



File # 2025-04

UTAH COUNTY COMMUNITY DEVELOPMENT
APPLICATION FOR A CONDITIONAL USE

Meeting Date: 4/17/25 Date Received: 5/13/25 Received By: GREG

Fee Paid (Application Fee is Non-refundable): 8500 Receipt # 49283

Applicant's Name: MountainWest Pipeline, LLC Phone: [REDACTED]

Mailing Address: [REDACTED]

E-Mail Address: [REDACTED] Subject Parcel ID: 59-021-0003

Property Owner's Name (if different from the applicant's a written owner consent must be provided with this application): State of Utah Institutional Trust Land Administration, Russ Cazier, Lease Manager, 385.910.1775

Subject Property Address: TBD / No Assigned Address

Tax No. NA Zone: M & G-1 Section 22 Township 6S Range 1W

As part of the application, the applicant is required to submit:

- ☐ Application Fee
- ☐ A site plan which includes:
 - The property boundaries, a legal description of the property (this can be from a tax notice)
 - Location and dimensions of all existing and proposed improvements (i.e. building(s), hard surfacing, landscaping, storage areas, mitigation measures)
 - The uses within those boundaries
 - Parking and on-site traffic circulation
 - Access point(s) from the public right-of-way to the site
 - Buildings on adjoining lots which are within 200 feet of applicant's property line
- ☐ A Letter of Intent: a document which details the proposed use(s) and the effects on the surrounding area.

- ☐ A list of names and addresses of all abutting property owners.
- ☐ Any additional information as required by law or as requested by staff.

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1. State the conditional use desired: 180-foot tall antenna tower and support building for internal pipeline communications.
 2. State the section in the ordinance which allows the Planning Commission to approve the conditional use applied for: 12.28.G.1.d

State how the land is being used at the present time and what changes are proposed by this appeal:
Parcel is presently vacant. Surrounding uses are primarily telecommunication sites. MountainWest will use the leased parcel for internal communications for their natural gas transmission facilities.

3. Are any standards stated in Chapters 4, 6, 8 and 12 of the Utah County Land Use Ordinance required to be met by this appeal?

☐ Yes. Section: _____

☒ No

Please explain how the standards were met: Transmission facility is a permitted use in M & G-1 zoning, no minimum area or width required, minimum setbacks have been met, excess height allowed by CUP.

4. Will granting this request result in a situation which has a disproportionate demand for government services on any of the following essential services: roads and access for emergency vehicles and residents; fire protection; police protection; schools and school busing; water, sewer, and storm water facilities; and garbage removal?

☐ Yes

☒ No

Please explain why: This will be an unmanned tower. Due to the remote location, personnel are trained in tower rescue. Site is planned near an existing access road that serves other tower sites in the area.

5. Please identify any mitigation measures or conditions of approval you are proposing which will lessen the impacts of this conditional use to the surrounding area (please identify all which would apply including those not included in this list with an explanation).

- | | |
|---|--|
| <input type="checkbox"/> Parking | <input type="checkbox"/> Requirement for the management and maintenance of the facilities |
| <input type="checkbox"/> Traffic improvements (acceleration, deceleration and /or turn lanes) | <input type="checkbox"/> Limited hours of operation |
| <input type="checkbox"/> On-site storm water retention facilities | <input type="checkbox"/> Limited use of equipment emanating offensive noise, light, dust, or traffic |
| <input type="checkbox"/> Site security improvements | <input type="checkbox"/> Structure modifications (increased setbacks, height, color) |
| <input type="checkbox"/> Fire protection facilities | <input type="checkbox"/> Light pollution mitigation |
| <input type="checkbox"/> Water, sewer, and/or garbage facilities | <input checked="" type="checkbox"/> Other measures |
| <input type="checkbox"/> Landscape screening to protect neighboring properties | |

Other measures: This tower will be located in an area with existing towers and communications facilities. Access to the site is existing for other tower sites. This tower is located away from residential development.

6. State any other details about this application which the Planning Commission should be aware: _____

7. To the best of my knowledge, the above information is accurate and complete.


Signature of Applicant

AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED!

(ATTACH ADDITIONAL SHEETS IF NECESSARY)



NOTE:
BECAUSE THIS EXHIBIT IS NOT BASED ON A
PROPERTY SURVEY, THE ACTUAL RIGHT-OF-WAY
AND WORKSPACE AREAS MAY VARY SLIGHTLY
FROM WHAT IS SHOWN.



DRAWING NO.			REFERENCE TITLE				MOUNTAINWEST PIPELINE, LLC MICROWAVE RADIO MIGRATION MWINWP INTEGRATION SITE LOCATION MAP T-6-S, R-1-W, S-22 UTAH COUNTY, UTAH					
NO.	DATE	BY	REVISION DESCRIPTION	W.O. NO.	CHK.	APP.	DRAWN BY:	FF	DATE: 09/28/2023	ISSUED FOR BID:	SCALE: 1" = 100'	
A	09/28/2023	FF	PRELIMINARY	C1006867			CHECKED BY:	PB	DATE: 09/28/2023	ISSUED FOR CONSTRUCTION:	REVISION:	
							APPROVED BY:		DATE:	DRAWING NUMBER: 001_LAKEMOUNTAIN	SHEET 1	
							WO: C1006867		RD:	2/8 11 PM FLUKE 1211223	OF 1	



WE MAKE CLEAN ENERGY HAPPEN®

**MOUNTAINWEST PIPELINE, LLC
LETTER OF INTENT
LAKE MOUNTAIN TOWER PROJECT**

MountainWest Pipeline, LLC (MWP) is a wholly owned subsidiary of The Williams Companies which transports natural gas under the jurisdiction of the Federal Energy Regulatory Commission (FERC). MWP owns and operates over 2400 miles of pipeline across Utah, Wyoming and Colorado serving Utah County and other communities in the western United States.

The Lake Mountain Tower Project is a communications project which will ensure continuity in communications between MWPs existing metering and compressor stations and gas control which monitors MWPs equipment remotely. The proposed 180-foot tower will send signals to other remote towers in the MWP system to ensure the safe and reliable operation of MWPs pipeline and facilities.

The Lake Mountain Tower project is for the sole use of MWP, its parent company and affiliates and is licensed by the FCC. This project is located away from residential development in the M & G-1 Zoning District. This project is located on land owned by the State of Utah (PID 59:021:0003), on a leased site which will be granted by SITLA and surrounded by other State and Federal parcels of land:

- State of Utah
c/o Utah Trust Lands Administration
675 E 500 S, Ste 500
Salt Lake City, UT 84102-2813
(PIDs: 59:150:0037, 59:022:0002, 59:025:0002 and 59:026:0003)
- United States of America
c/o Division of Property Management
2370 S 2300 W
Salt Lake City, UT 84119-2022
(PIDs: 59:150:0021, 59:021:0002, 59:022:0003, 59:026:0002 and 59:027:0002)

Project effects on local residents will be minimal since this project is not located near residential development. Effects to local traffic will mainly be felt during construction. This will be an unmanned location, but weekly or daily visits to the site may be necessary for future operations and maintenance.

Once all project permits and leases have been issued, MWP personnel, contractors, surveyors and inspectors will mobilize to the Lake Mountain project location in Township 6 South, Range 1 West, Section 22, Utah County.

Ground disturbance will occur due to grading and excavation for foundations and support structures. All construction activities will remain inside the project boundary and project access will be along existing public roads and approved access routes. Construction equipment could include, but will not be limited to, excavators, graders, cranes, semi-trucks, trailers and crew trucks. The number of on-

site personnel is expected to be 10-20 people but could change and will consist of the number of crew members necessary to safely construct the project and operate the required equipment.

Once the project crew arrives at the project site, work is expected to take 3-4 months, although this may change due to weather and other unforeseen circumstances.

Upon completion of the project, MWP will restore the right-of-way/easement to as near as pre-project conditions as practicable. Areas requiring re-seeding will be reclaimed with a SITLA approved seed mix.

If there are any questions about this project, please contact me at (307) 350-5006 or Cindy.Sheehan@Williams.com.

Sincerely,



Cindy Sheehan
Senior Land Representative
MountainWest Pipeline, LLC



Michelle E. McConkie
Executive Director

102 South 200 East, Suite 600
Salt Lake City, Utah 84111-3110
801-538-5100
trustlands.utah.gov

May 6, 2025

Delivered via email to: cindy.sheehan@williams.com

Cindy Sheehan
MountainWest Pipeline
1005 D Street
Rock Springs, WY 82901

RE: Telecommunications Tower Site - Special Use Lease Agreement No. 2020 – Lake Mountain

Dear Cindy,

As we continue the process of finalizing the lease agreement for MountainWest Pipeline to construct, operate, and maintain a telecommunications tower on State trust lands, I hereby authorize MWP and its agents, employees, consultants and representatives, sixty (60) additional days from today to enter trust lands on Lake Mountain in Utah County for any purpose and activity of conducting surveying, geotech, environmental, and site analysis and planning of the project site and its accompanying access and utility routes.

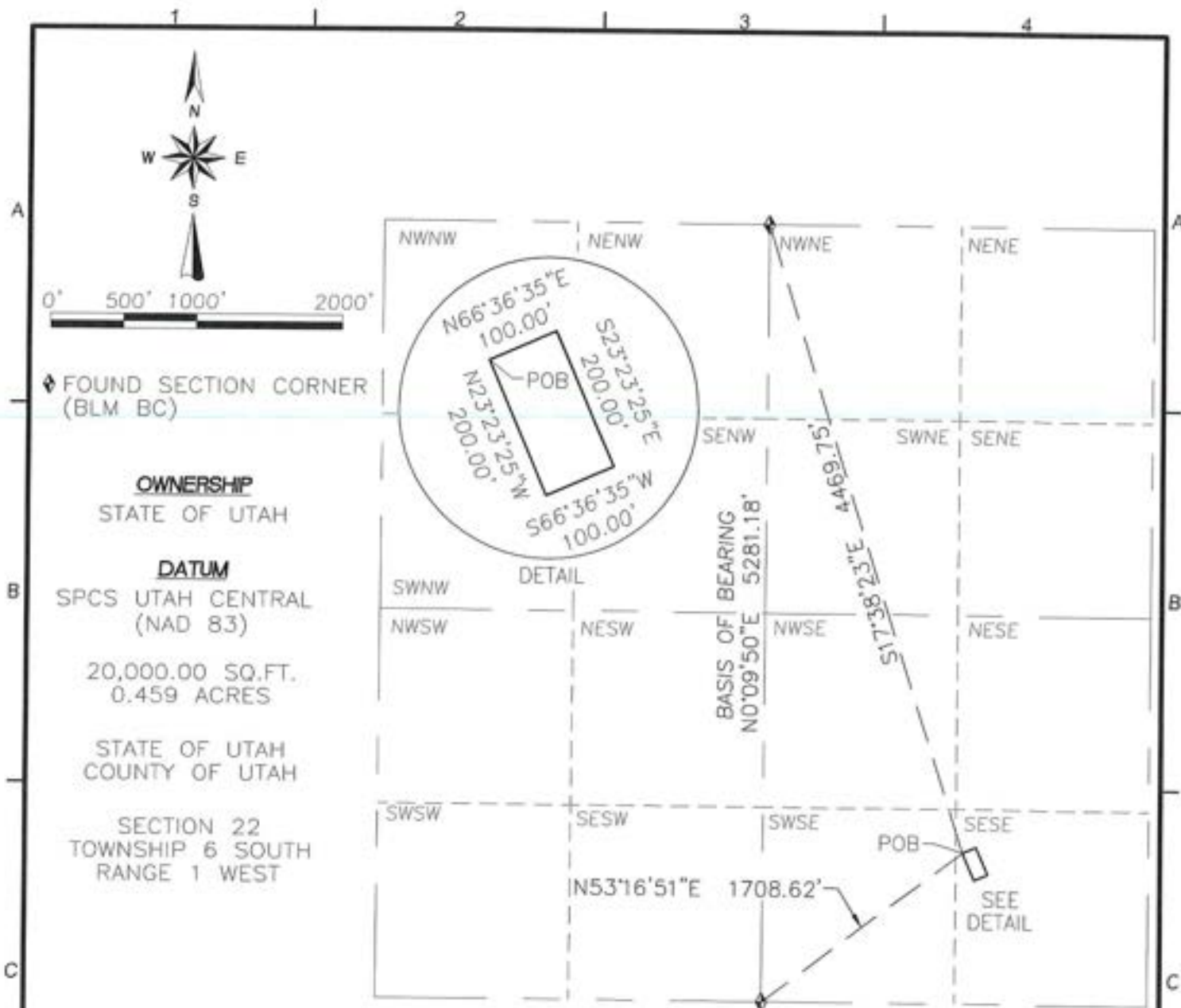
Please keep to the existing roads when accessing the property in T6S R1W Sec 22. Should you have any questions, please contact me.

Sincerely,



Russ Cazier

Lease Manager | Telecommunications
O: 801-538-5117
rocazier@utah.gov



OWNERSHIP

STATE OF UTAH

DATUM

SPCS UTAH CENTRAL
(NAD 83)

20,000.00 SQ.FT.
0.459 ACRES

STATE OF UTAH
COUNTY OF UTAH

SECTION 22
TOWNSHIP 6 SOUTH
RANGE 1 WEST

SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT TO THE BEST OF MY BELIEF, PROFESSIONAL KNOWLEDGE AND ABILITY OF COOK SURVEYING & ASSOCIATES LLC, AT THE REQUEST OF MOUNTAINWEST PIPELINE LLC, DURING THE MONTH OF SEPTEMBER, 2024 THAT A FIELD SURVEY WAS MADE BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION OF A PARCEL OF GROUND, LOCATED IN THE COUNTY OF UTAH, STATE OF UTAH.

I ALSO DECLARE THAT UNDER MY SUPERVISION AND TO THE BEST OF MY ABILITY AND PROFESSIONAL JUDGMENT THAT THE RESULTS SHOWN HEREON ARE MADE IN ACCORDANCE WITH THE CURRENT STATE OF UTAH SURVEY STANDARDS.

IN WITNESS WHEREOF, WE HEREUNTO SET OUR FIRM NAME AT THE OFFICE ON THIS 8TH DAY OF OCTOBER, 2024.



PRINTED 10/8/24 FOR DATE		FILE		MOUNTAINWEST PIPELINE LLC LAKE MOUNTAIN FACILITY PARCEL		DRAWING NO.		1 OF 10	
<input type="checkbox"/> PRELIMINARY		<input type="checkbox"/> DESIGN DEVELOPMENT		<input type="checkbox"/> BIDDING		<input type="checkbox"/> CONSTRUCTION		<input checked="" type="checkbox"/> APPROVAL	
<input type="checkbox"/> AS BUILT		<input type="checkbox"/> REVISION		DRAWN BY: GRH DATE: 10/24		CHECKED BY: DATE: 9/24		SCALE: AS NOTED	
REVISIONS		NO.		DESCRIPTION		BY		DATE	
1		2		3		4		5	

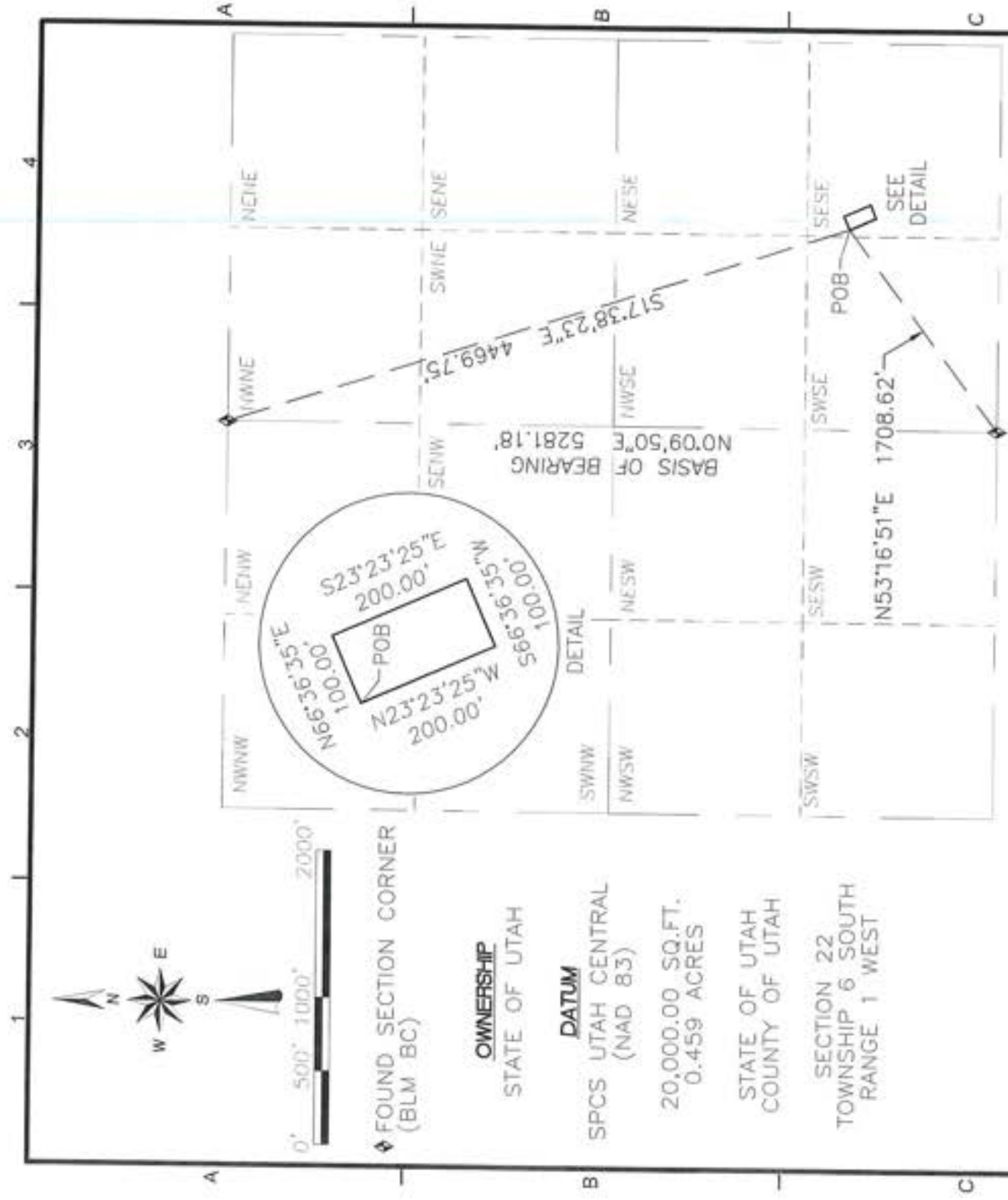
**LEGAL DESCRIPTION
OF
A PARCEL OF LAND
ACROSS
STATE OF UTAH LANDS
FOR
MOUNTAINWEST PIPELINE LLC**

A parcel lying within the southeast quarter of the southeast quarter of Section 22, Township 6 South, Range 1 West, Salt Lake Base Meridian, Utah County, Utah. The boundary thereof being more particularly described as follows:

COMMENCING at the south quarter corner of said section 22; thence North $53^{\circ} 16' 51''$ East 1708.62 feet to the **POINT OF BEGINNING**;
thence North $66^{\circ} 36' 35''$ East 100.00 feet;
thence South $23^{\circ} 23' 25''$ East 200.00 feet;
thence South $66^{\circ} 36' 35''$ West 100.00 feet;
thence North $23^{\circ} 23' 25''$ West 200.00 feet to the **POINT OF BEGINNING**.,

Containing 20,000.00 sq ft and having 0.459 acres, more or less.

Basis of Bearing is North $00^{\circ} 09' 50''$ East 5281.18 feet between found brass caps at the south quarter corner and the north quarter corner of said section 22.



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FILED: 10/8/24 *OP		REVISIONS		1		2		3		4	
<input type="checkbox"/> PRELIMINARY	<input type="checkbox"/> DATE										
<input type="checkbox"/> DESIGN DEVELOPMENT											
<input type="checkbox"/> RECORD											
<input checked="" type="checkbox"/> CONSTRUCTION											
<input type="checkbox"/> APPROVAL											
<input type="checkbox"/> AS BUILT											
<input type="checkbox"/> REVISION											

PROJECT: MOUNTAINWEST PIPELINE LLC
LAKE MOUNTAIN FACILITY

PARCEL

Drawn by: SRH	Date: 10/24	Units: TDC	Scale: 9/24
Site by: -	Date: -	Units: -	Scale: -
Sheet: 24-08-102	Sheet: -	Sheet: -	Sheet: -

AS NOTED

PROFESSIONAL LAND SURVEYOR

No. 27089

Kyle A. COOK

10/8/24

STATE OF UTAH

1 OF 10