



## CONDITIONAL USE PERMIT APPLICATION

Teton County, Idaho

The planning staff is available to discuss this application and answer questions. Once a complete application is received, it will be reviewed by the planning administrator or his designee and then scheduled for a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make the final decision. It is recommended that the applicant review Title 8 of the Teton County Code and 67-6512 of the Idaho Code. Application materials may be viewed on the Teton County Idaho website at [www.tetoncountyidaho.gov](http://www.tetoncountyidaho.gov).

To expedite the review of your application, please be sure to address each of the following items.

### SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner:	<u>SILVER STAR COMMUNICATIONS</u>		
Applicant:	<u>SILVER STAR COMMUNICATIONS</u>	E-mail:	_____
Phone:	<u>(208) 354-3300</u>	Mailing Address:	<u>PO BOX 900</u>
City:	<u>DRIGGS</u>	State:	<u>ID</u> Zip Code: <u>83422</u>
Engineering Firm:	<u>Same as above</u>	Contact Person:	<u>Patty Zahner</u> Phone: <u>(208) 354-6721</u>
Address:	<u>Same as above</u>	E-mail:	<u>pzahner@silverstar.net</u>

Location and Zoning District:	_____		
Address:	_____	Parcel Number:	<u>RPO6N43E132700</u>
Section:	<u>13</u>	Township:	<u>T6N</u> Range: <u>43E</u> Total Acreage: _____
Zoning District:	<u>A 20</u>	Requested Land Use:	<u>COMMUNICATION TOWER</u>

- |   |   |
|---|---|
| <input type="checkbox"/> Latest Recorded Deed to the Property   | <input type="checkbox"/> Affidavit of Legal Interest          |
| <input type="checkbox"/> Insignificant Application Fee \$312.00 | <input type="checkbox"/> Significant Application Fee \$943.00 |

I, the undersigned, have reviewed the attached information and found it to be correct. I also understand that the items listed below are required for my application to be considered complete and for it to be scheduled on the agenda for the Board of County Commissioners public hearing.

• Applicant Signature: [Signature] Date: Nov 3 2010

## Silver Star Communications' South Clementsville Tower replacement proposal

Gold Star Communications, LLC dba Silver Star Communications holds the required FCC Spectrum Licenses to operate telecommunications facilities in the Tetonia, Clementsville area. The FCC does not require tower registration or lighting at the South Clementsville site due to height and the distance from the nearest airport nor does Idaho Transportation Dept. Aeronautics Division. The installation and operation of Silver Star's proposed communication facility at the South Clementsville does not require further registration, licensing, permits or approvals from state or federal agencies.

Silver Star Communications currently owns a communications site in Clementsville with existing reflector towers and proposes to make modifications to the site.

Proposed site modifications would include: removal of existing reflector panels and foundation, existing fencing, replacement with taller self supporting communications tower and foundation, adding several small buildings on skids to house electronics, adding new perimeter fencing.

Proposed Site is needed to improve cellular coverage in areas along Highway 33 not currently reachable in River Rim and Clementsville using existing towers.

Tower height of 100 ft is needed to provide adequate coverage and to allow additional Carriers on the tower.

The proposed site will not be a detriment to public health, safety or welfare to neighboring property owners. This site will enable cell phone users to make emergency calls if needed due to some adverse weather conditions that can arise on State Highway 33. This will also be an asset to local farming communities for communications between workers out in the fields. The new Proposed Site will enable all cell phone users to have better coverage for work, recreation, and personal use.



March 27, 2012

Curt Moore  
Planner  
Teton County  
150 Courthouse Drive, Room 107  
Driggs, Idaho 83422

Dear Curt,

Re: Decommissioning Plan for Silver Star Communications Clemmentsville tower

If Silver Star Communications determines, in its sole discretion that the tower is no longer necessary or used, Silver Star shall, at its sole expense, remove tower and other unused improvements installed within the parcel within 2 years of decommissioning. This decommissioning will include removing the entire tower, attachments or other retired facilities from site.

Regards,

A handwritten signature in blue ink, appearing to read "Rob Heiner", is written over the typed name.

Rob Heiner  
Senior OSP Engineer

RH/lm



PROPOSED SITE

Image USDA Farm Service Agency

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Image © 2011 DigitalGlobe

Image State of Utah

©2010 Google

FOR REFERENCE ONLY. SEE RECORD OF SURVEY FOR LEGAL DESCRIPTION

Imagery Date: Jun 24, 2009

43°51'11.69" N 111°19'57.46" W elev 6424 ft

Eye alt 6597 ft



PROPOSED SITE

Image USDA Farm Service Agency  
© 2011 Google

LINE SHOWN FOR REFERENCE ONLY. SEE RECORD OF SURVEY FOR LEGAL DESCRIPTION

© 2010 Google

Imagery Date: Jun 24, 2009

43°51'04.35" N 111°19'52.40" W elev 6397 ft

Eye alt 8428 ft



**PROPOSED SITE**

Clementsville

33

Image USDA Farm Service Agency

© 2011 Google

LINE SHOWN FOR REFERENCE ONLY. SEE RECORD OF SURVEY FOR LEGAL DESCRIPTION

Google

Imagery Date: Jun 24, 2009

43°51'43.42" N 111°20'00.25" W elev 6203 ft

Eyoal 11817 ft



Image © 2010 DigitalGlobe  
Image USDA Farm Service Agency  
© 2010 Google

**SILVERSTAR**

Kevin Lewis	10/20/2010	View looking North with drawing imposed
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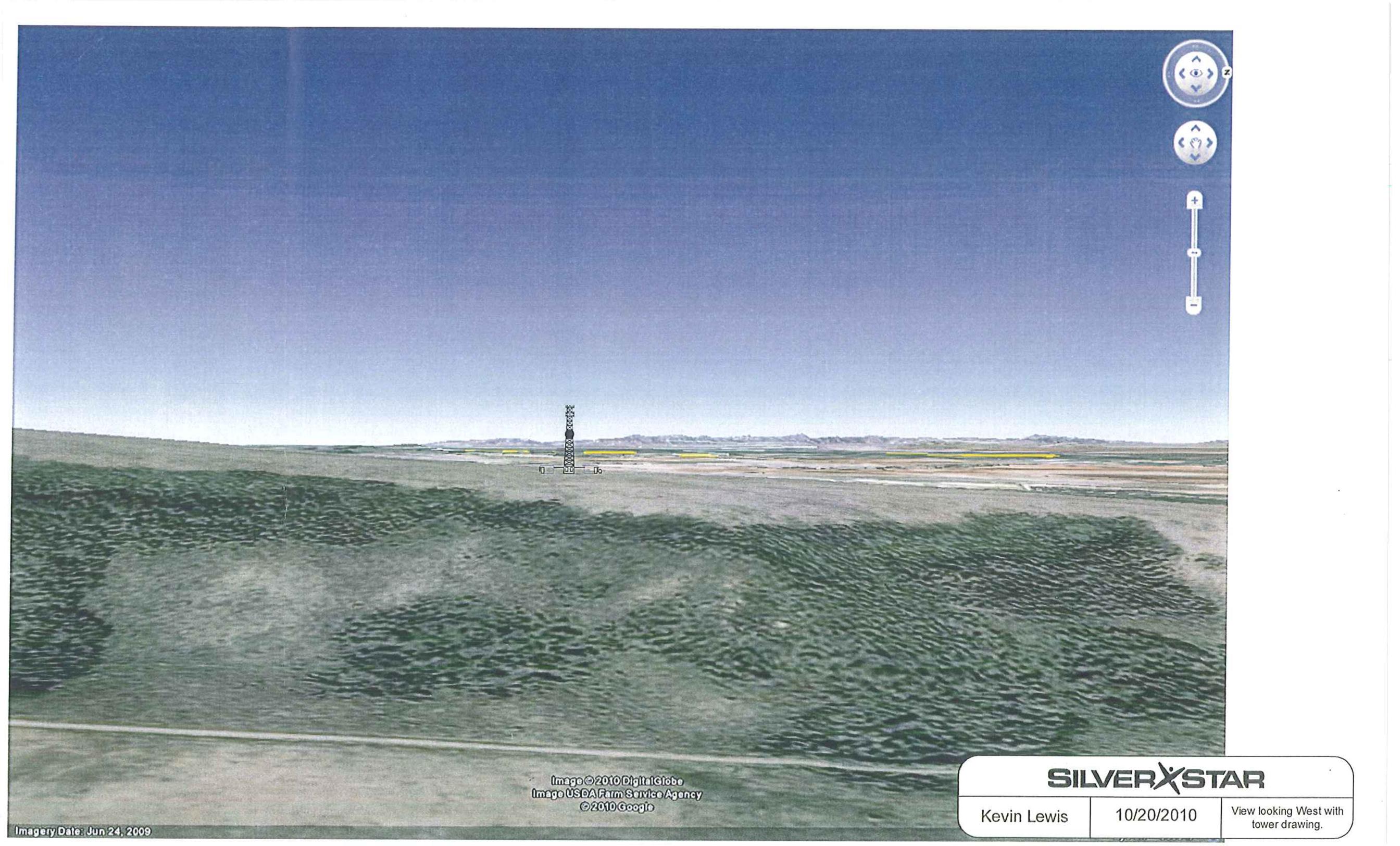
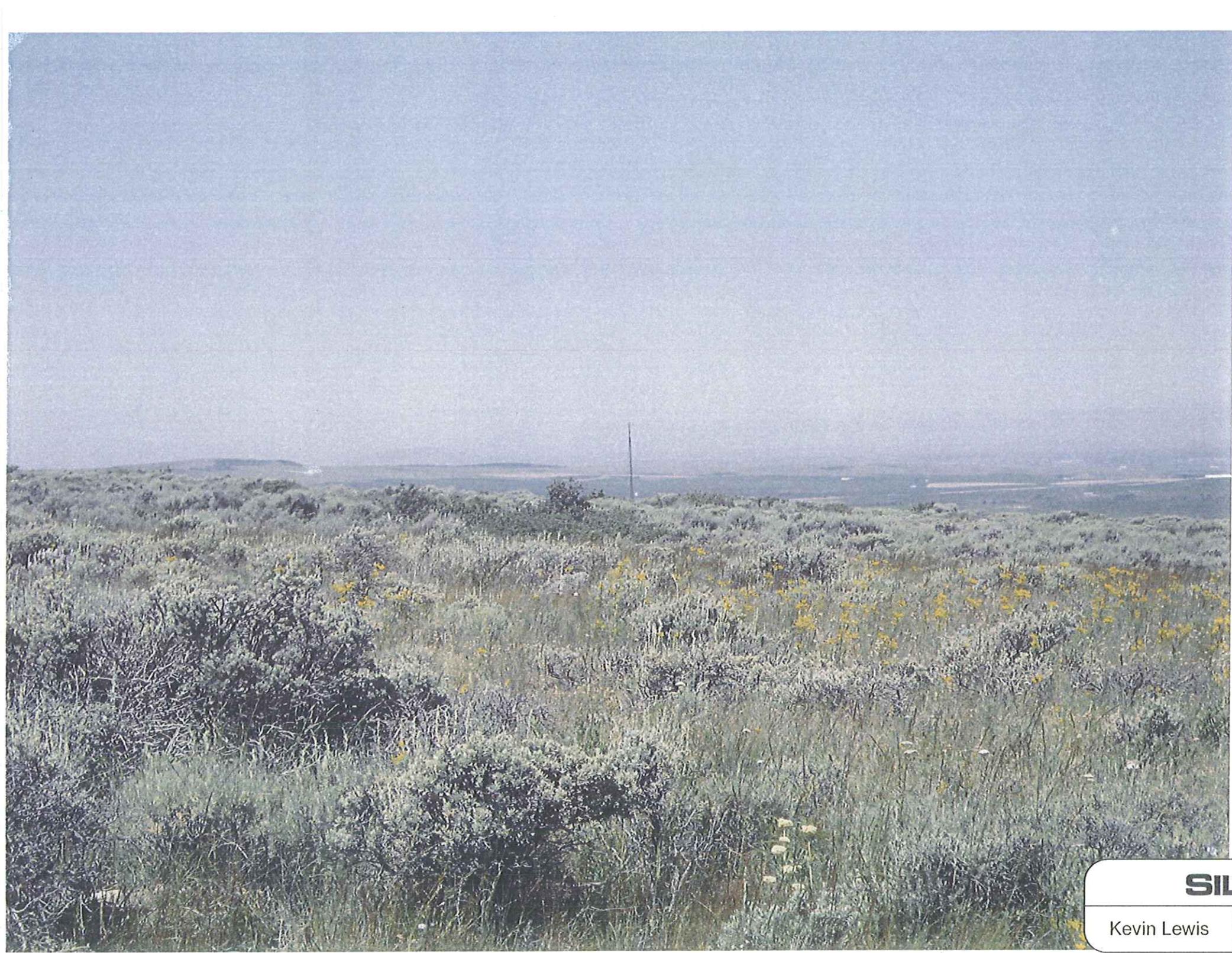


Image © 2010 DigitalGlobe  
Image USDA Farm Service Agency  
© 2010 Google

<b>SILVER STAR</b>		
Kevin Lewis	10/20/2010	View looking West with tower drawing.

Imagery Date: Jun 24, 2009



**SILVERSTAR**

Kevin Lewis

10/20/2010

View Looking West from  
existing structures



Image USDA Farm Service Agency  
© 2010 Google

43°51'13.44" N 111°20'04.40" W elev 6558 ft

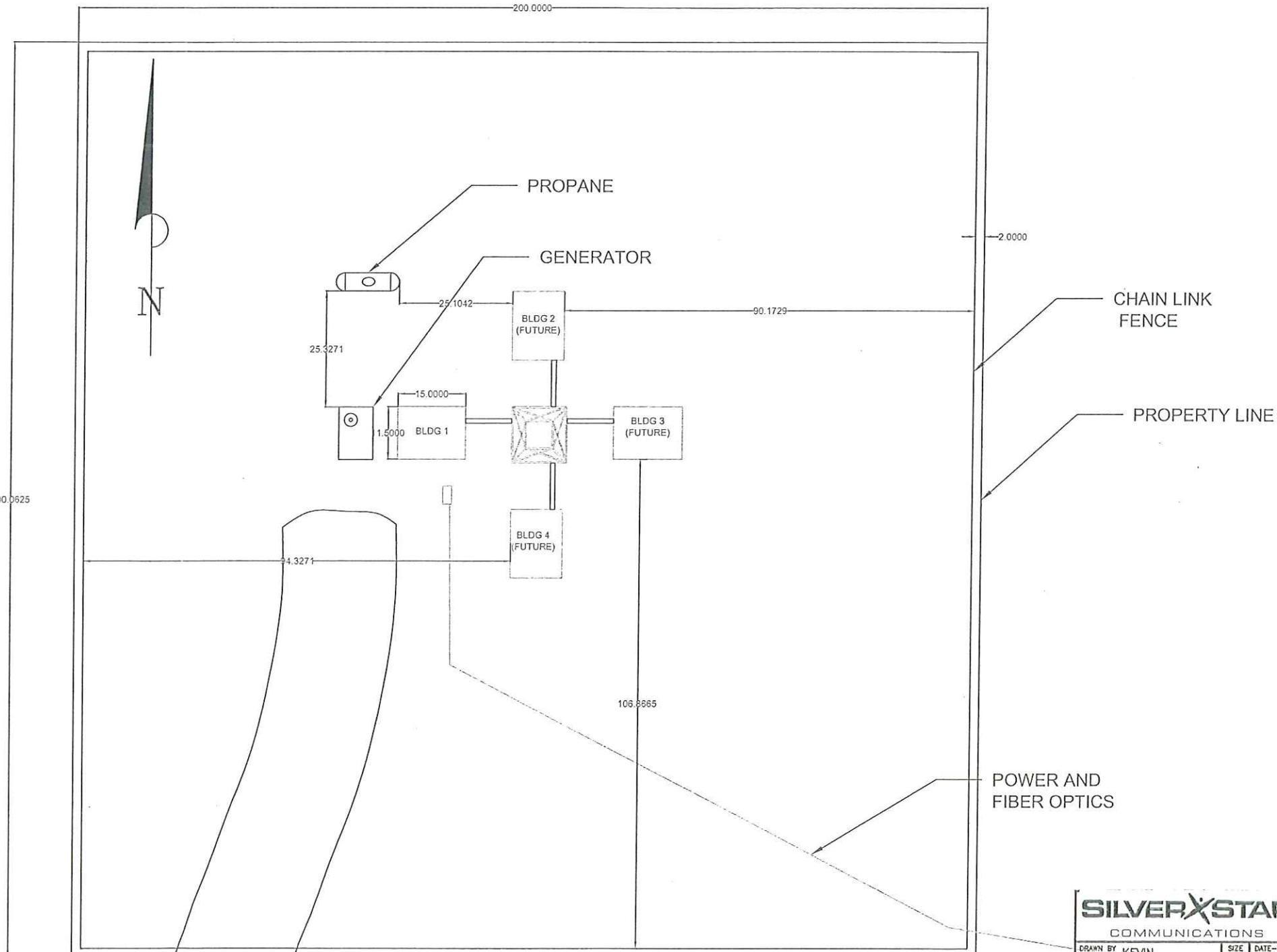
**SILVERSTAR**

Kevin Lewis

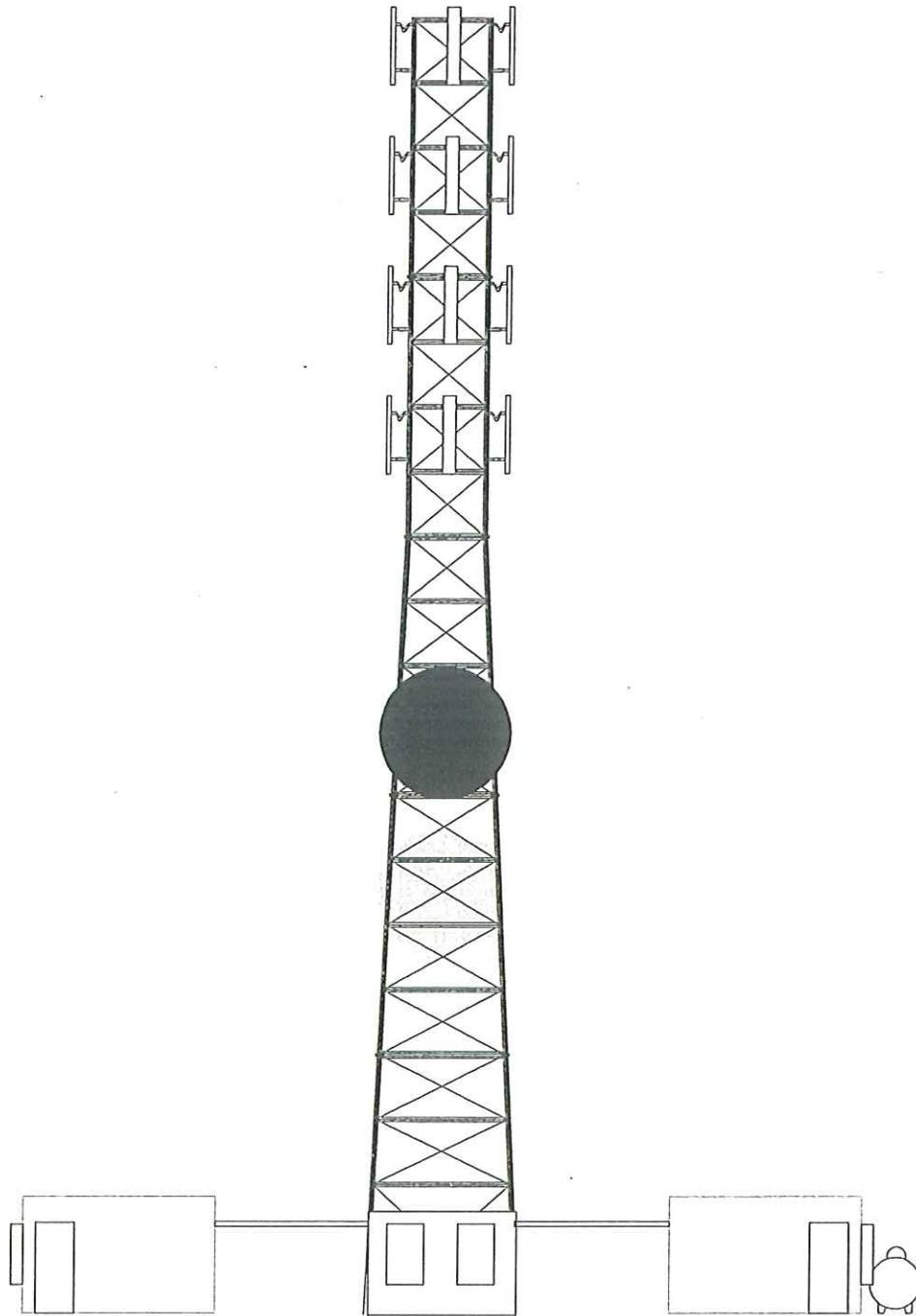
10/20/2010

Site view with Drawing  
imposed 8k ft eye

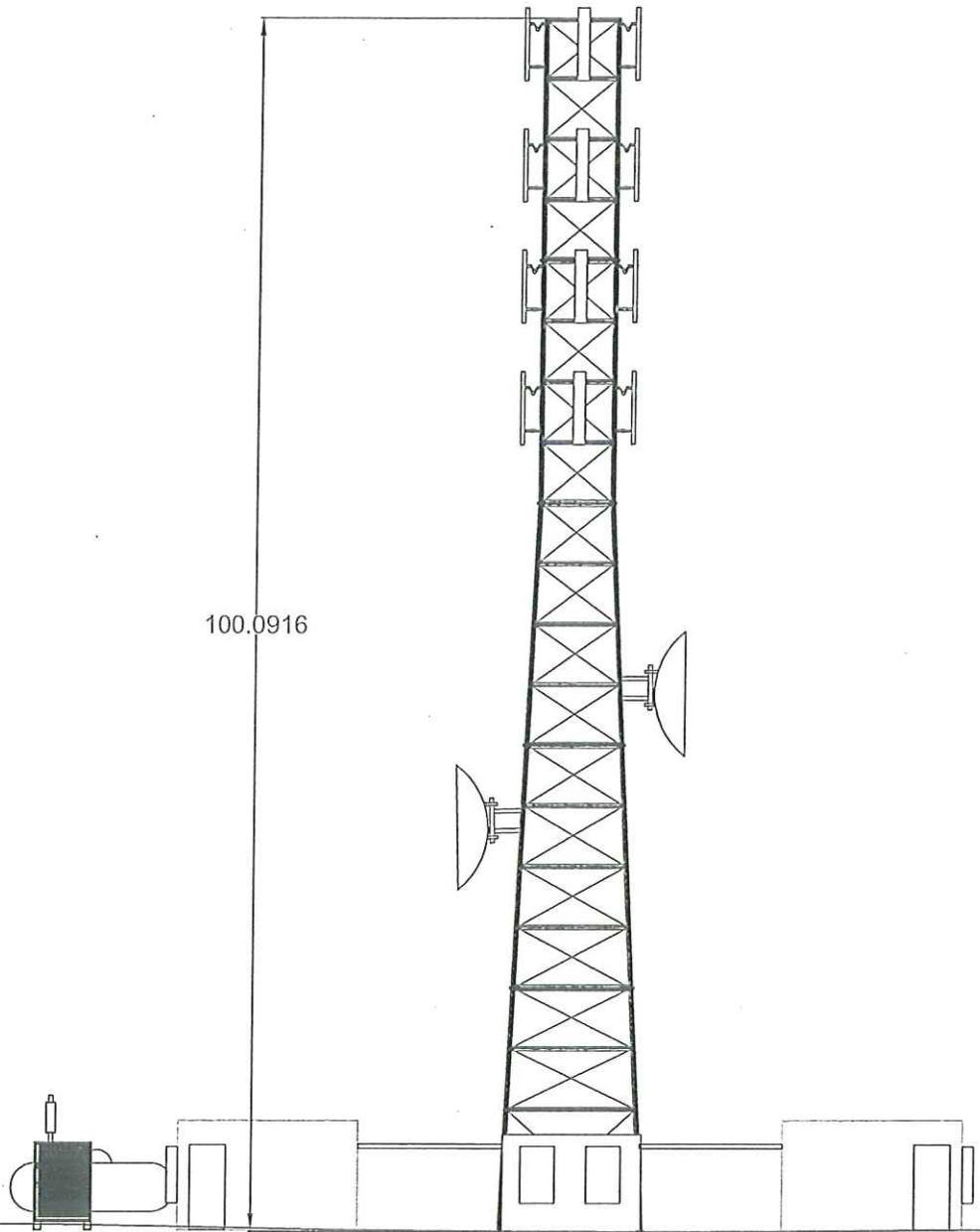
Imagery Date: Jun 24, 2009



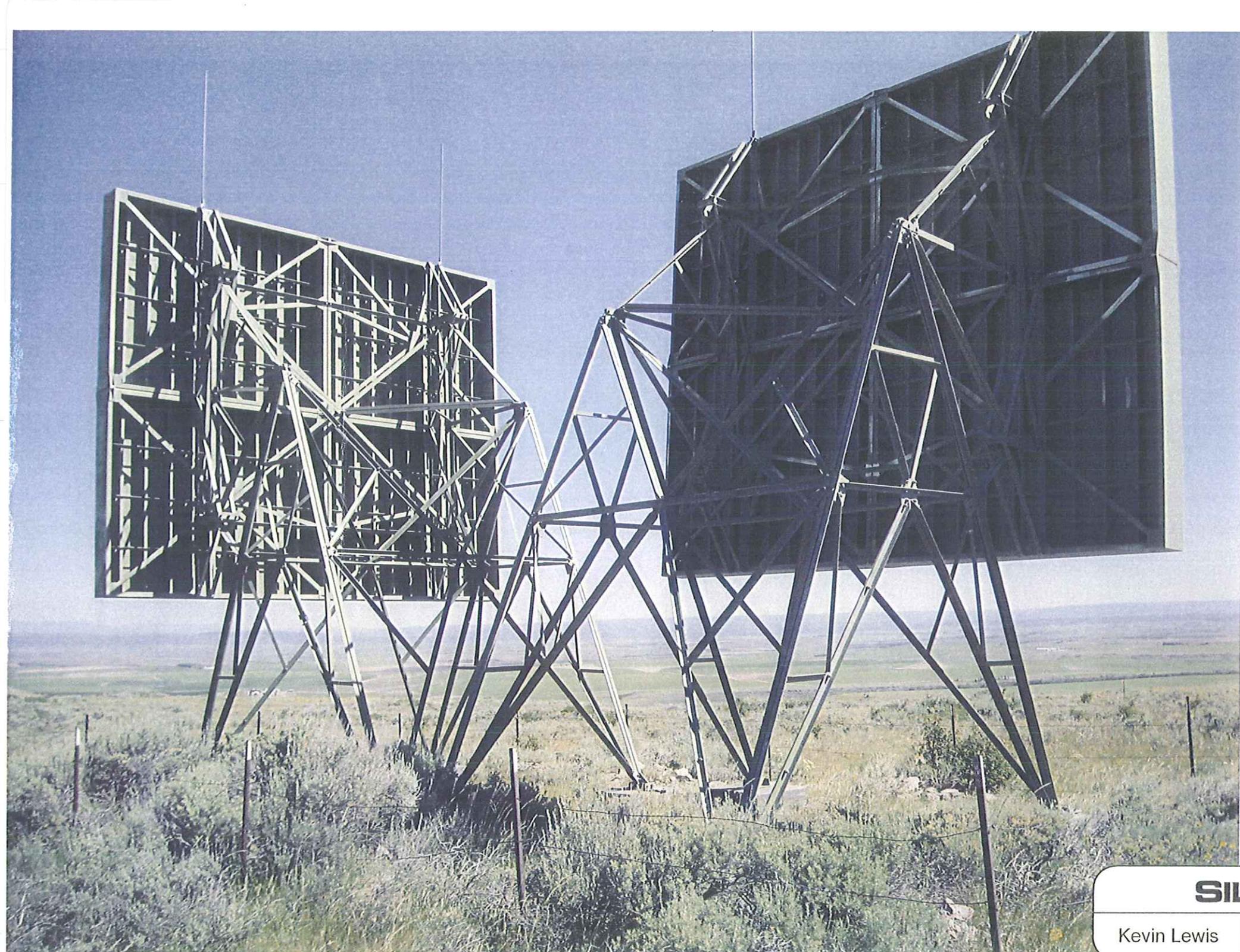
<b>SILVERSTAR</b>		Site Plan	
COMMUNICATIONS			
DRAWN BY	KEVIN	SIZE	DATE-TIME
APPROVED BY		LEG	10/27/10-14.02
		SCALE	1"=28.1'
		DWG NAME	site plan.dwg
		SHEET	
		REV	



<b>SILVERSTAR</b>		West Elevation	
COMMUNICATIONS			
DRAWN BY KEVIN	SIZE LEG	DATE-TIME 10/27/10-14:04	DWG NAME site plan.dwg
APPROVED BY	SCALE No Scale		REV SHEET



<b>SILVER STAR</b> COMMUNICATIONS			North Elevation	
DRAWN BY KEVIN	SIZE LEG	DATE-TIME 10/27/10-14:03	DWG NAME site plan.dwg	REV
APPROVED BY	SCALE No Scale		SHEET	

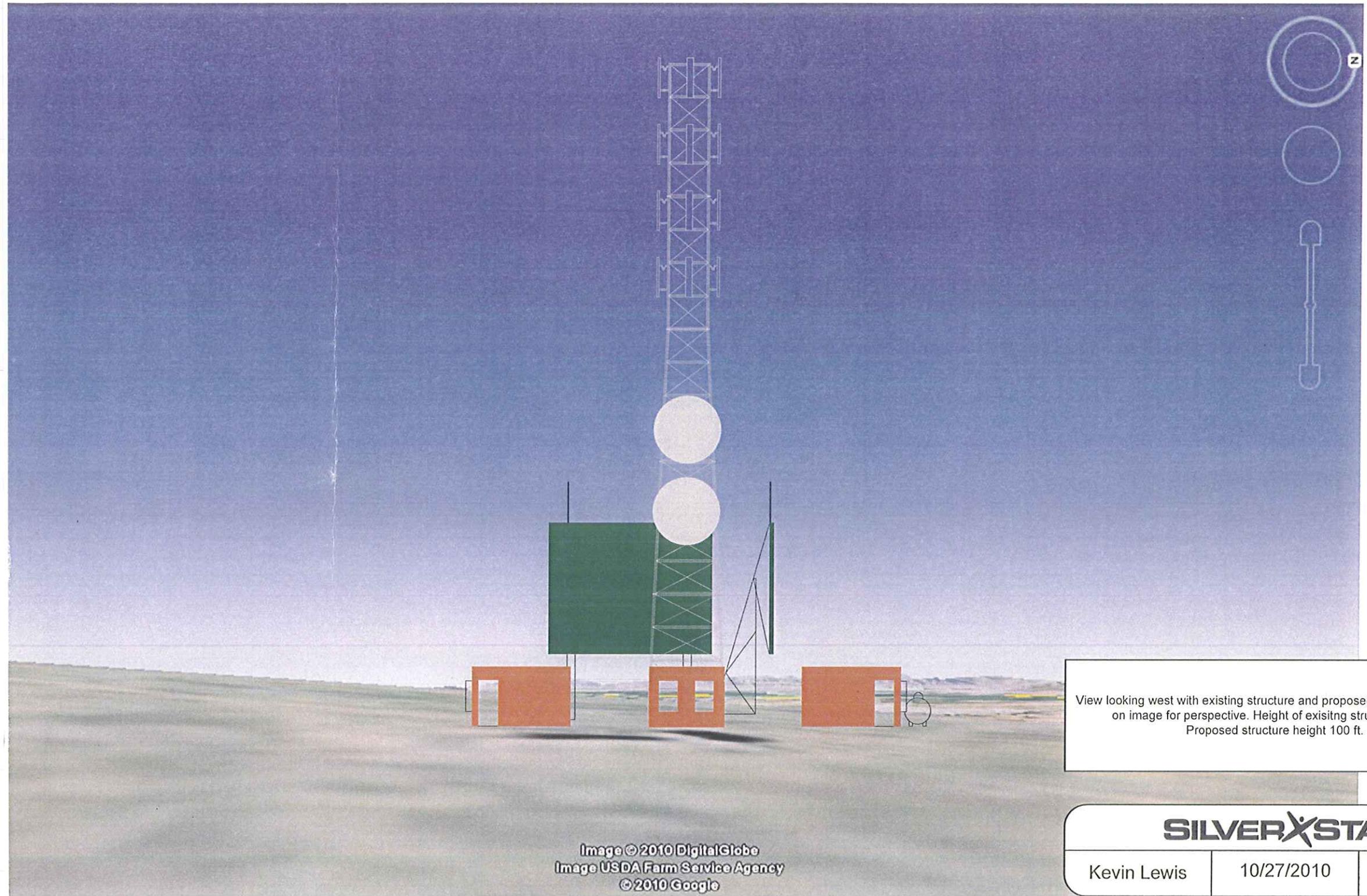


**SILVERSTAR**

Kevin Lewis

10/20/2010

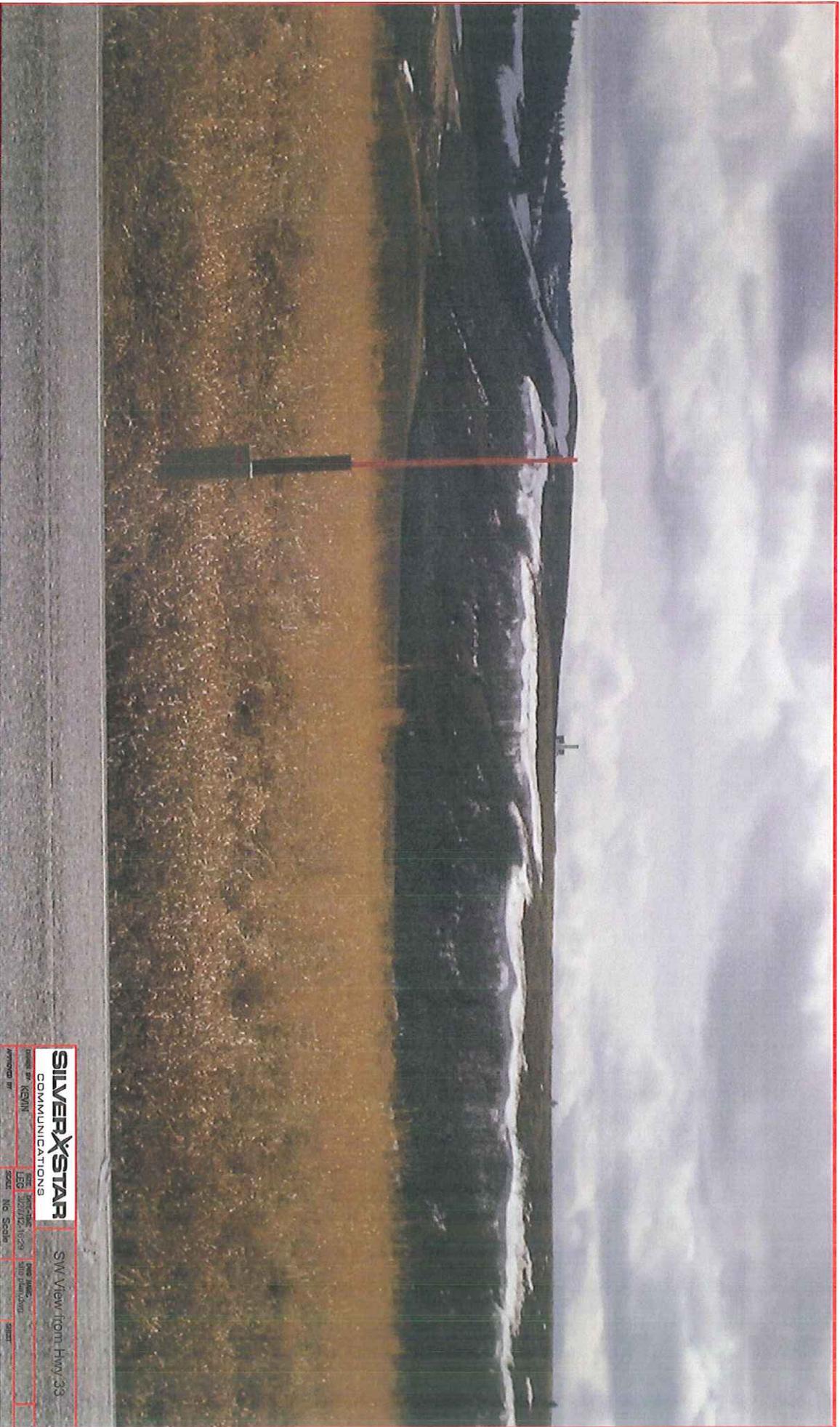
Existing Structures on  
site (Will be removed)



View looking west with existing structure and proposed structure imposed on image for perspective. Height of existing structure is 32 ft  
Proposed structure height 100 ft.

Image © 2010 DigitalGlobe  
Image USDA Farm Service Agency  
© 2010 Google

<b>SILVERSTAR</b>		
Kevin Lewis	10/27/2010	West perspective

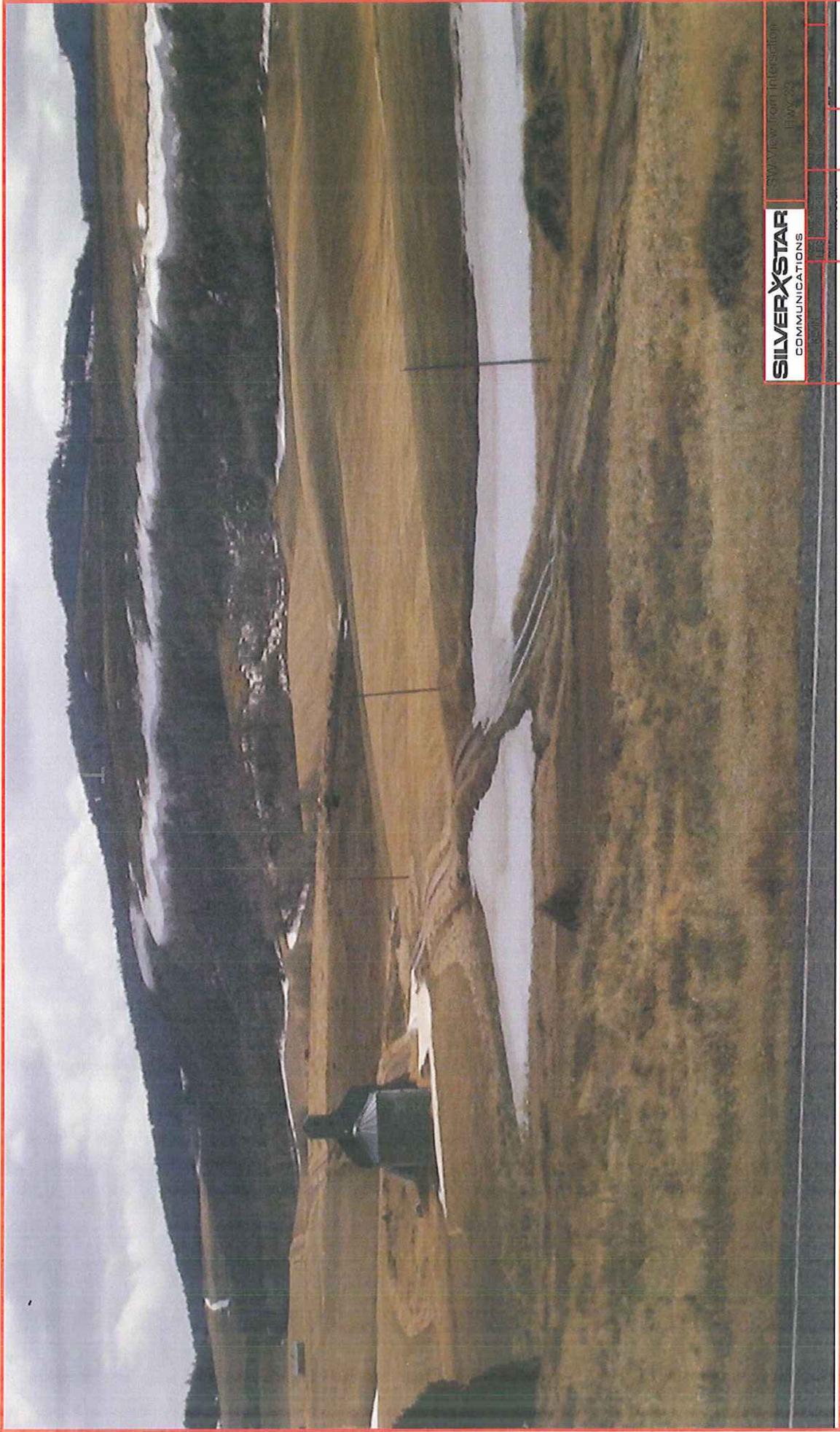


**SILVERSTAR**  
COMMUNICATIONS

SW View from Hwy 33

DESIGNED BY: KENN  
LEO  
SCALE: NO SCALE

DATE: 10/12/10  
SITE: 10/12/10



SWA Westport Interchange  
HWY 29

**SILVERSTAR**  
COMMUNICATIONS

10000 SW 10th St  
Westport, WA 98594  
360.835.1234