



CONDITIONAL USE PERMIT

Permit info: CUPPY2010-5
 Application Date: 6-1-10 Rec'd by: kg.
 FOR OFFICE USE ONLY

6015 Glenwood Street ▪ Garden City, ID 83714 ▪ 208.472.2921 (tel.)
 208.472.2926 (FAX) ▪ www.gardencityidaho.govoffice.com

APPLICANT

Name:

DOUG KOFFORD / TAEC

PROPERTY AND DESIGN INFORMATION

Site address:

8247 W STATE ST GARDEN CITY

Describe the proposed use.

INSTALL NEW ARRAY OF 12 ANTENNAS ON EXISTING MONOPOLE W/
 2 FUTURE MW DISHES. BELOW EXISTING ANTENNAS. INSTALL NEW
 12' X 16' EQUIPMENT PLATFORM WITH AN EMERGENCY DIESEL

Check any that are applicable to this application:

<input checked="" type="checkbox"/>	I will build a new structure <u>GENERATOR</u>
<input type="checkbox"/>	I will add 25% or more to the floor area of an existing building
<input type="checkbox"/>	I will alter, replace rehabilitate or restore 25% or more of a store façade.

If any boxes are checked, attach the Design Review Application

How is the use appropriate to the location, the lot, and the neighborhood, and is compatible with the uses permitted in the applicable zoning district?

THERE IS AN EXISTING MONOPOLE AT THIS C-2 ZONED PROPERTY. VERIZON WIRELESS IS PROPOSING TO INSTALL NEW ANTENNAS ON THIS POLE WITH A NEW 12' X 16' EQUIPMENT PLATFORM

Is the use supported by adequate public facilities or services such as water/sewer, schools, roads, parks, transit, fire protection and police protection?

YES. THERE IS AN EXISTING DRIVEWAY WHICH VERIZON WIRELESS WILL USE. THIS IS AN UNMANNED COMMUNICATION SITE. THERE WILL BE NO EMPLOYEES ON SITE.

How does the use affect the health, safety or welfare of the community?

IT WILL IMPROVE THE 911 CAPACITY IN THE AREA AS WELL AS IMPROVE THE COMMUNICATION AND DATA FLOW.

How does the use support the goals of the Comprehensive Plan?

CO LOCATION ON AN EXISTING TOWER OR STRUCTURE
REDUCES THE NUMBER OF TOWERS IN THE AREA

How far is the proposed use from a pedestrian/bicycle pathway?

150'

APPLICATION INFORMATION REQUIRED(PLEASE CHECK)

NOTE: INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED UNDER ANY CIRCUMSTANCES.

- | | | | |
|-------------------------------------|---|--------------------------|---|
| <input type="checkbox"/> | Planning Submittal Form | <input type="checkbox"/> | Compliance Statement |
| <input checked="" type="checkbox"/> | Fifteen (15) Neighborhood Map | <input type="checkbox"/> | Traffic/Parking Analysis (including references) |
| <input checked="" type="checkbox"/> | Ten (10) 11" x 17" Site Plan | | |
| <input checked="" type="checkbox"/> | Five (5) 24" x 36" Site Plan | | |
| <input type="checkbox"/> | Statement of Intent | | |
| <input checked="" type="checkbox"/> | Irrigation/Ditch Company Information Form | | |
| <input checked="" type="checkbox"/> | Photos of site | | |
| <input type="checkbox"/> | Neighborhood Meeting Verification | | |
| <input type="checkbox"/> | Affidavit of Legal Interest | | |
| <input type="checkbox"/> | Affidavit of Posting and Photo (required 7 days prior to the hearing) | | |
| <input type="checkbox"/> | Ability to Serve Letter | | |

INFORMATION REQUIRED ON NEIGHBORHOOD MAP (PLEASE CHECK):

- 8 1/2" x 11" size minimum
- Location of contiguous lots and lot(s) immediately across from any public or private street, building envelopes and/or existing buildings and structures at a scale not less than one inch equals one hundred feet (1" = 100')
- Impact of the proposed siting on existing buildings, structures, and/or building envelopes

INFORMATION REQUIRED ON COMPLIANCE STATEMENT (PLEASE CHECK):

- Statement explaining how the proposed use(s) is compliant with the standards of review for the proposed application. Cite the ordinances the proposed use(s) is compliant with.

INFORMATION REQUIRED FOR IRRIGATION/DITCH INFORMATION FORM (PLEASE CHECK):

- Required if irrigation canal/irrigation ditch runs through property or along property lines

INFORMATION FOR STATEMENT OF INTENT(PLEASE CHECK):

- Should include purpose, scope, and intent of project

- Information concerning noxious uses, noise, vibration, and any other aspects of the use or structure that may impact adjacent properties or the surrounding community

INFORMATION REQUIRED ON SITE PLAN(PLEASE CHECK):

- Scale not less than 1" = 20', legend, and north arrow.
- Property boundary, dimensions, setbacks and parcel size.
- Location of the proposed building, improvement, sign, fence or other structure, and the relationship to the platted building envelope and/or building zone
- Building envelope dimensions with the center of the envelope location established in relation to the property lines
- Adjacent public and private street right of way lines
- Total square footage of all proposed structures calculated for each floor. If the application is for an addition or alteration to an existing building or structure, then the new or altered portions shall be clearly indicated on the plans and the square footage of new or altered portion and the existing building shall be included in the calculations
- For uses classified as drive-through, the site plan shall demonstrate safe pedestrian and vehicular access and circulation on the site and between adjacent properties as required in Section 8-2C-13 of Title 8.

INFORMATION FOR NEIGHBORHOOD MEETING VERIFICATION (PLEASE CHECK):

- Copy of notice sent to property owners within 300' of an applicable property
- List of notice recipients with names and addresses
- Sign-up sheet from meeting

ALL BLUEPRINTS MUST BE FOLDED INTO 8^{1/2}" X 11" SIZE WITH THE TITLE BLOCK/PANEL FACE UP SO AS TO FIT WITHIN A LEGAL SIZE FILE FOLDER.

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DEVELOPMENT SERVICES

June 1, 2016

Garden City Planning and Zoning
6015 Glenwood Street
Garden City, ID 83714

RE: BOI Confederate – Verizon Wireless application to co-locate on existing monopole

To Whom It May Concern:

Verizon Wireless is proposing to co-locate up to 12 new panel antennas on an existing monopole communications tower at 8247 W State St. This existing pole will not be increased in size or height to accommodate this application. New Verizon Wireless equipment cabinets will be installed on an 8' x 12' platform. There will also be a 30 kw emergency generator included with this construction. The generator will run for approximately 10 minutes one time per week during daylight hours to keep it in running order. It will only run continuously in the event of a power outage.

This will be an unmanned communication site that will be in operation 24 hours per day, 7 days per week. A site technician will visit the site monthly to do routine maintenance and inspection of the site. It is proposed to be in place at least 25 years. This new communication site will also be designed to accommodate additional carriers and their equipment.

The continuing development and progress of technology has increased the demands on our existing sites. Because of this, Verizon Wireless is having to increase the number of sites that are being built. These new sites are for the 4G LTE system and are designed to enhance the capacity of all existing sites for Verizon users. These new sites are also designed to accommodate co-location by other carriers.

This new site will be a 4G LTE site, which means voice calls will be carried over our LTE network. This is a change from our existing sites and will require customers to have a device capable of advanced calling.

A Verizon 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VoLTE or Voice Over Long Term Evolution technology through a service Verizon calls Advanced Calling 1.0.

Advanced calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers phones must be capable of Advanced Calling and that features must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service. Customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service.

I appreciate your review of this application. Please feel free to contact me with any questions that you may have.

Doug Kofford
Real Estate Specialist

Technology  Associates

5710 South Green Street

Murray, UT 84123

425. 306-7886 - cell

(801) 262-0428 - Fax

doug.kofford@taec.net

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May 2, 2016

Dear Property Owner / Resident

This letter is notice of an opportunity to review and discuss the Verizon Wireless proposal to co-locate on an existing communication tower at 8247 W State St in Garden City. There will be no increase in height or size of the tower. The site will be fenced with a 6' chain link fence and a locked gate. We will install up to 12 antennas on the existing tower with an unmanned equipment platform next to the tower. Please email me if you would like a copy of the plans.

This is not a public hearing or a formal meeting. Public officials will not be present. If you have any questions regarding this pre-application requirement, please contact me.

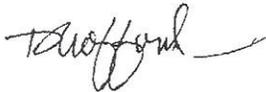
Purpose: To review and provide comments regarding the Verizon Wireless cell tower

When: May 17, 2016, from 6 pm to 7:00 pm

Where: Foothills Christian Church, 9565 W State St

Project: antenna colocation by Verizon Wireless

Sincerely,



Doug Kofford
Real Estate Specialist

Technology  Associates

5710 South Green Street
Murray, UT 84123
425. 306-7886 - cell
(801) 262-0428 - Fax
doug.kofford@taec.net

June 1, 2016

Garden City Planning and Zoning
6015 Glenwood Street
Garden City, ID 83714

RE: Compliance Statement

To Whom It May Concern:

Per city code, 8-2C-45: Wireless Communication Facility, Section C:

Verizon Wireless is proposing to co-locate on an existing monopole at 8245 W State Street in Garden City. There will be no increase in the size or height of the existing monopole.

Please feel free to contact me with any questions.



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Technology  Associates

Neighborhood Sign-up Sheet

Nobody showed up for the meeting held on April 15, 2016. This was the 3rd meeting held for this project. The list from the 1st meeting held in May of 2015 is attached.

Please feel free to contact me with any questions.



Doug Kofford
Real Estate Specialist

Technology  Associates

5710 South Green Street
Murray, UT 84123
425. 306-7886 - cell
(801) 262-0428 - Fax
doug.kofford@taec.net

Beverett Nordling 8423 W. Pamela

Tina Stevenson 8314 W. Pamela

Tamara Bingseli 8369 W. Pamela St.

Jason Elder 9252 W. Pamela St.

CHUCK PETERSON 8207 W. Pamela ST,
308-890-7394

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BINGGELI CHAD G
8369 W PAMELA ST
GARDEN CITY, ID 83714-0000

HENESH MARY CHRISTINE
8332 W PAMELA ST
GARDEN CITY, ID 83714-0000

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IDAHO STATE DEPT OF FORESTRY
8355 W STATE ST
BOISE, ID 83714-6071

LAIRD ANDREA
8351 W PAMELA ST
GARDEN CITY, ID 83714-0000

STEVENSON TINA M
8314 W PAMELA ST
GARDEN CITY, ID 83714-0000

PETERSON CHARLES RAY
8207 W PAMELA ST
BOISE, ID 83714-0000

GRAY JODY A
8333 W PAMELA ST
GARDEN CITY, ID 83714-0000

HANCOCK FAMILY LIVING TRUST 4-
PO BOX 2456
MCCALL, ID 83638-0000

BISS JOHN W
499 S MERIDIAN RD
MERIDIAN, ID 83642-0000

SOMMER WILLIAM G
PO BOX 1541
MERIDIAN, ID 83680-0000

HENRY JUDITH A
8270 W PAMELA ST
BOISE, ID 83714-0000

MH RENTALS LLC
9240 W PANDION CT
BOISE, ID 83714-0000

SOMMER WILLIAM G
PO BOX 1541
MERIDIAN, ID 83680-0000

KELLY KIMBERLEY J
8252 W PAMELA ST
GARDEN CITY, ID 83714-0000

IDAHO STATE DEPT OF LANDS
300 N 6TH ST
BOISE, ID 83720-0000

SOMMER WILLIAM G
PO BOX 1541
MERIDIAN, ID 83680-0000

UPSHAW ALLEN
564 BLUFF VIEW RD
NEW TAZEWELL, TN 37825-6315

AVEST LIMITED PARTNERSHIP
PO BOX 140337
GARDEN CITY, ID 83714-0000

SOMMER WILLIAM G
PO BOX 1541
MERIDIAN, ID 83680-0000

BLYNN PROPERTIES LLC
8247 W STATE ST
BOISE, ID 83714-0000

MHC SHENANDOAH ESTATES LLC
2 N RIVERSIDE PL STE 800
CHICAGO, IL 60606-0000

SOMMER WILLIAM G
PO BOX 1541
MERIDIAN, ID 83680-0000

CARROLL LARRY D
8151 W KERRY ST
BOISE, ID 83714-0000

MHC SHENANDOAH ESTATES LLC
2 N RIVERSIDE PL STE 800
CHICAGO, IL 60606-0000

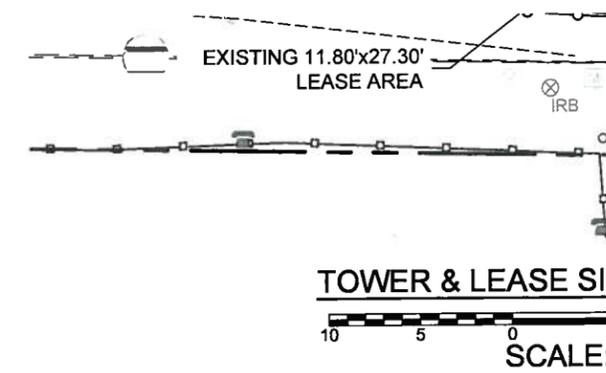
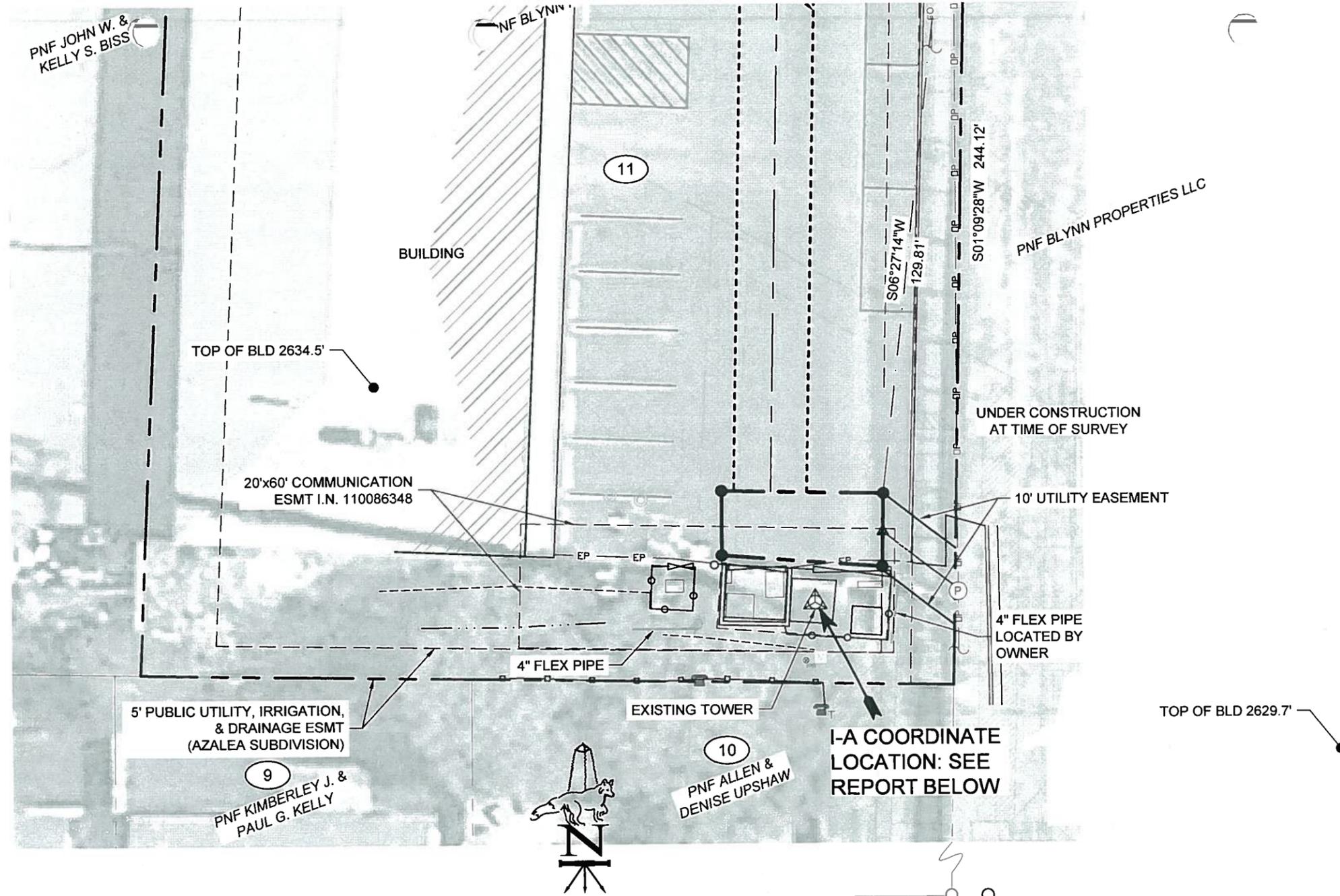
OLSON CHRISTOPHER S
8378 W PAMELA ST
GARDEN CITY, ID 83714-0000

JOHNSON RODNEY
8306 W STATE ST
BOISE, ID 83714-0000

BLYNN PROPERTIES LLC
8247 W STATE ST
BOISE, ID 83714-0000

ZIMMERMAN GEORGE LEE
636 RIDGEWOOD RD
DULUTH, MN 55804-0000

KRANZLER CONRAD A
3302 CRANE CREEK RD
BOISE, ID 83702-0000



LEASE SITE DESCRIPTION:

A LEASE SITE LYING WITHIN LOT 11, BLOCK 2 1/4 OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 14 EAST, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHEAST CORNER OF THE 11.80'x27.30' LEASE AREA, THENCE NORTH 89°00'00" WEST, A DISTANCE OF 11.80' TO AN IRB MARKER;
- THENCE SOUTH 06°27'14" WEST, A DISTANCE OF 27.30' TO A MONUMENT TO BE SET, THE POINT OF BEGINNING;
- THENCE SOUTH 01°10'45" WEST, A DISTANCE OF 27.30' TO A MONUMENT TO BE SET;
- THENCE NORTH 85°42'37" WEST, A DISTANCE OF 11.80' TO A MONUMENT TO BE SET;
- THENCE NORTH 00°02'08" EAST, A DISTANCE OF 11.80' TO A MONUMENT TO BE SET;
- THENCE SOUTH 88°49'15" EAST, A DISTANCE OF 27.30' TO THE POINT OF BEGINNING.

CONTAINING 288 SQUARE FEET (0.006 ACRES) SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY. ANY MODIFICATION OF THIS DESCRIPTION SHALL BE IN WRITING.

LEASE SITE AND PARENT PARCEL OVERVIEW



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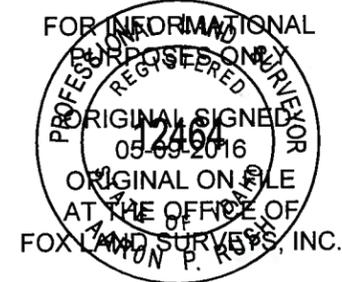
EASEMENT NOTE:
EASEMENTS REFERENCED IN THE COMMITMENT FOR TITLE INSURANCE FILE No. 218982 ISSUED 01-27-2014 BY ALLIANCE TITLE & ESCROW CORP. HAVE BEEN REVIEWED AND THOSE AFFECTING THE LEASE SITE OR ACCESS & UTILITY EASEMENTS ARE SHOWN HEREON. NO ADDITIONAL EASEMENT RESEARCH WAS PERFORMED.

1A COORDINATE REPORT:
 LATITUDE: 43°40'22.628" [NAD83]
 LONGITUDE: -116°17'21.352" [NAD83]
 GROUND ELEV.: 2606.7' [NAVD88]
 NAD83(2011)(EPOCH 2010) ID WEST
 NORTHING: 731617.1 (NAD83-USFT)
 EASTING: 2481995.2 (NAD83-USFT)
 GROUND ELEV: 2606.7' (794.5 METERS)
 STRUCTURE HT. ABOVE GROUND: 118.0'
 PLUS APPURTENANCE: 6.5'
 OVERALL STRUCTURE ELEV: 2731.2'
 MEETS 1A/2C LETTER REQUIREMENTS

SURVEYOR'S NOTE & CERTIFICATION:
 THIS "LEASE SITE SURVEY" IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION. IT CORRECTLY DEPICTS EXISTING, READILY VISIBLE IMPROVEMENTS AND ABOVE GROUND UTILITIES. THE BOUNDARY OF THE PARENT PARCEL IS SHOWN FROM RECORD INFORMATION. THIS "LEASE SITE SURVEY" IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL AND IT WAS DEVELOPED TO SUPPORT THE COMMUNICATIONS FACILITY SHOWN HEREON. AARON P. RUSH, IDAHO PLS 12464

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REV.	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY FOR LEASE SITE & EASEMENT SELECTION	01-20-15	DSP	APR
B	90% PRELIMINARY FOR CLIENT REVIEW ONLY	03-04-15	DSP	APR
C	100% FINAL FOR CLIENT USE	03-04-15	DSP	APR
D	REVISED LEASE SITE & EASEMENT LOCATIONS	05-09-16	APR	APR

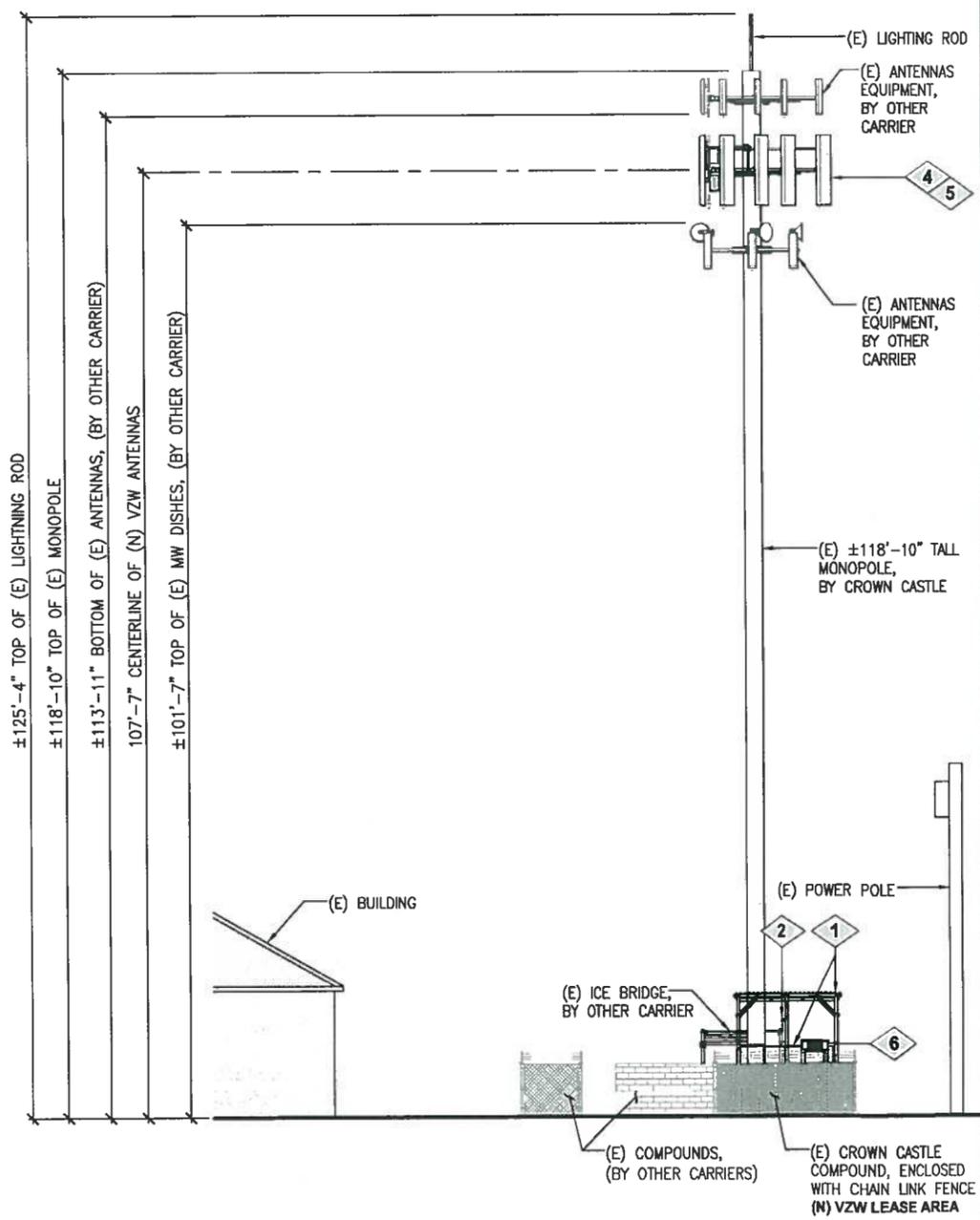


PROJECT ADDRESS:
8245 W. STAT
GARDEN CITY, A
IDAHO

FIELD SURVEY DATA
FLSI PROJECT

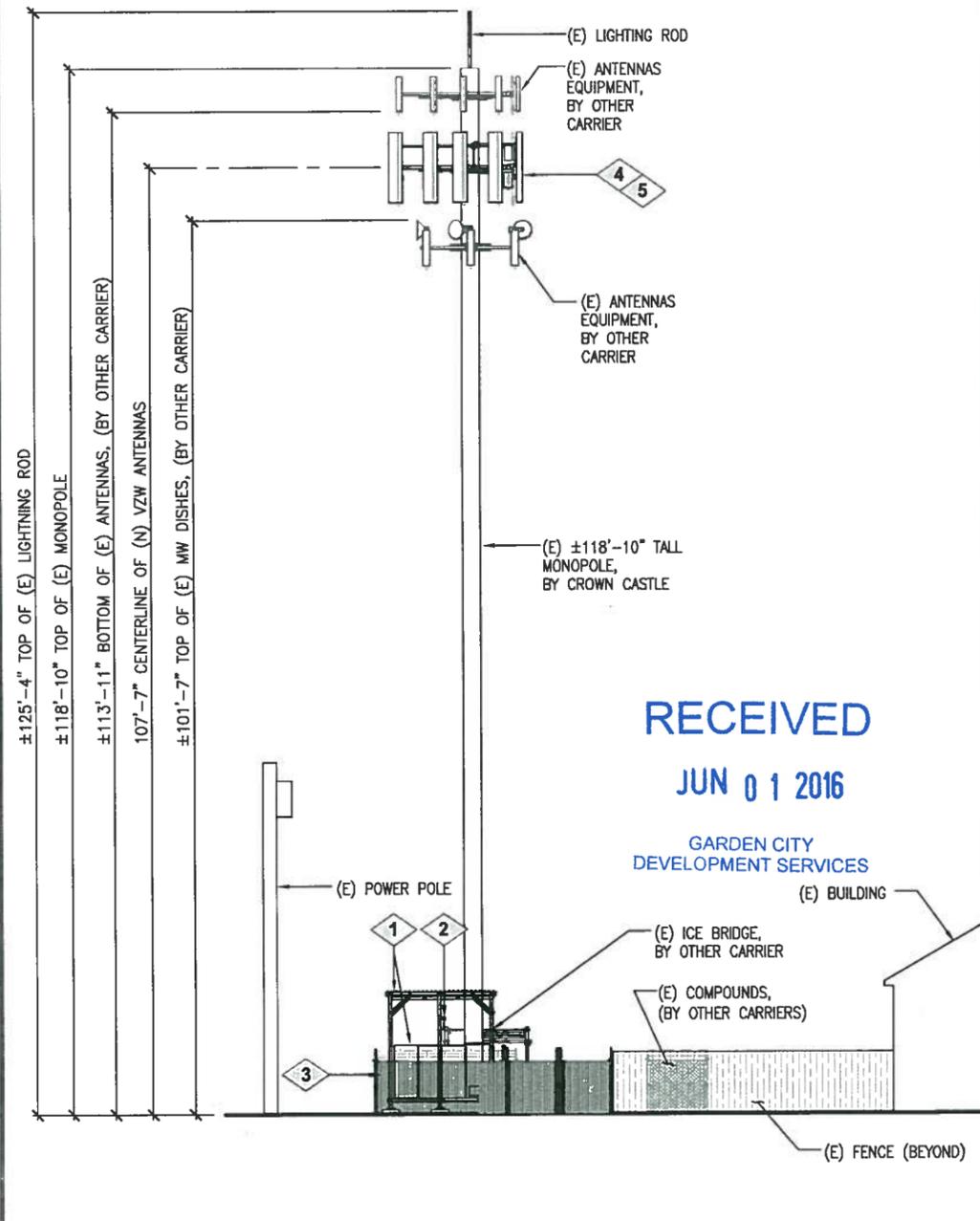
KEYED NOTES

- 1 (N) VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A (N) 8' X 16' STEEL PLATFORM WITH CANOPY THAT WILL SIT UPON (7) 24"Ø CONCRETE PIERS.
- 2 (N) VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG.
- 3 (N) VZW 6' TALL CHAIN LINK FENCING WITH BARBED WIRES AND BROWN SLATS. (2) 6' WIDE CHAIN LINK GATES WITH BARBED WIRES AND BROWN SLATS.
- 4 (N) VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 107' CENTERLINE WITH (12) RRH'S, AND (2) RAYCAP OVP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET.
- 5 (N) VZW VALMONT RMVP-496 LOW PROFILE CO-LOCATION ANTENNA PLATFORM WITH HANDRAIL KIT #HRK14. PLATFORM IS SUPPLIED WITH (12) 2-3/8" BY 8' TALL MOUNTING PIPES.
- 6 (N) VZW SD030 30kw DIESEL GENERATOR UPON A 6'X9'-6" CONCRETE PAD.



SOUTH ELEVATION

10' 0' 5' 10' SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)



NORTH ELEVATION

10' 0' 5' 10' SCALE: 1" = 10'-0" (24x36)
(OR) 1/2" = 10'-0" (11x17)



TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: SEAN T.
CHECKED BY: DOUG K.

REV	DATE	DESCRIPTION
1	05.09.2016	REVISED EQUIPMENT AREA
0	12.29.2015	ZONING DRAWINGS

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GARDEN CITY DEVELOPMENT SERVICES

BOI - CONFEDERATE SEC 24, T4N, R1E
8247 W. STATE STREET
GARDEN CITY, ID 83714
-- CO-LOCATION SITE --

SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

BOI Confederate

CROWN CASTLE
www.crowncastle.com

FOR LEASE INFORMATION:
877-486-9377

FOR EMERGENCY 24 HOUR SERVICE:
800-788-7011

CROWN BUSINESS UNIT NUMBER:
824322

SITE ADDRESS:
8245 W State Street
Garden City, ID 83714

SITE NAME:
Garden City Roe

FCC TOWER REGISTRATION NO.:

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Power meter
BOI Confederate – ALT 1



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Telco box
BOI Confederate – ALT 1



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**GARDEN CITY
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**Crown to determine equipment area
BOI Confederate – ALT 1**



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**GARDEN CITY
DEVELOPMENT SERVICES**

SOUTH to pole
BOI Confederate – ALT 1



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