

PUBLIC HEARING NOTICE – WEDNESDAY OCTOBER 5, 2016

September 13, 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. 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.

Written comments can be sent City Hall at PO Box 324, New Meadows Idaho 83654, emailed to cityclerk@newmeadowsidaho.us or hand delivered to City Hall by 6pm on the date of the hearing at 401 Virginia Street, New Meadows Idaho. Written comments will also be accepted at the hearing and read aloud.

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 New Meadows City Council 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 on South End Road within the city limits. Additional information can be found on the city's website at www.newmeadowsidaho.us

The public hearing will be held on Wednesday, October 5, 2016, at 7:00 pm at the New Meadows Depot, 101 South Commercial Avenue, 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

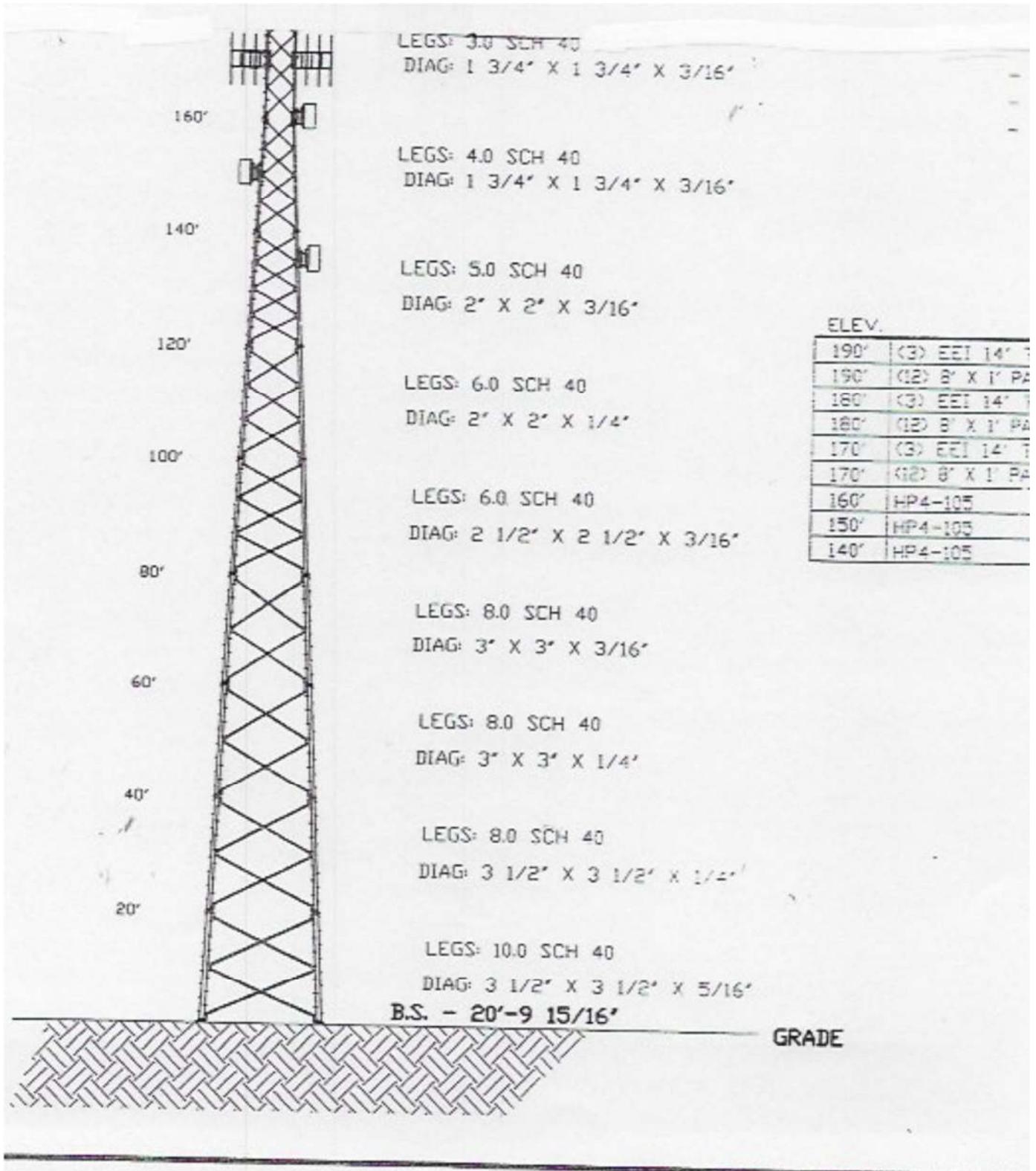
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City of New Meadows Cell Tower

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,

