

## CRITERIA WORKSHEET & APPLICATION SUMMARY

Note: This exhibit does not represent staff analysis of information provided by the applicant supporters, or opponents; however, staff has identified policies which may be applicable to this particular request. 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. This 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 to construct a cellular tower on a 39.8-acre parcel in the Agriculture/Forest zone.

### **Description of application:**

CUP 969 - A request by Weis Tower LLC, for a conditional use permit to place a wireless communications tower on a 39.8-acre parcel in the Agriculture/Forest zone, owned by Byron Hayhurst. The property is located in Section 20, Township 41 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor's parcel number RP41N05W209210A.

### **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.*

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

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

Weis Towers submitted a conditional use application of the Latah County Planning and Building Department on November 11, 2015. The application was deemed complete by the Latah County Planning and Building Department on December 16, 2015. The conditional use permit application was signed by the applicant, Weis Towers LLC, and written permission was given by the property owners, Byron and Laurie Hayhurst.

*3) Section 7.01.02 requires:*

**1. A conditional use permit 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 findings of fact and conclusions of law.

*4) Section 4.05.06 Construction of New Wireless Telecommunication Towers states the following:*

1. A conditional use permit is required for the following:

- A. The construction of a tower.
- B. The installation of an antenna that would require lighting by the FAA.

2. Conditional use permits for wireless telecommunication towers or support structures are subject to the provisions of Section 7.01 and the following standards and requirements:

- A. All applicants must complete a conditional use permit application for the construction of a wireless telecommunication tower as provided by Section 7.01.

The application must be signed by all legal landowners of the property, the applicant, and proposed tower owner.

B. The following documents must be attached and submitted along with the application:

1. A legal description of the parcel of land on which the proposed tower is to be located. This legal description shall include all real property described on the deed of conveyance most recently recorded for that parcel that complies with this ordinance.
2. A detailed drawing of the tower with the height specified.
3. The general capacity of the tower in terms of the number and type of antennas it is designed to accommodate.
4. A signed agreement with Latah County stating that the applicant will allow co-location with other users and that any future owners or operators will allow co-location on the tower. This agreement will be recorded in the Latah County Recorder's Office by the Planning Department.
5. Documents demonstrating to the satisfaction of the Zoning Commission that the necessary easements have been obtained, as well as plans showing how vehicle access will be provided.
6. FAA form 7460-1 as well as a diagram showing the placement and type of lighting that will be used if required by the FAA, or documentation demonstrating that the applicant has complied with FAA requirements that no lighting is required and verifying that none will be used.

7. Evidence satisfactorily demonstrating to the Zoning Commission that use of an existing support structure is not possible pursuant to Section 4.05.05.
  8. A map showing the area of coverage provided by the transmission of the proposed antenna(s).
  9. If the proposed tower is less than 1,000 feet from any residence or commercial building, and/or less than 150% the height of the tower to any property line, the applicant shall submit a signed notarized form, approved by the Planning Department, from all owners of record of such residential or commercial buildings and all owners of record of such property consenting to the location of the tower. This form shall be recorded in the Latah County Recorder's Office by the Planning Department. Setbacks from any public road or public right-of-way shall not be waived.
3. Notification shall follow the requirements of Idaho Code Section 67-6512, and all property owners of record located within 1,000 feet of the proposed tower shall be notified by regular mail at the last address listed in the Latah County Assessor's Office records by the Planning Department 15 days prior to the hearing.

**5) Section 4.05.07 requires the following:**

In addition to the conditional use permit criteria set out in Section 7.01, 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 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 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.

**Facts of application and the information submitted**

**Site Characteristics:**

<b>Size of Parcel:</b>	43 acres
<b>Floodplain:</b>	Zone "C"

**Land Use and Regulations:**

<b>Comprehensive Plan Designation:</b>	Rural
<b>Existing Zoning:</b>	Agriculture/Forest
<b>Existing Uses:</b>	Bare land
<b>Neighboring Zoning:</b>	Agriculture/Forest
<b>Neighboring Uses:</b>	Agriculture/ Single Family Residence/ Bare land

**Infrastructure/Services:**

Water:	N/A
Sewer:	N/A
Access:	Rudd Rd
Fire Protection:	N/A

**Applicable Statute, Ordinance, and Comprehensive Plan Sections:**

**Local Planning Act:** Idaho Code 67-6512

**Latah County Land Use Ordinance # 269, as amended:**

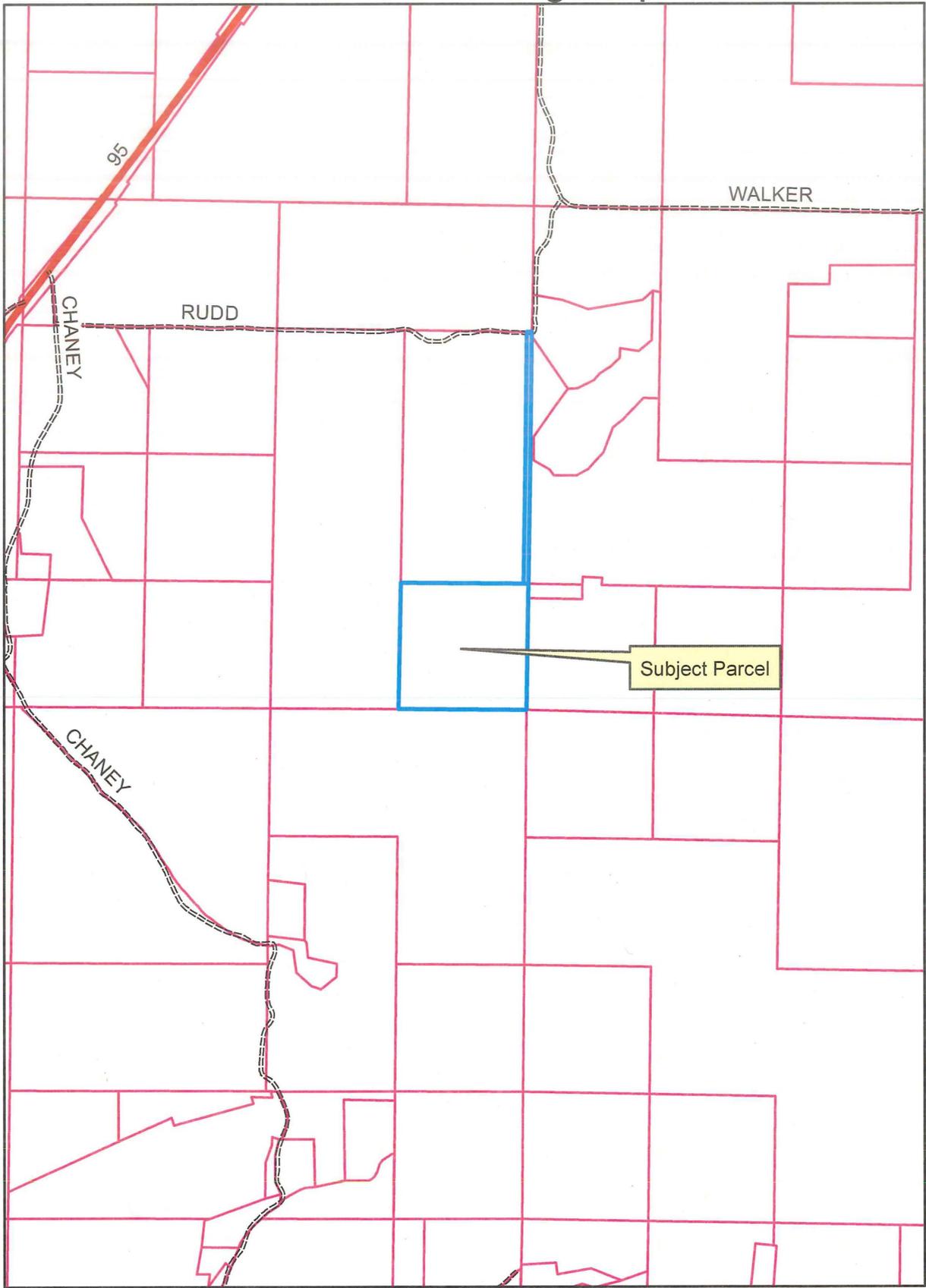
Section 3.01            Agriculture/Forest Zone

Article 7                Conditional Use Permits

**Latah County Comprehensive Plan**

# VAR 969 Zoning Map

Planning and Building Department



Note: This document is a representation only.  
Latah County bears no responsibility for errors or omissions.

Created by: CAB

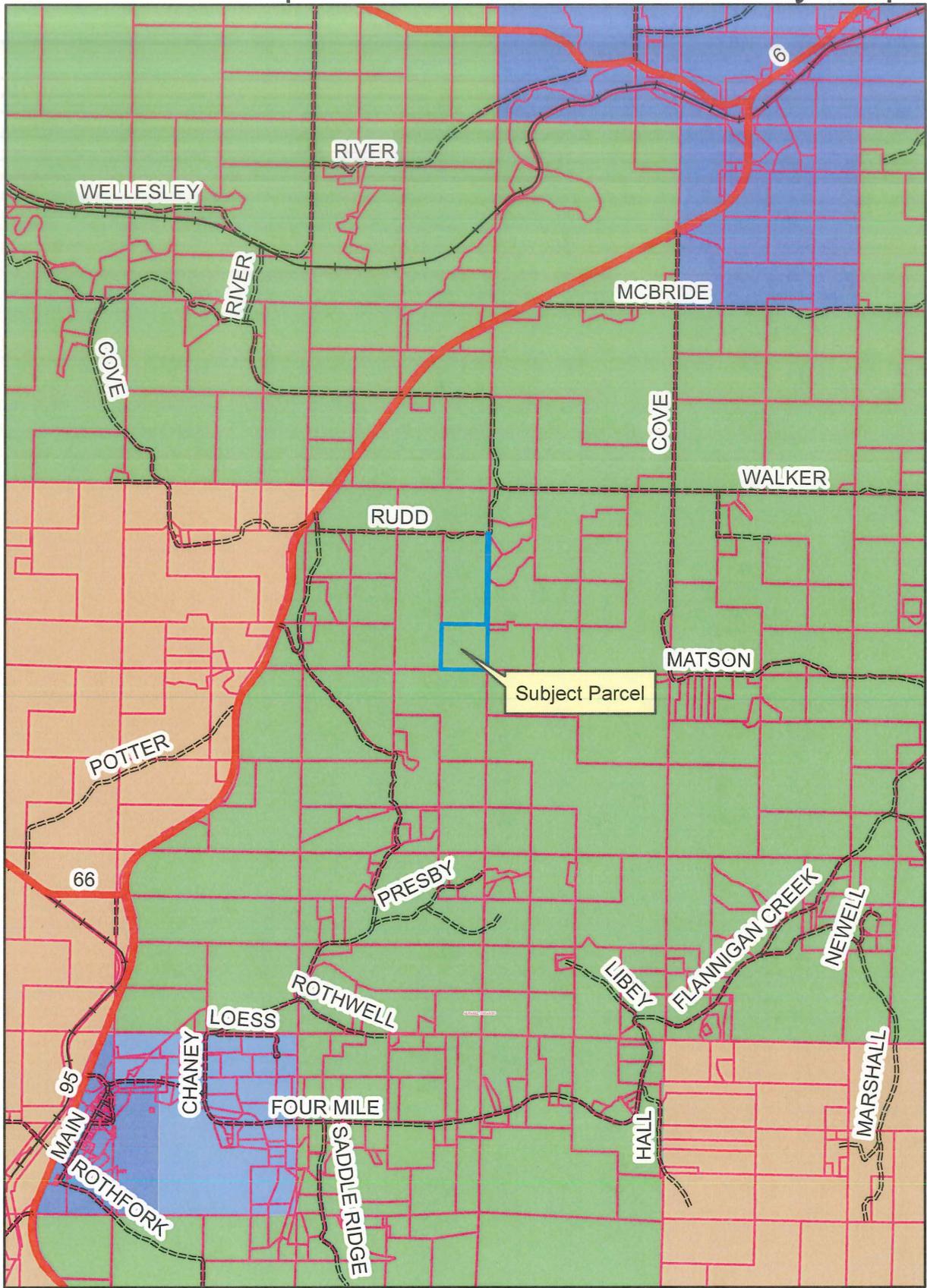
0 0.125 0.25 0.5 Miles

- |                      |                             |                           |
|----------------------|-----------------------------|---------------------------|
| Agriculture Forestry | Motor Business              | Rural Residential         |
| Commercial           | Multiple Family Residential | Single-Family Residential |
| Industrial           | Municipality                | Suburban Residential      |

LCZC Hrg: CUP 969  
Applicant: Weis Tower  
Exhibit #: 1A  
Date: 1/06/2016

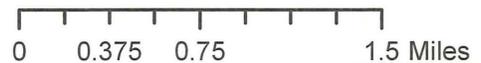
# VAR 969 Comprehensive Plan and Vicinity Map

Planning and Building Department



Note: This document is a representation only. Latah County bears no responsibility for errors or omissions.

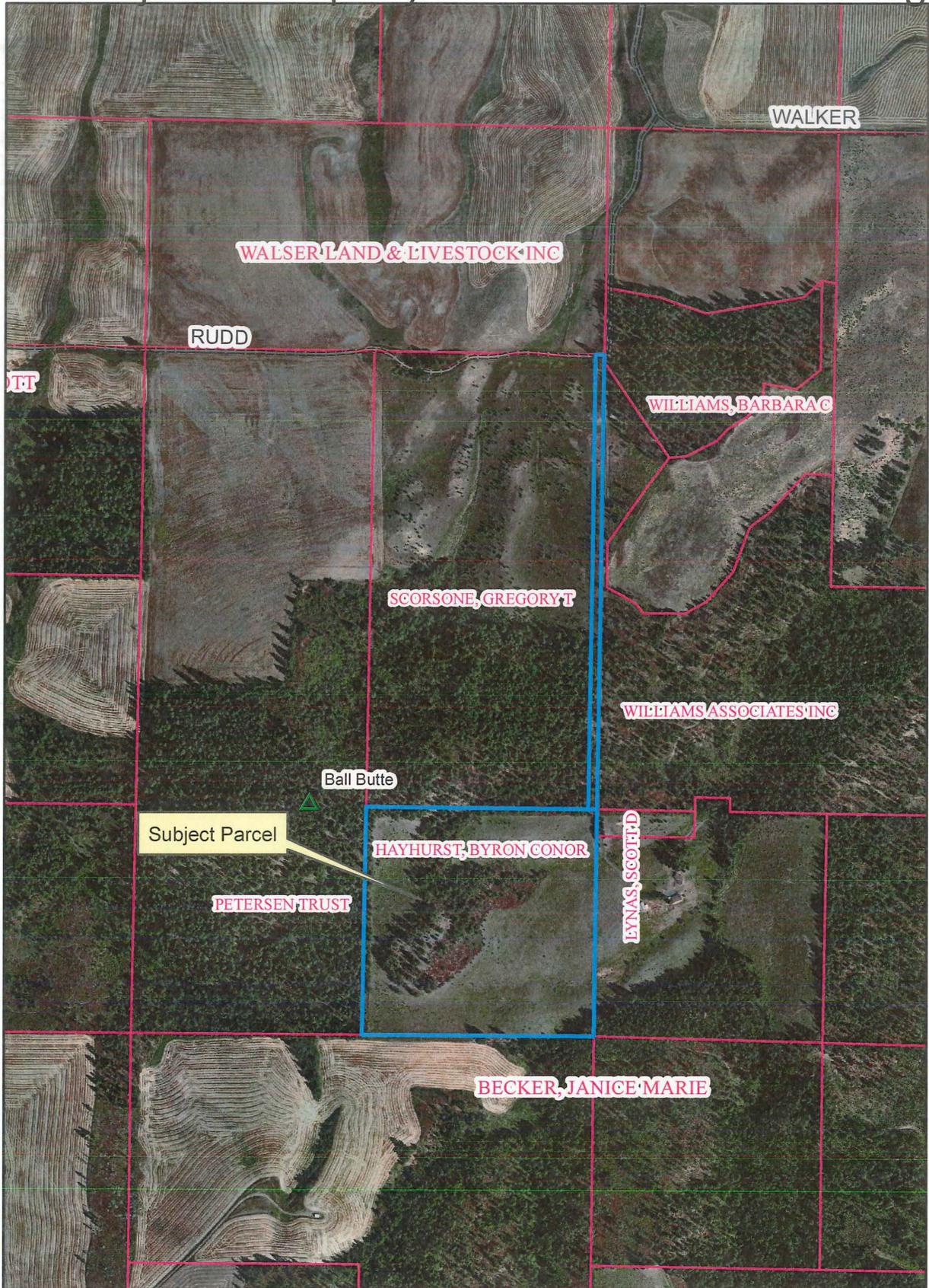
Created by: CAB



LCZC Hrg: CUP 969  
 Applicant: Weis Tower  
 Exhibit #: 1B  
 Date: 1/06/2016

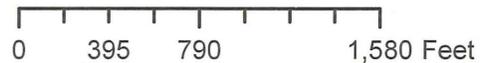
# VAR 969 Adjacent Property Owners and Aerial Photograph

Planning and Building Department



Note: This document is a representation only.  
Latah County bears no responsibility for errors or omissions.

Created by: CAB



LCZC Hrg: CUP 969  
Applicant: Weis Tower  
Exhibit #: 1C  
Date: 1/06/2016



Please Save Document Before Filling It Out.  
**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 <b>WEIS TOWERS</b>		b. Home Phone / Work Phone <b>509-229-2211</b>		c. Email <b>richard@inlandcellular.com</b>	
d. Mailing Address <b>Po Bx 688</b>		e. City <b>Roslyn</b>		f. State <b>Wa</b>	g. Zip code <b>98941</b>
h. Property Owner (if different than applicant)		i. Home Phone		j. Work Phone	
k. Mailing Address		l. City		m. State	n. Zip code

**2. General Site Information**

a. Assessor's Parcel Number(s) <b>rp41n05w209210</b>			b. Parcel Address (if applicable) <b>tbd rudd rd</b>		
c. Acreage of Existing Parcel <b>39.82c</b>		d. Zoning <b>Ag-Forest</b>	e. Comprehensive Plan Designation <b>ICR</b>		f. Floodplain designation(s) <b>C</b>
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 <b>rudd rd</b>	

**Note:** Sites within an area of city impact may require additional notification time prior to public hearings or a hearing before the other jurisdiction.

i. Existing Uses  
**Site is on very top of parcel**

**3. Service Provider Information (please attach additional information if requested)**

a. Fire District <b>NA</b>	b. Road District	c. School District
d. Source of Potable Water (i.e. water district or private well) <b>NA</b>	e. Sewage Disposal (i.e. sewer district or private septic system) <b>NA</b>	

**4. Adjacent Properties Information**

a. Zoning of Adjacent Properties <b>Ag-Forest</b>	b. Existing Uses of Adjacent Properties <b>Agriculture and Forest</b>
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**5. Permit Information**

a. Proposed Use  
**Telecommunications tower (cellular& broadband)**

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?  
**Land Use Ordinance#269,Article4,Section4.05**

**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**

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 	b. Date <b>11-20-15</b>
c. Signature of Property Owner (if different than applicant) 	d. Date <b>11-20-15</b>

**Office Use Only**

Date Received <b>12/16/15</b>	Amount <b>300.00</b>	Receipt No. <b>244</b>	By <b>M. R.</b>
CUP # <b>969</b>	Date Determined Technically Complete		By
Hearing Date <b>1/6/2016</b>			

**7. Attachments**

All attachments should be reproducible in black and white at 8 1/2" x 11"

- Fee:** (\$300.00) Make checks payable to Latah County.
- Completed Narrative Worksheet:** See instructions on the Conditional Use Permit Narrative Worksheet.
- 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.
- Vicinity Map:** The map should show the site location in relation to neighboring communities and natural features.
- Assessor's Plat Map:** Include a copy of that portion of the map that shows the subject parcel and adjoining parcels.
- Other Attachments:** Required by staff / Zoning Commission for certain proposed uses.



## Conditional Use Permit Narrative Worksheet

### Application Information

Applicant's Name  
Inland Cellular

Phone Number  
509-649-2500

**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.

Construction of a cellular telecommunications tower will include: access road from rudd rd to site, a 195' tower, a 10'x20' communication equipment enclosure, and placement of microwave antenna for back haul and cellular antenna for mobile phone access. Future collocation of wireless internet service provider(s) and/or additional cellular providers could add to the antenna placed on the tower.

### Existing Uses of Property

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

Currently, the property proposed is undeveloped 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.**

Both the microwave back haul and cellular frequencies are licensed by the Federal Communications Commission (FCC). Frequencies will not exceed FCC emissions deemed safe for deployment. Deployment will not adversely affect any current uses. This addition of service will provide benefits to public safety as travelers along HWY 95

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

The facilities constructed will be done so with no short or long term commitment from the public sector. All funding for the project is from the private sector.

**C. The use is not in conflict with the goals and policies of the Comprehensive Plan.**

The proposed construction of a telecommunications tower to provide cellular service and possible wireless broadband access to the community of viola is not in conflict with the Latah County Comprehensive Plan. Deployment of cellular and broadband access will add to the desirability of this community. The enhancement of cellular service will positively impact public safety and economic development.

*In addition to your response above, please explain your proposal's consistency with the proceeding 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**

The location has been selected based on the ability to provide cellular coverage to targeted areas along Hwy 95 as well as the town of viola

**b. Population Element**

The selected location will provide cellular service to the area surrounding viola, making those lands adjacent more likely to be attractive for residential and commercial development thus potentially encouraging growth

**c. Housing Element**

Access to wireless telecommunication services has become a societal benefit for residents. This project will result in local access to cellular and broadband services for residents.

**d. Economic Development Element**

Expanded cellular and broadband service will add value to the service areas' potential for economic diversification and new developments.

**e. Public Services, Facilities, and Utilities Element**

The proposed tower height of 280` and its location, overlooking Hwy 95 and the surrounding towns, will reduce the need for multiple towers. Collocation opportunities will be promoted to expand service and capacity offerings to build upon the initial infrastructure investment.

**f. School Facilities and Student Transportation Element**

The expansion of cellular service and access to broadband will likely be celebrated by the communities youth. The addition of cellular communication will enhance safety by adding a mobile communication mechanism on bus routs within the service area.

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**g. Transportation Element**

The deployment of cellular service will have no negative impacts on county transportation systems. Access to broadband data could facilitate the addition of remote roadway monitoring to enhance Highway Districts' ability to monitor road conditions remotely.

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**h. Natural Resource Element**

Tower site construction will not negatively affect wildlife movement and/or use of the immediate area.

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**i. Special Areas Element**

In compliance with the Federal Section 106 rules, an archaeological evaluation will be completed prior to site development.

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**j. Hazardous Areas Element**

The tower compound will be signed in accordance with FCC rules regarding regarding Radio Frequency exposure.

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**k. Recreation Element**

The construction of a telecommunications tower will have no impact on the county's goals related to recreation

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**l. Land Use Element**

Development of a telecommunications tower site will not conflict with the overall nature or values and will not likely lead to conversion.

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**m. Property Rights Element**

This telecommunications tower site will provide a positive economic value.

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**n. Water Resources Element**

Construction of a telecommunication tower will not affect water resources nor use of water.

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December 15, 2015

RE: WEIS TOWERS LLC, Conditional Use Permit Application

Dear Latah County Planning and Building Department:

Please accept this letter as our written consent and approval for WEIS Towers LLC or its authorized agent to apply for a conditional use permit to erect a cellular communications tower on our property, located off Rudd Road, Viola, Latah County, Idaho, and legally described as the SE1/4 SE1/4 and East 50 feet of NE1/4 SE1/4 and the East 50 feet of the SE1/4 NE1/4, all in Section 20, Township 41 North, Range 5 West, B.M., with tax parcel number RP 41N05W209210A.

Sincerely, Sincerely,



Byron Connor Hayhurst

Owner



Laurie Hayhurst

Owner

LCZC Hrg: CUP 969  
Applicant: Weis Tower  
Exhibit #: 2B  
Date: 1/06/2016

**viola site**

**Legend**

 Feature 1

 tower placement



500 ft

earth

LCZC Hrg: CUP 969  
Applicant: Weis Tower  
Exhibit #: 2C  
Date: 1/06/2016



LCZC Hrg: CUP 969  
Applicant: Weis Tower  
Exhibit #: 2D  
Date: 1/06/2016



**Designed Appurtenance Loading**

Elev	Description	Tx-Line	Elev	Description	Tx-Line
195	Platform - Rotatable		165	(3) RRU (14.6"x12.6"x7.76")s	(0) "
195	(3) RRU (14.6"x12.6"x7.76")s	(0) "	165	(12) 8' x 1' x 3in Panels	(12) 1 5/8"
195	(12) 8' x 1' x 3in Panels	(12) 1 5/8"	145	(2) Leg Dish Mount	
185	3T-Boom(R) - 12ft Face - 3ft Standoff		145	(2) 6' H.P. Dishes	(2) EW63
185	(3) RRU (14.6"x12.6"x7.76")s	(0) "	125	(2) Leg Dish Mount	
185	(12) 8' x 1' x 3in Panels	(12) 1 5/8"	125	(2) 6' H.P. Dishes	(2) EW63
175	3T-Boom(R) - 12ft Face - 3ft Standoff		115	(2) Leg Dish Mount	
175	(3) RRU (14.6"x12.6"x7.76")s	(0) "	115	(2) 6' H.P. Dishes	(2) EW63
175	(12) 8' x 1' x 3in Panels	(12) 1 5/8"	105	(2) Leg Dish Mount	
165	3T-Boom(R) - 12ft Face - 3ft Standoff		105	(2) 6' H.P. Dishes	(2) EW63

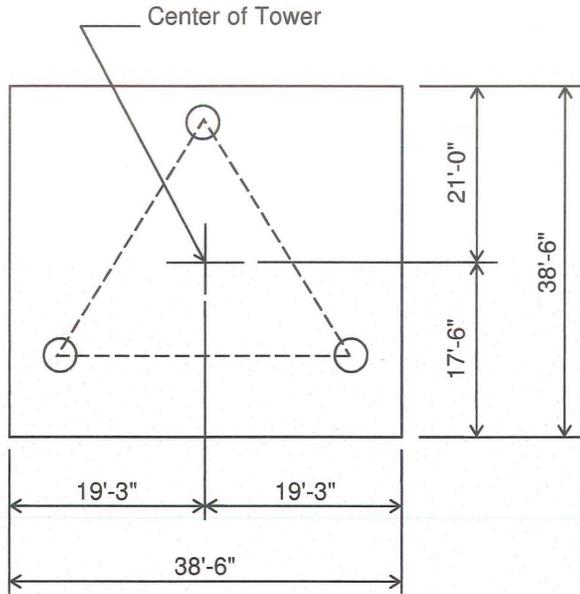
 <p><b>Sabre Industries™</b> Towers and Poles</p>	<p><b>Sabre Communications Corporation</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6690 Fax: (712) 279-0814</p>	<p>Quote: <b>16-4511-RSS</b></p>
	<p>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</p>	<p>Customer: INLAND CELLULAR TELEPHONE COMPANY</p>
		<p>Site Name: Viola, ID</p>
		<p>Description: 195' S3TL</p>
		<p>Date: 12/11/2015 By: PSW Page: 2</p>

**Customer: INLAND CELLULAR TELEPHONE COMPANY**

**Site: Viola, ID**

195 ft. Model S3TL Series HD1 Self Supporting Tower At  
90 mph Wind with no ice and 40 mph Wind with 0.25 in. Ice per ANSI/TIA-222-G.

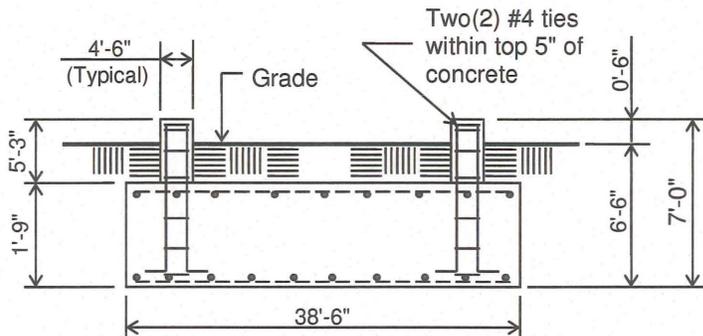
**PRELIMINARY -NOT FOR CONSTRUCTION-**



**PLAN VIEW**

**Notes:**

- 1). Concrete shall have a minimum 28-day compressive strength of 4500 PSI, in accordance with ACI 318-05.
- 2). Rebar to conform to ASTM specification A615 Grade 60.
- 3). All rebar to have a minimum of 3" concrete cover.
- 4). All exposed concrete corners to be chamfered 3/4".
- 5). The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-G-2005. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.



**ELEVATION VIEW**

(105.35 Cu. Yds.)  
(1 REQD.; NOT TO SCALE)

**CAUTION:** Center of tower is not in center of slab.

- 6). The foundation is based on the following factored loads:  
Factored download (kips) = 73.89  
Factored overturn (kip-ft) = 15133.2  
Factored shear (kips) = 144.19

**Rebar Schedule per Mat and per Pier**

Pier	(26) #8 vertical rebar w/ hooks at bottom w/ #4 Rebar ties, two (2) within top 5" of pier then 8" C/C
Mat	(74) #10 horizontal rebar evenly spaced each way top and bottom. (296 total)

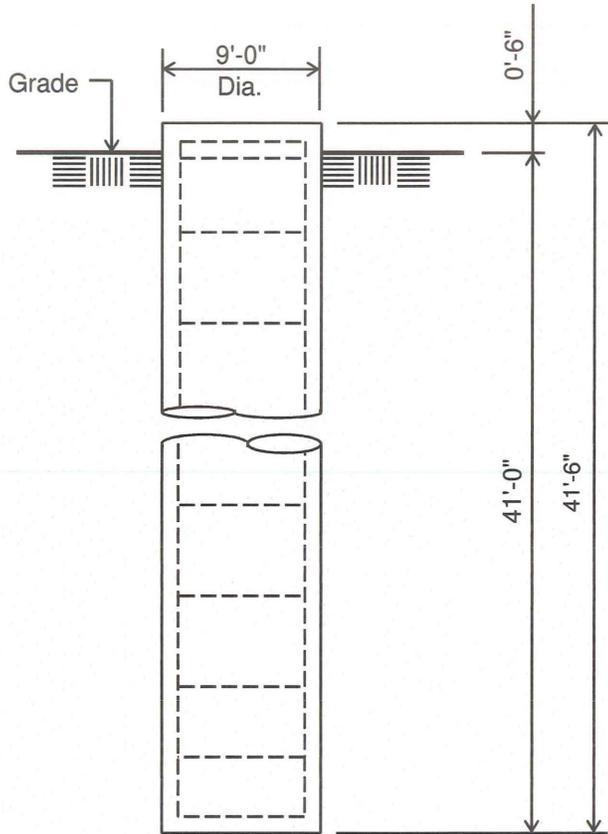
- 7). 4.75 ft of soil cover is required over the entire area of the foundation slab.

**Customer: INLAND CELLULAR TELEPHONE COMPANY**

**Site: Viola, ID**

195 ft. Model S3TL Series HD1 Self Supporting Tower At  
90 mph Wind with no ice and 40 mph Wind with 0.25 in. Ice per ANSI/TIA-222-G.

**PRELIMINARY -NOT FOR CONSTRUCTION-**



**ELEVATION VIEW**

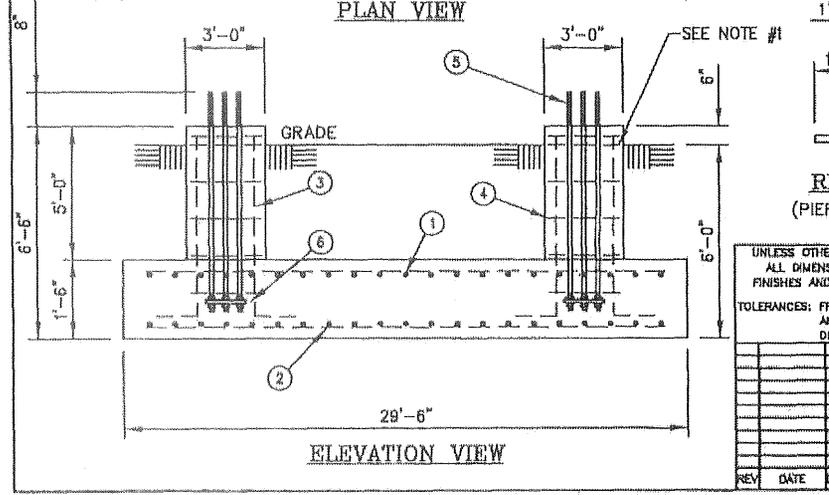
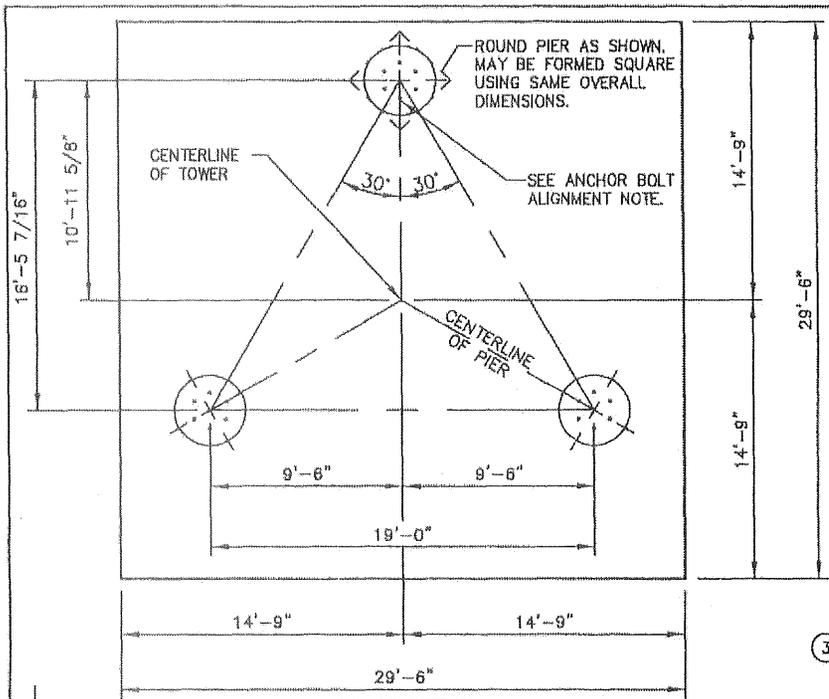
(97.78 Cu. Yds. each)

(3 REQUIRED; NOT TO SCALE)

**Notes:**

- 1). Concrete shall have a minimum 28-day compressive strength of 4500 PSI, in accordance with ACI 318-05.
- 2). Rebars to conform to ASTM specification A615 Grade 60.
- 3). All rebar to have a minimum of 3" concrete cover.
- 4). All exposed concrete corners to be chamfered 3/4".
- 5). The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-G-2005. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.
- 6). The foundation is based on the following factored loads:  
Factored uplift (kips) = 772  
Factored download (kips) = 829  
Factored shear (kips) = 83

Rebar Schedule per Pier	
Pier	(46) #9 vertical rebar w/#5 ties, two (2) within top 5" of pier then 12" C/C

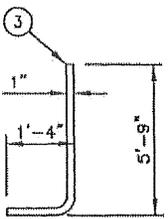


ROUND PIER AS SHOWN, MAY BE FORMED SQUARE USING SAME OVERALL DIMENSIONS.

SEE ANCHOR BOLT ALIGNMENT NOTE.

PLAN VIEW

ELEVATION VIEW



REBAR DETAIL (PIER VERTICAL REBAR)

REINFORCING STEEL SCHEDULE									
ITEM	LOCATION	NO. REQ'D.	BAR SPC'G.	SIZE	CUT LGTH.	TOTAL LGTH.	TOTAL WT.	SHAPE	
①	PAD TOP REINFORCING	116	EQUALLY SPACED	#8	29'-0"	3364'-0"	8982 LBS.	STRAIGHT	
②	PAD BOTTOM REINFORCING	116	EQUALLY SPACED	#8	29'-0"	3364'-0"	8982 LBS.	STRAIGHT	
③	PIER VERTICAL REINFORCING	48	EQUALLY SPACED	#8	7'-1"	340'-0"	908 LBS.		
④	PIER TIES	21	SPACED 12" C/C	#4	9'-1"	190'-9"	127 LBS.		
TOTAL REBAR WT.							18999 LBS.		

ANCHOR BOLT SCHEDULE				
ITEM	PART NO.	NO. REQ'D.	ANCHOR BOLT SIZE	SPACING
⑤	C40041060	18	1 1/2" x 6'-6"	EQUALLY SPACED

TEMPLATE SCHEDULE			
ITEM	PART NO.	NO. REQ'D.	BOLT CIRCLE
⑥	C30139104	6	1'-1 1/4"

CONCRETE REQ'D	ROUND PIERS	SQUARE PIERS
PAD	48.35 CU. YDS.	48.35 CU. YDS.
PIERS	3.93 CU. YDS.	5.00 CU. YDS.
TOTAL	52.28 CU. YDS.	53.35 CU. YDS.

**GENERAL NOTES**

1. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4500 PSI, IN ACCORDANCE WITH ACI 318-05. (2 REBAR TIES REQ'D IN THE TOP 5")
2. REBAR TO CONFORM TO ASTM SPECIFICATION A615 GRADE 60.
3. ALL REBAR TO HAVE A MINIMUM OF 3" CONCRETE COVER.
4. ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED 3/4".
5. THE FOUNDATION DESIGN IS BASED ON PRESUMPTIVE CLAY SOIL AS DEFINED IN ANSI/TIA-222-G-2005. IT IS RECOMMENDED THAT A SOIL ANALYSIS OF THE SITE BE PERFORMED TO VERIFY THE SOIL PARAMETERS USED IN THE DESIGN.
6. THE FOUNDATION IS BASED ON THE FOLLOWING FACTORED LOADS:  
 FACTORED DOWNLOAD (KIPS) = 51.22  
 FACTORED OVERTURN (KIP-FT) = 7154.61  
 FACTORED SHEAR (KIPS) = 83.16
7. ONE ANCHOR BOLT MUST BE ALIGNED DIRECTLY WITH THE CENTER OF THE TOWER (TYPICAL).

**PRELIMINARY DESIGN  
"NOT FOR CONSTRUCTION"**

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES		MATERIAL	
TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"		TOLERANCES DO NOT APPLY TO RAW MATERIAL	
REV	DATE	DRW/CHK	DESCRIPTION

**Sabre Industries**  
Towers and Poles

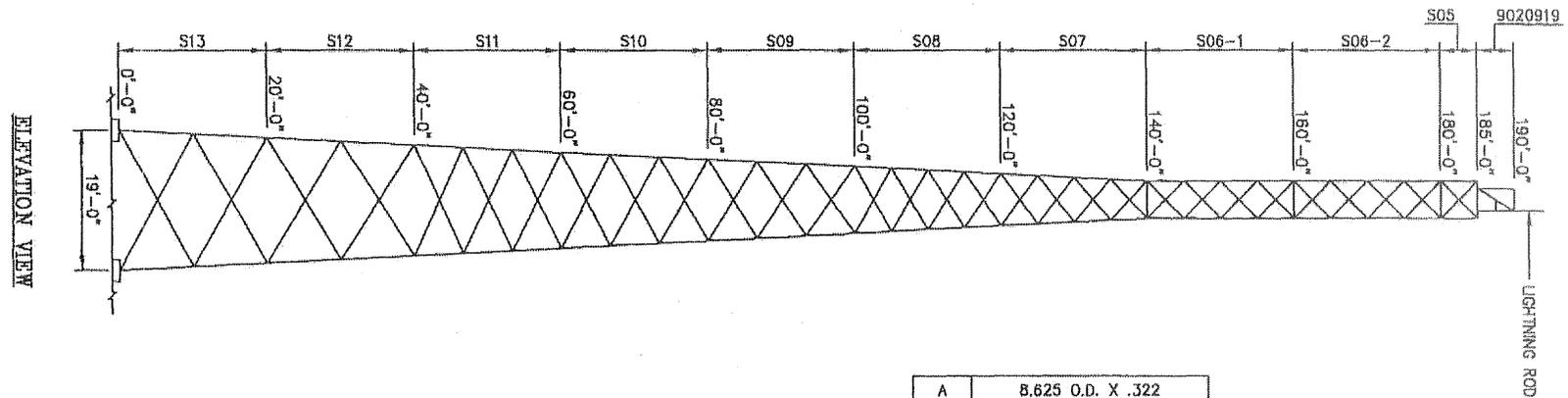
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FOUNDATION: 190 FT. MODEL S3TL-HD1			
SITE: COLUMBIA COUNTY, WA			
CUSTOMER: INLAND CELLULAR TELEPHONE CO.			
JOB NO. 51449	SIZE B	DRAWING NO. 51449-F1	REV 0
DATE 11/09/11	DRAWN BY RWM	CHECKED BY DLK	SCALE NONE
		SCALE NONE	PAGE 1 OF 1

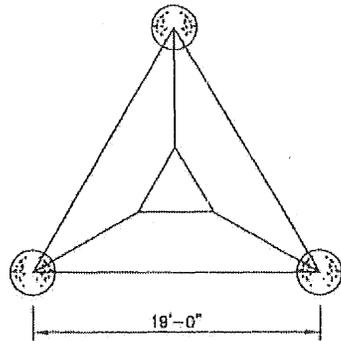


LEGS	8.625 O.D. X .500		A	5.563 O.D. X .500		B	C	D	E	F
DIAGONALS	G	H	L 3 X 3 X 1/4	L 3 X 3 X 3/16	I	L 2 X 2 X 1/8		L 2 X 2 X 3/16	L 2 X 2 X 1/8	
HORIZONTALS	NONE					L 2 X 2 X 1/8		L 2 X 2 X 3/16	L 2 X 2 X 1/8	
BAYS/SECTION	2 BAYS		3 BAYS			4 BAYS				J
SECTION WEIGHT	5126 LBS.	4483 LBS.	3626 LBS.	3070 LBS.	2653 LBS.	1985 LBS.	1617 LBS.	1568 LBS.	961 LBS.	K



ELEVATION VIEW

A	8.625 O.D. X .322
B	5.563 O.D. X .375
C	4.500 O.D. X .337
D	4.000 O.D. X .318
E	2.675 O.D. X .203
F	2.375 O.D. X .154
G	L 4 X 3 1/2 X 5/16 (SLV)
H	L 3 1/2 X 3 1/2 X 1/4
I	L 2 1/2 X 2 1/2 X 3/16
J	1 BAY
K	732 LBS.



PLAN VIEW

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES			MATERIAL
TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"			TOLERANCES DO NOT APPLY TO RAW MATERIAL
REV	DATE	DRW/CHK	DESCRIPTION

**Sabre Industries**  
Towers and Poles

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MASTER: 190 FT. MODEL S3TL-HD1  
SITE: COLUMBIA COUNTY, WA  
CUSTOMER: INLAND CELLULAR TELEPHONE CO.

JOB NO. 51449	SIZE B	DRAWING NO. 51449-MS	REV 0
DATE 11/10/11	DRAWN BY DLK	CHECKED BY ZAK	SCALE NONE
PAGE 1 OF 2		PAGE 1 OF 2	



**DRAWING LIST**

- 51449-F1 . . . . . MAT & PIER FOUNDATION
- 900537 . . . . . TOWER BASE INSTALLATION
- 51449-S13 . . . . . SECTION 0 FT. - 20 FT.
- 51449-S12 . . . . . SECTION 20 FT. - 40 FT.
- 51449-S11 . . . . . SECTION 40 FT. - 60 FT.
- 51449-S10 . . . . . SECTION 60 FT. - 80 FT.
- 51449-S09 . . . . . SECTION 80 FT. - 100 FT.
- 51449-S08 . . . . . SECTION 100 FT. - 120 FT.
- 51449-S07 . . . . . SECTION 120 FT. - 140 FT.
- 51449-S06-1 . . . . . SECTION 140 FT. - 160 FT.
- 51449-S06-2 . . . . . SECTION 160 FT. - 180 FT.
- 51449-S05 . . . . . SECTION 180 FT. - 185 FT.
- 9020919 . . . . . ROTATABLE TOP SECTION
- 51449-SB1 . . . . . STEP BOLT ATTACHMENT INSTALLATION
- C30011-1 . . . . . SAFETY CLIMB BOTTOM MOUNTING BRACKET
- C30011-2 . . . . . SAFETY CLIMB TOP MOUNTING BRACKET
- C30003001 . . . . . SAFETY CLIMB INTERMEDIATE BRACKET
- 51449-WG1 . . . . . WAVEGUIDE LADDER INSTALLATION
- 907338 . . . . . WAVEGUIDE LADDER (12 HOLE)
- 51449-RP1 . . . . . ROTATABLE PLATFORM @ 190'
- C301511 . . . . . TOWER GROUNDING KIT (STD. T.I.A. - REV. G)
- 9025689 . . . . . LIGHTNING ROD
- 9014671 . . . . . BOLT INSTALLATION
- 906956 . . . . . TOWER NAME PLATE
- 907901 . . . . . INVENTORY REQUIREMENT SHEET
- BOM-1 . . . . . BILL OF MATERIAL

**TOWER DESIGN INFORMATION**

THIS ERECTION DRAWING PACKAGE IS BASED ON THE STRUCTURAL ANALYSIS NO. 51449.

TOWER DESIGNED AT 85 MPH WITH NO ICE & 40 MPH WITH 1/4" ICE PER ANSI/TIA-222-G-2005, STRUCTURE CLASS II, EXPOSURE CATEGORY C AND TOPOGRAPHIC CATEGORY 3, WITH A CREST HEIGHT OF 515'.

TOWER DESIGNED ANTENNA LOADING	
ELEV.	ANTENNAS
190'	(9) 5' X 1' X 3" + ROTATABLE PLATFORM
180'	(9) 5' X 1' X 3" + 10' 3T-BOOM(R)
170'	(9) 5' X 1' X 3" + 10' 3T-BOOM(R)
160'	(9) 5' X 1' X 3" + 10' 3T-BOOM(R)
150'	(9) 5' X 1' X 3" + 10' 3T-BOOM(R)
60'	(3) 6' H.P. DISH
40'	(3) 6' H.P. DISH

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES		MATERIAL:			MASTER: 190 FT. MODEL S3TL-HD1			
TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"		TOLERANCES DO NOT APPLY TO RAW MATERIAL.			SITE: COLUMBIA COUNTY, WA			
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					JOB NO. 51449	SIZE	DRAWING NO.	REV
DATE	11/10/11		B	51449-MS	0			
DRAWN BY	DLK				SCALE	PAGE		
CHECKED BY	ZAK				NONE	2 OF 2		
REV	DATE	DRWCHK	DESCRIPTION					

## CUP #969 – Staff Introduction

**CUP #969** – A request by Weis Tower LLC, for a conditional use permit to place a wireless communications tower on a 39.8-acre parcel in the Agriculture/Forest zone, owned by Byron Hayhurst. The property is located in Section 20, Township 41 North, Range 05 West, B.M. in Latah County and is referenced as Latah County Assessor’s parcel number RP41N05W209210A.

The Latah County Land Use Ordinance, under section 3.01.02(6), lists “Communication towers and transmission facilities” as a conditionally permitted use in the Agriculture/Forest Zone.

### **Section 7.01.02 requires:**

- 1. A conditional use permit 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 not in conflict 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 findings of fact and conclusions of law.**

*Conditional Use Permits for Construction of New Wireless Telecommunication Towers Must be in Compliance with Section 4.05.06 and 4.05.07 as provided to the Commissions in Exhibit #1 Criteria Worksheet.*

### **Exhibits will now be entered into the record.**

The following exhibits were submitted with the staff packet:

#### **EXHIBITS:**

- |                     |  |
|---------------------|--|
| <b>Exhibit #1.</b>  | Criteria Worksheet   |
| <b>Exhibit #1A.</b> | Zoning Map   |
| <b>Exhibit #1B.</b> | Comprehensive Plan Map   |
| <b>Exhibit #1C.</b> | Adjacent Property Owners and Aerial Photograph Map   |
| <b>Exhibit #2.</b>  | Application Form (Submitted by Applicant)  |
| <b>Exhibit #2A.</b> | Applicant’s Narrative (Submitted by Applicant)   |
| <b>Exhibit #2B.</b> | Land Owner’s Consent to Construct Tower (Submitted by Applicant)                                     |
| <b>Exhibit #2C.</b> | Proposed Site Location (Submitted by Applicant)  |
| <b>Exhibit #2D.</b> | Coverage Map (Submitted by Applicant)  |
| <b>Exhibit #2E.</b> | Tower Plans (Submitted by Applicant)   |
| <b>Exhibit #3.</b>  | Staff Introduction for Latah County Zoning Commission public hearing for CUP 969 on January 6, 2016. |