

Broadband Structure Project Details

The proposed broadband structure will be up to 34' in height and built from prefabricated Self Supporting tower sections (AME-45). These vertical members will be attached to an approximate (6' x 16') metal skid making this an overall "non-permanent" structure. Additionally, the skid will have mounted to it, up to 8 solar panels, and a small (4' x 6') equipment shelter. The aforementioned facility is proposed to be built and located on private land, of which is a 40 acre parcel and positioned on the mountain ridge line NE and above Robie Creek Rd (~Mile Mark 3.5). The Property is owned by Audette Mountain Properties, LP who has agreed to lease 1,200 sqft of property to "Garnet Gigs, LLC", who will build and operate the proposed site. This structure's primary function is to power and have mounted to it various antenna equipment used in the distribution of fixed wireless Internet access.

The structure will be unmanned and only visited occasionally (shouldn't be more than a few times a month) after the initial construction for upgrades, repairs and maintenance. The site will have a readily accessible fire extinguisher along with a smoke detector that can remotely alert our phones in the event of any fire or electronics failure for improved response time and safety. In the unlikely event of an emergency the site is fully accessible using existing roadways for response. This project has no significant environmental impact to its location or surrounding areas but in return should provide a positive economic/social impact for the surrounding community members such as students, or people who work remotely and rely on a modern, high speed internet connection. Our internet service will be delivered using commodity equipment such as all in one radio & dish hardware commonly seen on homes already from other providers in the area. [reference photo C for example].

There is no landscaping, irrigation, or site grading plan as there will be no major earth work or landscaping done. We will follow noxious weed control standards and laws around facility. The site will not have any automatic outdoor lighting or generators keeping noise and light pollution to a minimum.

4.3.E Compliance of:

4.3.E.1 That the use does constitute a conditional use as specified in Tables 4.1.D.1 through 4.1.D.7, or as determined by the Commission.

In this application we describe and illustrate our plans for a new Tower and Antenna Structure (Commercial) with a height of up to 34'. [reference photo A for rough design & layout]

4.3.E.2 That the use is in accordance with the goals and policies of the Boise County Comprehensive Plan.

We feel that our businesses goals and future aligns well with the Boise County Comprehensive Plan as stated in the **future Conditions** section, "Issues that need to be addressed, in supporting continued economic development in Boise County, include: 1) The capacity of the infrastructure, such as transportation, utility services (for uninterrupted computer, telephone uses, power, and public TV)". It is our determination to provide a new broadband internet service option in the county and bring much needed competition into the market place to help improve and move everyone's connectivity forward in a positive direction.

4.3.E.3 That the use is designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character and uses of the vicinity and that such use will not change the essential character of the same area.

There are no characteristic or appearance standards existing in the vicinity of our location and any painting done will be with natural tones/colors.

4.3.E.4

That the use is not hazardous to, or in conflict with, existing neighboring uses.

With the neighboring parcels vacant and our small structure being a quiet, low maintenance self contained unit, it shouldn't pose any hazard or conflict with any existing neighboring uses.

4.3.E.5 That the use is served adequately by essential public facilities and services such as, but not limited to, highways, streets, police, and fire protection, drainage structures, refuse disposal, water, sewer, schools, etc., at reasonable marginal cost.

This project will have no undue burden on existing public services. It will be a self contained "off grid" site providing its own power. The site will not require any other utilities such as water and sewer service. There won't be any out of the ordinary wear and tear on county roadways, as occasional site visits and construction will be completed with typical mid sized vehicles.

4.3.E.6 That the use does not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

The site will be privately maintained and will not create any increased work or load to any county facilities or services.

4.3.E.7 That the use does not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any Unified Land Use Development Ordinance #2016-01 99 persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, pollution, or odors.

The site will not produce any smoke, fumes, pollution, odors or out of the ordinary road traffic. To keep possible glare to a minimum we will source and use "anti-glare" solar panels commonly used on homes or businesses. No excessive noise will be produced during normal operation, only the sound of a standard A/C unit during the warm seasons of the year and there will be no automatic power generator installed.

4.3.E.8 That the use does not have vehicular approaches to the property which create hazardous interference with traffic.

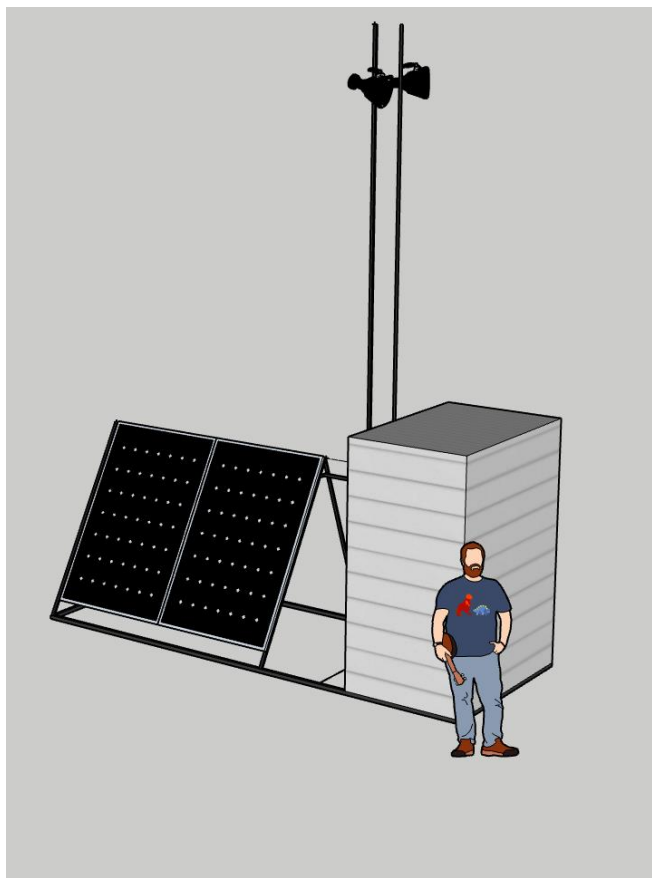
There will be no new roadways or approaches built or modified for our use. The site is a 2 mile drive on existing private roadways fed off of Robie Creek road from an existing and safe approach.

4.3.E.9 That the use does not result in the destruction of any significant natural, scenic or historic features.

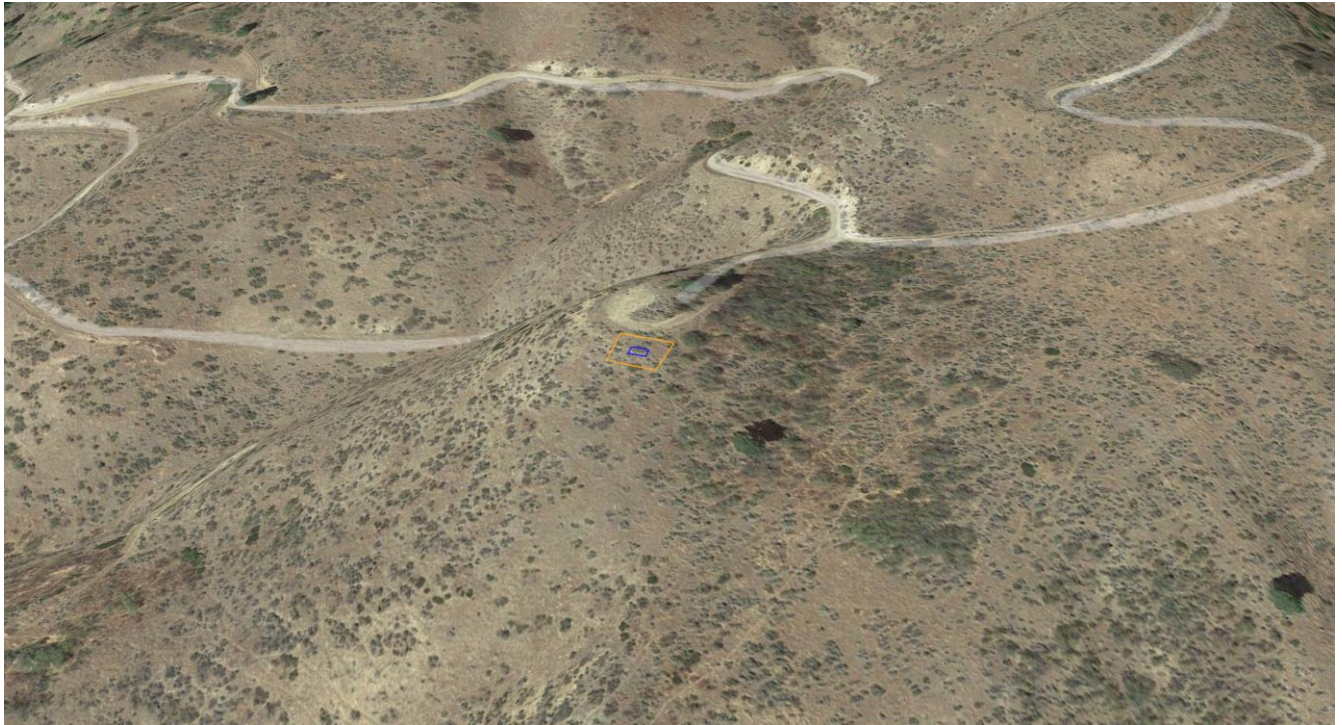
The construction and placement of our site will not pose any disturbance to any natural, scenic or historic features. The area is mostly undeveloped and has nothing of significance to impede on or disturb. [reference photo B for google earth overview]

Exhibits

[Photo: A]



[Photo: B]



[Photo: C]



[Plot lines and Distances]

(Image Key)

Red ~150'

Blue >150'

