Docket Number: #20/9186

Applicants: Woodland Hills Church of Christ
3040 SE 72nd Street, Runnells, IA (Titleholder)
AT&T Mobility (Applicant/Lessee)
represented by Curt Walter of Powder River Development Services, LLC., 2897 Lake Vista Drive NW, Rochester, MN

Request: The Applicants are requesting a Conditional Use Permit to construct a 180-foot tall monopole communication tower with an AT&T equipment cabinet and generator to be located within a proposed 100’ x 100’ fenced lease area on the subject property at 2484 SE 68th Street within Fourmile Township.

Background:

AT&T Mobility is requesting a Conditional Use Permit to allow the construction of a monopole communication tower on the subject property located at 2484 SE 68th Street. The tower will provide continuous coverage for first responders as part of the national FirstNet network as well as provide service to address the coverage gap for customers within the Pleasant Hill area and the surrounding residential and commercial areas near the Woodland Community Church. The proposed communication tower will provide sufficient cellular coverage and faster wireless data rates in the surrounding area. The tower is proposed to be a 180-foot monopole, with a 12-foot lightening rod and approximately eight (8) foot long AT&T antennas mounted within the RAD Center at an approximate 176-foot height on the pole. The proposed communication tower is planned to be installed within a 100’ x 100’ lease area in the southwest portion of the property with the tower meeting a 55-foot setback from the western property line. A proposed 6’ x 6’ walk in cabinet and 20KW Generac generator is located to the northeast of the communication tower. An 11-foot ice bridge will be constructed to connect the equipment cabinet to the tower. No lighting is proposed for the communication tower.

The subject property is an irregular shaped parcel with approximately 351 feet of frontage along SE 68th Street and a depth of 1,009-feet, containing approximately 10-acres. See Attachment ‘A’ for an aerial vicinity map of the subject property and surrounding neighborhood. An existing church, Woodland Hills Church of Christ, is located on the property along with an existing paved and curbed parking lot and two existing access driveways onto SE 68th Street. The church is located on the eastern approximately 1/3 of the property and the remainder of the property is existing open space and mature woodlands. An existing single-family residence is located on the parcel adjacent to the south and there are three existing single-family residences across SE 68th Street to the east of the subject property. The subject property is zoned “RR” Rural Residential District and is located in Fourmile Township. The Polk County Zoning Ordinance permits communication towers to be located within the “RR” District upon the granting of a Conditional Use Permit by the Polk County Board of Adjustment. A Variance has also been requested for the paving and curbing requirements for non-residential uses within the “RR” Rural Residential district.
Application Details/Discussion:

As stated above, the applicant is requesting permission to construct a 180-foot monopole communication tower on the subject property located at 2484 SE 68th Street. The communication tower is permitted within the “RR” Rural Residential District upon approval of a Conditional Use Permit by the Polk County Board of Adjustment.

A site layout of the property was submitted with the application and is included following this report, entitled Attachment ‘B’. The tower site is zoned “RR” District, which allows communication towers with a maximum height of 180 feet as a conditional use. The proposed tower base would meet a Maximum Fall Zone radius equal to or less than 55-feet as certified by the Senior Design Engineer with Sabre Industries, Inc. According to the site layout, the applicants propose to use the existing access located at the northeast corner of the property as utilized for the existing church parking lot. The proposed driveway extension will be constructed from the northwest corner of the existing paved church parking lot. The driveway extension is a 12-foot wide crushed gravel access drive is shown extending from the paved parking lot connecting this access point to the southwest portion of the parcel where a 100’ x 100’ lease area is identified. The proposed tower base is shown centrally within the 100’ x 100’ lease area that is located over 900-feet from the front property line. The 6’ x 6’ walk in cabinet is shown adjacent to the northeast of the tower base and the generator directly north of the cabinet. A six (6) foot chain link fence enclosure with a one (1) foot extension of barbed wire at the top is proposed surrounding the lease area measuring approximately 75 feet wide by 75 feet long. The lease area is located over 900-feet from the public right-of-way and is surrounded by existing mature woodlands. The landscaping screening will be met by the existing vegetation that should sufficiently screen the surrounding properties from tower location.

The signal propagation maps that were provided by the applicant indicate that the proposed tower would provide coverage to an area with poor indoor and outdoor coverage. This area is generally described as being north of SE Vandalia Drive and to the east of US Highway 65. The new tower would provide this area with improved capacity and signal strength to provide high data speeds for both indoor and outdoor coverage. A letter from the Radio Frequency Design Engineer with AT&T Mobility Division has been submitted along with the signal propagation maps. (See Attachment ‘C’) This letter indicates that, “the existing Verizon Wireless tower, located at 1100 SE 68th Street, is approximately 1 mile north of the proposed AT&T installation and is the only existing tower structure, not owned by AT&T within 2 ¼ miles. The Verizon Wireless tower will not meet AT&T’s coverage objective through collocation as it is outside of the coverage gap that is proposed to be bridged.” The engineer indicates that the new wireless communication facility is needed in this area and was chosen due to coverage capabilities. The intent is to provide continuous coverage for first responders as part of the national FNET network and to broadcast technology, enabling faster wireless data rates, as well as provide connectivity coverage for surrounding properties and for commuters. The letter also states, “customers in the immediate area are experiencing a coverage gap during our systems busiest times. Connectivity is always essential to our customers – doctors and nurses, first responders, governments, banks, grocery stores, pharmacies and others delivering vital services...The FirstNet build is being carried out with direct feedback from state and public safety officials to ensure network coverage for first responder.”
The following represents some of the other cellular carriers located on nearby communication towers near the proposed communication tower site. This information is based on the site map of existing towers submitted by the applicant and Polk County records.

<table>
<thead>
<tr>
<th>Tower Location</th>
<th>Cellular Carrier</th>
<th>Height: Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>6800 SE 45th Street</td>
<td>US Cellular</td>
<td>165’ City of Des Moines</td>
</tr>
<tr>
<td>6645 SE 120th Street</td>
<td>US Cellular</td>
<td>225’ Camp Township</td>
</tr>
<tr>
<td>7261 SE 45th Street</td>
<td>AT&amp;T</td>
<td>141’ City of Des Moines</td>
</tr>
<tr>
<td>4095 SE 45th Street</td>
<td>AT&amp;T</td>
<td>192’ City of Des Moines</td>
</tr>
<tr>
<td>Sunrise Park Antennas On Water Tower</td>
<td>AT&amp;T</td>
<td>City of Pleasant Hill</td>
</tr>
<tr>
<td>3801 Dean Avenue</td>
<td>US Cellular</td>
<td>180’ City of Des Moines</td>
</tr>
</tbody>
</table>

**History and Surrounding Area:**

The existing property is identified as Parcel O as created by a recorded Plat of Survey within Book 9130, Page 577 and recorded on September 13, 2001. A Conditional Use Permit was approved by the Board of Adjustment in 2008 to allow an Indoor Institutional Use to be located on the property, specifically a church. According to the Polk County Assessor records, the subject property was recorded into the applicant’s name on December 6, 2001. A site plan was submitted for the church building and approved on November 18, 2008. The building was constructed in 2009. Three existing accessory buildings are located along the western side of the church building. No permits are on file for these structures and they are not shown on the approved site plan. Two of the structures appear on aerial imagery between 2011-2013, a third structure between 2015-2017. A sketch site plan will be required for the accessory buildings with appropriate permits pulled. The structures will also be required to meet the 30-foot separation requirement and will need to be relocated. All structures will also need to meet a minimum 10-foot separation from any part of the existing septic system. The subject property is utilized primarily for the Woodlands Church of Christ building and paved parking lot. Existing open space is covered in grassland and mature woodlands along the western two-thirds of the subject property.

The subject property is located in an established rural residential area of unincorporated Polk County. Residential properties are located adjacent to the north, east and south of the subject property and a church is located on the subject property. The following represents the land use and zoning of the adjacent parcels. The information is based on field review, aerial review and Polk County Assessor’s records.
<table>
<thead>
<tr>
<th>Direction</th>
<th>Use/Business</th>
<th>Zoning</th>
<th>Lot Size (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Vacant Primarily Woodlands</td>
<td>LDR/RR</td>
<td>23.6</td>
</tr>
<tr>
<td></td>
<td>Single-Family Residential</td>
<td>RR</td>
<td>.92</td>
</tr>
<tr>
<td></td>
<td>2420 SE 68th St (not adjacent)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>East</td>
<td>Single Family Residential</td>
<td>RR</td>
<td>2.15</td>
</tr>
<tr>
<td></td>
<td>2465 SE 68th Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Single-Family Residential</td>
<td>RR</td>
<td>2.15</td>
</tr>
<tr>
<td></td>
<td>2499 SE 68th Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Single-Family Residential</td>
<td>RR/AT</td>
<td>14.95</td>
</tr>
<tr>
<td></td>
<td>2575 SE 68th Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td>Single-Family Residential</td>
<td>RR</td>
<td>2.14</td>
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<tr>
<td></td>
<td>2590 SE 68th Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Single-Family Residential</td>
<td>RR</td>
<td>5.11</td>
</tr>
<tr>
<td></td>
<td>2620 SE 68th Street</td>
<td></td>
<td></td>
</tr>
<tr>
<td>West</td>
<td>Vacant Primarily Woodlands</td>
<td>LDR/RR</td>
<td>23.6</td>
</tr>
</tbody>
</table>

The closest residences to the proposed communication tower are located over 850-feet from the tower base. According to the Polk County Assessor’s records, the residences were built in 1941 and 1946. There are 14 single family residences located on parcels within 500 feet of the subject property. Established neighborhood residences are located beginning approximately 850 feet to the northeast and southeast of the proposed communication tower.

The designation of the subject property and properties to the east and south in the 2030 Polk County Comprehensive Plan is Rural Residential Classification. The designation of the surrounding properties on the west and north is Low Density Residential Classification. The properties across SE Vandalia Drive to the southwest are designated as Rural Residential Classification. The utility goal of the Southeast Area Plan identified in the Polk County 2030 Comprehensive Plan is that Polk County will encourage extension of urban services including wastewater, water, fire protection, and telecommunications infrastructure in an efficient manner that serves urban and rural residences.

**Natural Resources / Environmental**

The property is not located within the 100 year floodplain. There is an existing drainageway in the southwest corner of the property that is surrounded by mature woodlands. The grade of the subject property generally slopes towards the southwest corner of the property. The lowest elevation is located along the drainageway in the southwest corner at an elevation of 800-feet. The high point is located is located along the eastern boundary of the property at an elevation of 912-feet. The proposed location of the tower is at an elevation of approximately 901-feet.

The existing church along with accessory buildings are located within the eastern approximately 1/3 of the subject property. The remainder of the property is open space and pasture land with a large amount of green space located on the west side of the existing buildings. The subject property has mature deciduous woodlands within the southwest portion of the site that will screen the lease site from adjacent properties. The property adjacent to the east has an existing
Polk County Conservation Pollinator Garden.

**Roads/Utilities**

The subject property currently utilizes an onsite wastewater treatment system. All buildings are required to meet a minimum 10-foot separation from any part of the onsite wastewater treatment system. Water service is provided by Des Moines Water Works. The communication tower will not affect utilities to the existing site nor will it need septic or water services. The subject property is bordered to the south by SE 68th Street. SE 68th Street is classified as a Minor Collector roadway maintained by Polk County.

**Analysis**

The Board of Adjustment in reviewing an application for a Conditional Use permit shall consider the proposal in terms of:

1. **Existing zoning and land use in the vicinity of the uses.**
   
   The subject property and surrounding area to the south and east are zoned “RR” Rural Residential District. The immediate surrounding area to the north and west of the subject property are zoned “LDR” Low Density Residential District. Surrounding properties are developed primarily with single-family dwellings. The subject property has an existing church and associated site improvements.

2. **Planned and proposed public and private development, which may be adversely affected by the proposed use.**
   
   There are no other known major public or private developments planned in the area of the subject property that would be affected by the proposed communication tower.

3. **Whether and to what extent the proposed use, at the particular location for which it is suggested, is necessary or desirable to provide a development which is in the interest of the public convenience or which will contribute to the general welfare of the area or Polk County.**
   
   The proposed location at the subject property meets the needs of AT&T and the tower is required to be designed to accommodate up to three total cellular antenna systems benefiting other cellular phone customers. Also, the existing coverage map of the subject property tower site and surrounding area from AT&T shows mostly poor indoor and outdoor coverage. The coverage map of the subject property and surrounding area with the proposed communication tower shows the area with good indoor and good outdoor coverage. The new tower would improve system accuracy for FirstNet technology.

4. **Whether and to what extent all steps possible have been taken by the developer to minimize any adverse effects of the proposed use on the immediate vicinity and on the**
public health, safety and welfare in general.

The applicants plan to use the existing drive access at the northeast corner of the subject property. The communication tower is planned to be constructed in the southwestern area of the subject property with the lease area to be setback over 900-feet from the right-of-way. Existing mature woodlands on the subject property will partially obstruct the view of the proposed tower. The height of the existing mature woodlands will provide a beneficial screen limiting the view of the structure and minimizing the visual impact in the surrounding neighborhood. A fence enclosure will surround the tower and associated equipment securing the project from unauthorized entry. The proposed communication tower has a collapse radius at the base of the tower that is certified by the engineer to ensure that the tower will collapse on the property if a storm event damages the tower. Potential adverse impacts may include an illumination light at the top of the tower if their analysis determines that they are within vicinity of an air space. This information was not conclusive and further analysis is being completed by the applicant. Staff’s recommended conditions for approval help to mitigate potential impacts.

Findings

The application shall be denied if the Board of Adjustment finds any of the following:

a. The application and record fail to establish compliance with the standard made applicable to the proposed development by the provision of this Ordinance.

The application will be in compliance with the granting of the Conditional Use Permit by the Polk County Board of Adjustment and satisfactory compliance and/or completion of the conditions identified in this staff recommendation and as may be adopted by the Polk County Board of Adjustment.

b. The proposed use, developed in the proposed manner, and at the proposed location, would be inconsistent with the standards pursuant to the provisions of this Ordinance.

The proposed use will be located in the “RR” Rural Residential District which permits communication towers to be located on the subject property upon the granting of a Conditional Use Permit by the Polk County Board of Adjustment. Subject to staff’s recommended conditions of approval, the use will be in compliance with the standards and provisions of the Ordinance.

c. The adverse impacts on the overall public health, safety and welfare are not balanced by the public or private benefits of the proposal. The Board of Adjustment shall include in this balance, any proposals of the applicant and any conditions that it might impose on the development, pursuant to the provisions of this Ordinance, to ameliorate problems associated with the development.

The applicants will be required to submit and obtain site plan approval from the County and meet the construction and operation permit requirements of the Polk County Air Quality
Division if a generator is added within the lease area. The closest residence is located over 850 feet from the proposed communication tower. The goal of constructing the communication tower is to improve cell phone coverage and service for AT&T customers. The proposed tower is required to accommodate three total antenna systems. Traffic to the tower site is anticipated to be minimal for service personnel doing routine maintenance on the tower and equipment. The Zoning Ordinance requires the communication tower to be removed from the subject property at the end of the lease term or when the tower is no longer needed. See staff’s recommended conditions of approval. The level of impact upon the neighborhood is balanced by the benefits of the use, and mitigated by the requirements of the Ordinance and staff’s recommended conditions of approval.

In addition, no application for a Conditional Use Permit shall be approved unless the Board of Adjustment specifically finds the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

A. The proposed use is not in harmony with the general purpose, goals, objectives, and standards of the following:

1. Polk County Comprehensive Plan: The proposal is consistent with the goals and policies of the 2030 Polk County Comprehensive Plan.

2. Polk County Zoning Ordinance: The proposed communication tower is allowed upon approval of the Conditional Use Permit by the Polk County Board of Adjustment.

3. Other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County: The applicant will be required to meet the construction and operation permit requirements of the Polk County Air Quality Division. A building permit will be required for the cabinet structure and will need to meet Building Code requirements.

B. The proposed location of the use is not consistent with policies or provisions of the following:

1. Comprehensive Plan: The proposed location for the communication tower is consistent with the goals identified in this staff report.

2. Polk County Zoning Ordinance: The proposed location for the use is allowed upon approval of the Conditional Use Permit by the Polk County Board of Adjustment, subject to meeting site plan and other permit requirements.

3. Other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County: The applicant will be required to meet the Polk County Air Quality construction and operation permit requirements for the generator as well as a building permit for the cabinet structure.

C. The proposed use at the proposed location results in a substantial or undue adverse effect
on any of the following either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County or other governmental agency having jurisdiction to guide growth and development:

1. **Adjacent property:** The proposed communication tower will likely be seen by the adjacent residences, however the large setback from the road and surrounding mature woodlands on the subject property will provide a significant screen for the communication tower. A detailed site plan is required to address all required standards of the Zoning Ordinance.

2. **Character of the neighborhood:** The primary use(s) of the property will continue be Indoor Institutional. The significant setback from the road and surrounding mature woodlands will limit the impact of the communication tower on the character of the neighborhood.

3. **Traffic conditions:** The subject property is adjacent to SE 68th Street, a paved Minor Collector road. SE 68th Street is also a through road that connects with SE Vandalia Drive to the south and SE 6th Avenue to the north.

4. **Parking:** A crushed gravel access drive is proposed and shown without parking spaces.

5. **Public improvements:** No impact upon future public improvements is anticipated.

6. **Public sites or rights-of-way:** During construction of the drive, lease area and communication tower, the applicant will also be required to keep any dirt, mud and debris from accumulating on adjacent roads. There should be no impact to public sites and rights-of-way.

7. **Other matters affecting the public health, safety, and general welfare:** The applicant will be required to submit a signed detailed site plan and certification by an Iowa licensed engineer for stormwater requirements, and that the communication tower will meet the minimum safety requirements of the zoning ordinance. The tower must also meet all applicable “FCC” Federal Communications Commission and “FAA” Federal Aviation Administration requirements.

D. The proposed use in the proposed area is not adequately served by or imposes an undue burden on any of the following.

1. **Public improvements:** Adequate for proposed use.

2. **Public facilities:** Adequate for proposed use.

3. **Public utilities:** Adequate for proposed use.
4. **Public services:** Adequate for proposed use.

**Recommendation**

Staff recommends approval of the requested Conditional Use Permit for a proposed 180-foot high self-supported, monopole communications tower and associated walk in cabinet and generator to be located on the subject property located at 2484 SE 68th Avenue, Fourmile Township. The following conditions shall apply:

1. The applicant shall submit a signed detailed site plan drawing from an Iowa Licensed Engineer of the subject property and proposed tower project and the Iowa licensed engineer shall certify that the proposed communication tower design and construction meets minimum safety requirements of the Zoning Ordinance. The construction drawings shall indicate that the communication tower is designed to accommodate additional tower sections to assist future cellular carriers needing to locate their antennas at greater heights.

2. The applicant shall provide a certification by a registered engineer licensed in the State of Iowa that the proposed commercial communication tower is designed, structurally and electrically, to permit at a minimum three (3) antenna systems of comparable size to be added to the original tower.

3. The applicant shall meet Polk County Air Quality Division construction and operation permit requirements for the generator planned within the lease area.

4. The applicant shall keep any dirt, mud and debris from accumulating on adjacent roads during and after construction of the drive, lease area and tower. Building and electrical permits shall also be obtained after the site plan drawing is approved.

5. The applicant shall submit evidence of meeting FCC and FAA requirements.

6. The applicant shall submit a copy of the actual signed lease agreement between the property owner and AT&T. The lease agreement shall include verbiage including the tower removal at the end of the lease agreement or when the tower is no longer used.

7. The Certificate of Use for the proposed communication tower project will not be provided to the applicant until all above items are addressed to the satisfaction of Polk County.

8. A sketch site plan will be required to show the three existing accessory buildings located on the property. The existing accessory sheds will be required to meet a 30-foot separation requiring relocation of the buildings. Permits will also be required for these structures.
AT&T MOBILITY
PROJECT: NSB-WIC
AT&T SITE ID: IAL02116
FA#: 10588707
PACE#: MRUMW019938
PTN#: 3529A0AFX4

VANDALIA & 72ND
PLEASANT HILL, IA 50327

AREA MAP
LOCAL MAP

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN IOWA, CALL IOWA ONE CALL TOLL FREE: 1-800-292-8989 OR www.iowaonecall.com

DRIVING DIRECTIONS

Directions from AT&T office: Go straight (South) on Southtown Dr, Go straight (North) on Kimes Ave S, turn right (East) over Southtown Dr, turn left (North Northeast) over CR 22, turn right (East) over 1-804 ramp, take exit 48 (remote). Keep right (South) over 1-804 S ramp, go straight (South) over I-35 S ramp, go straight (Southwest) on I-35 W ramp, take exit 144, keep right (South) over US 60 ramp, take exit 77 (EE) to US 60 ramp, take exit 78 (South), over US 60 ramp, take exit 77 (EE) to US 60 ramp, take exit 77 (South) to I-280 ramp, take exit 280 (Southwest) to I-280 W ramp, take exit 142, keep left (East) over I-280 W ramp, take exit 140, keep left (North) over I-280 W ramp, take exit 140, keep left (Southwest) over I-280 W ramp, take exit 140 (Southwest), over I-280 W ramp, take exit 140, keep right (Southwest) over US 60 ramp, take exit 140, keep right (Southwest) over I-280 W ramp, take exit 140, keep right (Southwest) over I-280 W ramp, take exit 140, keep right (Southwest) over US 60 ramp, take exit 140, keep right (Southwest) over I-280 W ramp, take exit 140, keep right (Southwest) over US 60 ramp, take exit 140, keep right (Southwest) over I-280 W ramp.
INFORMATION

INFORMATION

ATT Mobility operates telecommunications antennas at this location. Remain at least 3 feet away from any antenna and obey all posted signs. Contact the owner(s) of the antenna(s) before working closer than 3 feet from the antenna. Contact ATT Mobility at 800-638-2822 prior to performing any maintenance or repairs near ATT Mobility antennas. This is Site#____________

Property of AT&T Authorized Personnel Only

WARNING!
WARNING!

DANGER DO NOT TOUCH TOWER
DANGER DO NOT TOUCH TOWER!

SERIOUS "RF" BURN HAZARD!
SERIOUS "RF" BURN HAZARD!

MAINTAIN AN ADEQUATE CLEARANCE BETWEEN TOWER S Supports and Guy Wires

NOTICE

BEYOND THIS POINT
BEYOND THIS POINT

you are entering a controlled area where RF emissions may exceed the FCC General Population Exposure Limits. Obey all posted signs and site guidelines for working in a RF environment.

STAY BACK 3 FEET FROM ANTENNA

GENERAL SIGNAGE GUIDELINES

<table>
<thead>
<tr>
<th>Structure Type</th>
<th>INFO SIGN #1</th>
<th>INFO SIGN #2</th>
<th>INFO SIGN #3</th>
<th>INFO SIGN #4</th>
<th>Stripping</th>
<th>NOTICE SIGN</th>
<th>CAUTION SIGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Towers</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>climbing side of the Tower</td>
<td>On backside of Antennas</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>At the height of the first climbing step, min. 91&quot; above ground</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Monopole/Monopole Monopole</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>climbing side of the Tower</td>
<td>On backside of Antennas</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>At the height of the first climbing step, min. 91&quot; above ground</td>
<td></td>
<td></td>
</tr>
<tr>
<td>80E Towers / Towers w/ high voltage</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>on the pole, no less than 3’1” below the Antenna and no less than 91” above ground</td>
<td>On backside of Antennas</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
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<tr>
<td>Light Poles / Flag Poles</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>on the pole, no less than 3’1” below the Antenna and no less than 91” above ground</td>
<td>On backside of Antennas</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
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<td></td>
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</tr>
<tr>
<td>Utility Wood Poles (UPL)</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>on the pole, no less than 3’1” below the Antenna and no less than 91” above ground</td>
<td>On backside of Antennas</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>IF RF max value of 36K at antenna level is 0.099, Notice sign, over 0.099 Caution sign at less than 91” below antenna and 91” above ground</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Microcells mounted on non-JPI poles</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>on the pole, no less than 3’1” below the Antenna and no less than 91” above ground</td>
<td>On backside of Antennas</td>
<td>entrance gates, shelter doors OR on the outdoor cabinets</td>
<td>Notice or Caution sign at less than 91” above ground, only if the exposure exceeds 80% of the General Public exposure at 91” above ground or at least surface of adjacent buildings</td>
<td></td>
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<tr>
<td>Roof Tops</td>
<td>At all access points to the roof X X</td>
<td>X X</td>
<td>X X</td>
<td>X X</td>
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<tr>
<td>On Antennas</td>
<td>X X</td>
<td>X X</td>
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<td>Concealed Antennas</td>
<td>X X</td>
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<tr>
<td>antennas mounted facing outside the building</td>
<td>X X</td>
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<td>X X</td>
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<tr>
<td>antennas on support structure</td>
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<td>X X</td>
<td>X X</td>
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<td>X X</td>
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</tr>
<tr>
<td>Rooftop Graph</td>
<td>X</td>
<td>adjacent to each antenna</td>
<td>X</td>
<td>adjacent to each antenna</td>
<td>diagonal, yellow striping as to Rooftop (result of Rooftop graph)</td>
<td>either Notice or Caution sign (based on Rooftop graph) at antennas/buffer</td>
<td></td>
</tr>
<tr>
<td>Radiation area is within 3’1” from antenna</td>
<td>X</td>
<td>adjacent to each antenna</td>
<td>X</td>
<td>adjacent to each antenna</td>
<td>diagonal, yellow striping as to Rooftop graph</td>
<td>either Notice or Caution sign (based on Rooftop graph) at antennas/buffer</td>
<td></td>
</tr>
<tr>
<td>Radiation area is beyond 3’1” from antenna</td>
<td>X</td>
<td>adjacent to each antenna</td>
<td>X</td>
<td>adjacent to each antenna</td>
<td>diagonal, yellow striping as to Rooftop graph</td>
<td>either Notice or Caution sign (based on Rooftop graph) at antennas/buffer</td>
<td></td>
</tr>
<tr>
<td>Church Steeples</td>
<td>Access to steeple</td>
<td>adjacent to antennas if antennas are concealed</td>
<td>On backside of Antennas</td>
<td>Access to steeple</td>
<td>Caution sign of the antennas</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Water Stations</td>
<td>Access to ladder</td>
<td>adjacent to antennas if antennas are concealed</td>
<td>On backside of Antennas</td>
<td>Access to ladder</td>
<td>Caution sign beside info sign #1, min. 91” above ground</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Notes for Rooftop sites:
1. Either NOTICE or CAUTION signs need to be posted at each sector as close as possible to the outer edge of the strip off area or the outer antennas of the sector.
2. If Rooftop shows: only blue = Notice Sign, blue and yellow = Caution Sign. Only yellow = Caution Sign to be installed.
3. Should the required striping area interfere with any structures or equipment (AC, vents, roof hatch, doors, other antennas, dishes, etc.), please notify ATT Mobility to modify the striping area, prior to starting the work.
### LIST OF SPECIAL INSPECTIONS

- Inspection of laminated steel, requiring high-precision alignment and dimensional control due to the complex geometry of the structure.
- Inspection of complex structural members to ensure they meet the specified load-bearing requirements.
- Inspection of the welding process to confirm the quality and integrity of the welds.
- Inspection of the concrete mix design, curing process, and the overall quality of the concrete.
- Inspection of the installation of the mechanical and electrical systems, including the electrical conduit system.

### TABLE 1704.7

**REQUIRED VERIFICATION AND INSPECTION OF SOILS**

<table>
<thead>
<tr>
<th>Verification and Inspection</th>
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<tr>
<td>1. Verification of soil borings, shear strength, and moisture content</td>
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<td>-</td>
<td>-</td>
</tr>
<tr>
<td>2. Verification of soil borings and relative density</td>
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<tr>
<td>3. Verification of soil borings and moisture content</td>
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<td>4. Verification of soil borings and shear strength</td>
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<td>5. Verification of soil borings and relative density and shear strength</td>
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### TABLE 1704.8

**REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION**

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<td>2. Inspection of steel members requiring high-precision alignment and dimensional control</td>
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<td>3. Inspection of steel members requiring high-precision alignment and dimensional control</td>
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<td>4. Inspection of steel members requiring high-precision alignment and dimensional control</td>
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</tbody>
</table>

### TABLE 1705.3

**REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION**

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### TABLE 1705.6

**REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION**

<table>
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<th>Continuous</th>
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<tr>
<td>1. Inspection of concrete mix design, curing process, and the overall quality of the concrete</td>
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<tr>
<td>2. Inspection of concrete mix design, curing process, and the overall quality of the concrete</td>
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<td>3. Inspection of concrete mix design, curing process, and the overall quality of the concrete</td>
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<td>-</td>
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<tr>
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</tbody>
</table>
AT&T MOBILITY
7900 KERES AVE S
3RD FLOOR
BLOOMINGTON MN 55431

BLACK & VEATCH

ROBLEY A.
EVANS
20209

06/10/2020

PROJECT DESCRIPTION

1. PLACE A GATHER BOX FOR EACH CORE-CABLE
   EXCEPT FOR CORE-CABLE 2 WHICH IS PLACED IN THE CORE-CABLE 2 SPACE

2. INSTALL A GATHER BOX IN THE SPACE OF CORE-CABLE 6 (NON-CABLE)

NOTES

1. THE PROJECT TEAM IS REQUIRED TO ENSURE THAT THE PROPOSED EQUIPMENT IS MULTIPLE PROTECTION DEVICES ARE INSTALLED TO ENSURE THE PROPER FUNCTIONING OF THE EQUIPMENT.

2. THE AT&T SYSTEM REQUIREMENTS MUST BE MET TO ENSURE THE PROPER FUNCTIONING OF THE EQUIPMENT.

MOUNT ANALYSIS NOTE

1. THE PROPOSED MOUNTING POINTS ARE LOCATED AT
   a. 20 feet above the ground
   b. 40 feet above the ground
   c. 60 feet above the ground
   d. 80 feet above the ground

TOWER: ELEVATION

PROPOSED TOWER (NORTH) ELEVATION

PROPOSED LIGHTING ROD

PROPOSED MAIN POST

PROPOSED CORE-CABLE

REFERENCES:

AT&T
1. SATELLITE COMMUNICATIONS
2. POWER SUPPLIES
3. AIR CONDITIONING
4. TELECOMMUNICATIONS
5. ELECTRICAL SYSTEMS

ROBLEY A. EVANS
20209

06/10/2020
Conditional Use Permit Application

Conditional Uses are those uses which may have a special impact or uniqueness demanding closer scrutiny and analysis to the site and the surrounding environment. When such a use is proposed, a review and report by Planning Division staff of the location, design, configuration, and impact will be conducted, comparing the proposed use to fixed standards and presented to the Board of Adjustment for action at a public hearing. Notices of the request are mailed to all property owners located within 500 feet of the subject property.

Please complete the entire application, submit with fee and review the standards on page 3.

To: Polk County Board of Adjustment

1. The undersigned Petitioners request that the Board consider this application for a Conditional Use Permit for the following use: (Describe briefly the nature of the use.)
   — Install a new 180' (192' with lightning rod) tall monopole communication tower. Install driveway, fencing and standard 6' x 6' walk-in-cabinet and generator on raised metal platform.

2. Subject Property Address: 2484 SE 68th St. Pleasant Hills, IA 50327

3. Subject Property District and Parcel Number: RR - 220/00265/002/000

4. Subject Property Legal Description (attach if necessary):
   Parcel 401 of the plat of survey filed September 13, 2001 and recorded in Book 699 page 107, being a part of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of Section 14, Township 73 North, Range 23 West of the 5th P.M., Polk County, Iowa.

5. Filing Fee: - $407.00

6. Applicant(s) Information:
   Curtis Walter on behalf of AT&T
   Applicant (Print Name) Leasehold
   Signature curtis.walter@powderriverdev.com
   Email 507-951-7151
   Phone Fax

7. Applicant(s) Representative:
   If the appeal is going to be represented by someone other than the applicant please provide that information below.
   Curtis Walter
   Applicant Representative (Print Name) Powder River Development
   Firm or Business Name
   2897 Lake Vista Dr NW Rochester, MN 55901
   Address, City, State and Zip
   Curtis.Walter@powderriverdev.com 507-951-7151
   Email Phone Fax

8. Property Owner Consent:
   The application must be signed by all the Titleholders, Contract Purchasers, or Option Purchasers of the subject property. The application may also be signed by the Registered Agent for a corporation or other person with similar legal authority to sign for a property owner. (If additional signatures are needed please attach)
   Dennis P Ratashak
   (Print Name) WCC Representative
   Signature 4/30/20
   Date
   (Print Name) Curt Walter Leasehold
   (Date) 6/1/20
   Date

Page 1 of 3
9. Written description:

Please provide a written description providing specific detail and reasons for the proposed Conditional Use Permit. (attach if necessary)

See attached narrative + information package.

10. Required Information: (must be included prior to making submittal)

   A. Complete Application including the detailed description of requested Conditional Use Permit, including specific information about the request.

   B. Submit six (6) copies of a fully dimensioned, to scale site plan meeting site plan requirements, as required.

       1. Provide additional information as required by Zoning Ordinance specific to the use requested.
       2. Submit a reduced size, 11"X17" site plan that is legible that can be reproduced.

       A completed application with required information and filing fee must be submitted. Incomplete submittals will not be processed and will be returned to the Applicant.

Return forms to: Polk County Public Works, Planning & Development Division 5885 NE 14th Street
Des Moines, IA 50313
- Phone (515) 286-3705 - Fax (515) 286-3437 -
Forms and calendar available online http://www.polkcountyiowa.gov/PublicWorks/

<table>
<thead>
<tr>
<th>OFFICIAL USE ONLY</th>
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<tbody>
<tr>
<td>Received by</td>
</tr>
<tr>
<td>Application deadline</td>
</tr>
<tr>
<td>BOA meeting date</td>
</tr>
</tbody>
</table>

Page 2 of 3
Conditional Use Permit Standards

Section 1. Review Standards

The review determines whether the proposed use should be permitted by weighing public need for and benefits to be derived from the use against the local impact which it may cause. The review shall consider the proposal in terms of:

(A) Existing zoning and land use in the vicinity of the use; and

(B) planned and proposed public and private developments which may be adversely affected by the proposed use; and

(C) whether and to what extent the proposed use, at the particular location for which it is suggested, is necessary or desirable to provide a development which is in the interest of the public or which will contribute to the general welfare of the area or Polk County; and

(D) whether and to what extent all steps possible have been taken by the developer to minimize any adverse effects of the proposed use on the immediate vicinity and on the public health, safety and welfare in general.

Section 2. General Standards

No application for a conditional use permit shall be approved unless the Board of Adjustment specifically finds the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria:

The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Polk County Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County.

(A) The proposed location and use shall be consistent with policies or provisions of the Comprehensive Plan, this Ordinance, or other plans or programs of the County.

(B) The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the County or other governmental agency having jurisdiction to guide growth and development.

(C) The proposed use in the proposed area will be adequately served by, and will not impose an undue burden on, any public improvements, facilities, utilities, and services. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness, and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time, and in a manner consistent with the Comprehensive Plan, this Ordinance, and other plans, programs, maps, and ordinances adopted by Polk County to service the development. The approval of the conditional use permit shall be conditioned upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.
The following is a brief explanation of why AT&T Mobility is proposing a new wireless communication facility at 2484 SE 68th Street, Pleasant Hills, IA 50327.

This site will provide continuous coverage for the first responders as part of the national FNET network. Provide coverage for Pleasant Hill area, Woodland Community Church, surrounding residential and commercial area. Provide connectivity coverage from commuters from Des Moines through Vandalia.

Customers in the immediate area are experiencing a coverage gap during our systems busiest times. Connectivity is always essential to our customers – doctors and nurses, first responders, governments, banks, grocery stores, pharmacies and others delivering vital services. It’s even more critical during a public health crisis that is challenging everyone. In fact, as a critical infrastructure provider, AT&T believes we have a civic duty to step up and keep our customers and communities connected. The proposed location in Pleasant Hills is additionally proposed to be part of the FirstNet network. The FirstNet build is being carried out with direct feedback from state and public safety officials to ensure network coverage for first responders.

To broadcast technology needed in this area, we need to construct a new wireless communication facility, which will include a 180’ monopole. As data communication becomes more prevalent, our customers are demanding faster wireless data rates. In order to deliver these rates, we need to construct a new facility which will provide broader coverage within the Pleasant Hills area.

This proposed location was chosen due to coverage capabilities and the surrounding area. The monopole is being proposed in the back of the property and over 900’ from the road. It is completely surrounded by existing trees and more than 800’ from the nearest residence.

The existing Verizon Wireless tower, located at 1100 SE 68th Street, is approximately 1 mile north of the proposed AT&T installation and is the only existing tower structure, not owned by AT&T, within 2 ¼ miles. The Verizon Wireless tower will not meet AT&T’s coverage objective through collocation as it is outside of the coverage gap that is proposed to be bridged. The Verizon Wireless tower location already has coverage by means of the AT&T facility located at Hwy 65 and E Oakwood Dr.

As seen in map 1 below AT&T Mobility will have sufficient coverage cellular coverage in the surrounding area once the proposed wireless communication facility has been constructed. The green indicates solid coverage where phones should be able to perform at acceptable levels in most buildings. The yellow indicates that a AT&T mobile device should perform at acceptable levels in vehicles. The red indicates that a AT&T mobile device should perform at acceptable levels on-street. Areas with no color (no coverage) are lacking coverage and thus no-service. Map 2 shows existing coverage without the proposed site.

Imad Assaad
Radio Frequency Design Engineer
AT&T Mobility Division
Map 1 AT&T coverage with discussed site (Vandalia & 72nd)
Map 2 AT&T coverage without discussed site (Vandalia & 72nd)
June 9, 2020

Bret VandeLune
Planning and Development Manager
Polk County Public Works
5885 NE 14th Street
Des Moines, IA 50313

Re: AT&T Conditional Use Permit application for communications facility at 2484 SE 68th Street, Pleasant Hill, IA.

Bret,

AT&T Mobility would like to construct a telecommunications facility located on a property they will be leasing from Woodland Hills Church of Christ, located at 2484 SE 68th Street, Pleasant Hill, Polk County, Iowa. (Parcel ID #220/00265/002/000).

This facility is needed to help with wireless coverage and capacity in the area, and will also be used in the FirstNet First Responders system. FirstNet is an independent authority within the U.S. Department of Commerce. Authorized by Congress in 2012, its mission is to develop, build and operate the nationwide, broadband network that equips first responders to save lives and protect U.S. communities.

AT&T would like to install a 180’ tall monopole tower, along with the ground equipment and fencing. We would use the existing access from 68th Street lot and then extend a new driveway from the NW corner of the parking lot to our proposed tower location. The tower is located 55’ from the west property line and more than 180’ from all others. We have submitted an engineering letter that describes the “Fall Zone Radius” of 55’ or less.

This proposed location was chosen due to coverage capabilities and the surrounding area. The monopole is being proposed in the back of the property and over 900’ from the road. It is completely surrounded by existing trees from all public locations and is more than 800’ from the nearest residence.

There is an existing monopole 0.97 miles north of this location. We have submitted a statement from a Radio Frequency Engineer that explains why this location is needed and why the existing tower is not viable.

The tower design and construction drawings are signed by a registered engineer.

Enclosed with this narrative are the following documents:

- Information package with photo simulation of tower view;
- Completed CUP application;
- Engineering “Fall Zone Radius” statement;
- Radio Frequency Engineering statement with coverage maps;
• Check for $407 for CUP fee;
• (6) copies of site plan;
• 11” x 17” site plan;

Please accept this information and application papers and place us on the next available agenda. Feel free to contact me for any additional information required.

Cordially,

Curt Walter
Curt Walter
On behalf of AT&T Mobility
On behalf of AT&T Mobility

Zoning Permit Proposal

for

Polk County
Des Moines, Iowa

Prepared by
Curt Walter

June 9, 2020
SIMILAR FACILITIES

Typical 180’ tall monopole tower
View of tower from public road (68th Street)
AT&T is honored to work with FirstNet to build, deploy and maintain the first-ever nationwide public safety broadband network for America’s first responders. This opportunity aligns with our nearly 140-year history of serving the U.S. federal government and the public safety community. We’re committed to helping deliver the next generation of highly secure, reliable, and innovative mobile broadband communications to first responders through the FirstNet network.

**Why FirstNet?**
FirstNet’s public safety mission is to create a nationwide broadband network for America’s public safety community. The FirstNet network will strengthen and modernize public safety’s communications capabilities, enabling them to coordinate and respond more quickly and effectively in accidents, disasters, and emergencies. It will provide first responders like law enforcement, fire, and emergency medical personnel with access to new technologies and increased capacity and reliability for their mobile communications and data needs.

The purpose of the FirstNet network is to help unify and improve communications across the U.S. public safety community – including all 50 states, 5 U.S. territories, and the District of Columbia, as well as rural communities and tribal lands in those states and territories – to help keep America and the first responders who protect our country safe. First responders across the country currently rely on more than 10,000 separate radio networks which often times do not interoperate with one another. By deploying a nationwide broadband public safety network built specifically to meet the communications needs of first responders, the FirstNet network will provide a solution to the decades-long interoperability and communications challenges first responders have experienced.

The FirstNet network will support next generation technologies that can enable a faster flow of information, allowing millions of first responders to make better decisions more quickly. This will help make our communities and first responders safer.

**Why AT&T for FirstNet?**
AT&T is uniquely qualified and capable to deliver FirstNet’s public safety mission. We’ve been helping to enable public safety communications for nearly 140 years, allowing our public safety agencies and first responders to focus on what matters most – protecting communities and saving lives.

AT&T is well positioned to deliver the value and experience our first responders expect, and we’re committed to building and maintaining the first-ever nationwide public safety broadband network.

For more information on FirstNet, please visit [http://www.FirstNet.com](http://www.FirstNet.com).

**Delivering on the FirstNet promise**
All 50 states, five U.S. territories and Washington, D.C., have “opted in,” to FirstNet, meaning each has accepted its individual State Plan detailing how the network will be deployed in their state/territory. The First Responder Network Authority’s public-private partnership with AT&T provides first responders with immediate access to mission-critical capabilities over the FirstNet network. This includes priority and preemption features that give first responders their own “fast lane” on the public safety network to communicate and share information during emergencies, large events, or other situations when commercial networks could become congested. Key activities include:

- **Building out the network:** The First Responder Network Authority has issued work orders to deploy the RAN. This gave AT&T the green light to expand FirstNet’s footprint and deploy Band 14 capacity and coverage throughout the nation, providing first responders with the bandwidth and mission critical connections they need to communicate, share information, and use innovative technologies every day and in every emergency.

- **Driving public safety innovation:** FirstNet is unlocking a new technology marketplace for public safety, enabling first responders to benefit from advancements in innovation. The FirstNet App Catalog is filling up with FirstNet-approved mobile apps that are optimized for public safety use over the network. At the same time, public safety has access to a growing selection of devices and accessories compatible with the network through the FirstNet Device Ecosystem. The First Responder Network Authority works through the National Institute of Standards and Technology to publish a list of certified devices for use on FirstNet, with more devices being added regularly.

- **Securing emergency communications:** FirstNet’s first-of-its-kind core infrastructure will give first responders the dedicated, highly secure, non-commercial network they deserve. The FirstNet Core, delivered in March 2018, is working to provide full encryption of public safety data over FirstNet with the goal of end-to-end cyber security. FirstNet subscribers also have access to a dedicated Security Operations Center, offering 24/7/365 support.

- **Engaging with public safety:** The First Responder Network Authority will continue to engage with public safety in the states, territories, federal agencies, and tribal nations to ensure the network meets their needs and incorporate their feedback in the design of future FirstNet products and services.