

Valley County Planning and Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
cherrick@co.valley.id.us
208-382-7115



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

☒ Check # 1080 or ☐ Cash

FILE # C.U.P. 23-44

FEE \$ 250.00

ACCEPTED BY _____

DEPOSIT -----

CROSS REFERENCE FILE(S): _____

DATE 10-2-2023

PROPOSED USE: Cell Tower

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements.

A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: Jason Evans Date: 9/25/2023

The following must be completed and submitted with the conditional use permit application:

- ☒ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☒ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☒ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ☒ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ☒ A **lighting plan**.
- ☒ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☒ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

**We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho**

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT Maverick Towers PHONE [REDACTED]

Owner ☐ Purchaser ☐ Lessee ☒ Renter ☐

MAILING ADDRESS 1815 North 11th Street Boise, ID ZIP 83702

EMAIL [REDACTED]

PROPERTY OWNER William Herrick

MAILING ADDRESS 234 West 8th Street Loveland, CO ZIP 80537

EMAIL

AGENT / REPRESENTATIVE Jason Evans PHONE [REDACTED]

MAILING ADDRESS 3327 North Eagle Road, Suite 110-131 Meridian, ID ZIP 83646

EMAIL [REDACTED]

CONTACT PERSON (if different from above)

MAILING ADDRESS ZIP

EMAIL PHONE

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY Null / A new address will be required.

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
See attached

TAX PARCEL NUMBER(S) RP RP12N04E093155

Quarter W2 W2 NW Section 9 Township 12N Range 4E

1. PROPOSED USE: Residential ☐ Civic or Community ☐ Commercial ☒ Industrial ☐

2. SIZE OF PROPERTY 40 Acres ☐ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

No uses, property is an empty field

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: None

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Agricultural

South Agricultural

East Agricultural / One Residence

West Agricultural

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 150'
7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):
Number of Proposed Structures: 1 Number of Existing Structures: _____
Proposed Gross Square Feet Existing Gross Square Feet
1st Floor _____ 1st Floor _____
2nd Floor _____ 2nd Floor _____
Total _____ Total _____
- 8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☐ Multiple residences on one parcel ☐
- 8b. TYPE OF STRUCTURE: Stick-built ☐ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ _____
- 8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): _____
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: _____
- 8d. DENSITY OF DWELLING UNITS PER ACRE: _____
9. SITE DESIGN:
Percentage of site devoted to building coverage: _____
Percentage of site devoted to landscaping: _____
Percentage of site devoted to roads or driveways: _____
Percentage of site devoted to other uses: 100, describe: Telecommunications Tower
Total: 100%
10. PARKING (If applicable):
a. Handicapped spaces proposed: _____ **Office Use Only**
b. Parking spaces proposed: _____ Handicapped spaces required: _____
c. Number of compact spaces proposed: _____ Parking spaces required: _____
d. Restricted parking spaces proposed: _____ Number of compact spaces allowed: _____
e. Are you proposing off-site parking: _____
11. SETBACKS:
- | | <u>BUILDING</u> | <u>Office Use Only</u> | <u>PARKING</u> | <u>Office Use Only</u> |
|-------------|-----------------|------------------------|----------------|------------------------|
| | Proposed | Required | Proposed | Required |
| Front | _____ | _____ | _____ | _____ |
| Rear | _____ | _____ | _____ | _____ |
| Side | _____ | _____ | _____ | _____ |
| Side Street | _____ | _____ | _____ | _____ |
12. NUMBER OF EXISTING ROADS: 1 Width: 12'
Existing roads will be: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐
Existing road construction: Gravel ☒ Paved ☐ or Combination of both? ☐
13. NUMBER OF PROPOSED ROADS: 1 Proposed width: 12'
Proposed roads: Publicly maintained? ☐ Privately Maintained? ☒ or Combination of both? ☐
Proposed road construction: Gravel ☒ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☒ No ☐
 The access road will be shared with access to RP12N04E080525
-
15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
 Power
-
16. PROPOSED UTILITIES: Fiber Optics
 Proposed utility easement widths 20' Locations Along the access road
-
17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☐
 Name: _____
-
18. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual Well: ☐
 If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
 Nearest adjacent well _____ Depth _____ Flow _____
-
19. DRAINAGE (Proposed method of on-site retention): On site retention
 Any special drains? No (Please attach map)
 Soil type(s): Archabal loam. Blackwell clay loam, Gestrim Loam
 (Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)
 Stormwater Prevention Management Plan will need approval from Valley County Engineer.
-
20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
 (Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒
-
21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒
-
21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒
-
23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☒ No ☐
 If yes, explain:
The only preparation that will be required is a grub and clean of the top soil
-
-
- 24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒
 Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒
 If yes, explain: _____
-
-
- 24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
 Submit letter from Irrigation District, if applicable.
-
25. COMPLETE ATTACHED WEED CONTROL AGREEMENT
-
26. COMPLETE ATTACHED IMPACT REPORT
-

Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

- 1. Are you within an area of negotiated City Impact? _____ Yes _____ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

- 9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction —→).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: Jason Evans
Applicant

Date: 09 / 25 / 2023



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

Valley County Weed Department can be contacted at 208-382-7199.

By: Jason Evans
Applicant

By: _____
Valley County Weed Control

Date: 09/25/2023

Date: _____

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

The proposed site location will be maintained and will require quarterly access. This will be a single axle truck will no bicycle or pedestrian traffic.

2. Provision for the mitigation of impacts on housing affordability.

NA

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

The tower will have no noise or vibrations. The site will have generator back up which will require a once a month testing period. This typically last 15 minutes per month and can be scheduled for any time.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

NA

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

NA

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

NA

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

A proposed diesel generator will accompany the tower per the FCC requirements for backup.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

NA

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

NA

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

NA

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

A proposed chain link fence will be proposed surrounding the tower site.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

The tower will be visible from the highway but the equipment will be hidden the treeline.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

The proposed site meets all setback requirements per the county ordinance.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

NA

15. Approximation of costs for additional public services, facilities, and other economic impacts.

NA

16. State how the proposed development will impact existing developments providing the same or similar products or services.

No existing developments will be affected.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

NA

18. What will be the impacts of a project abandoned at partial completion?

The site will either start or be completed. The project will not become abandoned or partially completed.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

NA

20. Stages of development in geographic terms and proposed construction time schedule.

Construction will take approximately 60 days. Construction window will be May - July.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

NA

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.



September 25, 2023

Valley County Planning and Zoning
219 North Main Street, PO Box 1350
Cascade, Idaho 83611

RE: Maverick Towers, Applicant (MT133) / ID02 Round Valley
 William Lefe Herricks, Owner
 For a Conditional Use Permit for a Wireless telecommunications facility located
 on Parcel RP12N04E093155

As a community company, Maverick Tower Company is serious about serving the growing demands of the Valley County area. For this very reason, Maverick Tower Company is requesting a Conditional Use Permit for a new Wireless Telecommunications Facility (WCF) location at the above referenced location. This WCF would install a carrier on the top of the tower and would encourage the co-location of future carriers and companies. Verizon Wireless has already requested to co-locate on this proposed wireless facility. All resources have been exhausted in finding existing WCF's that would satisfy coverage objectives by the carrier. The carrier would provide service to the immediate area and the surrounding highways and residences.

There are no existing wireless facilities within two miles of this proposed facility. The closest wireless facility is on top of No Business Mountain / Snowbank. This mountain top site covers too large an area, which is affected coverage and data speeds in the valley floor. The proposed facility will provide excellent coverage to Highway 55 and the residences near the Clear Creek area.

A neighborhood meeting was held on August 30, 2023. Notifications and letters were sent to all property owners within 300'. The meeting was held via Zoom and the only attendants were Verizon Wireless and Andy Cockell with Maverick Towers.

The proposed tower site would be designed and engineered to hold multiple carriers. Co-location is encouraged, and this proposed facility would be compliant with that request. Due to the location and the sensitive nature of the community response, Maverick Tower Company has decided to try and minimize the WCF as much as possible with a self-support tower. The requirement of stealthing or a disguised wireless facility is not advisable in this situation as it is more of visual distraction than a standard self-support tower.

To summarize this application, Maverick Tower Company is requesting the Valley County Planning and Zoning Development to issue a Conditional Use Permit approval for the installation of a new Wireless Telecommunications Facility. This WCF will also be available to future carriers to install their equipment.



Thank you for your consideration of this proposal and I hope that the foregoing and enclosures are adequate to provide an evaluation of our proposed project. Should you have any questions or clarification of documentation, please do not hesitate to contact me. I would be happy to provide you with any further assistance.

Sincerely,

A handwritten signature in cursive script that reads 'Jason Evans'.

Jason Evans
Project Manager

MAVERICK TOWERS

SITE NAME:
HWY55

SITE NUMBER:
MT133

CASCADE, IDAHO

NEW SITE BUILD PROJECT

FCC COMPLIANCE
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.


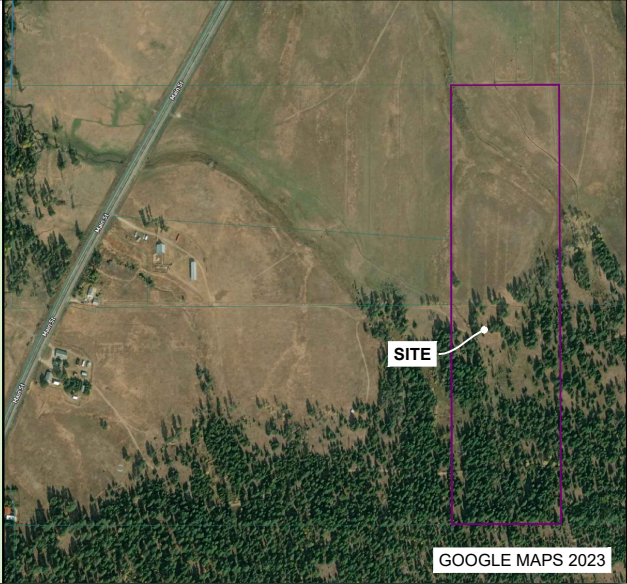
CODE COMPLIANCE
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED.

ADA COMPLIANCE
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. A TECHNICIAN WILL PERIODICALLY VISIT THE SITE FOR ROUTINE MAINTENANCE.

SITE INFORMATION	
PROPERTY LANDLORD OR OWNER:	HERRICK WILLIAM LAFE
SITE ADDRESS:	CASCADE, IDAHO
COUNTY:	VALLEY
ZONING DESIGNATION:	AGRICULTURAL
PARCEL NUMBER:	RP12N04E093155
POWER COMPANY:	IDAHO POWER
TELEPHONE COMPANY:	-


CONTACT INFORMATION	
APPLICANT:	MAVERICK TOWERS 1815 N. 11TH STREET BOISE, ID 83702 PHONE: [REDACTED] CONTACT: ANDY COCKELL
ARCHITECTURE & ENGINEERING:	GEOSTRUCTURAL, LLC. PO BOX 2621 BOISE, ID 83701 PHONE: [REDACTED] CONTACT: DON GEORGE

SITE ACCESS	
COORDINATES ARE FOR NAVIGATIONAL PURPOSES ONLY, NOT TO 1A ACCURACY.	
COORDINATES:	44.391413° / -115.998919°
SPECIAL ACCESS INFORMATION:	NO SPECIAL ACCESS


VICINITY MAP	LOCAL MAP
	
PROJECT INFORMATION	
THIS PROJECT CONSISTS OF THE FOLLOWING:	
INSTALLATION:	<ul style="list-style-type: none">• (1) 150' SELF-SUPPORT TOWER DESIGNED FOR MULTIPLE CARRIERS• (1) PROPOSED LEASE AREA 50'x50' (2,500 SQ.FT.)

GENERAL PROJECT NOTES	
1	PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2	CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3	ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A MAVERICK TOWERS REPRESENTATIVE.
4	INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5	NOTIFY MAVERICK TOWERS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A MAVERICK TOWERS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7	CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A MAVERICK TOWERS REPRESENTATIVE.
8	THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY MAVERICK TOWERS, THE CONTRACTOR SHALL PROVIDE MAVERICK TOWERS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9	VERIFY ALL FINAL EQUIPMENT WITH A MAVERICK TOWERS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY MAVERICK TOWERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	TOWER ELEVATIONS



1815 N. 11th STREET
BOISE, ID 83702



PO BOX 2621, BOISE, ID 83701
530.539.4787
CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS			
REV	DATE	DESCRIPTION	INT
A	07/17/23	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMES IS STRICTLY PROHIBITED.

SITE INFORMATION:

HWY55

MT133

CASCADE, IDAHO

SHEET TITLE:

TITLE SHEET

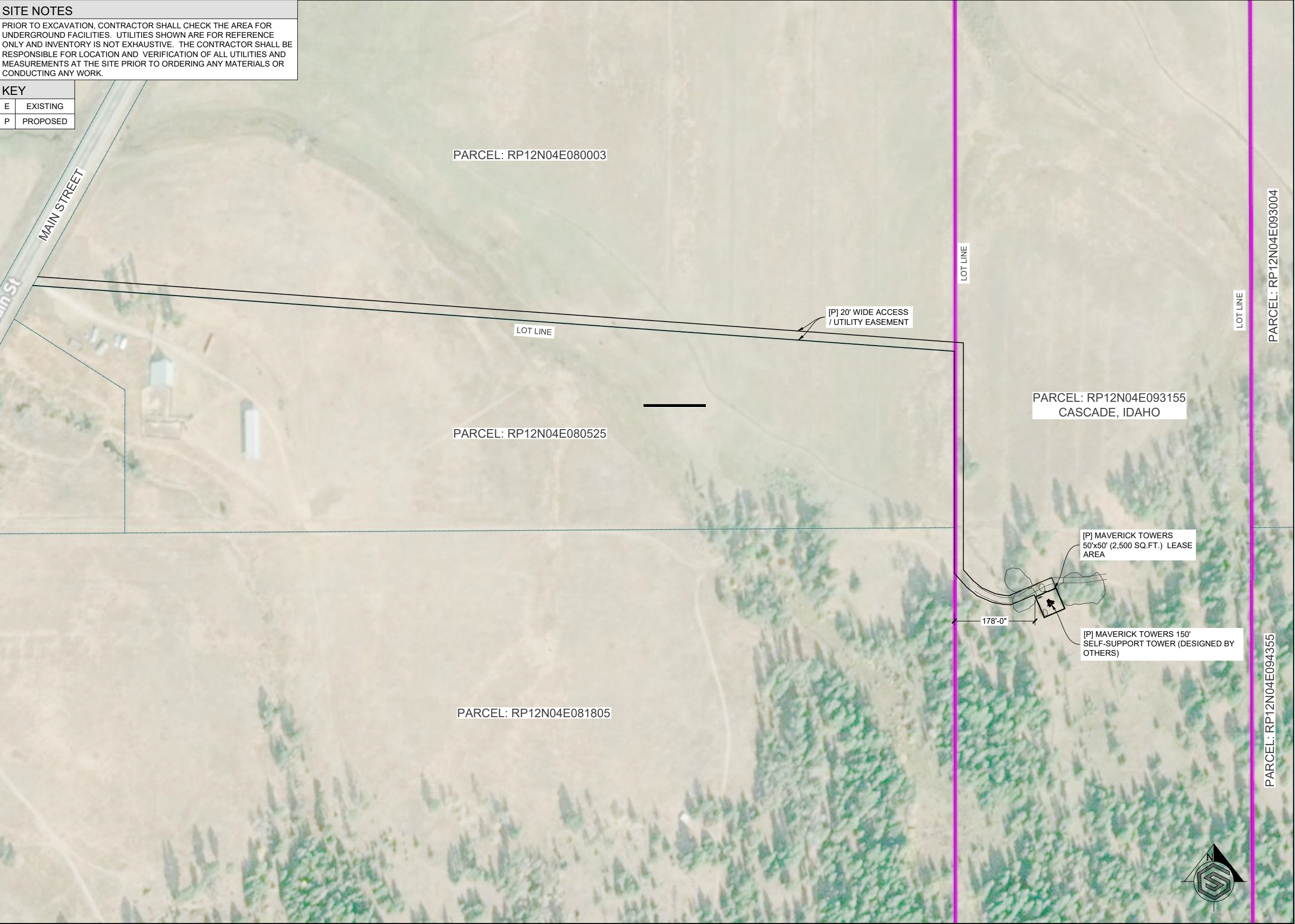
SHEET NUMBER:

T-1

SITE NOTES

PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES. UTILITIES SHOWN ARE FOR REFERENCE ONLY AND INVENTORY IS NOT EXHAUSTIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL UTILITIES AND MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.

KEY	
E	EXISTING
P	PROPOSED





1815 N. 11th STREET
BOISE, ID 83702



PO BOX 2621, BOISE, ID 83701
530.539.4787
CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

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SITE / TOWER LOCATION SUBJECT TO CHANGE BASE ON EXISTING EASEMENTS

SITE INFORMATION:

HWY55

MT133

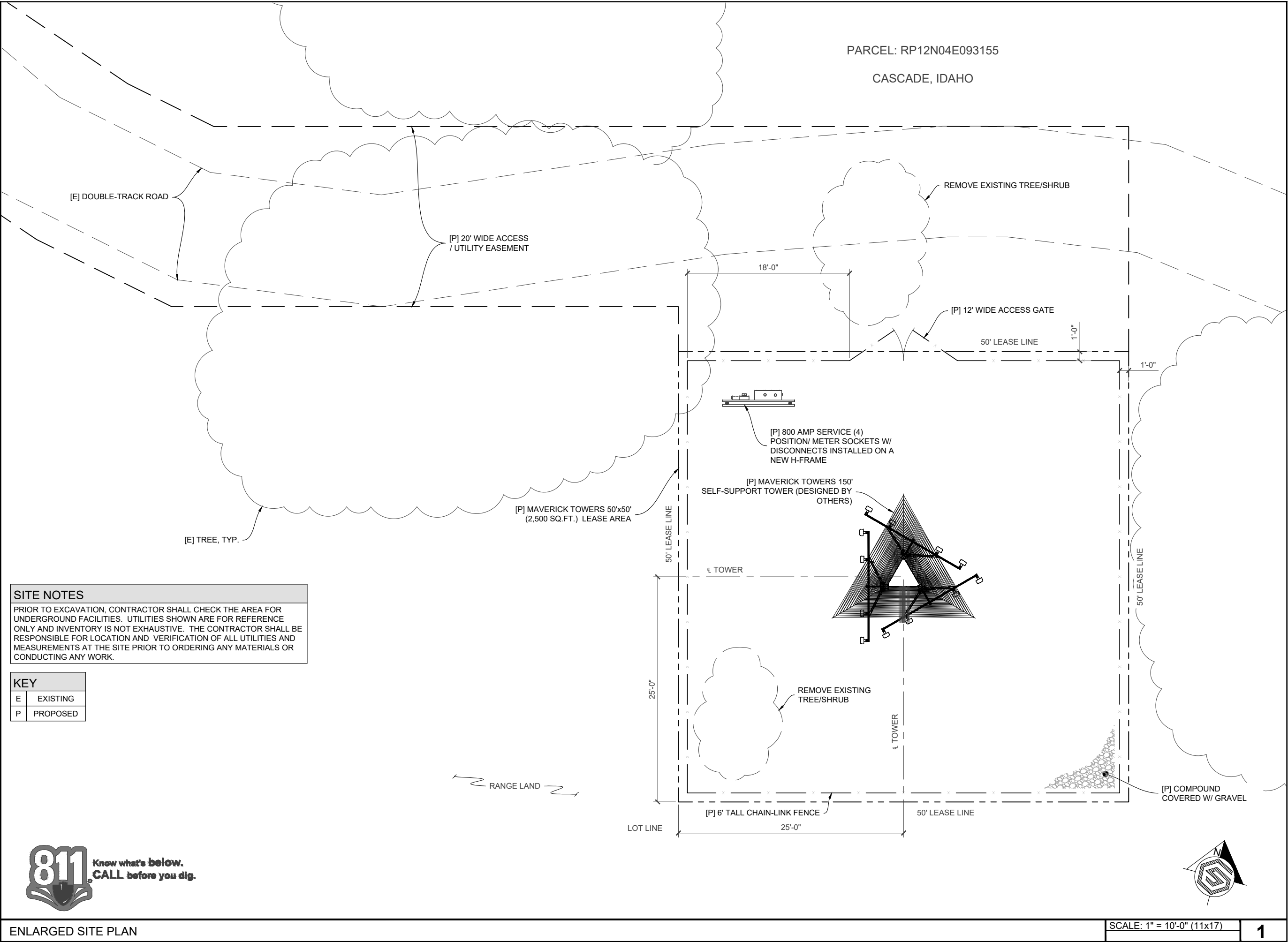
CASCADE, IDAHO


SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:


A-1



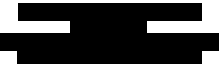


MAVERICK
TOWERS

1815 N. 11th STREET
BOISE, ID 83702



GEOSTRUCTURAL



REVISIONS			
REV	DATE	DESCRIPTION	INT
A	07/17/23	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

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SITE INFORMATION:

HWY55

MT133

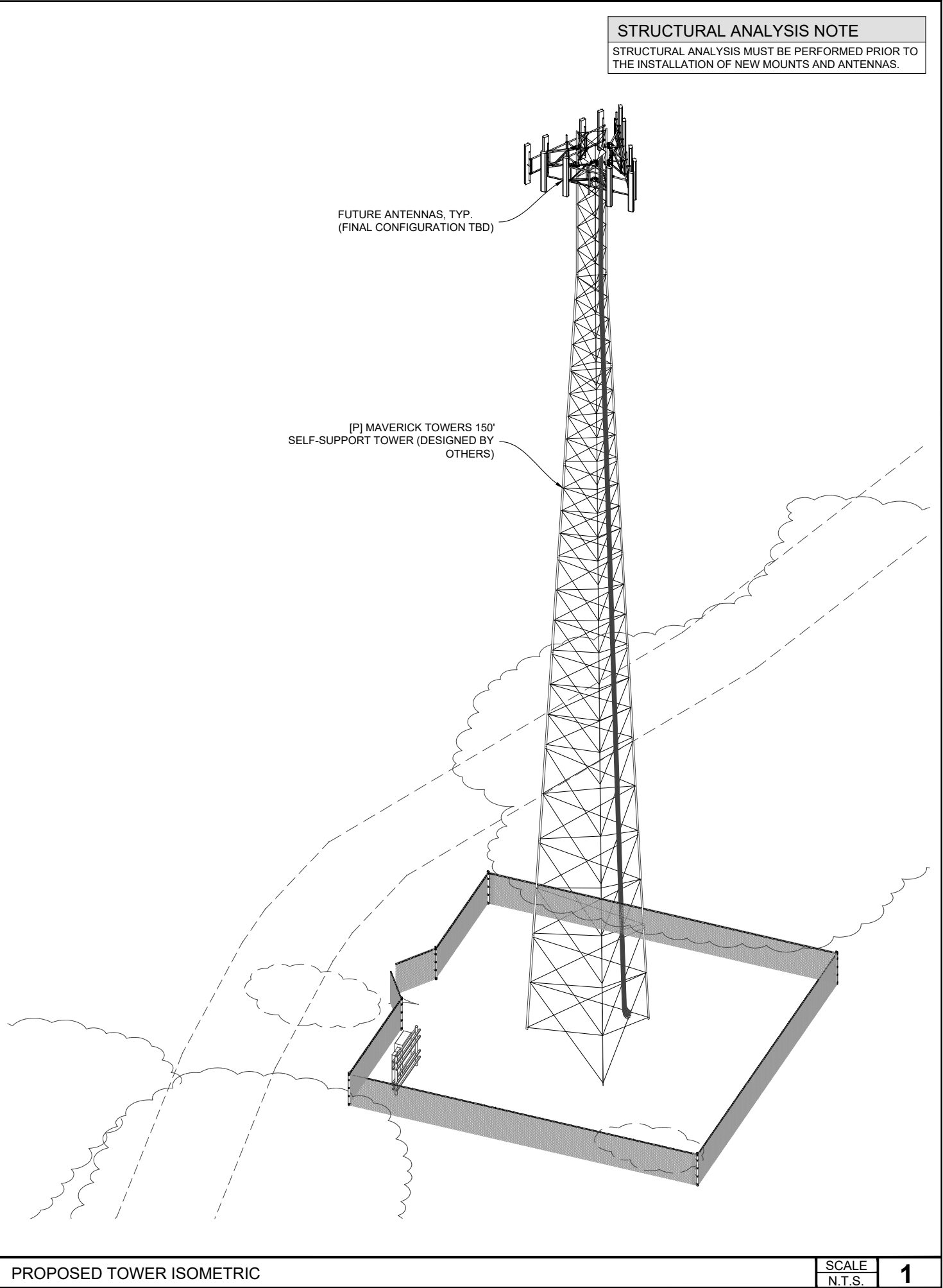
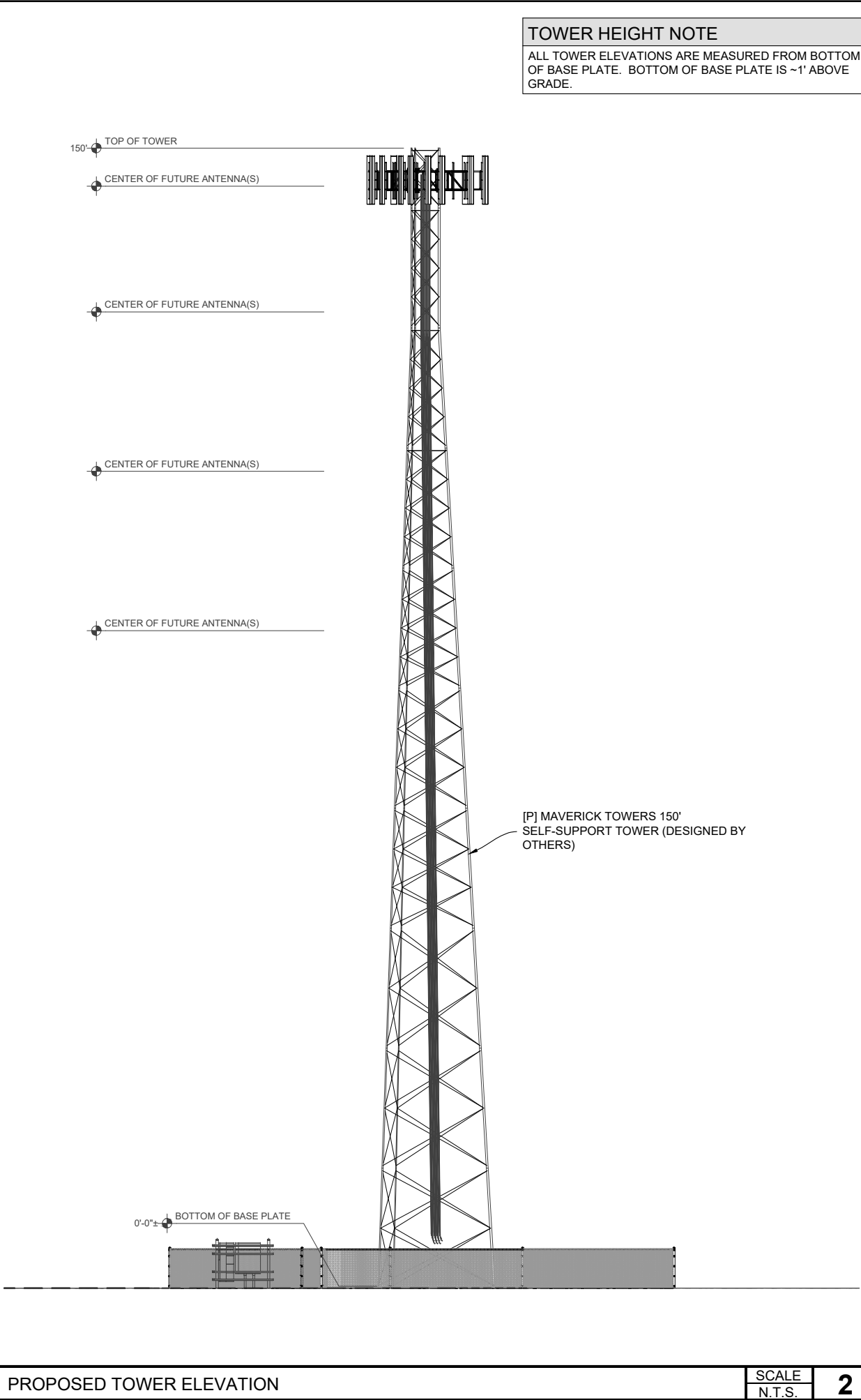
CASCADE, IDAHO

SHEET TITLE:

ENLARGED
SITE PLAN

SHEET NUMBER:

A-2



MT

MAVERICK
TOWERS

1815 N. 11th STREET
BOISE, ID 83702

GEOSTRUCTURAL

REVISIONS

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SITE INFORMATION:

HWY55

MT133

CASCADE, IDAHO

SHEET TITLE:

TOWER ELEVATION
& ISOMETRIC

SHEET NUMBER:

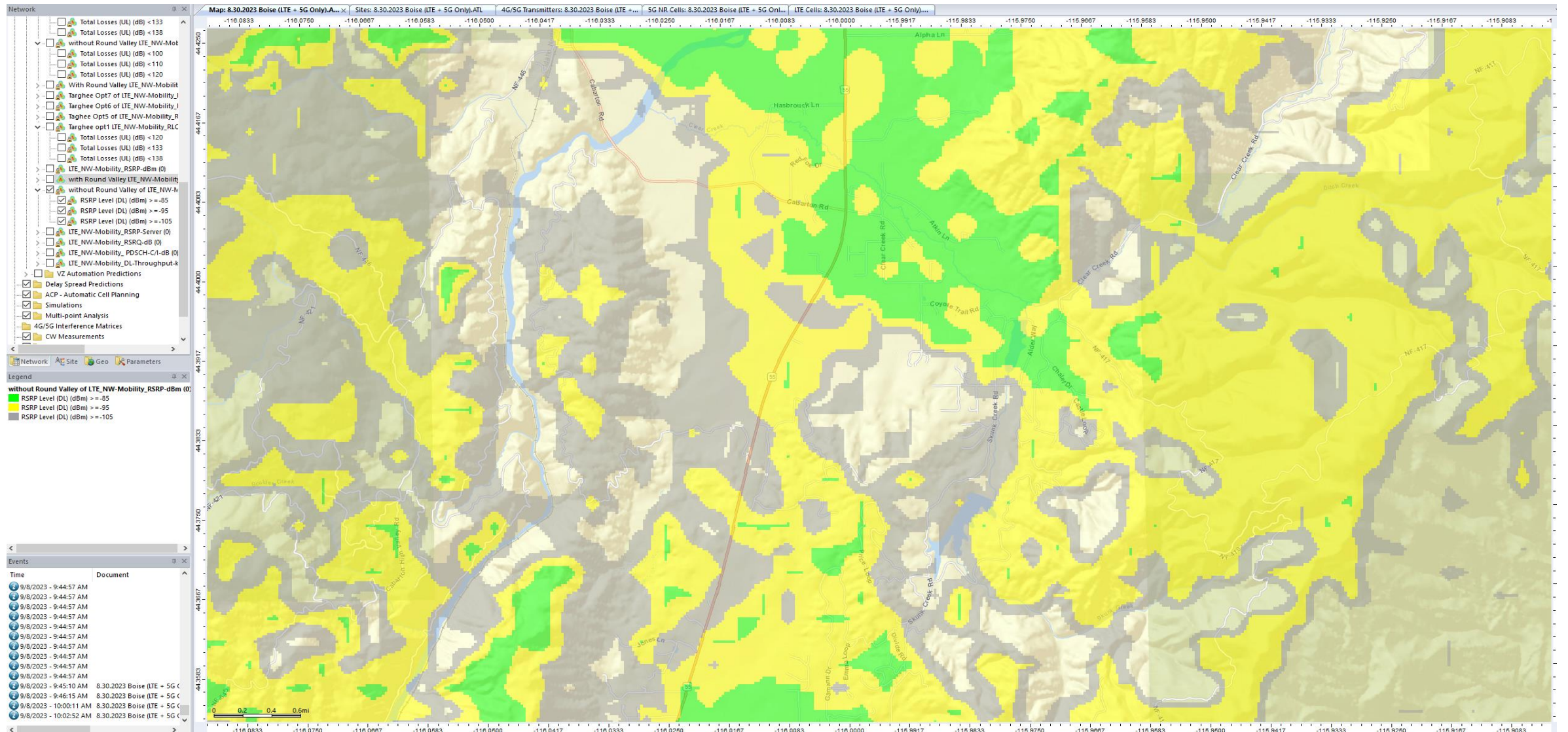
A-3

verizon

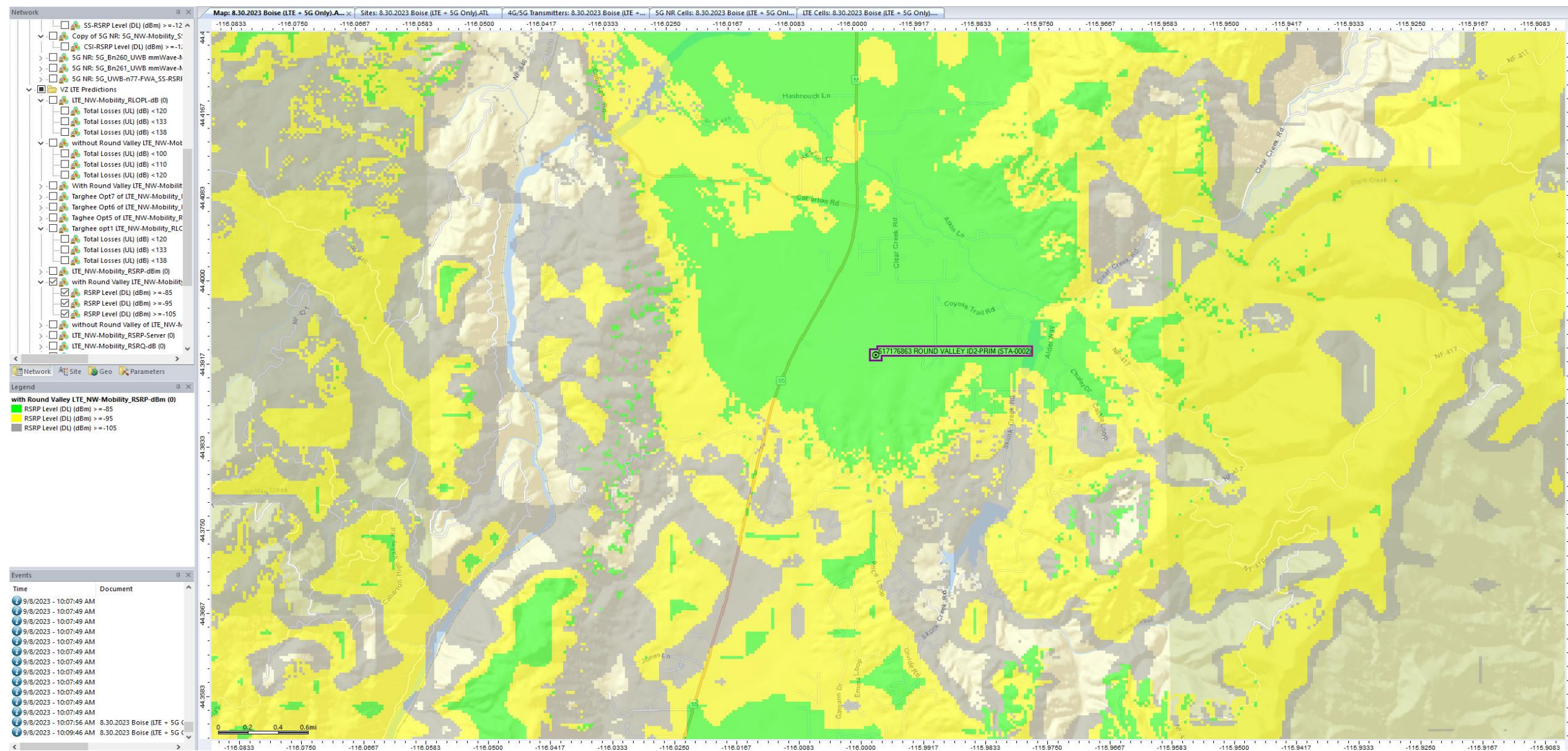


- Coverage Map Explanations
 - Green is in building coverage
 - Yellow is in Vehicle Coverage
 - Grey is outdoor coverage only

Current Coverage



Proposed Coverage



9-8-4: GENERAL STANDARDS FOR COMMERCIAL TOWER STRUCTURES AND ASSOCIATED EQUIPMENT:

A. Radio Frequency Emissions: The telecommunications facility shall comply with FCC standards regarding radio frequency (RF) emissions.

Response: The proposed wireless facility will comply with all FCC standards.

B. Required Approvals: The telecommunications facility shall have approval from the federal aviation administration and the chief of the Idaho bureau of aeronautics prior to operation.

Response: The proposed wireless facility will be approved by the FAA and the Idaho Bureau of Aeronautics.

C. Obtain Necessary Permits: The applicant or owner shall be required to obtain all necessary permits, as may be required under federal, state or local statutes, regulations, or ordinances including, but not limited to, building permits.

Response: Applicant will secure all necessary permits and approvals as required.

D. Maintenance; Construction Standards: The telecommunications facility shall be maintained in compliance with all federal, state and local regulations and the construction standards set forth herein.

Response: Applicant shall be in compliance with all federal, state and local regulations.

E. Maintenance And Upkeep: The owners, or owner's agent of the telecommunications facility, shall have a continuous obligation to ensure the maintenance and upkeep and to prevent the creation of a public nuisance. (Ord. 10-06, 8-23-2010)

Response: The proposed wireless telecommunications facility will be maintained quarterly or as required to upkeep and prevent a public nuisance.

9-8-5: TOWER CONSTRUCTION, HEIGHT, LIGHTING, SETBACK AND FALL ZONE STANDARDS:

A. Construction: The tower shall be constructed to the Telecommunications Industry Association/Electronic Industries Association (TIA/EIA) 222 revision F standard entitled "Structural Standards For Steel Antenna Supporting Structures", or as hereinafter may be amended.

Response: The will be constructed and designed to the latest TIA/EIA standards.

B. Camouflaged With Surrounding Environment: All telecommunications facilities shall be constructed or modified in such a way as to best blend in and be camouflaged with the surrounding environment and, in some circumstances, may not be readily recognized as a wireless telecommunications facility, unless specifically waived, in writing, by the board of county commissioners. Said telecommunications facility shall be architecturally and visually compatible with the existing structures, vegetation, and/or uses in the area or likely to exist in

the area under the terms of the applicable zone and/or comprehensive plan. The decision-making body shall consider, but shall not be limited to, the following factors: similar height, color, bulk, and/or shape, or camouflage techniques to disguise the telecommunications facility. This shall not preclude towers requiring FAA painting and/or lighting and/or marking from meeting those standards.

Response: The proposed wireless telecommunication facility will be a self-support towers. With the height of 150' as detailed by the county code, any type of camouflaged or disguised tower will be more of a visual deterrence than the proposed tower. Hidden or disguised facilities are often also three times the cost of standard

C. Height Limit: Within the McCall, Donnelly, and Cascade airport overlay areas, the height limit on the tower or antenna structure shall be as required by the code of federal regulations 14 CFR 77.

Response: The proposed facility will be limited in height to 150'.

D. Lighting: Lighting shall be consistent with the requirements of the FAA. The FAA lighting requirement shall be met in the least obtrusive manner. Security lighting for the siting area is permitted as long as it is not greater than twenty feet (20') high, downward directed and shielded to prevent illumination at the siting area boundary. Motion detectors on security lighting is recommended.

Response: The proposed wireless telecommunications facility will not require any lighting.

E. Tower Design: Towers must be designed to allow for future placement of additional antennas upon the tower. Such towers must also be designed to accept antennas mounted at varying heights.

Response: The proposed wireless telecommunications facility will be designed to three additional wireless or broadband carriers.

F. Facilities And Siting Area Design: All telecommunications facilities and siting areas shall be designed to structurally allow for a minimum collocation of two (2) additional providers.

Response: The proposed wireless telecommunications facility will be designed to three additional wireless or broadband carriers.

G. Location; Setbacks: All telecommunications facilities shall not be located within at least one thousand feet (1,000') of State Highway 55, unless located in an existing structure and/or constructed as an alternative tower structure or not visible from the highway. In addition, setbacks shall be equal to the height of the tower, plus ten feet (10'), from any public road or property line, and a minimum of one thousand feet (1,000') from the nearest residence, single-family subdivision in each direction, unless written consent of residents, lot owners, and building owners is given. This section shall not prohibit the placement of towers on a commercial building(s).

Response: The proposed wireless facility is approximately 2,734 feet from Highway 55. The closest setback to the property line to the west which is 178' from the property line. All other standards meet more than double the requirement. The nearest residential structure is more than 2000' away.

H. Maximum Allowable Tower Height: Maximum allowable tower height, including antennas, is one hundred fifty feet (150'). The county may impose stricter height limitations due to obstruction of views or incompatibility with surrounding uses.

Response: The proposed wireless telecommunications facility is the proposed height of a maximum of 150'.

I. Fall Zone: Every tower shall have a fall zone which shall be delineated and permanently restricted from future development as follows:

1. The fall zone shall consist of the land area centered beneath the tower and circumscribed by a circle with a radius equal to a length of one foot (1') for every ten feet (10') of tower height.

Response: The proposed wireless telecommunications facility will meet this requirement.

2. If the fall zone does not lie completely within the subject property, the applicant must obtain a nonrevocable easement from all owners of property within the fall zone that prohibits the construction or placement of new structures within the fall zone, except as may be specifically permitted through the conditional use process. If an easement is utilized, a copy of the fully executed easement agreement shall be submitted as part of the application. (Ord. 10-06, 8-23-2010)

Response: This item is not applicable.

9-8-6: CONDITIONAL USE PERMIT APPLICATION FOR NEW OR MODIFIED TELECOMMUNICATIONS FACILITIES:

The application materials shall include the following written documentation, and the applicant shall be in compliance with the standards and requirements listed below:

A. Statement Of Lot Size And Location: The minimum lot size allowable shall be one hundred feet by one hundred feet (100' x 100').

Response: The proposed wireless telecommunications facility will meet this requirement. The original lease size was a 50' x 50' but has now been modified to meet the standard of 100'x100'.

B. Description Of Need: A description of the need for the proposed telecommunications facility at the proposed location and justification for site selection.

Response: Verizon Wireless is the anchor tenant for this project and it has been determined with analytical data that a site is needed and required to fulfill customer needs and data issues.

C. Final Appearance Drawings: Final appearance drawings shall be furnished. The applicant shall also include drawings of all accessory buildings, which shall be aesthetically compatible with the surrounding area.

Response: Site Plans are submitted along with photos of the proposed walk in cabinet system Verizon is proposing to accompany the wireless facility.

D. Suitability Analysis Of Site: Suitability analysis of the proposed site. The analysis shall include, but is not limited to, the following:

1. Description Of Surrounding Area: Description of the surrounding area within one mile of the subject site including topography, which may come from the latest USGA maps.

Response: The area to the north is comprised of agricultural fields and residential to the northern part of one mile area. The ground is relatively flat to the north.

Response: The area to the west is comprised of agricultural fields and some residential. Highway 55 is also to the East. There are a few residences to this area. The area is also relatively flat.

Response: The area to the East is also relatively flat with residential structures and homes adjacent to State Road 409.

Response: The area to the south is forested and higher elevation timber area. There are no structures in this immediate area.

2. Propagation Charts: Previously prepared propagation charts showing existing and total proposed transmission coverage at the subject site and within an area large enough to provide an understanding of why the facility needs to be placed at the chosen location to provide total coverage, which shall include the following information.

Response: The proposed propagation maps provided by Verizon Wireless are enclosed with this application.

3. Verification Of Consideration Of Alternative Sites: Written verification that alternative sites within a radius of two (2) miles have been considered and have been determined to be technologically unfeasible or unavailable.

Response: Multiple alternative sites were reviewed and ultimately not approved due to setback requirements.

4. Written Analysis: Written analysis demonstrating that the telecommunications facility cannot be accommodated on an existing or approved tower within:

- a. A two (2) mile radius for towers with a height over one hundred feet (100');

Response: There are no existing towers within this area.

- b. A one mile radius for towers with a height over eighty feet (80'), but not more than one hundred feet (100');

Response: There are no existing towers within this area.

- c. A one-half ($\frac{1}{2}$) mile radius for towers with a height over fifty feet (50'), but not more than eighty feet (80'); or

Response: There are no existing towers within this area.

- d. A one-fourth ($\frac{1}{4}$) mile radius for towers with a height of fifty feet (50') or less.

Response: There are no existing towers within this area.

e. It shall be the burden of the applicant to demonstrate that the proposed telecommunications facility cannot be accommodated on an approved tower or structure within the required search radius due to one or more of the following reasons:

- (1) Unwillingness of a property owner, tower or telecommunications facility owner to allow shared use.

Response: There are no existing towers within this area.

- (2) The planned equipment would exceed the structural capacity of the existing tower or structure, as documented by a qualified and licensed professional engineer, and the existing tower or telecommunications facility structure cannot be reinforced, modified, or replaced to accommodate planned or equivalent equipment at a reasonable cost. (Ord. 10-06, 8-23-2010)

Response: There are no existing towers within this area.

- (3) The planned equipment would cause radio interference impacting the usability of other existing or planned equipment at the tower or structure, and the interference cannot be prevented at a reasonable cost as documented by a qualified and licensed professional engineer or other professional qualified to provide necessary documentation. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

Response: There are no existing towers within this area.

- (4) Existing or approved towers or other structures within the search radius cannot accommodate the planned equipment at a height necessary to be commercially functional as documented by a qualified and licensed professional engineer or other professional qualified to provide necessary documentation.

Response: There are no existing towers within this area.

- (5) The proposed collocation with an existing tower or structure would be in violation of local, state or federal law.

Response: There are no existing towers within this area.

- (6) Any other unforeseen reasons that make it unfeasible to collocate upon an existing or approved tower or structure as documented by a qualified and licensed professional engineer, or other professional qualified to provide necessary documentation.

Response: There are no existing towers within this area.

E. Letter Of Intent: A letter of intent committing the telecommunications facility owner and successors to allow the shared use of the telecommunications facility, as required, if additional users agree, in writing, to meet reasonable terms and conditions for shared use.

Response: The letter of intent is included in this application. The owner agrees to allow future carriers for co-locations.

F. Proof Of Recorded Legal Right Of Access: Proof of a duly recorded legal right of access to the site for the intended purpose. The county may restrict the location and number of access points to the property.

Response: The letter of intent is included in this application. The owner agrees to allow future carriers for co-locations.

G. Lease Agreement: If applicable, relevant portions of a signed lease agreement that requires the applicant to remove the tower and/or associated facilities upon cessation of use.

Response: A copy of the redacted ground lease will be included with this application.

H. Outdoor Storage: Outdoor storage of any supplies or vehicles related to the use of the telecommunications facility is prohibited.

Response: There will be no outdoor storage or supplies or vehicles at this location.

I. Signs, Striping Or Graphics: No signs, striping, graphics or other attention getting devices are permitted on telecommunications facility except for warning and safety signage with a surface area of no more than three (3) square feet. Such signage shall be affixed to the fence at the siting area; number of signs is limited to no more than two (2).

Response: There will be no signs or striping at this location. The only signs installed will be affixed to the fence for safety and notifications.

J. Landscape Standards: The following landscape standards shall apply:

1. Existing Vegetation: Existing vegetation at the siting area shall be preserved to the maximum extent possible. In all zones, landscaping shall be placed as required by the relevant sections of this title.

Response: The existing vegetation and trees will perfectly hide the compound and will be utilized instead of proposing landscaping. In lieu of landscaping, the existing vegetation should suffice.

2. Security Barrier: A security barrier shall be installed around each siting area, as approved by the planning and zoning commission. If a fence is installed, it shall be not less than six feet (6') in height from the finished grade. Barbed wire may be placed on the top of the fence. Access shall be by locked gate. The applicant shall also provide the proposed maintenance of the security barrier which shall also be a condition of approval.

Response: A proposed 6' chain link fence will surround the facility. A locked gate will also be installed.

K. Abandonment: If any antenna or tower is not operated for a continuous period of six (6) months, it shall be considered abandoned. The owner of such antenna or tower, or property owner, shall remove the same within ninety (90) days. If such antenna or tower is not removed within said ninety (90) days, the county may, at the property owner's expense, remove the antenna or tower and file a lien on the subject property for expenses incurred in removal. If the county is compelled to seek judicial authority to undertake such removal, the reasonable costs and attorney fees incurred by the county in the course of doing so shall constitute a charge against the owner. (Ord. 10-06, 8-23-2010)

Response: The applicant agrees to this requirement.

9-8-7: ADDITIONAL TECHNICAL REQUIREMENTS:

The following documents must be provided during the application process or as a condition of approval, if the applicant can demonstrate that the burden to provide the document during the application process would justify providing it as a condition of approval:

A. FAA FORM 7460-1: Applicant must provide an FAA form 7460-1 demonstrating that the FAA has reviewed the proposal and a written approval has been received.

Response: This document will be provided

B. Engineering Data: Engineering data showing that the tower is designed structurally, electrically, and in all other respects to accommodate both the applicant's equipment and comparable equipment for a minimum of two (2) additional users.

Response: This document will be provided

C. Engineering Report: A report from a qualified and licensed professional engineer that: describes the telecommunications facility height and design (including a cross section and elevation); documents the height above grade for the recommended mounting position for collocated antennas and the minimum separation distances between antennas; describes the telecommunications facility's capacity; and any other information necessary to evaluate the request. The report must include the engineer's stamp and registration number.

Response: This document will be provided

D. Conflict With Other Legal Requirements: In case of a conflict with other legal requirements, the most restrictive shall apply to the extent that such requirements do not conflict with the 1996 telecommunications act. (Ord. 10-06, 8-23-2010)

Response: There will be no conflicts with the 1996 telecommunications act.



September 25, 2023

Valley County Planning and Zoning
219 North Main Street
PO Box 1350
Cascade, Idaho 83611

RE: Co-location Letter for ID02 Round Valley – Parcel Number RP12N04E093155

To Whom it May Concern:

As the owner of the proposed facility (the “Facility”), we strongly believe in the utility and importance of the collocation of services for the provision of wireless telecommunications. Maverick Towers, LLC (“Maverick”) has relationships with most of the carriers currently licensed to provide cellular, PCS, wireless internet, and other services in Valley County and would certainly welcome their use of the Facility on terms mutually-acceptable to Insite and the carrier.

Maverick therefore agrees to respond in a timely and comprehensive manner to requests from information from potential collocation applicants with respect to the Facility, and negotiate in good faith for the shared use thereof by FCC licensed carriers.

Sincerely,

Maverick Towers, LLC

Andy Cockell

Andy Cockell
President