

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



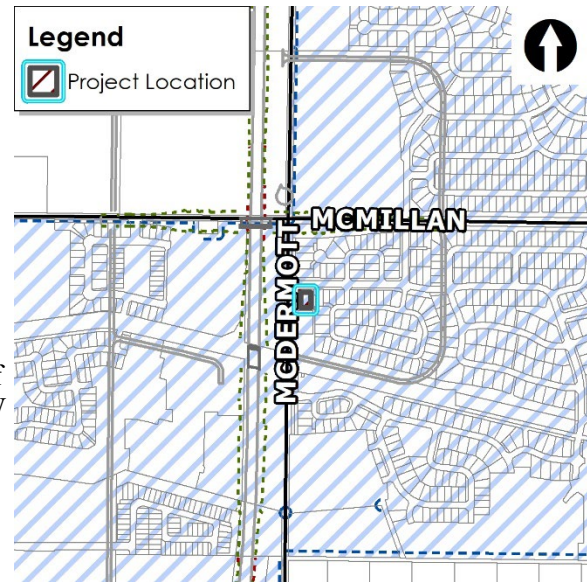
HEARING DATE: 10/6/2022

TO: Planning & Zoning Commission

FROM: Joseph Dodson, Associate Planner
208-884-5533

SUBJECT: H-2022-0052
AMI Tower at Well 29

LOCATION: 6355 W. Quintale Drive, directly west of Oaks West Subdivision No. 1, in the NW 1/4 of the NW 1/4 of Section 33, Township 4N, Range 1W.



I. PROJECT DESCRIPTION

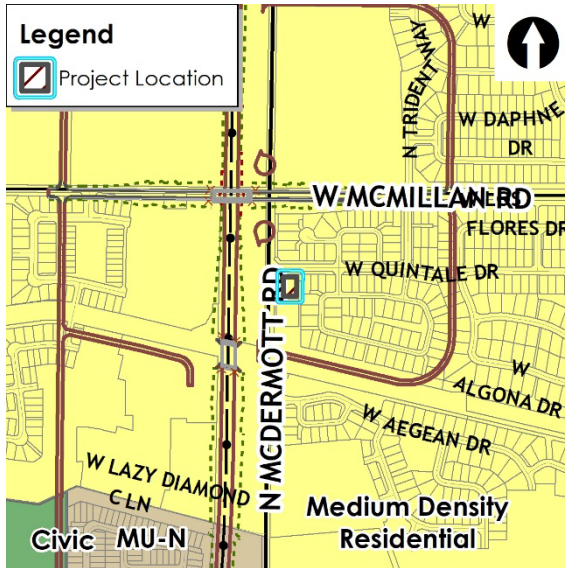
Conditional Use Permit (CUP) for a 100-foot lattice designed communication tower for the City of Meridian Water Department on an existing City of Meridian Well site on approximately 0.45 acres of land in the R-8 zoning district, by the City of Meridian.

II. PROJECT SUMMARY

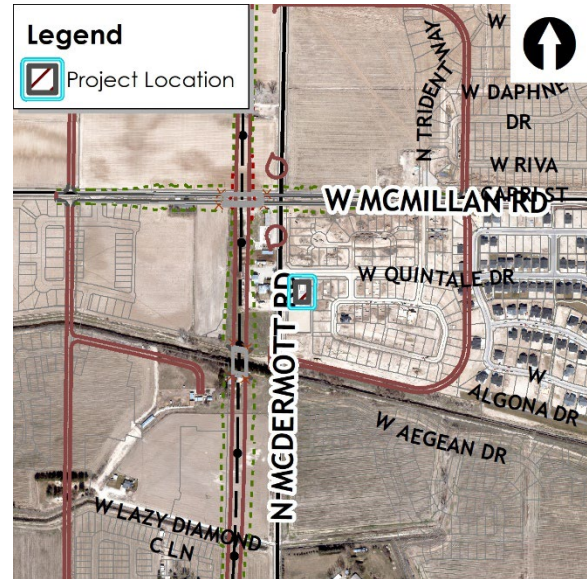
Description	Details	Page
Acreage	0.45	
Future Land Use Designation	Medium Density Residential (MDR)	
Existing Land Use	City well site (Well #29)	
Proposed Land Use(s)	Wireless communication facility (100' tall self-supporting steel tower for radio communication)	
Current Zoning	R-8	
Neighborhood meeting date	June 14, 2022	
History (previous approvals)	AZ-08-004 (Oakcreek); H-2017-0010 (Rezone); H-2017-0170 (Oaks West Sub.); A-2016-0323 (CZC, DES, & ALT for Well #29 site).	

III. PROJECT AREA MAPS

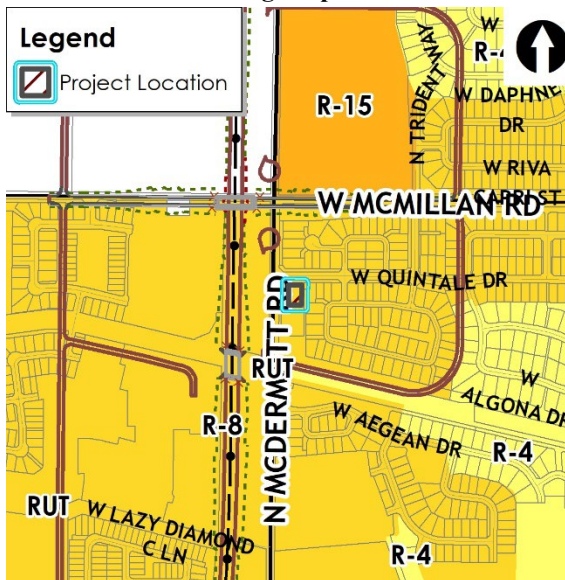
Future Land Use Map



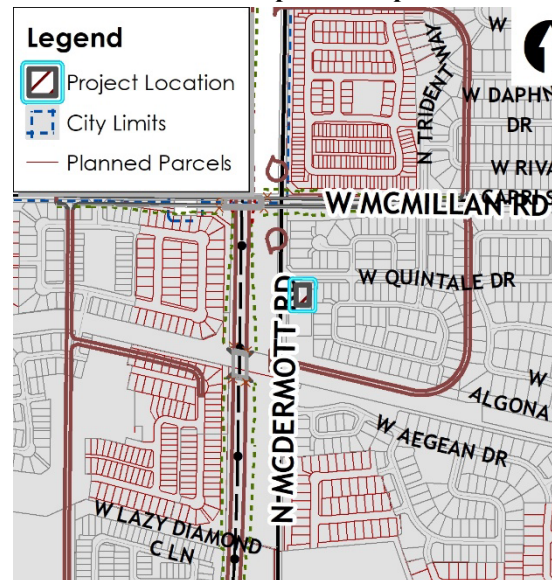
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Jared Hale, City of Meridian – 33 E. Broadway Avenue, Meridian, ID 83642

B. Owners:

City of Meridian – 33 E. Broadway Avenue, Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date
Legal notice published in newspaper	9/21/2022
Radius notification mailed to properties within 1000 feet	9/15/2022
Nextdoor posting	9/15/2022
Public hearing notice sign posted on property	9/27/2022

V. STAFF ANALYSIS

A. Existing Structure(s)/Site Improvements:

The subject 0.45 acre site is currently developed with a City well site building with associated fencing and landscaping. Proposed tower would not require additional structures or site improvements as all of these improvements have already been constructed with previous development of the well site.

B. Site Plan:

A site plan was submitted with this application that depicts the location of the proposed tower to be on the west side of the existing pumphouse building, in closer proximity to McDermott Road than to the existing residences to the east and north within the Oaks West Subdivision. According to the submitted plans, there is no ground mounted equipment being proposed with this application; should ground mounted equipment be proposed, it is required to be screened per the specific use standards (see V.D below for more analysis). Therefore, the base of the proposed tower will be screened from view from any nearby residences due to the existing structures on the subject property and the tower will be located approximately 95 feet from the closest residential building lot to the east and approximately 150 feet from the closest residential building lot to the north. In addition, the Applicant's narrative specifically states that final tower design and location will be coordinated with the adjacent subdivision HOA. Staff supports working with the adjacent HOA but some level of design and location is required for approval with the subject Conditional Use Permit (CUP) request.

C. Proposed Use Analysis:

The proposed wireless communication facility is listed as an accessory or conditional use in the R-8 zoning district, per [UDC Table 11-2A-2](#). In addition, all wireless communication facilities are subject to the specific use standards listed in UDC 11-4-3-43: Wireless Communication Facility (see below analysis). Code encourages slimline or monopole construction but with conditional use permit approval, the tower may be of alternative design (i.e. the proposed tower design of steel lattice). The applicant states the steel lattice design is proposed in order to keep costs down for the rate payers as this design is cheaper than slimline/monopole towers.

The proposed tower is planned to have a radio antenna used for communication with water meter readers and the existing tower at the City of Meridian Water Department—the Applicant does not anticipate adding any other wireless communication equipment to this tower. In fact, the Applicant has requested, through the CUP process, to waive the requirement to allow additional users to collocate on the subject tower. Since the proposed

tower is strictly for a single purpose and not your typical wireless communication facility, Staff is supportive of the request.

D. Specific Use Standards (UDC [11-4-3-43](#)): *(Staff's comments in italics)*

Process (11-4-3-43C):

1. All proposed communication towers shall be designed (structurally and electrically) to accommodate the applicant's antennas as well as collocation for at least one additional user. *The proposed tower will accommodate additional users but the Applicant is requesting this requirement be waived through the CUP process.*
2. A proposal for a new commercial communication tower shall not be approved unless the decision making body finds that the telecommunications equipment planned for the proposed tower cannot be accommodated on an existing or approved structure and/or tower. *Proposed tower is not for commercial use and submitted propagation charts show the need for this tower to increase the coverage area for water meter readers.*
3. It shall be the burden of the applicant to demonstrate the proposed tower or antenna cannot be accommodated on an existing or approved tower or structure. One or more of the following documentation shall be provided as proof that the new tower is necessary:
 - a. Unwillingness of other tower or facility owners to entertain shared use.
 - b. The proposed collocation of an existing tower or facility would be in violation of any state or federal law.
 - c. The planned equipment would exceed the structural capacity of existing towers, as documented by a qualified and licensed structural engineer.
 - d. The planned equipment would cause interference, materially impacting the usability of other existing or planned equipment on the tower as documented by a qualified and licensed engineer.
 - e. Existing or approved towers cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified radio frequency engineer.

The Applicant has stated there are no existing communication towers in the area to collocate on. Staff confirms this is accurate.

Required Documentation:

1. For all wireless communication facilities, a letter of intent committing the tower owner and his, her or its successors to allow the shared use of the tower, as required by this section, if an additional user agrees in writing to meet reasonable terms and conditions for shared use. *As noted, the Applicant is requesting to waive this requirement so this document was not submitted.*
2. Propagation charts showing existing and proposed transmission coverage at the subject site and within an area large enough to provide an understanding of why the facility needs to be in the chosen location. *Propagation maps were submitted and demonstrate the need for the subject facility to locate in this area.*
3. A statement regarding compliance with regulations administered and enforced by the federal communications commission (FCC) and/or the federal aviation administration (FAA). *A statement was submitted with this application as required and is included in the project folder.*

Design Standards (11-4-3-43E): All new communication towers shall meet the following minimum design standards:

1. All towers shall be designed to be architecturally compatible with the surrounding buildings and land uses in the zoning district, or otherwise integrated to blend in with existing characteristics of the site. *Staff believes the existing landscape buffers on the property (to the north and west), the existence of the pumphouse, and its general location and design make it architecturally compatible with the adjacent development.*
2. The facility shall be painted a neutral, non-reflective color that will blend with the surrounding landscape. Recommended shades are gray, beige, sand, taupe, or light brown. All metal shall be corrosive resistant or treated to prevent corrosion. *The proposed tower will be neutral in color and all metal but hot-dipped galvanized steel to prevent corrosion. This will be verified with the CZC submittal.*
3. All new communication tower facilities shall be of stealth or monopole design, unless the decision making body determines that an alternative design would be appropriate because of location or necessity. *Part of the subject CUP request is for the proposed wireless facility to be of a steel lattice design rather than a stealth monopole design due to cost reasons, as noted by the Applicant's narrative.*
4. No part of any antenna, disk, array or other such item attached to a communications tower shall be permitted to overhang any part of the right of way or property line. *No part of any antenna, disk, array or other equipment attached to the communications tower is proposed to overhang any part of the property line.*
5. The facility shall not be allowed within any required street landscape buffer. *The facility is proposed outside of any required street buffers.*
6. All new communication tower facility structures require administrative design review approval, in addition to any other necessary permits. Structures contained within an underground vault are exempt from this standard. *The Applicant shall submit and obtain approval of a future Certificate of Zoning Compliance (CZC) application for approval of the facility prior to application for a building permit. Staff finds administrative design review (DES) is not necessary nor applicable for only a lattice communication tower because there are no design standards specific to tower design.*
7. Any equipment at ground level shall be screened by a sight obscuring fence or structure. *According to the submitted plans, no ground level equipment is shown—should any be proposed, it must be screened with a new fencing material as the perimeter fencing is wrought iron fencing that does not screen the base of the tower.*
8. All tower facilities shall include a landscape buffer. The buffer shall consist of a landscape strip of at least five feet (5') wide outside the perimeter of the compound. A minimum of fifty percent (50%) of the plant material shall be of an evergreen variety. In locations where the visual impact of the tower is minimal, the applicant may request a reduction to these standards through the alternative compliance process in accord with chapter 5, "Administration", of this title. *There are existing landscape buffers to the north (20 feet wide) and west (35 feet wide) of the proposed tower location exceeding this code requirement. Further, according to street view imagery and the submitted landscape plan, it appears at least half of the plant material in the existing buffers is of an evergreen variety. These buffers are owned and maintained by the Oaks HOA and not the City so if any additional landscaping is deemed necessary, the City will have to coordinate with the HOA in order install additional landscaping.*

9. All climbing pegs within the bottom twenty feet (20') of the tower shall be removed except when the tower is being serviced. *The Applicant shall comply.*

E. Dimensional Standards (UDC [Table 11-2A-6](#)):

Development is required to comply with the dimensional standards listed below for the R-8 district and the specific use standards for the proposed use of a wireless communication facility (UDC 11-4-3-43). *Staff has reviewed the proposed site plan and deems it in compliance with the required dimensional standards for the R-8 zoning district. The specific use standards separate the different types of communication towers and their required setbacks (i.e. monopole design, stealth tower design, or lattice design) when in different districts and/or adjacent to residential districts. UDC 11-4-3-43 does not specifically state that a lattice design has a setback but through the applicability section of these standards and the setbacks required for preferred communication tower designs, Staff applies the noted setbacks within this code section: the tower must be set back a distance equal to the height of the tower from adjacent right-of-way and/or an abutting residential lot. The subject 100-foot tower does not meet this setback requirement and therefore must have its proposed location approved through the CUP process. Per the analysis above and in subsequent sections throughout this report, Staff supports the proposed tower location that is approximately 95 feet from the residential property line to the east.*

F. Access (UDC [11-3A-3](#)):

Access is proposed via the existing curb cut and driveway from W. Quintale Drive.

G. Parking (UDC [Table 11-3C-6](#)):

The proposed use does not require parking; there is available parking areas on the existing site.

H. Sidewalks (UDC [11-3A-17](#)):

Sidewalks were approved and installed at the project site with previous approvals; therefore, no additional sidewalk is required.

I. Fencing (UDC [11-3A-7](#)):

Any new fencing is required to comply with the standards listed in UDC 11-3A-7.

An 8-foot tall wrought iron fence is existing around the perimeter of the subject property. No other fencing is required as part of this application unless ground mounted equipment is proposed. Staff will verify if any ground equipment is proposed with the future CZC submittal.

J. Building Elevations (UDC [11-3A-19](#) | [Architectural Standards Manual](#)):

Building elevations were submitted for the proposed steel lattice tower as shown in Section VII.B. The subject tower is not a traditional structure and the City does not have design review standards specific to lattice style towers with no additional equipment or structures associated with it. Therefore, Staff does not find it necessary or applicable to require administrative design review (DES). However, adherence to the submitted and approved design with this application will be verified with the future CZC application.

K. Certificate of Zoning Compliance (CZC):

An application for CZC is required to be submitted for review and approval of the site design and structure to ensure consistency and provisions in this report prior to submittal of building permit applications for the development.

VI. DECISION

A. Staff:

Staff finds the proposed use complies with the applicable UDC standards; therefore, Staff recommends approval of the Applicant's request for Conditional Use Permit.

B. The Meridian Planning & Zoning Commission heard this item on October 6, 2022. At the public hearing, the Commission moved to approve the subject Conditional Use Permit request.

1. Summary of the Commission public hearing:

- a. In favor: Jared Hale, Applicant; Dennis Teller, Applicant;
- b. In opposition: None
- c. Commenting: Dennis Teller, City of Meridian Water Superintendent;
- d. Written testimony: None
- e. Staff presenting application: Joseph Dodson, Associate Planner
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by Commission:

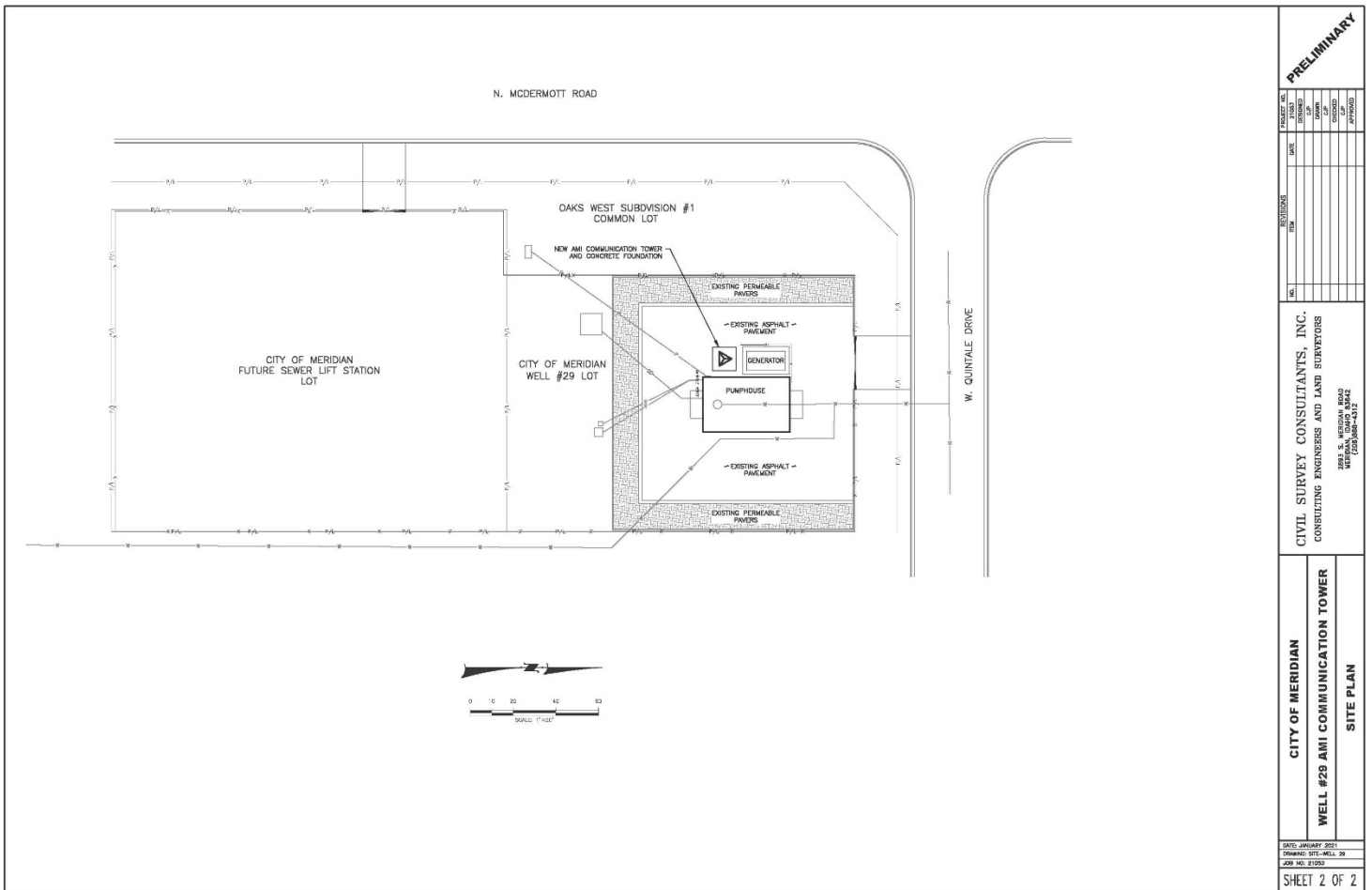
- a. Type of screening, its height, and its location for the base of the tower;
Verification of the tower design and its height;
Verification tower does not emit any sound or light

4. Commission change(s) to Staff recommendation:

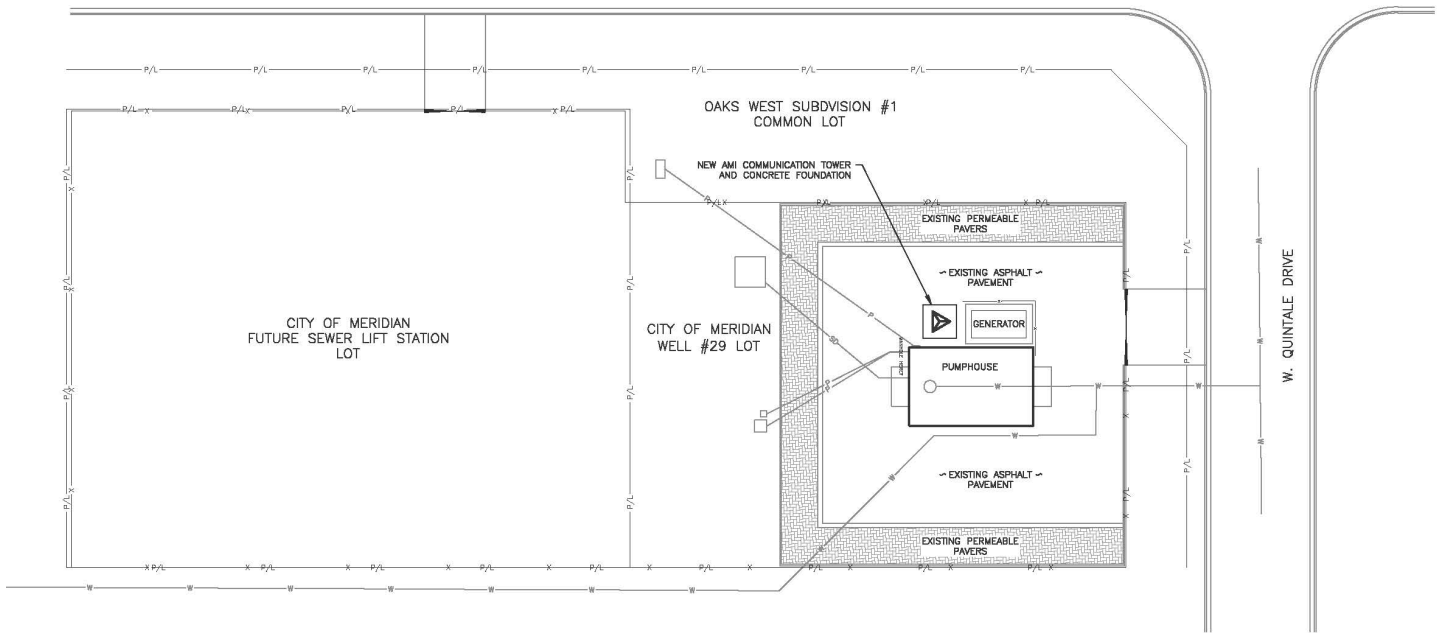
- a. Commission approved the CUP with the requested modifications that the tower be located within the 100' setback (95 feet) and to waive the requirement to allow collocation of any other wireless communication provider.

VII. EXHIBITS

A. Site Plan

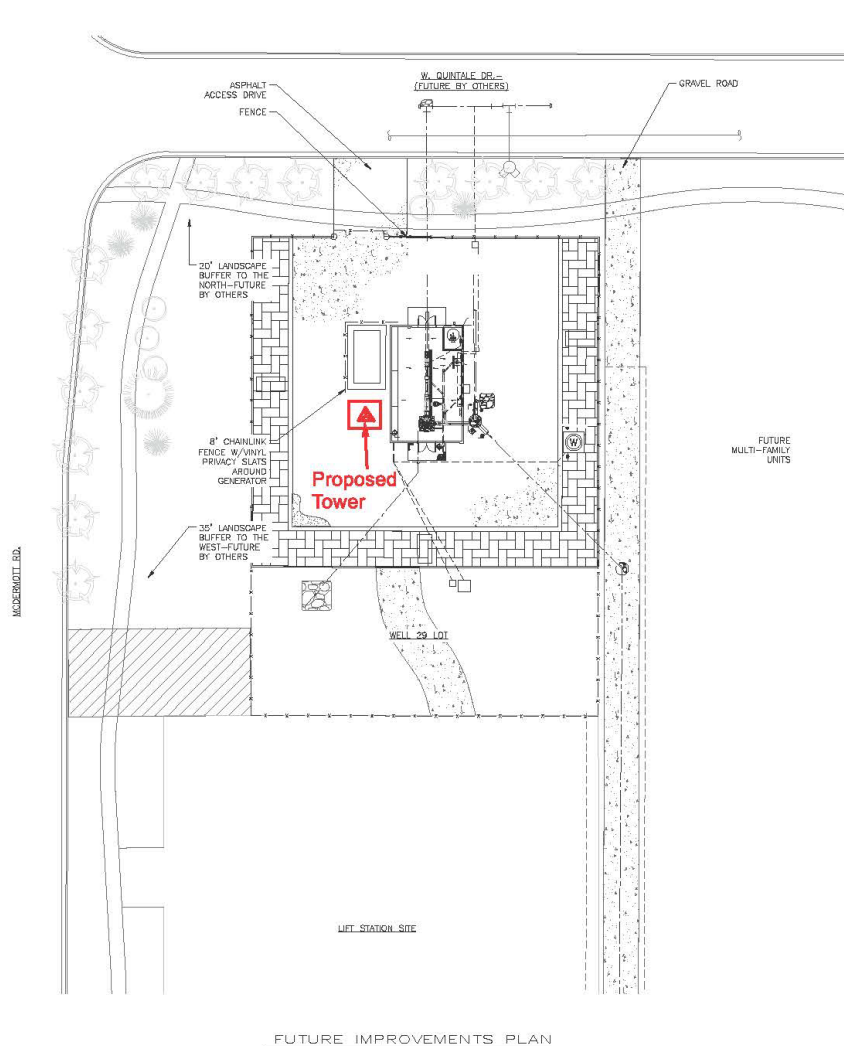


N. MCDERMOTT ROAD



W. QUINTALE DRIVE

B. Landscape Plan



The red mark-ups were made by the City of Meridian, not the engineer of record.

SCALE IN FEET

SPF WATER
ENGINEERING
300 East Mallard Drive, Suite 350
Bozeman, Idaho 83706
Tel: (208) 393-4140 Fax: (208) 393-4156

CITY OF MERIDIAN
WELL 29 - WELL HOUSE DESIGN
FUTURE IMPROVEMENTS PLAN

PROFESSIONAL ENGINEER
13323
J. W. THOMPSON
STATE OF IDAHO

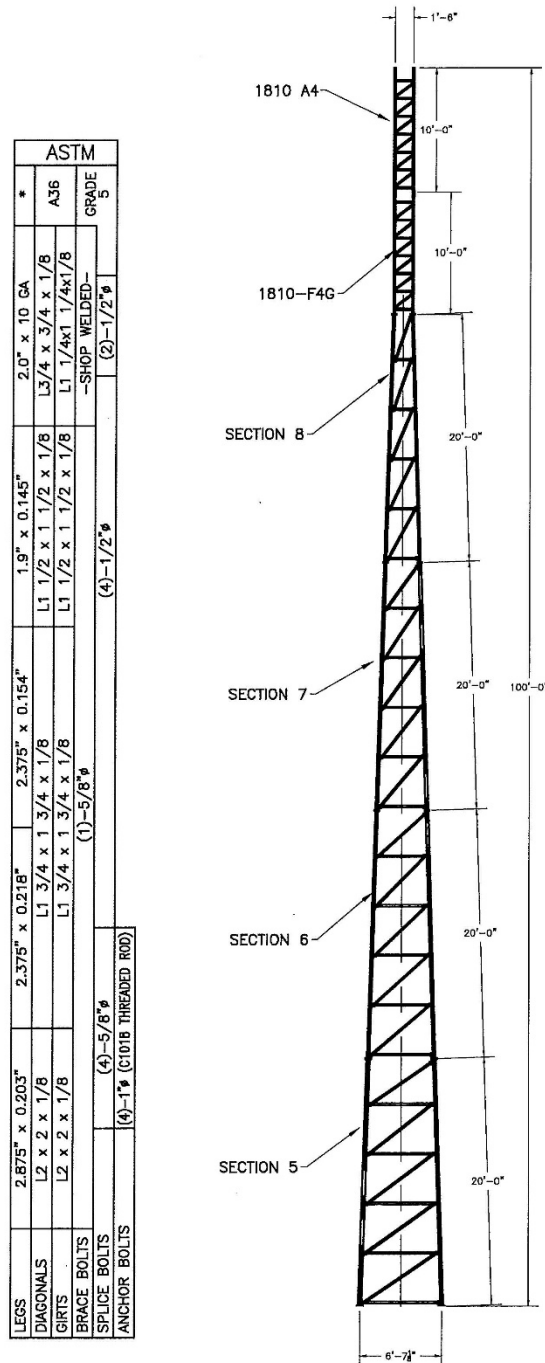
REV	DESCRIPTION	DATE
A	ISSUED FOR BIDDING	12/13/16
B	ISSUED FOR BIDDING	1/31/17
C	ISSUED FOR BIDDING	3/8/17

VERIFY SCALE
0 1/2"

BAR MEASURES ONE-INCH ON ORIGINAL DRAWING. IF NOT ONE-INCH, SCALE ACCORDINGLY.

PROJECT: 790.0430
DESIGNED: JT/DI
DRAWN: DB
CHECKED: DB
C-6

C. Elevation



According to ANSI/EIA-222-F 1996

90 mph/78 mph + 1/2" radial ice w/ (3 second gust) per OBC AND IBC

	CaAa	Flat Plate Area	Weight	Elevation
No Ice	34.0 sq ft	18.89 sq ft	800 lbs	100 ft
1/2" Ice	42.0 sq ft	23.33 sq ft	1100 lbs	100 ft
No Ice	59.0 sq ft	32.78 sq ft	750 lbs	100 ft to 70 ft
1/2" Ice	71.5 sq ft	39.72 sq ft	1300 lbs	100 ft to 70 ft
(1)-7/8" coax Elevation 0 ft to 100 ft				
Climbing Ladder Elevation 0 ft to 80 ft				

70 mph/61 mph + 1/2" radial ice (Fastest MPH) per EIA-222-F

	CaAa	Flat Plate Area	Weight	Elevation
No Ice	35.5 sq ft	19.72 sq ft	800 lbs	100 ft
1/2" Ice	43.0 sq ft	23.89 sq ft	1100 lbs	100 ft
No Ice	62.0 sq ft	34.44 sq ft	750 lbs	100 ft to 70 ft
1/2" Ice	74.5 sq ft	41.39 sq ft	1300 lbs	100 ft to 70 ft
(1)-7/8" coax Elevation 0 ft to 100 ft				
Climbing Ladder Elevation 0 ft to 80 ft				

* PIPE LEGS 42 KSI MIN YIELD
10 GA TUBE LEGS 30 KSI MIN YIELD



FOUNDATION REACTIONS
TOTAL MOMENT: 226 FT-KIPS
TOTAL SHEAR: 4 KIPS
TOTAL DOWNLOAD: 6 KIPS

AMERICAN TOWER COMPANY	
ISO 9001-2000	
P.O. Box 29 Shelby, Ohio 44875	
www.amertower.com	
Telephone	Since 1953
(419) 347-1185	Fax (419) 347-1854
100' STANDARD	
BY: DOW	DATE: 12/21/02
DWG NO. 1061	

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

Conditional Use Permit Conditions:

1. Future development shall be consistent with previous approvals of the subject site including but not limited to: AZ-08-004 (Oakcreek); H-2017-0010 (Rezone); H-2017-0170 (Oaks West Sub.); A-2016-0323 (CZC, DES, & ALT for Well #29 site).
2. The site plan included in VII.A is approved as submitted.
3. The landscape plan included in Section VII.B is approved as submitted. However, should additional landscaping be required, it will be verified at the time of Certificate of Zoning Compliance (CZC) submittal and the City may have to work with the Oaks HOA to add more landscaping.
4. The Applicant shall comply with the specific use standards listed in UDC 11-4-3-43: Wireless Communication Facility except for those specifically allowed through the CUP process (i.e. tower location and waiver of colocation requirement).
5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-6 for the R-8 zoning district.
6. The Applicant shall allow shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use as required by UDC 11-4-3-43D.1, unless otherwise waived through the Conditional Use Permit process. Commission waived this requirement through the CUP process so an allowance of shared use of the tower is not required.
7. The conditional use permit shall be valid for a maximum period of two (2) years unless otherwise approved by the city. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground.
8. A Certificate of Zoning Compliance application is required to be submitted prior to submittal of a building permit application for review and approval of the proposed site design and structure to ensure consistency with Unified Development Code standards, and provisions in this report.

B. PUBLIC WORKS

Site Specific Conditions of Approval

1. No changes in public sewer infrastructure shown in record. Any changes must be approved by public works.
2. Record is for a communication tower. No conflicts or impact to the public water infrastructure.

C. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=272860&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. Conditional Use Permit (UDC 11-5B-6):

Required Findings: The commission shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

Staff finds the subject property will be large enough to accommodate the proposed use and the dimensional & development regulations of the R-8 zoning district and those listed in the specific use standards for 11-4-3-43 (see Analysis Section V for more information).

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

Staff finds that the proposed use will be consistent and harmonious with the UDC and the Comprehensive Plan if the Applicant develops the site consistent with code requirements.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

Staff finds that if the applicant complies with the conditions outlined in this report, the proposed use should be compatible with other uses in the general neighborhood and with the existing and intended character of the area. Further, the existing landscape buffers and nearby structures offer adequate concealment of the base of the tower.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other properties in the vicinity.

Staff finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The subject site will continue to be serviced and maintained by essential public facilities so Staff finds the proposed will be served adequately by public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

Staff finds there will not be excessive additional requirements at public cost and that the proposed use will not be detrimental to the community's economic welfare due to the Applicant's desire to construct a more affordable lattice design structure.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

Staff finds the proposed use should not be detrimental to any persons, property or the general welfare of the area.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Staff finds that the proposed use will not result in the destruction, loss or damage of any natural, scenic or historic feature of major importance.