

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, August 14, 2018**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	Absent	Richard Roats, City Attorney	X

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

- a. Meeting Minutes for July 25, 2018.
- b. **Findings of Fact and Conclusions of Law** for 18-01-CPF; Kelleher Sub No. 2

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 3-0.

2. PUBLIC HEARING

- a. **18-05-ZOA (Zoning Ordinance Amendment)** – Wireless Facilities; An Ordinance of The City Council of Kuna, Idaho Amending Kuna City Code (KCC) to:

- Strike the Definition “Cell Tower/Telecommunications” from KCC 5-1-6 and the Land Use Table KCC 5-3-2;
- Add the definition Wireless Facilities- Small and Wireless Facilities- Macro to the Land Use Table KCC 5-3-2.

And Adopting a new chapter, Chapter 18, titled “Wireless Facilities Ordinance” that provides for:

- Definitions;
- Exemptions from the Wireless Facilities Ordinance;
- General Standards and Permits Required for Wireless Facilities and Support Structures;
- Design Standards, including Setbacks, Heights, Landscaping, Screening and Fencing, Stealth Design, Collocation, Preferred Tower Locations, Aesthetics, and Landscaping;
- Macro Wireless Facility Application Requirements;
- Procedures for obtaining a Special Use Permit for Towers and Support Structures as required by the Land Use Table, a Review Process and Factors to be Considered;
- Small Wireless Facilities Applications Requirements;
- Procedures for obtaining a Zoning Permit for a Small Wireless Facility, including Design Standards, and Construction, Setback, and Fall Zone Standards;
- Procedure for Small Wireless Facilities and Support Structure Administrative Review and Approval;
- Additional Provisions;
- Wireless Facilities Existing on the Date of Adoption of this Ordinance;
- Provisions Concerning Facilities or Circumstances Not Otherwise Addressed in the Ordinance;
- Miscellaneous Provisions;

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And Amending KCC Title 6, Chapter 4, Section 2 Titled Required Public Improvements to add to the requirements:

- Cell Towers: Cell Tower placement is subject to the provisions of the City's Wireless Facilities Ordinance, Chapter 18, Title 5, et seq.; and
- Providing for Severability;
- Providing for a Repealer Provision;
- Providing for an Effective Date

C/Young: The first item up on your public hearing is 18-05-ZOA, a Zoning Ordinance Amendment for wireless facilities. **Richard Roats:** Good evening Commissioners, for the record, Richard Roats. Before you is consideration to amend City Code for the wireless ordinance. The process started approximately a year and a half ago, when I was contacted by a service provider to bring in some newer, smaller antennas. That caused me to get into and look at what we had existing for our wireless, which was about nothing. I started to get the ball rolling in revising not only the new technology with the small cells, but the larger tower aesthetic and more. Before you today is a combination of the hours that I spent working with that. I think before I continue to answer any questions or go further, Verizon is here with a presentation on what these really are. You can get a better idea of these sites and facilities.

Mark Estes: Good evening Chairman Young and Commissioners, I am the consultant representing Verizon Wireless in Idaho. I work with public policy issues within the legislature and the network, which is principally involved in applying small cells across the valley. What I would like to do is provide some context and give you some sense of what the small cells are. Essentially the question is why Verizon is expanding the network in Idaho. Essentially in a nutshell, what has happened is exponential increase in the demand for mobile data. This goes for consumer and business demand, and the average smart phone user will consume 48 gigabytes of data per month in 2023. That's up from 5.2 gigabytes a month in 2016. That's just a huge amount of growth. If you look at what's anticipated in Idaho, the Treasure Valley, and areas where we're seeing tremendous growth, then you're seeing 60 percent or more growth into the future. Around 52 percent of American households are wireless only for voice service. In North America, the average household has 13 connected devices with smartphones, outnumbering tablets six to one. Those are some of the drivers that are necessitating Verizon to make investments to deploy small cells in Kuna. The next thing I want to highlight for you all is that different locations require different solutions. Verizon uses a balanced approach to engineering. The best possible network given local community needs. At the top, you have the macro sites, which are the very large cell phone towers that we are all familiar with. Now, we have the next iteration of technology, which is small cells. Small cells are just as the name applies: short-range cell sites. They complement the macro cell towers in a smaller geographic area, ranging from a few hundred feet to a thousand feet. These lower-power antennas enhance capacity at high-traffic areas, dense urban areas, suburban neighborhoods, and more. Essentially small cells use radios that are a single antenna placed on an existing structure, including utility poles and street lights. The third solution that Verizon employs are called Distributing Antenna Systems (DAS). These are for in-building systems in some commercial properties and universities, where they go in and provide wireless coverage and capacity using the DAS systems inside of existing building and infrastructure. To give you some context as to where small cells fit in, this is a graphic that gives you a sense of the network. The graphic also shows you how all of the different components work together. Essentially small cells are an underlay to the macro network. They essentially coordinate signals between the macros, the small cells, and the building systems. You can see how they are kind of laid in places where there is more density, higher utilization, and you need greater capacity for where there are gaps in the network. Essentially it also reduces interference and improves performance in overall capacity of the network. These are the small cell components. You have antennas, you have back haul, radios, power, and battery backup. Those are the five system components. Next, these are the different design options. You can see the one on the left is in San Francisco, it is called a cantenna. The design is much more stealth in terms of the aesthetics and how they fit onto existing structures like street lights. You see about halfway down the streetlight there, you have two little boxes that are effectively the radios getting out and around this area in San Francisco. The second

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one is Minneapolis, it's a different design that fundamentally has the same system component parts. The one in Kansas City here, you can similarly see the cantenna, two radios existing about halfway down, and a light structure. Next, this is an existing appliance in San Francisco that the company did for the Super Bowl. On the left again, you can see a cantenna. You can see about halfway down, where they put the radios, directly behind some street signs. As you walk down the street, you really cannot see them, but that's one design. The other design in San Francisco, which again has an antenna at the top. And then two radio components about halfway down the streetlight. Next, we have Portland, Oregon, essentially using existing utility poles. You can see same, fundamental make-up in terms of design. The antenna is at the top, with radios on the existing power utility pole. The same goes for Las Vegas on this concrete utility pole. Next, this is Phoenix, Arizona on the left, and you can see another one of the designs that the City of Phoenix came up with and how they wanted to have it. On the far left here, you can see power, which is basically power back-up that cities want. That is one of the things that you'll want to note. On the right, we have Casa Grande, Arizona. Casa Grande has a different design with an existing street light. Next, we have one that the City of Denver came up with in terms of the aesthetic design. They used these green model poles. You can see that all of these system components have been integrated into the actual light itself. On the right you can see how the equipment is inside the base of the pole. These are, as we speak, in the process of being deployed throughout the City of Denver. This is a design that Verizon came up with to really create some singular and aesthetically pleasing as it relates to things that they wanted to do in an around the downtown core. In closing, essentially, the net benefit is enhanced wireless service, reliability, resiliency, economic benefit, and a significant capital investment that Verizon makes into the community. This is to be able to provide wireless coverage and capacity, because there is not enough coverage right now. This is a very significant investment that they are making, and that concludes my presentation. The thing that is interesting is that we have been working with Richard for the last year and a half, and what you all have before you is one of the best model ordinances that we have seen. We work with municipalities across the country or across the region to really change the ordinances to allow for small cells to be employed in their jurisdiction. Richard has done a wonderful job with what is effectively a model ordinance for the entire state, and the Treasure Valley in particular. We have put a lot of time and effort into it, and I think it really reflects good work and thoughtful work on behalf of Richard and folks that I work with. This is in terms of the internal team at Verizon. With that, I will answer any questions about small cells in particular that you may have.

C/Gealy: Mr. Chairman, I need to recuse myself from this. I'm actually a retiree of Verizon, I worked for the company.
C/Damron: The micros, and all directions that it covers, is it 300 feet? **Mark Estes:** It depends on the size of the radio. The bigger the radios, the broader the coverage. Some of the larger radios put out about 1500 feet in terms of its circumference around. The smaller one is about 350 feet. It is not really a huge amount of coverage that they put out. They really do augment and underly the broader macro networks. It has quite frankly reached capacity at some points. They need to offload some of this capacity and put them onto these small cells. It is not a tremendous distance. **C/Damron:** If you expand that system, how easy is it to expand that system? If you have an economic development area, where you're looking at a lot of commercial, and they start expanding further out. How easy is it to expand that system to provide that service to them? What kind of infrastructure do you have to have in place to make that as easy as possible? **Mark Estes:** We would put small cells onto the existing infrastructure first. Where there is not existing infrastructure, a gap, or an existing need, Verizon would drop in and actually put in a pole to provide coverage and capacity. In terms of what effort needs to be done, that's essentially an engineering effort where essentially you can essentially drop in a pole as long as there's power. Power is one of the linchpins in terms of being able to stand these things up. It depends upon power, and then basically a process where you come in and actually put these things in place. It's not a technology issue, it's more of an operational level of effort that is required. **C/Damron:** In a business district, would it be easier to expand that for usage? **Mark Estes:** Yes. **C/Damron:** Is there anything within those areas of operation of those micros that degrades that signal? **Mark Estes:** No. **C/Young:** You had mentioned that some municipalities installed battery backups for some of those. Does the municipality piggyback off some of that for emergency use? **Mark Estes:** It really depends. It's the prerogative of some cities. Some cities want to have emergency backup for public safety related issues, right? It really is up to the

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city to say that in this particular spot, this is what we need and this is what we want. Is does fundamentally relate to the aesthetics of the sidewalk. You really have to decide if this is what you want. Some cities say yes, this is what we want. Others say no, we want it built into one pole, completely integrated and not built into one box on the sidewalk. It's really up to the underlying jurisdiction. **C/Damron:** When you bring systems in, as you set them up, are they providing customers with the highest level, 3G, 4G, if it moves to 5G is it automatically upgraded into the system? **Mark Estes:** Essentially, what small cells are intended to do is to lay the foundation for 5G. 5G is going to be employed in Sacramento is going to be one of the first cities in the country that is employed with components of 5G. That's happening later this year. The small cells are intended to lay the foundation and capacity for that coverage. It's not a technology issue, but that's what this intended to do. You're going to hear a lot of information over the course of the next 24 to 36 months about 5G. Making sure they have the capacity for coverage in the existing network is really what this is all about. It's not a technology issue, but really a capacity issue. **Richard Roats:** Thank you Mark, Richard Roats, City of Kuna. Initially the communication was from another provider who was going to lease the facilities that they were going to install into all of the carriers. My goal was to write a comprehensive ordinance that would involve the smaller new technology with the larger macro cells. We looked at the placement of those, making sure that we could preserve our corridor. Comprehensively, it basically covers exactly what we wan to do. Now, every time we come to you to address a problem, hopefully we can have the foresight saying that this is technology that is coming. We want to be ready for it. We want to be able to deploy, but we want to have a say in how we do that. I will stand for any questions you may have. **C/Damron:** Do you have a map of the overlays? **Richard Roats:** I did not put in the presentation, but it's basically that I-69 corridor and a portion of Kuna Road. At some point, we want to cover the overlays as it's amended. We would have to go back and amend this. **C/Young:** I do have a question that pertains to the ordinance. It's under Kuna City Code 5-18-7 for tower and support structures. Under A-1-D, in this section, it talks about towers itself. Is it all towers? I guess my fear is, in the residential, it talks about a 25 percent setback for model poles. Are we talking about the smaller poles in San Francisco or the full-height, 100-foot towers? Under setback side of the residential dwellings, model poles, vertical facilities and other support structures shall be setback. **Richard Roats:** You kind of have to read it, Chairman Young, in conjunction with what's allowed in that zone. Residential is going to have a different requirement, and that's when you apply the 25 percent. Under the small, wireless facilities that are permitted, and the macro, which are accepting special use permits now. **C/Young:** I guess my fear is that for the macro tower, a 130-foot tower, say that you have residential homes that maybe have 10 or 15-foot setbacks along their property line. Let's say there's a setback for a macro tower that says that it has to be 25 percent. If it's a 100-foot tower, then you're only 25 feet from the property line potentially. You've got somebody looking out of their window at a 10-foot diameter pole. **Richard Roats:** It's not going to be permitted in that situation that you're looking at. **C/Hennis:** It's just based on a special use permit, though. It doesn't say not permitted, you would just have to apply for special use, correct? **Richard Roats:** You've got that site analysis that you have to go through, also. There's a high likelihood that if you go through that with a special use permit, you will get bumped down. A preferred power location within 200 feet of the residential is F, where it would be on a parcel of land within a residential zone. He would have gone through the industrial, commercial, city-owned right-of-way residential, non-right-of-way residential, and finally the parcel. It's designed with some discretion. I think it's difficult enough with the preference location, the setback and the height. It's difficult enough that you'll be able to say that under special use, this is not appropriate for this location. **C/Young:** I'll open the public testimony at 6:27 and close the public testimony at 6:28. **C/Hennis:** I have no problem with this, it's really just filling a hole that our ordinance did not address too well. It's trying to address some future needs and requirements. I think it's a good ordinance for Kuna. **C/Young:** I think it's trying to address existing and future technology. **C/Damron:** Just as Lee was talking about the 100-foot poles in residential areas, that's a large piece of equipment to have in somebody's backyard. We know some people need a little extra money, and one could possibly lease out a piece of land for that pole. **C/Hennis:** Even Planning and Zoning would make them go through these preferred tower locations first. I think we've got a way that we can review it. **C/Damron:** It's going to help us economically grow too, because you'll have the availability of those services that they can provide. Businesses are looking for these services.

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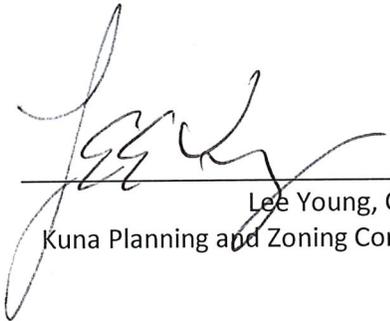
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Commissioner Hennis motions to recommend approval for Case No. 18-05-ZOA to City Council; Commissioner Damron Seconds; Motion carried 2-0.

3. COMMISSION REPORTS

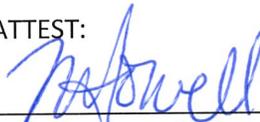
4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department