Bingham County

Planning & Zoning Department 501 N. Maple #203, Blackfoot, ID 83221

Application	Date	

No.	
Application Date	03/13/2024
• •	

Phone: (208) 782-3178 Fax: (208) 782-3868

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant: Skyway Tower (Jared White Agent)	801-232-0953 Phone
1740 East Fairview Ave. #1121 Address:	Meridian, ID 83642 City/Zip
647 E 800 N. Firth ID 83236 Location:	
Revin and April Christensen Property Owner:	
Location and Legal Description	NOTE: Attach "Recorded" Deed.
Township Range Section	Existing Zone AG Acreage 3.98
Submit: X	ses. ei. Noise, odor, fumes, vibration, etc.

Application Fees:

Application Fee

75

Deposit for Mailing & Publication

150

225

Exhibit A-1

Site Plan Show drawing of location (including roads, all buildings, parking areas, service yards, signs, utilities, traffic pattern, etc.). Please show all distances between buildings &	
property lines.	

Appointment of Designated Agent I/We the undersigned owner(s) of the property described throughou appoint the following person as my/our representative for all transa- between myself/ourselves, as owner(s), and Bingham County.	t this Application, hereby ctions regarding this Application
Property Owner(s): Limb Own Wall	3-15-24 Date Date
Jared White Designated Agent:	

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 Buildling 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):	
Signature:	03/18/2024 Date:
Signature:	Date:

Re: Conditional Use Application Skyway Tower Monopole

To Whom it May concern

In order to improve the cellular coverage in the area surrounding Firth Idaho Skyway towers is proposing to construct a new 150' monopole for T-Mobile. The following narrative is being provided in compliance with the requirements of the Bingham County Code.

- The proposed tower location is on an undeveloped AG parcel, mainly undeveloped AG parcel. The area is flat with no topography issues.
- There are not natural or man manmade impediments that would obstruct the wireless facility in any way.
- There are no physical constraints that would preclude construction of the tower.
- As T-Mobile has a mature cellular network, new facilities need to be placed very strategically in order to fit into the existing network and provide coverage to the locations that specifically need it. The fact that the tower needs to be placed within a specific area is the only technical limitation to siting options.
- The facility will operate only on licensed frequencies and will have no effect on farming operations.
- T-Mobile has explored the area and there are no feasible co-location options at this time, and they have therefore chosen to move forward with the proposal for a new tower.

If you have any other questions or concerns, please feel free to contact me.

Sincerely,
Jared White
Site Acquisition Specialist



SKYWAY TOWERS SITE NUMBER: ID-01075

SITE NAME: BINGHAM

LOCATION:

647 E 800 N, SHELLY, ID 83274 **BINGHAM COUNTY**

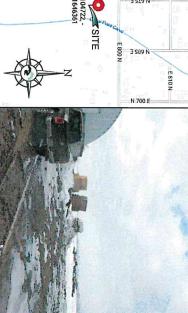
SHEET NO.

DRAWING INDEX DESCRIPTION

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TITLE SHEET

150' MONOPOLE



LATITUDE:

43.3104722" NAD 83 -112.1646361" NAD 83 BINGHAM COUNTY 647 E 800 N SHELLY, ID 83274

SITE ADDRESS:

TOWER OWNER:

SKYWAY TOWERS 3637 MADACA LANE TAMPA, FL 33618 813.960.6200

E810 N

3 9 29 N

SITE INFORMATION

VICINITY MAP

SITE PHOTO

OCCUPANCY TYPE:

UNMANNED

43.3104722, -112.1646361

4588.45' AMSL

ZONING CODE: ZONING JURISDICTION: GROUND ELEVATION

M2/C1 BINGHAM COUNTY RP0532905

FIBER PROVIDER: POWER PROVIDER PARCEL NUMBER:

1-4 TO A-13 3 OF 4 2 OF 4 A-1.2 A-1.1 4 OF 4 1 OF 4 GN-1 G-1 G-2 G-4 E-2 Ţ A-2 S-1 A-3 A-1 GROUNDING PLAN GROUNDING PLAN GROUNDING DETAILS TITLE INFORMATION (BY OTHERS) ELECTRICAL DETAILS EQUIPMENT DETAILS PROPOSED ANTENNA PLAN PROPOSED ELEVATION PROPOSED EQUIPMENT PLAN PROPOSED COMPOUND PLAN LEGAL DESCRIPTIONS (BY OTHERS) SURVEY (BY OTHERS) SURVEY (BY OTHERS) GENERAL NOTES CANOPY FOUNDATION PLAN ELECTRICAL DETAILS OVERALL SITE PLAN

SCOPE OF WORK

S-2

FOUNDATION DETAILS

N. INSTALL: N. IN	_		_		_	_	_		_	-
INSTALL: (1) 150' MONOPOLE AND FOUNDATION (DESION AND ANYLISS BY OTHERS) (1) 50' ASO THAN LINK FENCE COMPOUND (1) 50' ASO THAN LINK FENCE COMPOUND (1) 151' ACTESS CATE ON GROUD (1) 151' ACANC ROTEON (1) 151' ACANC ROTEON (1) 151' ACANC ROTEON (1) 151' ACANC ROTEON (2) MATENIAS ON MONOPOLE (3) 1480 ROJOS ON MONOPOLE (4) 1480 ROJOS ON MONOPOLE (5) 1480 ROJOS ON MONOPOLE (6) 1480 ROJOS ON MONOPOLE (7) 1480 ROJOS ON MONOPOLE (1) 1480 ROJOS ON MONOPOLE (2) 1480 ROJOS ON MONOPOLE (3) 1480 ROJOS ON MONOPOLE (4) 1480 ROJOS ON MONOPOLE (5) 1480 ROJOS ON MONOPOLE (6) 1480 ROJOS ON MONOPOLE (7) 1480 ROJOS ON MONOPOLE (8) 1480 ROJOS ON MONOPOLE (9) 1480 ROJOS ON MONOPOLE (1) 1480 ROJOS ON MONOPOLE (2) 1480 ROJOS ON MONOPOLE (3) 1480 ROJOS ON MONOPOLE (4) 1480 ROJOS ON MONOPOLE (5) 1480 ROJOS ON MONOPOLE (6) 1480 ROJOS ON MONOPOLE (7) 1480 ROJOS ON MONOPOLE (8) 1480 ROJOS ON MONOPOLE (9) 1480 ROJOS ON MONOPOLE (1) 1480 ROJOS ON MONOPOLE (2) 1480 ROJOS ON MONOPOLE (3) 1480 ROJOS ON MONOPOLE (4) 1480 ROJOS ON MONOPOLE (5) 1480 ROJOS ON MONOPOLE (6) 14		APPLICABLE CODES	NO ENVIRONMENTAL RESTRICTIONS	☐ NOTICE TO CONTRACTOR ATTACHED	ENVIRONMENTAL REQUIREMENTS		91 TOWARD BLACKFOOT / US-91 NORTH, BEAR RIGHT ONTO E 800 N. ARRIVE AT E 800 N ON THE RIGHT.	CODEN. KEEP LET, HEDWO KOMINON THE KWAMPY ODDEN. AT EXIT DELL HOUTE F AND FOR THE HE HAVE ONLY TOWARD CODEN. CODEN. KEEP LET, HEDWO KOMAND LEGAT PRWY / ODDEN. AT EXIT J. HEDU LETT ON HE AND FOR THE HOUTE ODDEN. TAKE THE RAWP ON THE RIGHT FOR 1-15 NORTH AND HEDD TOWARD POCKTELLO, KEEP STRAGHT TO STAY ON 1-15 N. EXTERNIG IDAHO. AT EXIT 89, HEDWO RIGHT ON THE RIGHT FOR 1-15 BUS LOOD / US-91 TOWARD BUCKFOOT, TURN LETT ONTO US-91 N / US HIGHWAY AT EXIT 89, HEDWO RIGHT ON THE RAWP FOR 1-15 BUS LOOD / US-92 TOWARD BUCKFOOT, TURN LETT ONTO US-92 N / US HIGHWAY AT EXIT 89, HEDWO RIGHT ON THE RAWP FOR 1-15 BUS LOOD / US-93 TOWARD PUCKFOOT, TURN LETT ONTO US-93 N / US HIGHWAY AT EXIT 89, HEDWO RIGHT ON THE ROW FOR 1-15 BUS LOOD / US-93 TOWARD PUCKFOOT, TURN LETT ONTO US-93 N / US HIGHWAY AT EXIT 89, HEDWO RIGHT ON THE ROW FOR 1-15 BUS LOOD / US-93 TOWARD POCKFOOT, TURN LETT ONTO US-95 US WITH STATE OF US-95 US WITH STATE OF US-95 US WITH STATE OF US WITH STATE OF US-95 US WITH STATE OF US-95 US WITH STATE OF US WIT	DEPART AIRPORT HEADING WEST ON W TERMINAL DR TOWARD IN 4200 W. ROAD WALE CHANGES TO TERMINAL DR. KEEP RIGHT, HEADING TOWARD AIRPORT EXIT / REND / SALT LAKE CITY. LAKE THE RAMP ON THE LEFT FOR 1-80 EXST AND HEAD TOWARD CITY CENTER / DROWN AT EVER 127 LEFT SOUTH ON THE CHANGE THE SALE FOR 1-85 TOWARD ON THE CHANGE CONTINUED ON THE CHANGE CONT	ANDERSON TRANSPORTED STATE OF
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SITE ACQUISTION:
POWDER MERER DEVELOPMENT SERVICES, LLC.
1740 E FARRIEW ALE \$1121
MERDIUM, ID 858492
CONTACT: JARGD WHITE
PHONE: 801.222.0953
EMAIL: Jord.mitie@powderriverdev.com

AAE SERVOES:
POMDER MURER DEVELOPMENT SERVICES, LLC.
1740 E FARNCHEW ANE #1121
MERIDUM, ID. 80546/2
PHONE, 200 938.8850
EMAIL: mike: TYCER
PHONE, 200 938.8850
EMAIL: mike: Tycer@powderriverdev.com

CONTACT INFORMATION

DIRECTIONS FROM SALT LAKE CITY INTERNATIONAL AIRPORT:

DRIVING DIRECTIONS

ELECTRICAL CODE 2020 NEC

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04-GANG COMMUNITY METER BASE

APPLICANT:
SKYWAY TOWERS
3637 MADACA LAVE
TAMPA, FL 33618
CONTACT: XXXX
PHONE: 813.960.6200
EMAIL: XXXX

THESE PLANS AND SYCLECUTIONS, AS INSTRUMENTS OF SERVICE, AND
AND SHALL RELIAM THE PRESENTS OF PORTICE PROSE CONTINUES.
SERVICES, LICE BROTHER THE PROJECTS FOR BROCK THE MADE
AND ELECTRIC OR HIS THESE COMMENTS AND SPECIFICATIONS SHALL
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CONSTRUCTION

NOT FOR

PRELIMINARY

SITE #: SL03662D

SITE NAME: BINGHAM

647 E 800 N SHELLY, ID 83274 BINGHAM COUNTY

SHEET TITLE:

SHEET NUMBER

TITLE SHEET

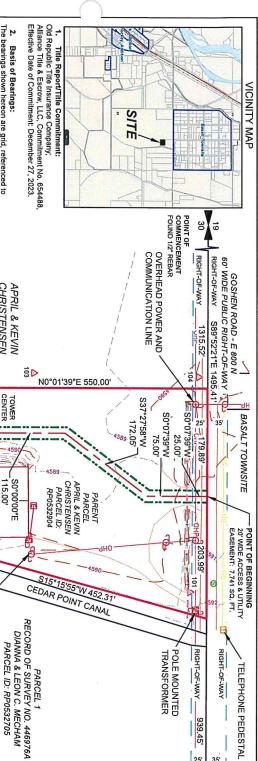
SKYWAY TOWERS

Exhibit A-3



MMB				∴	EVIEWED BY:	ñ
JHT	X06 A	REVIEW	8	ISSUED FOR	02/13/24	Ŀ
JHT	206	REVIEW	FOA	ISSUED FOR	02/27/24	E
THI	206	REVIEW	FOR	ISSUED	03/14/24	
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		ž	REVISIONS	REV		

BUSINESS LICENSE #:



PARCEL ID: RP0532905 SEE EXCEPTION 19
SEE EXCEPTION 20
SEE EXCEPTION 21
SEE EXCEPTION 22

100 D

QUONSET 115.00 S0°00'00"E

TRANSFORMER

January of 2024.

performed this survey in

STUH

4591 4594

CHRISTENSEN APRIL & KEVIN

TOWER

1983 (NAD83/2011), U.S. Survey Feet. Elevations are referenced to NAVD88, U.S. Survey Feet. Coordinates and elevations were determined by GPS observations performed on January 8, 2024, tied to the National Spatial Reference System by On-line Positioning User System (OPUS) and Trimble RTX Solutions. 2. Basis of Bearings:
The bearings shown hereon are grid, referenced to the Idaho Coordinate System 1983 (2011) at Control Point #100 (Tower Center). Coordinates are referenced to the Idaho Coordinate System

SEE EXCEPTION 20 -SEE EXCEPTION 21 SEE EXCEPTION 22 SEE EXCEPTION 23 SEE EXCEPTION 24

20

N89°52'21"W 293.95'

Survey nor is this survey an actual boundary survey of the parent parcels. Lines shown are determined by found 3. Purpose or Survey:
This survey does not represent an ALTA/NSPS Land Title
This survey does not represent an ALTA/NSPS Land Title and are approximate. Utilities shown are based on above ground observations survey monuments, record positions, highway and right-of-way drawings, and record legal descriptions.

FEMA Floodplain:

The project is located in 'Zone C - Area of Minimal Flooding's pursuant to Community Panel No. 160018 0290 B, Effective date: November 15, 1979.

Kevin B. and April M. Christensen Ownership Information:

POIN

Parcel ID: RP0532904 647 E 800 N Firth, Idaho 83236-1112



1000

N43" 18" 37.70" W112" 09" 52.69" 4588.45 | 599043.5440 | 656706.9270 | CP TOWER CENTER

BINGHAM ID-01075
HORIZONTAL DATUM: NAD 83(2011); VERTICAL DATUM: NAVD 88 (GEOID18)
MONTANA COORDINATE SYSTEM 1983 (2011)(EPOCH:2010.0000)
CONTROL POINT 100 CSF: 0.9997300171 CONVERGENCE: 0*0005*

O SOUND TO		adi litra	, and a			ה ה מ	SI EWILON	CONCERNO CONTROL CONTR	GRID	DESCRIPTION
100	N43	18'	N43 18' 37.85" W112 09' 52.69"	.211M	9,	52.69"	4588.28	599058.5400	656706.9270	599058.5400 656706.9270 CP PLASTIC CAP
101	N43*	18'	41.14	.Z11M	9,	49.11"	N43" 18" 41.14" W112" 09" 49.11" 4591.18	599391.9250 656971.5440 CP SPIKE	656971.5440	CP SPIKE
102	N43*	18'	N43" 18' 36.36" W112" 09' 52.16"	W112*	9	52.16"	4590,46	4590.46 598908.3130 656746.1370 CP SPIKE	656746.1370	CP SPIKE
103	N43.	18,	N43 18' 38.57" W112' 09' 54.05"	W112*	8	54.05	4588.34	599131.3330 656606.7430 CP SPIKE	656606.7430	CP SPIKE
104	N43	18'	41.27"	W112	9	53.97"	N43" 18' 41.27" W112' 09' 53.97" 4589.19	599405.6100 656612.5770 CP SPIKE	656612.5770	CP SPIKE

117.07 100 BOUNDARY LINE (IN FEET) LEGEND 50

S14°17'28"E

-- LEASE PREMISES ADJOINER BOUNDARY

OHP-ACCESS & UTILITY EASEMENT - COUNTY ROAD RIGHT-OF-WAY - ACCESS CENTERLINE OVERHEAD POWER LINE

CONTROL POINT TIE LINE ONLY EDGE OF GRAVEL **BURIED GAS LINE**

POLE MOUNTED TRANSFORMER SANITARY SEWER MANHOLE FIBER OPTIC VAULT

ELECTRIC METER

Ø 🗖 UTILITY POLE TELEPHONE PEDESTAL

TOWER CENTROID

LATITUDE: N 43" 18' 37.70" (NAD83/2011) LONGITUDE: W 112" 09' 52.69" (NAD83/2011) GROUND ELEVATION: 4588.45' (AMSL) 1-A CERTIFICATE:



25 35

FOUND RAILROAD SPIKE

SITE IDENTIFICATION: BINGHAM COUNTY, IDAHO ID - 01075 647 E 800 N SHELLEY, BINGHAM

PREPARED BY:

Land Surveyor License No. 13395LS, hereby certify that I I, Daniel J. Boers, Professional SURVEYOR'S CERTIFICATION: www.boerslandsurveying.com (406) 600-3790 Manhattan, Montana 59741 Boers Land Surveying and Mapping, Inc. P.O. Box 441



PROJECT LOCATION:

BINGHAM COUNTY, IDAHO RANGE 37 EAST, B.M., NE1/4 OF SECTION 30 TOWNSHIP 1 SOUTH

SHEET TITLE:

SURVEY

DATE: 1/26/2024 PAGE: 1 of 4

SKYWAY TOWERS MONOPOLE: CHRISTENSEN CUP - ZONING MAP

