

**FIRST STEP INTERNET
CONDITIONAL USE PERMIT APPLICATION #810
STAFF REPORT**

SUMMARY OF APPLICATION:

A request by First Step Internet for a conditional use permit for a telecommunication tower and equipment storage on a portion of land 25 feet by 35 feet located on 73.2-acres in the Agriculture/Forest zone owned by James and Sharon Givan. The property is at the end of Paradise Ridge Road, in Section 33, Township 39 North, Range 5 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP39N05W332429A.

Site Characteristics:

Size of Parcel:	73.62-acres
Soils:	Taney Silt Loam, 7 - 25 % Slopes; (Latah County Soil Survey Sheet #14)
Floodplain:	Zone "C" Panel #1600860330D

Land Use and Regulations:

Comprehensive Plan Designation:	Rural
Existing Zoning:	Agriculture/Forest (A/F)
Existing Uses:	Forest – Three (3) Cell Towers – Multiple Co-Locators
Neighboring Zoning:	Agriculture/Forest (A/F)
Neighboring Uses:	Forestry, Agriculture, Residential

Infrastructure/Services:

Water:	N/A
Sewer:	N/A
Access:	Paradise Ridge Road, North Latah County Highway District
Schools:	Moscow School District
Fire Protection:	Moscow Fire District
Law Enforcement:	Latah County Sheriff

EXHIBITS:

- | | |
|---------------------|--|
| Exhibit #1. | Staff Report |
| Exhibit #1A. | Criteria Worksheet |
| Exhibit #1B. | Vicinity and Comprehensive Plan Land Use Map |
| Exhibit #1C. | Zoning Map |
| Exhibit #1D. | Aerial Photo and Adjacent Property Owners Map |
| Exhibit #1E. | Photos of Subject Property |
| Exhibit #2. | Application Form (Submitted by Applicant) |
| Exhibit #2A. | Applicant's Narrative (Submitted by Applicant) |
| Exhibit #2B. | Signed Co-Location Agreement (Submitted by Applicant) |
| Exhibit #2C. | Lease Agreement with Subject Property Legal Description and Legal Description for Proposed Tower location (Submitted by Applicant) |
| Exhibit #2D. | Equipment List for Tower and Antenna
Proposed Tower Engineering Report (Submitted by Applicant) |
| Exhibit #2E. | Vicinity Map with Proposed Tower Location (Submitted by Applicant) |
| Exhibit #2F. | Consent from Adjoining Property Owner (Submitted by Applicant) |
| Exhibit #2G. | Verification of Unavailable Existing Structures
Numbers and Types of Antennas Tower can accommodate (Submitted by Applicant) |
| Exhibit #2H. | Proposed Radio Coverage-Service Area after Tower Placement (Submitted by Applicant) |

- Exhibit #2I.** TOWAIR Statement with Determination that Structure Does Not Require FCC Registration (Submitted by Applicant)
- Exhibit #2J.** Notice of Lien for Telecommunication Tower (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for CUP 810, May 19, 2010.
- Exhibit #4.** Map of Permitted and Constructed Cellular Communication Towers
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NOTE: Exhibits not included in the staff packet are available for review in the Planning Office, and will be entered into the record during the public hearing.

APPLICABLE STATUTE, ORDINANCE, AND COMPREHENSIVE PLAN SECTIONS:

Local Planning Act: Idaho Code 67-6512

Latah County Land Use Ordinance:

Section 3.01	Agriculture/Forest Zone
Section 4.05	Wireless Telecommunication Towers and Transmission Facilities
Article 7	Conditional Use Permits

Latah County Comprehensive Plan

CRITERIA WORKSHEET

NOTE: This criteria worksheet does not represent staff analysis of information provided by the applicant, supporters, or opponents; however, policies which may be applicable to this particular request have been identified by staff. Information submitted to the Planning Department prior to the mailing of the staff packet has been organized herein in relation to the applicable criteria for approval or denial. The worksheet is intended only to help identify if all relevant criteria have been addressed with supporting factual information, and to provide a juxtaposition of any conflicting testimony that has been presented.

Type of request:

Conditional Use Permit

Description of application:

First Step Internet submitted application for a conditional use permit for a telecommunication tower and equipment shed to be located on 73.2-acres in the Agriculture/Forest zone owned by James and Sharon Givan. The tower and equipment pad will be located on a portion of land 25 feet by 30 feet. The property is at the end of Paradise Ridge Road, in Section 33, Township 39 North, Range 5 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP39N05W332429A.

Facts of application and the information submitted:

1) Section 7.01 requires that specific uses within a particular zone require special consideration prior to being permitted in that zone (Section 3.01, Latah County Land Use Ordinance)

The Latah County Land Use Ordinance, under section 3.01.02(6), lists "communication towers and transmission facilities" as conditionally permitted uses in the Agriculture/Forest zone.

2) Section 7.01.01 requires that an application for a conditional use be made by the owner of the affected property.

The incomplete conditional use permit application was submitted to the Latah County Planning and Building Department on April 22, 2010 and was completed on May 10, 2010. The conditional use permit application was signed by the applicant, First Step Internet, and the owner of the subject property, James and Sheron Givan.

3) Section 7.01.02 requires:

1. A conditional use may be granted if the Zoning Commission finds that the proposed use conforms to each of the following criteria:

- A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone;
- B. The use will not require facilities or services with excessive costs to the public;
- C. The use is consistent with the goals and policies of the Latah County Comprehensive Plan.

2. **If the Zoning Commission finds that a proposed use is essential to the public health, safety, or welfare, such use may be permitted even if the use is not found to meet the criteria listed above.**
3. **The Zoning Commission shall have the authority to set an expiration date for any conditional use permit so long as the reasons for such are included in their finding of fact and conclusions of law.**
- 4) **Section 4.05.09 requires the Zoning Commission to set as a condition an automatic lien.**
- 5) **Section 4.05.07 "Factors Considered by the Zoning Commission" requires:**

In addition to the conditional use permit criteria set out in Section 13.10 (previously listed), the Zoning Commission shall take the following considerations into account when deciding whether to grant a conditional use permit for a wireless telecommunication tower:

1. Whether or not the wireless telecommunication provider has attempted in good faith to co-locate or use an existing structure in the county;
 2. Whether the height, design, and any proposed future modification of the wireless telecommunication facility, will reduce or eliminate visual obtrusiveness to the greatest extent feasible and practical;
 3. Whether it has been demonstrated the tower will have a negative impact on nearby property;
 4. Whether or not the existing land use of the proposed site is unique to that land; and
 5. Whether any lighting required by law may pose an unreasonable nuisance at the proposed site.
- 6) **Section 4.05.08 lists required conditions for towers, in addition to any other conditions the Zoning Commission sees reasonable to require:**

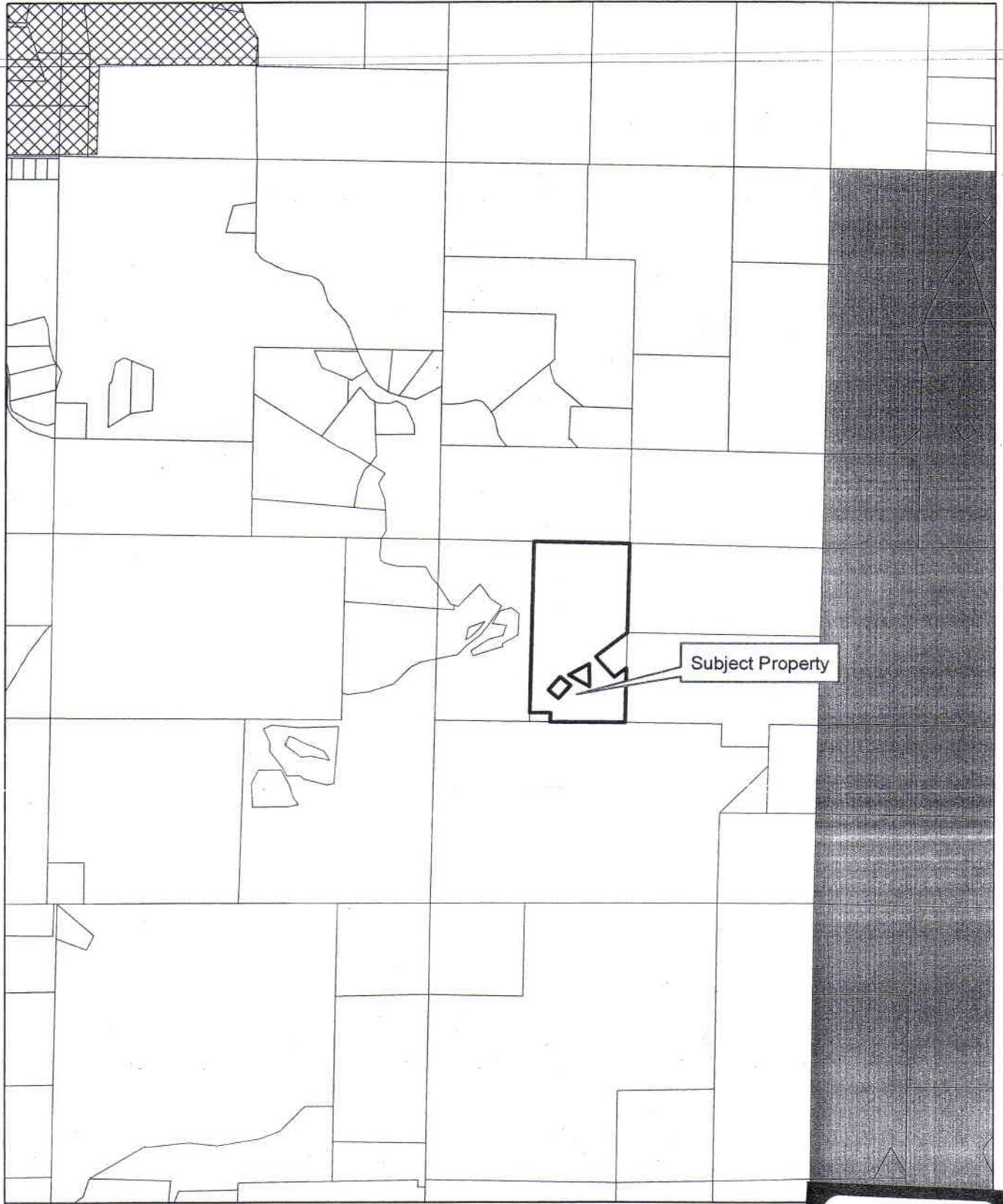
The following are required conditions for the approval of the construction of towers and shall appear in any CUP approved for such use:

1. All towers must be built so as to allow for a total of at least three wireless telecommunication providers on the tower.
2. All towers must be setback a minimum of 150% the height of the tower from any public road or property line, and a minimum of 1000 feet from any residence or commercial building unless consents pursuant to 4.05.06.02.B.2(9) are filed with the Planning Department in which event the Zoning Commission may waive such 1000 foot setback if it deems such to be appropriate.
3. If equipment enclosures will be located on the ground, a 6-7 foot high fence of wood, masonry or privacy slats completely surrounding the equipment enclosure is required to secure and screen the equipment and structure.
4. A warning sign no larger than three (3) square feet and no smaller than two (2) square feet must be placed on the fencing access/gate. It must contain the name of the owner and operator of the facility, and a phone number for cases of emergency as well as any other information required by law.

5. Any tower/structure shall be finished in a non-reflective neutral color or as otherwise specified by the Zoning Commission.
6. No ladder rungs or climbing pegs on towers shall be allowed within 20 feet of the ground.
7. No towers with guy wires are allowed.
8. No lighting of antennas or antenna support structures except as required by the Federal Aviation Administration.
9. Transmission towers and all accompanying equipment enclosures or ancillary facilities shall be camouflaged to fit into their immediate surroundings at the discretion of the Zoning Commission.
10. Prior to turning on the antenna(s) or using them, the applicant must submit documentation demonstrating the provider is licensed in good standing by the Federal Communications Commission (FCC).
11. Compliance at all times with any applicable laws or regulations including the Latah County Zoning Ordinance
12. All applicants granted a permit under this section shall cooperate and negotiate in good faith with other providers or tower owners in efforts to co-locate. Such good faith shall include sharing technical information to evaluate the feasibility of co-location. Such technical information is limited to necessary information to evaluate the feasibility of co-location.
 - a. If a provider is denied the opportunity to co-locate by a tower owner or operator with a conditional use permit granted under Section 4.05, the denied party shall obtain a technical study showing co-location is possible from an independent third party prior to consideration for a permit. If the study concludes co-location may occur without impairment to the existing operator(s), the tower owner shall be charged the expense of the study and co-location shall be permitted at such a reasonable fee.
 - b. In the event that the parties are unable to agree as to what is fair market value, the parties shall notify the Planning Department of such in writing and shall then select a certified general appraiser in the state of Idaho to determine the fair market value and notify the County of the same within thirty (30) days. If the parties do not agree on the selection of an appraiser and so notify the Planning Department, the Planning Department may arrange for an appraiser, at the expense of both parties. The determination of fair market value by any such appraiser shall be binding on the parties.
 - c. Failure of a tower owner to allow co-location at a reasonable fee and on reasonable terms shall result in the immediate revocation of the owner's conditional use permit.

CUP 810 Comprehensive Plan Map

Planning & Building Department



Comprehensive Plan
ZONE

 AOI	 ICR PRODUCTIVE
	 RURAL

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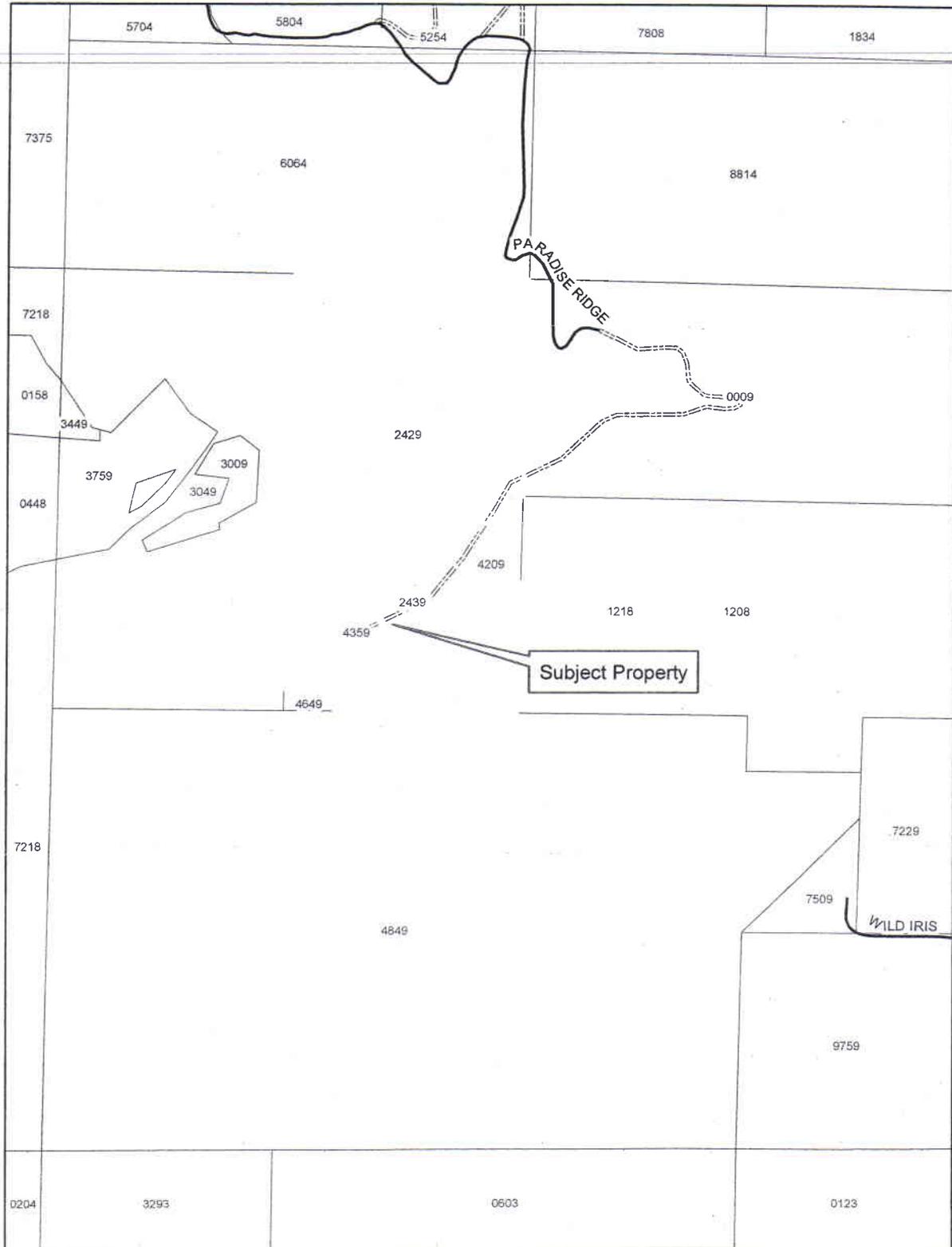


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Latah County bears no responsibility

LCZC Hrg: CUP 810
Applicant: First Step
Exhibit #: 1B
Date: 5/19/2010

CUP 809 Zoning Map

Planning & Building Department



Subject Property

Legend

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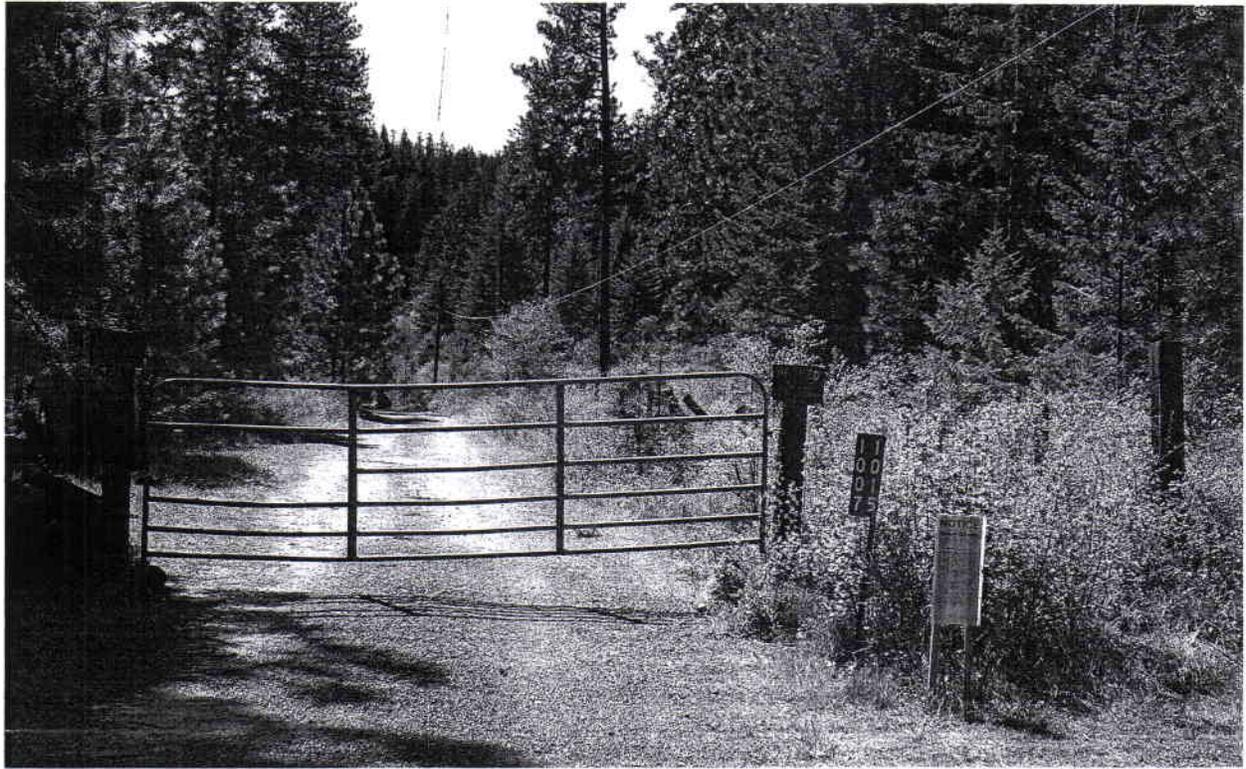
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LCZC Hrg: CUP 810
Applicant: First Step
Exhibit #: 1C
Date: 5/19/2010

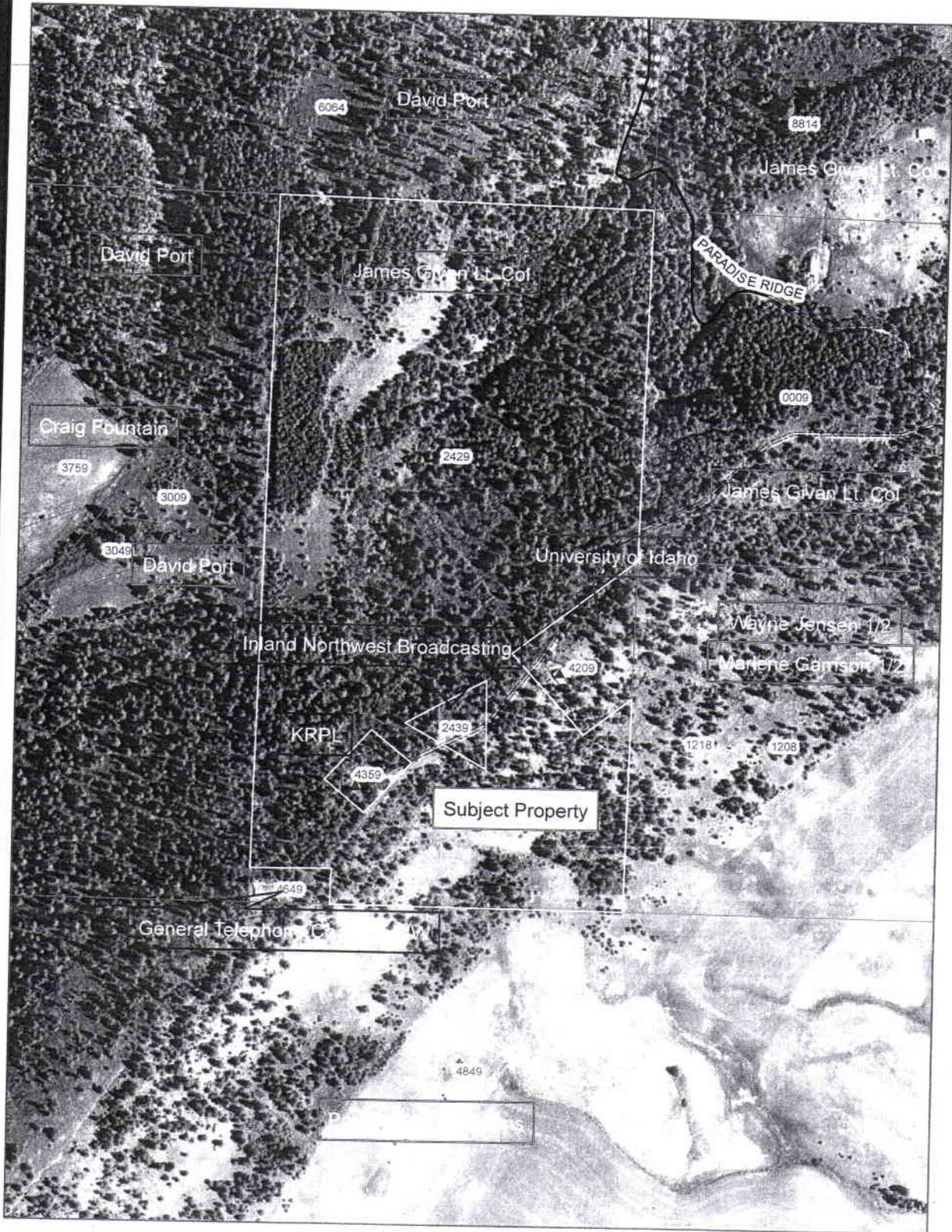
Paradise Ridge Road

Access Road Gated to Proposed Site



CUP 810 Adjacent Property Owners and Aerial Photo Map

Planning & Building Department



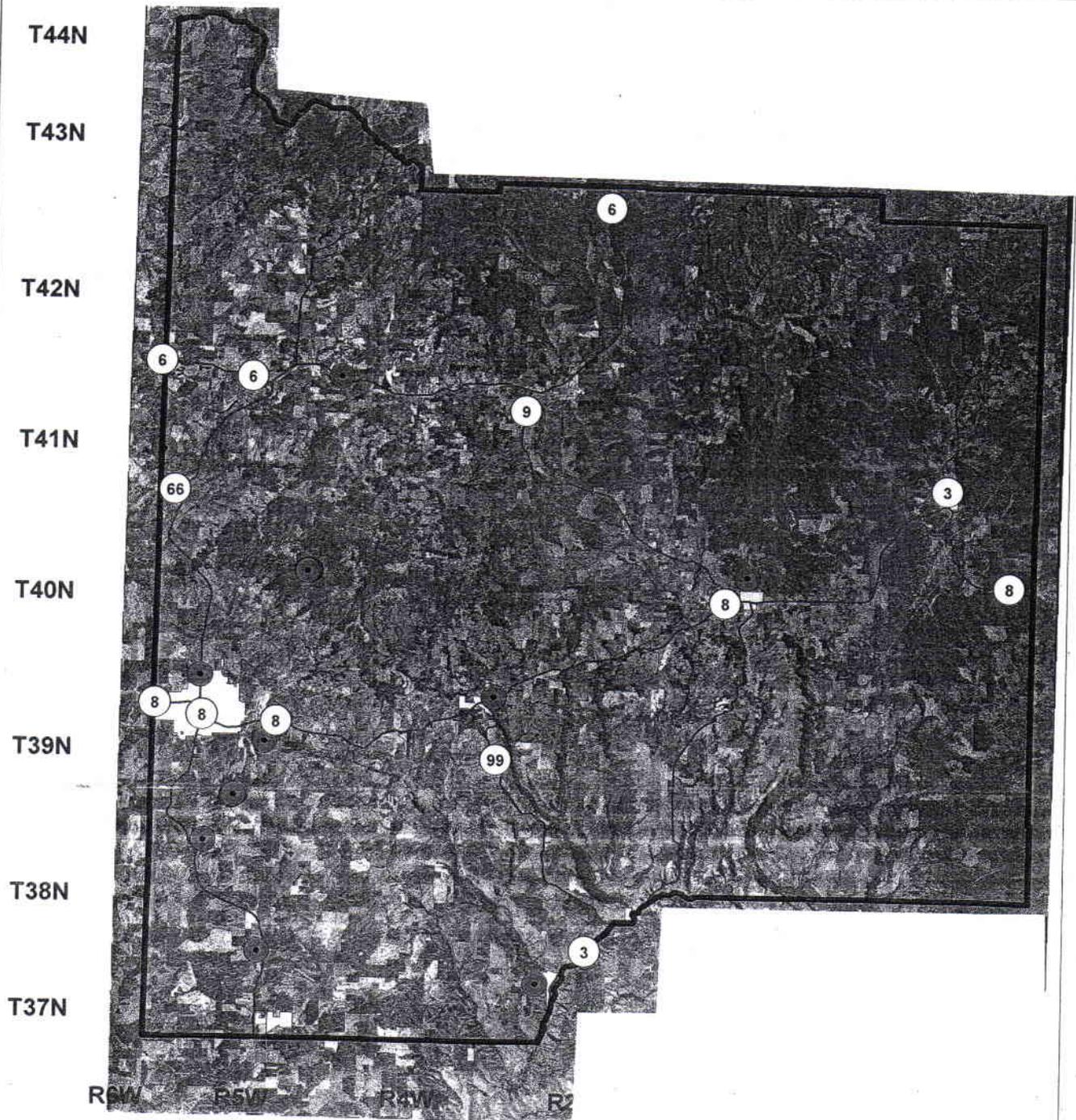
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LCZC Hrg: CUP 810
Applicant: F. A. Step
Exhibit #: 1E
Date: 5/19/2010

CUP 810 Communications Towers

Planning & Building Department



Legend

● Communication Towers

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*Created on 4/23/10
NOTE: This Document is a representation only
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LCZC Hrg: CUP 810
Applicant: First Step
Exhibit #: 1F
Date: 5/19/2010



Application for Conditional Use Permit

Instructions

Please complete the application and required attachments. For certain uses, additional information may be necessary. Incomplete applications or applications without all required attachments will not be accepted. A public hearing will be scheduled only after Staff has determined the application is technically complete.

Please submit to: **Latah County Department of Planning & Building**
Latah County Courthouse 522 S Adams, Room 205, P.O. Box 8068, Moscow, ID 83843 (208) 883-7220

1. Applicant Information			
a. Applicant Name First Step Internet, LLC		b. Home Phone 208-310-1626	c. Work Phone 208-882-8869
d. Mailing Address PO Box 9587		e. City MOSCOW	f. State ID
g. Zip code 83843		h. Property Owner (if different than applicant) James + Sharon Givan	
i. Home Phone 509-972-0516		j. Work Phone	
k. Mailing Address PO Box 10672		l. City YAKIMA	m. State WA
n. Zip code 98909			
2. General Site Information			
a. Assessor's Parcel Number(s) RP 39N05W332429A		b. Parcel Address (if applicable) Paradise Ridge	
c. Acreage of Existing Parcel 73.62 acres	d. Zoning RURAL	e. Comprehensive Plan Designation RURAL	f. Floodplain designation(s)
g. FEMA Panel #		h. Is the parcel within an Area of City Impact? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
i. Impact City		j. Road Used to Access Site Paradise Ridge Rd	
Note: Sites within an area of city impact may require additional notification time prior to public hearings or a hearing before the other jurisdiction.			
1. Existing Uses Other Telecommunication tower facilities			
3. Service Provider Information (please attach additional information if requested)			
a. Fire District MOSCOW	b. Road District Latah County	c. School District MOSCOW	
d. Source of Potable Water (i.e. water district or private well) N/A		e. Sewage Disposal (i.e. sewer district or private septic system) N/A	
4. Adjacent Properties Information			
a. Zoning of Adjacent Properties		b. Existing Uses of Adjacent Properties	
5. Permit Information			
a. Proposed Use Construction & operation of wireless telecommunication facility.			
b. What provision of the Latah County Zoning Ordinance allows the proposed use to be considered for a Conditional Use Permit in the Zoning District in which the property is located?			
Note: If the proposed use is not specifically listed, please contact the Department prior to submittal to determine if the use is similar to those that are specifically listed as conditionally permitted uses. The Department may require additional information in order to make a determination.			
6. Authorization		7. Attachments	
The applicant does hereby certify that all of the above statements and information in any attachments transmitted herewith are true, and further acknowledges that approval of this application may be revoked if it is found that any such statements are false.			
a. Signature of Applicant <i>Michael Hall</i>	b. Date 4/14/10	All attachments should be reproducible in black and white at 8 1/2" x 11"	
c. Signature of Property Owner (if different than applicant) <i>Sharon Givan</i>	d. Date 4/17/10	<input checked="" type="checkbox"/> Fee: (\$200.00) Make checks payable to Latah County.	
Office Use Only		<input checked="" type="checkbox"/> Completed Narrative Worksheet: See instructions on the Conditional Use Permit Narrative Worksheet.	
Date Received 4/22/10	Amount 200.00	<input checked="" type="checkbox"/> Site Plan: The site plan should include a north arrow, location of roads and rights-of-way, existing buildings, improvements and features; the location and dimensions of proposed facilities, improvements and operations; as well as any other details necessary for the Zoning Commission to make a decision.	
Receipt No.	By <i>MK</i>	<input checked="" type="checkbox"/> Vicinity Map: The map should show the site location in relation to neighboring communities and natural features.	
CLUP # 810	Date Determined Technically Complete 4/22/10	<input checked="" type="checkbox"/> Assessor's Plat Map: Include a copy of that portion of the map that shows the subject parcel and adjoining parcels.	
Hearing Date 5/19/10	By <i>MK</i>	<input checked="" type="checkbox"/> Other Attachments: Required by staff / Zoning Commission for certain proposed uses.	

10/11/2005

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LCZC Hrg: CUP 810
 Applicant: First Step
 Exhibit #: 2
 Date: 5/19/2010



Conditional Use Permit Narrative Worksheet

Application Information

Applicant's Name

First Step Internet

Phone Number

208-882-8869

Purpose: To assist the Zoning Commission in making an informed decision regarding the applicant pursuant to the requirements of the Latah County Land Use Ordinance.

Instructions: Please respond to each section of this form. If you need more space, you may attach additional sheets to the worksheet.

Description of Proposal

Describe your proposal in detail. Include all aspects of your proposal.

First Step Internet plans to construct a 100ft free standing tower for internet service provision. (see attached plans) there will also be a 20ft container to be used as an equipment building. This project is part of an ARRA grant to provide Internet Broadband to rural Areas.

Existing Uses of Property

Please describe what uses, structures and features currently occupy the property.

Verizon currently has a tower. TDAVend has a tower. Idaho Public Television has a tower. Other than the towers, it is forest land.

Consistency Requirements

Please respond to each of the three criteria listed in Section 7.01.02 of the Latah County Land Use Ordinance by explaining how your proposal meets each criteria. If the provided space is insufficient, please attach your responses to this packet.

A. The use is not detrimental to the health or safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone.

The site is currently being used for such uses & this tower is consistent with that. The equipment to be installed on the tower by First Step are low powered in comparison to the cell & radio towers already in operation. Thus, the proposed use will not introduce any health & safety issues to surrounding land owners.

B. The use will not require facilities or services with excessive costs to the public.

The site is being funded by an ARRA grant and a match from First Step. There will no cost to the public.

The purpose of the tower is to increase the capacity and availability of broadband internet in rural areas. This will enable residents and businesses in rural areas to receive those services currently enjoyed by citizens in the city limits.

In addition to your response above, please explain your proposal's consistency with the preceding elements of the Comprehensive Plan. If a certain element is not applicable to your proposal, please explain why. Please refer to the Latah County Comprehensive Plan for specific goals and policies of the particular elements.

a. Community Design Element

Consistent with goal to "cluster commercial developments" the proposed use will add this tower to a place already being used as such.

b. Population Element

The proposed use will provide services for citizens living outside the city engaged in agricultural activities - current desired land use.

c. Housing Element

The services to be provided are consistent with the goal to provide an adequate + attractive living environment. (same services available in the city).

d. Economic Development Element

The use provides services to those businesses that can develop commercial + industrial uses.

e. Public Services, Facilities, and Utilities Element

The proposed use provides broadband service wirelessly + without disruptive effect of plowing cable + fiber to homes + businesses in the County.

f. School Facilities and Student Transportation Element

provides broadband services to families living in County, enabling students to connect to schools across the Internet and access other educational resources.

g. Transportation Element

Broadband services proposed introduce the potential to minimize traffic due to telecommuting option made available.

h. Natural Resource Element

Proposed services methodology bring broadband to rural residents without the disruptive impact of plowing cables + fiber across land in County.

i. Special Areas Element

Proposed wireless services minimize potential for disrupting areas that could be disturbed by cabling + trenches.

j. Hazardous Areas Element

Not directly related, but proposed services can be used by fire fighting personnel for communications.

k. Recreation Element

With the available recreation services advertised online, proposed services give access to such info.

l. Land Use Element

The proposed use is consistent with the current land use goals.

m. Property Rights Element

First Step has established an agreement with the land owner of this private property.

CO-LOCATION AGREEMENT

Return to: Latah County Planning & Building, PO Box 8068, Moscow, ID 83843
(Latah County Courthouse, 522 S Adams, Phone (208) 883-7220, Fax (208) 883-7225

This form is not complete until all the information is provided and it has been notarized by a duly licensed notary public

This is a signed agreement between the tower owner and Latah County pursuant to Section 4.05.08.1 of the Latah County Land Use Ordinance agreeing to allow co-location with other service providers and agreeing that any future owners or operators will allow co-location on the tower. This agreement is to be returned to the Latah County Planning and Building Department, and if the conditional use permit to build the telecommunication tower is granted, this document will be recorded in the Latah County Recorder's office by the Planning Department.

- 1. Pursuant to the Latah County Land Use Ordinance Section 4.05.08.1: First Step Internet, LLC, a corporation organized and existing under the laws of the state of Idaho, having its principal place of business at 1420 S. Blaine St, in the City of Moscow, County of Latah, State of Idaho or as the case may be] (herein referred to as the "Tower Owner") through and by its authorized agent/representative(s) agrees: that if granted a conditional use permit pursuant to section 7.01 of the Latah County Land Use Ordinance to build a tower for wireless telecommunication services, it will allow co-location with other users and that any future owners or operators will allow co-location on the same tower. Said tower is located at the following address Paradise Ridge, City of Moscow, County of Latah, State of Idaho.
2. Pursuant to Section 4.05.08.1 of the Latah County Land Use Ordinance: The Tower Owner further agrees to build the tower so as to allow for at least two other wireless telecommunication service providers besides itself to locate on and use the tower.
3. Co-location pursuant to section 4.05.02.2 of the Latah County Land Use Ordinance is defined as the use of a single wireless telecommunication tower or other support structure by more than one wireless telecommunication service provider.
4. Pursuant to the Latah County Land Use Ordinance Section 4.05.08.12: The Tower Owner further acknowledges and agrees to cooperate and negotiate in good faith with other providers or tower owners in efforts to co-locate. Such good faith shall include the sharing of technical information to evaluate the feasibility of co-location. Such technical information is limited to necessary information to evaluate the feasibility of co-location.
5. The Tower Owner further agrees to the terms and conditions set out in Section 4.05.08.12(a)-(c) of the Latah County Land Use Ordinance, which is incorporated in this agreement by reference.
6. The Tower Owner further agrees and acknowledges that any future owners or operators of the above mentioned tower is subject to this agreement and all conditions and terms set out in section 4.05 of the Latah County Land Use Ordinance.
7. This agreement incorporates and is subject to all conditions set out in Section 4.05 of the Latah County Land Use Ordinance.

Kevin Owen

4/21/2010

Please Print Name of Tower Owner or Representative

Date

[Handwritten Signature]

Signature of Tower Owner or Representative

State of Idaho)
County of Latah) SS

SUBSCRIBED AND SWORN to before me this 21st day of April, 20010



[Handwritten Signature: Michael Hall]

NOTARY PUBLIC in and for the State of Idaho.

My Commission expires 8-22-2010

LCZC Hrg: CUP 810
Applicant: First Step
Exhibit #: 2B
Date: 5/19/2010

LEASE AGREEMENT

THIS LEASE AGREEMENT ("Agreement") is entered into as of the 31ST day of March, 2010, by and between James E. Givan and Sheron L. Givan, husband and wife, whose address is PO Box 10672, Yakima, WA, 98909 (collectively referred to as "Landlord") and First Step Internet, LLC, whose address is 1420 S Blaine Street, Suite 10, Moscow, Idaho, 83843, an Idaho limited liability company ("Tenant").

This Agreement provides for the Tenant's leasing an area of land from the Landlord for the construction, maintenance and operation of a wireless telecommunication tower and transmission facility.

Accordingly, the parties agree as follows:

1. LEASED PREMISES AND ACCESS EASEMENT.

- a) The Landlord hereby leases to the Tenant an area of land approximately 25 feet by 35 feet (the Leased Premises) located on a parcel of land located in the County of Latah, State of Idaho, on top of what is commonly known as Paradise Ridge, and described in the records of the Latah County Assessor as approximately 73.62 acres in the E1/2 of the NW1/4 of Section 33, Township 39 North, Range 5 West Boise Meridian, Parcel No. RP 39N05W332429A of which the Landlord is the owner in fee simple. The Leased Premises is in an area known to and agreed upon by the parties based on physical inspection.
- b) The Landlord also leases to the Tenant an easement over the top of Paradise Ridge along the existing access road that begins at the gate at the end Paradise Ridge Road, and from the access road to the Leased Premises over the shortest practicable route between the existing access road and the Leased Premises (the Access Easement), for the purpose of ingress, egress and utilities to the Leased Premises (24 hours per day, seven days per week) in order to construct and maintain the wireless telecommunication tower and transmission facility, and for the purpose of laying underground cable or installing overhead wiring to supply electrical power to the wireless telecommunication tower and transmission facility.

2. PERMITTED USE AND RESTRICTIONS ON USE.

- a) Tenant shall use the Leased Premises for the construction, operation and maintenance of a wireless telecommunication tower and transmission facility, including a tower, antennae, electrical power supply, support equipment, an equipment structure, fencing, and any other support structures or improvements necessary for the wireless transmittal and reception of voice, data, image, graphic, and other information (collective referred to as the "Facility").
- b) The Tenant shall not operate the Facility in any manner that will cause interference with the operation of any other wireless telecommunication tower and transmission facility located on Paradise Ridge, or conduct any other business which shall interfere with the use of the adjoining premises by Landlord's other tenants.

- c) The Tenant shall not allow its employees, agents, contractors, licensees, invitees, guests or any other person to use the Leased Premises for any other purpose other than that stated in this Agreement. The Tenant shall not allow its employees, agents, contractors, licensees, invitees, guests or any other person to use the Access Easement to access the top of Paradise Ridge or any other area for purposes of hunting, wood cutting or recreation while on, entering or leaving the Leased Premises by virtue of this Agreement. The access road to the Leased Premises shall remain gated and locked at all times. The Tenant shall be provided a key to gain access to the Leased Premises.
- d) Tenant will keep and maintain the Access Easement and the Leased Premises in good condition, reasonable wear and tear and damage from the elements excepted.
- e) Tenant will be solely responsible for and promptly pay all utilities charges for electricity, telephone service or any other utility used or consumed by Tenant on the Leased Premises. Landlord will fully cooperate with any utility company in order for the utility company to provide service to the Tenant.
- f) Landlord covenants and agrees with Tenant that upon Tenant's paying the rental required under this Agreement and paying all other charges and performing all of the terms and conditions under this Agreement, Tenant may peaceably and quietly have, hold, and enjoy the Premises in accordance with this Agreement without any hindrance, molestation or ejection by Landlord.

3. TERM.

- a) The initial lease term will be five (5) years (the "Initial Term"), commencing at 12:01 a.m. on April 1, 2010 and terminating at 11:59 p.m. on March 30, 2015.
- b) The Tenant may renew this Agreement for one additional five (5) year term (the "Extension Term") upon the same terms and conditions as the Initial Term. Tenant shall exercise this renewal option by giving the Landlord written notice at least ninety (90) days prior to the expiration of the Initial Term.

4. RENT.

On or before April 1, 2010 and on or before every subsequent April 1 during the term of this Agreement the Tenant shall pay to the Landlord an annual rental payment based on the following formula:

- a) the first payment shall be in the amount of Two Thousand Six Hundred Dollars (\$2,600.00).
- b) the payment for each subsequent year shall be determined by adding to the previous year's rent a percentage amount equal to the percentage increase in the previous calendar year's Consumer Price Index (CPI). For example, if the increase in the CPI for calendar year 2010 is 10%, then the rent due on April 1, 2011 shall be \$2,860.00 (the previous year's rent of \$2,600.00 plus \$260.00).
- c) In no event shall the rent for any subsequent year be less than the rent for the prior year, nor shall the increase in rent be greater than 15% over the prior year.

- d) The CPI used shall be the All Items Consumer Price Index for All Urban Consumers (CPI-U) for the U.S. City Average, 1982-84 = 100 compiled by the United States Department of Labor Bureau of Labor Statistics.

5. LICENSES AND PERMITS

- a) The Tenant and the Landlord acknowledge that the Leased Premises is zoned Agricultural/Forrest and that a Conditional Use Permit (CUP) is required by the Latah County Land Use Ordinance in order for the Tenant to use the Leased Premises for its intended purpose. It shall be the sole responsibility of the Tenant, at the Tenant's sole cost and expense, to obtain the CUP, and to subsequently construct, operate and maintain the Facility in conformance with the CUP.
- b) It shall be the sole responsibility of the Tenant, at the Tenant's sole cost and expense to obtain all other permits, licenses, permissions and approvals required by any federal, state or local government entity that are necessary for the construction, operation and maintenance of the Facility, and to subsequently construct, operate and maintain the Facility in conformance with such permits, licenses, permissions and approvals.
- c) The Landlord shall cooperate with the Tenant to the extent necessary for the Tenant to obtain the items set forth above. However, the Landlord expressly denies any authority of the Tenant to act as agents on behalf of the Landlord, and the Tenant shall take no action that will result in the personal liability of the Landlord without the Landlord's express written consent.

6. INSURANCE.

- a) At all times during the Term of this Agreement the Tenant shall maintain in full force a comprehensive public liability insurance policy covering all of the Tenant's operations, activities and liabilities on the Leased Premises and the access easement. Such insurance shall have a minimum limit of One Million Dollars (\$1,000,000.00) per occurrence or in combination. The insurance policy shall name the Landlord as an additional insured party.
- b) The Tenant shall also carry in full force a policy of workers compensation insurance as required by law.
- c) The Tenant and the Landlord agree that any damage to or loss of personal property that the Tenant transports to or places on the Leased Premises, and any damage to or loss of equipment used for the construction or maintenance of the Facility, shall be the sole risk and responsibility of the Tenant. The Tenant is encouraged to obtain such personal property insurance as it deems necessary to cover damage to or loss of any part of the Facility.
- d) Upon the Landlord's request the Tenant shall provide to the Landlord certificates of insurance proving that the insurance required by this Agreement is in force.

7. GENERAL INDEMNIFICATION AND HOLD HARMLESS.

- a) The Tenant agrees to indemnify, defend, and hold harmless the Landlord from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with any act or omission of the Tenant, the Tenant's agents, employees, contractors, licensees, invitees, guests or representatives under this Agreement.
- b) Landlord agrees to indemnify, defend, and hold harmless Tenant and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property arising out of or in connection with any act or omission of Landlord, Landlord's agents, employees, contractors, licensees, invitees, guests or representatives under this Agreement.

8. HAZARDOUS MATERIALS

- a) Notwithstanding the foregoing general statement regarding indemnification, the Tenant shall not cause or permit any hazardous materials to be used, stored, generated or disposed of on or around the Leased Premises or the Access Easement without first obtaining the Landlord's written consent and in compliance with all applicable environmental laws and regulations. Tenant shall indemnify and hold harmless the Landlord from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses which arise during or after the Term of this Agreement which are a result of the Tenant's use, storage, generation or disposal of hazardous materials. A grant of consent by the Landlord shall not be deemed an assumption of risk or liability for hazardous materials.
- b) To the Landlord's actual knowledge no hazardous materials have been used, stored, generated or disposed of on or around the Leased Premises or the Access Easement. The Landlord shall indemnify and hold harmless the Tenant from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses which arise during or after the Term of this Agreement which are a result of the hazardous materials being or having been used, stored, generated or disposed of on or around the Leased Premises or the Access Easement that are not the result of any act or omission by the Tenant, the Tenant's agents, employees, contractors, licensees, invitees, guests or representatives.
- c) The indemnification and hold harmless provisions of this Agreement will survive the expiration or termination of this Agreement.

9. REMOVAL.

All personal property, materials and equipment that make up the Facility will remain the Tenant's personal property. At the Tenant's option any part or all of the Facility may be removed by the Tenant at any time. The Landlord covenant and agree that no part of the Facility will become or be considered as being affixed to or a part of the Leased Premises Within one hundred twenty (120) days of the termination of this Agreement, the Tenant shall complete removal of the Facility, provided that if the Tenant installs a concrete pad the Tenant may leave such concrete pad on the Leased Premises but shall level the site to grade and bury the concrete pad three feet (3') under the surface.

10. DEFAULT AND RIGHT TO CURE.

a) The following will be deemed a default by the Tenant and a breach of this Agreement:

- 1) Non-payment of Rent if such rent remains unpaid for more than thirty (30) days after receipt of written notice of such failure to pay from the Landlord; or
- 2) The Tenant's failure to perform any other term or condition under this Agreement within forty-five (45) days after receipt of written notice from the Landlord specifying the nature of the failure to perform. No such failure to perform will be deemed to exist if the Tenant has commenced to cure the default within the 45 day period following written notice and provided that such efforts are prosecuted to completion with reasonable diligence. Delay in curing a default will be excused if due to causes beyond the reasonable control of the Tenant. If the Tenant remains in default beyond any applicable cure period, the Landlord may exercise any and all rights and remedies available to them at law and equity.
- 3) If the Tenant shall fail to cure any default after expiration of all applicable notice and cure periods, then the Landlord may, at the Landlord's option, after delivery of an additional written notice to the Tenant, cure the default on behalf of the Tenant. The full amount of actual cost and expense incurred by the Landlord shall immediately be owing by the Tenant to the Landlord, and the Tenant shall promptly pay to the Landlord upon demand the full undisputed amount thereof with interest thereon from the date of payment at the rate of ten percent (10%) per annum.

b) The following will be deemed a default by Landlord and a breach of this Agreement:

- 1) The Landlord's failure to perform any term or condition under this Agreement within forty-five (45) days after receipt of written notice from the Tenant specifying the nature of the failure to perform. No such failure, however, will be deemed to exist if the Landlord have commenced to cure the default within such period and provided such efforts are prosecuted to completion with reasonable diligence.
- 2) Delay in curing a default will be excused if due to causes beyond the reasonable control of the Landlord. If the Landlord remain in default beyond any applicable cure period, the Tenant will have the right to exercise any and all rights available to it under law and equity, including the right to cure the Landlords' default and to deduct the costs of such cure from any moneys due to the Landlord from the Tenant.

11. ASSIGNMENT, SUBLEASE AND LICENSING.

- a) The Tenant may not assign or sublet this Agreement, in whole or in part, without the Landlord's prior written consent, which shall not be unreasonably withheld, conditioned or delayed.
- b) The Tenant shall not lease, rent or license any part of the Facility or the Leased Premises to a third party for use as a wireless telecommunication and transmission facility without the prior written consent of the Landlord. As a condition of granting consent the Landlord may require that any such lease, rental or license agreement contain terms and conditions that prevent

interference with other wireless telecommunication towers and transmission facilities, that prevent excessive use of the access road or the surrounding land, or that require a portion of the rental or licensing fee be paid to the Landlord.

12. TERMINATION.

The Tenant may terminate this Agreement upon thirty (30) days prior written notice to the Landlord if:

- a) the Tenant fails to secure grant funding for the construction of the Facility;
- b) any government authority denies or revokes any permit, license, approval or permission necessary to use the Leased Premises for its intended purpose;
- c) the Tenant is unable to operate the Facility in a manner that does not interfere with any other wireless telecommunication tower and transmission facility located on Paradise Ridge and such interference cannot be corrected;
- d) interference from any other wireless telecommunication tower and transmission facility located on Paradise Ridge prevents the Tenant from using the Leased Premises for its intended purpose and such interference cannot be corrected; or
- e) if for any other reason the Tenant is unable to use the Leased Premises for its intended purpose and the reason preventing the use cannot be corrected..

13. NOTICES.

In order to be legally binding under the terms of this Agreement, all notices, requests, demands and communications (with the exception of rent payments) will be delivered by first class certified or registered mail, return receipt requested, or by a recognized overnight courier, postage prepaid, and shall be deemed served when properly received, refused or returned undelivered by the recipient.

Communications will be addressed to the parties at the addresses set forth below.

To the Landlord:

James E. Givan and Sheron L. Givan
PO BOX 10672
Yakima, WA 98909
Telephone (509) 972-0516

To the Tenant:

First Step Internet, L.L.C.
P. O. Box 9587
Moscow, ID 83843
Telephone (208) 882-8869

Either party may change the place for delivery by giving thirty (30) days prior written notice to the other.

14. SEVERABILITY.

If any term or condition of this Agreement is found unenforceable, the remaining terms and conditions will remain binding upon the parties as though said unenforceable provision were not part of the Agreement.

15. CONDEMNATION.

In the event the Landlord receive notification of any condemnation proceedings affecting the Leased Premises, the Landlord will provide notice of the proceeding to the Tenant. If a condemning authority takes all of the Leased Premises, or a portion sufficient to render the Leased Premises unsuitable for the Tenant's intended use, this Agreement will terminate as of the date the title vests in the condemning authority.

16. MISCELLANEOUS.

- a) **Amendment; Waiver.** This Agreement cannot be amended, modified or revised unless done in writing and signed by an authorized agent of the Landlord and an authorized agent of the Tenant. No provision may be waived except in a writing signed by both parties.
- b) **Short Form Lease.** Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease. Either party may record this memorandum at any time, in its absolute discretion.
- c) **Bind and Benefit.** The terms and conditions contained in this Agreement will inure to the benefit of the parties, their respective heirs, executors, administrators, successors and assigns.
- d) **Entire Agreement.** This Agreement and the attached exhibits constitute the entire agreement of the parties and supersede all prior offers, negotiations and agreements.
- e) **Governing Law.** This Agreement will be governed by the laws of the state of Idaho. Venue shall be the District Court of the Second Judicial District in and for the County of Latah, State of Idaho.
- f) **Interpretation.** Unless otherwise specified, the following rules of construction and interpretation apply:
 - 1) Captions are for convenience and reference only and in no way define or limit the construction of the terms and conditions hereof;
 - 2) Use of the term "including" will be interpreted to mean "including but not limited to";
 - 3) Whenever a party's consent is required under this Agreement, except as otherwise stated in the Agreement or as same may be duplicative, such consent will not be unreasonably withheld, conditioned or delayed;

Tenant:

FIRST STEP INTERNET, LLC

By: [Signature]
Signature
Kevin W. Owen, Manager

STATE OF IDAHO)
County of Latah) ss.

On this 31st day of March 2010, there personally appeared before me, a Notary Public in and for the State of Idaho, Kevin W. Owen, known or identified to me, to be the Manager of FIRST STEP INTERNET, LLC, an Idaho limited liability company, and acknowledged to me that he executed the within instrument on behalf of said limited liability company and that he is authorized to do so.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.



[Signature: Michael Hall]
Notary Public for the State of Idaho
Residing at 606 Hayhoway, Moscow, ID
My commission expires 8-22-2010

PURCHASER: RATHBUN COMMUNICATIONS
NAME OF PRODUCT: LATAH COUNTY, IDAHO
100 FT. MODEL SSV TOWER
FILE NUMBER: 0605868, 58944EH
DRAWING NUMBER: A090089

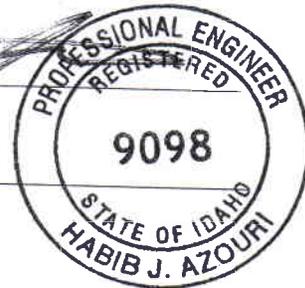
I CERTIFY THAT THE DESIGN OF THE REFERENCED STRUCTURE WAS PREPARED UNDER MY SUPERVISION IN ACCORDANCE WITH THE LOADING AND SOIL CRITERIA SPECIFIED BY THE PURCHASER AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IDAHO.

THE REFERENCED FOUNDATIONS ARE STANDARD FOUNDATIONS DESIGNED IN ACCORDANCE WITH ANSI/EIA-222-F NORMAL SOIL PARAMETERS. STANDARD FOUNDATIONS SHOULD NOT BE RELIED UPON FOR THE REFERENCED SITE WITHOUT COMPETENT PROFESSIONAL EXAMINATION AND VERIFICATION OF THEIR SUITABILITY BASED ON THE SUBSURFACE CONDITIONS EXISTING AT THE SITE.

CERTIFIED BY: _____

DATE: _____

[Handwritten Signature]
2/2/09



TOWER DESIGN LOADING

DESIGN WIND LOAD PER 2006 INTERNATIONAL BUILDING CODE (IBC) USING ANSI/TIA/EIA-222-F, 1996 IN ACCORDANCE WITH SECTION 5.103.4 1-10 MPH 3-SECOND GUST WIND SPEED (1/2" RADIAL ICE) 5-10 MPH FASTEST-MILE WIND SPEED (1/2" RADIAL ICE) 15-10 MPH FASTEST-MILE WIND SPEED (1/2" RADIAL ICE) THIS TOWER IS DESIGNED TO SUPPORT THE FOLLOWING LOADS.

ELEVATION (FT)	ANTENNA TYPE	LINE SIZE (NOM)
100	ASP705 ON 3' 5/4	(117)B
80	ASP685 ON 3' 5/4	(117)B
60	ASP685 ON 3' 5/4	(117)B

SEE STRESS ANALYSIS FOR A COMPLETE LISTING OF ALL LOADS ON TOWER

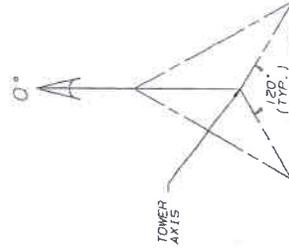
SECTION MEMBER SCHEDULE

SECTION	LEG	BRACE
EA	PIPE 2.0510	L1-175X3/16
EB	PIPE 2.0510	L1-175X3/16
EC	PIPE 3.5618	L1-154X1/8
ED	PIPE 3.5618	L1-154X1/8
EE	PIPE 3.5618	L1-154X1/8
EF	PIPE 3.5618	L1-154X1/8
EG	PIPE 3.5618	L1-154X1/8
EH	PIPE 3.5618	L1-154X1/8
EI	PIPE 3.5618	L1-154X1/8
EJ	PIPE 3.5618	L1-154X1/8
EK	PIPE 3.5618	L1-154X1/8
EL	PIPE 3.5618	L1-154X1/8
EM	PIPE 3.5618	L1-154X1/8
EN	PIPE 3.5618	L1-154X1/8
EO	PIPE 3.5618	L1-154X1/8
EP	PIPE 3.5618	L1-154X1/8
EQ	PIPE 3.5618	L1-154X1/8
ER	PIPE 3.5618	L1-154X1/8
ES	PIPE 3.5618	L1-154X1/8
ET	PIPE 3.5618	L1-154X1/8
EU	PIPE 3.5618	L1-154X1/8
EV	PIPE 3.5618	L1-154X1/8
EW	PIPE 3.5618	L1-154X1/8
EX	PIPE 3.5618	L1-154X1/8
EY	PIPE 3.5618	L1-154X1/8
EZ	PIPE 3.5618	L1-154X1/8

NOTE: SECTION MEMBER SCHEDULE FOR ANALYSIS ONLY FOR NOMINAL FACE WIDTH DIMENSIONS. REFER TO STRESS ANALYSIS.

TUBULAR MEMBER PROPERTIES

MEMBER	O.D. (IN)	THICK. (IN)
PIPE 2.0510	2.375	0.154
PIPE 3.5618	3.900	0.306
PIPE 3.5618	4.000	0.318



TOWER REACTIONS

COMPRESSION	= 82.9 KIPS
TENSION	= 77.4 KIPS
TOTAL SHEAR	= 11.2 KIPS
O.T.M.	= 596.2 FT-KIPS

- GENERAL NOTES**
- ROHN COMMUNICATION TOWER DESIGNS CONFORM TO ANSI/TIA/EIA-222-F UNLESS OTHERWISE SPECIFIED UNDER TOWER DESIGN LOADING.
 - THE DESIGN LOADING CRITERIA INDICATED HAS BEEN PROVIDED TO ROHN AND HAS BEEN ASSUMED TO BE BASED ON SITE-SPECIFIC DATA IN ACCORDANCE WITH ANSI/TIA/EIA-222-F AND MUST BE VERIFIED BY OTHERS PRIOR TO INSTALLATION.
 - ANTENNAS AND LINES LISTED IN TOWER DESIGN TABLE ARE PROVIDED BY OTHERS UNLESS OTHERWISE SPECIFIED.
 - TOWER MEMBER DESIGN DOES NOT INCLUDE STRESSES DUE TO ERECTION SINCE ERECTION EQUIPMENT AND CONDITIONS ARE UNKNOWN. DESIGN ASSUMES COMPETENT AND QUALIFIED PERSONNEL WILL ERECT THE TOWER.
 - WORK SHALL BE IN ACCORDANCE WITH ANSI/TIA/EIA-222-F, "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS" AND ANTENNA SUPPORTING STRUCTURES."
 - THE MINIMUM YIELD STRENGTH OF STRUCTURAL STEEL MEMBERS SHALL BE 50 KSI, EXCEPT AS NOTED BELOW.
ANGLE BRACES L1-1/2X1/8 THRU L1-75X3/16 SHALL BE 36 KSI.
STRUCTURAL PLATES SHALL BE 36 KSI. NO FIELD WELDS SHALL BE ALLOWED.
 - FIELD CONNECTIONS SHALL BE BOLTED. EXCEPT WHERE NOTED.
 - STRUCTURAL BOLTS SHALL CONFORM TO ASTM A-325.
 - PAL NUTS SHALL BE PROVIDED FOR ALL TOWER BOLTS. STRUCTURAL STEEL AND CONNECTION BOLTS SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION, IN ACCORDANCE WITH ANSI/TIA/EIA-222-F.
 - ALL HIGH STRENGTH BOLTS ARE TO BE TIGHTENED TO A "SNUGHTIGHT" CONDITION AS DEFINED IN THE NOVEMBER 13, 1985, AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS". NO OTHER MINIMUM BOLT TENSION OR TORQUE VALUES ARE REQUIRED. PURCHASER SHALL VERIFY THE INSTALLATION IS IN CONFORMANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS FOR OBSTRUCTION MARKING AND LIGHTING.
 - TOLERANCE ON TOWER STEEL HEIGHT IS EQUAL TO PLUS 1/4 OR MINUS 1/2X.
 - DESIGN ASSUMES THAT AS A MINIMUM, MAINTENANCE AND INSPECTION WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE IN ACCORDANCE WITH ANSI/TIA/EIA-222-F.
 - DESIGN ASSUMES LEVEL GRADE AT TOWER SITE.
 - NOMINAL FACE WIDTHS ARE TABULATED IN COLUMN 12 OF THE SELF-SUPPORTING TOWER ANALYSIS. THESE WIDTHS ARE NOMINAL. FINAL FACE WIDTHS WILL VARY.
 - FOR FOUNDATION DETAILS, SEE DRAWING NUMBER DB70532 (F1) - PIER & PAD, DRILL & BELL, OR DRILLED PIER, OR FB - MAT). PURCHASER SHALL VERIFY THAT ACTUAL SITE SOIL PARAMETERS MEET OR EXCEED E.T.A. "NORMAL" SOIL PARAMETERS.

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TOWER SITE: LATAH COUNTY, ID

No. Revision Description		Date	Rev. By	Ord. By
1	THIS DRAWING IS THE PROPERTY OF ROHN, IT IS TO BE KEPT IN THE OFFICE OF THE ENGINEER OR IN PART WITHOUT OUR WRITTEN CONSENT.			
Drawn:	DLC	01/30/09		
Checked:	MA	2/2/09		
App. Eng.:	MA	2/2/09		
Parent File:				

ROHN

100' SSV TOWER DESIGN FOR RATHBUN COMMUNICATIONS

DWG. NO.: A900089
SHEET 1 OF 1

TOWER CONFIGURATION

N.T.S.

TOWER REACTIONS

COMPRESSION = 82.9 KIPS
TENSION = 77.4 KIPS
TOTAL SHEAR = 11.2 KIPS
O.T.M. = 596.2 FT-KIPS

FILE NO.	Standard-SSV
REV.	DESCRIPTION
3	UPDATED TO STRAIGHT ANCHORS
4	DATE: 10/22/2008 REMOVED ANCHOR BOLT LENGTH FROM PER P2 & P18 FROM 14" TO 10"
4	DATE: 10/28/2007

DIVN	CHK	APP
M/F	NT	N/A
JMS	JDM	N/A

DWG REFERENCE	

DWR	CHDR	RAM	DATE:
ENG'R	XX		Dec/10/1987
DRAWING NO:	D870532		
REV:	4		

ROHN
PRODUCTS
6718 WEST PLANK ROAD
PERRIS, IL 61844
TOLL FREE 800-727-ROHN
THIS DRAWING IS THE PROPERTY OF ROHN PRODUCTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. COPIES OR TRACES IN WHOLE OR IN PART WITHOUT OUR WRITTEN CONSENT.

FOUNDATION
FOR SELF-SUPPORTING TOWERS

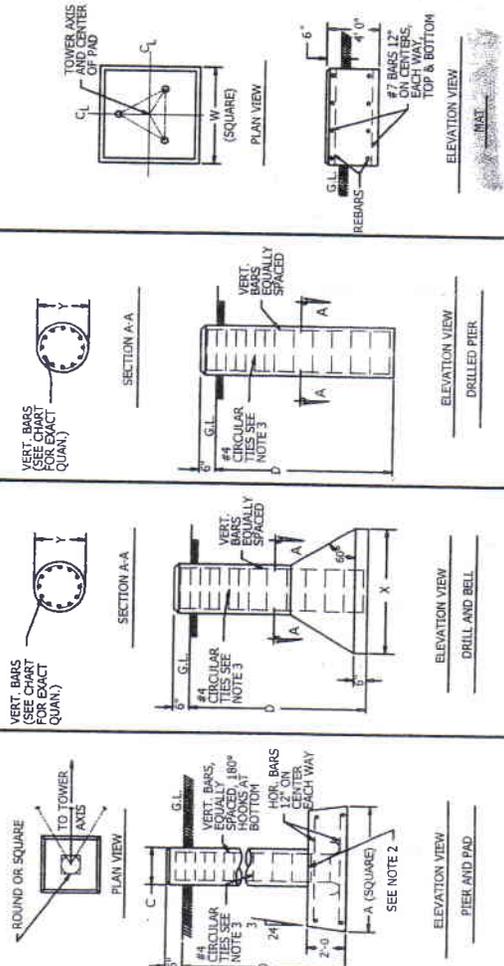
FDM T.D. NO.	MAX ANCHOR SIZE ALL FND TYPES	LIMITS FOR TYPES 1, 2 & 3	PIER AND PAD (TYPE 1)				DRILL AND BELL (TYPE 2)				DRILLED PIER (TYPE 3)				MAT (TYPE 4)							
			A	C	VERT. BARS	HOR. BARS	REQ'D CONC. (CU. YDS. 3 PERS.)	MIN. FACE SPREAD	D	X	Y	VERT. BARS	REQ'D CONC. (CU. YDS. 3 PERS.)	MIN. FACE SPREAD	D	Y	VERT. BARS	REQ'D CONC. (CU. YDS. 3 PERS.)	MAX. FACE SPREAD	MAX. O.T.M. FOOT RIPS	W	REQ'D CONC. (CU. YDS.) (NOTE 7)
F1	(4) 5/8	4.5	N/A	N/A															1' 6"	12.8	4' 0"	2.4
F2	(4) 5/8	11.2	N/A	N/A															2' 10"	33.2	5' 6"	4.5
F3	(4) 5/8	19.6	N/A	N/A															3' 11"	61.5	6' 9"	6.8
F4	(4) 5/8	28.0	N/A	N/A															5' 0"	102	8' 0"	9.5
F5	(4) 5/8	36.0	N/A	N/A															5' 8"	133	8' 9"	11.3
F6	(4) 7/8	33.7	4.0	5/8X42	6' 6"	8' 0"	8 #6	#6	6.3	6.9									7' 7"	304	11' 6"	19.6
F7	(4) 7/8	43.6	6.0	5/8X42	8' 6"	8' 9"	8 #7	#6	8.7	9.4	7' 6"	11' 0"	4' 6"	2' 6"	10 #6	7.8	7' 6"	16' 0"	10' 0"	578	14' 3"	30.1
F8	(4) 7/8	52.5	6.0	5/8X42	8' 6"	8' 9"	8 #7	#6	8.7	9.4	7' 6"	11' 0"	4' 6"	2' 6"	10 #6	7.8	7' 6"	18' 6"	11' 1"	819	16' 0"	37.9
F9	(4) 7/8	56.0	8.0	5/8X42	8' 6"	9' 0"	8 #7	#6	8.8	9.5	7' 6"	11' 0"	5' 0"	2' 6"	10 #6	8.7	7' 6"	19' 6"	13' 0"	1210	18' 3"	49.3
F10	(4) 1	64.9	10.0	3/4X48	8' 6"	10' 0"	8 #8	#6	10.8	12.0	7' 6"	12' 0"	5' 0"	2' 6"	10 #6	9.2	7' 6"	21' 9"	14' 11"	1780	20' 9"	63.8
F11	(4) 1	85.6	10.0	3/4X48	8' 6"	11' 0"	8 #8	#6	11.3	12.7	8' 0"	12' 6"	6' 0"	2' 6"	10 #6	11.8	9' 0"	22' 9"	16' 10"	2430	23' 0"	78.4
F12	(6) 1	114.0	15.0	7/8X60	9' 6"	12' 0"	12 #8	#6	16.3	18.5	9' 0"	14' 0"	6' 6"	3' 0"	10 #7	16.7	10' 6"	25' 0"	18' 11"	3610	26' 3"	102
F13	(6) 1	129.0	15.0	7/8X60	10' 0"	12' 6"	12 #8	#6	17.3	19.7	9' 0"	14' 0"	7' 0"	3' 0"	12 #7	18.4	10' 6"	27' 6"				
F14	(6) 1	152.0	15.0	7/8X60	11' 0"	13' 0"	12 #8	#6	19.9	22.4	9' 3"	15' 0"	7' 3"	3' 0"	12 #8	20.1	12' 0"	30' 0"	4' 0"	12 #8	42.6	
F15	(8) 1	184.0	20.0	7/8X60	12' 6"	13' 9"	16 #8	#6	25.6	29.2	10' 6"	16' 0"	8' 0"	3' 6"	12 #8	27.6	12' 0"	38' 0"	4' 0"	12 #8	53.8	
F16	(8) 1	215.0	25.0	1X70	14' 0"	14' 0"	16 #8	#6	29.4	33.1	10' 9"	16' 0"	8' 9"	3' 6"	16 #8	31.4	13' 6"	38' 0"	4' 6"	16 #8	68.0	
F17	(8) 1	242.0	25.0	1X70	15' 3"	14' 0"	16 #9	#7	33.4	37.1	11' 3"	17' 0"	9' 3"	3' 6"	16 #8	35.4	13' 6"	44' 0"	4' 6"	16 #8	78.6	
F18	(8) 1	268.0	35.0	1X70	16' 6"	14' 0"	21 #9	#7	42.0	46.7	12' 0"	17' 0"	9' 9"	4' 0"	16 #9	42.7	13' 6"	49' 0"	4' 6"	16 #8	87.5	

NOTE: MAX O.T.M. IS ABOUT MAT CENTERLINE AT BOTTOM OF MAT.

GENERAL NOTES

- FOR REQUIRED MATERIAL SPECIFICATIONS, INSTALLATION NOTES AND TOLERANCES SEE DRAWING NUMBER B941300.
- ROUGHEN CONSTRUCTION JOINT TO A FULL AMPLITUDE OF 1/4 INCH.
- CIRCULAR TIES TO BE PLACED ON 3 INCH CENTERS FOR TOP 4 FEET AND 12 INCH CENTERS FROM 4 FEET TO BOTTOM, WITH 22 INCH LAPS.
- FOR ANCHOR BOLT SIZE AND QUANTITY SEE ANCHOR BOLT LAYOUT DRAWING FOR TOWER.
- MINIMUM ANCHOR BOLT SIZE SHOWN IS REQUIRED FOR DEVELOPMENT WITH VERTICAL REINFORCING BARS. LARGER ANCHOR BOLTS MAY BE REQUIRED BASED ON TOWER REACTIONS.
- ANCHOR BOLTS OVER 48 INCH LONG REQUIRE POCKETS UNDERNEATH EACH LEG FOR MAT FOUNDATIONS. CONCRETE VOLUME INDICATED IN TABLE DOES NOT INCLUDE VOLUME OF POCKETS. SEE TYPICAL POCKET DETAILS FOR MAT FOUNDATION.

CANT 63" DEPTH



STANDARD FOUNDATION NOTES

1. FOUNDATION DESIGNS ARE IN ACCORDANCE WITH ANSI/TIA/EIA-222-F, "STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWERS AND ANTENNA SUPPORTING STRUCTURES", SECTION 7, FOR "NORMAL" SOIL CONDITIONS. "NORMAL" SOIL IS DEFINED AS DRY, COHESIVE SOIL WITH AN ALLOWABLE NET VERTICAL BEARING CAPACITY OF 4000 PSF (192 kPa) AND AN ALLOWABLE NET HORIZONTAL PRESSURE OF 400 PSF PER LINEAL FOOT OF DEPTH (62.8 kPa PER LINEAL METER OF DEPTH) TO A MAXIMUM OF 4000 PSF (192 kPa).
2. THE PURCHASER MUST VERIFY THAT ACTUAL SITE SOIL PARAMETERS MEET OR EXCEED E.I.A. "NORMAL" SOIL PARAMETERS AND THAT THE DEPTH OF STANDARD FOUNDATIONS ARE ADEQUATE BASED ON THE FROST PENETRATION AND/OR ZONE OF SEASONAL MOISTURE VARIATION AT THE SITE. FOUNDATION DESIGN MODIFICATIONS MAY BE REQUIRED IN THE EVENT "NORMAL" SOIL PARAMETERS ARE NOT APPLICABLE FOR THE ACTUAL SUBSURFACE CONDITIONS ENCOUNTERED.
3. FOUNDATION DESIGNS ASSUME FIELD INSPECTIONS WILL BE PERFORMED BY THE PURCHASER'S REPRESENTATIVE TO VERIFY THAT CONSTRUCTION MATERIALS, INSTALLATION METHODS AND ASSUMED DESIGN PARAMETERS ARE ACCEPTABLE BASED ON THE CONDITIONS EXISTING AT THE SITE.
4. WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES, SAFETY REGULATIONS AND UNLESS OTHERWISE NOTED, THE LATEST REVISION OF ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE". PROCEDURES FOR THE PROTECTION OF EXCAVATIONS, EXISTING CONSTRUCTION AND UTILITIES SHALL BE ESTABLISHED PRIOR TO FOUNDATION INSTALLATION.
5. ANCHOR BOLTS SHALL MEET THE REQUIREMENTS OF ASTM F1554-52, S5 GRADE 105 AND SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION (FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH).
6. NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL ANCHOR BOLTS.
7. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE STATE REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.
8. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR RESISTANCE TO LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENT OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. AS A MINIMUM, CONCRETE SHALL DEVELOP MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI (20.7 MPa) IN 28 DAYS.
9. MAXIMUM SIZE OF AGGREGATE SHALL NOT EXCEED SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR 1/3 CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING. MAXIMUM SIZE MAY BE INCREASED TO 2/3 CLEAR DISTANCE PROVIDED WORKABILITY AND METHODS OF CONSOLIDATION SUCH AS VIBRATING WILL PREVENT HONEYCOMBS OR VOIDS.
10. REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED. SPLICES IN REINFORCEMENT SHALL NOT BE ALLOWED UNLESS OTHERWISE INDICATED.
11. REINFORCING CAGES SHALL BE BRACED TO RETAIN PROPER DIMENSIONS DURING HANDLING AND THROUGHOUT PLACEMENT OF CONCRETE.
12. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.
13. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 3 INCHES (76 mm) UNLESS OTHERWISE NOTED. APPROVED SPACERS SHALL BE USED TO INSURE A 3 INCH (76 mm) MINIMUM COVER ON REINFORCEMENT.

14. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED 3 INCHES (76 mm) NOR BE LESS THAN 2 INCHES (51 mm).
15. SPACERS SHALL BE ATTACHED INTERMITTENTLY THROUGHOUT THE ENTIRE LENGTH OF VERTICAL REINFORCING CAGES TO INSURE CONCENTRIC PLACEMENT OF CAGES IN EXCAVATIONS.
16. FOUNDATION DESIGNS ASSUME STRUCTURAL BACKFILL TO BE COMPACTED IN 8 INCH (200 mm) MAXIMUM LAYERS TO 95% OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D698. ADDITIONALLY, STRUCTURAL BACKFILL MUST HAVE A MINIMUM COMPACTED UNIT WEIGHT OF 100 POUNDS PER CUBIC FOOT (1.6 kN/m³).
17. FOUNDATION DESIGNS ASSUME LEVEL GRADE AT THE SITE.
18. FOUNDATION INSTALLATION SHALL BE SUPERVISED BY PERSONNEL KNOWN/GEARABLE AND EXPERIENCED WITH THE PROPOSED FOUNDATION TYPE. CONSTRUCTION SHALL BE IN ACCORDANCE WITH GENERALLY ACCEPTED INSTALLATION PRACTICES.
19. FOR FOUNDATION AND ANCHOR TOLERANCES SEE STRUCTURE ASSEMBLY DRAWING.
20. LOOSE MATERIAL SHALL BE REMOVED FROM BOTTOM OF EXCAVATION PRIOR TO CONCRETE PLACEMENT. SIDES OF EXCAVATION SHALL BE ROUGH AND FREE OF LOOSE CUTTINGS.
21. CONCRETE SHALL BE PLACED IN A MANNER THAT WILL PREVENT SEGREGATION OF CONCRETE MATERIALS AND OTHER OCCURRENCES WHICH MAY DECREASE THE STRENGTH OR DURABILITY OF THE FOUNDATION.
22. FREE FALL CONCRETE MAY BE USED PROVIDED FALL IS VERTICAL DOWN WITHOUT HITTING SIDES OF EXCAVATION, FORMWORK, REINFORCING BARS, FORM TIES, CAGE BRACING OR OTHER OBSTRUCTIONS. UNDER NO CIRCUMSTANCES SHALL CONCRETE FALL THROUGH WATER.
23. CONCRETE SHALL BE PLACED AGAINST UNDISTURBED SOIL EXCEPT FOR PIERS OF PIER AND PAD FOUNDATIONS. FORMS FOR PIERS SHALL BE REMOVED PRIOR TO PLACING STRUCTURAL BACKFILL.
24. CONSTRUCTION JOINTS, IF REQUIRED IN PIER MUST BE AT LEAST 12 INCHES (305 mm) BELOW BOTTOM OF EMBEDMENTS AND MUST BE INTENTIONALLY ROUGHENED TO A FULL AMPLITUDE OF 1/4 INCH (6 mm). FOUNDATION DESIGN ASSUMES TO OTHER CONSTRUCTION JOINTS.
25. TOP OF FOUNDATION OUTSIDE LIMITS OF ANCHOR BOLTS SHALL BE SLOPED TO DRAIN WITH A FLOATED FINISH. AREA INSIDE LIMITS OF ANCHOR BOLTS SHALL BE LEVEL WITH A SCRATCHED FINISH.
26. EXPOSED EDGES OF CONCRETE SHALL BE CHAMFERED 3/4" X 3/4" (19 mm X 19 mm) MINIMUM.
27. FOR ANCHOR BLOCK TYPE FOUNDATIONS, FOR GUYED TOWERS, THE PORTION OF ALL STEEL ANCHORS, FROM TOP OF ANCHOR BLOCK TO GROUND LEVEL, SHALL BE COATED WITH BITUMEN. DESIGN ASSUMES PERIODIC INSPECTIONS WILL BE PERFORMED OVER THE LIFE OF THE STRUCTURE TO DETERMINE IF ADDITIONAL ANCHOR CORROSION PROTECTION MEASURES MUST BE IMPLEMENTED BASED ON OBSERVED SITE-SPECIFIC CONDITIONS.

FILE NO.

Standard-SSV

REVISIONS		DATE	CHK	APP
11	REVISION TO AUTOCAD	11/17/1984	JFH	JFH
12	REVISED NOTE #27 ADDED TO AUTOCAD TOWERS	11/17/1984	JFH	JFH

DWG REFERENCE

ROHN
PRODUCTS

6718 WEST PLANK ROAD
PEORIA, IL 61604
TOLL FREE 800-727-ROHN

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FOUNDATION
MATERIAL INSTALLATION NOTES

DRAWN:	CHKD:	DATE:
CSR	JFH	June 17, 1984
ENGR:	XK	
DRAWING NO:	B841300	REV:
		12

DATE-01/30/09
 TIME-10:31:49
 LEVEL - 5R0.7NT

ROHN SELF-SUPPORTING TOWER ANALYSIS FOR RATHBUN COMMUNICATIONS
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PAGE NO. 1
 BY: DLC

NOTE-TOWER DESIGN, WIND PRESSURES, AND SHAPE FACTORS CONFORM TO STANDARDS SET BY TIA/EIA-222-F-1996.

HA

A BRIEF DESCRIPTION OF THE DESIGN REQUIREMENTS FOLLOWS-

1. DESIGN WIND LOAD PER 2006 INTERNATIONAL BUILDING CODE (IBC)
2. USING ANSI/TIA/EIA-222-F 1996 IN ACCORDANCE WITH SECTION 3108.4
3. 130 MPH 3-SECOND GUST WIND SPEED (1/2" RADIAL ICE)
4. 110 MPH FASTEST-MILE WIND SPEED (1/2" RADIAL ICE)
5. SITE: LATAH COUNTY, ID
6. STEP BOLTS WITH 3/8" SAFETY CLIMB SYSTEM
7. This data is located@ W:\Engr\W\dlc\0605868DCICE.ssv

INPUT PARAMETERS

TOWER HEIGHT = 100.0 FEET	EXPOSURE = C	PROJ. AREA OF LADDER, ROUND = .000 SQ.FT/FT	FACE = 1
BASE ELEVATION = .0 FEET	IMPORTANCE FACTOR = 1.000	PROJ. AREA OF LADDER, FLAT = .069 SQ.FT/FT	FACE = 1
WIND VELOCITY = 110.00 MPH	RADIAL ICE = .50 IN.	UNIFORM WEIGHT OF LADDER = .001 KIPS/FT	
	Gh = 1.162		

ESCALATED WINDLOADS ARE CALCULATED AT EACH SECTION MID-HEIGHT,
 WINDLOADS ARE LISTED FROM TOP TO BOTTOM :

FROM 100.0 FEET TO 80.0 FEET USE	.0360 KSF
FROM 80.0 FEET TO 60.0 FEET USE	.0335 KSF
FROM 60.0 FEET TO 40.0 FEET USE	.0304 KSF
FROM 40.0 FEET TO 20.0 FEET USE	.0270 KSF
FROM 20.0 FEET TO .0 FEET USE	.0270 KSF

>>>>> >>> NOTE : ALL WIND PRESSURES HAVE BEEN REDUCED TO 75% OF ORIGINAL PRESSURES <<< <<<<<<

DESCRIPTION OF LOADS	ANTENNA ELEVATION (FEET)	WIND PRESSURE (K/SQ-FT)	EFF. ANT. PROJ.AREA (SQ.FT.)	DEAD LOAD OF ANT. (KIPS)	PROJ. AREA OF APPURTENANCES (SQ.FT./FT.)			DEAD LOAD OF APPUR. (KIPS/FT)	EFF.PROJ. AREA*M.A. (SQ.FT-FT)	ASSUMED TORQUE (FT-K)	
					ROUNDS	FACE	FLATS				
ASP705 ON 3' S/A -----	100.0	.0371	13.00	.20	.177	1	.055	1	.004	65.00	2.41
ASP685 ON 3' S/A -----	80.0	.0348	13.00	.20	.177	1	.000	0	.002	65.00	2.26
ASP685 ON 3' S/A -----	60.0	.0320	13.00	.20	.177	1	.000	0	.002	65.00	2.08

Rohn Analysis Control

WINDLOAD ON TOWER SECTIONS AND SUMMARY OF WEIGHTS

*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
COLUMN 1	*COLUMN 2*	*COLUMN 3*	*COLUMN 4*	*COLUMN 5*	*COLUMN 6*	*COLUMN 7*	*COLUMN 8*	*COLUMN 9*	
* TOWER *	* WIND ON *	* WIND ON *	* TOTAL *	* WEIGHT *	* WT. OF EA. *	* TOTAL *	* WT./SEC. *	* ACCUM. *	
* SECTION *	* % UNIF. *	* CONCENTR. *	* WIND FOR *	* OF HDWE. *	* SECTION W/ *	* ACCUM- *	* OF TOWER *	* WEIGHT *	
* APPURT. *	* EFF. PROJ. *	* EA. TWR. *	* SECTION *	* FOR EACH *	* ICE/HDWE. - *	* ULATED *	* STEEL *	* OF TOWER *	
* NUMBER *	* (KIPS) *	* AREAS *	* SECTION *	* SECTION *	* IF PRESENT *	* SEC.WTS. *	* ONLY *	* STEEL *	
*****	*****	*****	*****	*****	*****	*****	*****	*****	*****
6NST-1	.N	1.998	.934	2.932	.50	1.38	1.38	.51	.51
6NST-1	.N	1.930	.416	2.347	.34	1.32	2.70	.61 (.10)	1.12
6NST-1	**N	1.873	.000	1.873	.18	1.42	4.12	.87 (.36)	1.99
7N-1	**N	1.899	.000	1.899	.18	1.78	5.90	1.20 (.65)	3.19
8N-1	**N	2.133	.000	2.133	.18	1.99	7.89	1.37 (.67)	4.56

TOTAL INCREASED TOWER WEIGHT, IN ADDITION TO THE STANDARD TOWER SECTIONS = 1.78 KIPS

***** SECTION STATUS INDICATORS *****

FOR EXAMPLE, 6NST-1 .N
 ^^^...HORIZONTAL BRACE INDICATOR
 ||...DIAGONAL BRACE INDICATOR
 |.....LEG INDICATOR

INDICATORS ARE: . (PERIOD) ---- = MEMBER NOT BEEFED
 * (ASTERISK) -- = MEMBER BEEFED
 ! (EXCLAMATION) = NO MEMBER LARGE ENOUGH
 ? (QUESTION) -- = INCORRECT DATA
 N ----- = NOT APPLICABLE

SHEARS, OVERTURNING MOMENTS AND LEG DATA

COLUMN 10	*COLUMN 11*	*COLUMN 12*	*COLUMN 13*	*COLUMN 14*	*COLUMN 15*	*COLUMN 16*	*COLUMN 17*	*COLUMN 18*	
TOWER	DIST-ANCE	APPROX. CENTER	TOTAL ACCUM. SHEAR ON TOWER	TOTAL OVER-TURNING MOMENTS	MAXIMUM TENSION FOR ONE LEG	MAXIMUM COMP. FOR ONE LEG	MAXIMUM ALLOWABLE LEG CAPACITY	TOWER LEG DIMENSION	
SECTION NUMBER	TOP (FT.)	OF LEGS (FT.)	(KIPS)	(FT-KIPS)	(KIPS)	(KIPS)	(KIPS)	(INCHES)	
6NST-1	.N	20.0	4.54	2.93	29.61	7.11	8.06 [.24]	33.73	PIPE2.0STD
6NST-1	*N	40.0	4.54	5.28	107.55	26.53	28.41 [.84]	33.73	PIPE2.0STD
6NST-1	**N	60.0	4.58	7.15	231.84	57.20	60.08 [.80]	74.78	PIPE2.5E.H
7N-1	**N	80.0	6.63	9.05	393.85	66.79	70.92 [.67]	105.08	PIPE3.0E.H
8N-1	**N	100.0	8.63	11.18	596.17	77.36	82.88 [.66]	125.23	PIPE3.5E.H

<<<< NOTE >>>> THE ALLOWABLE CAPACITIES ON THIS ANALYSIS INCLUDE A 33.3 PERCENT INCREASE.
 <<<< NOTE >>>> [] SHOWS LOAD/CAPACITY RATIO.

REACTIONS FOR FOUNDATION DESIGN

COMPRESSION/LEG	82.88 KIPS
TENSION/LEG	77.36 KIPS
SHEAR/LEG	7.46 KIPS
TOTAL SHEAR	11.18 KIPS
OVERTURNING MOMENT	596.17 FT-KIPS

ANCHOR BOLTS REQUIRED

12 - 1/8" x 60" AB

F11 FDN : PIER & PAD, DRILL & BELL OR DRILLED PIER

F3 MAT

BRACING LOADS, SIZES AND BOLTS

COLUMN 19	*COLUMN 20*	*COLUMN 21*	*COLUMN 22*	*COLUMN 23*	*COLUMN 24*	*COLUMN 25*	*COLUMN 26*	*COLUMN 27*
* TOWER *	* HORIZ. *	* HORIZ. *	*REMAINING*	*MAX.AXIAL*	*AXIAL LD.*	*ANGLE/PIPE*	* BRACE *	*NO. & SIZE*
* SECTION *	* SHEAR IN*	* OF LEG *	* SHEAR TO*	*LOAD FOR *	* COLUMN *	*/SOLID RD.*	* BRACE *	* OF BRACE*
* NUMBER *	* ONE FACE*	* LOAD *	*BY BRACES*	* TOWER *	*CAPACITY *	*BAR/ BRACE*	* CONNECT.*	* BOLTS *
*****	*****	*****	*****	*****	*****	*****	*****	*****
	(KIPS)	(KIPS)	(KIPS)	(KIPS)	(KIPS)	(INCHES)	(KIPS)	*REQUIRED*
	*****	*****	*****	*****	*****	*****	*****	*PER CONN.*
	*****	*****	*****	*****	*****	*****	*****	*****
6NST-1 ..N	3.142	.000	3.142	2.094 [^{.45} .50]	7.858	L1-1/2x ³ / ₁₆	<D> 4.63	1-1/2IN.DIA(*) .188 IN. CLIP
6NST-1 .*N	5.236	.000	5.236	3.490 [^{.75} .64]	7.858	L 1.5X3/16	<D> 5.44	1-1/2IN.DIA(*) .188 IN. CLIP
6NST-1 **N	6.469	.000	6.469	4.311 [^{.93} .79]	7.858	L 1.5X3/16	<D> 5.44	1-1/2IN.DIA(*) .188 IN. CLIP
7N-1 **N	7.208	3.958	3.250	1.851 [.34]	8.243	L1.75X3/16	<M> 5.44	1-1/2IN.DIA(*) .188 IN. CLIP
8N-1 **N	8.358	4.603	3.755	2.117 [.45]	4.733	L1.75X3/16	<M> 5.44	1-1/2IN.DIA(*) .188 IN. CLIP

<<<< NOTE >>>> THE ALLOWABLE CAPACITIES ON THIS ANALYSIS INCLUDE A 33.3 PERCENT INCREASE.
 <<<< NOTE >>>> [] SHOWS MAX.LOAD/CAPACITY RATIO.

IF THE SYMBOL--(*)--APPEARS AFTER THE BOLT SIZE, IT INDICATES THAT THREADS MUST BE EXCLUDED FROM SHEAR PLANES.
 IF THE SYMBOL--(H)--APPEARS AFTER THE LOADS ABOVE, IT INDICATES THAT THE LOADS ARE FOR THE MAIN HORIZONTAL.
 IF THE SYMBOL--<--APPEARS AFTER THE CLIP SIZE, IT INDICATES THAT THE HORIZONTAL BRACE CONTROLLED THE CLIP AND BOLT SIZE.
 IF THE SYMBOL--(+)--APPEARS AFTER THE DIAGONAL CAPACITY(COL. 24), IT INDICATES THE HORIZONTAL BRACE CAPACITY CONTROLS THE DIAGONAL BRACE CAPACITY.

THE LETTER APPEARING BEFORE THE CONNECTION CAPACITY IN COLUMN 26 INDICATES THE CONTROLLING FACTOR.
 = BRACE BOLT CONTROLS CONNECTION CAPACITY; <C> = BRACE CLIP CONTROLS; <M> = BRACE CONTROLS.

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 TIME-10:31:49
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PAGE NO. 5
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TWIST AND DEFLECTION DATA

```

*****
*COLUMN 28* *COLUMN 29* *COLUMN 30* *COLUMN 31* *COLUMN 32*
*****
* TOWER * * TWIST * * TOTAL * * DEFLEC- * * TOTAL *
* * * * FOR EACH* * ACCUM- * * TION FOR * * ACCUM- *
* SECTION * * TOWER * * ULATED * * EA. TOWER* * ULATED *
* * * * SECTION * * TWIST * * SECTION * * DEFL. *
* NUMBER * * (DEGREES)* * (DEGREES)* * (DEGREES)* * (DEGREES)*
*****

```

6NST-1	.N	.140	.479	.053	.910
6NST-1	.N	.132	.339	.245	.857
6NST-1	**N	.131	.207	.283	.612
7N-1	**N	.048	.076	.186	.329
8N-1	**N	.029	.029	.143	.143

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NOTE-TOWER DESIGN, WIND PRESSURES, AND SHAPE FACTORS CONFORM TO STANDARDS SET BY TIA/EIA-222-F-1996.

HA

A BRIEF DESCRIPTION OF THE DESIGN REQUIREMENTS FOLLOWS-

1. DESIGN WIND LOAD PER 2006 INTERNATIONAL BUILDING CODE (IBC)
2. USING ANSI/TIA/EIA-222-F 1996 IN ACCORDANCE WITH SECTION 3108.4
3. 130 MPH 3-SECOND GUST WIND SPEED (1/2" RADIAL ICE)
4. 110 MPH FASTEST-MILE WIND SPEED (1/2" RADIAL ICE)
5. SITE: LATAH COUNTY, ID
6. STEP BOLTS WITH 3/8" SAFETY CLIMB SYSTEM
7. This data is located@ W:\Engr\W\dlc\0605868DC.ssv

INPUT PARAMETERS

TOWER HEIGHT = 100.0 FEET
 BASE ELEVATION = .0 FEET
 WIND VELOCITY = 110.00 MPH

EXPOSURE = C
 IMPORTANCE FACTOR = 1.000
 RADIAL ICE = .00 IN.
 Gh = 1.162

PROJ. AREA OF LADDER, ROUND = .000 SQ.FT/FT FACE = 1
 PROJ. AREA OF LADDER, FLAT = .019 SQ.FT/FT FACE = 1
 UNIFORM WEIGHT OF LADDER = .001 KIPS/FT

ESCALATED WINDLOADS ARE CALCULATED AT EACH SECTION MID-HEIGHT,
 WINDLOADS ARE LISTED FROM TOP TO BOTTOM :

FROM 100.0 FEET TO 80.0 FEET USE .0479 KSF
 FROM 80.0 FEET TO 60.0 FEET USE .0446 KSF
 FROM 60.0 FEET TO 40.0 FEET USE .0405 KSF
 FROM 40.0 FEET TO 20.0 FEET USE .0360 KSF
 FROM 20.0 FEET TO .0 FEET USE .0360 KSF

DESCRIPTION OF LOADS	ANTENNA ELEVATION (FEET)	WIND PRESSURE (K/SQ-FT)	EFF. ANT. PROJ.AREA (SQ.FT.)	DEAD LOAD OF ANT. (KIPS)	PROJ. AREA OF APPURTENANCES (SQ.FT./FT.)				DEAD LOAD OF APPUR. (KIPS/FT)	EFF.PROJ. AREA*M.A. (SQ.FT-FT)	ASSUMED TORQUE (FT-K)
					ROUNDS	FACE	FLATS	FACE			
ASP705 ON 3' S/A -----	100.0	.0494	8.70	.13	.093	1	.042	1	.003	42.00	2.08
ASP685 ON 3' S/A -----	80.0	.0464	8.70	.13	.093	1	.000	0	.001	42.00	1.95
ASP685 ON 3' S/A -----	60.0	.0427	8.70	.13	.093	1	.000	0	.001	42.00	1.79

Does not Control

WINDLOAD ON TOWER SECTIONS AND SUMMARY OF WEIGHTS

COLUMN 1	*COLUMN 2*	*COLUMN 3*	*COLUMN 4*	*COLUMN 5*	*COLUMN 6*	*COLUMN 7*	*COLUMN 8*	*COLUMN 9*
* TOWER *	* WIND ON *	* WIND ON *	* TOTAL *	* WEIGHT *	* WT. OF EA. *	* TOTAL *	* WT./SEC. *	* ACCUM. *
*SECTION *	* SECTION*	*CONCENTR.	*WIND FOR*	*OF HDWE.*	*SECTION W/*	* ACCUM- *	* OF TOWER*	* WEIGHT *
* & UNIF.*	* EFF.PROJ*	*EA. TWR.*	* SECTION*	* FOR EACH*	*ICE/HDWE.-*	* ULATED *	* STEEL *	* OF TOWER*
* APPURT.*	* AREAS *	* (KIPS) *	* (KIPS) *	* (KIPS) *	* IF PRESENT*	* SEC.WTS.*	* ONLY *	* STEEL *
* NUMBER *	* (KIPS) *	* (KIPS) *	* (KIPS) *	* (KIPS) *	* (KIPS) *	* (KIPS) *	* (KIPS) *	* (KIPS) *
6NST ..N	2.002	.833	2.836	.34	.85	.85	.51	.51
6NST .*N	1.913	.372	2.285	.23	.84	1.69	.61 (.10)	1.12
6NST **N	1.860	.000	1.860	.12	.99	2.68	.87 (.36)	1.99
7N **N	1.949	.000	1.949	.12	1.32	4.00	1.20 (.65)	3.19
8N **N	2.195	.000	2.195	.12	1.49	5.49	1.37 (.67)	4.56

TOTAL INCREASED TOWER WEIGHT, IN ADDITION TO THE STANDARD TOWER SECTIONS = 1.78 KIPS

***** SECTION STATUS INDICATORS *****

FOR EXAMPLE, 6NST ..N

^^^...HORIZONTAL BRACE INDICATOR
 ||...DIAGONAL BRACE INDICATOR
 |...LEG INDICATOR

INDICATORS ARE: . (PERIOD) ---- = MEMBER NOT BEEFED
 * (ASTERISK) -- = MEMBER BEEFED
 ! (EXCLAMATION) = NO MEMBER LARGE ENOUGH
 ? (QUESTION) -- = INCORRECT DATA
 N ----- = NOT APPLICABLE

SHEARS, OVERTURNING MOMENTS AND LEG DATA

COLUMN 10	*COLUMN 11*	*COLUMN 12*	*COLUMN 13*	*COLUMN 14*	*COLUMN 15*	*COLUMN 16*	*COLUMN 17*	*COLUMN 18*
TOWER	DIST-ANCE	APPROX. CENTER-CENTER	TOTAL ACCUM. SHEAR ON TOWER	TOTAL OVER-TURNING MOMENTS	MAXIMUM TENSION FOR ONE LEG	MAXIMUM COMP. FOR ONE LEG	MAXIMUM ALLOWABLE LEG CAPACITY	TOWER LEG DIMENSION
NUMBER	(FT.)	(FT.)	(KIPS)	(FT-KIPS)	(KIPS)	(KIPS)	(KIPS)	(INCHES)
6NST ..N	20.0	4.54	2.84	28.62	7.02	7.62 [.23]	33.73	PIPE2.0STD
6NST .*N	40.0	4.54	5.12	104.46	26.07	27.25 [.81]	33.73	PIPE2.0STD ✓
6NST **N	60.0	4.58	6.98	225.48	56.03	57.91 [.77]	74.78	PIPE2.5E.H ✓
7N **N	80.0	6.63	8.93	384.59	65.75	68.55 [.65]	105.08	PIPE3.0E.H ✓
8N **N	100.0	8.63	11.12	585.14	76.61	80.45 [.64]	125.23	PIPE3.5E.H ✓

<<<< NOTE >>>> THE ALLOWABLE CAPACITIES ON THIS ANALYSIS INCLUDE A 33.3 PERCENT INCREASE.
 <<<< NOTE >>>> [] SHOWS LOAD/CAPACITY RATIO.

REACTIONS FOR FOUNDATION DESIGN

COMPRESSION/LEG	80.45 KIPS
TENSION/LEG	76.61 KIPS
SHEAR/LEG	7.42 KIPS
TOTAL SHEAR	11.12 KIPS
OVERTURNING MOMENT	585.14 FT-KIPS

ANCHOR BOLTS REQUIRED 12 - 7/8" x 60" AB

BRACING LOADS, SIZES AND BOLTS

***** *COLUMN 19* *****	***** *COLUMN 20* *****	***** *COLUMN 21* *****	***** *COLUMN 22* *****	***** *COLUMN 23* *****	***** *COLUMN 24* *****	***** *COLUMN 25* *****	***** *COLUMN 26* *****	***** *COLUMN 27* *****
* TOWER *	* HORIZ. *	* HORIZ. *	* REMAINING *	* MAX. AXIAL *	* AXIAL LD. *	* ANGLE/PIPE *	* BRACE *	* NO. & SIZE *
* SECTION *	* COMP. OF *	* COMP. *	* SHEAR TO *	* LOAD FOR *	* COLUMN *	* /SOLID RD. *	* BRACE *	* OF BRACE *
* NUMBER *	* ONE FACE *	* OF LEG *	* BE TAKEN *	* TOWER *	* CAPACITY *	* BAR/ BRACE *	* CONNECT. *	* BOLTS *
*****	* (KIPS) *	* LOAD *	* BY BRACES *	* BRACING *	* OF BRACES *	* DIMENSION *	* CAPACITY *	* REQUIRED *
*****	*****	*****	*****	*****	*****	*****	*****	*****
*****	*****	*****	*****	*****	*****	*****	*****	*****
6NST .N	2.913	.000	2.913	1.942 [⁴² ₅₄]	7.858	L1-1/2x3/16	<D> ^{4.63} ₃₋₆₃	1-1/2IN.DIA(*) .188 IN. CLIP
6NST .*N	4.893	.000	4.893	3.261 [⁷⁰ ₆₀]	7.858	L 1.5X3/16	<D> ^{4.63} ₅₋₄₄	1-1/2IN.DIA(*) .188 IN. CLIP
6NST **N	6.120	.000	6.120	4.079 [⁸⁸ ₇₅]	7.858	L 1.5X3/16	<D> ^{4.63} ₅₋₄₄	1-1/2IN.DIA(*) .188 IN. CLIP
7N **N	6.966	3.865	3.101	1.766 [.32]	8.243	L1.75X3/16	<D> 5.44	1-1/2IN.DIA(*) .188 IN. CLIP
8N **N	8.194	4.518	3.676	2.073 [.44]	4.733	L1.75X3/16	<D> 5.44	1-1/2IN.DIA(*) .188 IN. CLIP

<<<< NOTE >>>> THE ALLOWABLE CAPACITIES ON THIS ANALYSIS INCLUDE A 33.3 PERCENT INCREASE.
 <<<< NOTE >>>> [] SHOWS MAX.LOAD/CAPACITY RATIO.

IF THE SYMBOL--(*)--APPEARS AFTER THE BOLT SIZE, IT INDICATES THAT THREADS MUST BE EXCLUDED FROM SHEAR PLANES.
 IF THE SYMBOL--(H)--APPEARS AFTER THE LOADS ABOVE, IT INDICATES THAT THE LOADS ARE FOR THE MAIN HORIZONTAL.
 IF THE SYMBOL--*--APPEARS AFTER THE CLIP SIZE, IT INDICATES THAT THE HORIZONTAL BRACE CONTROLLED THE CLIP AND BOLT SIZE.
 IF THE SYMBOL--(+)--APPEARS AFTER THE DIAGONAL CAPACITY(COL. 24), IT INDICATES THE HORIZONTAL BRACE CAPACITY CONTROLS THE DIAGONAL BRACE CAPACITY.

THE LETTER APPEARING BEFORE THE CONNECTION CAPACITY IN COLUMN 26 INDICATES THE CONTROLLING FACTOR.
 = BRACE BOLT CONTROLS CONNECTION CAPACITY; <C> = BRACE CLIP CONTROLS; <M> = BRACE CONTROLS.

DATE-01/30/09
 TIME-10:23:16
 LEVEL - 5R0.7NT

ROHN SELF-SUPPORTING TOWER ANALYSIS FOR RATHBUN COMMUNICATIONS
 Output is NOT to be reproduced without Rohn's written consent.- FILE NO. 0605868

PAGE NO. 5
 BY: DLC

TWIST AND DEFLECTION DATA

COLUMN 28	*COLUMN 29*	*COLUMN 30*	*COLUMN 31*	*COLUMN 32*
* TOWER * * SECTION * * NUMBER *	* TWIST * * FOR EACH * * TOWER * * SECTION * * (DEGREES) *	* TOTAL * * ACCUM- * * ULATED * * TWIST * * (DEGREES) *	* DEFLEC- * * TION FOR * * EA. TOWER * * SECTION * * (DEGREES) *	* TOTAL * * ACCUM- * * ULATED * * DEFL. * * (DEGREES) *
6NST .N	.121	.413	.051	.885
6NST *N	.114	.292	.237	.834
6NST **N	.113	.178	.276	.597
7N **N	.041	.066	.182	.321
8N **N	.025	.025	.140	.140

46.679575 N, 116.974572 W



Paradise Ridge Tower

© 2010 Google
Image © 2010 DigitalGlobe

Imagery Date: Apr 25, 2005

lat 46.679735° lon -116.974296° elev 3645 ft

Eye alt 4



LCZC Hrg: CUP 810
Applicant: First Step
Exhibit #: 2E
Date: 5/19/2010

with the map showing Paradise Ridge

*

N

46.679575 N, 116.974572 W

Paradise Ridge Tower



© 2010 Google
Image © 2010 DigitalGlobe

Digitized by Google

Imagery Date: Apr 25, 2005

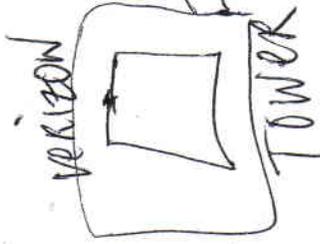
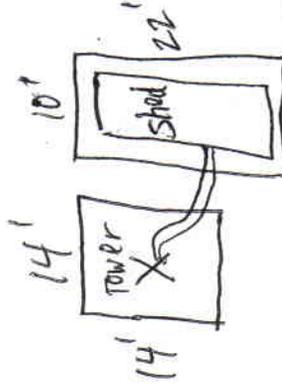
lat 46.679661° lon -116.973691° elev 3618 ft

Eye alt 9896 ft

Proposed First Step Tower



ZFUN



100 ft tower

14'x14' foundation

10'x22' concrete slab

8 1/2' x 20' equipment shed

KRPL, Inc.
1114 North Almon Street
Moscow, Idaho 83843
208 882 2551

Latah County
Planning & Zoning Department
522 S. Adams
Moscow, Idaho 83843

Attn: Mauri Knott

Mauri,

It was nice to speak with you today reference the letter requested by Mike Hall of First Step Internet. KRPL Inc., owns the property next to or adjacent to the proposed site for the tower to be constructed by 1st Step. The property we own is known as RP 39N05W334359.

I have examined the application for the CUP and we have no objection to the project proceeding to completion.

Sincerely,

Robert Prasil
President
KRPL, Inc.
Inland NW Broadcasters

LCZC Hrg: CUP 810
Applicant: First Step
Exhibit #: 2F
Date: 5/19/2010

In response to page 50 of 4.05.06 – Construction of new Wireless Telecommunication Towers

B1. Included in lease agreement included with materials

B2. Tower plans included

B3. The proposed tower can accommodate various types of antennas: dish, sector and omni-directional being the most common. A sample analysis of antennas was done for Rathbun Communications for a Latah County Sheriff's Department tower installed in 2009. This is included in the tower plan included with the application. It shows that multiple antennas can be installed on the tower, therefore giving it the ability to accommodate up to three providers if necessary. Generally a single dish type antenna is used to bring a backhaul connection to the tower, then smaller sector antennas are used to distribute signal to the surrounding area, both for cellular and wireless Internet service. Then omni-direction antennas are the most common for two way radio communications. On this exact same tower installed in Genesee, First Step currently has multiple antennas installed in addition to the Sheriff's communication antennas, with capacity for further expansion.

B4. Latah County form included

B5. Detailed in lease agreement included with materials

B6. According to the FAA circular referenced below, only structures that exceed an overall height of 200ft need to be marked and/or lighted.

[http://rgl.faa.gov/Regulatory and Guidance Library/rgAdvisoryCircular.nsf/0/b993dcdcf37fcdc486257251005c4e21/\\$FILE/AC70 7460 1K.pdf](http://rgl.faa.gov/Regulatory%20and%20Guidance%20Library/rgAdvisoryCircular.nsf/0/b993dcdcf37fcdc486257251005c4e21/$FILE/AC70%207460%201K.pdf)

B7. Existing towers on Paradise Ridge include:

For each of these towers, FS would appeal to points 1C and 1E of 4.05.05 as the primary factors in not utilizing the existing towers on Paradise Ridge. There are electromagnetic interference issues and the high powered RF emissions constitute a limiting factor that renders these sites unsuitable for FS purposes. The last, with Verizon, would be covered by 1F.

Inland Radio – IdaVend has two towers on Paradise Ridge. First Step currently has one antenna on the smaller of the two towers. The problem is that there is a high power FM transmitter on this tower which poses a health risk and equipment interference for our lower powered microwave equipment. Whenever upgrades or repairs are needed, it requires the radio station to completely shut down for personnel to access the tower. FS has been in communication with Inland Radio for a number of years and it has been determined to be impractical for our use. In addition, their engineer and an independent engineer have stated that their towers cannot accommodate additional antennas.

Idaho Public Broadcasting – this tower also has a high power FM transmitter that makes it unsuitable for use by FS. In addition, FS contacted the local office in 2009 and was informed that they are not interested in having others co-locate on their tower.

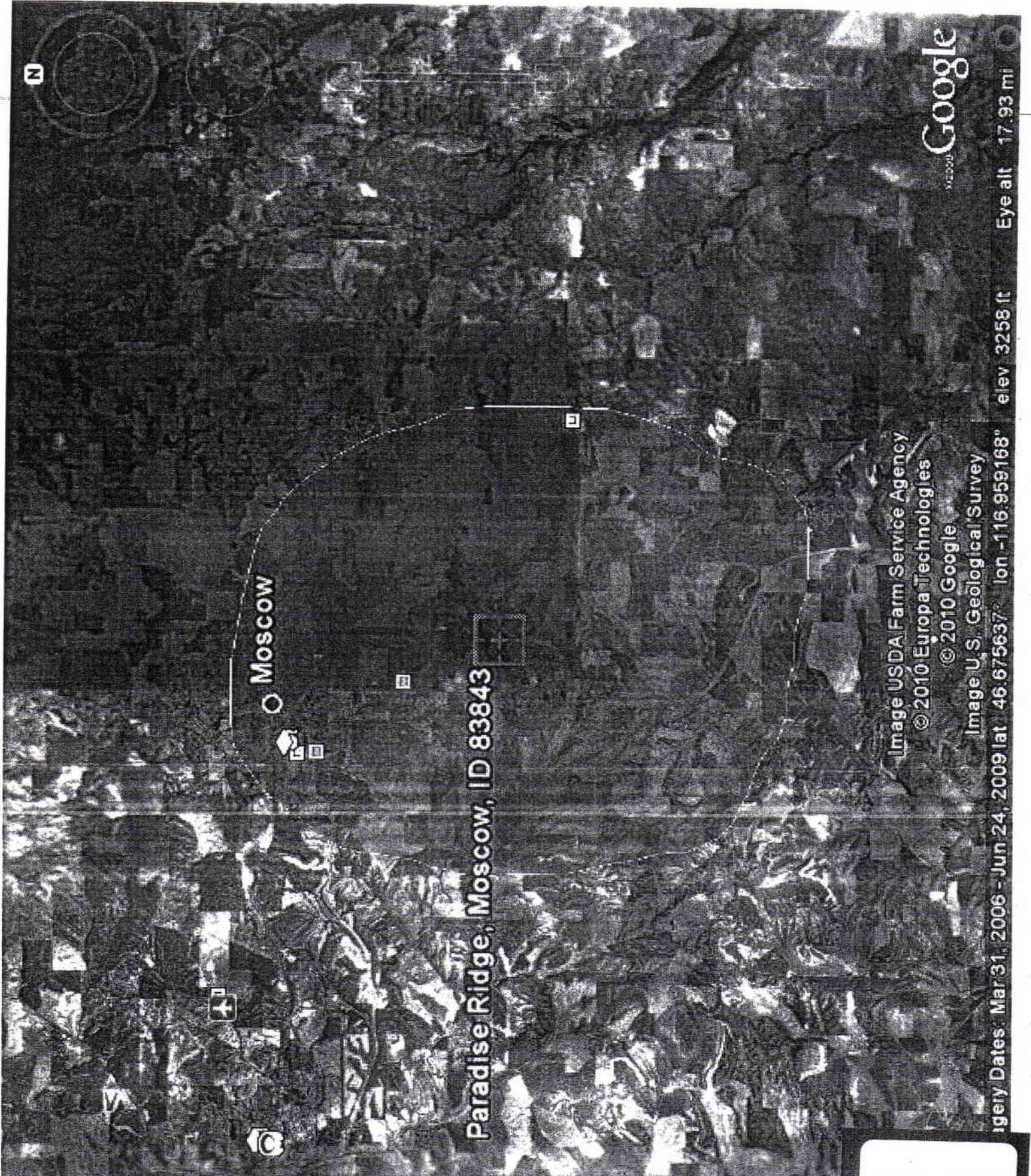
LCZC Hrg: CUP 810
Applicant: First Step
Exhibit #: 2G
Date: 5/19/2010

Verizon – because Verizon is not required to allow others to use their facilities by law, FS has not pursued an agreement with them. Even within Moscow City limits, Verizon has not allowed the City to attach fiber optic cabling to Verizon poles.

B8. We have included two maps, one which shows the point to point microwave links and a second map showing general “distribution” service coverage for Internet service off of Paradise Ridge. The distribution range is generally 5-8 miles depending on the antenna type used.

B9. Latah County has determined there are no residences or commercial buildings within 1000 feet of the proposed tower.

D8. 5 mile distribution



LCZC Hrg: CUP 810
Applicant: First Step
Exhibit #: 2H
Date: 5/19/2010

mस्कнott@latah.id.us

From: Mike Hall [mikech@fsr.com]
 Sent: Wednesday, April 28, 2010 1:56 PM
 To: mस्कнott@latah.id.us
 Subject: FW: Paradise ridge Light

Mauri,

Will this work for what we need?

Sincerely,

Mike Hall
 First Step Internet
 Area Sales Manager
 208-882-8869 Ext. 540
 http://www.fsr.com
 mikech@fsr.com

From: Mike French [mailto:mfrench@fsr.com]
 Sent: Wednesday, April 28, 2010 1:34 PM
 To: Mike Hall
 Subject: Paradise ridge Light

Mike- I punched in our data and it looks like we don't need a light on Paradise ridge ☺.

Thanks, MF

TOWAIR Determination Results

***** NOTICE *****

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results	
Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.	
Your Specifications	
NAD83 Coordinates	
Latitude	46-40-46.2 north
Longitude	116-58-28.0 west
Measurements (Meters)	
Overall Structure Height (AGL)	30.5
Support Structure Height (AGL)	3
Site Elevation (AMSL)	1101.9
Structure Type	
TOWER - Free standing or Guyed Structure used for Communications Purposes	

Tower Construction Notifications
 Notify Tribes and Historic Preservation Officers of your plans to build a tower.

Internet 100%

Start | Inbox - Windo... | Gps coordinat... | RE: CLP 810 -... | TOWAIR Sear... | TOWAIR Sea... | untitled - Paint | 1:28 PM

4/28/2010

LCZC Hrg: CUP 810
 Applicant: First Step
 Exhibit #: 21
 Date: 5/19/2010



Federal Aviation
Administration

The system will be going offline at 3 pm ET on Friday, April 16 2010 for about an hour for maintenance. We apologize for any inconvenience.

<< OE/AAA

Obstruction Evaluation / Airport Airspace Analysis (OE/AAA)

In administering Title 14 of the Code of Federal Regulations CFR Part 77, the prime objectives of the FAA are to promote air safety and the efficient use of the navigable airspace. To accomplish this mission, aeronautical studies are conducted based on information provided by proponents on an FAA Form 7460-1, Notice of Proposed Construction or Alteration.

Advisory Circular 70/7460-1K, Obstruction Marking and Lighting, describes the standards for marking and lighting structures such as buildings, chimneys, antenna towers, cooling towers, storage tanks, supporting structures of overhead wires, etc.

OE/AAA Filing Process

If your organization is planning to sponsor any construction or alterations which may affect navigable airspace, you must file a **Notice of Proposed Construction or Alteration** (Form 7460-1) with the FAA.



If construction or alteration IS NOT LOCATED on an airport:

You may file forms 7460-1 and 7460-2 electronically via this website - New User Registration.

or

You may file forms 7460-1 and 7460-2 via US Postal Mail to:

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Service, AJR-322
2601 Meacham Boulevard
Fort Worth, TX 76193

Questions? Please contact the appropriate representative.

If construction or alteration IS LOCATED on an airport:

You may file forms 7460-1 electronically via this website - New User Registration.

or

Find the FAA Airports Region / District Office having jurisdiction over the airport on which the construction is located, and file to that address.

Who Needs to File

CFR Title 14 Part 77.13 states that any person/organization who intends to sponsor any of the following construction or alterations must notify the Administrator of the FAA:

- * any construction or alteration exceeding 200 ft above ground level
- o any construction or alteration:
 - * within 20,000 ft of a public use or military airport which exceeds a 100:1 surface from any point on the runway of each airport with at least one runway more than 3,200 ft
 - * within 10,000 ft of a public use or military airport which exceeds a 50:1 surface from any point on the runway of each airport with its longest runway no more than 3,200 ft
 - * within 5,000 ft of a public use heliport which exceeds a 25:1 surface
- * any highway, railroad or other traverse way whose prescribed adjusted height would exceed the above noted standards
- * when requested by the FAA
- * any construction or alteration located on a public use airport or heliport regardless of height or location.

Accessibility | Privacy Policy

CHAPTER 2. GENERAL

20. STRUCTURES TO BE MARKED AND LIGHTED

Any temporary or permanent structure, including all appurtenances, that exceeds an overall height of 200 feet (61m) above ground level (AGL) or exceeds any obstruction standard contained in 14 CFR part 77, should normally be marked and/or lighted. However, an FAA aeronautical study may reveal that the absence of marking and/or lighting will not impair aviation safety. Conversely, the object may present such an extraordinary hazard potential that higher standards may be recommended for increased conspicuity to ensure safety to air navigation. Normally outside commercial lighting is not considered sufficient reason to omit recommended marking and/or lighting. Recommendations on marking and/or lighting structures can vary depending on terrain features, weather patterns, geographic location, and in the case of wind turbines, number of structures and overall layout of design. The FAA may also recommend marking and/or lighting a structure that does not exceed 200 (61m) feet AGL or 14 CFR part 77 standards because of its particular location.

21. GUYED STRUCTURES

The guys of a 2,000-foot (610m) skeletal tower are anchored from 1,600 feet (488m) to 2,000 feet (610m) from the base of the structure. This places a portion of the guys 1,500 feet (458m) from the tower at a height of between 125 feet (38m) to 500 feet (153m) AGL. 14 CFR part 91, section 119, requires pilots, when operating over other than congested areas, to remain at least 500 feet (153m) from man-made structures. Therefore, the tower must be cleared by 2,000 feet (610m) horizontally to avoid all guy wires. Properly maintained marking and lighting are important for increased conspicuity since the guys of a structure are difficult to see until aircraft are dangerously close.

22. MARKING AND LIGHTING EQUIPMENT

Considerable effort and research have been expended in determining the minimum marking and lighting systems or quality of materials that will produce an acceptable level of safety to air navigation. The FAA will recommend the use of only those marking and lighting systems that meet established technical standards. While additional lights may be desirable

to identify an obstruction to air navigation and may, on occasion be recommended, the FAA will recommend minimum standards in the interest of safety, economy, and related concerns. Therefore, to provide an adequate level of safety, obstruction lighting systems should be installed, operated, and maintained in accordance with the recommended standards herein.

23. LIGHT FAILURE NOTIFICATION

a. Sponsors should keep in mind that conspicuity is achieved only when all recommended lights are working. Partial equipment outages decrease the margin of safety. Any outage should be corrected as soon as possible. Failure of a steady burning side or intermediate light should be corrected as soon as possible, but notification is not required.

b. Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to the appropriate flight service station (FSS) so a Notice to Airmen (NOTAM) can be issued. Toll-free numbers for FSS are listed in most telephone books or on the web at <http://www.afss.com>. This report should contain the following information:

1. Name of persons or organizations reporting light failures including any title, address, and telephone number.
2. The type of structure.
3. Location of structure (including latitude and longitude, if known, prominent structures, landmarks, etc.).
4. Height of structure above ground level (AGL)/above mean sea level (AMSL), if known.
5. A return to service date.
6. FCC Antenna Registration Number (for structures that are regulated by the FCC).

Note-

1. When the primary lamp in a double obstruction light fails, and the secondary lamp comes on, no report is required. However, when one of the lamps in an incandescent L-864 flashing red beacon fails, it should be reported.

2. After 15 days, the NOTAM is automatically deleted from the system. The sponsor is responsible for calling the nearest FSS to extend the outage date or to report a return to service date.

NOTICE OF LIEN FOR TELECOMMUNICATION TOWER

Return to: Latah County Department of Planning & Building, PO Box 8068, Moscow, ID 83843
(Latah County Courthouse, 522 S Adams, Phone (208) 883-7220, Fax (208) 883-7225

Notice is hereby given that Latah County in the State of Idaho, claims a lien pursuant to section 11.05.09 of the Latah County Zoning Ordinance on the following described real property and all other property now or hereafter located thereon to enforce and insure compliance with the Latah County Zoning Ordinance and any conditional use permit issued thereunder including, without limitation, all expenses related to or stemming from abandonment and removal of any tower(s) on said property: First Step Internet
tower on land owned by James + Sharon Givan.

The lienee that if the proposed telecommunications tower that the real property located at Paradise Ridge [address], County of Latah, State of Idaho and more particularly described as follows:

25ft by 35ft piece of land located on Paradise
Ridge on parcel # RP39N05W332429A.

This lien shall be deemed perfected upon filing in the Latah County Recorder's Office and such lien shall have a priority date of the issuance of the conditional use permit.

For reference purposes only, the purported owner(s) and/or person(s) in possession or holding an interest in said property are: First Step Internet LLC

Date _____

Attested by _____
Clerk of the Board of County Commissioners

Chairman of the Board of County Commissioners

LCZC Hrg: CUP 810
Applicant: First Step
Exhibit #: 2J
Date: 5/19/2010

CUP #810 – Staff Introduction

A request was made by First Step Internet for a conditional use permit for a telecommunication tower and equipment storage on a portion of land 25 feet by 30 feet located on 73.2-acres in the Agriculture/Forest zone. The property is owned by James and Sharon Givan. The property is at the end of Paradise Ridge Road, in Section 33, Township 39 North, Range 5 West, B.M., in Latah County, and referenced as Assessor's Parcel Number RP39N05W332429A.

The Latah County Land Use Ordinance, under section 3.01.02(6), lists "communication towers and transmission facilities" as conditionally permitted uses in the Agriculture/Forestry zone.

3) Section 7.01.02 requires:

1. A conditional use may be granted if the Zoning Commission finds that the proposed use conforms to each of the following criteria:

- A. The use is not detrimental to the health and safety of those in the surrounding area and will not otherwise adversely affect permitted uses or the enjoyment of such uses in that zone to any greater extent than a permitted use in that zone;
 - B. The use will not require facilities or services with excessive costs to the public;
 - C. The use is consistent with the goals and policies of the Latah County Comprehensive Plan.
- 2. If the Zoning Commission finds that a proposed use is essential to the public health, safety, or welfare, such use may be permitted even if the use is not found to meet the criteria listed above.**
- 3. The Zoning Commission shall have the authority to set an expiration date for any conditional use permit so long as the reasons for such are included in their finding of fact and conclusions of law.**

4) Section 4.05.07 requires the Zoning Commission to consider the following factors:

In addition to the conditional use permit criteria set out above in Section 7.01.02, the Zoning Commission shall take the following considerations into account when deciding whether to grant a conditional use permit for a wireless telecommunication tower:

1. Whether or not the wireless telecommunication provider has attempted in good faith to co-locate or use an existing structure in the county;
2. Whether the height, design, and any proposed future modification of the wireless telecommunication facility, will reduce or eliminate visual obtrusiveness to the greatest extent feasible and practical;
3. Whether it has been demonstrated the tower will have a negative impact on nearby property;
4. Whether or not the existing land use of the proposed site is unique to that land; and
5. Whether any lighting required by law may pose an unreasonable nuisance at the proposed site.

5) Section 4.05.08 lists required conditions for towers, in addition to any other conditions the Zoning Commission sees reasonable to require:

The following are required conditions for the approval of the construction of towers and shall appear in any CUP approved for such use:

1. All towers must be built so as to allow for a total of at least three wireless telecommunication providers on the tower. (Exhibit #2D)
2. All towers must be setback a minimum of 150% the height of the tower from any public road or property line, and a minimum of 1000 feet from any residence or commercial building unless consents pursuant to 4.05.06.02.B.(9) are filed with the Planning Department in which event the Zoning Commission may waive such 1000 foot setback if it deems such to be appropriate. (Exhibit #2F)
3. If equipment enclosures will be located on the ground, a 6-7 foot high fence of wood, masonry or privacy slats completely surrounding the equipment enclosure is required to secure and screen the equipment and structure.
4. A warning sign no larger than three (3) square feet and no smaller than two (2) square feet must be placed on the fencing access/gate. It must contain the name of the owner and operator of the facility, and a phone number for cases of emergency as well as any other information required by law.
5. Any tower/structure shall be finished in a non-reflective neutral color or as otherwise specified by the Zoning Commission.
6. No ladder rungs or climbing pegs on towers shall be allowed within 20 feet of the ground.
7. No towers with guy wires are allowed.
8. No lighting of antennas or antenna support structures except as required by the Federal Aviation Administration.
9. Transmission towers and all accompanying equipment enclosures or ancillary facilities shall be camouflaged to fit into their immediate surroundings at the discretion of the Zoning Commission.
10. Prior to turning on the antenna(s) or using them, the applicant must submit documentation demonstrating the provider is licensed in good standing by the Federal Communications Commission (FCC).
11. Compliance at all times with any applicable laws or regulations including the Latah County Zoning Ordinance
12. All applicants granted a permit under this section shall cooperate and negotiate in good faith with other providers or tower owners in efforts to co-locate. Such good faith shall include sharing technical information to evaluate the feasibility of co-location. Such technical information is limited to necessary information to evaluate the feasibility of co-location.
 - a. If a provider is denied the opportunity to co-locate by a tower owner or operator with a conditional use permit granted under Section 4.05, the denied party shall obtain a technical study showing co-location is possible from an independent third party prior to consideration for a permit. If the study concludes co-location may occur without impairment to the existing operator(s), the tower owner shall be charged the expense of the study and co-location shall be permitted at such a reasonable fee.
 - b. In the event that the parties are unable to agree as to what is fair market value, the parties shall notify the Planning Department of such in writing and shall then select a certified general appraiser in the state of Idaho to determine the fair market value and notify the County of the same within thirty (30) days. If the parties do not agree on the selection of

- an appraiser and so notify the Planning Department, the Planning Department may arrange for an appraiser, at the expense of both parties. The determination of fair market value by any such appraiser shall be binding on the parties.
- c. Failure of a tower owner to allow co-location at a reasonable fee and on reasonable terms shall result in the immediate revocation of the owner's conditional use permit.

6) Section 4.05.09 requires the Zoning Commission to set as a condition an automatic lien.

The following exhibits will now be entered into the record.

The following exhibits were submitted with the staff packet:

EXHIBITS:

- Exhibit #1.** Staff Report
- Exhibit #1A.** Criteria Worksheet
- Exhibit #1B.** Vicinity and Comprehensive Plan Land Use Map
- Exhibit #1C.** Zoning Map
- Exhibit #1D.** Aerial Photo and Adjacent Property Owners Map
- Exhibit #1E.** Photos of Subject Property
- Exhibit #1F.** Map of Permitted and Constructed Cellular Communication Towers
- Exhibit #2.** Application Form (Submitted by Applicant)
- Exhibit #2A.** Applicant's Narrative (Submitted by Applicant)
- Exhibit #2B.** Signed Co-Location Agreement (Submitted by Applicant)
- Exhibit #2C.** Lease Agreement with Subject Property Legal Description and Legal Description for Proposed Tower location (Submitted by Applicant)
- Exhibit #2D.** Equipment List for Tower and Antenna
- Exhibit #2E.** Proposed Tower Engineering Report (Submitted by Applicant)
- Exhibit #2F.** Vicinity Map with Proposed Tower Location (Submitted by Applicant)
- Exhibit #2G.** Consent from Adjoining Property Owner (Submitted by Applicant)
- Exhibit #2H.** Verification of Unavailable Existing Structures
- Exhibit #2I.** Numbers and Types of Antennas Tower can accommodate (Submitted by Applicant)
- Exhibit #2J.** Proposed Radio Coverage-Service Area after Tower Placement (Submitted by Applicant)
- Exhibit #3.** TOWAIR Statement with Determination that Structure Does Not Require FCC Registration (Submitted by Applicant)
- Exhibit #3.** Notice of Lien for Telecommunication Tower (Submitted by Applicant)
- Exhibit #3.** Staff Introduction for Latah County Zoning Commission public hearing for CUP 810, May 19, 2010.

That is all staff has unless the Commission has questions.