

City of New Meadows
Conditional Use Permit Application

Request is made for the purpose of erecting a cell tower on the subject property. The tower developer, BMA Towers LLC, has been in business in McCall/New Meadows for 22 years, all of those years dealing with cell phone companies and the needs of the communities they serve. In the last 5 years 3 companies have sought, unsuccessfully, to 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 revenue.

New Meadows is unique in many ways, but not in every way. Rural communities are not unique to cell phone 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 a ¼ acre (100x100) cut out of the industrially zoned J 1 Morgan equipment, fuel, repair, offices, and timber staging parcel on Southend Road at the edge of the city limits, with no other property owner, save the Brown junk yard, within 300 feet. Where the tower will be located is now storage for miscellaneous pieces/parts that will be moved to accommodate the tower. It is considerably outside the Airport impact area and does not require the approval of the FAA. There are no adverse effects on the environment, it produces no waste and no noise.

There will be a minimum of 1 and a maximum of 4 small portable equipment "sheds" associated with the tower inside a fenced area that borders the site. The fence will be 8' tall, chain link with a barbed wire cap, and 8 ft. gate on the south side. Each tenant will have its own emergency generator, used during power outages.

The tower will be 150' to 192' tall, lattice in order to accommodate and co-locate tenants, putting an end to the need for other towers in the area, in or out of the city limits. There is no need for parking, reconstructed streets, rerouted utilities, signage, special markings on the tower. It does not interfere with anything. There is no sewer or water to the property.

The location of this tower, on the south east end of Kyle Kerby'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 Midpoint west of Donnelly, and down to Boise. It fits the character of the surrounding property and provides a long-needed service to the area.

THIS INSTRUMENT made this 15th day of November in the year nineteen hundred ten, between the Coeur d'Alor Development Company, a corporation organized under the laws of the State of Idaho, with its principal place of business at Weiser, County of Washington, State of Idaho, the party of the first part, and the Pacific and Idaho Northern Railway Company, a corporation organized under the laws of the State of Idaho, with its principal place of business at Weiser, County of Washington, State of Idaho, the party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of the conveniences and benefits by it to be received as hereinafter set forth has granted, Bargained and Sold and by these presents does Grant, Bargain, Sell and Convey unto the said party of the second part, and to its successors and assigns forever, all the following described real estate, situate in the County of Washington, State of Idaho to-wit:

A strip of land one hundred feet in width, being fifty feet on either side of the center line of the Pacific and Idaho Northern Railway Company's right of way as now surveyed staked plotted and now being constructed, through, over and across the East half of the South East quarter of Section twenty-three in Township nineteen north of Range one East of the Boise Meridian.

A strip of land three hundred (300) feet wide being fifty (50) feet on the east side and two hundred fifty (250) feet on the west side of the center line of the Pacific and Idaho Northern Railway as surveyed staked, plotted and being constructed in the west half of Section 24, Township 19 North Range One East Boise Meridian, said center line of railway crosses the north line of Section 24, seven hundred seventy six (776) feet east of the northwest corner, and thence bears south fifty minutes east parallel to the town of New Meadows, to a point six hundred twenty-five (625) feet north of the south line of Section 24, thence along a two degree curve to the left to a point nine hundred thirteen and two tenths (913.2) feet east of the south west corner of Section 24. Also beginning at a point on the south line of Katherine Avenue two hundred fifty (250) feet west of the center line of the Pacific and Idaho Northern Railway; thence east five hundred sixty (600) feet to the West side of Section 24, thence south fifteen hundred (1500) feet along the West line of Section 24, thence east five hundred seventy nine and eight tenths (579.8) feet to a point two hundred fifty (250) feet west of the center line of the Pacific and Idaho Northern Railway, thence north fifteen hundred (1500) feet to the point of beginning on the south side of Katherine Avenue, also Lots 1, 2, 3, 4, and 5, in Block 20, and Lots 1, 2, 3, 4, 5 and 6 in Block 10 in New Meadows, townsite, County of Washington, State of Idaho.

The above described premises and real estate are conveyed to the said party of the second part for railroad purposes and for those purposes only, and this conveyance is made, executed delivered and accepted with the distinct understanding that the consideration therefor is that the said party of the second part, its successors and assigns is to construct thereon its main line of railroad and all side tracks, switches, spurs, depot, machine and other shops, office and other necessary buildings, and all other buildings, things and appliances necessary for the conducting of its railroad business in New Meadows in the County of Washington, State of Idaho and to forever operate and maintain the same thereon or so long as the said party of the second part, its successors and assigns shall operate a railroad in or through said Washington

Shop parcel

reverter

County, and failure to so construct, maintain and operate shall work a forfeiture and the said land and premises shall revert to the said party of the first part its successors or assigns.

TO HAVE AND TO HOLD, all and singular the above mentioned and described premises together with the appurtenances for the purpose above mentioned unto the said party of the second part, and to its successors and assigns forever.

And the said party of the first part, and its successors and assigns the said premises in the quiet and peaceable possession of the said party of the second part, and its successors and assigns, against the said party of the first part, and its successors and assigns, and against all and every person and persons whatsoever, lawfully claiming or to claim the same shall and will warrant and be thereunto forever bound.

IN WITNESS WHEREOF, the said party of the first part has by a resolution of its Board of Directors, duly made and entered on the 15th day of November A.D. 1910 caused these presents to be executed in its name, signed by its President, attested by its Secretary and its corporate seal to be hereunto affixed the day and year first above written.

Coeur D'Or Development Company

Seal
(Coeur D'Or Development Company)
(Corporate Seal, Boise, Idaho)

By W J Speer, its Vice President

Attest: C E Cunningham, Its Secretary

State of Idaho }
 } SS
County of Washington }

On this 15th day of November in the year 1910 before me F S Miller a Notary Public in and for said County, personally appeared W J Speer, and C E Cunningham, personally known to me to be the Vice President and Secretary of the Coeur d'Or Development Company, the corporation that executed the annexed and foregoing instrument and they acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate written.

Seal
(F S Miller, Notary Public)
(Washington County, Idaho)

F S Miller, Notary Public

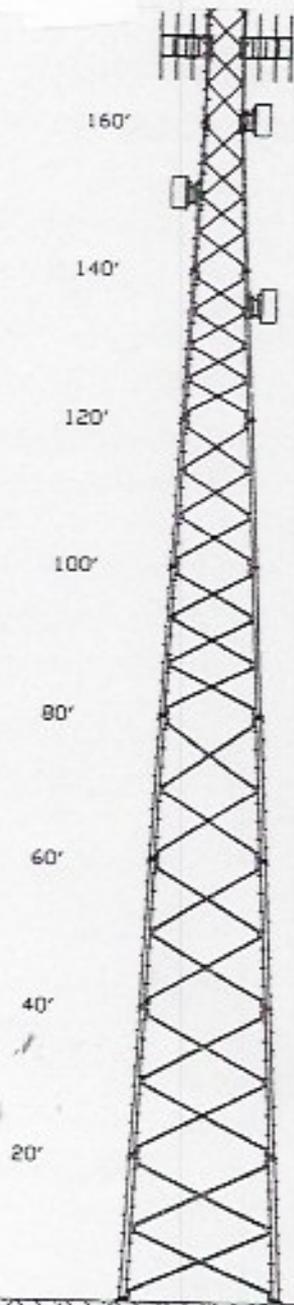
Filed for record at request of F S Miller at 9 o'clock A M March 2, 1911

Fees \$2.00

Frank E Smith, Recorder

(Decds-29-153-)

By Harriet Smith, Deputy



LEGS: 3.0 SCH 40
 DIAG: 1 3/4" X 1 3/4" X 3/16"

LEGS: 4.0 SCH 40
 DIAG: 1 3/4" X 1 3/4" X 3/16"

LEGS: 5.0 SCH 40
 DIAG: 2" X 2" X 3/16"

LEGS: 6.0 SCH 40
 DIAG: 2" X 2" X 1/4"

LEGS: 6.0 SCH 40
 DIAG: 2 1/2" X 2 1/2" X 3/16"

LEGS: 8.0 SCH 40
 DIAG: 3" X 3" X 3/16"

LEGS: 8.0 SCH 40
 DIAG: 3" X 3" X 1/4"

LEGS: 8.0 SCH 40
 DIAG: 3 1/2" X 3 1/2" X 1/4"

LEGS: 10.0 SCH 40
 DIAG: 3 1/2" X 3 1/2" X 5/16"

B.S. - 20'-9 15/16'

ELEV.

190'	(3) EEI 14' T
190'	(12) 8" X 1" PA
180'	(3) EEI 14' T
180'	(12) 8" X 1" PA
170'	(3) EEI 14' T
170'	(12) 8" X 1" PA
160'	HP4-105
150'	HP4-105
140'	HP4-105

GRADE

From: **FCC - WTB Support** ARSBelo@fcc.gov
Subject: ULS Help Case HD0000002775803 Resolution
Date: June 7, 2016 at 2:53 PM
To: myboiseemail@gmail.com

FW

The information you requested from the FCC can be found below in the body of the email.

If you have any questions contact us at

(877) 480-3201.

Thank You!

Case Id: HD0000002775803

Summary: TOWAIR Instructions

Solution Description: Dear Mr. Eaton:

A routine check of the coordinates, heights, and structure type you provided indicates that this structure does not require registration.

DETERMINATION Results

PASS SLOPE(50:1) NO FAA REQ - 930.0 Meters (3051.13 Feet)away & below slope by 791.0 Meters (2595.11 Feet)

Type C/R Latitude Longitude Name Address

AIRP R 44-58-30.00N 116-16-55.00W NEW MEADOWS ADAMS NEW MEADOWS, ID

Lowest Elevation (m) Runway Length (m)

1191.2 731.5

Your Specifications

NAD83 Coordinates

Latitude 44-58-00.1 north

Longitude 116-17-00.5 west

Measurements (Meters)

Overall Structure Height (AGL) 58.5

Support Structure Height (AGL) 1.8

Site Elevation (AMSL) 360.3

Structure Type

LTOWER - Lattice Tower

Should you have any further questions or need additional information, please submit a request for help at <https://esupport.fcc.gov/onlinerequest.htm> , or call the FCC Licensing Support Center at 1-877-480-3201.

Sincerely,

FCC Licensing Support Center

****Please do not reply back to this message. The e-mail address is configured for outgoing e-mail only.****