

Bingham County

Planning & Zoning Department

501 N. Maple #203, Blackfoot, ID 83221

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

No. _____

Application Date 03/13/2024

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant: <u>Skyway Tower (Jared White Agent)</u>	Phone <u>801-232-0953</u>
Address: <u>1740 East Fairview Ave. #1121</u>	City/Zip <u>Meridian, ID 83642</u>
Location: <u>647 E 800 N. Firth ID 83236</u>	(Physical location if mailing address different.)
Property Owner: <u>Kevin and April Christensen</u>	

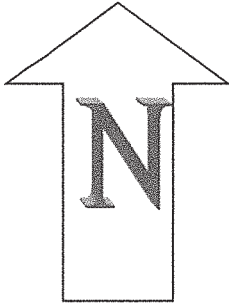
Location and Legal Description			NOTE: Attach "Recorded" Deed.	
<input type="text" value="1"/>	<input type="text" value="37E"/>	<input type="text" value="30 T-1148"/>	Existing Zone	<input type="text" value="AG"/>
Township	Range	Section	Acreage	<input type="text" value="3.98"/>

Submit:	
<input checked="" type="checkbox"/>	Completed Application
<input checked="" type="checkbox"/>	Detailed Site Plan
<input checked="" type="checkbox"/>	Narrative: on a separate sheet of paper
	Identifying existing use,
	Reason for special use request
	Evaluating effects of proposed Conditional Use on adjoining property,
	General compatibility with other properties and uses. ei. Noise, odor, fumes, vibration, etc.
	Evaluating effects of proposed Conditional Use on public facilities
<input checked="" type="checkbox"/>	Fees

Application Fees:	
Application Fee	75
Deposit for Mailing & Publication	<u>150</u>
	225

**Exhibit
A-1**

Site Plan -- Show drawing of location (including roads, all buildings, parking areas, service areas, 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 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): *[Signature]* 3-15-24
 Date

Property Owner(s): *[Signature]* 3-15-24
 Date

Designated Agent: Jared White

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):

Signature: *Jared White* Date: 03/18/2024

Signature: _____ Date: _____

Re: Conditional Use Application Skyway Tower Monopole

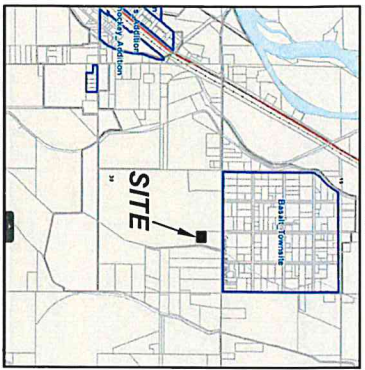
To Whom it May concern

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 made 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



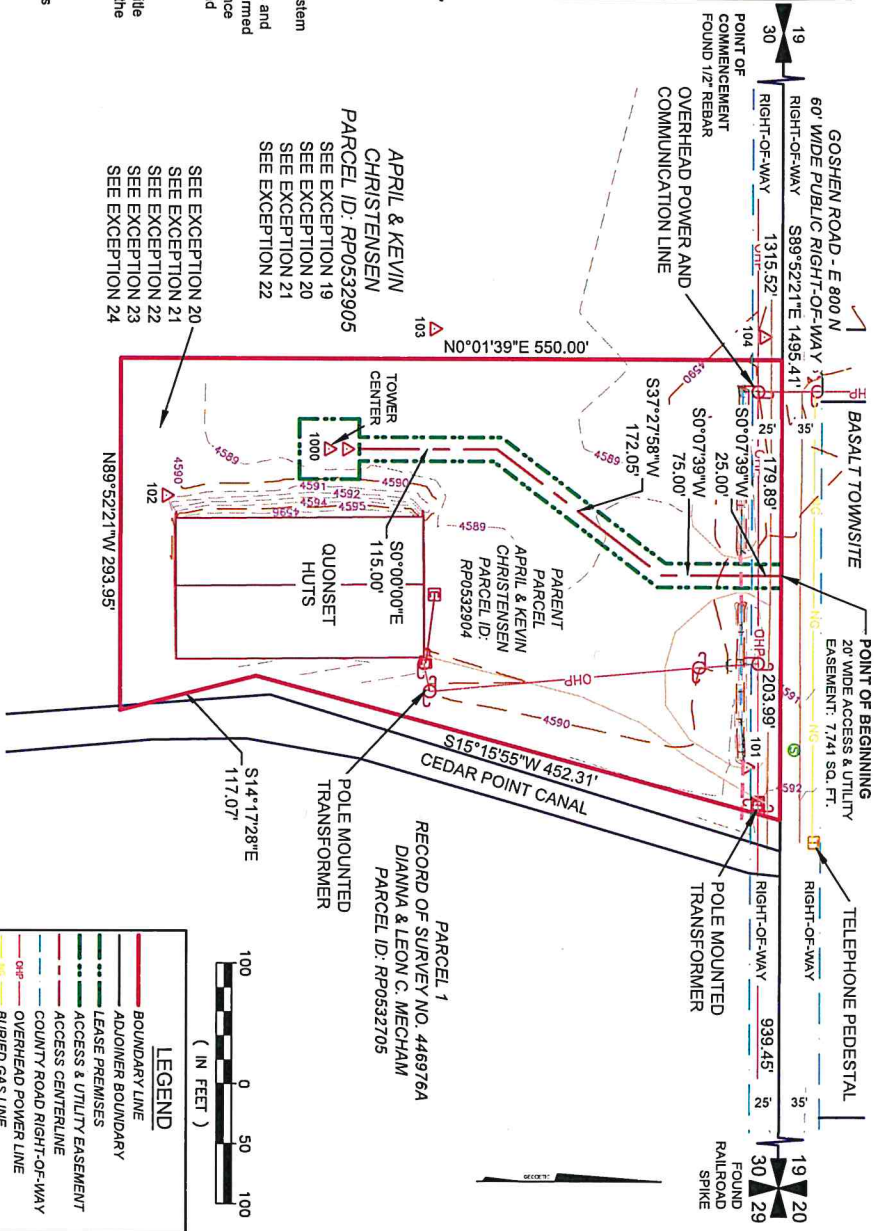
1. Title Report/Title Commitment:
 Old Republic Title Insurance Company;
 Alliance Title & Escrow, LLC, Commitment No. 654488,
 Effective Date of Commitment: December 27, 2023.

2. Basis of Bearings:
 The bearings shown hereon are grid, referenced to the Idaho Coordinate System 1983 (2011) at Control Point #100 (Tower Center).
Horizontal and Vertical Datum:
 Coordinates are referenced to the Idaho Coordinate System 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 6, 2024, tied to the National Spatial Reference System by On-line Positioning User System (OPUS) and Trimble RTX Solutions.

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

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

5. Ownership Information:
 Kevin B. and April M. Christensen
 647 E 800 N
 Fifth, Idaho 83236-1112
 Parcel ID: RPO532904



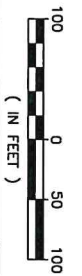
POINT NUMBER	LATITUDE	LONGITUDE	ELEVATION	GRID NORTHING	GRID EASTING	DESCRIPTION
100	N43° 18' 37.85"	W112° 09' 52.69"	4588.28	599058.5400	656706.9270	CP PLASTIC CAP
101	N43° 18' 41.14"	W112° 09' 49.11"	4591.18	599391.9250	656971.5440	CP SPIKE
102	N43° 18' 36.36"	W112° 09' 52.16"	4590.46	598908.3130	656746.1370	CP SPIKE
103	N43° 18' 38.57"	W112° 09' 54.05"	4588.34	599131.3330	656806.7430	CP SPIKE
104	N43° 18' 41.27"	W112° 09' 53.97"	4589.19	599405.6100	656612.5770	CP SPIKE
1000	N43° 18' 37.70"	W112° 09' 52.69"	4588.45	599043.5440	656706.9270	CP TOWER CENTER

LEGEND

- BOUNDARY LINE
- ADJOINER BOUNDARY
- LEASE PREMISES
- ACCESS & UTILITY EASEMENT
- ACCESS CENTERLINE
- COUNTY ROAD RIGHT-OF-WAY
- OVERHEAD POWER LINE
- BURIED GAS LINE
- THE LINE ONLY
- EDGE OF GRAVEL
- CONTROL POINT
- ELECTRIC METER
- FIBER OPTIC VAULT
- POLE MOUNTED TRANSFORMER
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- UTILITY POLE

TOWER CENTROID

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



COMMISSIONED BY:
SKYWAY TOWERS

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

PREPARED BY:
 Boers Land Surveying
 and Mapping, Inc.
 P.O. Box 441
 Manhattan, Montana 59741
 www.boerslandsurveying.com
 (406) 600-3790

SURVEYORS CERTIFICATION:
 I, Daniel J. Boers, Professional Land Surveyor License No. 13395LS, hereby certify that I performed this survey in January of 2024.

PROFESSIONAL LAND SURVEYOR
 STATE OF IDAHO
 13395
 DANIEL J. BOERS

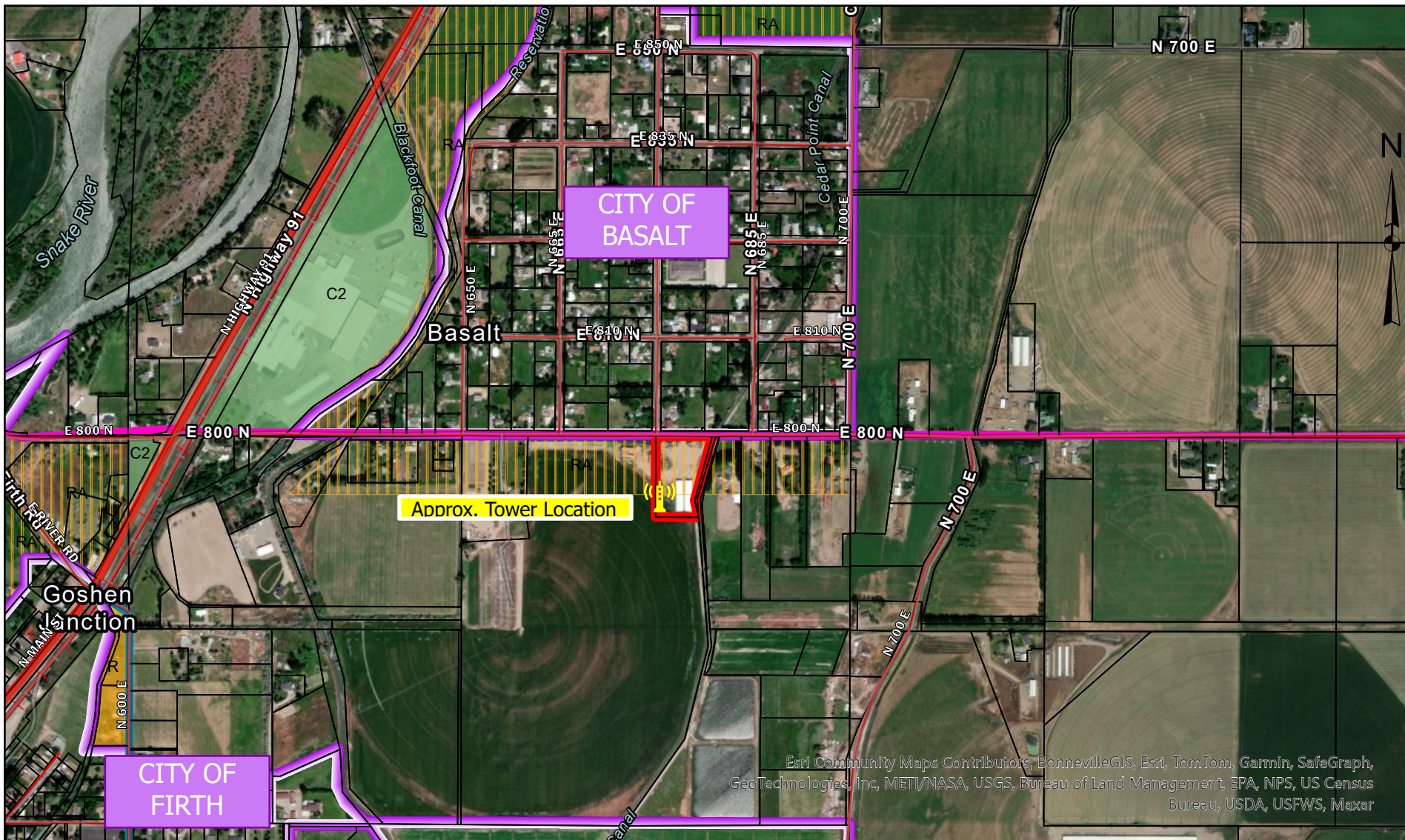
PROJECT LOCATION:
 NE1/4 OF SECTION 30
 TOWNSHIP 1 SOUTH
 RANGE 37 EAST, B.M.,
 BINGHAM COUNTY, IDAHO.

Daniel J. Boers, PLS/RLS, CFeds
 Boers Land Surveying and Mapping, Inc.

SHEET TITLE:
SURVEY

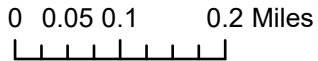
DATE: 1/26/2024 PAGE: 1 of 4

SKYWAY TOWERS MONOPOLE : CHRISTENSEN CUP - ZONING MAP














Esri Community Maps Contributors, BonnevilleGIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS, Maxar

**Exhibit
S-3**



LEGEND

- | | | | |
|---|-----------------------------|---|------------------------------|
|  | Skyway Tower CUP |  | City Boundary |
|  | Roads |  | R - Residential |
|  | Parcels |  | RA - Residential/Agriculture |
|  | Approx. Tower Location |  | A - Agriculture |
|  | Principal Arterial 100' ROW |  | C2 - Heavy Commercial |
|  | Major Collector 70' ROW | | |

