



(8) Application Information:

- ◆ a. If the utility pole or mount is situated within an easement, written approval of the easement holder is required.
- ◆ b. Original signatures for the applicant and all co-applicants applying for the conditional use permit. If the applicant and/or co-applicant are represented by an agent, original signature authorizing the agent to represent the applicant and/or co-applicant is required. Photo reproductions of signatures are not acceptable.
- ◆ c. A vicinity map including all land within 2 mile of the subject property.
- ◆ d. Written input from the applicable rural fire district, or the County Fire Marshall if the parcel is located outside an established fire district, addressing compliance with fire protection requirements.
- ◆ e. A parcel map drawn to scale showing the subject property, and all properties within 1,000 feet of the exterior boundary of the subject property, including private road owners, and the approximate location and height of all buildings, including accessory structures, on all properties shown. Map shall include owners' names.
- ◆ f. A list of the names and addresses of all property owners and residents within three hundred feet (300') of the external boundaries of the land being considered, including private road owners. Names and addresses shall also be provided on mailing labels.
- ◆ g. Map showing access to the proposed site from a public road, including the names and addresses of intervening private and public landowners;
- ◆ h. Map indicating existing locations and service areas of other WCF sites operated by the applicant and area to be served by the proposed WCF both within and outside of Blaine County;
- ◆ i. Sufficient information to accurately identify and locate the proposed site, provided in digital format compatible with the County Geographic Information System;
- ◆ j. Applications for a co-location mount shall provide at least two (2) letters of intent from carriers to co-locate on the mount, and said carriers shall be co-applicants.
- ◆ k. A copy of the FCC construction permit.

(9) Site plan drawn to scale of no less than one inch equals 20 feet, specifying the following:

- ◆ a. Property lines with dimensions, existing structures, land uses and zoning on the subject property;
- ◆ b. Land uses, structures and zoning on all land adjacent to the subject property;
- ◆ c. Representations, dimensioned and to scale, of the proposed mount, antenna and support structure(s), equipment shelters, cable runs, utilities, parking areas and any other construction or development pertinent to the WCF.
- ◆ d. Circulation: Adjacent roadways, ingress and egress from said roadways and parking including temporary or permanent roads and driveways.
- ◆ e. Fences, signs, exterior lighting and storm drainage;
- ◆ f. Proposed security barrier, indicating type and extent, as well as point of controlled entry.
- ◆ g. Existing watercourses, utility lines, easements, deed restrictions and other built or natural features restricting the use of the subject property;
- ◆ h. Distances, at grade, from the proposed WCF to each building on the site plan.
- ◆ i. A topographic study by a licensed surveyor may be required based upon site-specific conditions.
- ◆ j. North arrow, scale and legend;

(10) Landscape plan drawn to scale of no less than one inch equals 20 feet, specifying the following: (note: the landscape plan may be waived when the WCF is to be attached to a building or utility pole and the equipment is located either within the building or underground):

- ◆ a. Existing and proposed landscaping, indicating size, location, quantity and species of vegetation;
- ◆ b. Indication of existing vegetation to be removed, retained or disturbed;
- ◆ c. Grade changes, or cuts and fills, to be shown as original grade and new grade line, with two (2) foot contours.
- ◆ d. Photographs of the proposed site taken from various vantage points such as neighboring properties, nearest reference roads, Wood River Trail System and State Highway 75, sufficient to demonstrate compliance with Section 9-3-16 of this Title;

(11) Design Information:

- ◆ a. Equipment brochures for the proposed WCF such as manufacturer=s specifications or trade journal reprints. Information shall be provided for the antenna and support structure(s), mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.
- ◆ b. Materials for the proposed WCF specified by generic type and specific treatment (e.g., anodized aluminum, stained wood, galvanized steel, painted fiberglass, etc.). Information shall be provided for the antenna and support structure(s), mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.
- ◆ c. Colors of the proposed WCF represented by a color board showing actual colors proposed. Colors shall be provided for the antenna and support structure(s), mounts, equipment shelters, cables as well as cable runs, and security barrier, if any.
- ◆ d. Dimensions of the WCF specified for all three directions: height, width and breadth. These shall be provided for the antenna and support structure(s), mounts, equipment shelters and security barrier, if any.
- ◆ e. Appearance shown by at least two photo simulations and elevation drawings of the WCF within the subject property. The photo simulations shall include the antenna and support structure(s), mounts, equipment shelters, cables as well as cable runs, and security barrier, if any, for the total height, width and breadth of the site.
- ◆ f. Photo simulations of the proposed WCF from reference roads, Wood River Trail System, and State Highway 75 as it passes through the municipalities.
- ◆ g. When locating a new antenna array on an existing mount, sufficient information depicting the total visual impact of the entire mount shall be provided.

(12) Additional Information Required:

- ◆ a. If the proposed facility involves an applicant who has other existing facilities within Blaine County, an accounting of said facilities, and copies of permits issued by governing jurisdictions, may be required, as determined appropriate by the Administrator.
- ◆ b. When the proposed WCF is part of a networked system, the applicants shall provide a master plan that describes all major components of the network (location and general description of antennas and support structures, and switching hub) that are located either in Blaine County, or within one mile of the exterior County boundary, and indicate:
  - 1) What components are existing?
  - 2) Whether the components are owned by the applicant or are used by agreement with other service providers;
  - 3) How the proposed WCF fits within the carrier=s network design;
  - 4) When proposed components will be completed and/or become operational;

- 5) The potential expansion of their system within Blaine County over the next five (5) years including the general location of future facilities, and a description of the type of facilities contemplated.
- ◆ c. Alternative Analysis Required. A narrative and graphic representation of two less visually obtrusive alternative proposals for the WCF facility in terms of location, sitting, height, and/or design each of which complies with the provisions of Section 9-13-6 of this Title is required. Such alternatives shall be substantially different from the primary proposal. The application shall not be certified as complete unless the alternative analysis comparison has been provided to the County. WCFs that are determined by the Administrator to qualify as categorical exclusions under Section 9-3-16 of this Title are exempt from the analysis and comparison requirement.
  - ◆ d. If the application involves the development of a single-user mount and/or site, the applicant shall provide a narrative explaining why the proposed WCF cannot be located on an existing mount for which a conditional use permit has been issued by the County.
- (13) Typed responses to the attached Standards of Evaluation as set forth in Section 9-3-16 of the zoning regulations.
- (14) Agency review of the proposal as determined necessary by the Administrator, which may include, but is not limited to, the Federal Aviation Administration, Idaho Transportation Department Aeronautical Division, Blaine County Recreation District and Idaho Transportation Department.
- (15) Notice provided by the Land Use Services Office after the application is scheduled for public hearing, shall be posted on site of property being considered for at least 7 days prior to public hearing. A refundable deposit of \$50.00 for the notice board is also required.
- (16) Application fee as established by County Resolution, plus current postage + .15 cents per surrounding land owner mailing fee. There may be County Engineer review fees in addition to application fee.

#### **ACKNOWLEDGMENTS**

- (17) The undersigned understands that Chapter 3, Title 9 (Zoning Ordinance) Blaine County Code, Section 9-3-16, provides that the Commission may attach reasonable conditions upon granting a conditional use permit, including but not limited to conditions for special use permit specified in Idaho Code Section 67-6512 (d), as amended, which will: (a) minimize adverse impact on other development; (b) control the sequence and timing of development; (c) control the duration of development; (d) assure that development is maintained properly; (e) designate the exact location and nature of development; (f) require specific on-site or off-site public facilities or services; (g) require more restrictive standards than those generally required in this Title; and (h) require mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.
- (18) The undersigned certifies that (s) he is either the owner of the subject property, owner of the mount, or the carrier/service provider, or authorized representative applicant or co-applicant(s); that (s) he has filled in this application to the best of his/her knowledge, and that (s) he agrees to comply with all County ordinances and state laws regulating conditional use permits in Blaine County, Idaho. The applicants agree, in the event of a dispute concerning the interpretation or enforcement of the permit in which the County of Blaine is the prevailing party, to pay reasonable attorney's fees and costs, including fees and costs of appeal for Blaine County.
- (19) The undersigned grants permission to Planning and Zoning Commission, Land Use Staff and/or County Engineer to inspect the property which is the subject of this application until such time as condition(s) of approval attached to the application(s) have been satisfied, or as may be necessary from time to time to determine compliance to the permit issued.

Note: Original signatures for applicant and all co-applicants, as well as any agents for the applicant or co-applicants are required. If the applicant/co-applicant is represented by an agent, original signature authorizing the agent to represent the applicant or co-applicant is required. Photo reproductions of signatures are not acceptable. Original signatures on photo reproductions of the completed application form are acceptable.

**Signature of property owner:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Signature of carrier or Service provider:** \_\_\_\_\_

**Print name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Signature of additional carrier or Service provider:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Signature of mount owner:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Signature of agent:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Agent is representing:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Required Fee for new mounting: \$1,500.00 paid on \_\_\_\_\_

Required Fee for adding equipment to existing mount:  
\$500.00 paid on \_\_\_\_\_

Refundable Notice Board Fee \$50.00 paid on \_\_\_\_\_

Surrounding Landowner Notices  
Current Postage + .15¢ ea x \_\_\_\_\_ = \_\_\_\_\_ paid on \_\_\_\_\_ receipt # \_\_\_\_\_

Engineering and consultant fees are calculated based on the time spent by County hired private consultants and their staff to review various projects. These fees are to be paid in full upon receipt and prior to scheduling an applicant's public hearing.

Date Application Certified \_\_\_\_\_

Hearing Date: \_\_\_\_\_

Date of Decision and Disposition \_\_\_\_\_

## WIRELESS COMMUNICATION FACILITY STANDARDS OF EVALUATION

As established in Chapter 21, Title 9 (Zoning Ordinance), Blaine County Code, Section 9-3-16, the Applicants have the burden of demonstrating compliance with this chapter, including each of the following Standards of Evaluation. Before approving or conditionally approving a conditional use permit, the Commission or Hearing Examiner shall review and find adequate evidence that the proposed development or site alteration meets the standards.

<b>SECTION I. THRESHOLD STANDARDS, pursuant to 9-3-16 of the Zoning Ordinance</b>
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**The applicant is required to make a statement as to how the proposed project complies with each of the following Standards of Evaluation:**

1. The Commission or Hearing Examiner may consider whether existing WCFs operated by the applicant in Blaine County, including within the incorporated cities, or on state or federally administered lands by a permit tee, have obtained necessary permits from the governing jurisdiction, before any new permit for the applicant is granted. If the applicant has not obtained the required permits from the appropriate jurisdiction, the Commission or Hearing Examiner may require the applicant to obtain other required permits as a condition of approval for any new permit issued by the County.

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2. Alternative site and/or design studies provided by the applicant shall demonstrate that reasonable consideration has been given to such alternative sites and/or designs, and the proposal is the preferred alternative when considered in light of the purposes and intent of this chapter.

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3. If the applicant or landowner with respect to an application for a conditional use permit under this section is the State of Idaho, or any agency, board, department, institution, or district thereof, the Commission or the Board, in addition to all other applicable standards and criteria hereunder, shall take into account the plans and needs of the State, or any agency, board, department, institution or district thereof, as required by Idaho Code 67-6528.

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4. Height Limitations: Describe where the WCF is located (i.e. on a roof, utility pole, support structure, or facade mounted, located within a dense grove of trees, etc.), and the maximum height of the WCF as measured from ground level to the highest point of the structure, including all attachments thereto.

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5. Setback Requirements: Describe the distance of the WCF (including mounts and equipment shelters) from:

1) The nearest residence on the same property as the WCF;

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2) The residential building envelope on adjacent undeveloped lots, or

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3) Property lines if adjacent lots are either undeveloped or do not contain a platted residential building envelope.

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6. If the proposal involves a facade mounted antenna, describe:

1) The distance from the building or structure the antenna array is attached to, and all property lines;

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2) How far the antenna array extends from the face of the building or structure to which it is attached;

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3) The height of the WCF as measured from ground level to the highest point of the structure, including all attachments thereto;

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4) The distance from the WCF to the nearest opening of a habitable structure.

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7. Fall Zone Requirements: If the proposal involves a free standing WCF, excluding those that are concealed in a building or structure, describe:

1) The distance from the WCF to any habitable structure or outdoor area where people congregate (such as schools, churches, parks, recreational areas, public buildings, etc). (A fall zone of at least two times the height of the WCF is required).

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2) The distance from the WCF as measured from the WCF to adjacent property lines. (A fall zone of a radius equal to the height of the WCF from adjacent property lines is required).

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8. Parking Requirements: Adequate off-street parking to accommodate maintenance and construction workers may be required.

9. Access Requirements:

1) The applicant shall demonstrate in writing that they have authority to access the WCF site for construction and maintenance purposes from a public right-of-way, across privately and publicly owned lands. Said written authority shall include the right of County officials to cross said lands for legitimate public purposes.

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2) The applicant shall demonstrate that the site can be safely accessed by County officials and fire protection personnel;

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10. Facility Upgrade: If the proposal involves the modification or upgrade of existing equipment, describe how the replacement equipment will have an equal or greater technical capacity than the existing equipment, and be reduced in size so as to minimize visual impact.

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**SECTION II DESIGN AND SITING STANDARDS, pursuant to 9-3-16 of the Zoning Ordinance**

**The applicant is required to make a statement as to how the proposed project complies with each of the following Standards of Evaluation:**

1. Visibility: Describe how the WCF has been designed to eliminate, to the greatest extent possible, the visibility of the proposed facility as viewed from a reference road, Wood River Trail System, or State Highway 75 as it passes through a municipality by means of concealment, camouflage, disguise and placement. While complete elimination of any visual impact cannot be accomplished in every case, the applicants shall make every available effort to insure that the visibility of the proposed WCF is slight.

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2. Scale. Describe how the WCF has been designed to be in scale with the surrounding land uses and structures as exhibited by relative height, mass and proportion.

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3. Lighting: A WCF shall not be artificially lighted, except as needed for routine maintenance of the facility.

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Exterior lighting shall utilize:

- 1) Minimum wattage necessary for the proposed use;
- 2) Full cut-off fixture whereby light is downcast, and does not extend horizontally beyond the base of the fixture, and
- 3) Timing device.
- 4) WCFs which are required to illuminate by a local, state or federal agency shall be reduced in height and/or otherwise modified or located so as to not require lighting. No lighting other than for routine maintenance of the facility is permitted.

4. Security Barriers: A security barrier may be required by the Building Official, Commission or Hearing Examiner to be erected no closer than twenty five (25) feet around the perimeter of ground mounted WCFs. In the case of a roof mounted WCF, a security barrier may be required around the antenna and support structure(s) or antenna array. Security barriers shall be maintained by the operator of the WCF or mount for the life of the installation. Security barriers shall be constructed of non-reflective material.

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5. Equipment vaults, sheds and structures shall either be placed underground; or disguised, camouflaged, painted, fenced or screened with vegetation so that visibility of the equipment vault, shed or structure as viewed from a reference road, Wood River Trail System or State Highway 75 as it passes through a municipality is mitigated as required under Section 9-3-16 of this Title.

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6. Noise Emissions: Above ground equipment for WCFs exclusive of roof and facade attached WCFs shall not generate noise in excess of 50 decibels (DB) at the property line. Roof or facade attached equipment for WCFs shall not generate noise in excess of 50 db at ground level at the base of the structure closest to the antenna and support structure(s).

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**SECTION III DESIGN STANDARDS FOR UTILITY POLE MOUNTED WCFs, pursuant to §9-3-16 of the Zoning Ordinance**

**The applicant is required to make a statement as to how the proposed project complies with each of the following Standards of Evaluation:**

In addition to complying with the standards of evaluation as set forth in Section 9-3-16 of the zoning regulations, utility pole mounted WCFs shall satisfy the following design standards:

1. Only one WCF shall be permitted on any one utility pole.

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2. The antenna and mounting bracket shall be either fully concealed within the street pole or camouflaged to appear to be an integrated part of the utility pole.

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3. The antenna and mounting bracket shall utilize the thinnest silhouette that technology allows, and be constructed of non-reflective material.

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4. A WCF may exceed the height of the utility pole by no more than ten (10) feet;

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5. Pole Replacement: Existing utility poles may only be replaced with a new pole of the same height, dimension and appearance as the existing pole.

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