

**CITY OF SUN VALLEY
PLANNING & ZONING COMMISSION
STAFF REPORT**

Project Name: Dollar Mountain Cell Tower Modification

Applicant: Mike Sharlow of Hoss Consulting for Sprint (Sub-Lessee from American Tower via Sun Valley Company)

Location: Top of Dollar Mountain; 43.68302, -114.34847

Zoning district: Recreation (REC)

Application: Dollar Mountain Cell Tower Modification

Introduction: The submitted application is to add a two-foot diameter dish antenna to the existing utility equipment.

Project Description: The proposed project would add a two-foot diameter dish antenna to Sprint's existing ground equipment at the base of American Tower's existing cell tower on the top of Dollar Mountain. The height to the center of the dish would be 10 ft. The project drawings stamped received by the City of Sun Valley on May 21, 2019 detail the proposed project.

The existing cell tower is located on a parcel leased from the Sun Valley Company (Assessor's parcel number RPS0000000001F). The existing cell tower is located at the top of Dollar Mountain. The collocation of Sprint antennas on the existing cell tower was previously approved on October 19, 2017 as a conditionally permitted use in the Recreation zoning district (CUP 2017-227).

Sun Valley Municipal Code §9-3K-5 requires changes to wireless communication facilities to obtain design review approval.

From 47 USC § 1455(a)(1) – "Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104–104) or any other provision of law, a State or local government **may not deny, and shall approve**, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station."

The Commission retains the right to impose reasonable conditions on the tower's operation or appearance, or that of the site, but cannot deny the application, under federal law. The law further defines "substantial change" as being limited to the height of the "eligible support structure" or to modifications to appurtenances that would increase the width by an amount equivalent to the width of the support structure. Substantial change also includes changes to any concealment options and specific conditions of approval – neither of which is applicable here. The regulation does not cover the modification of an individual antenna panel, regardless of the changes in dimensions of a particular array or panel. The support structure dimensions remain unchanged by this proposal.

Noticing: The Planning and Zoning Commission public hearing regarding the subject approval was duly noticed in accordance with Idaho State Statute 67-6507 and with Sun Valley City Code Title 9, Chapter 5 by: 1) publishing in the Idaho Mountain Express on June 26, July 3, and July 10, 2019; 2) mailing of notice to all property owners within a 300-foot radius of the subject areas; 3) posting of the notice in five prominent public locations in the City; 4) mailing and emailing notice to applicable agencies and neighboring jurisdictions; 5) posting of the public hearing materials at City Hall and on the City website.

Analysis: Applications for design review are subject to standards in SVMC § 9-3A-3.

A. Design and Siting:

1. The design of proposed improvements is appropriate and compatible to the lot and the surrounding neighborhood. Attention has been given to the location and design of streets, view corridors, privacy of adjacent properties, outdoor spaces, shadows, solar access, view access, lighting, vehicular access, building massing, privacy of other noise generating equipment, openings and doors as these elements impact adjacent properties. The proposed modifications to the existing tower would not substantially change the structure's dimensions or appearance.

2. The location and design of the proposed improvements has given consideration to special sites of historical, natural, ecological, architectural, archaeological, and scenic value or significance, including, but not limited to, those identified in the city's comprehensive plan. The essential character of special sites should be preserved and protected with any proposed site or structure improvements. While Dollar Mountain is identified as a special site in the City's Comprehensive Plan, the proposed additions to the existing tower would not dramatically alter the appearance from adjoining areas.

3. The siting of the proposed improvements complies with the adopted uniform fire code and any other applicable regulations regarding emergency vehicle access and circulation as set forth in title 7 of this code. The existing structure complies with the Fire Code. Access is provided by dirt access road and only serviced by Type 6 or Wildland apparatus.

4. The proposed improvements are sited to meet the ingress, egress, and driveway standards and requirements set forth in title 7 of this code, and the siting standard in subsection A1 of this section. Not applicable.

5. The proposed improvements are sited to take into consideration and to mitigate natural hazards such as floodplains and avalanches as set forth in this chapter. Mitigation measures shall not adversely impact other properties. The site is not located in a floodplain or avalanche zone.

6. The siting of the proposed improvements minimizes interference with natural drainage patterns and is designed to minimize adverse impact on other properties. All drainage shall comply with the standards set forth in title 7 of this code; be contained on site, or be connected to drainage easements or rights of way. No drainage shall be diverted off site onto private property. Not applicable, as the footprint of the tower would be unchanged by this proposal.

7. *The site design provides for adequate space or means to maintain snow storage. Snow storage areas are in accordance with the requirements set forth in article G of this chapter.* Not applicable, as the development is only accessed by snow-mobile or similar apparatus during the winter.

8. *Appropriate address numbers and monuments are shown in accordance with the requirements as set forth in article G of this chapter.* Not applicable, as the Fire Department does not serve the site by traditional means.

9. *The siting of the proposed improvements, including streets and driveways, where applicable, minimizes hillside visibility and, where applicable, skylining by using a combination of stepped building forms, natural colors and materials, sloped roofs, and landscaping.* By necessity, the existing tower skylines the top of Dollar Mountain. The proposed modifications to the existing tower would not substantially change the tower's appearance.

10. *Every lot shall be designed to be connected to public water and sewer systems, unless the property is over five hundred feet (500') from a public system as measured from the closest property line and an alternative utility system is approved by the city engineer.* The lot is connected to water and sewer systems.

B. *Grading:* Not applicable.

C. *Architectural Quality:*

1. *The proposed project maintains the quality of materials and design that is appropriate to the location, the lot and the neighborhood.* This project would add a dish antenna with similar materials and design to the existing utility equipment.

2. *The proposed improvements conform to natural landscape features by minimizing the degree of cuts and fills.* No cuts or fills are proposed.

3. *The plan includes the location of all exterior lighting. All lighting shall be directed onto the subject lot and shall not be directed towards other properties.* Not applicable, as the site is unlit.

4. *Building design includes weather protection that prevents water from dripping or snow from sliding onto pedestrian or vehicle areas or onto adjacent properties.* Not applicable.

5. *Any exterior addition or alteration to an existing building is compatible with the design character of the original building. Any new detached structure is compatible with the design character of the existing buildings and/or structure(s).* The new dish antenna would be of similar design and material as existing hardware.

6. *All improvements are designed to minimize light and sound emanating to other properties as set forth in article B of this chapter.* Not applicable as proposal does not include additional lighting, air conditioners, generators, or other sound emitting apparatuses.

7. Rooftop chimneys and utilities are enclosed and design is consistent with the primary structure. Not applicable.

D. Pedestrian And Vehicle Circulation Design: Not applicable.

E. Landscaping Quality: Not applicable.

F. Irrigation Limits: Not applicable.

G. Fences, Walls, Retaining Walls, Screens, And Dog Runs: Not applicable.

H. Sign Design: Not applicable.

I. Exterior Lighting: The site is unlit.

J. Additional Evaluation Standards For Commercial, Public, And Multiple-Unit Projects (PUDs, RM-1, RM-2, SC, CC And OS-1 Zones, And Condominium And Townhouse Projects): Not applicable.

Recommendation: Staff recommends approval of DR 2019-026.

Recommended Motion: "I move to approve DR 2019-026 to allow for cell tower modifications, pursuant to the Findings of Fact and Conditions of Approval."

Alternative Actions: Move denial of the application and draft findings supporting denial.

Attachments:

1. Findings of Fact
2. Application Materials

**FINDINGS OF FACT AND CONCLUSIONS OF LAW
CITY OF SUN VALLEY
DESIGN REVIEW APPROVAL**

Project Name: Dollar Mountain Cell Tower Modification

Applicant: Mike Sharlow of Hoss Consulting for Sprint (Sub-Lessee from American Tower via Sun Valley Company)

Location: Top of Dollar Mountain; 43.68302, -114.34847

Zoning District: Recreation (REC)

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Introduction: The submitted application is to add a two-foot diameter dish antenna to the existing utility equipment.

Project Description: The proposed project would add a two-foot diameter dish antenna to Sprint's existing ground equipment at the base of American Tower's existing cell tower on the top of Dollar Mountain. The height to the center of the dish would be 10 ft. The collocation of Sprint antennas on the existing cell tower was previously approved as a conditionally permitted use in the Recreation zoning district (CUP 2017-227). All aspects of the project have been reviewed by the Planning & Zoning Commission and staff to ensure compliance with all applicable standards. The project drawings stamped received by the City of Sun Valley on May 21, 2019 detail the proposed modifications.

Required Findings: In order to approve a design review application, and based on the standards set forth in Sun Valley Municipal Code, Title 9, Chapter 3A (Design Review Regulations), the Planning and Zoning Commission shall make the following findings pursuant to Development Code Section 9-5B-3:

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district. The proposed design is in conformance with the purpose and dimensional regulations of the Recreation (REC) Zone as set forth in Title 9, Chapter 2C. Wireless communications facilities are a conditionally permitted use in the Recreational (REC). The existing tower is setback several hundred feet from the nearest property line. The proposed modifications are compliant under existing conditions of the previously approved conditional use permit (CUP 2017-227).
2. The proposed design is in conformance with the standards for design review as set forth in Chapter 3A (Design Review Regulations) of this Title. The existing tower meets all the applicable, enumerated standards for the use in the REC Zoning District, as conditionally permitted.
3. The proposed design does not significantly impact the natural, scenic character and aesthetic value of hillsides, ridges, ridgelines, ridge tops, knolls, saddles, and summits in the city. The proposed modifications to the existing tower would not substantially change the structure's dimensions or appearance.

4. The proposed design is in context and complementary to adjacent properties. The existing facility is located atop Dollar Mountain, adjacent to a chairlift containing other towers and appurtenances. The proposed modifications to the existing tower would not substantially change the tower's dimensions or appearance.
5. The proposed design is compatible with the community character and scale of the neighborhood. The existing facility is located over 2,000 feet from the nearest neighborhood.
6. The proposed design adheres to standards for the protection of health, safety, and general welfare. The existing structure is engineered to withstand wind and snow loads. Proposed alterations would not change the existing tower's structural integrity. The facility poses no additional need for services by fire, police, water, or other agencies.
7. Proposed modifications are of similar character and quality as already approved existing facilities.
8. The use is not in conflict with the comprehensive plan or other adopted plans, policies, or ordinances of the city. The proposed alterations would enhance the provision for an essential public service facility as per Goal 6 of the Comprehensive Plan and is not in conflict with any other adopted plans or policies. Proposed alterations would be on an existing cell tower which was previously approved. Therefore, any conflict the structure may impose on the visually sensitive ridgeline is not in question in this review.
9. Proposed alterations to the existing cell tower comply with the facility's existing conditional use permit.

CONDITIONS OF APPROVAL

1. **Applicant and their representatives shall comply with all applicable City codes and ordinances.**
2. **Design Review approval is good for one year from the date of approval, unless extended pursuant to Sun Valley Municipal Code Section 9-5A-8.**
3. **Any permits issued during the 10-day appeal period (provided for under Municipal Code Section 9-5A-9) may be subject to a stop work order in the event of an appeal. Any work commenced during the appeal period shall be at the applicant's own risk.**
4. **Approval is specific to the project drawings dated received by the City of Sun Valley on May 21, 2019.**
5. **No modifications to the approved plans shall be made without written permission of the Community Development Director and Building Official.**
6. **Any proposed changes to the plans – including any between the approved Design Review set and the proposed Building Plan set – must be called out in red ink on the submitted revisions and described in a separate letter with explanation for the changes.**

CONCLUSIONS OF LAW

Therefore, this project does meet the standards for approval under Title 9, Chapter 3A, City of Sun Valley

Municipal Code provided the conditions of approval are met. Design Review approval shall expire 365 days from the date of approval, unless extended as per Municipal Code Section 9-5A-8.

DECISION

Therefore, the Sun Valley Planning & Zoning Commission approves this Design Review Application No. DR 2019-026, subject to the Conditions of Approval above.

Dated this 11th day of July 2019

Ken Herich, Chairman
Sun Valley Planning & Zoning Commission

Date Findings of Fact signed

Sprint®



PROJECT: MW ADD
 SITE NAME: SUN VALLEY-KETCHUM
 SITE NUMBER: SLO3UB603
 ATC ASSET #: 82705
 SITE ADDRESS: DOLLAR MTN (SKI RESORT)
 SUN VALLEY, ID 83353
 JURISDICTION: BLAINE COUNTY
 SITE TYPE: 30' MONOPOLE

PLANS PREPARED FOR:
Sprint®
 6391 Sprint Parkway
 Overland Park, KS 66251

PLANS PREPARED BY:
HOSS
 420 W 5th Avenue
 Denver, CO 80204
 303.324.0749
 www.hossconsulting.com

PLANS PREPARED BY:
T-SQUARED SITE SERVICES
 2500 HIGHLAND ROAD, SUITE 201
 HERMITAGE, PA 16148
 www.t-squared.com
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REVISIONS:

DESCRIPTION	DATE	BY	REV
ISSUED FOR REVIEW	10.11.18	JYW	0

PROJECT INFO

SPRINT SITE #:
SLO3UB603

ATC ASSET #:
82705

SITE NAME:
SUN VALLEY-KETCHUM

DOLLAR MTN (SKI RESORT)
SUN VALLEY, ID 83353

EXISTING 30'
MONOPOLE

SHEET NUMBER: T-1

REV: 0
 PROJ. # 00000

SITE INFORMATION

SITE NAME: SUN VALLEY-KETCHUM
 SITE ADDRESS: DOLLAR MTN (SKI RESORT)
 SUN VALLEY, ID 83353
 COUNTY: BLAINE
 AREA OF CONSTRUCTION: EXISTING
 LATITUDE: 43° 40' 58.8" N
 LONGITUDE: 114° 20' 54.456" W
 LAT/LONG TYPE: NAD83
 GROUND ELEVATION: 6614' (AMSL)
 JURISDICTION: BLAINE COUNTY
 OCCUPANCY CLASSIFICATION: U
 TYPE OF CONSTRUCTION: II-B
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION
 TOWER OWNER: AMERICAN TOWER CORPORATION
 116 HUNTINGTON AVE. 11TH FLOOR
 BOSTON, MA 02116
 CARRIER: SPRINT
 6391 SPRINT PARKWAY
 OVERLAND PARK, KS. 66251

DRAWING INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-2	NEW ELEVATION AND PLAN
C-3	INSTALLATION SPECS AND EQUIPMENT

ALL DRAWINGS CONTAINED HEREIN ARE FORMATTED FOR 11X17. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

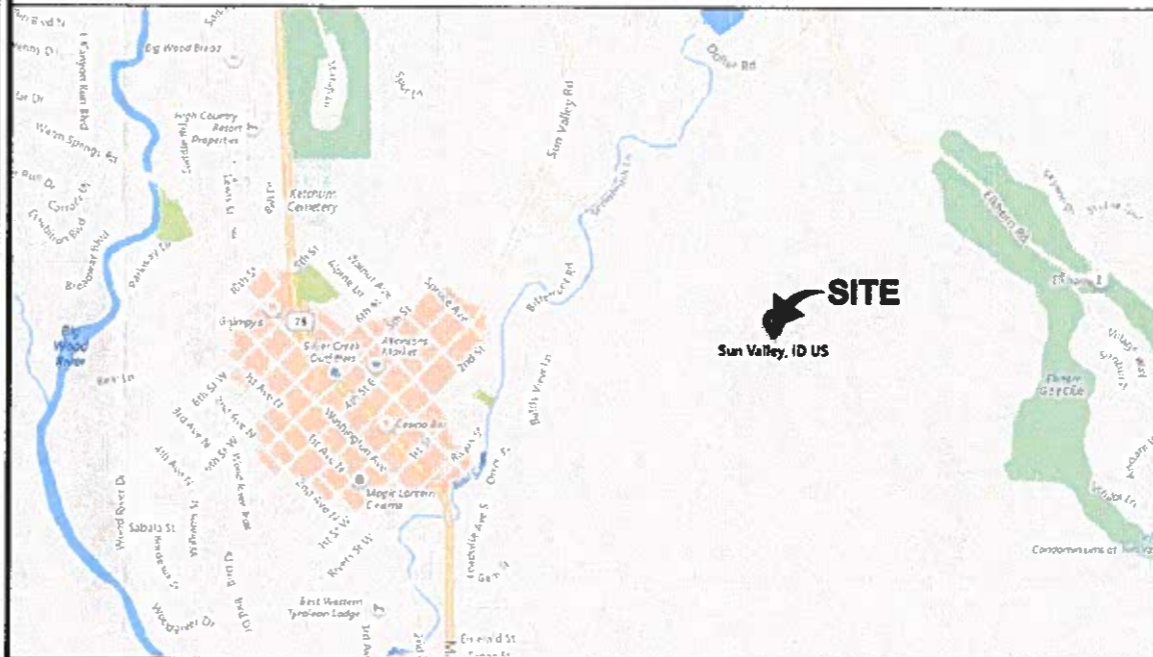
PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO ENHANCE BROADBAND CONNECTIVITY AND CAPACITY TO THE EXISTING ELIGIBLE WIRELESS FACILITY.

- INSTALL (1) MICROWAVE w/ODU

THE PARTIES ABOVE HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THE MAY IMPOSE.

LOCATION MAP



DIRECTIONS FROM: FRIEDMAN MEMORIAL AIRPORT, 1616 AIRPORT CIR, HAILEY, ID 83333. VIA DOLLAR RD REMOVE, DEPART AIRPORT CIRCLE TOWARD AIRPORT CIRCLE. AT ROUNDABOUT, TAKE 2ND EXIT. TURN RIGHT ONTO AVIATION DR. BEAR RIGHT ONTO AIRPORT WAY, TURN LEFT ONTO ID-75 / S MAIN ST. FORD ON THE CORNER. TURN RIGHT ONTO SUN VALLEY RD, TURN RIGHT ONTO HORSEMAN'S CENTER RD, TURN LEFT ONTO COMMUNITY SCHOOL RD, TURN RIGHT ONTO DOLLAR RD, TURN RIGHT ONTO ELKHORN RD, ARRIVE AT ELKHORN RD ON THE RIGHT, IF YOU REACH VILLAGE WAY, YOU'VE GONE TOO FAR. SUN VALLEY, ID

APPLICABLE CODES / REFERENCE DOCUMENTS

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

2015 INTERNATIONAL BUILDING CODE

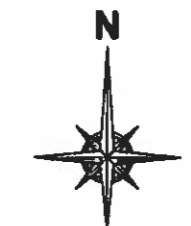
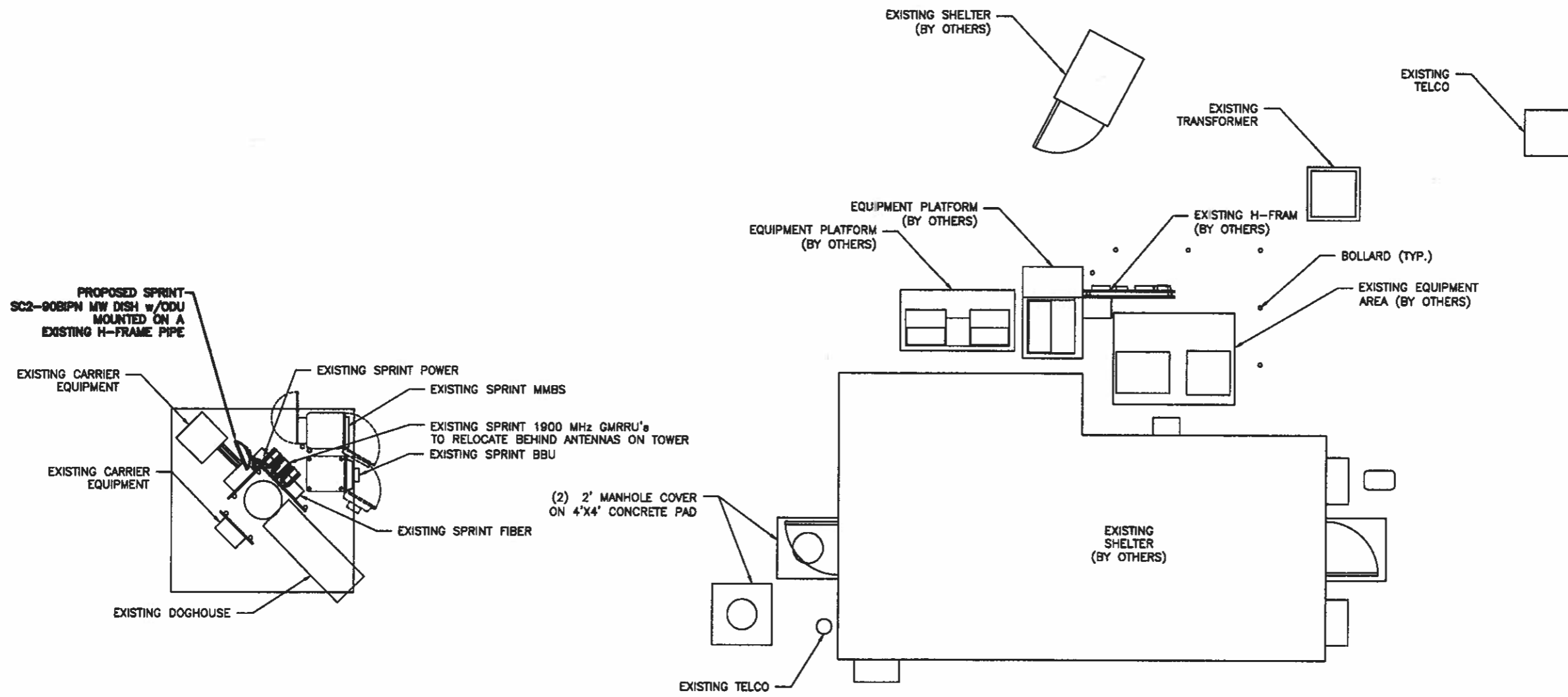
INSTALLER NOTE:
 REFERENCE LATEST SPRINT
 CONSTRUCTION STANDARDS



CALL IDAHO ONE CALL
 (800) 482-4950
 CALL 3 WORKING DAYS
 BEFORE YOU DIG!



MAY 21 2019
 CITY OF SUN VALLEY



PLANS PREPARED FOR:
Sprint
 6391 Sprint Parkway
 Overland Park, KS 66251

PLANS PREPARED FOR:

 420 W 8th Avenue
 Denver, CO 80204
 303.324.0749
 www.hossconsulting.com

PLANS PREPARED BY:

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ISSUED FOR REVIEW 10.11.18 JYW 0

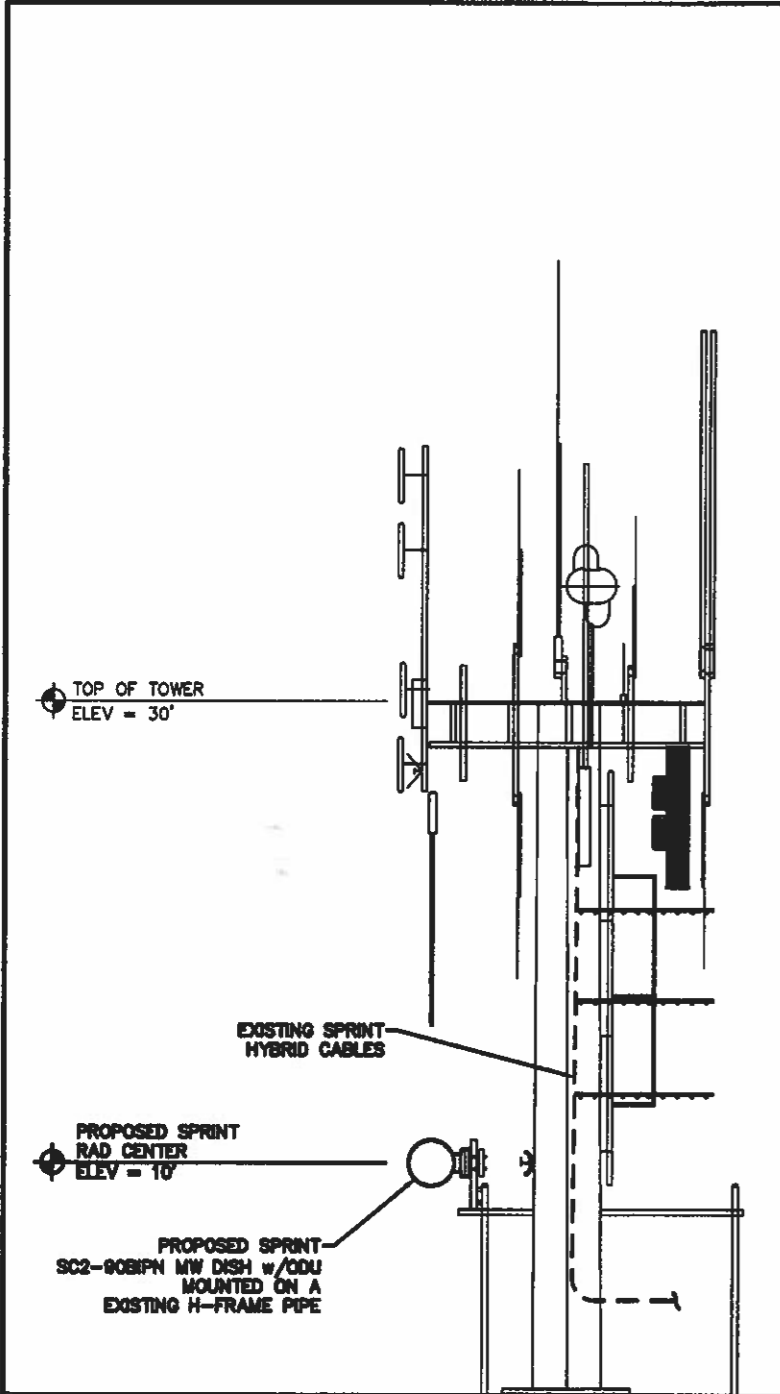
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 EXISTING 30'
 MONOPOLE

SHEET NUMBER: C-1	REV. #: 0 PROJ. #: 00000
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OVERALL SITE PLAN

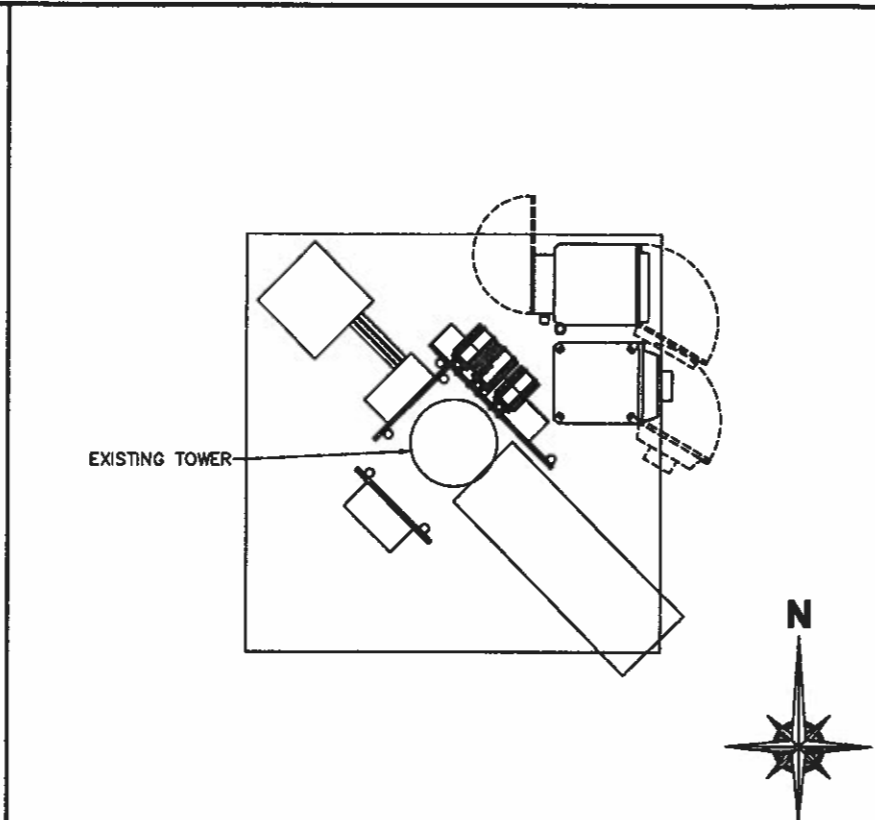
1/8"=1'-0"

A

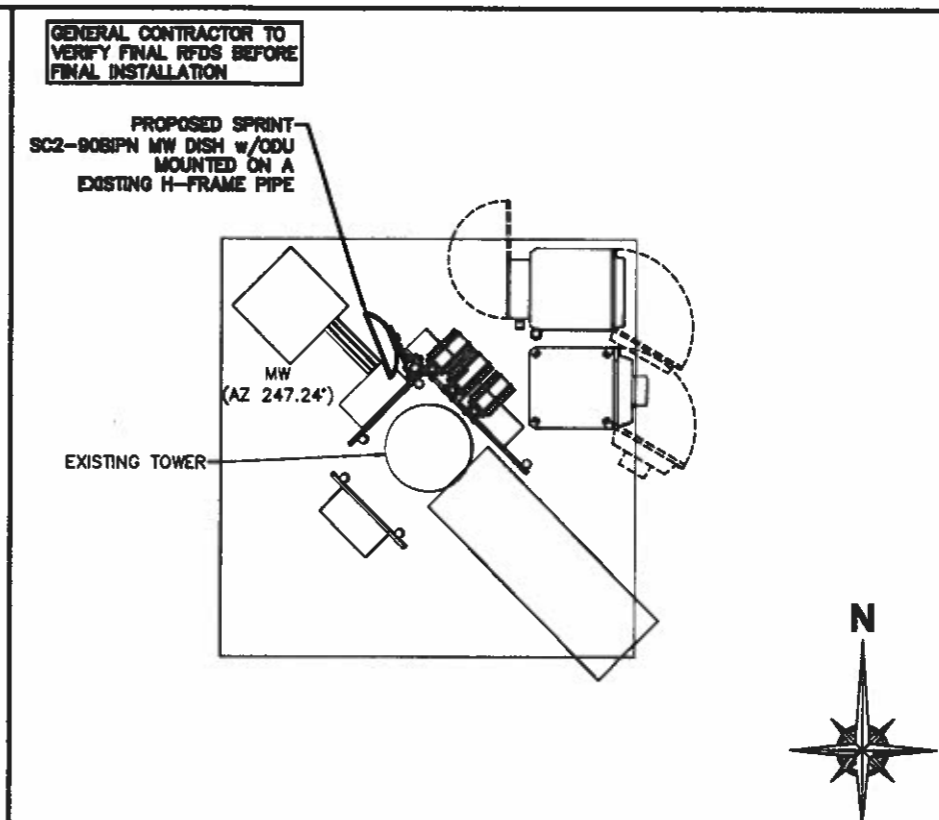


INSTALLER NOTE:
 DIRECT TOWER MOUNTED EQUIPMENT MUST NOT TRAP OR INTERFERE W/ CLIMBING PEGS/STEPS AND SAFETY CLIMB

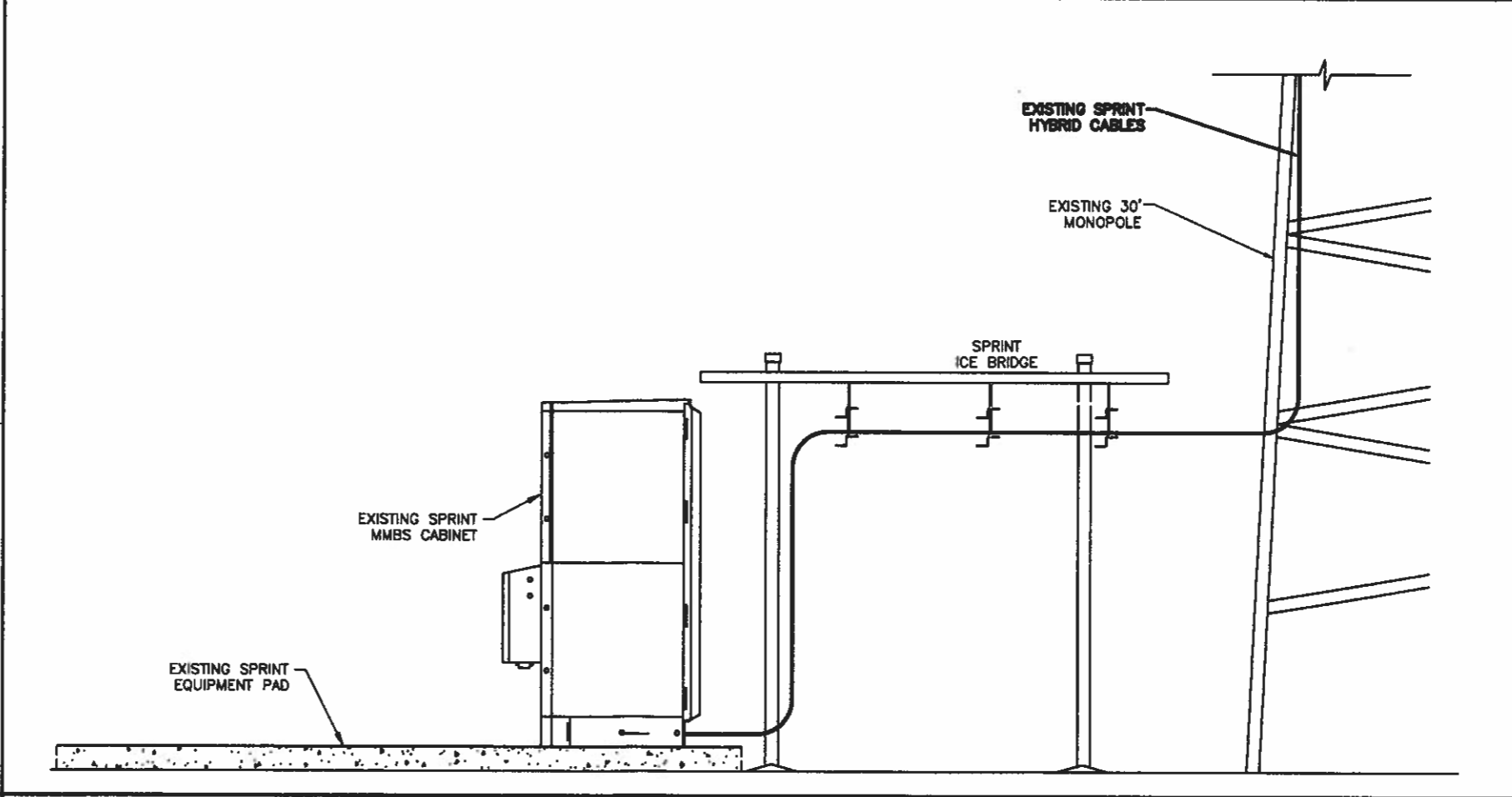
SITE ELEVATION NO SCALE D



EXISTING ANTENNA LAYOUT NO SCALE B



PROPOSED ANTENNA LAYOUT NO SCALE A



TYPICAL EQUIPMENT ELEVATION DETAIL NO SCALE B

GENERAL CONTRACTOR TO VERIFY FINAL RFDS BEFORE FINAL INSTALLATION

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Sprint

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 Overland Park, KS 66251

PLANS PREPARED FOR:

HOSS

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 www.t-squared.com
 COMPANY'S 295 T-SQUARED SITE SERVICES, LLC

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ISSUED FOR REVIEW 10.11.18 JYW 0

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ATC ASSET #:
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 SUN VALLEY-KETCHUM

DOLLAR MTN (SKI RESORT)
 SUN VALLEY, ID 83353

EXISTING 30'
 MONOPOLE

SHEET NUMBER: **C-2** REV: **0**

PROJ. # 00000

PLANS PREPARED FOR:



6391 Sprint Parkway
Overland Park, KS 66251

PLANS PREPARED FOR:



420 W 8th Avenue
Denver, CO 80204
303.324.0748
www.hossconsulting.com

PLANS PREPARED BY:



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SITE SERVICES
2500 HIGHLAND ROAD, SUITE 204
HERMITAGE, PA 15340
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SL03UB603

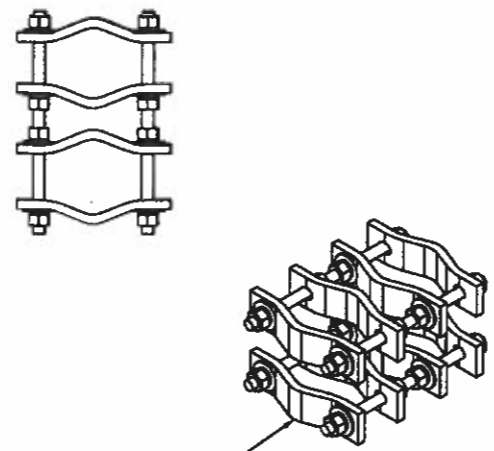
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SITE NAME:
SUN VALLEY-KETCHUM

DOLLAR MTN (SKI RESORT)
SUN VALLEY, ID 83353

EXISTING 30'
MONOPOLE

SHEET NUMBER:	REV.:
C-3	0
PROJ. #	00000



PIPE TO PIPE CLAMP
(SITE PRO# DCP12K OR APPROVED EQUAL)

NOT USED

NO SCALE

A

PIPE TO PIPE CLAMP

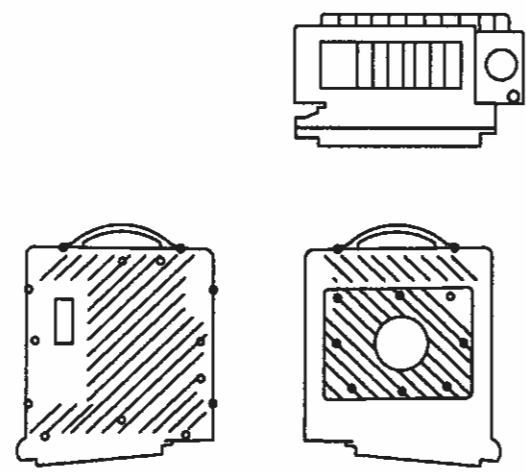
NO SCALE

B

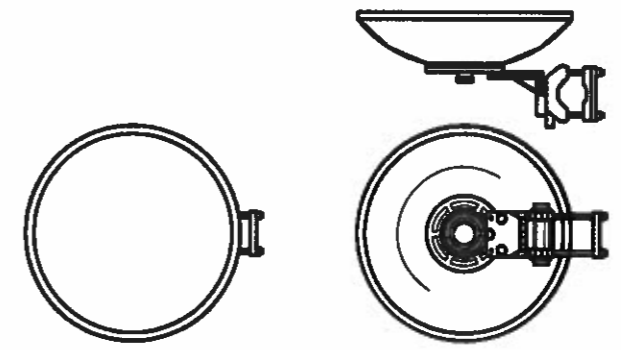
NOT USED

NO SCALE

C



DRAGONWAVE: 11EM4OHFC360v03haam
WEIGHT (WITHOUT MOUNTING HARDWARE): 16.5 lbs
SIZE (HxWxD): 10.5"x10"x6.2"



RFS: SC2-190BIPN
WEIGHT (WITHOUT MOUNTING HARDWARE): 40.0 lbs
SIZE: 2'ø

NOT USED

NO SCALE

D

MW RADIO DETAIL

NO SCALE

E

MICROWAVE DETAIL

NO SCALE

F