

ROBERT & RENEE FORD/TILLMAN INFRASTRUCTURE

CELL TOWER

NW ¼ SECTION 12, TOWNSHIP 22N, RANGE 57W; parcel 010007164

Consistent with the approval and to satisfy the requirement of Neb. Rev. Stat. § 23-114.01-(6), the Planning Commission “issue the following statement of factual findings arising from the record of proceedings that support the granting of the Conditional Use Permit”:

On September 24, 2023, Robert & Renee Ford (owner) and Tillman Infrastructure (operator) made application for a conditional use permit (CUP) to allow for the construction and operation of a Cell Tower facility, which requires a CUP approved by Scotts Bluff County.

The property is described as: Part of the Northwest Quarter of Sec. 12, Township 22 N, Range 57 W, of the 6th P.M., Scotts Bluff County, Nebraska; Scotts Bluff County Parcel 010007164.

The Scotts Bluff County Planning Commission held a public hearing during its regularly scheduled meeting on November 13, 2024, where at its conclusion made a motion to recommend approval – with conditions (pgs 2-3) - to the County Board for the CUP request, and passed the motion by a 6-0 vote.

The Conditional Use Permit (CUP) request is allowed per Section 5.102(5) of the Zoning Regulations for “radio and television towers, (and) cellular towers” and is consistent with the goals listed in the Comprehensive Zoning Plan.

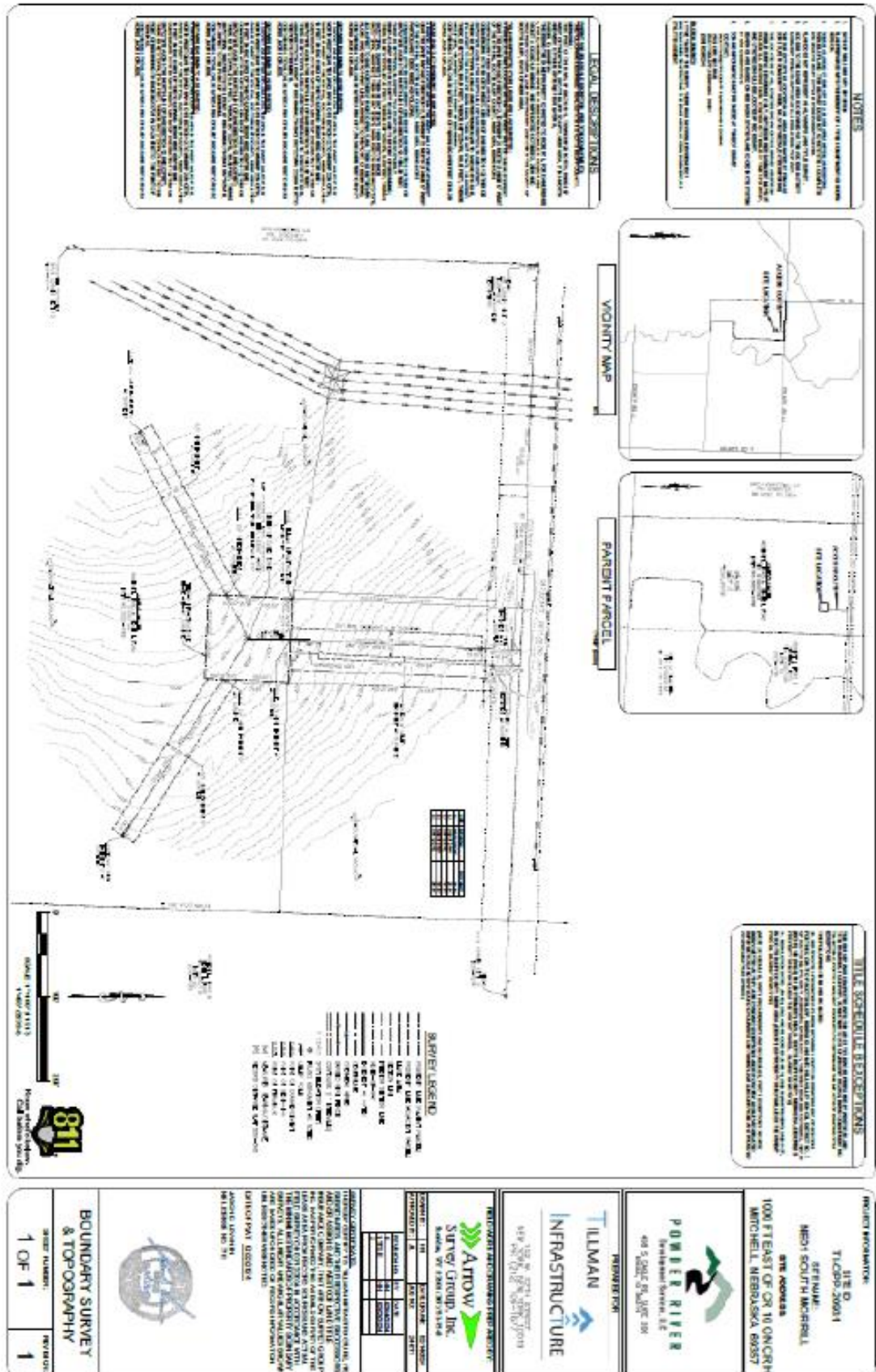
Curt Walker of Tillman Infrastructure, and also representing Rob and Renee Ford, spoke in favor of the CUP request, citing that the facility will meet all Federal and State requirements. He also stated that there is no evidence in the last 40 years that cell towers pose a health risk.

Steve Law, a neighboring property owner to the north, spoke as having concern of the project. He cites possible health risks and asks for the facility to be moved south a little further.

For a more detailed account of those proceedings, see the November 13, 2024 Planning Commission meeting minutes.

-PROPOSED-
Permitted Conditions for
ROBERT & RENEE FORD/TILLMAN INFRASTRUCTURE
CELL TOWER
NW ¼ SECTION 12, TOWNSHIP 22N, RANGE 57W; parcel 010007164

1. The operator is to comply with all Federal, State and Local laws that apply to this proposed operation.
2. The operator will obtain all Federal, State, and local permits necessary for this proposed operation and will provide all current permits or other government applications to the Scotts Bluff County Zoning Department. If any permits are revoked or suspended, this Conditional Use Permit may be revoked pending review by the Scotts Bluff County Board.
3. This permit is solely for a cell tower, and appurtenant structures and equipment related to a telecommunications facility.
4. This Conditional Use Permit applies ONLY for the scope as shown on the submitted Boundary Survey (attached page 2) for these conditions. Any desired expansion outside of the designated area will require review by the Scotts Bluff County Board.
5. A Zoning Permit shall be required by the Scotts Bluff County Zoning Department to verify compliance of the facility components with the Scotts Bluff County Zoning Regulations.
6. Owner and Operator shall enter into an agreement for the removal of equipment and restoration of the property to be completed within six months after operation of the facility has ceased. Such agreement shall be notarized and submitted to the Scotts Bluff County Zoning Department before the Zoning Permit is issued.
7. When in compliance with conditions 1 through 6, such conditional use permit shall be transferred to all owners of above mentioned property, and their successors.



Other Evidence provided to the Planning Commission before and at the meeting

5.102 Conditional Uses: The following conditional uses may be permitted in the "A" District upon approval of a permit in accordance with the requirements and procedures set forth in Section 10.

1. Airport or landing strip.
2. Asphalt and/or concrete batch plant.
3. Public buildings and facilities erected and established by any governmental agency.
4. Extraction and processing of sand, gravel, petroleum and other minerals.
5. Radio and television towers and transmitters; cellular towers.
6. Commercial and private recreational and tourist areas, including private country clubs, lodges, campgrounds and accessory

Relative to the Comprehensive Zoning Plan

Pg 66 – "To maintain and improve the county by undertaking improvements that will provide a high quality living and working environment.

Pg 67 – "To ensure that adequate public facilities, infrastructure.....are available to accommodate potential new residents and businesses".

Pg 69 – "In as much as possible development shall occur...on marginal agricultural land in order that quality agricultural land can be preserved and remain available for production."



September 4, 2024

Scotts Bluff County
Attn: Bill Mabin
785 Rundell Road
Gering, NE 69341

Re: Tillman Infrastructure Zoning proposal / New Cell Tower near Mitchell, NE.

Mr. Mabin,

As we discussed Verizon Wireless is looking to upgrade their coverage and capacity near Mitchell, NE. Tillman Infrastructure would like to build a new 330' tall tower (340' overall) with proper fencing, and then lease space to Verizon Wireless for their standard antennas and ground equipment.

The proposed location is located in the Northwest Quarter of the of the Northwest Quarter of Section 12, Township 22 North, Range 57 West, Scotts Bluff County, 4.5 miles southwest of Mitchell, on the south side of County Road H. Parcel ID 010007164. This property is owned by Robert & Renee Ford. The base of the tower is located 290' from both County Road H right-of-way to the north and the transmission lines to the west. We would also be requesting a new field drive to access this facility from County Road H. This parcel is zoned A-Agriculture.

There are no other existing towers that can provide Verizon Wireless the coverage requested by their engineering department and business decisions. The proposed facility complies with all county, state and federal regulations and will not adversely affect public welfare. Facility will not cause injury to the value of property in the area. The remaining part of the parcel will continue to be used for agricultural purposes.

September 4, 2024

Re: Tillman Infrastructure Zoning proposal / New Cell Tower near Mitchell, NE.

Page 2 continued

Applicant: Curt Walter for Tillman Infrastructure, 2897 Lake Vista Drive NW, Rochester, MN 55901, 507-951-7151.

Owner: Robert & Renee Ford, 90720 County Road H, Mitchell, NE 69757.

Legal Description: located in the NW ¼ of NW ¼, Section 12, T 22 N, R 57 W, Scotts Bluff County, Nebraska

Existing land use: ~~Private farmland for crops and~~ pasture.

Type of use: Unmanned wireless telecommunications facility.

Nearest residential structure: ½ mile west of facility and is owned by the same landowner.

Statement: Proposed facility is consistent with Scotts Bluff County Ordinance. It complies with all the regulations in the ordinance and under the Agricultural District.

Please review this proposal and get back to me to discuss any additional details or questions you may have. Please let me know any scheduled meeting regarding this application.

Cordially,

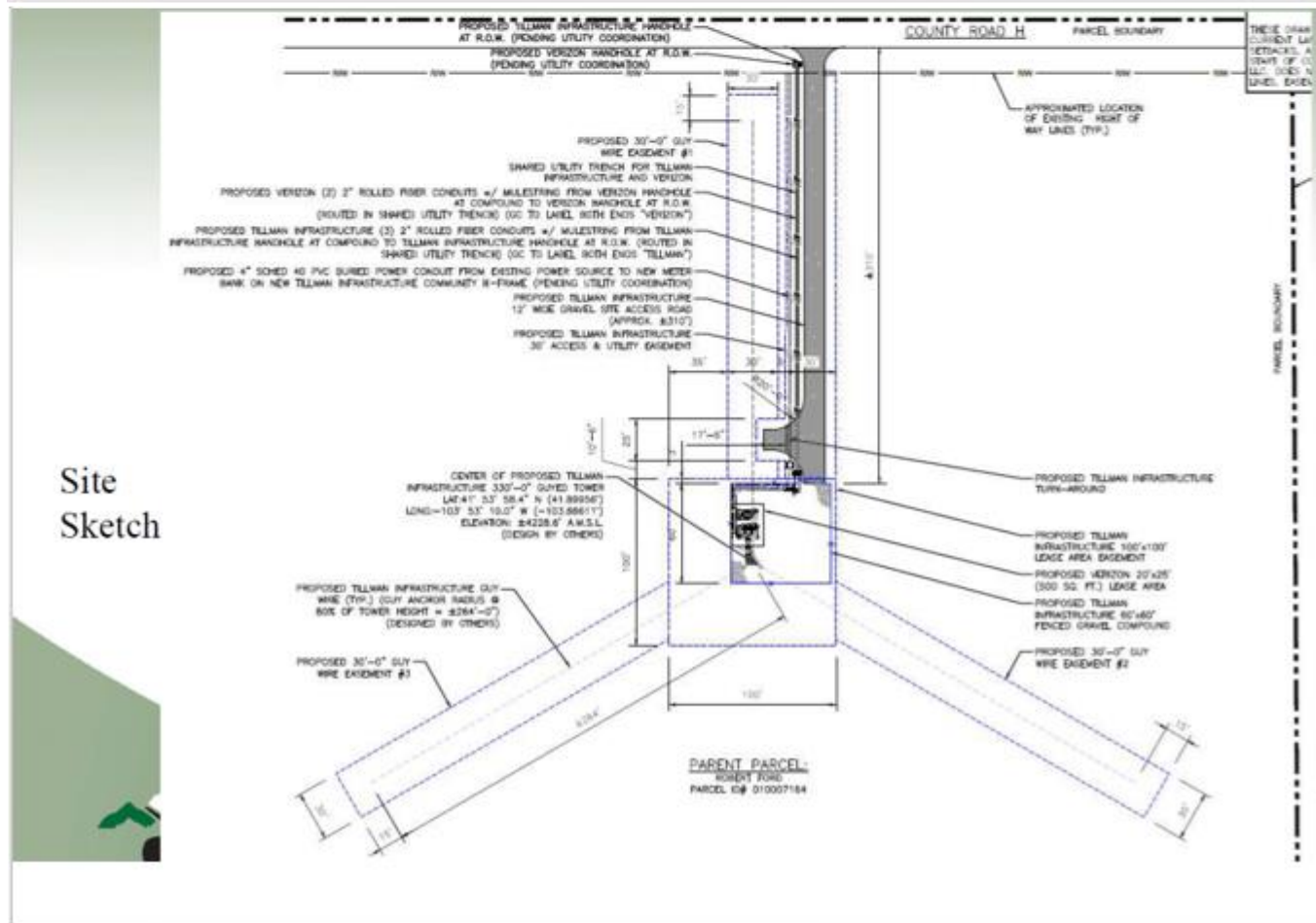
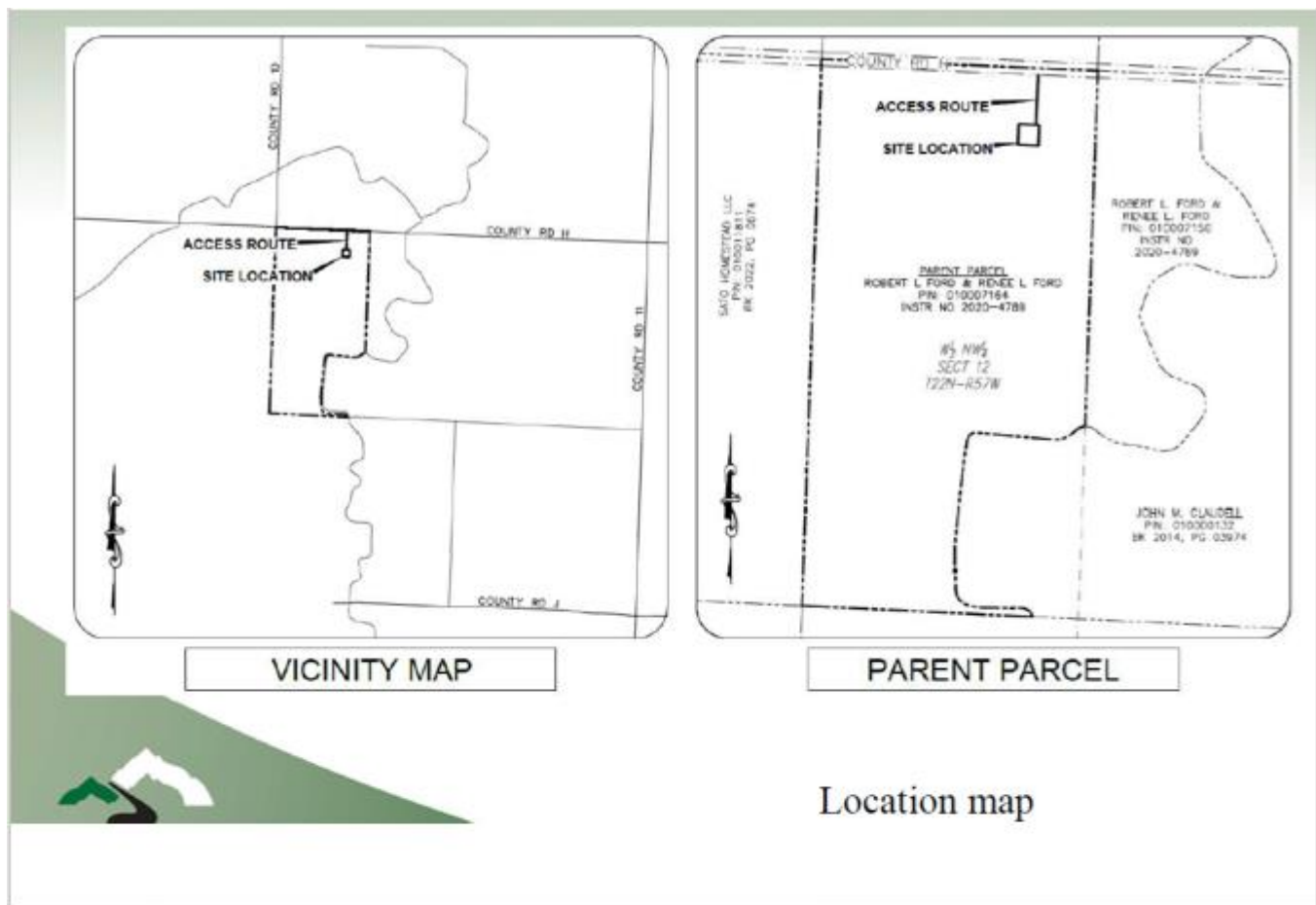
Curt Walter

Curt Walter

On behalf of Tillman Infrastructure

507-951-7151

curtis.walter@powderriverdev.com







November 7, 2024

Chelsea Iglesias
Tillman Infrastructure, LLC
299 Market St
Saddle Brook, NJ 07663

RE: Proposed 330' Sabre Guyed Tower for TI-OPP-20931, NE

Dear Ms. Iglesias,

Upon receipt of order, we propose to design and supply the above referenced guyed tower for a Basic Wind Speed of 110 mph with no ice and 60 mph + 1/2" ice, Risk Category II, Exposure C, Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this Standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors. Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower legs. This would result in a buckling failure mode, where the steel legs would bend beyond their elastic limit (beyond the point where the legs would return to their original shape upon removal of the wind load).

Assuming that the wind pressure profile is similar to that used to design the tower, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section, leading to an accordion-like collapse to the ground. **Please note that this letter applies only to a tower designed and manufactured by Sabre Industries.** This in turn would result in a fall radius of 264' or less at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.
Engineering Manager



A copy of these materials can be obtained by contacting:

Bill Mabin
Scotts Bluff County
Building & Zoning
bmabin@scottsbluffcounty.org
(308) 436-6700
785 Rundell Road
Gering, NE 69341