GUNNISON COUNTY, COLORADO
PLANNING DEPARTMENT STAFF REPORT
MINOR IMPACT
Pilgrim Communications/Tarpon Towers

Land Use Change Permit Application:	Pilgrim Communications/Tarpon Towers – KVLE Tower
Application No:	LUC-2015-00027
Date application scheduled with Planning Commission:	September 4, 2015
Prepared by:	Neal Starkebaum, Assistant Director

APPLICANT NAME:	Pilgrim Communications/Tarpon Towers 1001 Third Avenue West, Ste 420 Bradenton, Florida 34205 Represented by Wesley Hood
PROPERTY OWNER NAME:	Florida Tower Partners, LLC
PROJECT DESCRIPTION:	As part of Land Use Change Permit LUC #13-00023, installation of a new telecommunications tower, approved by the Planning Commission on December 6, 2013, the old, existing 200 foot tower was planned to be removed. Since that time, the owner has reduced the height of the tower to 102 feet, and is now requesting that the tower remain on site to provide additional telecommunication service. This would allow existing and additional antennas to be located on the tower in the future.
PROPERTY LOCATION:	The site is located at 1445 Highway 135, 1.2–acres, in the NW/4SW/4 Section 25, T50N, R1W, N.M.P.M, which is approximately 1.5 miles north of the City of Gunnison, west of Highway 135
SURROUNDING LAND USES:	Residential Uses

BACKGROUND:		The Board of County Commissioners approved LUC#1978-70, May 1, 1978, Mountain Valley Broadcasting Corporation, for a new 200' FM radio tower and new building for residence and broadcast station. The Planning Commission approved LUC#2013-00023, December 6, 2013 for: ▪ A new 198' steel triangular lattice telecommunication tower, with tensioned guyed wires at three anchor points, with concrete base deadmen. ▪ Replace existing equipment shed with new 12' x 14' equipment building.
INITIAL IMPACT CLASSIFICATION:		Minor Impact, pursuant to *Section 6-102: Projects Classified as Minor Impact Projects. N. Freestanding Wireless Telecommunication Structures.* Construction and siting of a freestanding structure, building, pole, tower or antenna that provides wireless telecommunications services requires, pursuant to *Section 9-505: Freestanding Wireless Telecommunication Structures.*
REFERRALS:		▪ City of Gunnison – Three Mile Plan area.
ATTACHED EXHIBITS:		▪ Copy of Minor Impact application
STATUS OF APPLICATION:		Work session with applicant September 4, 2015 Public Hearing – September 18, 2015
PLANNING COMMISSION TASKS AT INITIAL WORK SESSION:		— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application — Hear applicant presentation — Identify and consider issues — Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted — Determine if application is ready to be set for public hearing, or if other work session is required — Set site visit date and determine if application is ready for public hearing
EA or EIS is required for this project	☐ Yes ☒ No	
Project located in Special Geographic Area	☐ Yes ☒ No	
Phasing proposed	☐ Yes ☒ No	
Is a Partially Exempted land use change (Section 1-106)	☐ Yes ☒ No	
PRE-APPLICATION CONFERENCE:		A pre-application conference was conducted with the applicant
APPLICABILITY OF *LAND USE RESOLUTION* STANDARDS:		

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	☐ Yes ☐ No ☒ N/A	No secondary uses are proposed as part of this application.
9-102: Home occupations	☐ Yes ☐ No ☒ N/A	No home occupation is proposed as part of this application.
9-103: Bed and breakfast	☐ Yes ☐ No ☒ N/A	No bed and breakfast is proposed as part of this application.
9-203: Mobile home communities	☐ Yes ☐ No ☒ N/A	A mobile home community is not proposed as part of this application.
9-302: Farm or ranch stand	☐ Yes ☐ No ☒ N/A	No farm or ranch stand is proposed as part of this application.
9-303: Dude ranches and resorts	☐ Yes ☐ No ☒ N/A	No dude ranch or resort is proposed as part of this application.
9-304: Adult-oriented uses	☐ Yes ☐ No ☒ N/A	No adult-oriented use is proposed as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	☐ Yes ☐ No ☒ N/A	No R.V. parks or campgrounds are proposed as part of this application.
9-400: Minerals and construction materials	☐ Yes ☐ No ☒ N/A	No exploration, extraction, or processing on minerals and construction materials is proposed as part of this application.
9-501: Special events	☐ Yes ☐ No ☒ N/A	No special events are proposed as part of this application.
9-502: Temporary structures	☐ Yes ☐ No ☒ N/A	No temporary structures are proposed as part of this application.
9-503: Satellite dishes	☐ Yes ☐ No ☒ N/A	No satellite dishes are proposed as part of this application.
9-504: Attached wireless communications devices	☐ Yes ☐ No ☒ N/A	No attached wireless communication devices are proposed as part of this application.
9-505: Freestanding wireless communications structures	☒ Yes ☐ No ☐ N/A	A freestanding telecommunication structures is proposed.

9-505: B. 1. **SAFETY SETBACK.** To ensure the safety of surrounding properties in the event of collapse, and to protect against the accumulation of snow and ice, it shall be set back from all property lines by one foot for every one foot of its height, or shall comply with the applicable setback requirements from Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way,* whichever is greater.	☒ Yes ☐ No	The tower will be sited in the same location that has existed for approximately the last 25 years. The distance from property line to tower is greater than the current height of the tower.
9-505: B. 2. **DESIGN**. It shall be designed and sited to be compatible with the surroundings in terms of materials, roof form, scale, mass, color, texture and character. A design that masks or camouflages the structure, so it blends with the surrounding or built environment, is required to the maximum extent feasible.	☒ Yes ☐ No ☐	Same tower that has been on site, except it is now 102 feet in height.
9-505: B. 3. **HEIGHT.** Towers and antennae shall be sited to minimize their height.	☒ Yes ☐ No	The tower height has been reduced from 200 feet to 102 feet.
9-505: B. 4. **BUFFERING**. In addition to any buffering required by Section 13-111: *Landscaping and Buffering*, landscaping and screening shall be required to achieve a total screening effect at the base of the structure and to screen any associated support buildings. Screening shall use trees (unless a source of water necessary for the survival of the trees is not available, in which case other vegetation appropriate for the site shall be installed) and may also secondarily use fences (wood, masonry, stucco, or similar opaque materials) or berms.	☒ Yes ☐ No	An existing six foot fence is around the base of the tower and the perimeter of the equipment building, to provide buffering.
9-505: B. 5. **EXTERIOR LIGHTING.** Security or other lighting shall feature down-directional, sharp cutoff luminaries that comply with the requirements of Section 13-114: *Exterior Lighting*. Safety lighting of telecommunication structures that is required by the Federal Aviation Administration shall be exempt from this standard.	☒ Yes ☐ No	The tower does not require aviation warning lighting.
9-505: B. 6. **ACCESS ROADS**. Access roads to the structure shall be minimal and capable of supporting equipment necessary to maintain the structure.	☒ Yes ☐ No	No new access roads are proposed; the site will be accessed from the existing driveway.

9-505: B. 7. **DESIGN SAFETY**. The structure's design shall be certified by a qualified professional structural engineer as structurally sound and presenting no risk to public safety. When applicable, the applicant shall also demonstrate that the location, height, and operation of the structure have been determined not to be an aviation hazard by the Federal Aviation Administration.	☒ Yes ☐ No	The tower is existing. The applicant has provided a tower structural analysis, prepared by Leo L. Roberts, P.E., dated 8/25/15.
9-505: B. 8. **UTILITIES SHALL BE LOCATED UNDERGROUND**. To the maximum extent feasible, all utilities shall be installed underground.	☒ Yes ☐ No	Existing utilities.
9-506: Child care center	☐ Yes ☐ No ☒ N/A	No child care center is proposed as part of this application.
9-507: Group home	☐ Yes ☐ No ☒ N/A	No group home is proposed as part of this application.
9-508: Keeping of livestock not on an agricultural operation	☐ Yes ☐ No ☒ N/A	No livestock is proposed to be kept on the subject parcel as part of this application.
9-509: Camping on individual parcel	☐ Yes ☐ No ☒ N/A	No camping is proposed as part of this application.
9-600: Essential housing	☐ Yes ☐ No ☒ N/A	The essential housing linkage fee will be assessed as part of the Building Permit.
10-102: Locational standards for residential development	☐ Yes ☐ No ☒ N/A	Not applicable.
10-103: Residential density	☐ Yes ☐ No ☒ N/A	Not applicable.
10-104: Locational standards for commercial, industrial or other non-residential uses	☐ Yes ☐ No ☒ N/A	Not applicable.
11-102: Voluntary best management practices	No submittal requirements; no standard of compliance	
11-103: Development in flood hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel is not a floodplain, according to County mapping.
11-104: Development in geologic hazard areas	☐ Yes ☐ No ☒ N/A	No geologic hazards are identified.
11-105: Development in wildfire hazard areas	☐ Yes ☐ No ☒ N/A	The subject parcel is not in a severe wildfire hazard area.
11-106: Protection of wildlife habitat areas	☐ Yes ☐ No ☒ N/A	The tower is existing.

11-107: Protection of water quality	☐ Yes ☐ No ☒ N/A	There are no water bodies within 100' of the proposed improvements.
11-108: Standards for development on ridgelines	☐ Yes ☐ No ☒ N/A	The proposed development is not on a ridgeline.
11-109: Development that affects agricultural lands	☐ Yes ☐ No ☒ N/A	The proposed development is not adjacent to any agricultural lands nor does it affect agricultural lands.
11-110: Development beyond snowplowed access	☐ Yes ☐ No ☒ N/A	The subject parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	☐ Yes ☐ No ☒ N/A	The subject parcel is not an inholding in national wilderness.
11-112: Development above timberline	☐ Yes ☐ No ☒ N/A	The proposed development is not above timberline.
12-103: Road system	☐ Yes ☐ No ☒ N/A	No new access roads are proposed; the site will be accessed from the existing driveway.
12-104: Trails	☐ Yes ☐ No ☒ N/A	No trails are impacted or associated with this application.
12-105: Water Supply	☐ Yes ☐ No ☒ N/A	No water is required or proposed for the proposed use.
12-106: Wastewater treatment	☐ Yes ☐ No ☒ N/A	No sewage disposal is required for the proposed use.
12-107: Fire protection	☒ Yes ☐ No ☐ N/A	The site is in the Gunnison Fire Protection District and subject to their regulations and standards.
13-102: B.: Location within municipal three-mile plan area	☒ Yes ☐ No ☐ N/A	The parcel is within the City of Gunnison's three-mile plan area. A referral was sent to the City of Gunnison.
13-103: General Site Plan Standards And Lot Measurements	☒ Yes ☐ No ☐ N/A	The site plan submitted as part of this application and complies with standards of this section.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	☒ Yes ☐ No ☐ N/A	The site plan submitted with the application complies with the setback requirements of this section.
13-105: Residential Building Sizes And Lot Coverages	☐ Yes ☐ No ☒ N/A	No residential use is proposed.
13-106: Energy And Resource Conservation	☐ Yes ☐ No ☒ N/A	This section does not apply to non-residential buildings.

13-107: Installation Of Solid-Fuel-Burning Devices	☐ Yes ☐ No ☒ N/A	No solid-fuel burning devices are proposed.
13-108: Open Space And Recreation Areas	☐ Yes ☐ No ☒ N/A	There is no open space required for this application.
13-109: Signs	☐ Yes ☐ No ☒ N/A	There are no signs proposed as part of this application.
13-110: Off-Road Parking And Loading	☐ Yes ☐ No ☒ N/A	The use complies with standards of this section, as shown on the site plan submitted as part of this application.
13-111: Landscaping And Buffering	☒ Yes ☐ No ☐ N/A	The site has existing trees and shrubs.
13-112: Snow Storage	☐ Yes ☐ No ☒ N/A	Additional snow storage is not required.
13-113: Fencing	☒ Yes ☐ No ☐ N/A	Fencing is existing.
13-114: Exterior Lighting	☒ Yes ☐ No ☐ N/A	There will be no exterior lighting associated with the proposed use.
13-115: Reclamation And Noxious Weed Control	☐ Yes ☐ No ☒ N/A	No new disturbance.
13-116: Grading And Erosion Control	☐ Yes ☐ No ☒ N/A	No new disturbance.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	☐ Yes ☐ No ☒ N/A	No new disturbance.
13-118: Water Impoundments	☐ Yes ☐ No ☒ N/A	There is no water impoundment proposed as part of this application.
13-119: Standards To Ensure Compatible Uses	☐ Yes ☐ No ☒ To be determined	The proposed land use change shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas.