



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | INTERIM DIRECTOR: Kelcey Stewart

September 2, 2021

David DeHaas
855 S Curtis Rd
Boise, ID 83705
Coachidaho@gmail.com

Re: Appeal / CUP21-00015 / 40 N Owyhee St

Dear Appellant:

This letter is to inform you of the action taken by the Boise City Council on your appeal of the Planning and Zoning Commission's approval of a conditional use permit for a 35-foot tall wireless communication facility in a R-1C (Single Family Residential) zone.

The Boise City Council, at their hearing of **August 31, 2021**, **denied** your appeal, and upheld the decision of the Planning & Zoning Commission based on the Reason for the Decision and attached Conditions of Approval.

Questions can be directed to the assigned planner, Kevin Holmes at (208) 608-7074 or kholmes@cityofboise.org.

Sincerely,

Cody Riddle
Deputy Planning Director
Boise City Planning and Development Services Dept.

CR/mh

cc: Jodie Knopp / Technology Associates EC Inc (TAEC) / Jodie.knopp@taec.net
Cynthia Rasavage / ACHD / crasavage@achdidaho.org
Jim Pickett / Depot Bench Neighborhood Association / volleydude@gmail.com

REASON FOR THE DECISION

Boise City Code Section 11-06-04.2 includes a list of submittal documents required with WCF applications. A propagation study is included in the list. The study should show the location of existing facilities within the coverage area and radio frequency modeling providing evidence as to why the WCF is needed at the chosen location. The applicant did submit [a study](#) which shows the surrounding area before and after the WCF installation, demonstrating that service capacity does not currently exist in the study area and that coverage will be provided in the immediate area after installation. The Planning and Zoning Commission duly reviewed the provided propagation study and determined that it satisfies the requirements of Boise City Code. Therefore, this ground does not demonstrate an error in the Planning and Zoning Commission's decision. Another requirement for WCF submittals is a stamped report from a structural engineer showing several required items. [This report](#) was provided and deemed to be complete as part of the original application. As to the specifications of the power equipment, these potentially would be reviewed with a subsequent electrical permit application and are not required as part of a CUP submittal. Also, for these types of CUP applications, the City does not require proof of liability insurance. Therefore, the Commission did not error in their decision by approving the CUP without such documentation.

