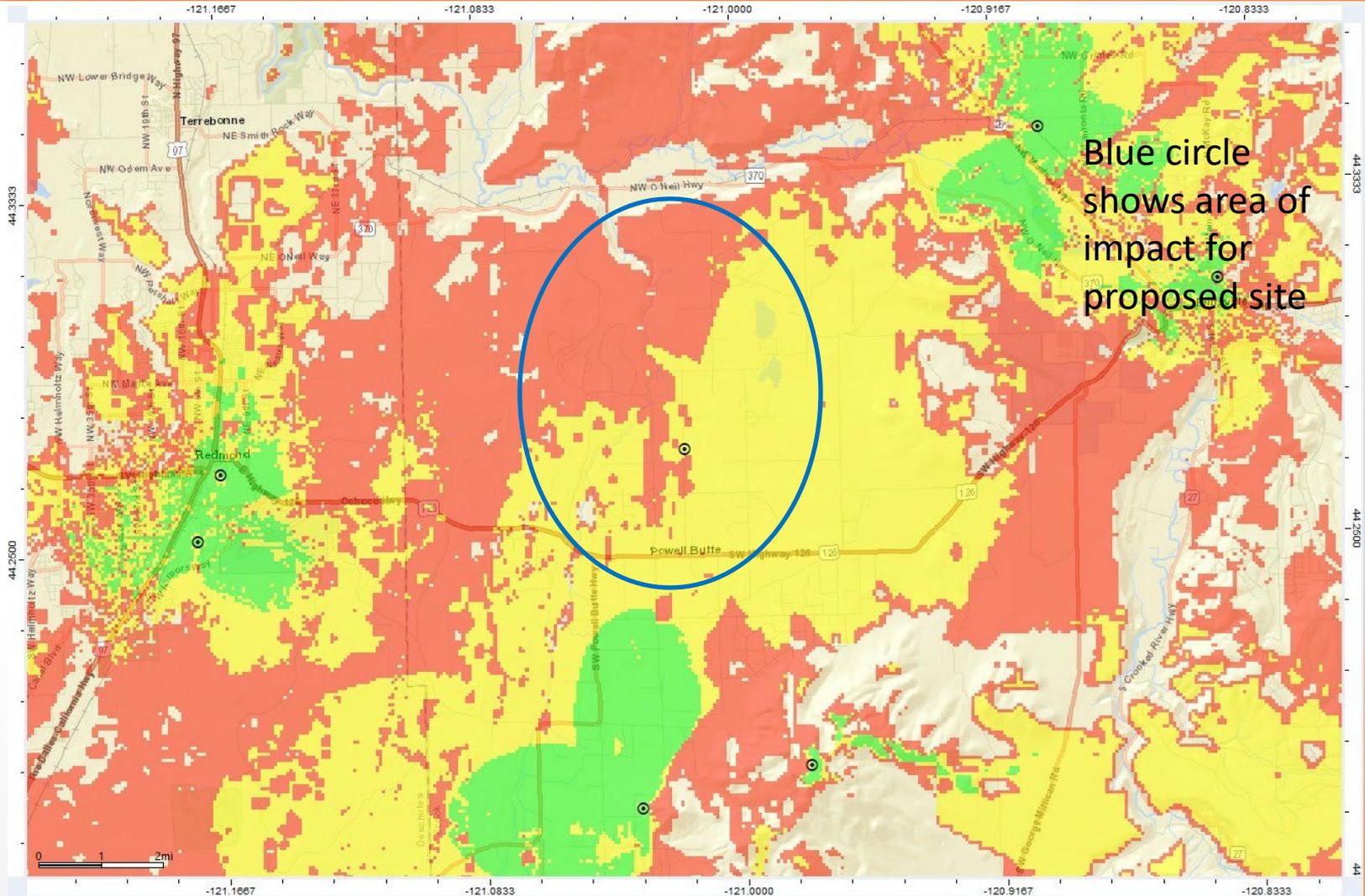
Proposed Site

The area in the red circle is what the proposed site would impact

This area is showing less than in-vehicle service in the area

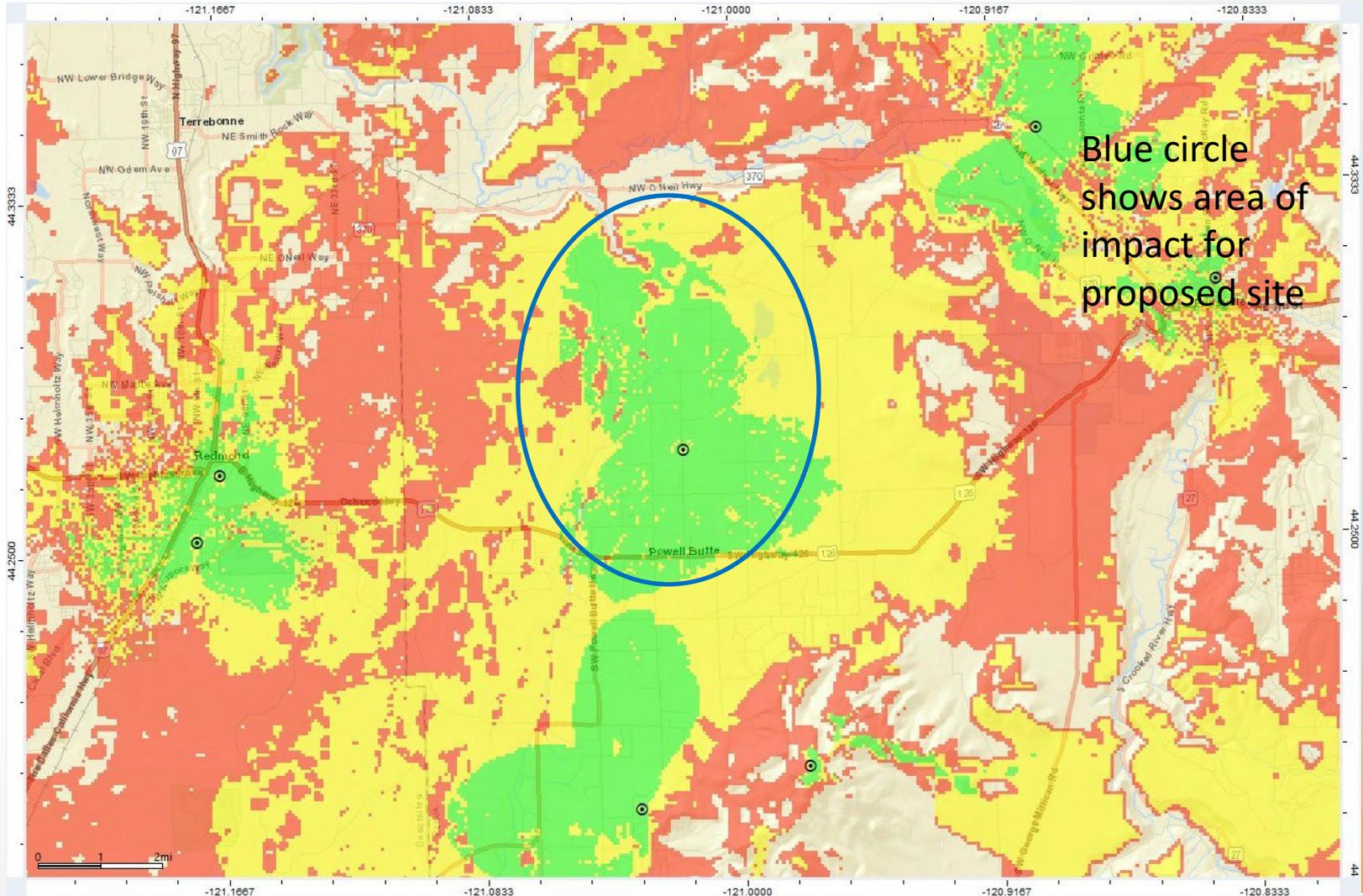
Verizon RSRP Current Coverage

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



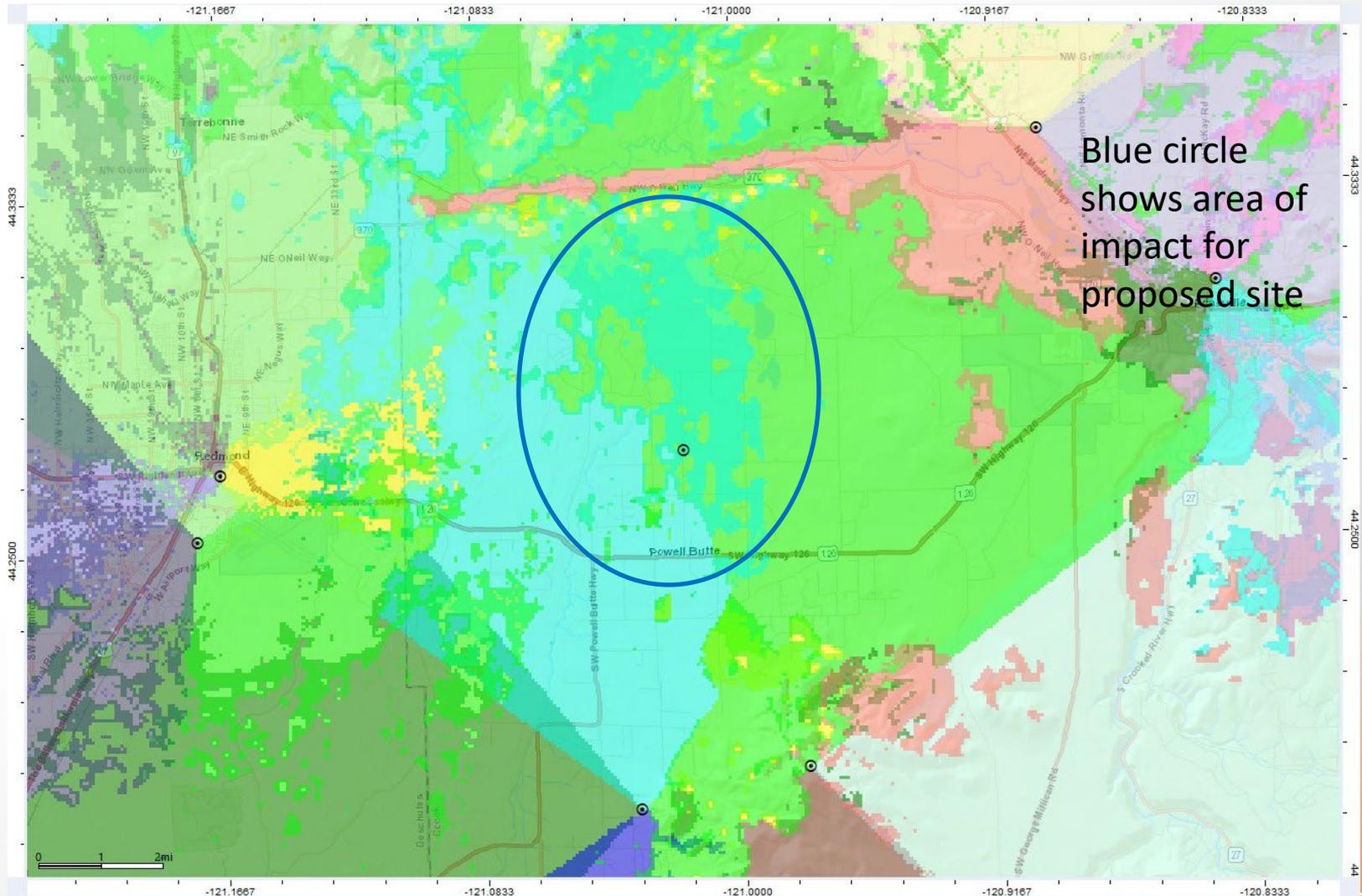
Verizon RSRP Proposed Coverage

LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm

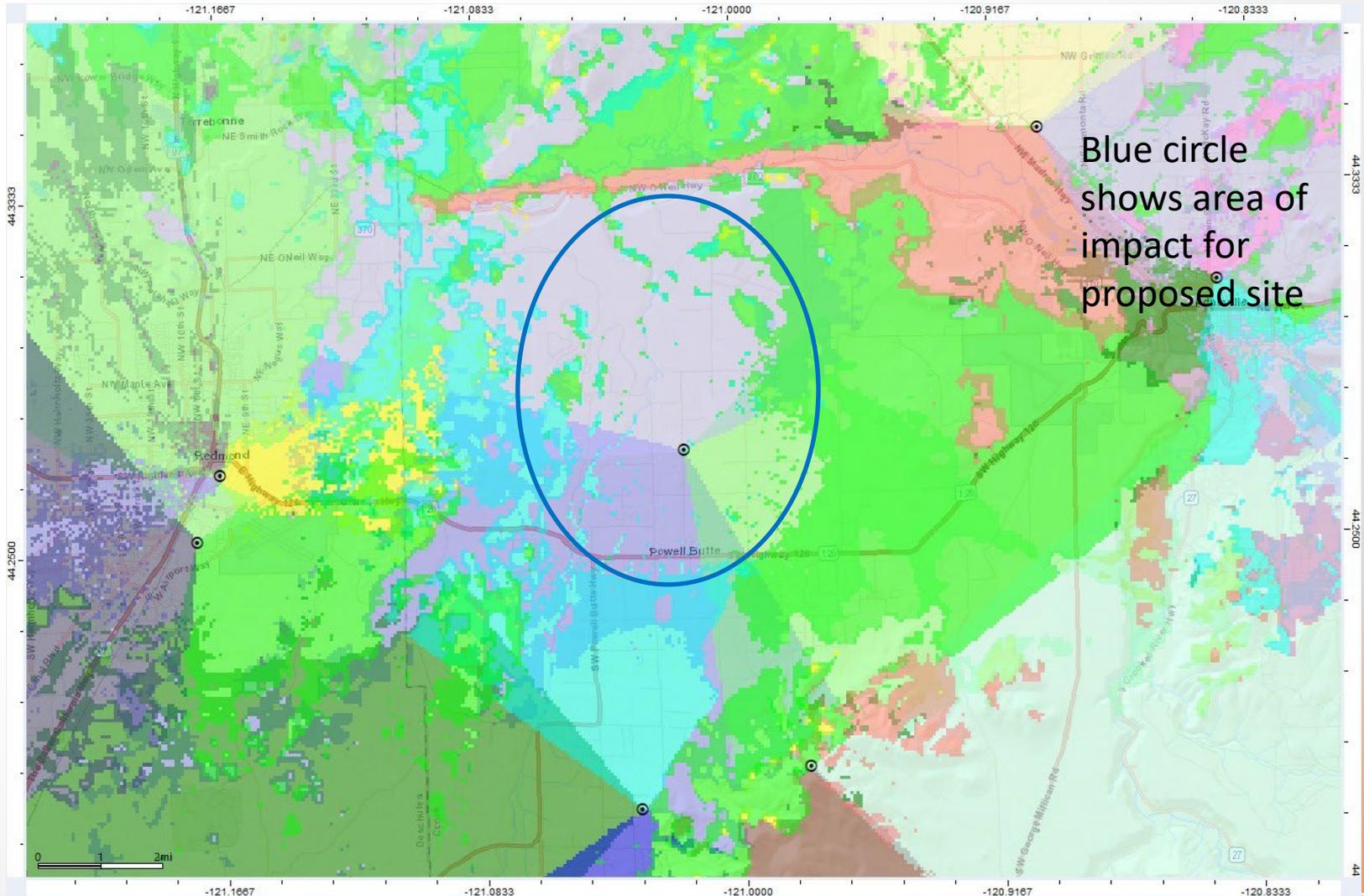


Blue circle shows area of impact for proposed site

Verizon Current Best Server



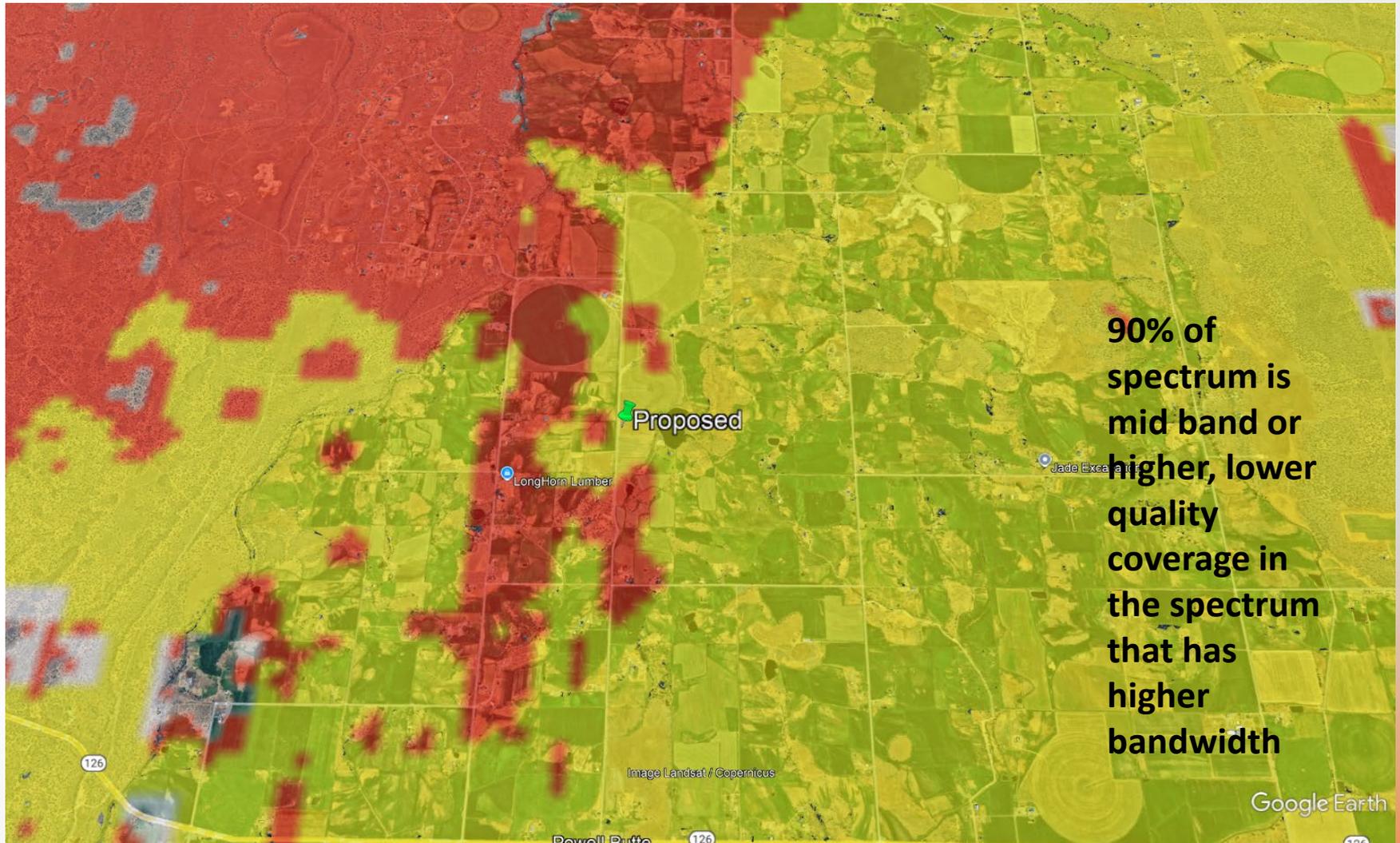
Verizon Proposed Best Server



Blue circle shows area of impact for proposed site

Verizon RSRP Current Coverage - zoomed

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm

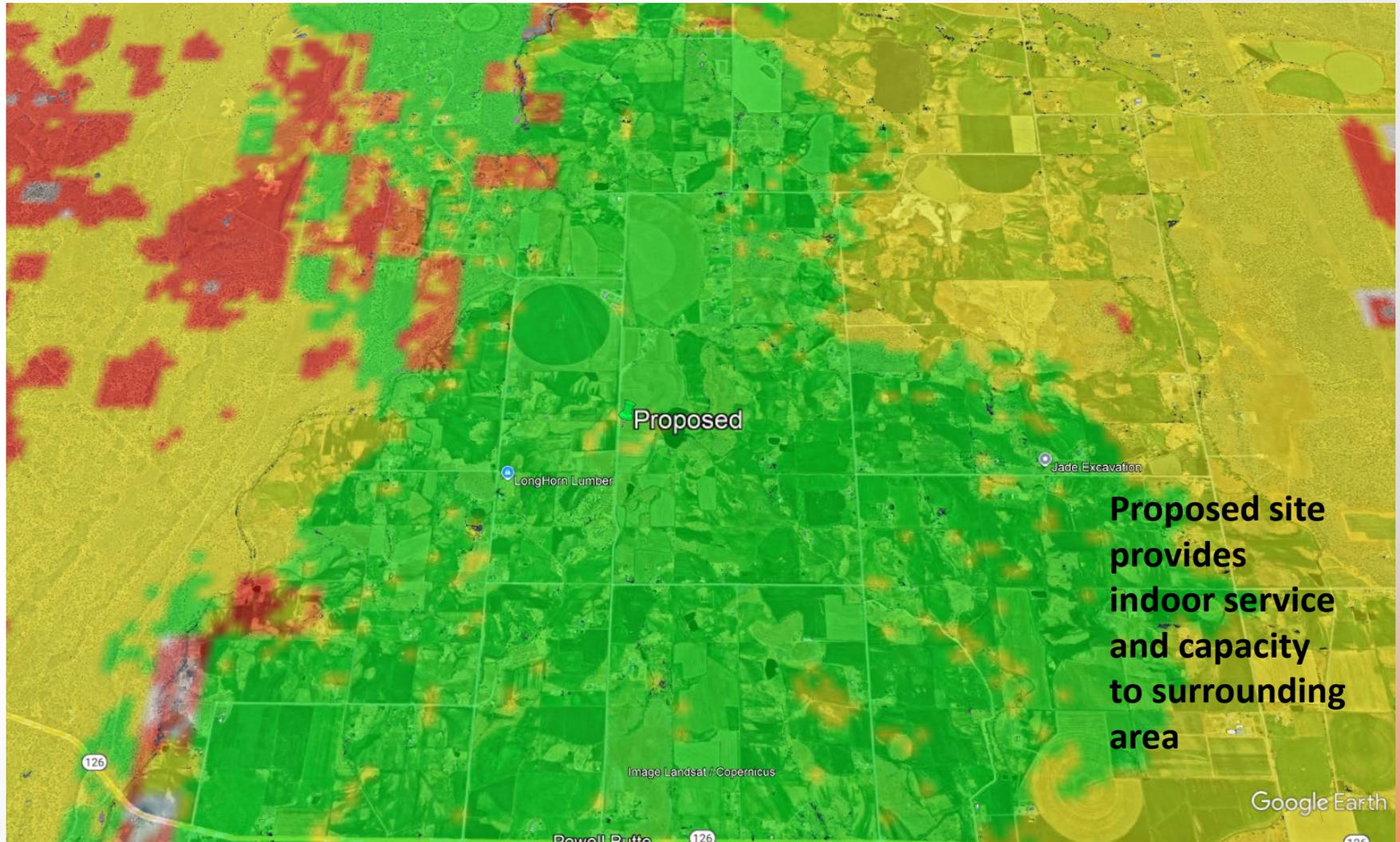


Google Earth

Verizon RSRP

Proposed Coverage - zoomed

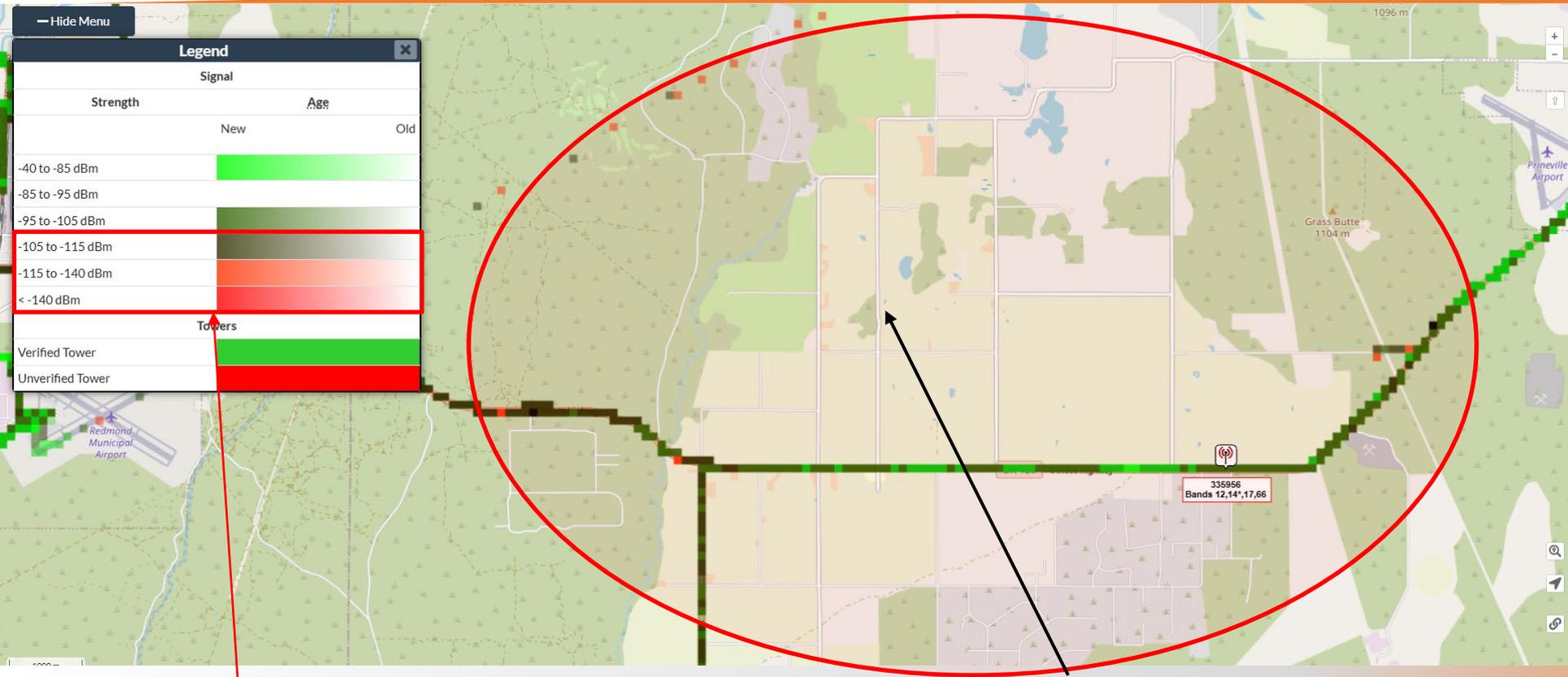
LEGEND	
	Indoor \geq -85 dbm
	In-Vehicle \geq -95 dbm
	On-Street \geq -106 dbm



Distance from proposed to AT&T neighbor sites



AT&T CellMapper



Less than on Street Coverage

Proposed Site

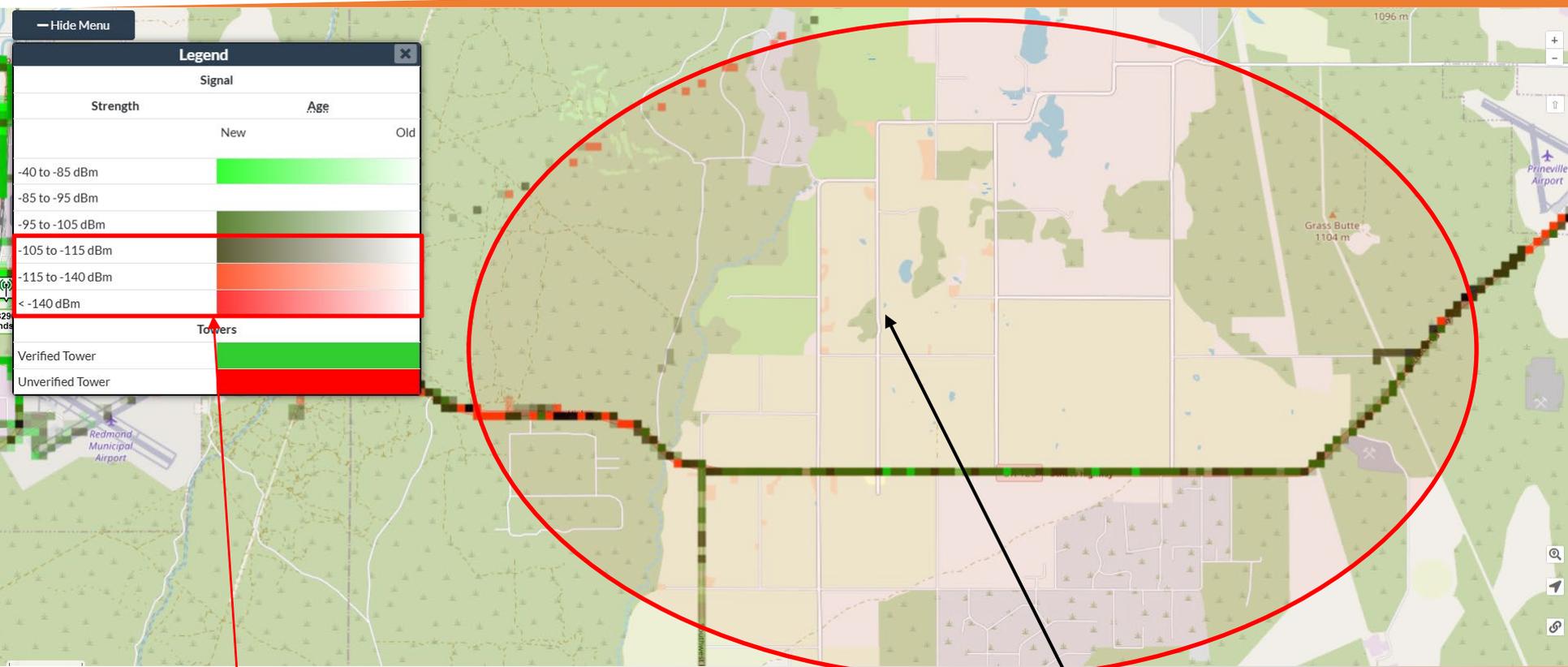
The area in the red circle is what the proposed site would impact

This area is showing less than outdoor service in the area

Distance from proposed to T-Mobile neighbor sites



T-Mobile CellMapper



Less than on Street Coverage

Proposed Site

The area in the red circle is what the proposed site would impact

This area is showing less than outdoor service in the area

Conclusion / Recommendation

- † Poor service quality along SW Williams Road and Dixon Road as well as all feeder roads
- † A lack of throughput and quality along Hwy 126 and area North and South of Hwy 126
- † A lack of quality throughput per subscriber in the area
- † The existing sites are over capacity and need offload from a new site
- † Other carriers have the same level of service in the area and the tower will most likely be collocated with other tenants who will need the height
- † **Recommend approval of the proposed tower at the height requested**

WIRELESS NETWORK CONSULTING

Exhibit 183

Submitted by
Applicant
Received by
Crook County
Planning Dept.
at hearing
12/17/2025



Harmoni OR0005306 Ditch Rider / Verizon DITCH RIDER
Coverage and Capacity Site

DRIVE TEST REPORT 07/28/2025

Certification

This analysis and report was completed by Steven Kennedy a Radio Frequency Engineer with over 35 years of experience in Wireless Network Engineering.

I certify that the attached RF analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices



Steven E Kennedy

Drive Test Overview

- † This test was performed to show what the coverage is in the field to validate the propagation models and show the carriers signal strength around the proposed site
- † A roof mount external antenna and GPS antenna was utilized with an industry standard scanner (PCTEL G-Flex Scanner)
- † A 2nd scanner (WilsonPro Cellular Network Scanner 5G Kit-910060) was used in a stationary location to review the active channels in the area and validate against the PCTEL blind scan
- † Active call testing was performed by (3) phones, (1) each on AT&T, T-Mobile and Verizon networks and performing a download throughput test
- † Drive tests were performed on July 24th, 2025.
- † The scanner processed signal detail from AT&T, T-Mobile and Verizon networks
- † The drive route was created based on the primary coverage objective for the site as well as the propagation of the proposed

Blind Scan

- † A “blind scan” was completed at a stationary location that has visibility to all (3) major carriers to decode active channels in the area prior to drive testing
- † The drive test scanner gear decodes the following for each channel:
 - Date/Time
 - GPS Coordinates
 - Cell ID/PCI
 - For Sync, Reference Signal and, Physical Broadcast Channel (PBCH)
 - Reference Signal Received Power (RSRP)
 - Reference Signal Received Quality (RSRQ)
 - Signal to Interference & Noise Ratio (SINR)
- † To show the signal levels, this report will focus on the RSRP from the transmitters as this is the value that shows the coverage from the sites
- † The bands/channels shown in this deck are:
 - 700MHz & 850MHz low band
 - 1900MHz & 2100MHz mid band

Frequency Bands/Channels

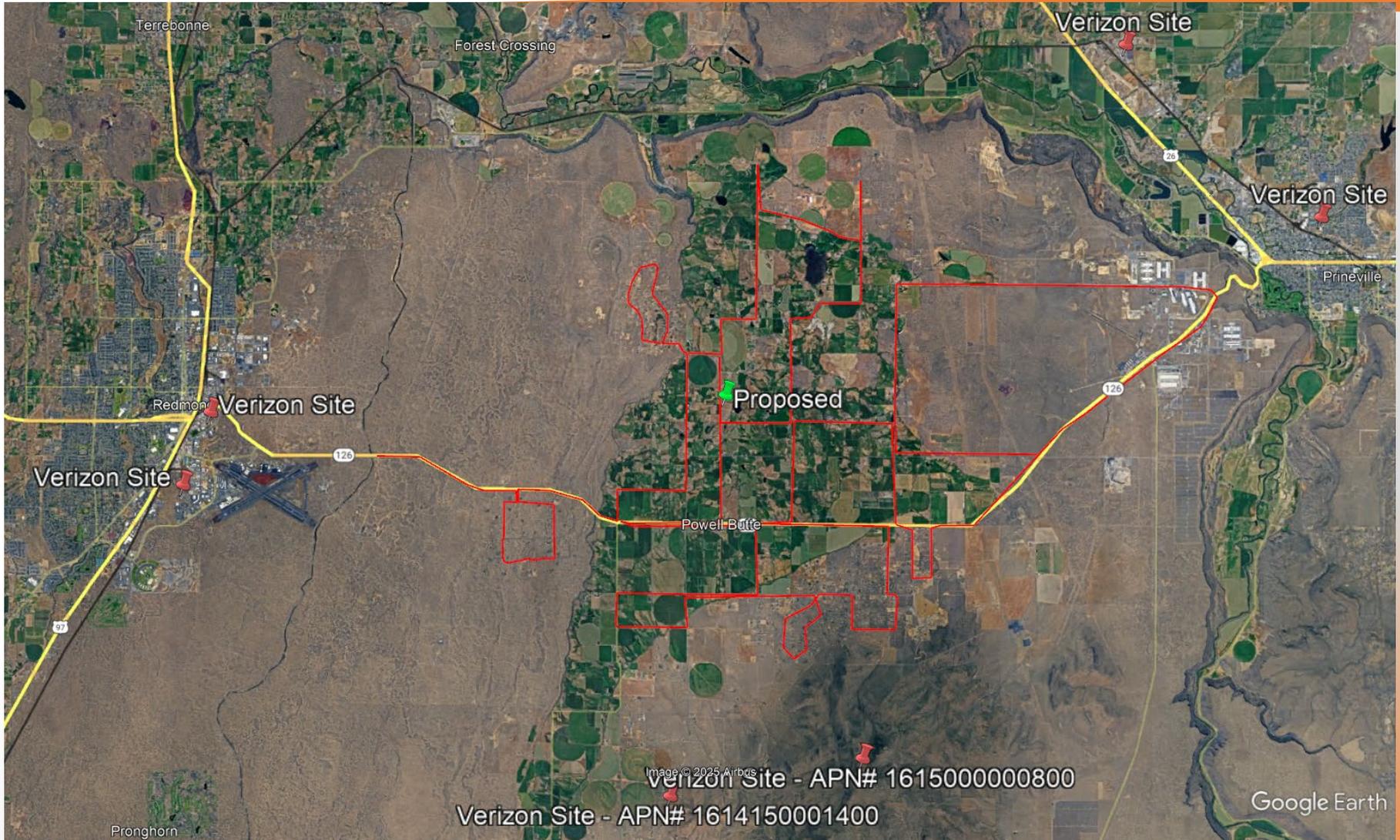
† Below are the active frequency bands and channels for the area

			Frequency	Downlink	Channel	
Carrier	Technology	Band	Block	Frequency (MHz)	Bandwidth (MHz)	EARFCN
AT&T	4G	12	700	739	10	5110
AT&T	4G	14	700	763	10	5330
AT&T	4G	25	PCS	1982.5	15	8565
AT&T	4G	66	AWS1	2115	10	2000
AT&T	4G	66	AWS3	2132.5	5	66661
AT&T	5G	48	CBRS	3501.12	40	633408
AT&T	5G	77	C-Band	3851.04	80	656736
T-Mobile	5G	71	600	632.45	10	126500
T-Mobile	4G	12	700	731.5	5	5035
T-Mobile	4G	25	PCS	1932.5	5	8065
T-Mobile	4G	66	AWS3	2145	20	66786
T-Mobile	5G	41	BRS	2606.55	90	40756
Verizon	4G	13	700	751	10	5230
Verizon	4G	5	850	885	10	2560
Verizon	4G	4	AWS	2125	10	2100
Verizon	5G	77	C-Band	3809.28	40	653952
Verizon	5G	77	C-Band	3730.08	100	648672

† EARFCN – EUTRA Absolute radio-frequency channel number

† Over 90% of the spectrum utilized by wireless operators are mid or high band spectrum.

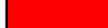
Drive Test Route Overview



Distance from proposed to Verizon neighbor sites

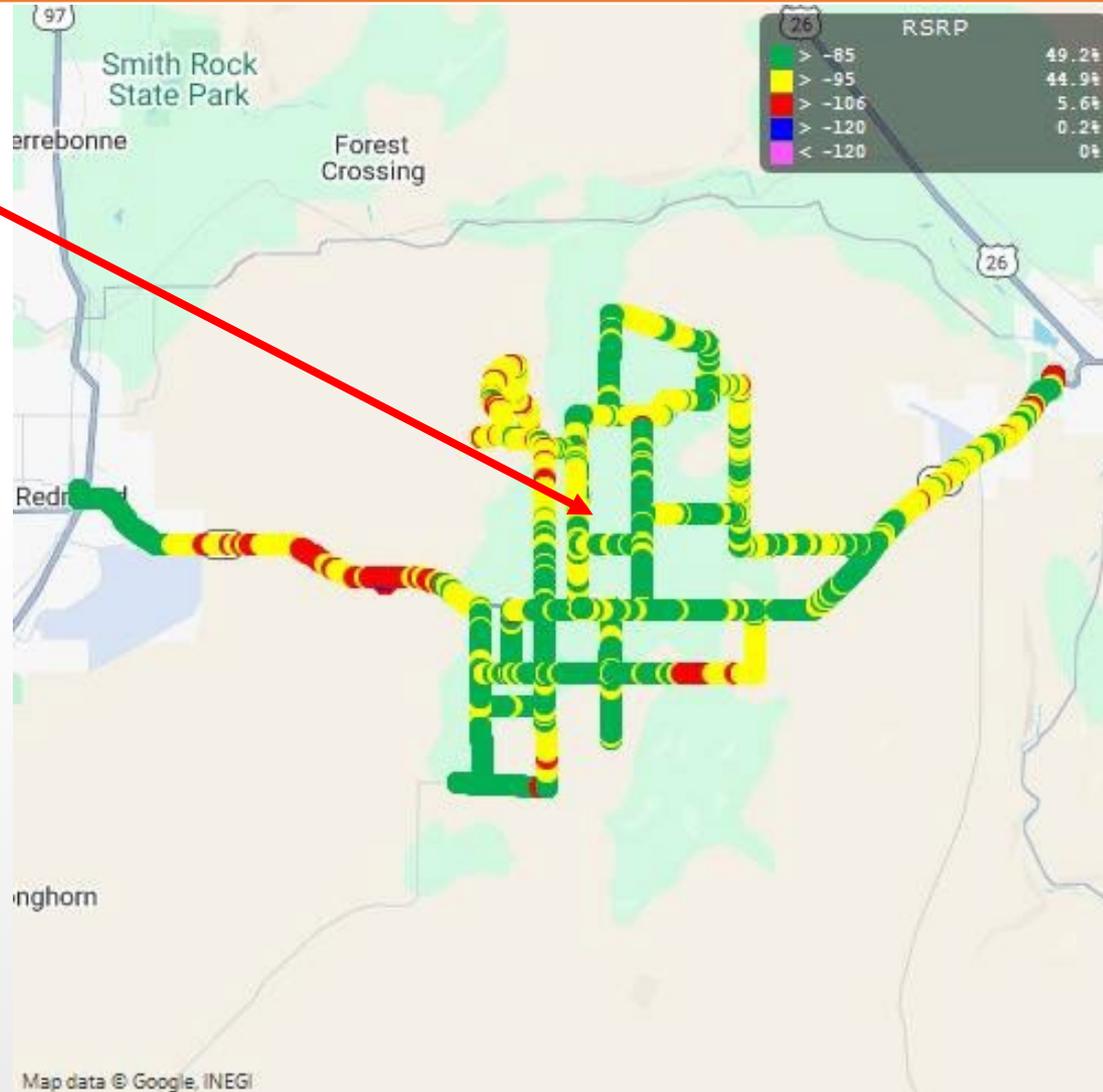


Verizon 751 MHz channel Scanner Data - Overview

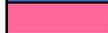
LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage for In-Vehicle & Outdoor on the NW and West sides of the drive route, there is indoor service to the East and South

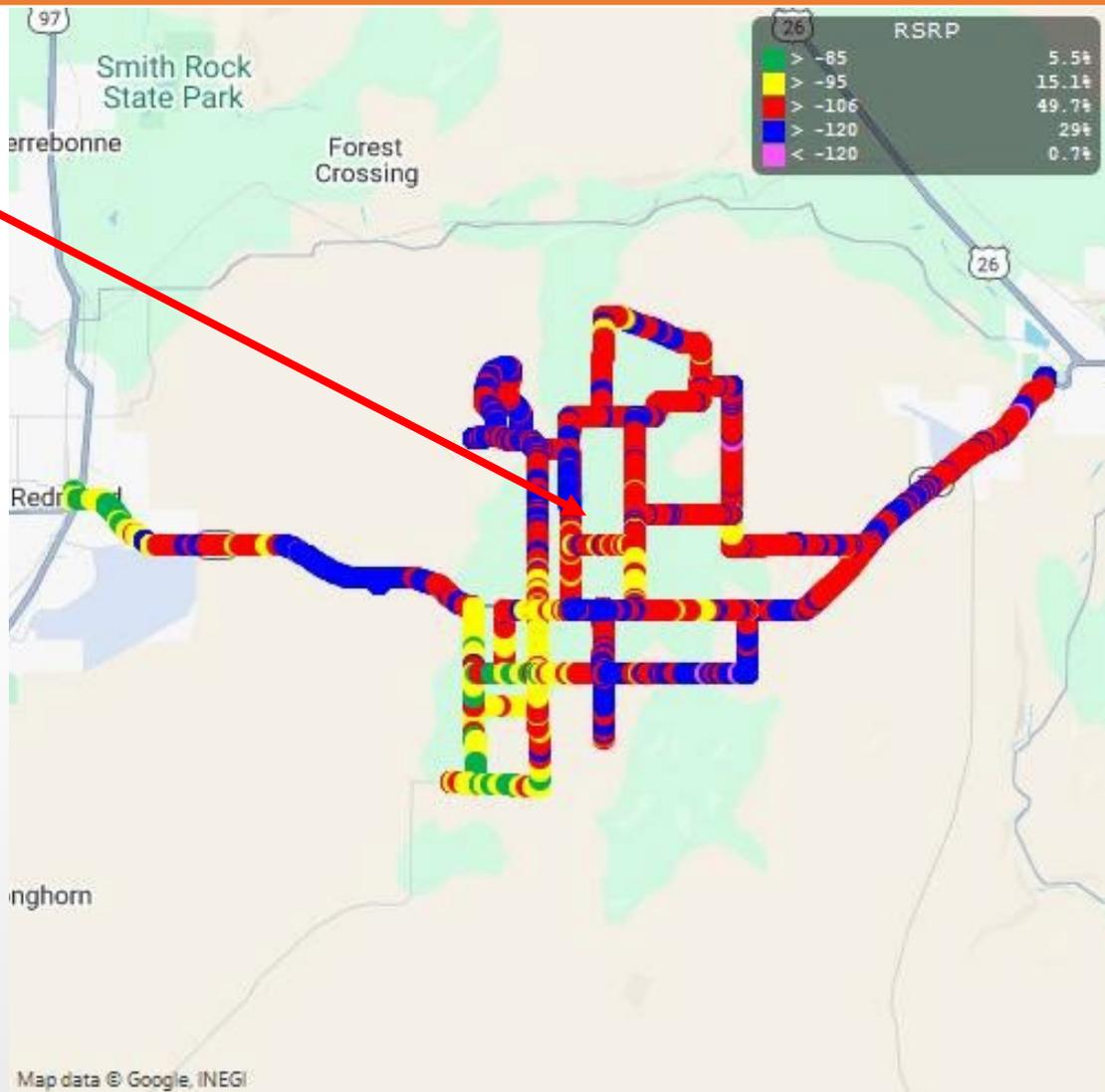


Verizon 2100 MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage for Outdoor and Marginal on the NW and West sides of the drive route, there is In-Vehicle and Outdoor to the East and South



Distance from proposed to AT&T neighbor sites

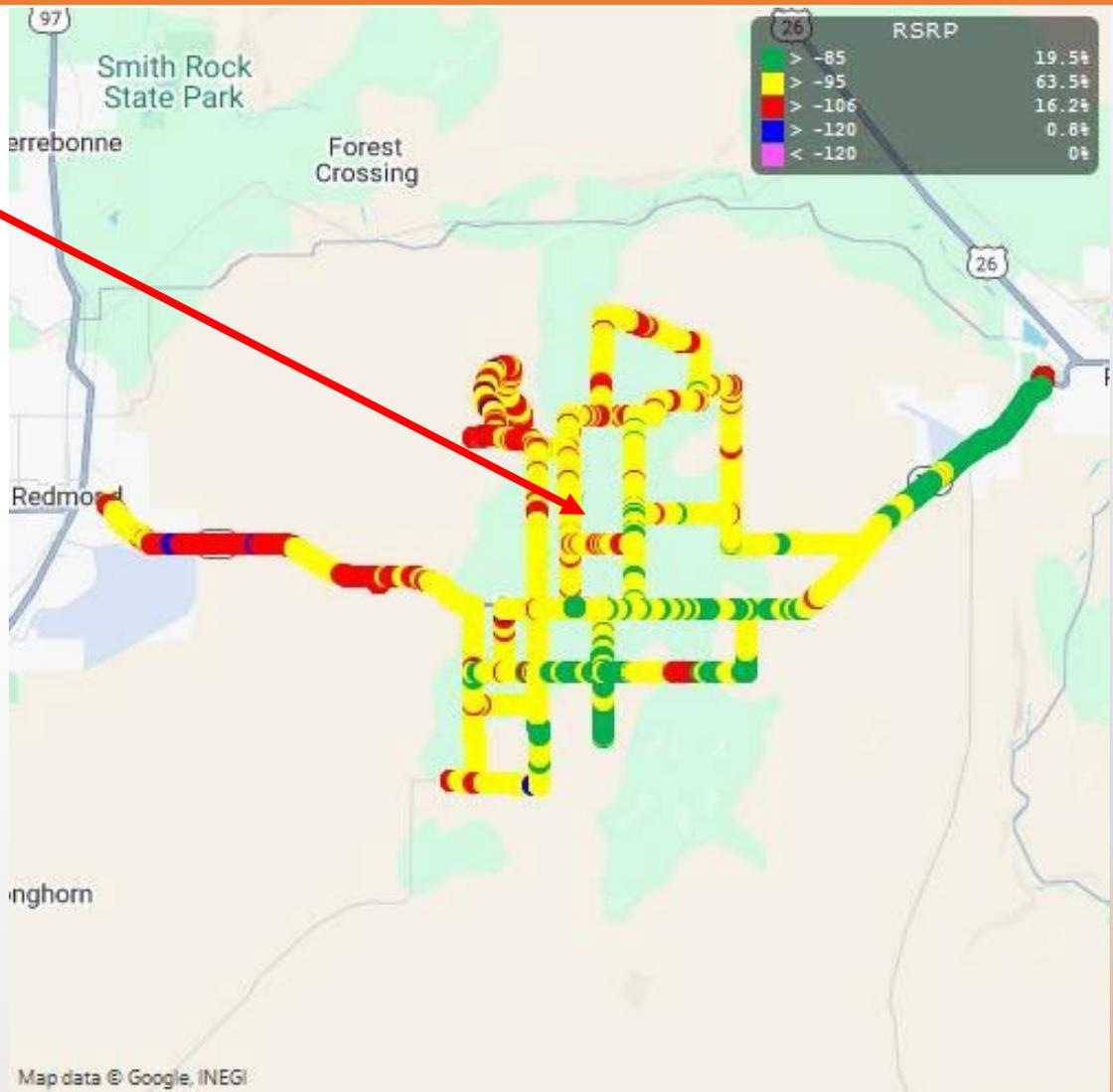


AT&T 739MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage for In-Vehicle & Outdoor on the NW and West sides of the drive route, there is indoor service to the SE and East

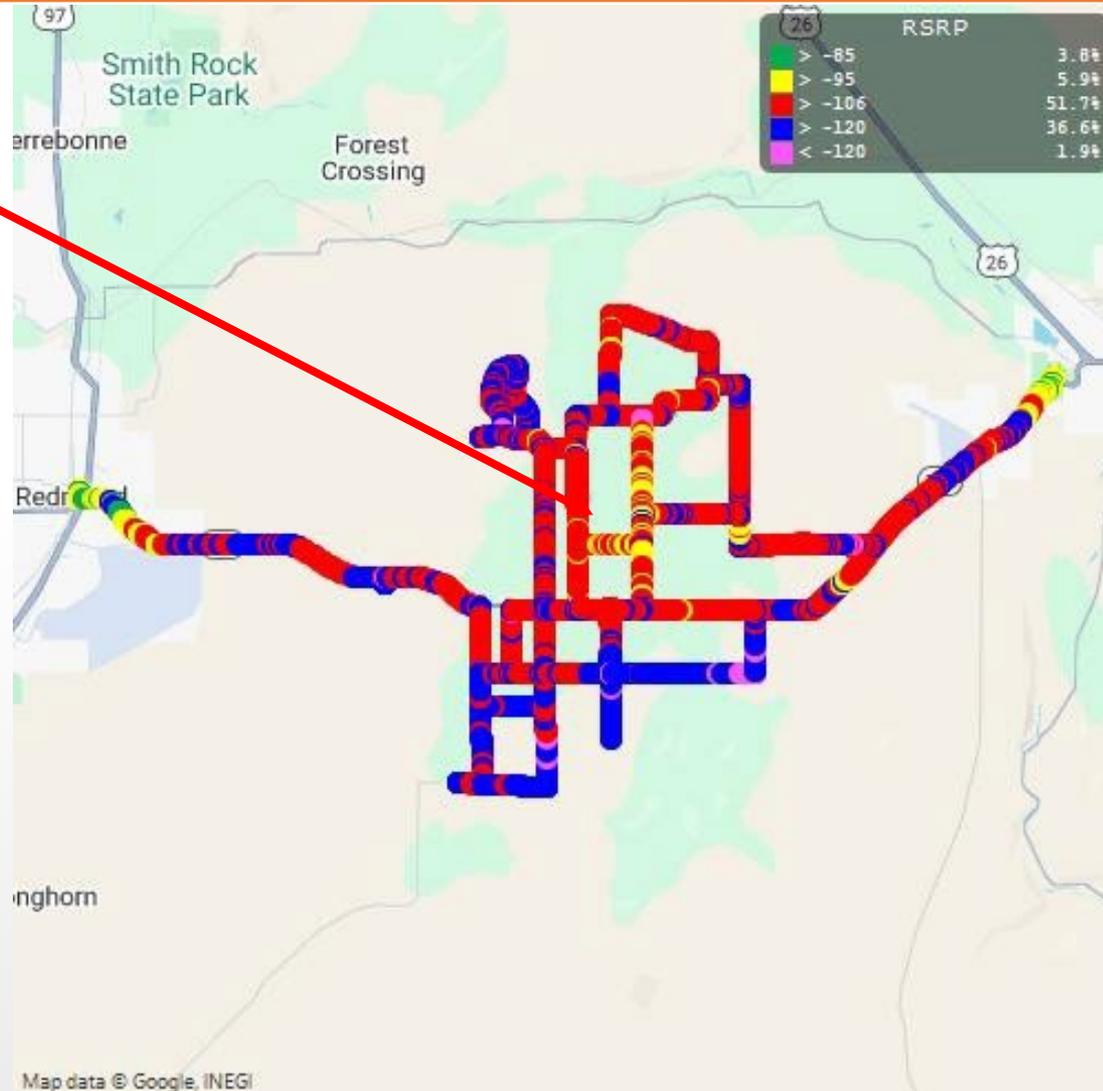


AT&T 2115MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage for Outdoor and Marginal on the NW and West sides of the drive route, there is Marginal and Outdoor to the East and South



Distance from proposed to T-Mobile neighbor sites

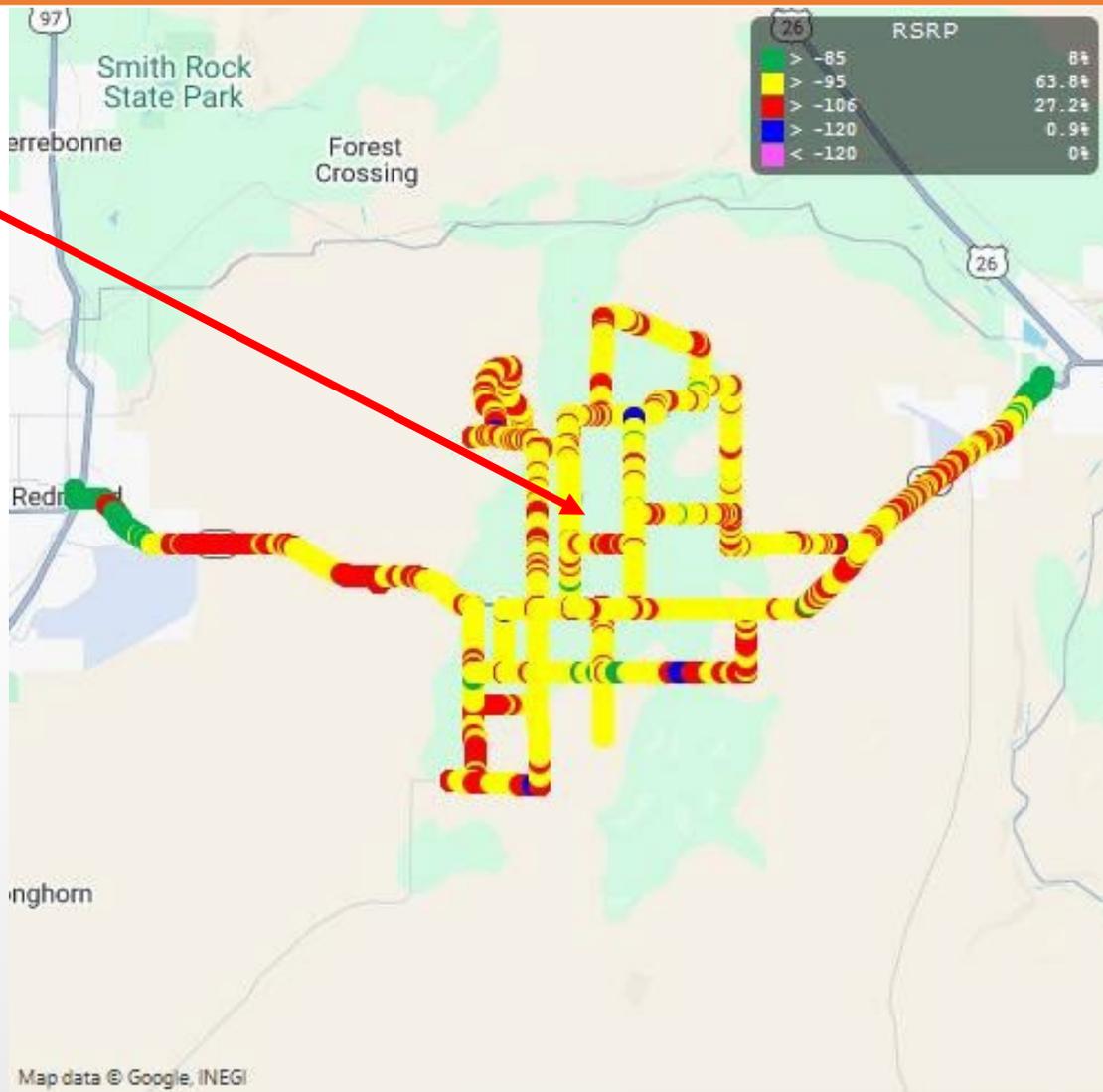


T-Mobile 731.5MHz channel Scanner Data - Overview

LEGEND	
█	In-Building (-85 dbm)
█	In-Vehicle (-95 dbm)
█	Outdoor (-106 dbm)
█	Marginal (<-106 to -120 dbm)
█	Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage for In-Vehicle & Outdoor on the NW and West sides of the drive route, there is In-Vehicle and Outdoor service to the SE and East

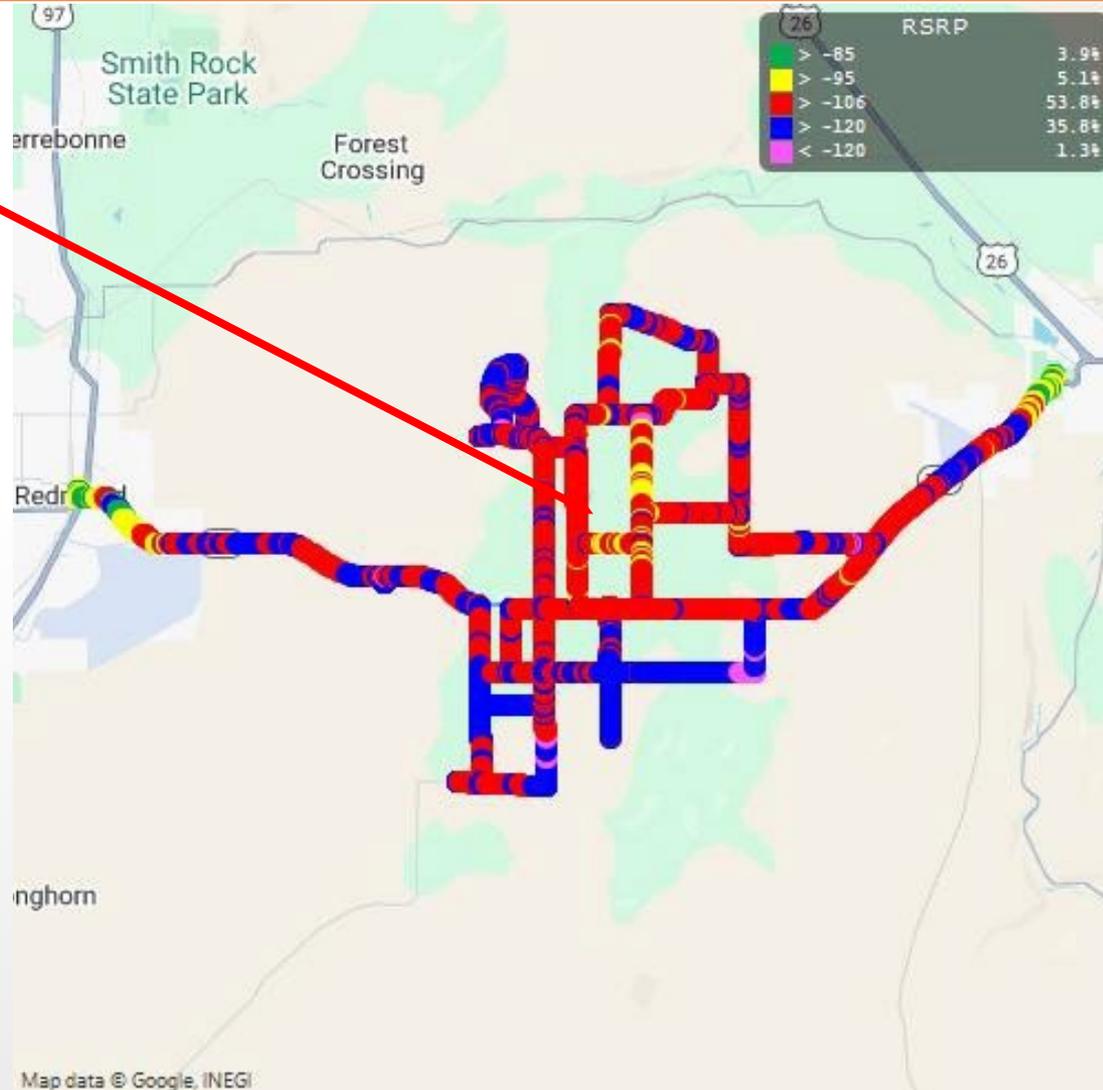


T-Mobile 2145MHz channel Scanner Data - Overview

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This is RSRP and shows coverage for Outdoor and Marginal on the NW and West sides of the drive route, there is Marginal and Outdoor to the East and South

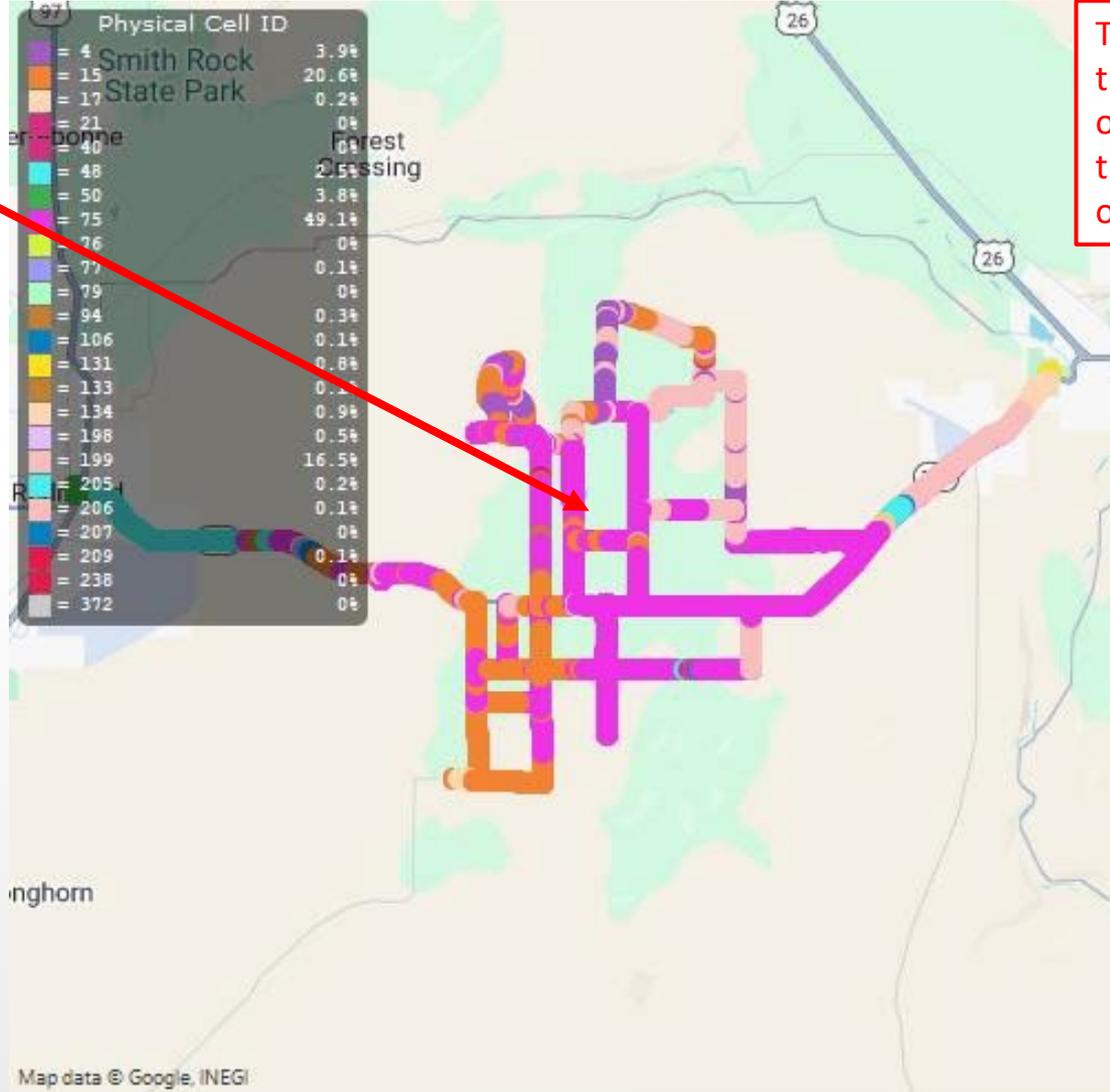


Active Call Testing - Verizon Physical Cell ID

LEGEND	
█	In-Building (-85 dbm)
█	In-Vehicle (-95 dbm)
█	Outdoor (-106 dbm)
█	Marginal (<-106 to -120 dbm)
█	Low to No Service (<-120 dbm)

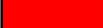
Proposed Site

This plot is the different sectors that service a particular area. Note that the SW the site to the South is providing service (Orange) and to the NW a different site is providing service (Magenta) and a mix of other sectors. The more you go into the area of the proposed there is different sectors providing service. This is indicative of not having a good server as the mobile is on cell edge for the various sites



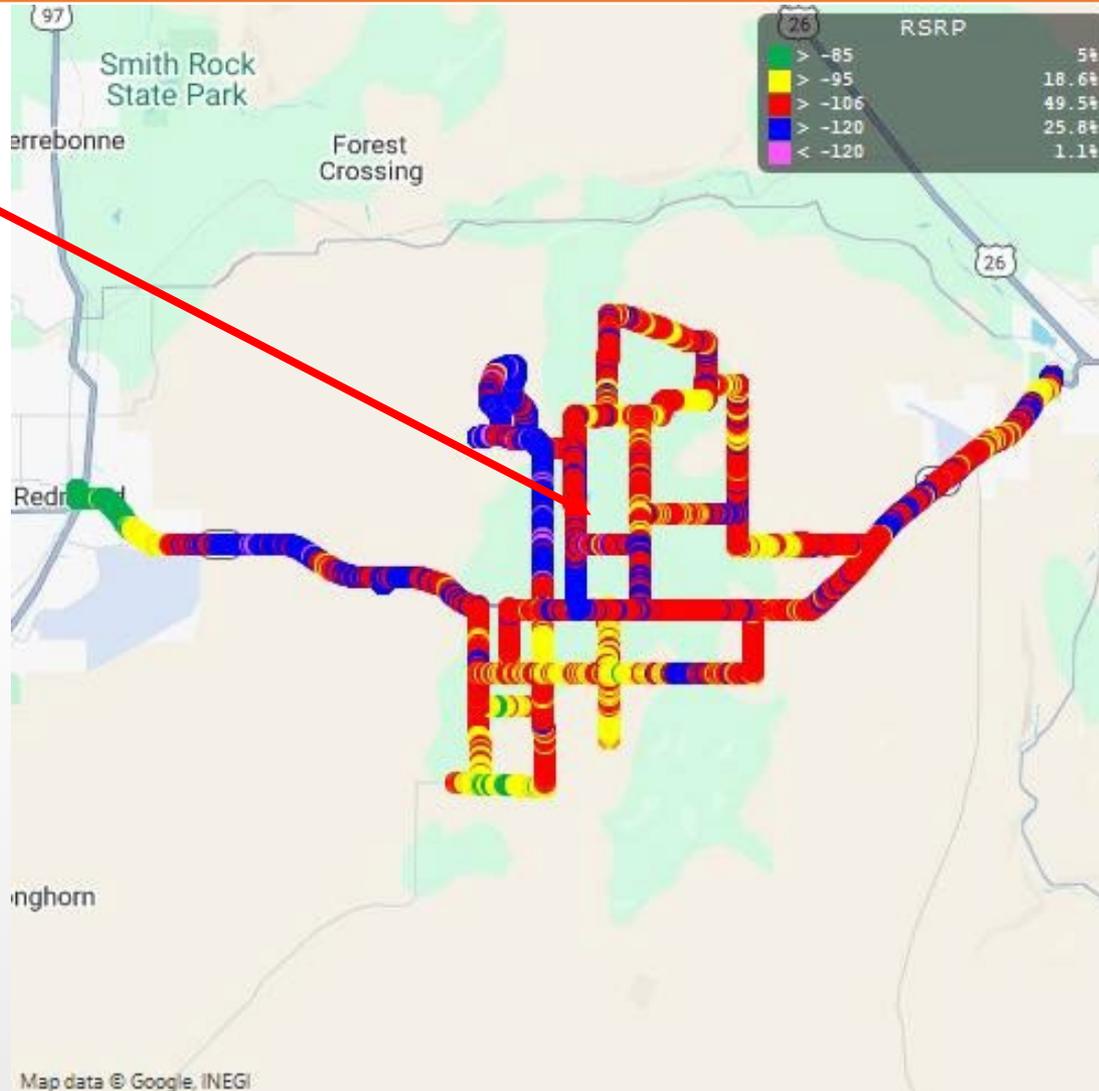
This also shows that the proposed would offload the capacity of the sectors that are over capacity

Active Call Testing - Verizon RSRP

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

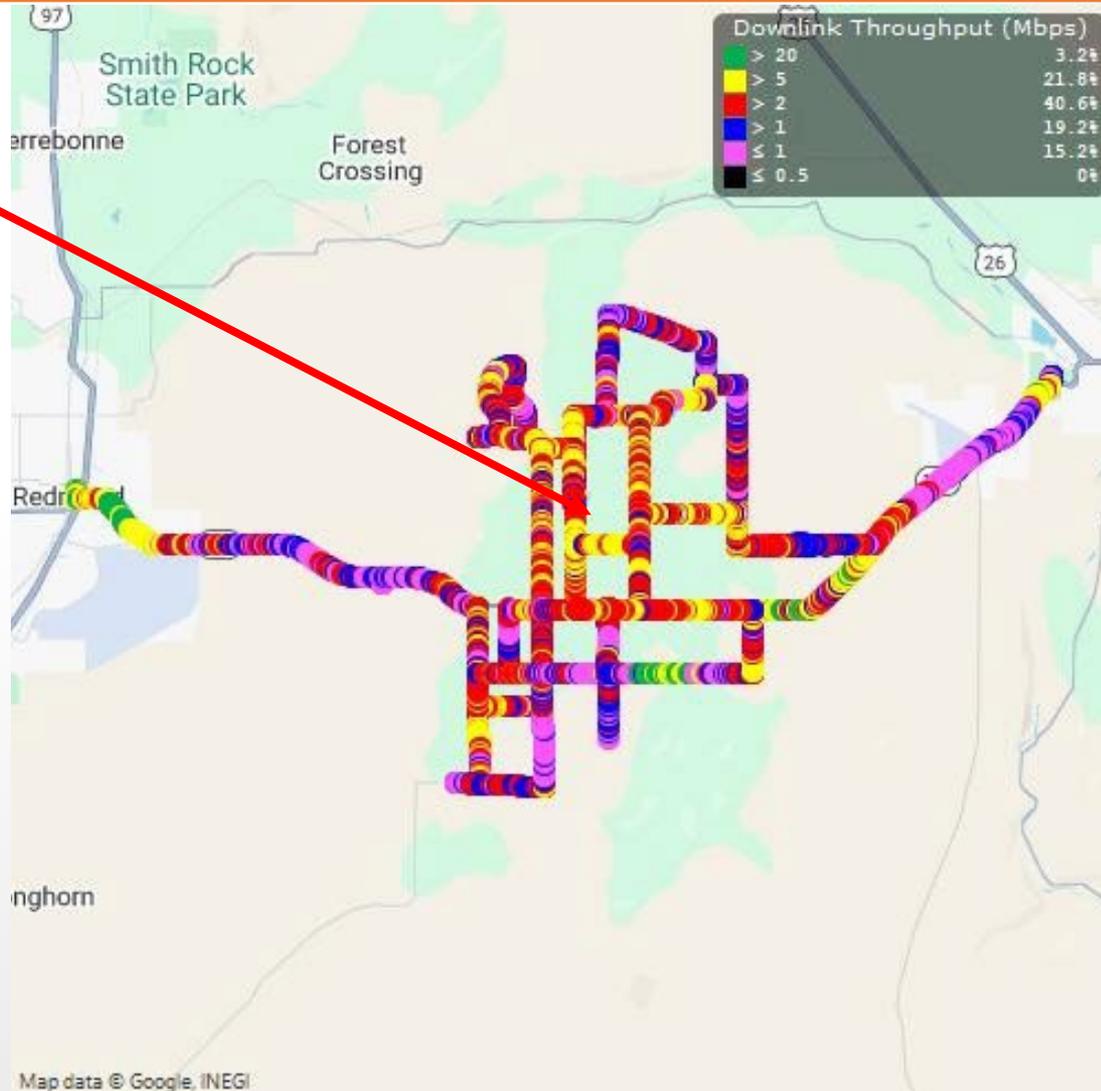
This plot shows the Received Signal Reference Power (RSRP) for the Verizon phone. Note that the service level around the proposed is a mix of Low, Marginal and Outdoor service



Active Call Testing - Verizon Throughput

Proposed Site

This plot shows the throughput on the downlink speed test. There is a mixture of less than 5 Mbps down to less than 500 Kbps around the proposed. The changes are erratic, and this is indicative of sites being over capacity.

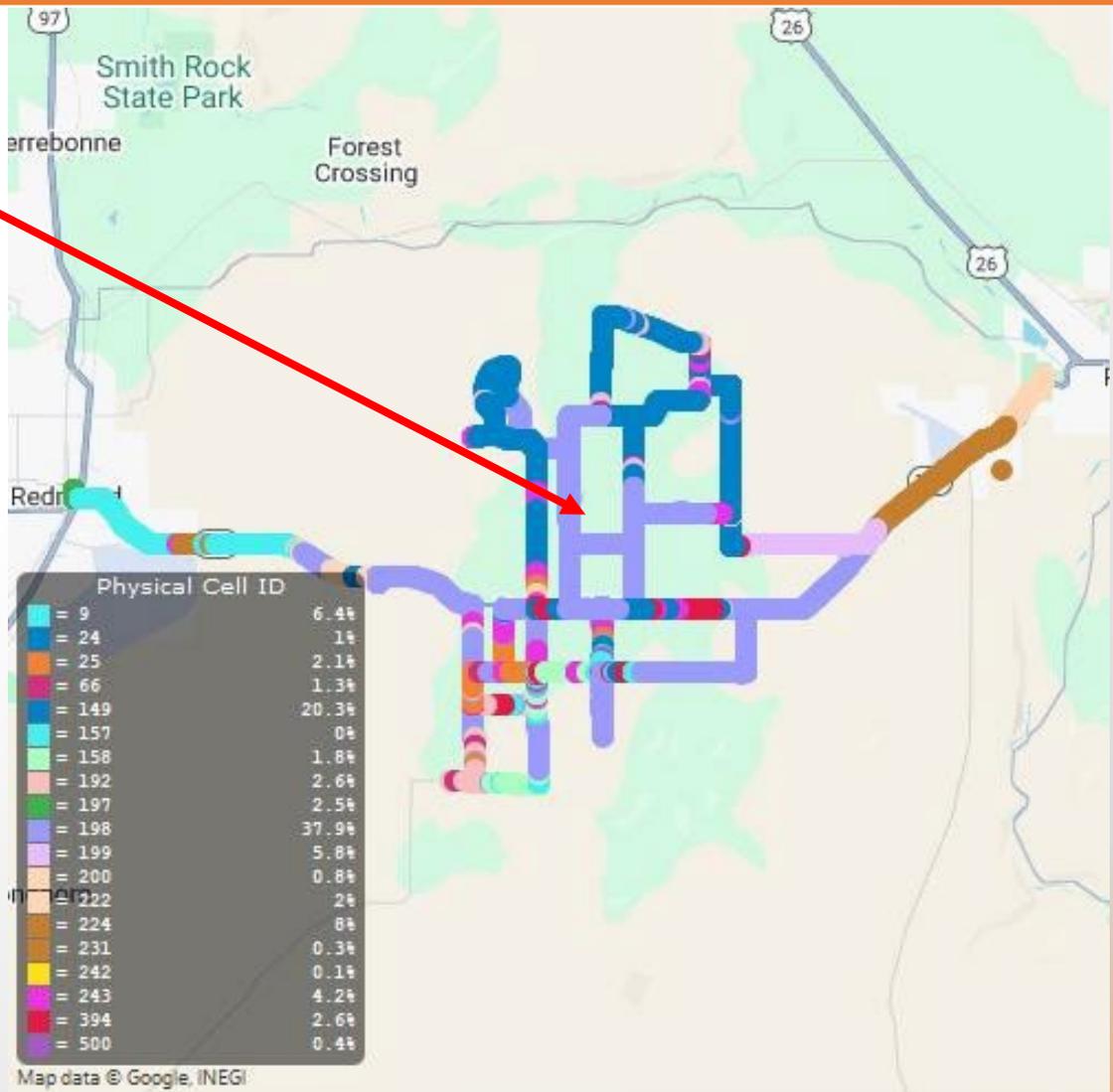


Active Call Testing – AT&T Physical Cell ID

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This plot is the different sectors that service a particular area. Note that the SW there is no dominant sector providing service and to the NW (2)(blue & purple) sectors are providing service. This is indicative of no dominant service in the SW and a mix of services in the NE the mobiles do not have a good server as the mobile is on cell edge of the various sites

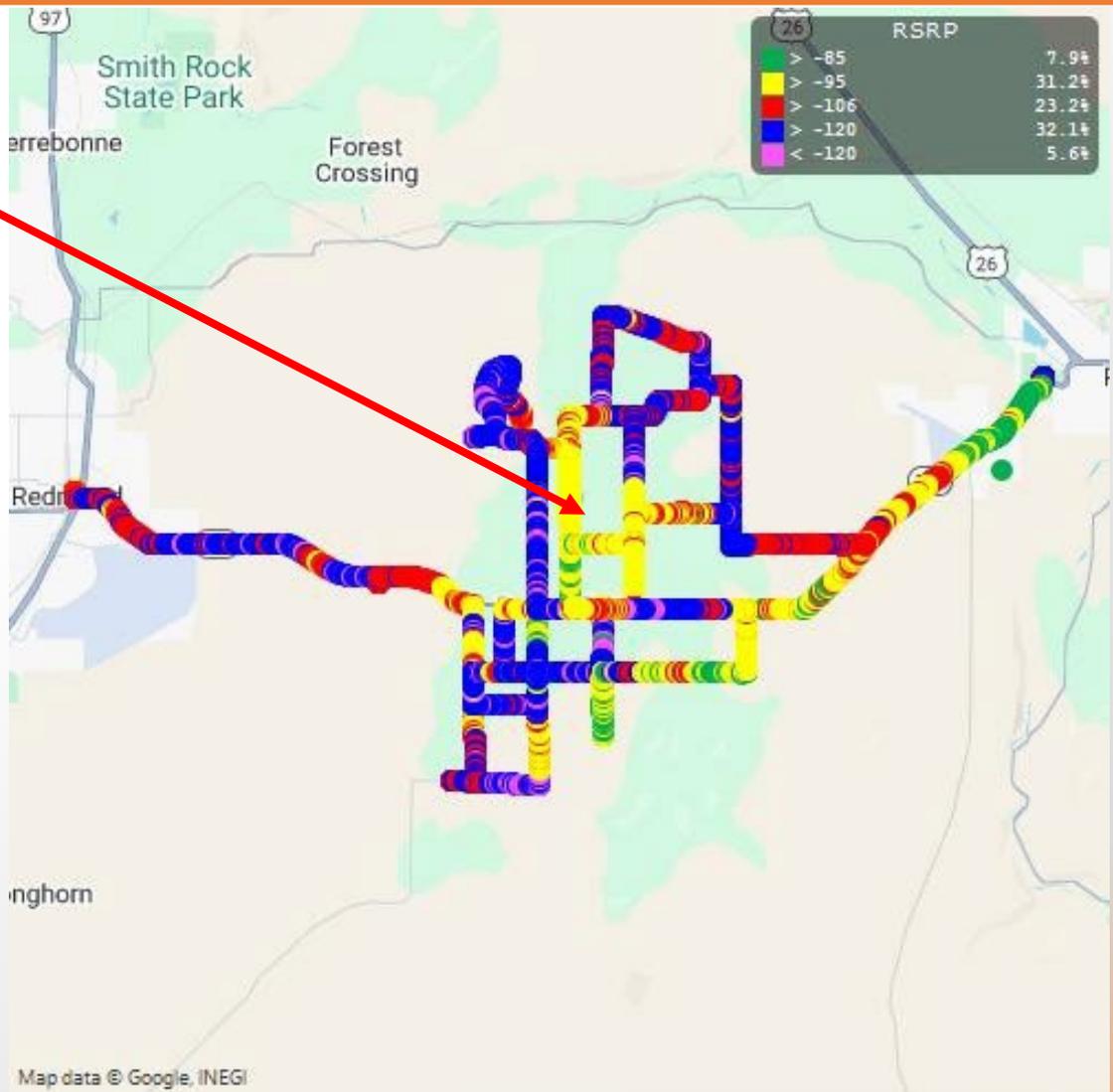


Active Call Testing – AT&T RSRP

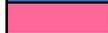
LEGEND	
█	In-Building (-85 dbm)
█	In-Vehicle (-95 dbm)
█	Outdoor (-106 dbm)
█	Marginal (<-106 to -120 dbm)
█	Low to No Service (<-120 dbm)

Proposed Site

This plot shows the Received Signal Reference Power (RSRP) for the AT&T phone. Note that in the area around the proposed has a mix of Low, Marginal, Outdoor and In-Vehicle levels.

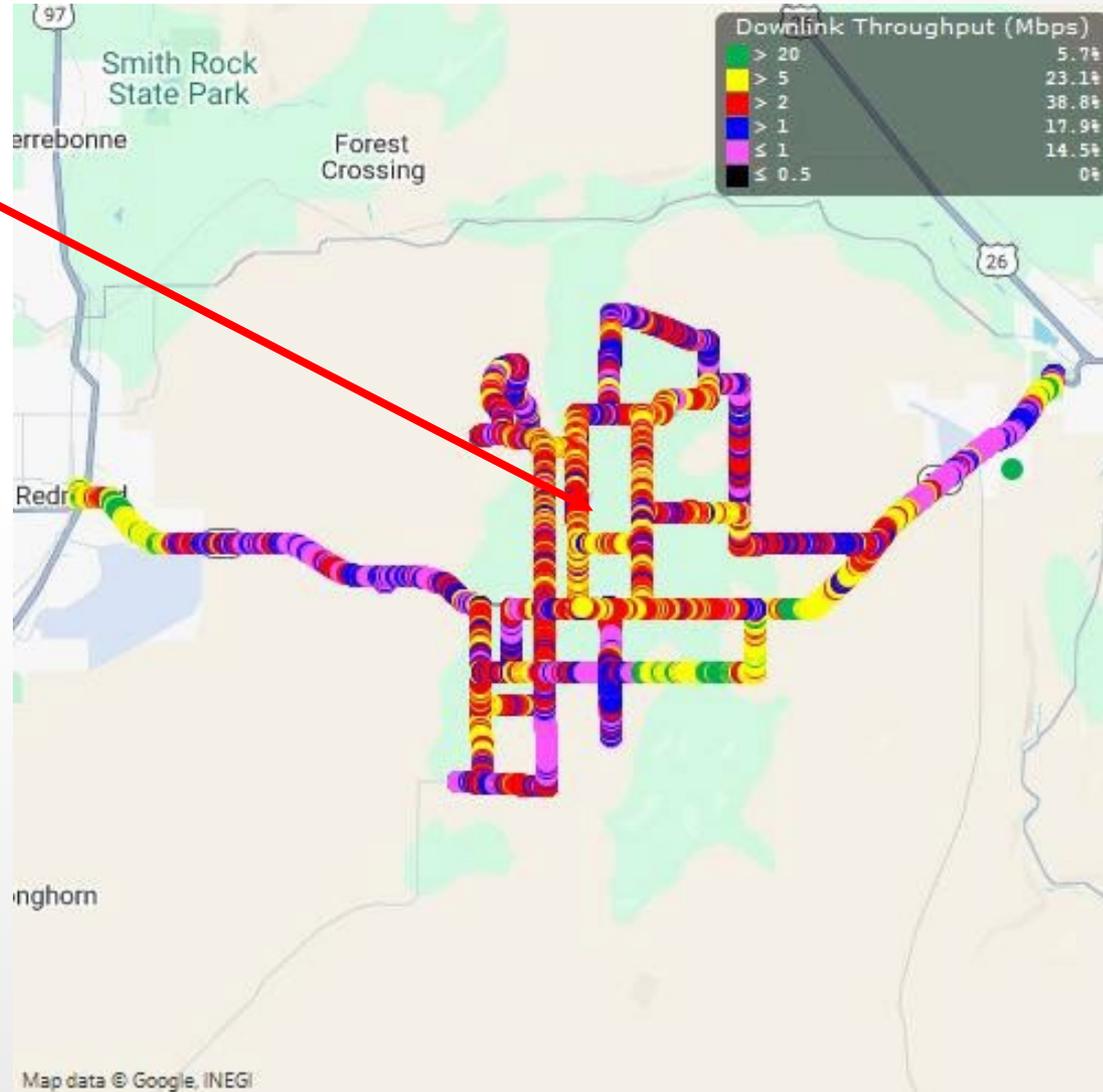


Active Call Testing – AT&T Throughput

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This plot shows the throughput on the downlink speed test. There is a mixture of less than 5 Mbps down to less than 500 Kbps around the proposed. The changes are erratic, and this is indicative of sites being over capacity and no dominant server

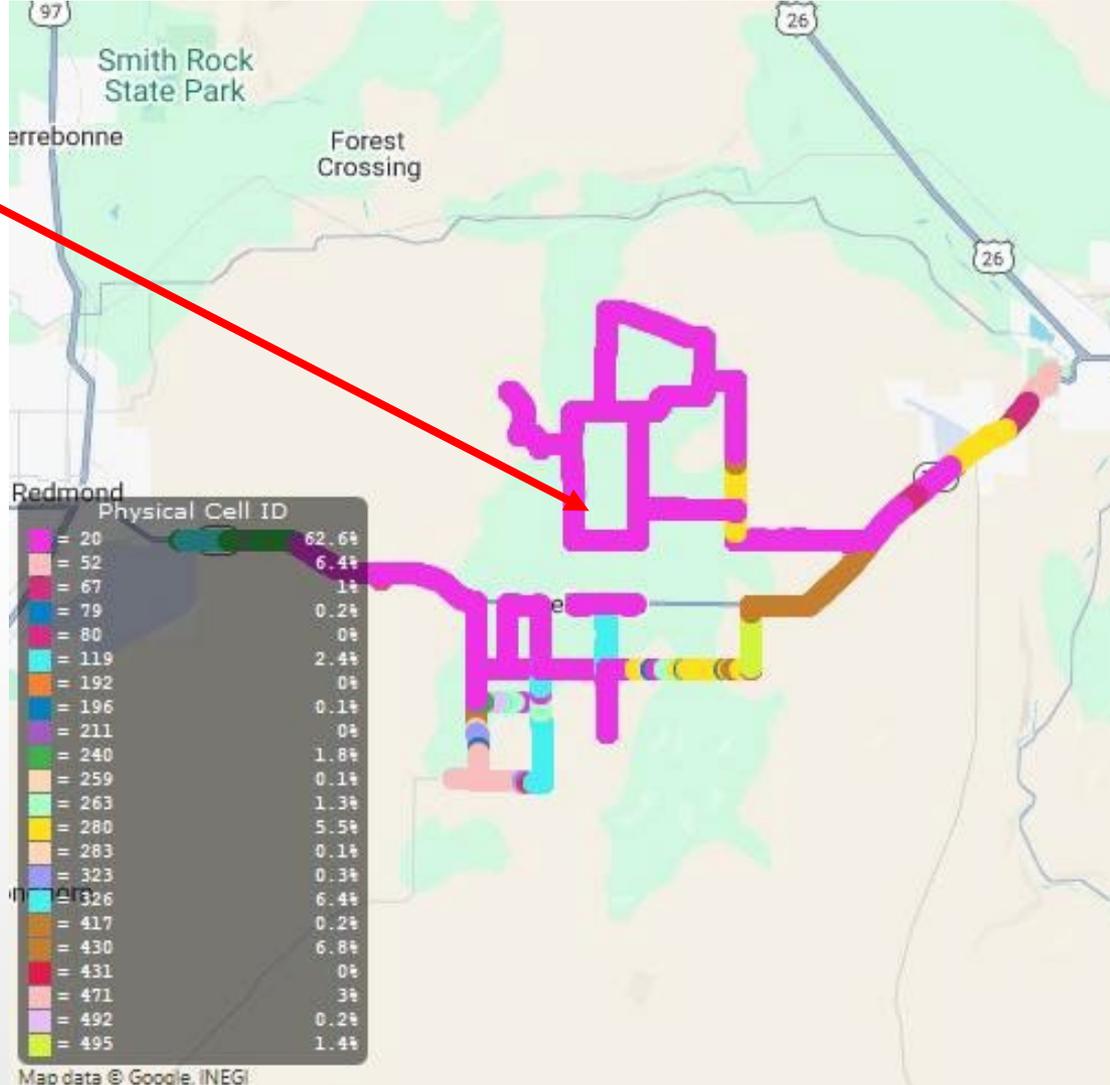


Active Call Testing – T-Mobile Physical Cell ID

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This plot is the different sectors that service a particular area. Note that the SW there is no dominant sector providing service and to the NW 1 sector (Magenta) is providing service. To the South there is a mixture of sectors providing service

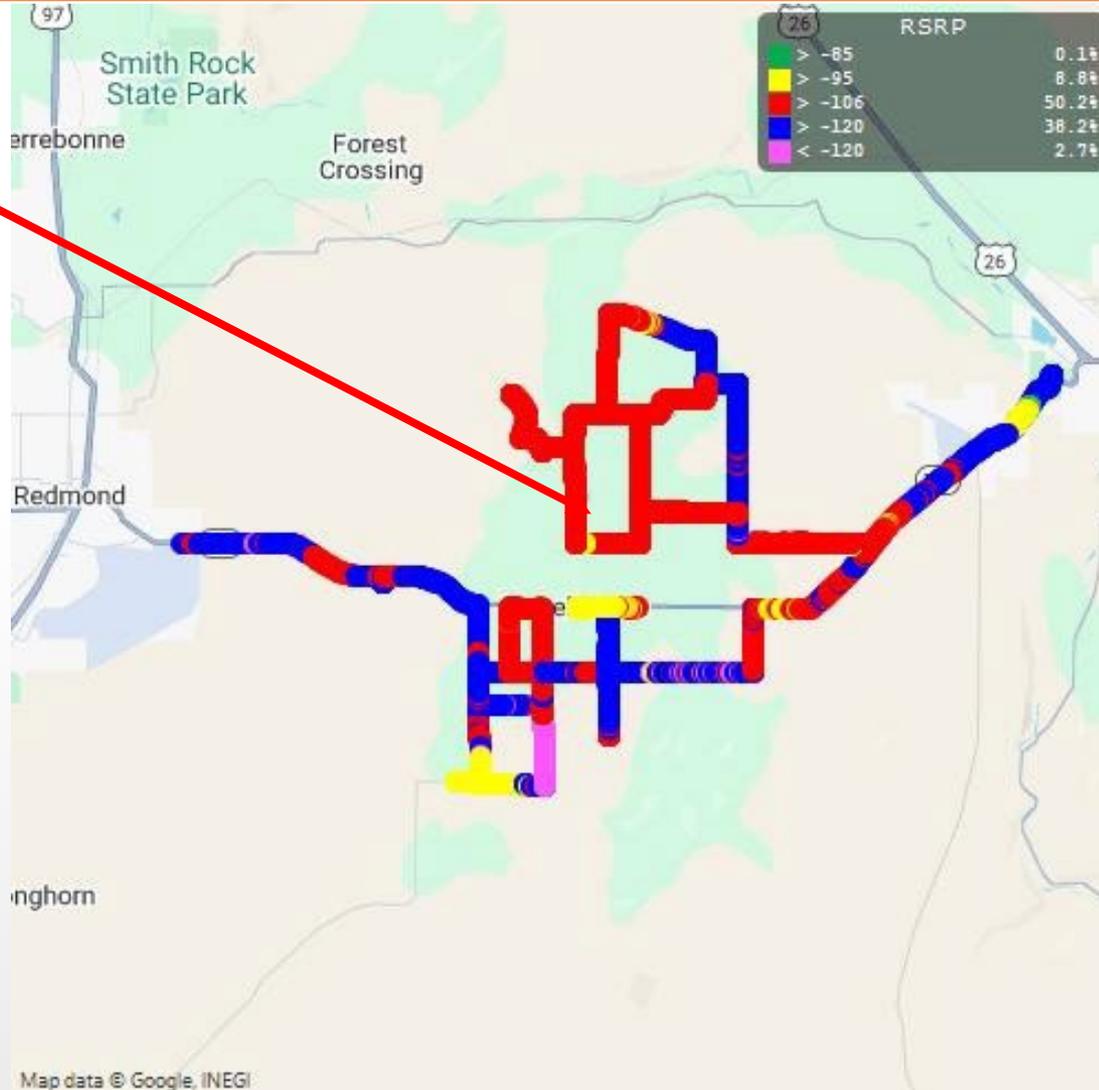


Active Call Testing – T-Mobile RSRP

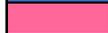
LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This plot shows the Received Signal Reference Power (RSRP) for the T-Mobile phone. Note that in the area around the proposed has a mix of Marginal, Outdoor and In-Vehicle levels.

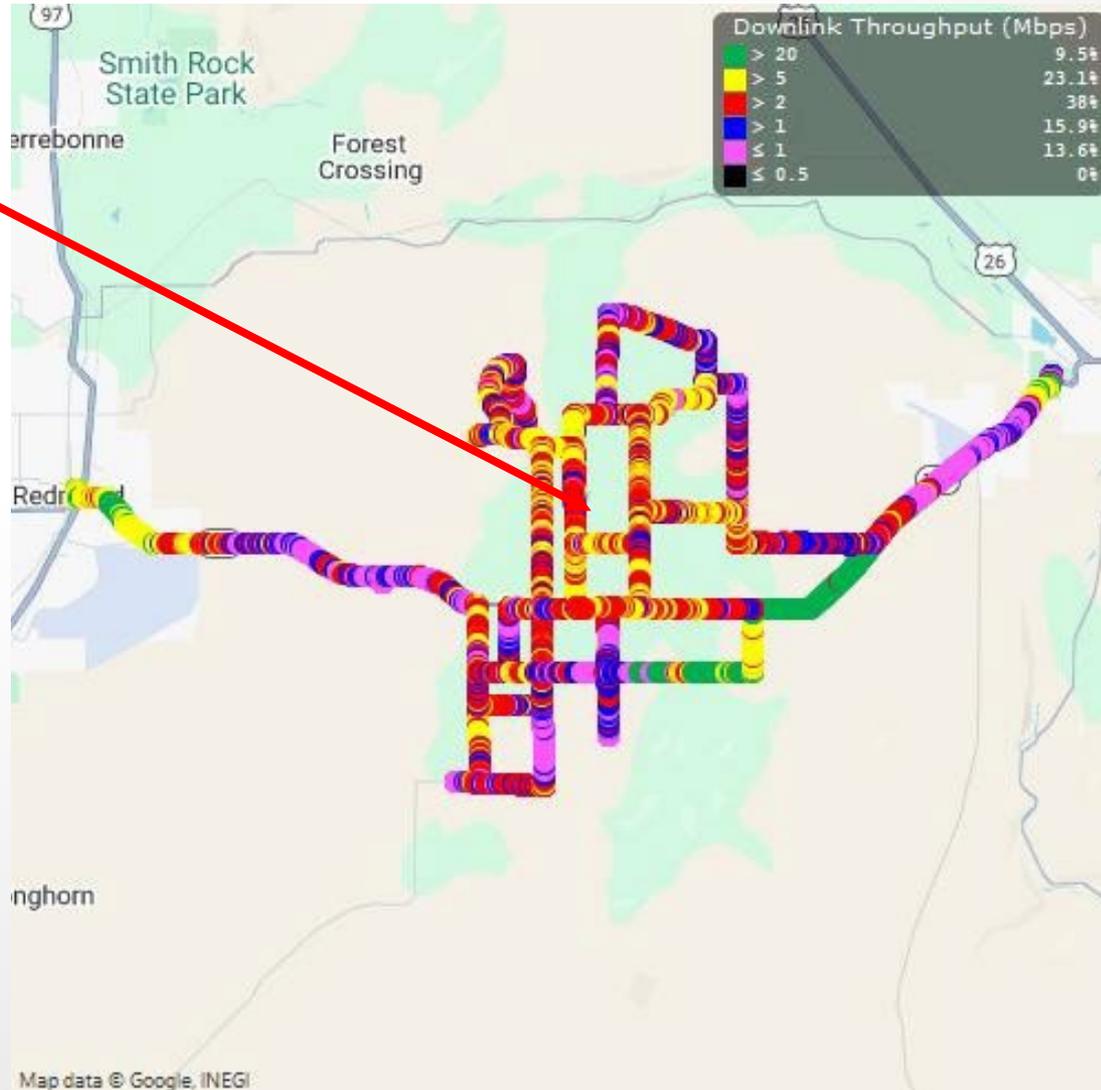


Active Call Testing – T-Mobile Throughput

LEGEND	
	In-Building (-85 dbm)
	In-Vehicle (-95 dbm)
	Outdoor (-106 dbm)
	Marginal (<-106 to -120 dbm)
	Low to No Service (<-120 dbm)

Proposed Site

This plot shows the throughput on the downlink speed test. There is a mixture of less than 5 Mbps down to less than 500 Kbps around the proposed. The changes are erratic, and this is indicative of sites being over capacity and no dominant server



Conclusion

- † The Scanner recorded frequency bands for AT&T, Verizon and, T-Mobile in the area.
- † The existing sites do not provide the level of service needed in the area. A lack of quality throughput per subscriber in the area
- † The throughput levels on the active call testing all the way down to 500 kbps. The existing sites are over capacity and need offload from a new site
- † Other carriers have the same level of service in the area and the tower will most likely be collocated with other tenants who will need the height
- † **Recommend approval of the proposed tower at the height requested**

Appendix

Frequency Bands

† For both 4G and 5G there are FCC allocated bands

† 4G –

https://en.wikipedia.org/wiki/LTE_frequency_bands

† 5G –

https://en.wikipedia.org/wiki/5G_NR_frequency_bands

RSRP

† RSRP is short for Reference Signal Received Power, used when measuring LTE networks. A cellular phone or another LTE-equipped device would display signal strength in RSRP, measured 0dBm (best signal) to -110dBm (weakest/no signal). An RSRP of -95dBm would be a strong signal whereas -115dBm would be very weak. Many devices show RSSI for LTE connections along with RSRP, but RSRP is a better indicator of LTE signal strength.

† Sources

- <https://5gstore.com/blog/2021/04/08/understanding-rssi-rsrp-and-rsrq/>
- <https://blog.solidsignal.com/tutorials/what-is-rsrp/>

RSRQ (a ratio using RSRP)

† RSRQ is Reference Signal Received Quality. This again only applies to LTE networks and is a measure of the signal quality of a cellular connection. RSRQ is typically displayed in a range from 0dB (highest quality) to -20dB (lowest quality). Typically better signal quality results in a more reliable connection.

† Sources

- <https://5gstore.com/blog/2021/04/08/understanding-rssi-rsrp-and-rsrq/>
- <https://blog.solidsignal.com/tutorials/what-is-rsrp/>

SINR (a ratio using RSRP)

† SINR (Signal to Interference & Noise Ratio) measures signal quality: the strength of the wanted signal compared to the unwanted interference and noise. Mobile network operators seek to maximize SINR at all sites to deliver the best possible customer experience, either by transmitting at a higher power, or by minimizing the interference and noise.

† Sources

- <https://5gstore.com/blog/2021/04/08/understanding-rssi-rsrp-and-rsrq/>
- <https://iscointl.com/sinr-optimization/>

Hannah Elliott

From: Ryan McFarlane <macryno@yahoo.com>
Sent: Wednesday, December 17, 2025 4:57 PM
To: Plan
Subject: Case record #217-25-000293-PLNG

To whom it may concern,

The claim by the attorney representing Verizon about supporting emergency services(911) is simply false as crook county uses analog and will not benefit from the tower off of Williams rd in Powell butte.

Thank you for your time,

Ryan McFarlane

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Hannah Elliott

From: Annette and Karen <atkjuniper@gmail.com>
Sent: Thursday, December 18, 2025 8:18 AM
To: Plan
Cc: John Eisler
Subject: Verizon Cell Tower - Additional Objections
Attachments: Additional Objection_18Dec2025.pdf

Dear Crook Co. Planning Department,
Attached for the record are additional objections to the cell tower.

Thank you,
Annette Kolodzie & Karen Jones

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

**Additional Objection to Application for Site Plan Review by Harmoni Towers and
Verizon Wireless to Locate a Transmission Tower on Land Zoned EFU**

December 18, 2025

Record No.: 217-25-000293 PLNG

Objectors: Annette Kolodzie, PhD (Physics)
Karen Jones

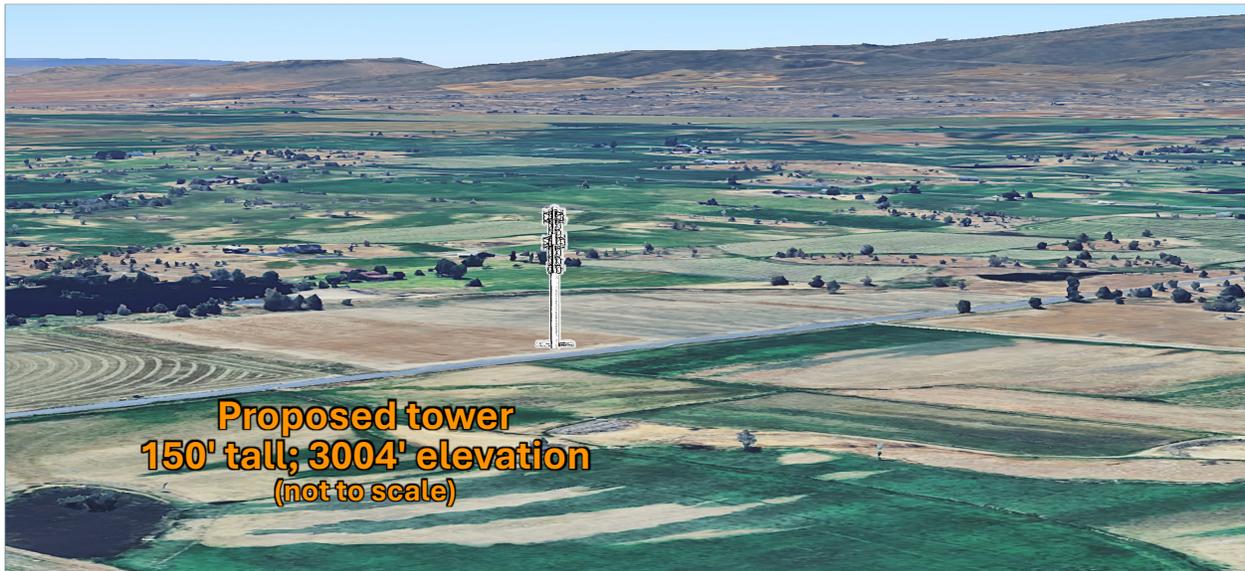
The following is in response to the testimony of Applicants' RF engineer Steven Kennedy and Applicants' attorney Mike Connors at the public hearing held on December 17, 2025.

1. In response to the County's request of Mr. Kennedy to describe the Applicants' "search ring", Mr. Connor testified that he does not create the search ring, Verizon engineers do. Thus, the search areas Mr. Kennedy has shown for different purposes in his three reports are not the search ring Applicants are required to describe. There is no such search ring submitted in the Application by the Verizon engineer. [See Verizon engineer's report at pages 77-85 of the Application.] Thus have not identified a valid search area of coverage that the proposed site would effectively serve. *Sprint*, footnote 1 at p 472; Crook County Code 18.124.110(2)(c).
2. Mr. Connor testified, in justifying the site for the tower on EFU land, that the proposed tower would not be a "money-maker" for the Applicants. Objectors believe that statement is incorrect and misleading to the County. Objectors request that the County require and the Applicants submit information relating to the income that can be generated from the lease to third-party cellular companies of space on a 150' or similar tower for the third-party companies' facilities. To be probative and relevant, the information should include historical information relating to both lease income received by Applicants and lease payments made by Verizon from collocation of facilities.

The information requested relates directly to the veracity of the unsupported testimony of Mr. Connor concerning the issue of the objective of the Applicants in placing the tower on the proposed site and whether the County can or should find the collocation objective referred to by Applicants [Application p. 143] meets the test discussed on pages 3 and 4 of the Staff Report from *Sprint PCS v. Washington County*, 186 Or App 470, 476 (2003).

3. Mr. Connor testified that the proposed tower would not reduce the value of surrounding properties. Objectors contend that testimony is not credible or correct and that values of properties in the vicinity of the 14-story tower would be significantly affected. It requests that the County require Applicants to submit information relating to the question of the effect of this tower on the specific properties in the vicinity of the proposed tower that supports the testimony and allow response to the testimony and information submitted by Applicants.

4. Mr. Connor testified that the visual impact from the tower would not be as bad as the community fears. He suggested the tower blended in with the wooden power poles along SW Williams Road. Objectors reject that statement and have objected in their Second Objection to the simulations submitted by Applicants of the visual impact of the tower on the grounds that the simulations are not an accurate depiction of the visual impact of the tower. Contrary to the testimony of Connor, the 14-story tower in the middle of flat farmed land would be the most prominent landmark in the Powell Butte community. The rendition below is not to scale, but it contradicts the Connor testimony and better represents the visual impact of the tower than the photo simulations submitted by Applicants and presented by Mr. Connor at the hearing.



From: David Zalunardo <davezalunardo@gmail.com>
Sent: Thursday, December 18, 2025 10:47 AM
To: Plan <plan@crookcountyor.gov>
Cc: Karen Jones <atkjuniper@gmail.com>
Subject: Photo from my testimony

Hello again Hannah, last night I had a photo I showed while I gave the testimony taken from my patio with an AI cell tower to scale imposed on it. I have enclosed that photo to be added to the file on the Verizon cell tower since the record is still open. Could you include it in the record please? [CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]



TESTIMONY SIGN-IN

Date of hearing: 12/17/2025

File Name/Number: 21725 000293

Your Name: David Zalunardo

Your Mailing Address:
3690 SW Williams Rd
Powell Butte

Your Email: dave.zalunardo

I wish to give:

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

SPEAKER ✓

SR

TESTIMONY SIGN-IN

Date of hearing: 12/17/25

File Name/Number: 217-25-000293

Your Name: Jenny Hook

Your Mailing Address:
3367 SW Williams Rd
Powell Butte OR 97753

Your Email: treblehook@hotmail.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

Speaker ✓

TESTIMONY SIGN-IN

Date of hearing: 12/17/2025

File Name/Number: 217-25-000293PLNG

Your Name: ANNETTE KORODZIE

Your Mailing Address:
PO Box 126
Powell Bulte DR 97753

Your Email: atkjuniper@gmail.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

Spoke

TESTIMONY SIGN-IN

Date of hearing: 12.17.2025

File Name/Number: 21725 - 000293 - PLN 6

Your Name: Leslie Westcott

Your Mailing Address:
6306 SW Valley View Rd, Powell Butte, OR

Your Email: leslie.mott588@msn.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

*Cede time to
Anne H*

TESTIMONY SIGN-IN

Date of hearing: 12-17-2025

File Name/Number: 217-25-000293-PLNG

Your Name: Kathleen A. Saterdahl

Your Mailing Address:
8440 SW Pokeama Dr
Powell Butte, OR 97153

Your Email: kathy@3sislabs.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

*Code time to
Annette*

TESTIMONY SIGN-IN

Date of hearing: 12-17-2025

File Name/Number: 217-25-00293-PLNG

Your Name: NEIL HEMCE

Your Mailing Address:
8440 SW POKEGAMA DR
POWELL BUTTE OR 97753

Your Email: NEHC@3SISLABS.COM

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

Cede fine to Annette

TESTIMONY SIGN-IN

Date of hearing: 12-17-2025

File Name/Number: 27-25-000293-PLNG

Your Name: Cheyenne Friend

Your Mailing Address:
15798 SW twin lakes Rd Powell butte
OR 97753

Your Email: Cheyball27@hotmail.com

I wish to give:

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

I agree and adopt annette Kolodzies objections as my objections and cede my remaining speaking time to her.
Thank you.

TESTIMONY SIGN-IN

Date of hearing: 12/17/25

File Name/Number: 21725 000293.PLNG

Your Name: Mitch Grayson

Your Mailing Address:
3554 sw parish ln
powell Butte OR 97753

Your Email: Mgrayson@RobinsonandOwen.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

not speaking but cede my time to
Annette Colorado

TESTIMONY SIGN-IN

Date of hearing: 12/17/25

File Name/Number: 217-25-000293-PLNG

Your Name: Christina Grayson

Your Mailing Address:
6467 SW Valley View Rd.
Powell Butte, OR 9753

Your Email: Christy01@gmail.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

Not speaking, but add my name to
Annette Kolodzie.

TESTIMONY SIGN-IN

Date of hearing: 12-17-25

File Name/Number: 217-25-000293-PL19

Your Name: Kathleen Eby

Your Mailing Address:
P.O. Box 31
Power Butte Ore

Your Email: kathy@powerbuttelive.com

I wish to give:

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

Cede time to Annette

TESTIMONY SIGN-IN

Date of hearing: 12/17/2025

File Name/Number: 217-25-000293-PLNG

Your Name: Ryan McFarlane

Your Mailing Address: maeryno@yahoo.com
2309 SW Williams Rd
Powell Butte, OR

Your Email: _____

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

Cede time to Annette

TESTIMONY SIGN-IN

Date of hearing: 12/17/25

File Name/Number: 217-25-000293-PLNG

Your Name: Andy Wallace

Your Mailing Address:
1809 SW Wampler Ln
Powell Butte, OR 97753

Your Email: akwfan4@gmail.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

I agree + adopt Annette Kolodzie's objections as my objections and I cede my remaining speaking time.

Andy Wallace

TESTIMONY SIGN-IN

Date of hearing: 12/17/25

File Name/Number: 217-25-000293-PLNG

Your Name: Kerrie Wallace

Your Mailing Address:

1809 SW Wampler Ln
Powell Butte, OR 97753

Your Email: akwfam4@gmail.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

I agree and adopt Annette Kolodzie's objections and I cede my speaking time.

Kerrie Wallace

TESTIMONY SIGN-IN

Date of hearing: Dec 17 2025

File Name/Number: 217-25-000293 PLNG

Your Name: Julie A. Reed

Your Mailing Address:
11661 SW Red Cloud Rd
Powell Butte, OR 97753

Your Email: _____

I wish to give:

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

Cede time to Amette

TESTIMONY SIGN-IN

Date of hearing: 12-17-25

File Name/Number: 217-25-000293-PLNG

Your Name: Cyndie Alacano

Your Mailing Address:
7375 SW Joshua Ct.
Powell Butte, OR

Your Email: cc.alacano

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

Cede time to Annette

TESTIMONY SIGN-IN

Date of hearing: 12-17-2025

File Name/Number: 217-25-000293-PLNG

Your Name: LEE GARCIA

Your Mailing Address:
2043 S.W. Williams Rd.

Your Email: 691Pipe@gmail.com

I wish to give:

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

Cede time to Anette

TESTIMONY SIGN-IN

Date of hearing: 12.17.25

File Name/Number: 217-25-000293-PLNG

Your Name: Crystal Bemrose

Your Mailing Address:
15857 SW Twin Lakes Rd
Roseburg Butte, OR 97753

Your Email: chonotto9@gmail.com

I wish to give:

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

Cede time to Annette

TESTIMONY SIGN-IN

Date of hearing: 12/17/25

File Name/Number: 217-25-000293 PLNG

Your Name: Jenna McFarlane

Your Mailing Address:
2309 SW Williams Rd
Powell Butte, OR 97153

Your Email: mcfarlane.jenna@yahoo.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

Cede time to Annette

TESTIMONY SIGN-IN

Date of hearing: 12/17/25

File Name/Number: 217-25-000293

Your Name: Kaley Blasdell

Your Mailing Address:
11559 NW Madras Hwy
Prineville, OR 97754

Your Email: kaleyhook@gmail.com

I wish to give:

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

Cede time to Annette

TESTIMONY SIGN-IN

Date of hearing: 12/17/25

File Name/Number: 217-25-000293

Your Name: ~~blascodel~~ Logan Blasdell

Your Mailing Address:
11591NW Madras Hwy
Prineville, OR 97754

Your Email: blasdel125@gmail.com

I wish to give:

Oral Testimony Written Testimony
Against In Favor of Neutral/Neither

Cede time to Annette

TESTIMONY SIGN-IN

Date of hearing: 12-17-25

File Name/Number: _____

Your Name: Bruce Brown

Your Mailing Address:
4301 S.W. Williams Rd.
Powell Butte

Your Email: _____

I wish to give:

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

Code time to Anette

TESTIMONY SIGN-IN

Date of hearing: 12-17-25

File Name/Number: 217-25-000293-plng

Your Name: RaeAnna Neville

Your Mailing Address:
12103 SW Wahkiakum St
Powell Butte OR 97753

Your Email: raeannajollo@icloud.com

I wish to give:

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

Cede time to Annette

TESTIMONY SIGN-IN

Date of hearing: 12/17/2025

File Name/Number: 217-25-000293 - PLNG

Your Name: Karen Jones

Your Mailing Address:
PO Box 126
Powell Kutte 97753

Your Email: atkjuniper@gmail.com

I wish to give: I cede my time to Annette Kolodziej

Oral Testimony **Written Testimony**
Against **In Favor of** **Neutral/Neither**

From: Annette and Karen <atkjuniper@gmail.com>
Sent: Wednesday, December 31, 2025 4:14 PM
To: Plan
Cc: John Eisler
Subject: Verizon Cell Tower Application - Kolodzie_Jones Additional Objection of Dec 31, 2025
Attachments: Additional Kolodzie_Jones Objection_31Dec2025.pdf

Dear Crook County Planning Department,
Attached are additional objections to the Verizon cell tower application.

Thanks and Happy New Year,
Annette Kolodzie & Karen Jones

[CAUTION:This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

**Additional Objection to Application for Site Plan Review by Harmoni Towers and Verizon
Wireless to Locate a Transmission Tower on Land Zoned EFU**

December 31, 2025

Record No.: 217-25-000293 PLNG

Objectors: Annette Kolodzie, PhD (Physics)
Karen Jones

Objectors submit this Additional Objection in this matter, dated December 31, 2025, as follows:

1. As an initial matter, Objectors refer to the two Exhibits submitted by Thomas Alexander, a member of Alexander Ranch, LLC, the subject property owner, Exhibits 113 and 130. Those two submissions by Mr. Alexander obviously have very different tones. In Exhibit 130, submitted on the day of the initial December 17, 2025, public hearing on this matter, Mr. Alexander made a very troubling statement that he had been coerced by community members in Powell Butte into writing the prior letter dated December 14, in which he begged the County to deny the cell tower application (Exhibit 113). Because of the serious and disturbing statement in Exhibit 130, Objectors attest that they have never met and never communicated with Thomas Alexander. Objectors have met and worked with many in the Powell Butte Community on this matter. Based upon our dealings with the people in this community and the manner in which they speak of their high regard for Mr. Alexander, we find the allegation in Exhibit 130 of community coercion to be not only inconceivable but of questionable origin.
2. Objectors object to the statements by Mike Connors, an attorney for Applicants, in Exhibit 181, on slide 14 that, "County staff concluded the Application satisfied the applicable approval criteria and can be approved subject to various conditions of approval" and on slide 21 that, "County Staff reviewed the Application and resident comments, and concluded the Application satisfied the applicable approval criteria." Those statements are wholly incorrect and were misleading by an attorney speaking to the Planning Commissioners in the December 17 hearing. Contrary to representing to the Planning Commissioners that the Application "satisfied approval criteria," instead the Staff Report properly focused the Planning Commissioners on questions to take into account when considering the Application and material submitted in opposition, saying:

During the hearing and through the submission of additional evidence, the Planning Commission should hone in on the three main questions:

1. Do the applicant's defined objectives support the statutory goal of "providing utility service"?
2. Have reasonable alternatives been considered?
3. Have all of those alternatives been effectively ruled out by one of the enumerated factors in ORS 215.275(2)? (Staff Report, p. 6)

The Staff Report further stated, "Based on the information provided by the applicant and other information in the record, and on a review of the applicable state and county requirements, the planning commission **may** find that the applicant has met their burden. **However, the public hearing is likely to generate a great deal more evidence, which may establish that the facility is not necessary to provide utility service, that reasonable alternatives have not been considered, or that such alternatives can not be properly ruled out.**" (Staff Report, p. 9, emphasis added) As can be seen, Mr. Connors inaccurately referred to the findings of the County Staff.

3. Objectors submit and incorporate the following additional report from consulting expert Michael Scheinfein.

Additional Report of Michael Scheinfein to the Kolodzie/Jones Objection of December 31, 2025, to the Application for Site Plan Review by Harmoni Towers and Verizon Wireless to Locate a Transmission Tower on Land Zoned EFU; Record No. 217-25-000293-PLNG

Capacity:

Steven Kennedy (Biwabkos Consultants LLC), a consultant for Applicants and Mike Connors, attorney for Applicants, affirmed in their testimony at the hearing on December 17 the point made by the Verizon RF engineer, Tom Fergusson, (p. 79, 81) and in other documents supporting the Application, that the statutory public service need Verizon is trying to address is capacity (as opposed to a lack of cell phone coverage in Powell Butte). Again, this fact could not be any more clearly made than by Tom Fergusson when he stated, "Overall, the signal strength is good to excellent. If Verizon did not have any exhausted sectors, this design would **work just fine** but will struggle as sites have diminished **capacity**." (emphasis added, p. 81) Additional revelatory statements by Fergusson are:

- "Wiley...has plenty of capacity at this time. Sees increased traffic during the summer months but is still in good shape... This sector is not a driver for the proposed site but it will see some benefits as sites with less traffic operate better." (p. 79)
- "Adding the proposed site will provide greater density signal (*sic*) and provide the needed capacity." (p. 82)
- "The proposed site coverage design minimizes interference into Redmond but maximize (*sic*) coverage so that both Powell Butte South and Wiley's coverage can be minimized. Eventually, Wiley's northern sector will be turned down due to its height advantage. It causes a lot of interference to many sites." (p. 83)

With respect to the objectives and drivers identified by Fergusson, it is a reasonable technical conclusion that all the sites north of the Wiley tower on top of Powell Buttes, those proposed by Verizon and those proposed by Objectors, or a combination of more than one of the sites, would add cell coverage, provide greater signal density, offload some capacity from Wiley, and allow Wiley to be turned down to the north, thereby reducing the interference referred to by Fergusson. Additionally, there is no technical reason I can see that multiple sites proposed by Objectors (Alternates C, D, E, F, H, and I) could not feasibly offload capacity from Powell Butte South, the tower that Fergusson says is exhausted at times. (p. 79) As Fergusson states that sites with less traffic operate better (p. 79), a technically feasible option would be for Verizon to use more than one tower on the 14 non-EFU sites to meet its objectives of providing capacity and minimizing interference related to its existing towers.

As a further observation, Steven Kennedy testified at the December 17 hearing that he does not have access to Verizon's internal, proprietary technical coverage and capacity data that Tom Fergusson has access to. Therefore, in the case of conflict between Kennedy's and Fergusson's data or conclusions, a reasonable assumption is that Fergusson's testimony has a stronger technical foundation.

Satellite Communications:

A Planning Commissioner at the hearing on December 17 asked Steven Kennedy (Biwabkos Consultants LLC) about the viability of satellite linkages to provide phone/data coverage in the area of interest. I describe below how in rural settings that such satellite services exist and perform exceptionally well.

A SpaceX (a private company majority owned by Elon Musk) subsidiary, StarLink, provides satellite-based data services worldwide. StarLink (<https://www.space.com/spacex-starlink-satellites.html>) presently has a reported 9,357 communications satellites in low earth orbit (about 350 miles above earth's surface). Low earth orbit minimizes latency, a problem related to delayed data transfer, and is better adapted to communication than satellites in higher earth orbit(s).

In order to access the StarLink system (<https://starlink.com/us/residential>) you need specific hardware provided by the company. There are two residential plans: (1) Residential Lite (\$80/mo.) offering speeds up to 250Mbps; (2) Residential (\$120/mo.) offering speeds of 400Mbps. A standard Residential Kit (antenna, router, cables, etc., ~\$349) is required to connect to the satellite and transmit the signals within your home. There are also two roaming plans suitable for RVs, boats, campers (or any vehicle capable of powering a 100W antenna/receiver/router system). The roaming packages are \$50/mo. for 50GB of data while the unlimited roaming package is \$165/mo. Either the Standard Residential Kit or the somewhat less capable Mini-Kit (~\$299) can support a roaming plan. The Mini-Kit provides coverage for ~1200 sq. ft., while the Standard Kit provides coverage for ~3,200 sq. ft. Both kits require that the antenna have an unobstructed view into the sky.

I can attest to the fact that the StarLink system is viable by recounting an experience I had this fall while hiking/camping. My wife and I on short notice wanted to camp near Tam McArthur Rim Trail Head (44.1003259,-121.6225129, 6,550 ft. elevation) deep in the heart of the high Central Oregon Cascades. There are a couple of forest service campgrounds within a mile of the trailhead, but when we got to the campgrounds there was no cell service. These days the preferred procedure for booking and paying for camping is on your cell phone through an app called Recreation.gov. No service, no booking. We were forced to revert to the old payment system (not knowing if it was still honored) where we dumped cash into an envelope and then placed that envelope of cash into a metal tube cemented into the ground at the campground entrance. We put our paper receipt tag on our van. Fingers crossed that this was legal and that we were not taking someone else's reserved spot!

In the evening after dinner a ranger/subcontractor drove up to our site and asked for our booking. We explained what we had done, and, luckily, we weren't displacing anyone. I was curious, though, how the ranger had access to Recreation.gov to retrieve the on-line bookings without any local cell service. She and her husband (another ranger similarly posted) were living in their small RV and they had a StarLink Mini system in their Camper. She told me that the service was so good they not only got the data from Recreation.gov, but they: read and watched (on TV) the news; did their on-line banking; talked to friends (Vol via StarLink); and streamed high definition movies and TV shows for entertainment in the evenings. In other words, in an extremely remote location these rangers had access to extremely fast (and low latency) internet data and voice services.

The facts described here are meant to clarify to the Planning Commissioners that everyone in Powell Butte can have data streaming services in their homes/RVs and even cars for modest monthly fees and small up-front instrumentation costs (often waived by StarLink during promotions) without the requirement of cell tower installation or support infrastructure.

Analysis Provided By:

(Retired) Professor Michael R. Scheinfein Ph.D. Applied and Engineering Physics (1985)



Portland, OR 31 December 2025

Hannah Elliott

From: Karen and annette <atkjuniper@gmail.com>
Sent: Saturday, January 3, 2026 12:32 PM
To: Plan
Cc: John Eisler
Subject: Verizon Cell Tower Application
Attachments: Kolodzie_Jones 3Jan2026 Corrections to Additional Objection Submitted 18Dec2025 (Exhibit 185).pdf

Dear Crook County Planning Department,
Attached please find a copy of our Objection of December 18, 2025 (filed in the record for this matter as Exhibit 185), marked in Track Changes to correct a few typos. Please include this version in the record in order to note the corrections. Apologies for any inconvenience.

Thanks,
Karen Jones & Annette Kolodzie

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**Additional Objection to Application for Site Plan Review by Harmoni Towers and Verizon
Wireless to Locate a Transmission Tower on Land Zoned EFU**

December 18, 2025

(Corrections Below January 3, 2026)

Record No.: 217-25-000293 PLNG

Objectors: Annette Kolodzie, PhD (Physics)
Karen Jones

The following is in response to the testimony of Applicants' RF engineer Steven Kennedy and Applicants' attorney Mike Connors at the public hearing held on December 17, 2025.

1. In response to the County's request of Mr. Kennedy to describe the Applicants' "search ring", Mr. ~~Kennedy Connor~~ testified that he does not create the search ring, Verizon engineers do. Thus, the search areas Mr. Kennedy has shown for different purposes in his three reports are not the search ring Applicants are required to describe. There is no such search ring submitted in the Application by the Verizon engineer. [See Verizon engineer's report at pages 77-85 of the Application.] Thus Applicants have not identified a valid search area of coverage that the proposed site would effectively serve. *Sprint*, footnote 1 at p 472; Crook County Code 18.124.110(2)(c).
2. Mr. Connors testified, in justifying the site for the tower on EFU land, that the proposed tower would not be a "money-maker" for the Applicants. Objectors believe that statement is incorrect and misleading to the County. Objectors request that the County require and the Applicants submit information relating to the income that can be generated from the lease to third-party cellular companies of space on a 150' or similar tower for the third-party companies' facilities. To be probative and relevant, the information should include historical information relating to both lease income received by Applicants and lease payments made by Verizon from collocation of facilities.

The information requested relates directly to the veracity of the unsupported testimony of Mr. Connors concerning the issue of the objective of the Applicants in placing the tower on the proposed site and whether the County can or should find the collocation objective referred to by Applicants [Application p. 143] meets the test discussed on pages 3 and 4 of the Staff Report from *Sprint PCS v. Washington County*, 186 Or App 470, 476 (2003).

3. Mr. Connors testified that the proposed tower would not reduce the value of surrounding properties. Objectors contend that testimony is not credible or correct and that values of properties in the vicinity of the 14-story tower would be significantly affected. It requests that the County require Applicants to submit information relating to the question of the effect of this tower on the specific properties in the vicinity of the proposed tower that supports the testimony and allow response to the testimony and information submitted by Applicants.

4. Mr. Connor^s testified that the visual impact from the tower would not be as bad as the community fears. He suggested the tower blended in with the wooden power poles along SW Williams Road. Objectors reject that statement and have objected in their Second Objection to the simulations submitted by Applicants of the visual impact of the tower on the grounds that the simulations are not an accurate depiction of the visual impact of the tower. Contrary to the testimony of Connor^s, the 14-story tower in the middle of flat farmed land would be the most prominent landmark in the Powell Butte community. The rendition below is not to scale, but it contradicts the Connor^s testimony and better represents the visual impact of the tower than the photo simulations submitted by Applicants and presented by Mr. Connor^s at the hearing.



Hannah Elliott

From: John Eisler
Sent: Tuesday, January 6, 2026 12:31 PM
To: Plan
Subject: FW: 217-25-000293-PLNG (Ditch Rider) - Shot Clock Extension Letter
Attachments: Ditch Rider - Shot Clock Waiver Form FCC & OR.pdf

From: Paul Slotemaker <pslotemaker@acomconsultinginc.com>
Sent: Tuesday, January 6, 2026 11:27 AM
To: John Eisler <John.Eisler@crookcountyor.gov>
Cc: Mike Connors <mike@hathawaylarson.com>; Sarah Blanchard <sarah.blanchard@acomconsultinginc.com>
Subject: 217-25-000293-PLNG (Ditch Rider) - Shot Clock Extension Letter

Hi John,

A copy of the signed Oregon & FCC shot clock extension letter for 217-25-000293-PLNG, extending the deadline to February 27, 2026, is attached for your records.

Please let us know if you need anything else.

Sincerely,

Paul Slotemaker, AICP

Acom Consulting Inc.

(503) 421-2258 | pslotemaker@acomconsultinginc.com



[CAUTION: This email originated from outside of the organization. DO NOT CLICK LINKS or open attachments unless you recognize the sender and know the content is safe]

Crook County Planning Department

VOLUNTARY EXTENSION OF 150 -DAY LIMIT PROVIDED BY THE FCC in WT Docket No. 08-165 and 47 CFR § 1.6100 and ORS 215.427

FILE NUMBER(s): 217-25-000293-PLNG

.....

We have submitted an application to the Crook County Planning Department, which is currently in the process of review for an approval. The property under review is legally described as tax lot no. 100, township 15 south, range 14 east WM, section(s) 14.

We understand that the application file was deemed complete on October 1, 2025. We also understand that due to additional time needed to complete the application and hearing process, the application may not receive final determination prior to January 25, 2026.

The Applicant, Harmoni Towers /Verizon Wireless, hereby voluntarily agrees to extend the 150-day federal shot clock period established by the FCC in WT Docket No. 08-165 and 47 CFR § 1.6100, as well as the 150-day state mandamus deadline established by ORS 215.427, for 33 days. Specifically, the Applicant agrees to extend the applicable deadline for a final local decision until February 27, 2026, to allow for the orderly submission of new evidence into the record and the subsequent rebuttal periods. The Applicant further agrees that this extension is reasonable, requested/concurred with by the Applicant to ensure a complete record, and that this period shall not be counted toward any claim of 'unreasonable delay' under the Telecommunications Act of 1996.

DATED: 01/06/2026



Applicant signature

Agent or Representative signature

DOMESTIC WATER Will the structure have water? Yes _____ No X

If yes, water will be supplied by:

_____ An existing or proposed individual well

_____ 4 to 14 dwellings on one well State regulated system

_____ Shared well (Number of dwellings _____)

_____ Other: Please explain _____

_____ Community Water System: Name _____

Community Water System Authorization

Print Name: _____ Daytime phone: _____

Authorization Signature: _____ Date: _____

Access / Road Approach: Indicate the access used for the subject property (Check One Only)

- County Maintained Road:** (submit copy of approved access, or apply for approach permit)
- _____ **Public Road:** (submit copy of approved access, or apply for approach permit)
- _____ **Private Road / Easement:** (provide legal recorded documentation)
- _____ **Oregon Department of Transportation:** (submit copy of approved ODOT permit)
- _____ **City Street:** (need authorization for access: contact City of Prineville, Public Works)

IRRIGATION WATER RIGHT:

Please indicate the location of all existing water rights, number of acres, and proposed division of water rights, if applicable. This application must be signed off prior to submitting to Planning Department.

A) Does the property have Irrigation Water Right? Yes X No _____

WATER MASTER SIGNATURE: Jeremy Giffin DATE: 12-30-25

Print Name Clearly: Jeremy Giffin Watermaster Phone (541) 306 - 6885

IRRIGATION DISTRICT SIGNATURE: _____ DATE: _____

Print Name Clearly: _____ Phone: (____) ____ - _____

COMMENTS: The Property has 64.0 Acres of Groundwater Certificate 96946 For irrigation.