

Conditional Use Permit / Design Review - BMA Towers LLC Cell Phone Tower Proposal

Name:	c/o	Address	City	State	Zip Code
Meadows Valley Public Library	c/o Audrey Crogh	P.O. Box 436	New Meadows	Id	83654
Idaho Department of Lands	c/o Diane Green	555 Deinhard Lane	McCall	Id	83638
Idaho Fish & Game		P.O. Box 25	McCall	Id	83638
Idaho Power	c/o Blake Watson	P.O. Box 70	Boise	Id	83707
MV Rural Fire Protection Dist.	c/o Jeff Luff	P.O. Box 523	New Meadows	Id	83654
USFS - New Meadows	c/o Kim Pearson	P.O. Drawer J	New Meadows	Id	83654
Adams County	All Departments	P.O. Box 48	Council	Id	83612
Adams County Sheriff	c/o Ryan Zollman	P.O. Box 64	Council	Id	83612
Adams County Historical Society	c/o Rodney Pratt	P.O. Box 352	New Meadows	Id	83654
Adams SWCD	c/o Julie Burkhardt	P.O. Box 26	Council	Id	83612
Meadows Valley School District	c/o Mike Howard	P.O. Drawer F	New Meadows	Id	83654
Idaho Transportation Dept.	c/o Ken Couch	P.O. Box 8028	Boise	Id	83707
Idaho Division of Aeronautics	c/o Michael S Paper	3483 Rickenbacker	Boise	Id	83705
Bill & Donna Brown		PO Box 325	New Meadows	Id	83654
Randy B & Erin D Nuxoll		2500 N Linder Road	Eagle	Id	83616
Jl Morgan Inc	c/o Kyle Kerby	PO Drawer D	New Meadows	Id	83654

**I hereby certify that I mailed a notice to the above addresses on August
15, 2016 by First Class mail through the USPS.
Jacob M Qualls Jacob Qualls, City Clerk**

PUBLIC HEARING NOTICE – TUESDAY SEPTEMBER 6, 2016

August 15, 2016

Dear Property Owner,

You are receiving this public hearing notice of Conditional Use and Design Review as you either own property within 300 feet, or are in extremely close proximity to the requested property location. You may also be the responsible party to notify in this particular case.

BMA Towers, LLC is requesting to erect a cell tower on property located on South End Road within the City of New Meadows on Industrially Zoned Property. The tower proposal requests a maximum height of 182 feet with a lightning rod. The property will be secured with an eight-foot barbed wire topped chain link fence.

Please plan on attending this public hearing, or if you wish you may provide written comment by submitting it to City Hall before the Public Hearing. An aerial view of the approximate location of the proposed property is attached on the reverse of this letter. Additionally, a copy of the application request in part, is attached to this notice. These attachments may be useful to you in preparing your testimony. Additionally, a brochure is included that may help you testify.

If you have any questions, please feel free to stop by New Meadows City Hall at 401 Virginia Street, New Meadows, Idaho; Monday through Friday 9am to 3pm. Additionally, the entire application will be on the city's website at www.newmeadowsidaho.us.

Notice of Public Hearing

The Planning & Zoning Commission of the City of New Meadows will hold a public hearing concerning a Conditional Use Permit and Design Review Applications of a proposal from BMA Towers, LLC to erect a cell tower of a maximum height of 182 feet with a lightning rod.

The public hearing will be held on Tuesday, September 6, 2016, at 7:00 pm in the City Council Chambers, 401 Virginia, New Meadows. Written input on the proposed request will be accepted up to and including the hour of the meeting. Verbal input can be given at the hearing. Anyone needing special accommodation to attend the meeting should contact City Hall, at least 3 business days before the meeting at 347-2171.

Jacob Qualls, City Clerk / Treasurer

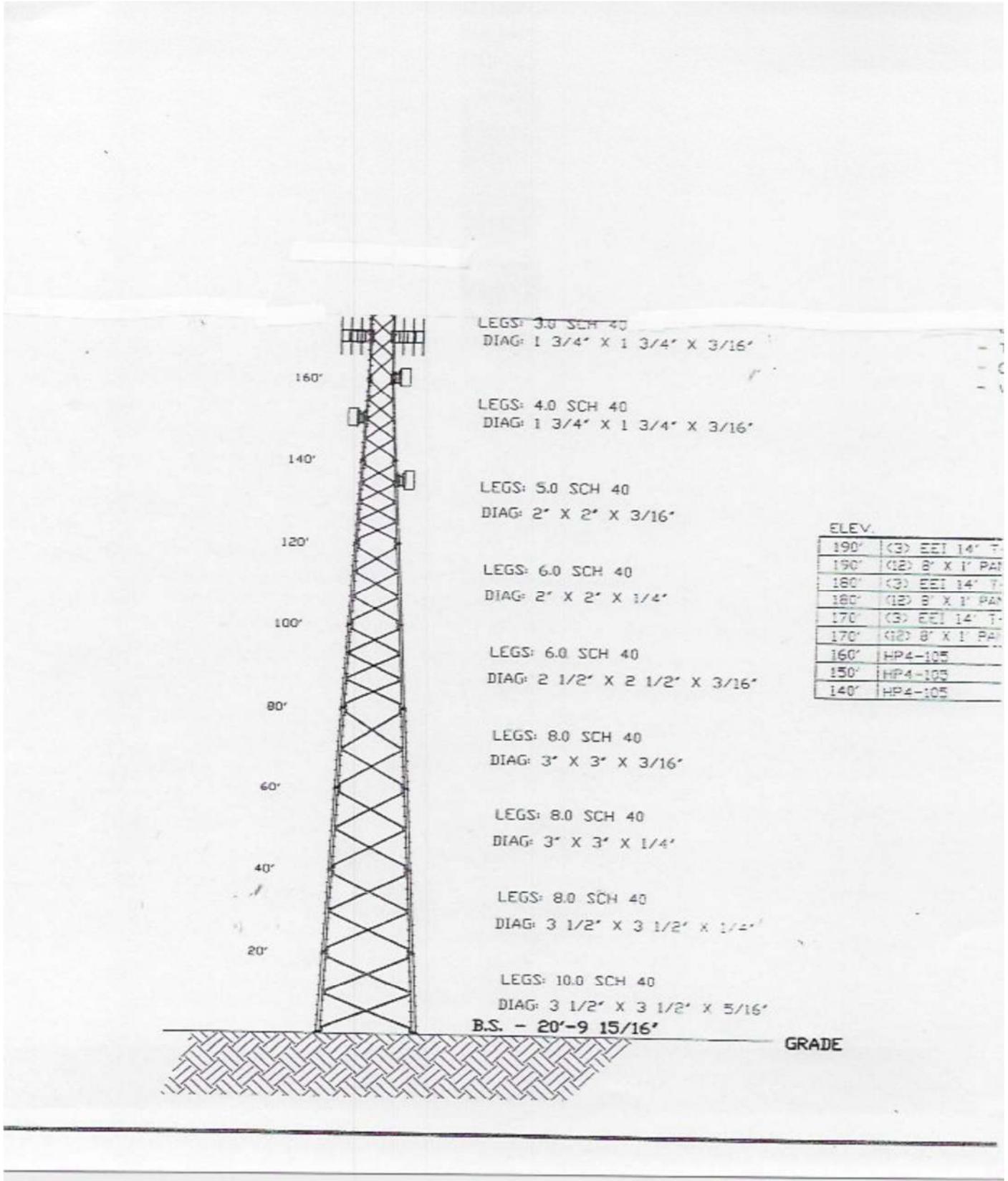
If you require special accommodation, please contact the City Clerk at 208-347-2171 at least three business days before the meeting / hearing.

PUBLIC HEARING NOTICE – TUESDAY SEPTEMBER 6, 2016



If you require special accommodation, please contact the City Clerk at 208-347-2171 at least three business days before the meeting / hearing.

PUBLIC HEARING NOTICE – TUESDAY SEPTEMBER 6, 2016



If you require special accommodation, please contact the City Clerk at 208-347-2171 at least three business days before the meeting / hearing.

PUBLIC HEARING NOTICE – TUESDAY SEPTEMBER 6, 2016

City of New Meadows Cell Tower

Design Review and Conditional Use Application

BMA Towers, LLC

Request is made for the purpose of erecting cell tower on the subject property, a 100' x 100' parcel, zoned Industrial, on Southend Road, a portion of the J I Morgan property at the edge of the city boundary. The tower developer, BMA Towers LLC, has been in business in McCall, New Meadows, Cascade and the West Central Mountains for 22 years, all of that time dealing with cell tower companies and the needs of the communities they serve. In the last 5 years 3 companies of which we are aware have sought unsuccessfully to establish or upgrade their service here with a cell tower. In each case they have gone elsewhere, depriving the community of state-of-the-art service and, even as important, revenue.

New Meadows is unique in many ways, but not every way. Rural communities are not unique to cell tower companies. Those companies are mandated to provide up-to-date service in areas for which they are licensed. It's up to AT&T, T-Mobile, Verizon, Sprint and others to figure out how to do that. We think we have.

The subject property is ¼ acre (100x100) cut out of the industrially zoned J I Morgan equipment, salvage, fuel, repair, offices, and timber staging parcel on Southend Road at the edge of the city limits. There are only 2 other property owners within 300', one of them a junk yard. Where the tower will be located (illustration provided) is now storage for miscellaneous pieces/parts that will be moved to accommodate the tower. It is considerably outside the state-owned airstrip impact area and has received the blessing of the FAA. There are no adverse effects on the environment, no waste, no noise, and no emissions.

There will be a minimum of 1 and a maximum of 4 small portable equipment "rooms" associated with the tower inside a fenced area that borders the site (illustration provided). The fence will be 8' tall, chain link with a barbed wire top cap, and an 8' gate on the road side of the property. Each tenant will have its own emergency generator used during the ever-present power outages here.

The tower will be a maximum of 182' tall (illustration provided) with a lighting rod. The lattice design will accommodate at least 2 cotenants, putting an end to the need for other towers in or near the city limits. There is no need for parking, reconstructed streets, rerouted utilities, signage, special marking, lighting, water or sewer on or to the property.

The location of this tower, on the corner of Kyle Kirby's property is strategic in that it fits a pattern of towers from Weiser, up Highway 95, with line-of-site to Brundage Mountain and No Business Mid Point west of Donnelly and down to Boise. It fits the character of the surrounding property and provides a long-needed service to the area.

Respectfully submitted,

