

Bingham County

Planning & Development Department
490 N. Maple Suite A, Blackfoot, Idaho 83221
Phone: (208) 782-3178 | Fax: (208) 782-3868
Email: buildingpermits@co.bingham.id.us

File No. _____

Date: _____



APPLICATION FOR CONDITIONAL USE PERMIT

Applicant: <u>Vision WiFi, Inc.</u>	Phone: <u>208-680-9668</u>
Address: <u>977 W 100 N</u>	City/Zip: <u>Blackfoot, ID 83221</u>
Location: <u>75 A Rich Lane, Blackfoot</u> (project location for application)	Email: <u>audrey@visionwifi.com</u>
Property Owner(s): <u>Darrell Marcus Oler</u>	

Location & Legal Description

<input type="text" value="3S"/>	<input type="text" value="36E"/>	<input type="text" value="06"/>	Zoning: <u>RA</u>
Township	Range	Section	Acreage: <u>3.20</u>
			Parcel No. <u>RP0447613</u>

Submit:

- Completed Application
- Recorded Deed to Property
- Detailed Site Plan
- Narrative - write a detailed narrative addressing the following:
 - Identify the existing use of the property
 - Reason for Conditional Use Permit Request
 - Evaluating effects of proposed Conditional Use on adjoining property that may include, but is not limited to, such elements as noise, odor, fumes and vibration
 - General compatability with other properties and uses in the area
 - Evaluating effects of proposed Conditional Use on public facilities/utilities
- application fee paid

Application Fees:

Application Fee	275
Deposit for Mailing & Publication	75
Total=	350

Appointment of Designated Agent

I/We the undersigned owner(s) of the property described throughout this Application, hereby appoint the following person as my/our representative for all transactions regarding this Application between myself/ourselves, as owner(s), and Bingham County.

Property Owner(s): Harrell Marcus Davis Date: 11/13/23

Property Owner(s): _____ Date: _____

Designated Agent: Josh Preston / Audrey Preston Date: _____

In granting a Conditional Use Permit the Planning & Zoning Commission may prescribe appropriate conditions and safeguards in conformity with the current Bingham County Zoning Ordinance. Violation of such conditions and safeguards, when made part of the terms under which the Conditional Use Permit is granted shall be deemed a violation of the Ordinance. The approval of a Conditional Use Permit does not permit the violation of any section of the Building Code, or any other County Ordinance. All Conditional Use Permits, whether approved or denied have a ten(10) day appeal period and must be appealed in writing at the Bingham County Planning & Zoning Office.

DECLARATION: By signing this application, it is understood and agreed that permission is hereby given to the duly authorized representative of Bingham County to, place & remove signs on the subject property and verify authenticity of the applicant(s) and property owner(s). It is further understood that the Zoning Administrator and staff may inspect the subject property, take photographs and obtain any verifications and data necessary for preparation of its report to the Planning & Zoning Commission. I hereby acknowledge that I have read this application and understand the contents. I also state that the above information is correct.

Applicant(s):

Property Owner(s) Signature: Harrell Marcus Davis Date: 11/13/23

Designated Agent Signature: Josh Preston / A. Preston Date: 11-13-23 / 12-1-23

Request for Conditional Use Permit for Wireless Internet Monopole

Applicant: Vision WiFi, Inc
Property Owner: Darrell Marcus Oler
Location: 75 A Rich Lane, Blackfoot, ID 83221
Parcel: RP0447613

We respectfully submit this application for a Conditional Use Permit for a 98' monopole for the purpose of delivering wireless internet service to the residents of rural Bingham County, Idaho. This project addresses the critical need for improved connectivity, bridging the digital divide in our rural community and enhancing the quality of life for our residents.

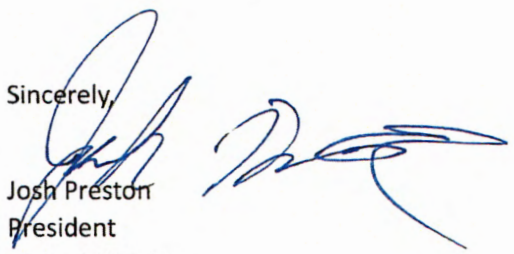
The monopole is located at 75 A Rich Lane, Blackfoot, within the jurisdiction of Bingham County, Idaho. The Residential Agriculture-zoned property is currently being utilized as a residence & pasture. The monopole is located to the edge of the property, out of the way of daily use. The selected location and simple monopole design were carefully chosen to minimize any potential visual or environmental impact on the surrounding area while also being capable of accessing required line of sight to as many households as possible in the expected signal radius – many of which do not currently have access to high quality, affordable broadband internet service.

The proposed use will not adversely affect adjoining properties, structures, farming activities, or public facilities & utilities in regards to radio emissions, noise, odor, fumes or vibration. The monopole requires minimal maintenance (perhaps 1-2 times per year), so the proposed use will not cause disruption of travel or any increase in volume of traffic in the vicinity. The wireless radio sectors and backhaul radio housed on the monopole are accessed solely via a bucket truck, so no climbing mechanism is present.

The installation of this 98' monopole for wireless internet service in rural Bingham County is a critical infrastructure project that benefits our community. We kindly request your support and approval for the Conditional Use Permit, which will enable us to continue bringing essential connectivity to underserved residents.

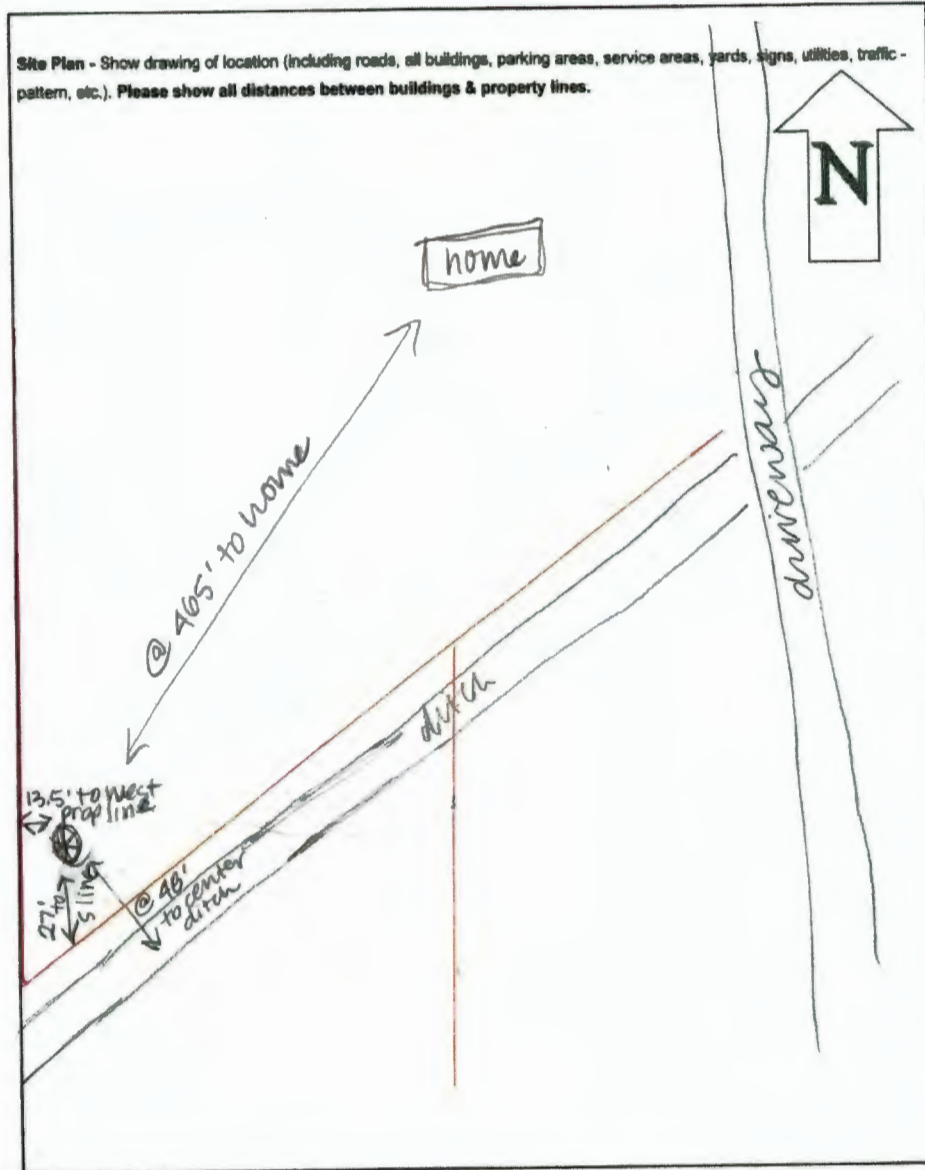
We are willing to provide any additional information, address questions, or collaborate further in the evaluation process. We are dedicated to fostering positive community development and embracing the opportunities that improved internet access will bring to our rural area.

Sincerely,


Josh Preston
President
Vision WiFi, Inc

Oler

UPDATED SITE PLAN



OLER 98' MONOPOLE/
WCF TOWER
128' FALL ZONE

Structure fails to meet setback to property lines of 128 feet and potentially to a ditch

May 20, 2024

To all concerned:

As requested by Justin Oleson on behalf of Vision Wi-Fi, the board of the Blackfoot Slough considered the location of the internet and communications tower near the Blackfoot slough on the Oler property south of Rich Lane and east of Blackfoot. The tower is approximately 43 feet from the water with a guy wire approximately 38 feet from the water. This should give us sufficient room to access the canal with equipment if necessary for maintenance and operations. The board of the Blackfoot Slough does not object to the location of the tower so far as our easement is concerned.

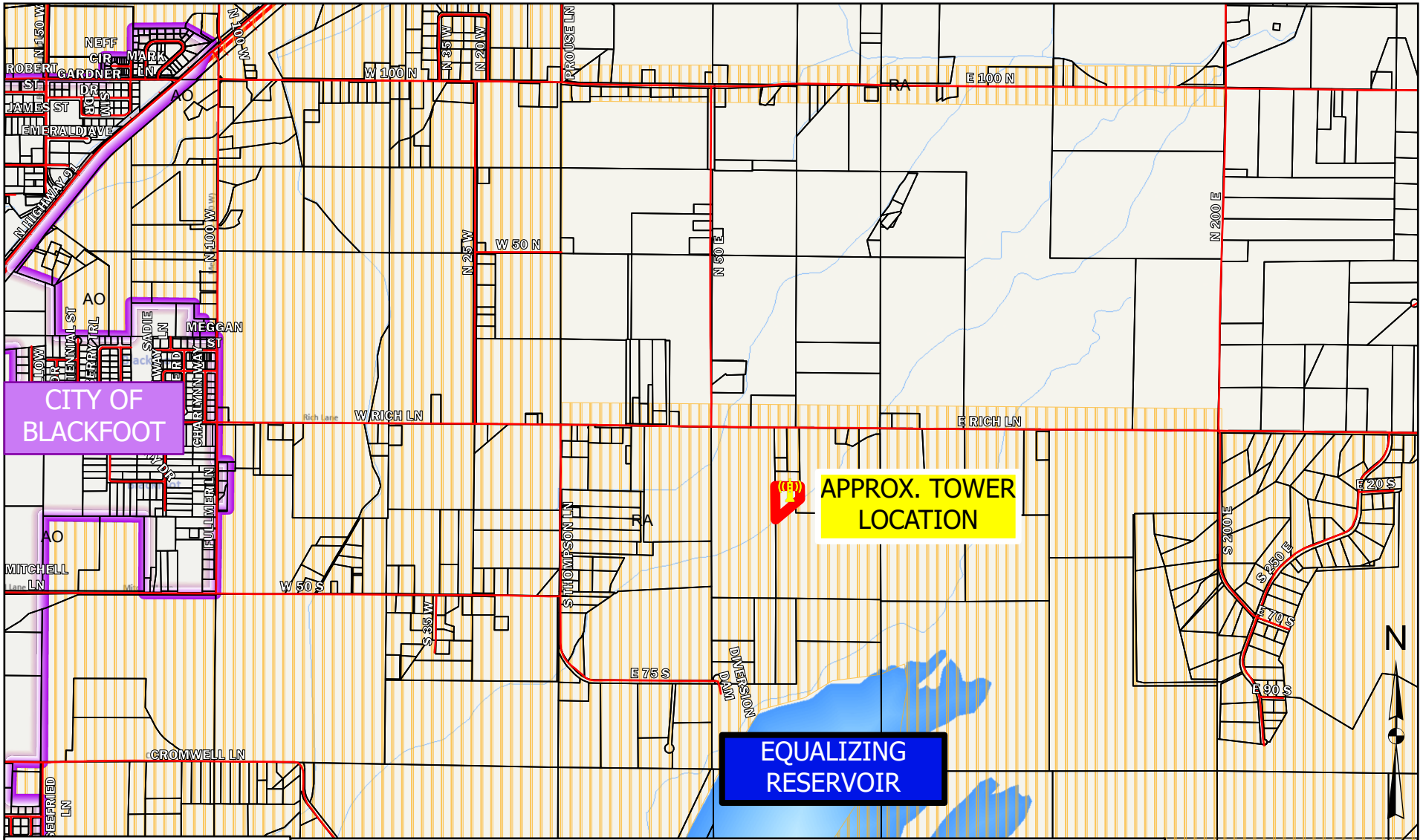
Spencer Larsen

A handwritten signature in black ink, appearing to read 'SL', with a long horizontal stroke extending to the right.

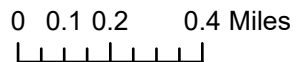
Blackfoot Slough
Manager

Exhibit
A-21


VISION WIFI MONOPOLE : OLER CUP - ZONING MAP



**Exhibit
S-3**



LEGEND

-  Vision WiFi : Oler CUP
-  Approx. Tower Location
-  Parcels
-  Roads
-  RA - Residential/Agriculture
-  A - Agriculture
-  City Boundary
-  Equalizing Reservoir

