
New Cingular Wireless Telecommunication Tower at 27241 County Road 17, Yampa Conditional Use Permit

ACTIVITY #: PP2012-025

HEARING DATES: Planning Commission (PC): August 16, 2012 at 6:00pm

PETITIONER: New Cingular Wireless, Cari Hermacinski, Representing

PETITION: Conditional Use Permit for the installation of a 100' monopole and unmanned equipment shelter under Section 4.19 "Telecommunication Facilities" of the Routt County Zoning Regulations and a 12 foot wide utility easement and access road approximately 50 feet long.

LOCATION: 27241 County Road 17, 0.5 miles northwest of Yampa

ZONE DISTRICT: Agriculture and Forestry (AF)

AREA: The tower site will occupy approximately 2500 square feet in addition to the access road serving the site

STAFF CONTACT: Jake Rosenberg, Staff Planner

ATTACHMENTS:

- Petitioner's Narrative
- Site Plan
- Photo simulation of proposal
- Letters from public

History:

New Cingular Wireless is constructing several new telecommunication towers in Routt County in order to expand wireless coverage.

Site Description:

The proposed tower, equipment shelter, and access drive would be located at 27241 CR 17 northwest of Yampa on a properly owned by Glen and Charlene Dunlap. The size of the parcel is approximately 23 acres and is used for agriculture. The 2500 square foot tower site would house the 100' monopole and equipment shelter with additional acreage

needed for the 12 foot wide access drive. From the proposed tower location, Highway 131 and the Town of Yampa are visible to the east and south.

Project Description:

New Cingular Wireless is proposing to construct a 100' telecommunications monopole and equipment shelter within a 2500 square foot enclosure located on the subject property. The site will be accessed from a proposed 12 foot wide drive off of CR 17.

Compliance with the Routt County Master Plan

The Routt County Master Plan contains dozens of policies regarding land use. The following checklist was developed by Planning Staff to highlight the policies most directly applicable to this petition. Interested parties are encouraged to review the Master Plan to determine if there are other policies that may be applicable to the review of this petition. Comments and/or questions from the public, referral agencies, or planning staff regarding this proposal are in italics.

Chapter 4- RURAL DEVELOPMENT

Complies		Section	Policies <i>(staff comments in italics)</i>
Yes	No		
_____	_____	4.3.C	Use permits for projects located on traditional ranch lands may be approved when the petitioner has demonstrated the historic agricultural operation and stewardship of the land will be maintained or enhanced. <i>Staff Comment: The land is used for agriculture. The proposed facility should not significantly diminish the stewardship of the land or the ability of the area to be used for agricultural purposes.</i>
_____	_____	4.3.K	Driveways and roads shall be designed to minimize erosion, cuts and scarring. When scarring of hillsides is unavoidable, prompt revegetation shall occur with native plant species. <i>Staff Comment: Construction of the proposed access shall be completed in accordance with Road and Bridge standards. Disturbance of the area will necessitate revegetation and other measures to minimize erosion.</i>

_____	_____	4.3.B	<p>Use Permits that significantly alter the historical use, intensity of use, or character of an area may be deemed incompatible with this plan.</p> <p><i>Staff Comment: Telecommunication towers are normally tall and have an industrial appearance that is conspicuous in rural Routt County. The proposed tower- through site selection and design- does not demonstrate an attempt to mitigate visual impacts in accordance with Master Plan Policies and Section 8.10.3 of the RZCR. At the PC hearing, Staff will present examples of ways in which telecommunication towers can be sited and designed to mitigate visual impacts. Staff will also include a brief history of similar towers/facilities approved in the County in the past 10 years.</i></p>
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Chapter 5- ENVIRONMENTAL IMPACTS

Complies		Section	Policies <i>(staff comments in italics)</i>
Yes	No		
_____	_____	5.3.C	<p>Discourage development on ridges that result in skylining.</p> <p><i>Staff Comment: At 100 feet in height, the tower will be skylined from various angles.</i></p>
_____	_____	5.3.F	<p>Routt County will continue to consider the impacts of development and uses on view corridors, water, wetlands, and air.</p> <p><i>Staff Comment: The tower will be visible from Highway 131, CR 17 (a portion of the Flat Tops Scenic Byway) and residences in and around Yampa. Aesthetic impacts are not mitigated by site topography. See analysis for 4.3.B</i></p>

Chapter 9- WILDLIFE RESOURCES

Complies		Section	Policies <i>(staff comments in italics)</i>
Yes	No		
_____	_____	9.3.G	<p>Minimize the cumulative impacts of development on wildlife and wildlife habitat.</p> <p><i>Staff Comment: Staff is expecting referral responses from the DOW on August 8. DOW has indicated to Staff that they will provide specific wildlife concerns and measures for impact mitigation.</i></p>

_____ 9.3.H Protect and/or improve the diversity of native vegetation.
Staff Comment: A wee/vegetation management plan at the proposed site shall be a condition of approval to protect native vegetation.

Compliance with Routt County Zoning Resolution

The following checklist was developed by Planning Staff to highlight the sections of the Routt County Zoning Regulations most directly applicable to this petition. The following section contains a list of the applicable sections of the Routt County Zoning Regulations. Comments and/or questions from the public, referral agencies, or planning staff regarding this proposal are in italics.

Section 5- GENERAL PERFORMANCE AND DEVELOPMENT STANDARDS

These standards are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties. These standards shall apply in all Zone Districts and to all land uses unless otherwise noted:

Complies		Section	Regulations <i>(staff comments in italics)</i>
Yes	No		
_____	_____	5.1.1	Every use shall be operated so that it does not pose a danger to public health, safety or welfare. <i>Staff Comment: No negative impacts are anticipated by staff.</i>
_____	_____	5.1.2A	Every use shall be operated in conformance with all applicable federal, state and local regulations and standards. Failure to comply with any and all applicable federal, state and local regulations and standards may be cause for review and/or revocation of any Land Use Approval granted pursuant to these Regulations.
_____	_____	5.1.4	Outdoor storage of materials which might cause fumes, odors, dust, fire hazard, or health hazards is prohibited unless such storage is within enclosed containers or unless a determination is made that such use will not have a detrimental impact on the environment <i>Staff Comment: No outdoor storage is proposed.</i>

Complies		Section	Regulations <i>(staff comments in italics)</i>
Yes	No		
_____	_____	5.2	Dimensional Standards <i>Staff Comment: Proposed facility in accordance with Sections 5.2.1 (General Performance and Development Standards) and 8.10 (Standards for Telecommunication Facilities).</i>
_____	_____	5.10	Standards for Structures within mapped Skyline Areas <i>Staff Comment: The telecommunication tower is 100 feet in height and is exempt from the mapped skyline area standards per Section 5.10.2.</i>
_____	_____	5.11	Waterbody Setback Standards <i>Staff Comment: The proposed tower and access road do not impact any waterbodies.</i>

Section 6 - GENERAL STANDARDS & MITIGATION TECHNIQUES FOR LAND USE APPROVALS

The following standards shall apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions:

Complies		Section	Regulations <i>(staff comments in italics)</i>
Yes	No		
_____	_____	6.1.1	The proposal shall be consistent with public health, safety and welfare. <i>Staff Comment: See above analysis for Section 5.1.1 of the RCZR.</i>
_____	_____	6.1.2	The proposal shall be consistent with applicable Master Plans and sub-area plans. <i>Staff Comment: See above analysis of RCMP policies.</i>
_____	_____	6.1.4	Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations. <i>Staff Comment: The proposed access is an internal drive. The Routt County Road and Bridge Department will need to issue any required access permits or G&E permit prior to construction.</i>

_____ 6.1.5 Industry Standards: The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP’s).

Staff Comment: This request appears to comply with industry standards. Accepted industry standards for the proposed location could include a shorter monopole or design that would achieve better visual mitigation.

_____ 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.

Staff Comment: Staff suggests condition #14.

Section 6.1.7 – Significant Negative Impacts

The proposal shall not create any significant negative impact in surrounding areas. Significant negative impacts are generally considered to be impacts that do not meet regulatory and/or generally accepted performance and environmental standards. If the Planning Director, Planning Commission or County Commissioners determine a proposed Land Use Change has the potential to create a significant negative impact in the surrounding area mitigation may be required, any such mitigation shall meet the Standards of Sections 6.4 through 6.13. If adequate mitigation cannot be accomplished, the use shall not be permitted.

Issues that may be reviewed for potentially significant negative impacts include, but are not limited to:

Complies		Section	Policies <i>(staff comments in italics)</i>
Yes	No		
_____	_____	6.1.7.A	Public roads, services and infrastructure <i>Staff Comment: See above analysis in Section 6.1.4 of the RCZR.</i>
_____	_____	6.1.7 C	Natural Hazards <i>Staff Comment: No natural hazards identified on County Hazard Maps.</i>
_____	_____	6.1.7 D	Wildlife and Wildlife Habitat <i>Staff Comment: See above analysis of Section 9.3.G of the RCMP.</i>

- _____ 6.1.7 G Visual Amenities and Scenic Qualities

Staff Comment: The tower has the potential to negatively impact visual amenities and scenic qualities of the area, particularly to adjacent property owners. The tower is also in view of CR 17, a section of road that is part of the Flat Tops Scenic Byway. See analysis for 4.3.B.
- _____ 6.1.7 K Land Use Compatibility

Staff Comment: Staff sees this land use proposal as low-impact and should be compatible with surrounding lands. The primary compatibility issue will be the negative visual impacts associated with the tower.
- _____ 6.1.7 P Reclamation and Restoration

Staff Comment: See analysis of Section 9.3.H of the RCMP.
- _____ 6.1.7 Q Noxious Weeds

Staff Comment: See analysis of Section 9.3.H of the RCMP.

Section 8 – REGULATIONS AND STANDARDS FOR SPECIFIC LAND USE CHANGES

The following performance standards and mitigation measures apply to certain land use changes allowed by these Regulations to assist in determining the compatibility with the surrounding uses and appropriate mitigation of potentially significant negative impacts. These standards are in addition to the applicable standards in Sections 5 and 6 of these Regulations.

Section 8.10 – Standard for Telecommunication Facilities

Complies Yes No	Section	Regulations <i>(staff comments in italics)</i>
_____	8.10.1 A	No telecommunication tower shall exceed 100 feet in height. <i>Staff Comment: The applicant is proposing a 100 foot telecommunication tower.</i>
_____	8.10.1 B	The construction and use of a telecommunication facility shall not cause interference to other adjacent telecommunication facilities. The County shall be held harmless if interference occurs. <i>Staff Comment: The applicant has stated that the proposed tower will not cause interference to adjacent telecommunication facilities.</i>

Complies		Section	Regulations <i>(staff comments in italics)</i>
Yes	No		
_____	_____	8.10.1 C	<p>Telecommunication facilities that are abandoned by disconnection of power service, equipment removal or loss of lease for greater than six (6) months shall be removed by the telecommunication facility owner and the site reclaimed. Should the owner fail to remove the facilities, the County may do so at its option, and the costs thereof shall be a charge against the owner.</p> <p><i>Staff Comment: Staff suggests condition # 16.</i></p>
_____	_____	8.10.3 A	<p>Shall be visually mitigated from adjacent residential development and public rights-of-way.</p> <p><i>Staff Comment: See above analysis for Section 4.3.B and 6.1.7.G. Staff has received numerous letters from adjacent property owners on the lack of visual mitigation from residences and public rights-of-way. Based on the site plan and photo simulations, it appears that the proposed tower lacks sufficient visual mitigation.</i></p>
_____	_____	8.10.3 B	<p>Screening, landscaping and/or exterior building finishes and colors shall be compatible with the existing character of the site and adjacent properties and shall be determined as part of the review process.</p> <p><i>Staff Comment: The telecommunication equipment is will have a galvanized finish and the shelter will have an aggregate finish. Staff suggests that the finishes/colors are compatible with the site and surrounding properties.</i></p>

PLANNING COMMISSION:

- Approve the Conditional Use Permit request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning Regulations and complies with the guidelines of the Routt County Master Plan.
- Deny the Conditional Use Permit request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning Regulations and/or the Routt County Master Plan, make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.

3. **Table the Conditional Use Permit request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Conditional Use Permit request with conditions and/or performance standards** if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning Regulations and Routt County Master Plan.

FINDINGS OF FACT that may be appropriate if the amendment of the Conditional Use Permit is approved:

1. The proposal with the following conditions meets the guidelines of the Routt County Master Plan and is in compliance with Sections 5, 6 and 8.10 of the Routt County Zoning Regulations.

CONDITIONS that may be appropriate may include the following:

1. The Conditional Use Permit is valid for the life of the use provided it is acted upon within one year.
2. The Conditional Use Permit is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application. The towers shall not exceed 100 feet in height.
3. Any complaints or concerns which may arise from this operation may be cause for review of the Conditional Use Permit, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this Conditional Use Permit, the substantially prevailing party shall be entitled to recover its costs is such action including, without limitation, attorney fees.
5. No junk, trash, or inoperative vehicles shall be stored on the property.
6. During the construction phase of this petition, the permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence with either unlimited aggregate or a policy endorsement requiring notice to Routt County of all claims made. Routt County shall be named as an additional insured on the policy.
7. All applicable standards set forth by the Routt County Building Department and the Routt County Department of Environmental Health shall be complied with. The operation shall comply with all Federal, State and local laws.
8. Revegetation of disturbed areas with a seed mix that avoids the use of aggressive non-native grass seed mixes shall occur within one growing season.
9. The construction and use of a telecommunication facility shall not cause interference to other adjacent telecommunication facilities. The County shall be held harmless if interference occurs.

10. This approval is contingent upon any required federal, state and local permits being obtained and complied with; the operation shall comply with all federal, state and local laws.
11. Fuel, flammable materials, or hazardous materials shall be kept in a safe area and shall be stored in accordance with state and local environmental requirements.
12. The telecommunication equipment shall be painted a color to be compatible with the existing character of the site and surrounding properties.
13. The operator shall coordinate the construction of the approved facilities with the Division of Wildlife to mitigate any negative impacts of the project wildlife.
14. Lighting on the towers shall meet FAA. Any maintenance or security lighting shall be downcast and opaquely shielded and shall not remain on.
15. The permittee shall prevent the spread of weeds to surrounding lands, and comply with the Colorado Noxious Weed Act and Routt County Noxious Weed Management Plan.
16. Telecommunication facilities that are abandoned by disconnection of powered service, equipment removal or loss of lease for greater than six (6) months shall be removed by the telecommunication facility owner and the site reclaimed. The permittee shall post a bond with the County in the amount of 150% of the cost of restoration of the site. This bond will be used to guarantee the reclamation of the site in the event that a property reclamation and removal of equipment is not complete.

July 11, 2012

Jake Rosenberg, Routt County Planner
PO Box 773087
Steamboat Springs, CO 80477

Re: Conditional Use Application for an Unmanned Wireless Cellular Telephone Facility to be located on parcel number 965102002, County of Routt, State of Colorado 80483

Dear Mr. Rosenberg:

Attached to this letter please find attached all items listed on the "Submittal Requirements" of the Routt County Planning Department's application for a Conditional Use Permit for the above referenced property.

New Cingular Wireless, d/b/a AT&T Wireless, has a comprehensive plan to provide, pursuant to its FCC license, wireless cellular coverage to the residents and visitors of Routt County. The attached application for a 100' monopole and unmanned equipment shelter located at the address listed above is one of multiple sites that will be located in Routt County to provide AT&T's wireless coverage.

It is my hope that this application will be scheduled for the August 16th meeting of the Routt County Planning Commission and will be met with a favorable review from your department at the Planning Commission hearing.

Please let me know if there are any additional materials that I can provide to assist you in your review of this application.

Regards,



Cari Hermacinski
Representative, New Cingular Wireless PCS



188 INVERNESS DRIVE WEST
ENGLEWOOD, CO 80112



304 INVERNESS WAY SOUTH
ENGLEWOOD, CO 80112



PLANS PREPARED BY:
CHARLES STEICHEL ARCHITECTURE, INC.
ARCHITECTURE - PLANNING - DESIGN
5925 SOUTH JANG STREET, SUITE 280
JENNIFER
DENVER, CO 80231
PHONE: 303.932.9974
FAX: 303.932.0871

PROJECT NO: COU4198
DRAWN BY: CBW
CHECKED BY: SPP

REV	DATE	DESCRIPTION	LICENSURE NO.
B	07/10/12	CLIENT COMMENTS	
A	07/09/12	2D DRAWING	

CONSULTANT:

SITE NAME:
HWY 131 & YAMPA
COUNTY ROAD 17
YAMPA, CO 80463
NEW BUILD

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

APPROVALS
THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE PROJECT SHALL BE APPROVED BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR SITE MODIFICATIONS.

AT&T COMPLIANCE: _____ DATE: _____
AT&T RF ENGINEER: _____ DATE: _____
AT&T OPERATIONS: _____ DATE: _____
AT&T PM: _____ DATE: _____
B&V CONSTRUCTION: _____ DATE: _____
B&V SITE ACQ: _____ DATE: _____
SITE OWNER: _____ DATE: _____

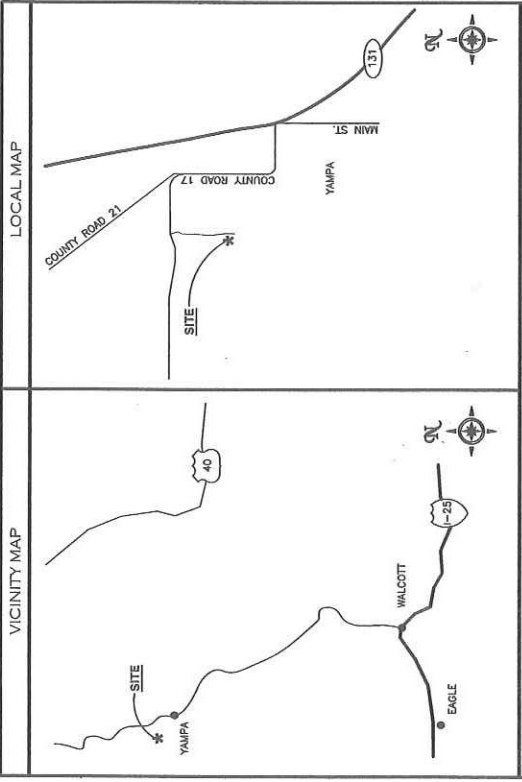
DRAWING INDEX

SHEET	TITLE
T-1	TITLE SHEET
LS1	LAND SURVEY (PENDING)
C-1	SITE PLAN
C-1.1	ENLARGED PLANS
C-2	ELEVATIONS

HWY 131 & YAMPA COU4198 3755483475



NEW BUILD RAW LAND - MONOPOLE



DRIVING DIRECTIONS
DIRECTIONS FROM NEAREST AT&T OFFICE:
GO NORTH ON I-25 TO EXIT 209 & TAKE US-6 WEST. EXIT ONTO COUNTY ROAD 17 & TURN RIGHT. TURN WEST ONTO COUNTY ROAD 17 & CONTINUE THROUGH YAMPA. SITE WILL BE ON SOUTH SIDE OF COUNTY ROAD 17.

DO NOT SCALE DRAWINGS
SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

UNDERGROUND SERVICE ALERT
UTILITY NOTIFICATION CENTER OF COLORADO
(800) 822-1987
WWW.UCC.ORG

3 WORKING DAYS UTILITY NOTIFICATION PRIOR TO CONSTRUCTION

ENGINEERING
2009 INTERNATIONAL BUILDING CODE
2011 NATIONAL ELECTRIC CODE
PAY/EN-222-9 OR LATEST EDITION

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN OCCUPANCY. THE PROJECT IS NOT TO BE CONSIDERED A PERMANENT STRUCTURE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE, NO SANITARY SEWER SERVICE, AND NO COMMERCIAL SIGNAGE IS PROPOSED. REQUIRED AND

PROJECT DESCRIPTION
THE PROPOSED CONSTRUCTION OF THE MONOPOLE AND ASSOCIATED EQUIPMENT CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK. INSTALLATION OF PRE-FABRICATED SHELTER & 100'-0" MONOPOLE.

SITE INFORMATION

PROPERTY OWNER: GLEN & CHARLENE DUNLAP
1800 W. 131ST AVE
YAMPA, CO 80463

TOWER OWNER: AT&T
SITE NAME: HWY 131 & YAMPA
SITE NUMBER: COU4198

SITE ADDRESS: 27405 COUNTY ROAD 17
YAMPA, CO 80463

COUNTY: ROUTT COUNTY
LATITUDE (NAD 83): 40° 9' 42.84" N
LONGITUDE (NAD 83): 106° 55' 9.44" W

ZONING JURISDICTION: ROUTT COUNTY
ZONING DISTRICT: AG - AGRICULTURAL
PARCEL #: 965102002
OCCUPANCY GROUP: U

CONSTRUCTION TYPE: II-B
POWER COMPANY: YAMPA VALLEY ELECTRIC
TELEPHONE COMPANY: CENTURYLINK
SITE ACQUISITION: CARL HERMANOVSKI
PHONE: 970.848.1088
CONSULTANT: BLACK & VEATCH
RF ENGINEER: TRAVIS PARSONS
304 INVERNESS WAY SOUTH
ENGLEWOOD, CO 80112
PHONE: 720.236.3378

PROJECT MANAGER: MICHAEL DERRICK
PHONE: 303.408.3080
CONSTRUCTION MANAGER: TIM LEUGH
PHONE: 303.815.4659
ARCHITECT: CSAI
304 INVERNESS WAY SOUTH
ENGLEWOOD, CO 80112
OFFICE: 303.932.9974

IF USING 11"x17" PLOT, DRAWINGS WILL BE HALF SCALE

CONTACT INFORMATION

B&V ENGINEER: BLACK & VEATCH CORPORATION
304 INVERNESS WAY SOUTH
ENGLEWOOD, CO. 80112
CONTACT: BRAD BRYANT
PHONE: 720.634.4232



188 INVERNESS DRIVE WEST
 SUITE 100
 ENGLEWOOD, CO 80112



304 INVERNESS WAY SOUTH
 SUITE 400
 ENGLEWOOD, CO 80112



CHARLES STECHLY ARCHITECTURE, INC.
 ARCHITECTURE - PLANNING - DESIGN
 5525 SOUTH JANS STREET, SUITE 280
 LITTLETON, CO 80120
 OFFICE: 303.532.5974
 FAX: 303.532.6591

PROJECT NO: C044198
 DRAWN BY: CBW
 CHECKED BY: SPP

REV	DATE	DESCRIPTION	LICENSE NO.
A	07/09/12	2D DRAW	
B	07/10/12	CLEAR COMMENTS	

CONSULTANT:

SITE NAME:
 HWY 131 & YAMPA
 COUNTY 16B
 27405 COUNTY ROAD 17
 YAMPA, CO 80483
 NEW BUILD

SHEET TITLE:
 SITE PLAN

SHEET NUMBER:
 C-1



NOTES:
 1) WORK IS PROPOSED U.N.O.
 2) ALL DIMENSIONS TO BE VERIFIED UPON
 SURVEY COMPLETION. (PENDING)

SCALE: 1/8" = 1'-0"
 NORTH

1 SITE PLAN



188 INVERNESS DRIVE WEST
ENGLEWOOD, CO 80112



304 INVERNESS WAY SOUTH
ENGLEWOOD, CO 80112



PLANS PREPARED BY:
CHARLES STECKLY ARCHITECTURE, INC.
ARCHITECTURE - PLANNING - DESIGN
5535 SOUTH JAMES STREET, SUITE 230
DENVER, CO 80231
PHONE: 303.837.9974
FAX: 303.832.0871

PROJECT NO: 004198
DRAWN BY: CBW
CHECKED BY: SPP

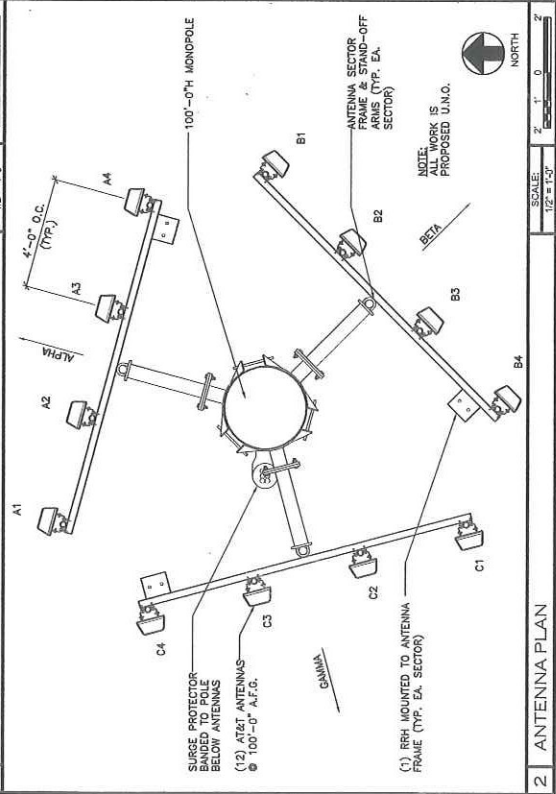
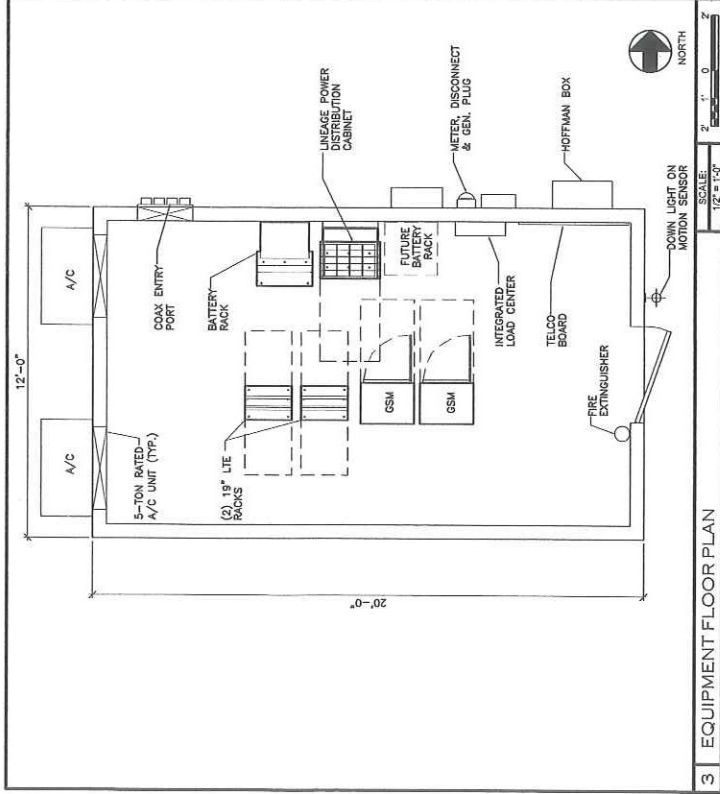
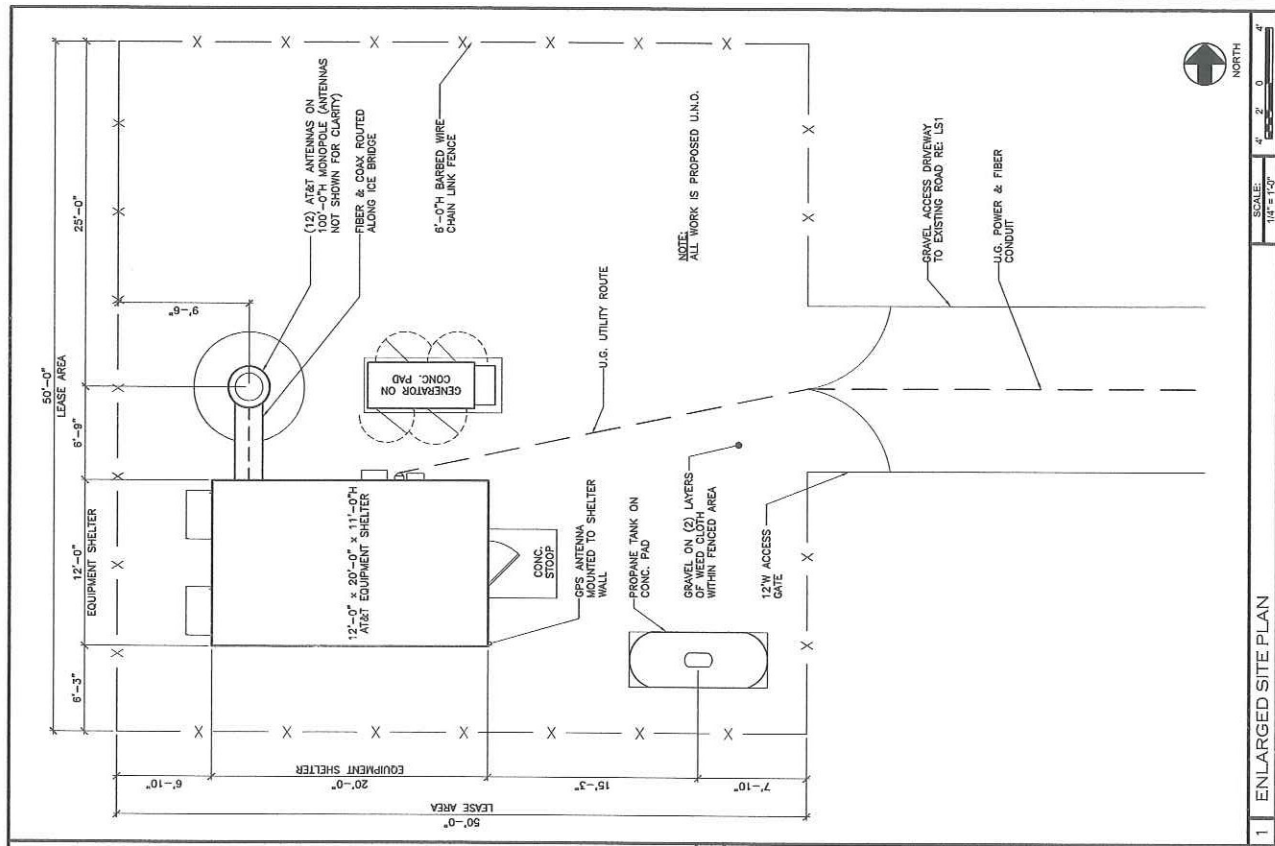
REV	DATE	DESCRIPTION	LICENSE NUMBER
B	07/10/12	CLIENT COMMENTS	
A	07/09/12	20 REVIEW	

CONSULTANT:

SITE NAME:
HWY 131 & YAMPA
COUNTY ROAD 17
YAMPA CO 80483
NEW BUILD

ENLARGED PLANS
SHEET TITLE:

SHEET NUMBER:
C-1.1





188 INVERNESS DRIVE WEST
SUITE 400
ENGLEWOOD, CO 80112



BLACK & VEATCH

304 INVERNESS WAY SOUTH
SUITE 400
ENGLEWOOD, CO 80112

PLANS PREPARED BY:

CSai

CHARLES STECHLY ARCHITECTURE, INC.
ARCHITECTURE - PLANNING - DESIGN
9625 SOUTH JANG STREET, SUITE 200
LITTLETON, CO 80120
OFFICE: 303.932.8974
FAX: 303.932.8971

PROJECT NO: COL4198
DRAWN BY: CBW
CHECKED BY: SCP

REV	DATE	DESCRIPTION	DESIGNER	CHECKER
B	07/10/12	CLIENT COMMENTS		
A	07/09/12	2D REVIEW		

LICENSE NUMBER:

CONSULTANT:

SITE NAME:

HWY 131 & YAMPA
COUNTY
27405 COUNTY ROAD 17
YAMPA CO 80483
NEW BUILD

SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

C-2

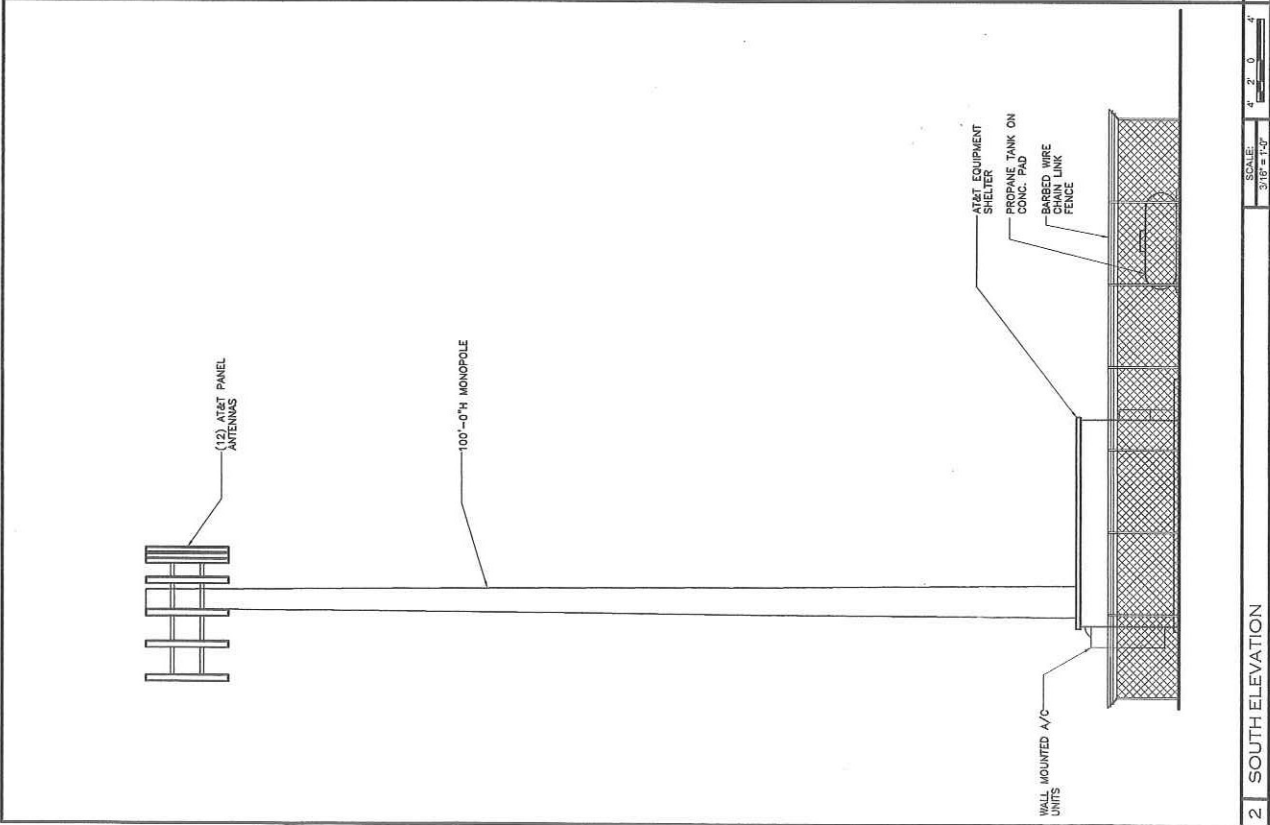
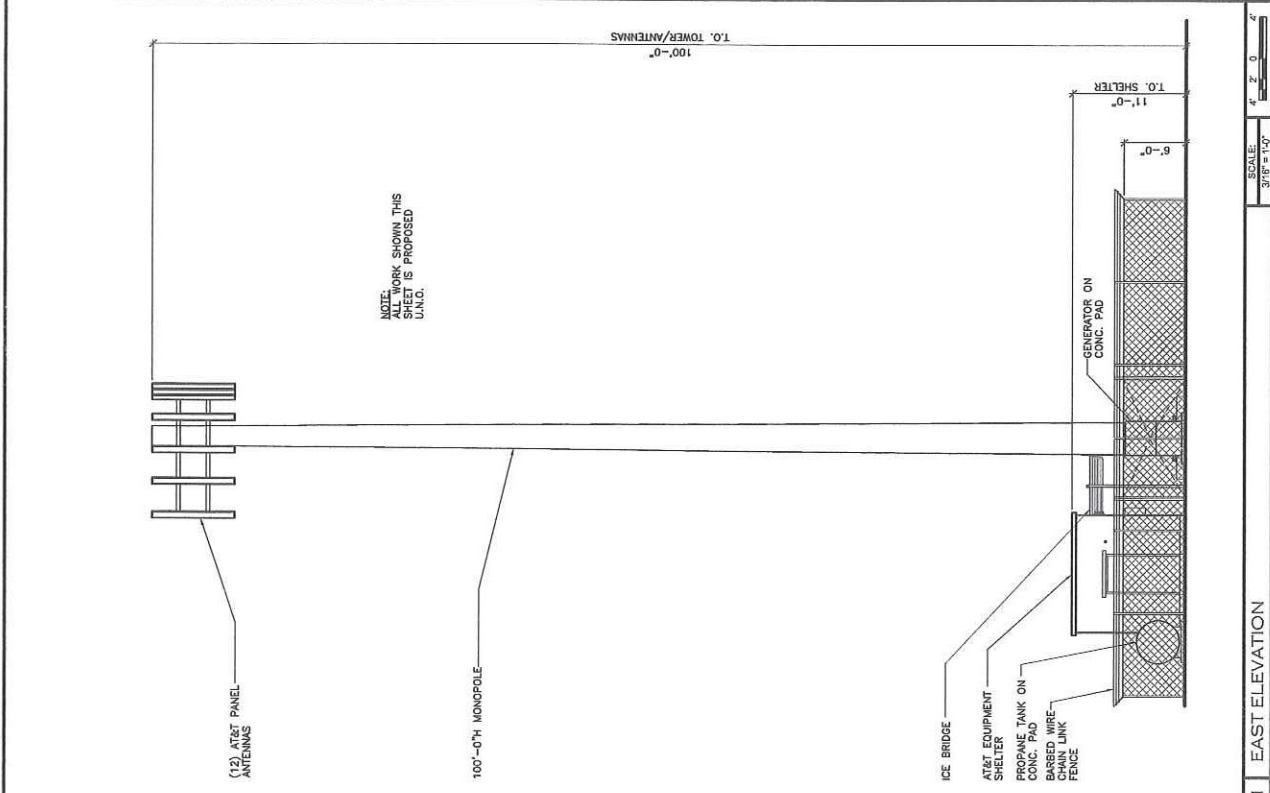


PHOTO SIMULATION

Proposed Wireless Communications Facility

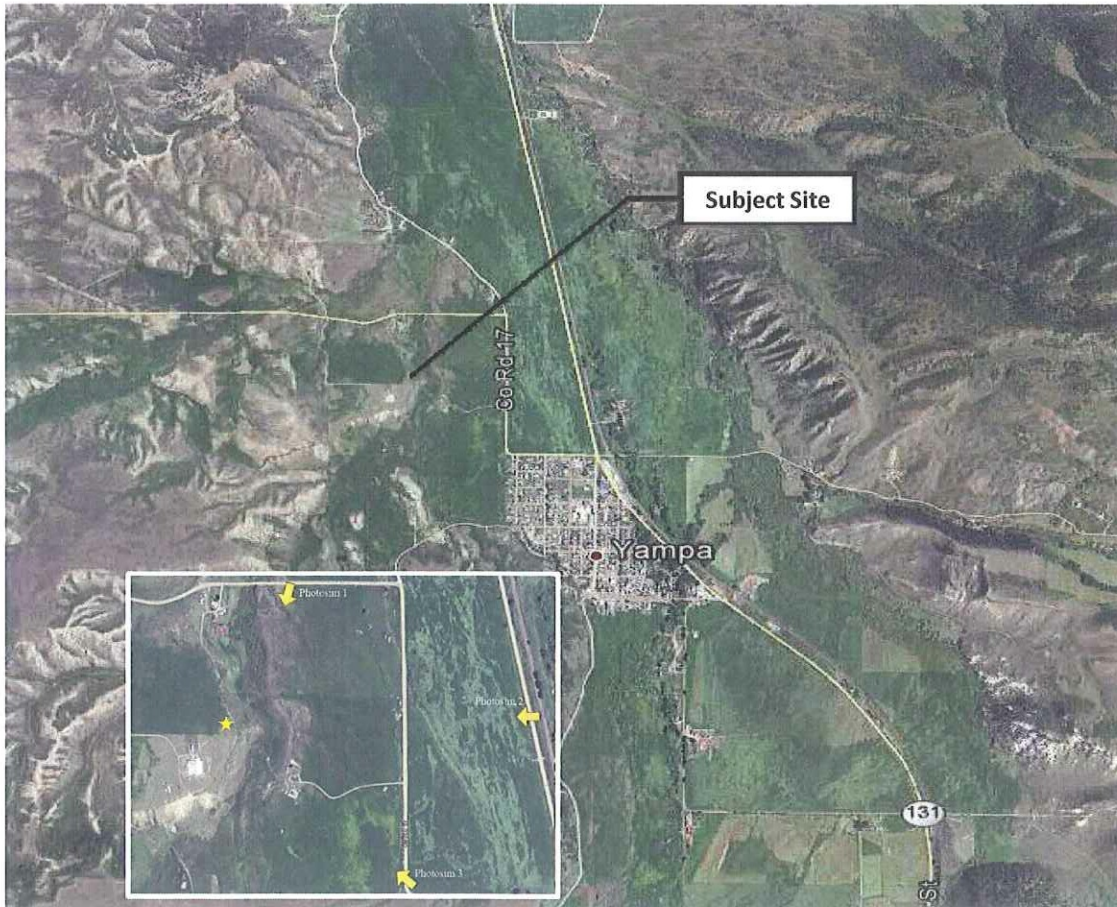
SITE NUMBER: COU4198
SITE NAME: Hwy 131 & Hwy 134
SITE ADDRESS: 27241 County Rd. 17,
Yampa, CO. 80483

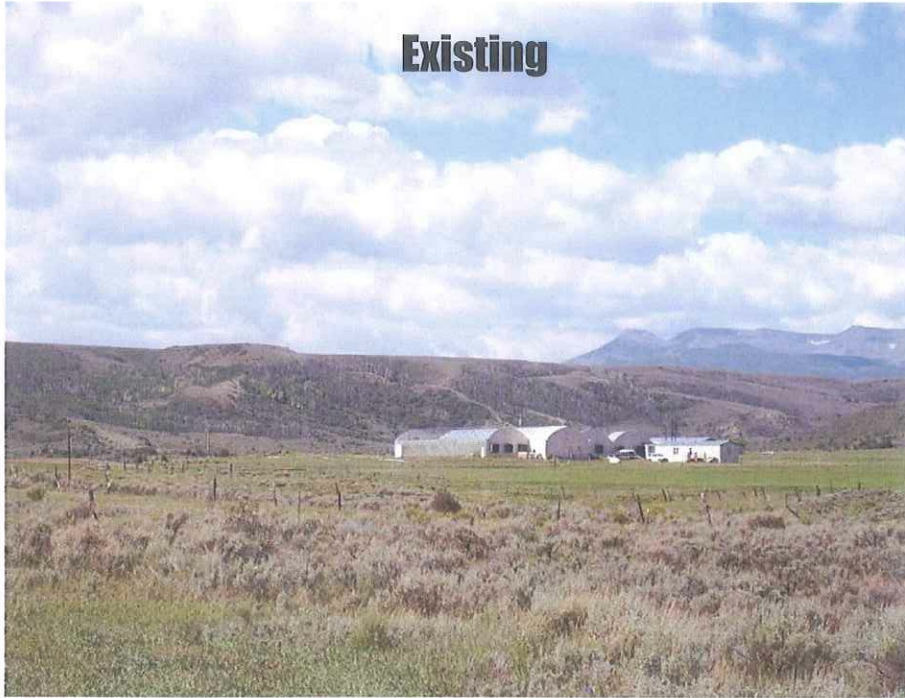
DATE: 8/6/2012

APPLICANT: AT&T WIRELESS

CONTACT: Brad Bryant

Site Location Map:

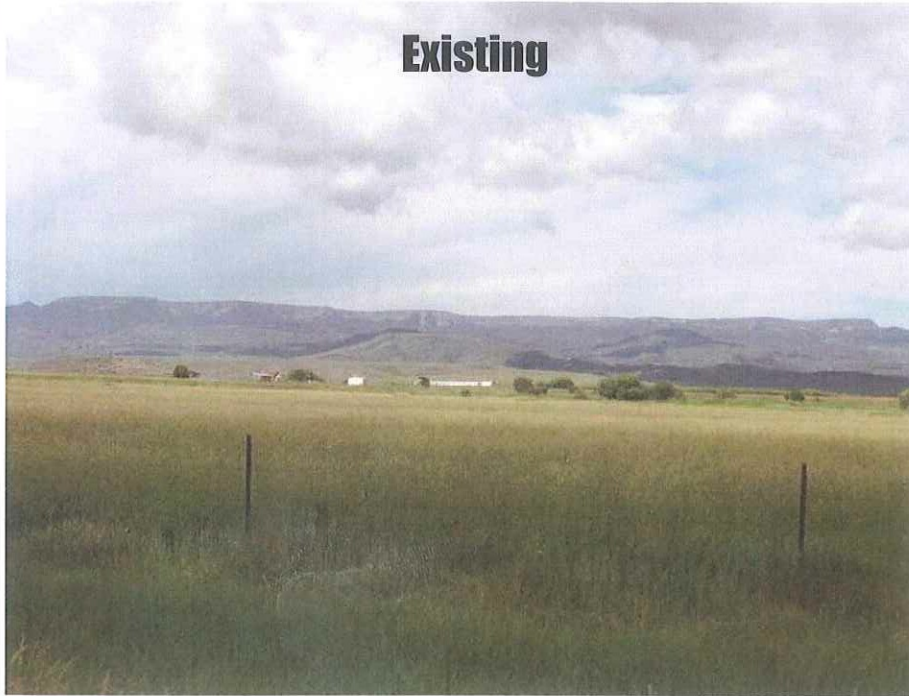




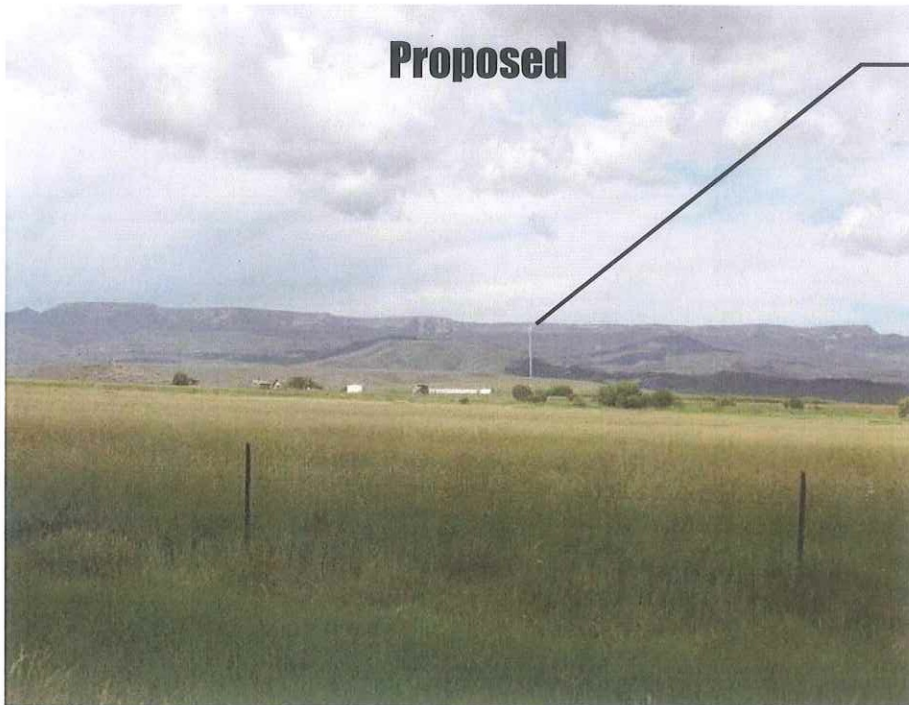
**View 1 –
Looking
South to Site**



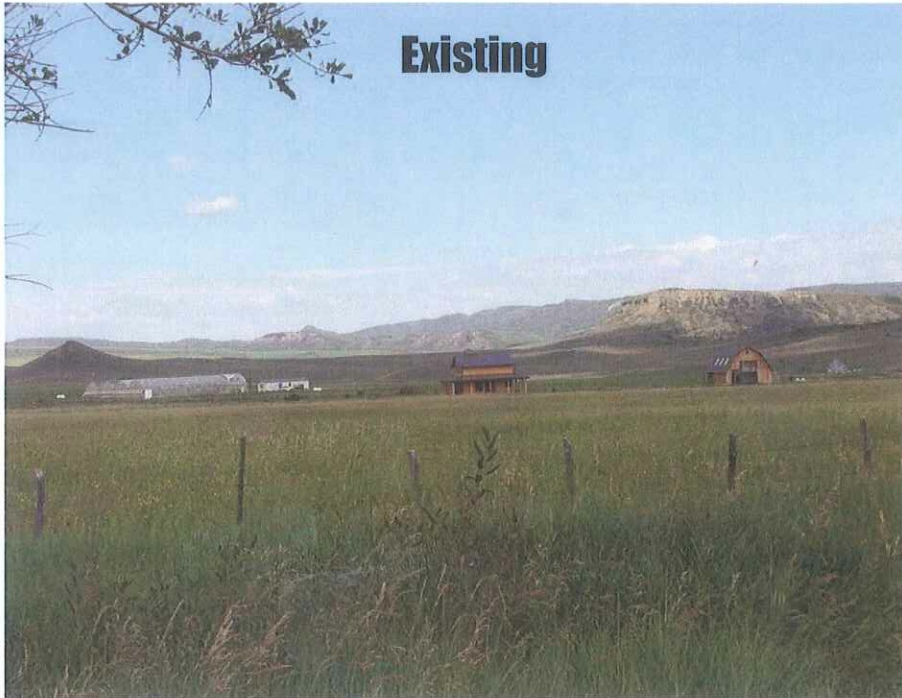
**Proposed 100'
Monopole with
(4) AT&T Antennas
Per Sector, (3)
Sectors**



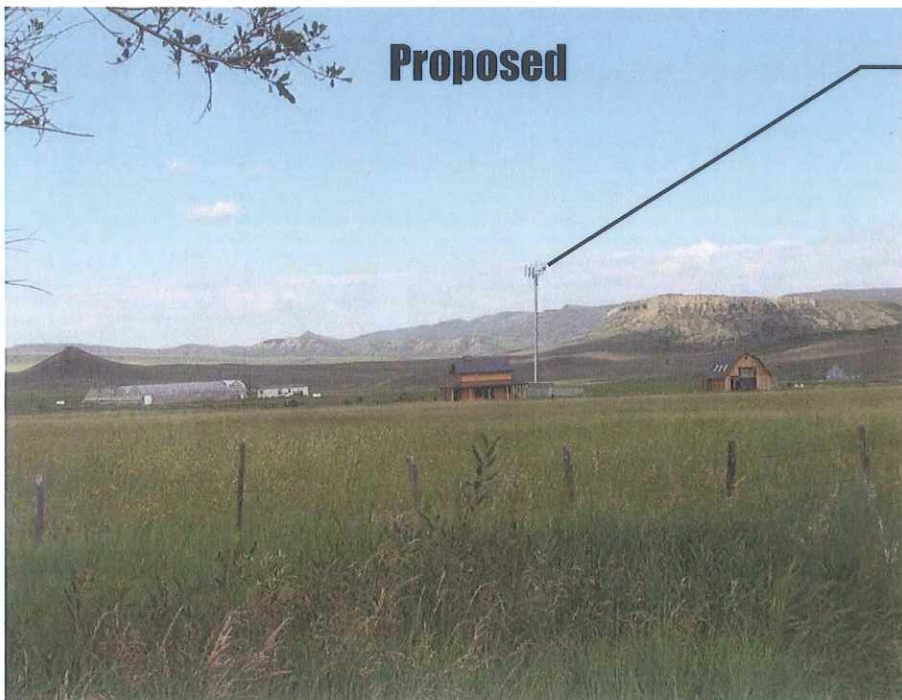
**View 2 –
Looking
West to Site**



**Proposed 100'
Monopole with
(4) AT&T Antennas
Per Sector, (3)
Sectors**



**View 3 –
Looking
Northwest
to Site**



**Proposed 100'
Monopole with
(4) AT&T Antennas
Per Sector, (3)
Sectors**

Routt County Planning Department

P.O. Box 773749

Steamboat Springs, CO 80477

Dear Jake Rosenberg,

In response to the enclosed letter, I am submitting my written response. I felt that the placement of the Cingular Wireless tower is in an extremely poor location. Enclosed is a picture taken from deck. The #1 refers to the location of the tower. #2 is the USFS Scenic Byway road (RCR 17). #3 is the current location of the Zirkel tower.

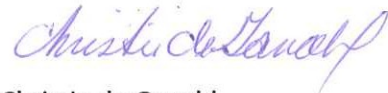
As you can see by the #1 placement of the tower that is sets in the middle of several small acreage ranches. It is 4 times taller than any other structures and will not be camouflaged at all. Plus there will be warning lights and buildings.

#2 is where the Scenic Byway road passes which brings many visitors to our area on their way to the through the Flat Top area.

#3 is the where the current Zirkel tower is located, and as you can see it is hardly noticeable.

With more care in the selection of the placement of the Cingular tower, in a less noticeable place, everyone will be more at ease with such an over-towering piece of equipment and the beautiful views of our Flat Top area will be preserved.

Sincerely,



7/31/12

Christie de Ganahl



#1

#2

#3



Jill Andrews <stickdog@zirkel.us>

letter of protest, yampa cell tower

2 messages

Jill Andrews <stickdog@zirkel.us>
 To: rosenberg <jrosenberg@co.routt.co.us>

Thu, Aug 2, 2012 at 2:08 PM

To whom it may concern,

I am opposed the location of the cell tower .5 miles outside of the town limits. I bought my property 20 yrs ago and it is irrigated hay meadow and horse pasture. I sit by the shed nearly every evening and watch the sunset and the moon rise. The tower impedes my veiw of the flat top mountains. It will stick up 100' in the air, above the skyline, and I believe it will be seen from as far away as parts of the stagecoach road. I believe it will lower property values and will render my neighbors property worthless. It will be almost on top of the Smith's house and directly in front of Rangel's front door.

The town of Yampa depends on the tourist dollar. Everybody I talk to comes to yampa to fish and hike and enjoy the grand vistas and views. The tower is right in the middle of one of the best vistas Yampa has to offer. It would be ashame to have that destroyed by a giant cell tower. Surely there are other locations that will provide the coverage that AT&T is looking for. The right side of the highway would be a good choice. as everybody looks at that flattops and not so much green ridge. How about adding to the tower located on top of King Mt? Or on the hill behind town where there is already a zirkel tower discretely placed where most people dont even notice it?

Do we have an ordinance protecting our rights to a scenic byway? how can AT&T visually mitigate a tower in the middle of a hay meadow with no surrounding trees? It will be seen from 131 as you drive down the road. How can a company be allowed to ruin peoples hopes and dreams? The Smith's bought that property to retire there and get away from the hustle and bustle of city life only to have their dreams destroyed by a giant cell tower. the tower also comes with a chain link fence and razor wire, building, giant propane tank and most likely a light or two. I did not include that in my rendition of what the tower will look like.

Please protect our properties and views by not allowing big corporation to put a cell tower in the middle of my small circle of friends and neighbors.

Please consider a county ordinance protecting our scenic byways and skylines.

Please look at my pictures and be thankful its not your house.

Thank you

Karen Jill Andrews
 970-819-2261

Mail Delivery Subsystem <mailer-daemon@googlemail.com>

Thu, Aug 2, 2012 at 2:08 PM

To: stickdog@zirkel.us

Delivery to the following recipient failed permanently:

jrosenberg@co.routt.co.us

Technical details of permanent failure:

Google tried to deliver your message, but it was rejected by the recipient domain. We recommend contacting the other email provider for further information about the cause of this error. The error that the other server returned was: 554 554 Denied [75eda105.0.109830.00-2300.170583.p01c11m065.mxlogic.net] (Mode: normal) (state 17).

----- Original message -----

X-Google-DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;
 d=google.com; s=20120113;
 h=mime-version:date:message-id:subject:from:to:content-type

*SORRY This would not
 SEND electronically*

Jake Rosenberg

From: Colorado River Guides [wetraft@raftcolorado.com]
Sent: Tuesday, July 31, 2012 11:25 AM
To: Jake Rosenberg
Cc: Jill Andrews; brita.horn@gmail.com
Subject: Cell Tower in Yampa

I am opposed to the proposed location of the cell tower in Yampa.

Locating a cell tower on a designated "Scenic & Historic Byway" would defeat the purpose of having a Scenic Byway. The Flattops Trail is important to all of us that have chosen this place to call home. This is a gorgeous view of the Flattops and I can't imagine a worse location choice.

I am not against the tower itself and would not oppose a location on the "east" side of Highway 131.

Thanks, Brenda Worley
970-846-9988

Jake Rosenberg

From: Upper Yampa Realty, Inc. [uyri@steamboatsouth.com]
Sent: Monday, July 30, 2012 3:02 PM
To: Jake Rosenberg
Subject: Cell tower location.

To whom it may concern,

I have serious reservations regarding the location of the proposed cell tower near Yampa. I live in the economically distressed area of Yampa. Due to lack of businesses and the current foreclosures this area is feeling the economic pinch of the recession. The recreation and scenic characteristics of the area and the tourism is one of the current economic mainstays of the community. While a cell tower in of itself is not objectionable, that location in the middle of a field, along the scenic byway, in the view corridor of the Flat Tops Wilderness is not acceptable. An alternative site should be considered such as along the railroad, or by the old ice house warehouse, or somewhere where the backdrop disguises the tower. I notice in the Vail corridor the towers look like pine trees and are put in hidden locations on hillsides with vegetation.

It seems that the placement of the wind generator on the Kerns property south of Yampa was carefully considered by the planning commission. You can travel along 131 and hardly notice that structure. Good job. I would hope that a similar site with limited visual impact for the community would be chosen. The Yampa Valley Land Trust and the Rossi family put a conservation easement on the adjacent buttes for their scenic value and the Flattops views. Lets not undermine their efforts with an improper placement of the proposed cell tower. This location should be turned down at the planning meeting.

Thank you for you time,

Resident of Yampa

--

Donna Corrigan
Upper Yampa Realty, Inc.
Box 747
218 E. Main Street
Oak Creek CO 80467
970-736-8454
970-846-8454 - cell
970-736-8522 - fax
uyri@steamboatsouth.com
www.upperyamparealty.com

August 3, 2012

Routt County Planning Department
Attn: Jake Rosenberg
P.O. Box 773749
Steamboat Springs, CO 80477

RE: Referral Agency Notice of Application – Activity No. PP2012-025

Dear Mr. Rosenberg:

At a regular meeting of the Yampa Town Board held Wednesday, August 1, 2012, the Town Board reviewed the information provided on the above activity and heard from Routt County property owners with property adjacent to or in close proximity to the proposed activity.

The Town Board members present at the meeting voted unanimously in opposition to this location for the activity. The Board would reference pages 10 and 33 (copies included) of the Town of Yampa 1997 Master Plan regarding scenic protection and land use & growth, both of which note the importance of protecting the views of the Flat Tops Wilderness area from State Highway 131. Perhaps even more crucial than protecting the views of the Flat Tops from State Highway 131, is protecting the views of the Flat Tops from County Road 17, the Flat Tops Scenic and Historic Byway.

The scenic beauty of the area surrounding Yampa is a large part of what attracts visitors to the Town. Those visitors bring much needed revenue to Yampa, Routt County and Colorado.

The Town Board acknowledges that more reliable cell phone service is needed in our area and would certainly be a boost to our economy; however, that need should not come at the expense of the assets we already have and promote.

Sincerely,

TOWN OF YAMPA

Tom Yackey
Mayor

Enclosures

ENVIRONMENTAL CHARACTER

Scenic Protection

Visual resources are not mapped as part of the environmental constraints map because of the difficulty in determining specific boundaries of visual concerns. However, it is important to take into general consideration some of the area's scenic qualities when identifying future development areas. Development along State Highway 131 north of town would impact the foreground view of the Flat Tops that emerge south of the volcanic rock outcrops, as well as breach Yampa's contained town form. Development east of State Highway 131 would have a similar impact, since the highway and railroad currently provide a strong edge to the town with existing foreground views of Eagle Rock. Urban development on the flatter areas on top of the ridge south of town would also have an adverse visual effect, not only because it could be "skylined", but because the ridge provides another strong edge containing the town. Another important visual resource to be protected wherever possible are the mature cottonwoods lining the rivers and drainages.

Water Quality

Operation of Stillwater and Yamcolo reservoirs affect streamflow in the Bear and Yampa rivers, reducing flooding in the area. Withdrawals for irrigation also affect streamflow. The Bear River, south of town limits, is shown on Routt County maps as being an overappropriated stream. This is not a major issue, however, since water from the reservoirs can be allocated to those with junior water rights.

According to existing studies, there are no major water quality problems identified within Bear River or Phillips Creek. The recently completed Regional Water Quality Management Plan (208 Plan) indicates excessive calcium, sulfate, and dissolved solids concentrations in Chimney Creek, a tributary to Phillips Creek south of Yampa. The concentrations were partially attributed to irrigation return flows. Another issue in the vicinity of Yampa would be the mineralized well water associated with the Mancos Shale formation. Water quality data collected on the Yampa River between Phippsburg and Yampa indicated good water quality, although no metals data were collected.

Air Quality

There is a concern by residents regarding dust generated by the unpaved streets. Dust control efforts are currently inadequate due to a shortage of town revenues. According to Routt County's Director of Environmental Health, there is currently no air quality monitoring occurring in Yampa and therefore no official air quality problems. Monitoring devices could be requested from the Colorado Department of Public Health, Air Pollution Control Division, but if exceedances are subsequently detected the town must then develop a plan to address pollution and remediate the problems. Increased dust control or paving are the two most likely solutions, both of which are currently unbudgeted expenses.

LAND USE & GROWTH

Land Use

The Town shall encourage the appropriate use of land in accordance with the guidelines of the Preferred Scenario and the requirements of the subdivision and development codes.

The Town shall negotiate an intergovernmental agreement with Routt County to address development referrals and compliance with adopted master plans.

All new development shall be considered in light of its compliance with Town and County master plans, adopted policies, and subdivision and zoning regulations.

All new development shall be considered in light of its compatibility with adjacent, existing land uses, and its capability to "pay its own way" for infrastructure and services.

The Town shall consider, with public comment, revising the Town of Yampa Zoning Map to be consistent with existing land use and the Preferred Scenario. Specific consideration should be given to the following: rezone O Open districts to C Commercial district 1) south of Moffat Avenue and east of CR 7 and 2) south of CR 8 and east of SH 131; rezone O Open district west of CR 7 and north of Moffat Avenue alignment to R-1 Single Family Residential; rezone existing residential uses in C Commercial district near Fourth Street and Lincoln Avenue to R-1A Single Family Residential; rezone existing trailer parks in C Commercial districts to MHR Mobile Home Residential district zoning.

Urban development shall be discouraged within the Agricultural areas north of CR 17 to protect agricultural resources, maintain Yampa's compact town form, preserve the rural character of the entry corridor into town and protect the views of the Flat Tops Wilderness area from State Highway 131.

Urban development shall be discouraged within the Agricultural areas east of the Transportation Corridor, to protect agricultural resources, maintain Yampa's compact town form, and preserve the rural character of the entry corridor into town.

The Town shall support the use of techniques to protect the agricultural economy, such as conservation easements, in Agricultural areas.

The Town shall support the use of techniques such as Routt County's Land Preservation Subdivision on land in the Rural Residential area.

The Town shall encourage the development of vacant lots within the Community Residential area for residential uses.

The Town shall discourage "strip" commercial development along State Highway 131 to concentrate new development within designated Town commercial areas.

Jake Rosenberg

From: Matilda Price [tprice-61@zirkel.us]
Sent: Sunday, August 05, 2012 9:31 PM
To: Jake Rosenberg
Subject: RE: cell tower in Yampa

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Routt County Planning Commissioners:
J. Rosenberg:

We are writing you to express our feelings in reference to the placement of the cell tower here in Yampa. We are property owners on the corner of Terhune Ave and County Rd 17. The tower would be within our view. We understand that it is a necessity but we feel that it should be placed elsewhere. The location chosen is on the scenic byway and we feel that a cell tower does not coincide with a scenic view. We have many visitors that come through here that have always expressed the beauty of this area. We feel that a tower at this location will violate the beauty of this area. We think that there plenty of locations around here that would be a better fit for a cell tower of that size. Thank you for your time in considering this matter.

James D. Price
Matilda O. Price
561 Terhune Ave.
Yampa, CO 80483
970-846-3174

Jake Rosenberg

From: Ronnie Potter [rpotter448@aol.com]
Sent: Thursday, August 02, 2012 6:38 PM
To: Jake Rosenberg
Subject: Fwd: Cell tower in Yampa

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Sent from my iPad

Begin forwarded message:

From: Ronnie Potter <rpotter448@aol.com>
Date: August 2, 2012 4:05:07 PM MDT
To: "jroseberg@co.routt.co.us" <jroseberg@co.routt.co.us>
Subject: Fwd: Cell tower in Yampa

Sent from my iPad

Begin forwarded message:

From: Ronnie Potter <rpotter448@aol.com>
Date: August 2, 2012 2:56:20 PM MDT
To: "jrosenberg@co.routt.co.com" <jrosenberg@co.routt.co.com>
Cc: Mercy Eugene <emercyr11@gmail.com>
Subject: Cell tower in Yampa

I am a part owner of the Yampa Valley Ranch. From our front porch we directly face the proposed cell tower. I cannot attend the meeting but would like to ask AT&T several questions. Why does the tower have to be 100 feet? How about 80 feet?

Are they planning to camouflage it to look like a tree or a silo?

Have they considered using a Distribution Antenna System rather than towers?

I would appreciate it if you would bring our concerns and questions up at the meeting.

This structure will be an eyesore for those visiting the Flat Top Mountains.

Sincerely,

William A. Potter
Yampa Valley Ranch

Sent from my iPad

August 2, 2012

Jake Rosenberg, Routt County Planner

PO Box 773087

Steamboat Springs, CO 80477

Re: Conditional Use Application for an Unmanned Wireless Cellular Telephone Facility to be located on parcel number 965102002, County of Routt, State of Colorado 80483

Dear Mr. Rosenberg:

Because of the following considerations, we are opposed to the above application:

- The tower would disrupt the country vistas of five adjacent property owners
- The tower is proposed to be built along the historic Colorado SCENIC BYWAY which begins at Highway 131 and CR 17 at Yampa, continues past the," Bird Homestead which is one of the first recorded homesteads in the Yampa Valley and is on private property"¹ just east of the property in question and would be in full view of the cell tower. "The Colorado Scenic and Historic Byways are nominated by local partnership groups and designated by the Colorado Scenic and Historic byways Commission for their exceptional and natural features"²
- As stated in the current TOWN OF YAMPA MASTER PLAN, page 33, "...preserve the rural character of the entry corridor into town and protect the views of the Flat Tops Wilderness area from State Highway 131". This cell tower site would be very visible along this entry corridor and would be directly in front of the view of the Flat Tops from Highway 131
- The proposed cell tower would allow co-location of other users on the tower (see Section 8.10.1-D. of Routt County Zoning Regulations: Regs and Standards for Specific Land Use Changes). Therefore this tower might start out with one antenna, but additional antennae could be added in the future creating much more of a visual blight
- If allowed, the cell tower would significantly lower the property values of the adjacent property owners
- Electromagnetic effects (RFR,EMF) upon being this close to a tower site
- These multiple tower facilities do not employ the newer technology which has a much smaller and less obtrusive footprint
- Pictures which show the impact of the tower upon adjacent properties were submitted previously to County Planning.

Thank you for your consideration of our issues related to this application.

Sincerely,

Jerry and Nancy Smith

¹ Flat Tops Trail, Scenic and Historic Byway Brochure

² Discover Colorado, Colorado's Scenic and Historic Byways Brochure







07/26/2012

8/01/12

Mr. Rosenberg, This letter is in regards to the 100ft cell tower location proposed NW of Yampa. I am writing this letter as a concerned citizen even though I have served on the Yampa Town Board since 2006.

The location would have a permanent negative impact upon one of the most Inspirational vistas left in Routt County. It can't be made to look like a pine tree or a rock outcropping. It would serve as a sarcastic welcome to visitors embarking on the Scenic Byway we have worked so hard to promote.

The Town of Yampa's 1997 Master Plan discourages such endeavors. On page 33 it reads as follows..."Urban development shall be discouraged within the Agricultural areas north of CR-17 to protect agricultural resources, maintain Yampa's compact town form, preserve the rural character of the entry corridor into town and protect the views of the Flat Tops Wilderness area from State Highway 131." The Master Plan also discourages ridge top building on the hill south of Town which might be close to the same height of the proposed cell tower!

If the proposed location wasn't so onerous and damaging it would laughable! Although spotty cell phone coverage is an irritation the price of improvement is way to steep and permanent. Another location needs to be found.

Thank you,

Jeff Drust
Cell 846-7560
PO box 413
Yampa 80483

Jake Rosenberg

From: nbeckner@outfittersforchrist.org
Sent: Wednesday, August 01, 2012 2:45 PM
To: Jake Rosenberg
Cc: stickdog@zirkel.us; Allen Snyder
Subject: Proposed Cell Tower

To Whom It May Concern:

After viewing the pictures indicating the proposed location for a cell phone tower, we are greatly concerned. While we recognize the benefits of a cell tower and support the overall goals, the current plan's location is quite obtrusive. Given that we call Yampa the "Gateway to the Flattops," why would we want to place a tower right in front of one of the best views of the Flattop mountains as you drive back toward the forest access roads? Furthermore, as home and property owners located just in front of the proposed location, the highly visible and large tower creates a major obstruction to enjoying the heritage of our land and it's beautiful and picturesque setting. With historical sites on our property, including one 1913 farmhouse that we have recently remodeled, we are very concerned with how the tower negatively impacts the scenic value of our home, land, and historical buildings. We have discussed restoring the old stagecoach stop, but a cell tower hovering over it would certainly negatively impact the idea! Putting a cell tower in the middle of the field where it's location is obvious and misplaced is neither the right decision for the town's residence or for the tourist coming to enjoy our beautiful land and scenery. While the addition of a cell tower is welcome, the proposed location is unacceptable! Please take into account the negative impacts this will have on the land, the heritage, the beauty, and the serenity that Yampa has to offer!

Thank you,

Nick and Rebecca Beckner

Nick Beckner

Program Director

Like us on



Outfitters For Christ

970-819-4493

outfittersforchrist.org

Jake Rosenberg

From: Chris and Jessica Springer [candjspringer@msn.com]
Sent: Tuesday, July 31, 2012 10:03 PM
To: Jake Rosenberg
Cc: 'Jill Andrews'
Subject: Letter Requesting no Cell tower placed in Yampa

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

To Whom it may concern,

We are writing to you in regards to the proposed cell phone tower going in by the Old Bird Homestead in Yampa, Colorado. We strongly believe this is not a viable location to be putting in a cell phone tower. We live in Dallas, Texas and spend several weeks per year in Yampa as well as have relatives and family that live in Yampa year round. One of the things we appreciate the most is how beautiful and untouched this area is. Your proposal and potential support for this cell phone tower would ruin the breathtaking views, serenity, and create an eyesore for those tourists and visitors that are trying to get away from the city and must pass this location (The Gateway to the Flattops). In addition to the visitors and tourists that will be impacted by this action, the height of the structure will serve as an eyesore for those of us that choose to live in a semi-rural setting and enjoy the outdoors and the beautiful world class views of the mountains.

Besides my aforementioned comments, we have additional concerns that might be noteworthy when considering this decision:

Potential health effects: The health effects of such towers to residents who live in proximity are at best unknown and at worst potentially devastating. There are dozens of young children who live close enough to the proposed tower location to be adversely affected by the cell tower's emissions. According to an article in Pediatrics; The Official Journal of the American Academy of Pediatrics, "Consistent epidemiologic evidence of an association between childhood leukemia and exposure to extremely low frequency (ELF) magnetic fields has led to their classification by the International Agency for Research on Cancer as a 'possible human carcinogen.' Concerns about the potential vulnerability of children to radio frequency (RF) fields have been raised because of the potentially greater susceptibility of their developing nervous systems; in addition, their brain tissue is more conductive, RF penetration is greater relative to head size, and they will have a longer lifetime of exposure than adults." The same article further recommends "additional research and the development of precautionary policies in the face of scientific uncertainty." Given the unknown health effects on children who reside near cell towers, we simply cannot afford for children to be the "lab rats" who discover in 15 years that their daily exposure to cell tower emissions has resulted in an incurable illness.

Decline in property values and ultimately tax revenues: As for the impact of the cell tower on property values; studies have proven that such towers do negatively affect property values. For example, a study in Appraisal Journal concluded that home values decreased anywhere from 2-20%, with the negative impact increasing the closer the property is to the tower. Another example is found in Lake County, Illinois, where the Cuba Township assessor reduced the property value of twelve homes following the construction of a cell tower, and a court found evidence that property values decreased by up to 30%. There are many other studies that find that the installation of cell towers has a negative effect on property values. As you know, decreased property values of homes / property near the cell tower could lead to a negative ripple effect on property values throughout the area, even as the distance from the cell tower increases, much like the incidence of foreclosures negatively impacts property values throughout a neighborhood. We strongly believe that a cell tower located on this pristine land in direct view of the mountains and rising a significant height above the treeless pastures will adversely impact property values. Further, we believe the community as a whole could suffer collectively

due to the drop in property values for the properties and homes within line of site of the tower. This reduction of property values will correlatively lower the tax assessment values collectable by the county.

Safety: Not only will this tower be an aesthetic eyesore, it is also a safety hazard. These structures frequently are struck by lightning and ground travel is possible posing a serious risk for those close to the location of the tower. Noise pollution is probable due to the units necessary to cool the equipment to run the tower. There is also a risk of battery leakage of sulfuric acid (one of the hazardous materials listed by the EPA) or explosion. Towers or parts of towers have also been known to structurally fail.

Potential Litigation: The very real possibility exists that should this proposed cell tower go forward, that litigation will take place. So not only, will the local residents have to pay taxes, they may have to pay through their taxes for the cost of defending the litigation that inevitably comes with it. They will also pay the Routt County personnel, legal and expert fees attendant to it. The depreciated property values for each property within sight-line of one of these facilities will diminish the overall amount of tax revenue that can be collected from those properties, which are used to support all community activities and services they rely upon.

Bottom line, we fully understand the importance of having a cell tower, but surely there is a better location for you to locate this tower. Please reconsider your decision and attempt to find a different location or at a very minimum a location in which the tower could better be camouflaged by the existing terrain. Please don't jeopardize and ruin the beautiful and amazing view of the Flat Tops.

The Yampa area has been very special to our family and hope it will remain as it is for the future of our children. Thank you for your consideration.

Sincerely,
Chris and Jessica Springer
719-963-7409

Jake Rosenberg

From: Lindsay Phelps [l.phelps2010@hotmail.com]
Sent: Tuesday, July 31, 2012 9:19 PM
To: Jake Rosenberg
Subject: Cell Phone Tower in Yampa, CO

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Dear Sir;

I am sending this message to you in regards to the building of a cell phone tower just Northwest of Yampa, Colorado. I was very concerned to hear of this development within Yampa and am glad I have enough time to pass along my concerns. The proposed tower, near the old Bird Homestead, would wind up being an eyesore in this most scenic landscape. As a native and long standing resident of Colorado, I am constantly telling my active and outdoors loving friends about the beautiful area in and around Yampa. I have often shown pictures of the area and had people be astonished about the beauty of the area and the accessibility from Denver. I frequently travel from my home in Highlands Ranch, Colorado to this area, to enjoy the pristine and natural beauty of this glorious countryside. I have on multiple occasions made the trip with others, as well as out of town guests, to show them what the untouched beauty of Colorado can be like.

Please reconsider the location of this cell phone tower. There must be many other adequate areas, many of which would not have the surrounding landscape disturbed by such a metal eyesore being thoughtlessly thrust on them, that would suffice for a cell tower. To destroy this pristine and scenic area would be very short sided and have a negative impact on the surrounding community. The impact goes beyond destruction of scenery and nature as well; if people come for the nature and scenery and they discover it has been adversely affected by construction, it becomes an economic issue as those people *might not return*. In an area where people travel to escape construction and get beautiful scenery, and in a state where the outdoors, nature, and conservation of natural landscapes is so important, this proposed tower is the antithesis of a well thought out development planning. I certainly do not believe that progress need be stopped, but only seek to have the placement be in a locale that isn't such a blatant detractor to the beauty of the area.

I urge you to reconsider, not necessarily because of the altruism of preserving a beautiful landscape, but the economic impact to an area due to the disruption to the scenery. Please preserve this most beautiful and natural setting for all of us to enjoy!

Sincerely,
Lindsay Phelps

Jake Rosenberg

From: DSpringer [dspringer4@gmail.com]
Sent: Tuesday, July 31, 2012 9:18 PM
To: Jake Rosenberg
Subject: RE: Cell Phone Tower near Yampa

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Dear Sir;

I am sending this message to you in regards to the proposed Cell Phone Tower which is being considered just Northwest of Yampa, Colorado. The proposed tower near the old Bird Homestead would be a "blight" in this most scenic and untouched area. As a long time resident of Colorado, I am constantly telling my many outdoors seeking friends about the beautiful area in and around Yampa. I frequently travel from my home in Highlands Ranch, Colorado to this area, to enjoy the pristine beauty of this beautiful countryside. I have on multiple occasions made the trip with others and out of town guests to show them what the untouched beauty of Colorado can be like.

I ask you to please reconsider the location of this Cell Phone Tower. There are many other areas, which I feel certain would be an adequate location for this tower, but to destroy this pristine and scenic area would be very short sided. Certainly there are other locations, already developed to select from, that wouldn't destroy this natural beauty. The impact goes beyond destruction of scenery and nature as well; if people come for the nature and scenery and they discover it has been impacted negatively by construction, it becomes an economic issue as those people *might not return*. In an area where people travel to escape construction and get beautiful scenery, the proposed tower is the antithesis of a well rounded development planning. I certainly do not believe that progress need be stopped, but only seek to have the placement be in a locale that isn't such a blatant detractor to the beauty of the area.

I urge you to reconsider, not necessarily because of the altruism of preserving a beautiful landscape, but the economic impact to an area due to the disruption to the scenery. Please preserve this most beautiful and natural setting for all of us to enjoy!

Sincerely,

<original signed>
David Springer

Jake Rosenberg

From: Greg Springer [sgs7582@msn.com]
Sent: Tuesday, July 31, 2012 1:46 PM
To: Jake Rosenberg
Subject: Re: Cell Phone Tower near Yampa

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Dear Sir;

We are sending this message to you in regards to the proposed Cell Phone Tower which is being considered just Northwest of Yampa, Colorado. This tower, to possibly be put up, near the old Bird Homestead would be a terrible thing to do, to this most scenic and untouched area. As residents of Colorado, we are constantly telling our friends about the 'untouched' beauty of this area. We frequently come from our home in Evergreen, Colorado to this area, to enjoy the pristine beauty of this beautiful countryside.

Please reconsider the location of this Cell Phone Tower. There are many other areas, which we feel certain would be an adequate location for this tower, BUT to destroy this pristine and scenic area would be very thoughtless and unnecessary!! Certainly there are other locations, already developed to select from, that wouldn't destroy this natural beauty.

In this day and age of commercialization, PLEASE reconsider, and save this most beautiful and natural setting for all of us and the generations to come!

Sincerely,

Greg & Sondra Springer

Jake Rosenberg

From: Eugene Mercy Jr. [emercyjr11@gmail.com]
Sent: Tuesday, July 31, 2012 1:45 PM
To: Jake Rosenberg
Subject: Planned cell tower in Yampa

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

As the managing member of the Yampa Valley Ranch my partner and I wish to register our objection to the installation of a cell tower across from our ranch.

We think the Yampa Valley is an absolutely exquisite place and should not be marred by a 100foot tower in front of the Flat Tops.

I sincerely hope the Routt County Planning Department will reject the the application which would impair our special environment.

Very truly yours, Eugene Mercy Jr.

Sent from my iPad