

Office Use Only	4/18/24	\$25000	BOA-24-28517
	Date Filed	Fee	Application Number



JOHNSON COUNTY, IOWA

APPLICATION FOR: CONDITIONAL USE PERMIT

Application is hereby made for approval of a (official use as listed in the Johnson County UDO, and *briefly* describe the proposed use [e.g. Home Industry for Antique shop, Special Events for Corn Maze, etc.]):

USCOC of Greater Iowa, LLC (US Cellular) is proposing the construction of a 180-foot-tall, self-support telecommunication tower by way of Conditional Use Permit.

Address of Location: Currently, there is no address for this parcel.

Subdivision name and lot number (if applicable): _____

Current Zoning: A **Parcel Number:** The Parcel ID # is 1102376001.

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.

Dean R. Smith and Sylvia R. Smith

Name of Owner

USCOC of Greater Iowa, LLC - application by US Cellular agent, Mike Huizenga, of GSS, Inc.

Name of Applicant (if different)

3311 109th Street, Urbandale, Iowa, 50322

Applicant Street Address (including City, State, Zip)

(515) 238-6696

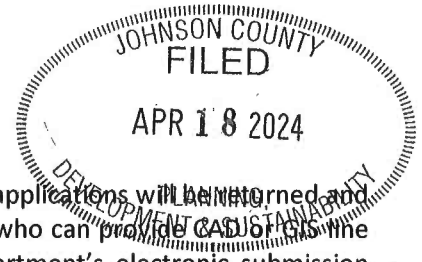
Applicant Phone

MHuizenga@GSSMidwest.com

Applicant Email

Applicant Signature

[See back page for Application Submittal Requirements and Checklist](#)



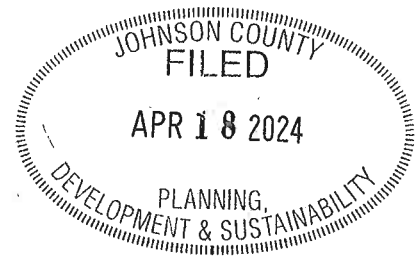
The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD status the work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

- MPH A letter of intent explaining the proposed use including but not limited to the number of employees, parking facilities, days and hours of operation, estimate of maximum number of public expected on site an any one time, provisions for water and wastewater, type of equipment to be used, signage, etc.
- MPH A location map for the proposed site showing County roads serving the site as well as surrounding properties.
- MPH Three (3) copies of the required site plan identifying the access, any structure(s) for the proposed use, parking areas, signage location, and any Supplemental Conditions as required by Chapter 8:1.23.
- MPH The names and addresses of owners of all property within five hundred (500) feet of the parent property or parcel.
- MPH Application Fee (\$250) is due at the time of submittal.
- For uses which are required by Chapter 8:1.23 to comply with Environmental Standards (found in Chapter 8:3), the application must include the following (if not required, write N/A):*
- In progress **Either** one (1) copy of the Sensitive Areas Analysis in compliance with the Sensitive Areas Ordinance **OR** an approved Sensitive Areas waiver.
- In progress **Either** one (1) copy of the Stormwater Management Plan (including soil erosion and sediment control) in compliance with the Stormwater Management regulations **OR** an approved Stormwater Management waiver.
- MPH Official comment or waiver from any City located within two (2) miles of the proposed use.
- For applications located within two (2) miles of any city, the applicant must obtain official comment or waiver from the City Council (or the Council's duly authorized representative) before the Johnson County Board of Adjustment will hear the request.
- MPH Proof of application to the Johnson County Health Depart for a Public Health Zoning Application.

(Optional) Electronic Submission Requirements – If an electronic submission of a building site plan or other line work related to a Conditional Use Permit is being submitted, it should conform with the following:

- _____ Electronic or digitized copy (CAD line work or GIS geodatabase) of proposed plat in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted).
- Submission must be saved in AutoCAD 2007 or older format.
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include existing structures (if any), property lines, road right-of-way lines, required setback lines, and requested setback lines.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



April 1, 2024

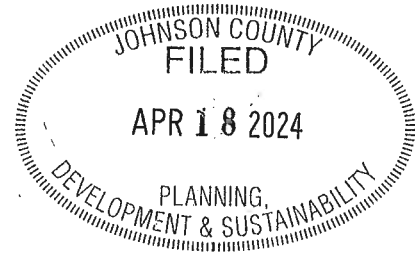
Planning, Development & Sustainability
Johnson County, Iowa
c/o Joseph Wilensky
913 S Dubuque Street
Iowa City, Iowa 52240

Re: Safe Construction, Operation, and Maintenance; Decommissioning Statement
USCOC of Greater Iowa, LLC (US Cellular)
US Cellular Project Designation: **7601364 Iowa City West II**
Parcel Number 1102376001, 355th Street SW
Oxford, Iowa 52322


Johnson County Planning, Development & Sustainability,

Pursuant to the requirements of the Johnson County Code of Ordinances, USCOC of Greater Iowa, LLC and future successors commit that:

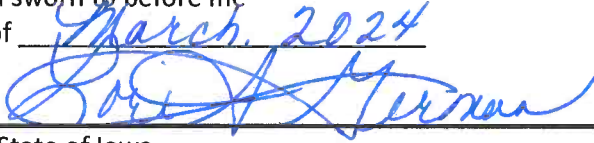
1. The proposed communication tower on Johnson County Parcel Number 1102376001 will be maintained and operated in a safe and workmanlike manner, consistent with all applicable laws and regulations. This includes routine inspection of the tower throughout its lifespan and making structural modifications should any become necessary. The tower and base station equipment will be secured behind an eight (8') foot tall security fence with barbed-wire strands, with access through a locked gate.
2. Upon completion of initial construction, an inspection will be performed by an independent expert to verify conformance of the tower with American National Standards Institute (ANSI) standards and will provide a copy of the inspector's report to the Johnson County Zoning Administrator upon request. Should any deficiencies be found in the inspection, they will be remedied within ninety (90) days of discovery.
3. Should the tower facility go unused for a continuous one (1) year period, US Cellular agrees to remove the tower, including all supporting equipment, buildings, and foundations within one (1) year thereafter, and the property will be restored to pre-construction condition, reasonable wear and tear excepted. The Zoning Administrator will be notified when decommissioning is complete.



Signed:

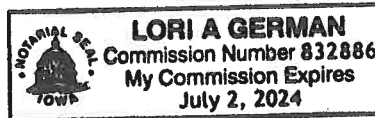

USCOC of Greater Iowa, LLC representative / agent,
Mike Huizenga, Project Manager – GSS, Inc.

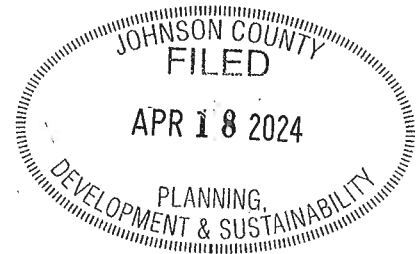
Subscribed and sworn to before me
this 27th day of March, 2024



Notary Public, State of Iowa

My commission: 07/02/2024





April 12, 2024

Planning, Development & Sustainability
Johnson County, Iowa
c/o Joseph Wilensky
913 S Dubuque Street
Iowa City, Iowa 52240

Re: USCOC of Greater Iowa, LLC – Telecommunication Tower Facility Proposal
US Cellular Project Designation: **7601364 Iowa City West II**
Parcel Number 1102376001, 355th Street SW
Oxford, Iowa 52322

Johnson County Planning, Development & Sustainability,

Per the specific requirements set forth in the Conditional Use Permit application and Johnson County's ordinance language for telecommunication facilities, please note the following:

General Site Characteristics

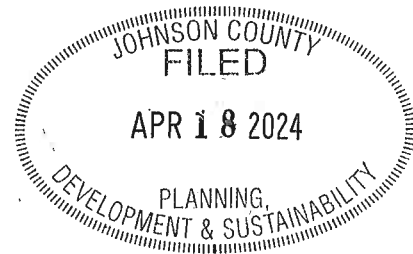
USCOC of Greater Iowa, LLC, commonly referred to as US Cellular throughout this document, is proposing the construction of a 180-foot-tall, self-support telecommunication tower and associated facilities (hereinafter referred to as "Facility") on property within Johnson County jurisdiction. The US Cellular designation for this project is 7601364 Iowa City West II. This project proposal and letter of intent has been prepared by Mike Huizenga, Project Manager for GSS, Inc., and contractor / agent of US Cellular.

This project is being proposed by way of a Conditional Use Permit on property located off 355th Street SW, in Clear Creek Township, leased from property owners Dean Smith and Sylvia Smith. The Johnson County parcel number is 1102376001. The property owner's address is 3612 Kansas Avenue SW, Oxford, Iowa 52322.

The subject property is zoned Agricultural (district A). As such, US Cellular has developed a site plan and all associated documents in accordance with language found in Johnson County's Code of Ordinances for Commercial Telecommunication Towers and the Agricultural district.

Personnel, Parking, Operating Hours, and Site-Specific Operating Information

Once constructed, the Facility will be unmanned. US Cellular will send personnel to the Facility for routine maintenance and as needed for site-specific work. A gravel turnaround will be constructed outside of the fenced compound for personnel visits. No members of the public should be on site as the



Facility is private and secured with several "Warning / No Trespassing" signs posted on the perimeter of the fence.

No signage, except for that required by law and Johnson County ordinance will be placed on site. The tower will not be artificially illuminated as the tower falls below the Federal Aviation Administration's (FAA) two-hundred-foot (200') threshold for required lighting.

The tower will be colocatable by other parties subject to leasing from US Cellular under commercially reasonable terms, and subject to the structural capacity of the tower.

Location Map

Please refer to the included Location Map showing County roads serving the Facility as well as surrounding properties with the names of the property owners. Additionally, the site-specific location can be found on the 1-A Certificate and Construction Drawings.

Site Plan

Three (3) copies of Construction Drawings depicting the proposed Facility is enclosed.

The architectural and engineering company developing associated zoning drawings and Construction Drawings on our behalf is Edge Consulting Engineers, Inc., located at 624 Water Street, Prairie Du Sac, Wisconsin. The manufacturing and design engineering company for the tower being utilized for this project is Sabre Industries, located at 7107 Southbridge Drive, Sioux City, Iowa 51111.

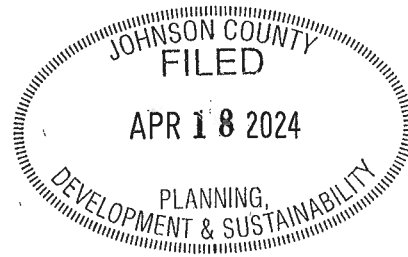
The proposed Lease Parcel for this project is 10,000 square feet. The specific fenced area / compound area is 3,600 square feet. An Access/Utility Easement is also being proposed commencing from 355th Street. An additional Utility easement is also being proposed, also commencing from 355th Street. Legal descriptions of the Lease Parcel and Easements are shown in the Survey. Both the Survey and the Construction Drawings show a site layout and tower information. The coordinate-specific location of the tower is shown on the 1-A Certificate.

Property Owners within five hundred feet (500') of the Subject Property

A list of property owners within five hundred feet (500') of the Subject Property is enclosed.

Application Fee

A check for \$250.00 as payment for the Conditional Use Permit is enclosed. An online payment of \$25.00 was made to the Johnson County Health Department on 02/13/24. Additionally, an online payment for \$100.00 was made to Johnson County Planning Development & Sustainability on 01/23/24.



Stormwater Management Plan

A Stormwater Management Plan is required, and the development of this plan is in progress. Two (2) submissions have been offered for evaluation, and US Cellular will continue to work with Johnson County on this plan until full approval is received.

Official Comment or Waiver from any City Located within two (2) miles of the proposed use.

Enclosed are the official comment or waiver documents from the following jurisdictions:

- Iowa City
- Tiffin
- Coralville – Please note a supplemental document has been developed (Request for Evaluation of Coralville Recommendations) and is enclosed. This document respectfully asks that Coralville’s “requested conditions” be waived.

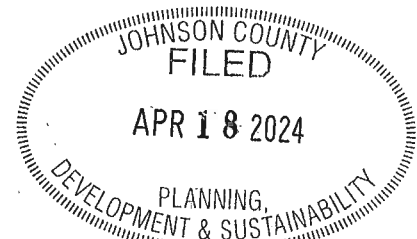
With respect to Johnson County’s ordinance language related to the placement of commercial communication towers, specifically, Section 8:1.23(H), please note:

1. Application Materials

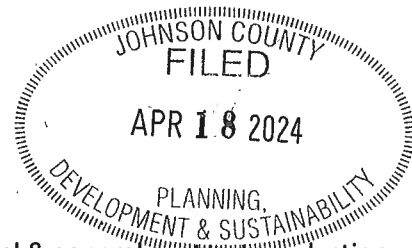
- a. The specific location for the proposed telecommunication project was approved by US Cellular Radio Frequency Engineers to improve and maintain coverage and capacity in the area. Specifically, there are two (2) telecommunication towers located approximately 0.5 miles E/NE from the proposed location; however, both towers are scheduled to be decommissioned and US Cellular is currently operating on one (1) of those towers. Additionally, a search of the surrounding area to a half-mile radius from the proposed location identified no colocatable structures. A Statement from a US Cellular radio frequency engineer attesting to this is enclosed.
- b. Proof of liability insurance is enclosed.
- c. Three (3) copies of the Construction Drawings are enclosed.
- d. A Stormwater Management Plan is required, and the development of this plan is in progress. Two (2) submissions have been offered for evaluation, the last of which was submitted on 03/18/24. US Cellular will continue to work with Johnson County on a Stormwater Management Plan until full approval is received.

A Sensitive Areas review, specifically, an archeological report is also required prior to full CUP approval. The submittal of this report has been permitted by Johnson County as a condition of full CUP approval. The required archeological work is weather dependent, and, as such, this work should be considered “in progress.” Johnson County will be provided with that report as soon as it is received.

2. Setback Standards



- a. Setbacks for this project will be met by way of a 110% setback to "...parcel lines and occupied structures..." as required by Johnson County 8:1.23 - H.2.a.
 - b. No guy anchors are required at this Facility. All accessory structures will comply with Agricultural district setbacks.
3. Landscaping Buffer
 - a. A landscaping consideration has been included with the proposed site plan as required by Johnson County 8:1.23 - H.3.a-d. This can be seen on sheets C-101 & C-102 of the Construction Drawings.
 - b. The trees to be planted will meet the height requirements of the ordinance. No grasses or shrubs are proposed as the parent property will continue to be used as an agricultural field for the foreseeable future.
 - c. US Cellular understands this screening evaluation requirement.
 - d. Proposed plantings will be kept within fifty feet (50') of the Facility (fenced enclosure and gravel turnaround area).
4. Security Fencing. The proposed site will be secured by a locked gate and an eight (8) foot tall security fence, with barbed security strands. The site will be visually inspected by the US Cellular Field Engineer twice annually and the tower will be inspected per TIA (Telecommunications Industry Association) standards. Additionally, warning/no trespassing signs shall be posted every (20) feet.
5. Lighting. All lighting will comply with subsection 8.1.24 of the Johnson County Code of Ordinances.
6. Independent Inspection. US Cellular agrees to comply with the inspection requirements stipulated in the Ordinances.
7. Safe Operation. US Cellular is committed to constructing, operating, and maintaining the Facility consistent with all applicable laws and regulations.
8. Decommission Plan. Should the tower become unused for a period of twelve (12) months, US Cellular agrees to remove the tower Facility consistent with Johnson County requirements within the subsequent twelve (12) months. A specific Decommission Plan document is also enclosed.
9. Environmental Standards. The Facility will comply with all applicable environmental standards stipulated in Chapter 8.3 of the Johnson County Code of Ordinances. These standards have also been referenced in the Application Materials portion of this document (Section 1.d).
10. Legal Nonconforming Towers. Not applicable.



The required Building Permit will be applied for upon zoning approval & general contractor selection.

A complete list of materials enclosed in this package include:

- Conditional Use Permit Application
- Survey
- 1-A Certificate
- Construction Drawings
- Radio Frequency Engineer Statement
- Proof of Liability Insurance
- Stormwater Management Plan (in progress)
- Sensitive Areas Review (in progress)
- Waiver Request Response
- Safe Construction, Operation, and Maintenance; Decommissioning Statement
- Jurisdictional Responses (Iowa City, Tiffin, Coralville)
- Request for Additional Evaluation of Coralville Recommendations
- FAA Opinion Letter
- Location Map with Roads
- List of Property Owners within five hundred feet (500')
- Proof of Application to Johnson County Health Department

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mike Huizenga".

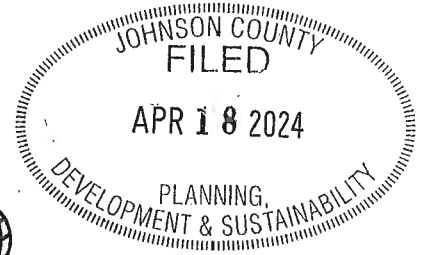
Mike Huizenga

Project Manager

GSS, Inc.

(515) 238-6696

MHuizenga@GSSMidwest.com



MERIDIAN SURVEYING - N9637 FRIENDSHIP DR., KAUKAUNA, WI 54130
PHONE 920-993-0881 - FAX 920-273-6037 - WWW.MERIDIAN-WI.COM

1-A CERTIFICATION

FOR: US CELLULAR

SITE NAME IOWA CITY WEST II SITE NUMBER 7601364

SITE ADDRESS 355th Street, Oxford, IA 52322

CENTER OF PROPOSED TOWER:
NAD 83/2011

- LATITUDE: 41°-40'-28.41"
- LONGITUDE: 91°-37'-50.34"

Ground Elevation 781.9' AMSL
(N.A.V.D. 1988)

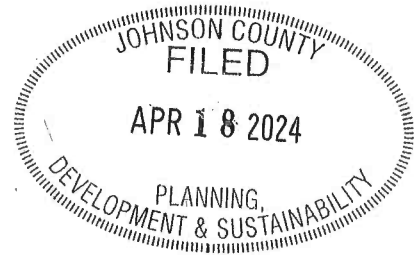
This is to certify that the above information is accurate to within
+/- 20 Feet in the Horizontal
+/- 3 Feet in the Vertical

Professional Land Surveyor Brett J. Becker

Registration No. 22849

State of Iowa Date 1-23-2024





ENGINEERING STATEMENT

I, Brooke Lepore, am an Associate Radio Frequency Engineer for US Cellular. US Cellular is the wireline operator of the domestic public cellular radio telecommunications system that serves Johnson County, Iowa.

US Cellular desires to build a 180-foot cellular tower to meet current and future wireless data and voice service needs in the area. The proposed site location will allow US Cellular to effectively keep up with the increasing demand of wireless services from households and highway traffic. Additionally, the proposed tower will offload existing site's data traffic which will improve customer's quality of service. A secondary benefit will be an improvement with deep in-building signal for the community.

The location and height of the proposed tower meets US Cellular's capacity and coverage objectives for the area. This new site will allow customers to continue to have quality service in buildings and outdoors. Additionally, there are no colocatable structures located within 0.5 miles of the proposed tower location.

Sincerely,

Brooke Lepore - Associate RF Engineer - US Cellular



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/21/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER MARSH USA LLC. 540 W. MADISON CHICAGO, IL 60661	CONTACT NAME: Marsh U.S. Operations PHONE (A/C, No, Ext): 866-966-4664 E-MAIL ADDRESS: Chicago.CertRequest@marsh.com FAX (A/C, No): 212-948-0770														
CN102261185-STND-GAWU-24-25	CELL														
INSURED TELEPHONE AND DATA SYSTEMS, INC. UNITED STATES CELLULAR CORPORATION 30 N. LASALLE ST., STE. 4000 CHICAGO, IL 60602	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A : Sentry Insurance Company</td><td>24988</td></tr><tr><td>INSURER B : Sentry Casualty Company</td><td>28460</td></tr><tr><td>INSURER C : N/A</td><td>N/A</td></tr><tr><td>INSURER D :</td><td></td></tr><tr><td>INSURER E :</td><td></td></tr><tr><td>INSURER F :</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Sentry Insurance Company	24988	INSURER B : Sentry Casualty Company	28460	INSURER C : N/A	N/A	INSURER D :		INSURER E :		INSURER F :	
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INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** CHI-007867893-73 **REVISION NUMBER:** 26

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																					
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A B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	90-02578-001 (AOS) 90-02578-002 (OH,MA,ND,NY,WA, WI,WY)	01/01/2024 01/01/2024	01/01/2025 01/01/2025	<table><tr><td><input checked="" type="checkbox"/> PER STATUTE</td><td><input type="checkbox"/> OTH-ER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$</td><td>1,000,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$</td><td>1,000,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$</td><td>1,000,000</td></tr></table>	<input checked="" type="checkbox"/> PER STATUTE	<input type="checkbox"/> OTH-ER		E.L. EACH ACCIDENT	\$	1,000,000	E.L. DISEASE - EA EMPLOYEE	\$	1,000,000	E.L. DISEASE - POLICY LIMIT	\$	1,000,000									
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E.L. DISEASE - POLICY LIMIT	\$	1,000,000																										

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Re: Evidence of Insurance.

CERTIFICATE HOLDER

CANCELLATION

TELEPHONE AND DATA SYSTEMS, INC.
UNITED STATES CELLULAR CORPORATION
30 N LASALLE ST., STE 4000
CHICAGO, IL 60602

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Marsh USA LLC

From: [James Lacina](#)
To: [Mike Huizenga](#)
Cc: [Shaun Hemsted](#)
Subject: RE: 7601364 Iowa City West II - US Cellular Tower Proposal - Johnson County - Public Health Zoning Application
Date: Monday, February 12, 2024 4:59:51 PM
Attachments: [image001.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)

Sounds good. No, I'll evaluate the proposal in regards to water and wastewater and prepare a public health staff report for the Planning and Zoning Commission meeting.
The tower infrastructure appears to be an unmanned structure without water or wastewater needs, so it should be pretty straightforward.
Thanks,

James Lacina, REHS
Environmental Health Specialist II
Johnson County Public Health
(319) 356-6040 Ext. 5875
jlacina@johnsoncountyiowa.gov
www.johnsoncountyiowa.gov/publichealth

How was your experience today? Your [survey](#) feedback will help us improve!



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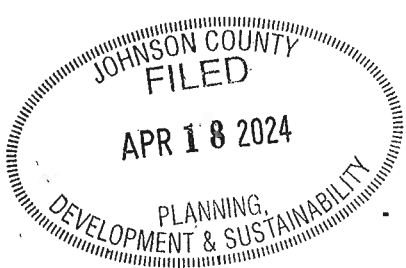
From: Mike Huizenga <MHuizenga@gssmidwest.com>
Sent: Monday, February 12, 2024 4:56 PM
To: James Lacina <jlacina@johnsoncountyiowa.gov>
Cc: Shaun Hemsted <SHemsted@gssmidwest.com>; Mike Huizenga <MHuizenga@gssmidwest.com>
Subject: RE: 7601364 Iowa City West II - US Cellular Tower Proposal - Johnson County - Public Health Zoning Application

Thank you again, James. I'll do my best to get this squared away tomorrow.

Once the fees are paid, and you've had time to evaluate, is there anything further we should expect to receive from you?

Mike Huizenga
Project Manager





OPINION LETTER

December 22, 2023

FAA/FCC Not Required

Lori Lee
US Cellular Corporation
8410 W. Bryn Mawr Ave, Suite 700
Chicago, IL 60631

RE: **7603184 – Iowa City West II, IA Airspace Analysis**
Latitude (NAD-83): 41° 40' 28.36" N
Longitude (NAD-83): 91° 37' 49.73" W
Ground Elevation: 782.0 ft GE
Tower tip height: 184.0 ft AGL
Overall height: 966.0 ft AMSL



Dear Ms. Lee,

Our airspace analysis results for the 7603184 – Iowa City West II, IA site are as follows:

- 1. Per AIRSPACE, filing an FAA Form 7460-1 is not required for the proposed height of 184.0 ft AGL (966.0 ft AMSL). The maximum allowable height for not filing an FAA Form 7460-1 is 200 ft. AGL.**
- 2. FCC's TOWAIR Determination indicates that this Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided. The maximum allowable height for not filing an ASR is 200 ft. AGL.**
3. The proposed site is 3.8332 nm West from the nearest public landing facility – 11A7: University of Iowa Hospitals and it is 4.255 nm NW from IOW: Iowa City Muni. At an overall height of 966.0 ft AMSL, it does not exceed FAR 77.9 (a) or FAR 77.9 (b) Notice Criteria for IOW airport. This airport has both Circling and Straight-In Instrument approach procedures. It does not exceed any glide slopes of IOW airport. 11A7: University of Iowa Hospitals is a heliport type landing facility and IOW: Iowa City Muni is an airport type landing facility associated with the city of Iowa City, IA.
4. The proposed site is not within any of the instrument approach procedures of IOW airport.
5. The nearest private landing facility is 1A92: University of Iowa Hospitals, which is a heliport type landing facility not eligible for study under FAR Part 77 sub-Part C. It is 2.09 nm NE from the proposed site.
6. The proposed 184.0 ft AGL tower would not adversely affect low altitude en route airways and/ or VFR routes in the area.
7. The nearest AM tower is KXIC, which is 4.54 mi (7307 meters) away bearing 78.61°. KXIC AM is operating a directional type antenna system. As noted per the FCC AM Tower Locator and per FCC regulation 13-115, Section 1.30002, the structure will not require a 'Proof of Performance' measurement study before and after construction. The electrical height of the studied antenna is: 54°. The studied structure is not within 3000 meters of this AM station. 10 Wavelengths = 3747 meters.
8. Marking and lighting are not required for the proposed tower height of 184.0 ft AGL.
9. All Wireless Applications Corp. analyses are based on the latest AIRSPACE, FAA Notice Criteria Tool and FCC TOWAIR programs.

If you have any questions, please do not hesitate to call. Thank you.

Ronald W. Lageson, Jr.
425-643-5000 (office)
425-649-5675 (fax)

