City of Steamboat Springs

STEAMBOAT SPRINGS PLANNING COMMISSION
MEETING AGENDA
Citizens' Meeting Room, Centennial Hall;
124 10th Street, Steamboat Springs, CO
Thursday, June 28, 2018 at 5:00 PM

Please note that the order of the agenda may change without notice.

ROLL CALL (5:00 PM)

PUBLIC COMMENTS:

PUBLIC HEARINGS:

AGENDA ITEM #1.

Project:	**DPP-18-05, Howelsen Hill parcel, YVEA Electric Line Reroute**
Location:	Howelsen Hill/Emerald Mountain
Applicant:	Yampa Valley Electric Association
Type of Application:	Development Plan
General Description:	A request to re-route transmission lines due to landslide issues on Howelsen Hill/Emerald Mountain.
Project Planner:	Toby Stauffer, AICP
CC Date:	July 17, 2018

AGENDA ITEM #2.

Project:	**DPF-17-12, 2300 County Shop Road (Verizon Wireless Facility)**
Location:	2300 County Shop Road
Applicant:	Irene Cook, KAPPA Consulting LLC, On Behalf of Verizon Wireless
Type of Application:	Development Plan and Final Development Plan
General Description:	A Conditional Use application to allow a 60' tall telecommunications tower with a variance to the skyline development standards.
Project Planner:	Bob Keenan
CC Date:	July 17, 2018

AGENDA ITEM #3.

Project:	**CU-18-07, Original Town of SS, Blk 19, Lots 8-10 (Keenan)**
Location:	424 Lincoln Avenue
Applicant:	Chris Paoli, 420 Lincoln, LLC
Type of Application:	Conditional Use
General Description:	A Conditional Use for a Temporary Use. The applicant is requesting a 3 year approval of a dormitory use.
Project Planner:	Bob Keenan
CC Date:	July 17, 2018

AGENDA ITEM #4.

Project:	**CU-18-09, 2090 Snow Bowl Plaza**
Location:	2090 Snow Bowl Plaza
Applicant:	Brian Pesch
Type of Application:	Conditional Use
General Description:	A Conditional Use for two temporary storage shipping containers.
Project Planner:	Kelly Z. Douglas
CC Date:	July 17, 2018

APPROVAL OF MINUTES:

AGENDA ITEM #5.

Minutes from the June 4, 2018 Planning Commission worksession will be reviewed for approval.

AGENDA ITEM #6.

Minutes from the June 7, 2018 Planning Commission public hearing will be reviewed for approval.

ADJOURNMENT

This application is available for review during regular business hours at the Department of Planning & Community Development. (124 10th Street, Centennial Hall, Steamboat Springs, CO) Or online at: www.steamboatsprings.net/currentprojects.

Three or more City Council members may attend this event and may discuss public business, to include information of public policy. For more information please contact Julie Franklin, City Clerk 970-879-2060

Staff Report

Department of Planning & Community Development

Project Overview

Project Name	Howelsen Hill Transmission Line Relocation
Project Code	DPP-18-05
Project Type	Development Plan and Conditional Use
Project Description	Relocation of an overhead transmission lines due to landslide issues on Howelsen Hill/Emerald Mountain
Applicant	Yampa Valley Electric Association, Inc.
Zoning	OR-Open Space and Recreation
Report Prepared By	Toby Stauffer, AICP Senior Planner
Through	Tyler Gibbs, AIA Director of Planning & Community Development
Planning Commission	June 28, 2018
City Council	July 17, 2018

Project Location

Background

There are two existing overhead power lines on Howelsen Hill, a transmission line and a distribution line. The transmission line provides primary transmission service to the Brooklyn substation which in turn provides the majority of the power delivery to the City of Steamboat Springs. The distribution line provides service to the communication towers on the top of Emerald Mountain. The existing lines are within the landslide area, and the continued sliding of the land has created an untenable situation for the continued maintenance and operation of the existing lines. The lines cross five parcels, four are owned by the City and one is owned by YVEA. All property is zoned OR. Overhead power lines are a conditional use in all zone districts.

The project was reviewed and approved by the Parks and Recreation Commission on June 13, 2018. Information and conditions from their approval are included in Project Analysis and Recommended Motion.

Project Description

This project will remove two existing overhead power lines on Howelsen Hill and relocate one line to a new location on Howelsen Hill. The existing service provided on two sets of poles will now be provided on one set of poles. The relocation will also provide new power service to the top of Howelsen Hill which will allow the City to expand services for snowmaking or chairlift operations, if desired.

The new location will be less visible than the current location, and the poles will look the same as those that are existing. Where poles will be removed, the area will be revegetated. The new line will require a clearing of 30' from each side of the centerline of the poles, or 60' total for the length of the line. Initially, all vegetation will be removed to ground level and subsequent management will maintain vegetation at a five-foot height under the line.

See the applicant's Detailed Narrative for additional information.

Project Analysis

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to Planning Commission, City Council, Staff or the public. For standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

Principal Discussion Items

Overhead power lines are a conditional use in all zone districts. Typically, the greatest impact from an overhead power line is the visual impact of the line over time and shorter term visual impacts from removed vegetation to accommodate the new lines and/or remove the old lines.

Criteria for Approval: Conditional Use

Approval Criteria Summary	CONSISTENT?		
	YES	NO	NA
Compatible with the direction and policies in the Community Plan	✓		
Consistent with the zone district	✓		
Mitigates negative impacts	✓		
Complies with requirements of CDC	✓		

CDC Section 707.C – Conditional Uses shall be approved upon findings that the following criteria are met:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

   CONSISTENT

   The proposed use is consistent with the "Public Services/Institutional" and "Open Lands/Recreation" land use categories. Public Services/Institutional land uses are allowed in all zone districts as a conditional use. The use may be required to reduce impacts; this use is consistent with that plan element. The Open Lands/Recreation areas are held for active and passive recreation. Those uses will be maintained with this proposal and the overhead line will mitigate and manage any impacts it has on recreation.

   The project is consistent with Goal CD-4 to maintain and improve the appearance of public spaces. Long term the relocated line will be less visible than the current line.The project is also consistent with Goal CF-1 to provide infrastructure in an efficient and equitable manner. The relocated line will provide more efficient and consistent power service for the community.

2. The proposed use is consistent with the purpose of the zone district.

   CONSISTENT

   The purpose of the OR district is to provide areas for public or private recreational use. The proposed project is consistent with that purpose, considering where to site the line to minimize impact to recreational uses on Howelsen Hill.

3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

   CONSISTENT

   Review by City Staff and the Parks and Recreation Commission indicates that the proposed location will avoid trails, roads, and city fireworks sites, as well as areas of unstable soil and ground on Howelsen Hill. Visual impact is most likely the largest impact from an overhead power line. The applicant proposes to mitigate the initial visual impact within the first year and future visual impact will be managed to the standard that other overhead power lines are at in the community. Based on the applicant's information and staff analysis, we find that the new location will minimize negative impacts, and the proposed maintenance of the line will continue to minimize impacts.

4. The proposed use complies with all other applicable requirements of this CDC.

   CONSISTENT

   As proposed, the plan meets requirements of the CDC. Revegetation will be required for all disturbed areas, waterbody setbacks will be observed for any stream crossings, and maintenance of the line will meet City standards.

Criteria for Approval: Development Plan

Approval Criteria Summary	CONSISTENT? YES	NO	NA
Consistent with character	✓		
Minimizes adverse impacts	✓		
Provides adequate vehicular access	✓		
Complies with requirements of CDC	✓		
In substantial conformance with approved conceptual development plan			✓

CDC Section 709.C – Development Plans shall be approved upon findings that the following criteria are met:

1. The Development Plan is consistent with the character of the immediate vicinity or enhances or complements the mixture of uses, structures, and activities present in the immediate vicinity.

   CONSISTENT

   The development plan request is to allow above ground utility infrastructure as a conditional use. Above ground utilities are considered a conditional use primarily because of visual impacts from the poles and lines and from the typical area of maintenance surrounding and accompanying overhead lines. Currently, on Howelsen Hill there are two above ground power lines. The project will remove two lines and locate both services onto one set of poles, reducing the visual impact from the existing lines. The new location will also be less visible from most public vantage points and in a more stable geological location. The applicant has indicated several reasons why the lines cannot be located underground, including the potential for greater visual impacts and overall cost to the community for electrical service.

   On June 13, 2018 the Parks and Recreation Commission approved the request for relocation of the power line on Emerald. As part of the proposal, the applicant indicated they would revegetate all disturbed areas and regrade/reclaim any areas disturbed for access for pole installation. Based on analysis by staff and the Parks and Recreation Commission, staff finds the request to be consistent with the character of the vicinity and there should be a reduced visual impact from the use over time.

2. The Development Plan will minimize any adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands, and natural landforms.

   CONSISTENT

   The applicant proposes to locate the line to avoid environmental impacts. Review by City Staff and the Parks and Recreation Commission indicates that the proposed location will avoid trails, roads, and city fireworks sites, as well as areas of unstable soil and ground on Howelsen Hill. Based on the applicant's information and staff analysis, we find that the new location will minimize impacts on the natural environment, and the proposed maintenance of the line will continue to minimize impacts.

3. The Development Plan provides adequate vehicular access, considering grade, width, and capacity of adjacent streets and intersections; parking; loading, unloading, refuse management, and other service areas; pedestrian facilities; and public or private transportation facilities.

   CONSISTENT

   The applicant indicates that most locations along the line have adequate access. Some additional access will be needed to install and maintain the line. Additional access points will be limited and any areas will be revegetated and maintained for the life of the line. Staff finds that the project has adequate access and that any impacts from new access will be minimized.

4. The Development Plan complies with all applicable requirements of this CDC.

   CONSISTENT

   As proposed, the plan meets requirements of the CDC. Revegetation will be required for all disturbed areas, waterbody setbacks will be observed for any stream crossings, and maintenance of the line will meet City standards.

5. The Development Plan is in substantial conformance with an approved Conceptual Development Plan, if applicable.

   NOT APPLICABLE

Staff Findings

Staff finds that the Howelsen Hill Transmission Line Relocation, DPP-18-05, a conditional use request to relocate overhead transmission lines due to landslide issues on Howelsen Hill/Emerald Mountain, is CONSISTENT with the Criteria for Approval for a Development Plan and a Conditional Use.

Recommended Motion

The Planning Commission finds that the project is consistent with the Criteria for Approval for a Development Plan and Conditional Use and recommends approval of DPP-18-05 with the following conditions:

1. All disturbed areas shall be revegetated by YVEA to 75% coverage within one year and 100% coverage within three years from the date of this approval.
2. All disturbed areas shall be reclaimed to preexisting grades where possible.
3. Vegetation disturbance shall be kept to the absolute minimum required for the project. Any slash from woody vegetation shall be scattered in the corridor to deter social trails from developing.
4. Prior to start of work for the relocated power line on City-owned property, YVEA shall obtain and record an easement from the City.
5. The applicant shall coordinate closures with City Parks and Recreation staff prior to starting work to minimize impacts to public use of Howelsen Hill. YVEA will be responsible for safety and closure of work zones.
6. Poles and support wires shall not impact trails. Any impacts shall be fully mitigated by YVEA after approval by City staff.

Attachments

Attachment 1 – Project Timeline
Attachment 2 – Applicant Detailed Narrative
Attachment 3 – Site Map

Attachment 1

Project Timeline

Project Code: DPP-18-05
Project Name: Howelsen Hill Transmission Line Relocation

	DATES	NOTES
Pre-Submittal Meeting	04/24/2018	
Application Submitted	05/22/2018	
TECHNICAL ADVISORY COMMITTEE REVIEW		
TAC Letter	06/07/2018	
Resubmittal	06/13/2018	
PUBLIC NOTICE		
Newspaper Notice	06/17/2018	
Mailed Notice	06/14/2018	
Property Posting	06/13/2018	
Mineral Notice	05/02/2018	
PUBLIC HEARINGS		
Planning Commission	06/28/2018	
City Council	07/17/2018	

NOTES

Attachment 2

Howelsen Hill 69kV Double Circuit Relocation

Detailed Narrative

The relocation of the 69kV double circuit transmission line is occurring due to continued land slide issues related to the current location of the transmission line. The pictures below show the movement in 2018 of several structures on the lower part of the mountain. Movement in prior years affected the upper poles including the 12.47kV distribution line (not shown)

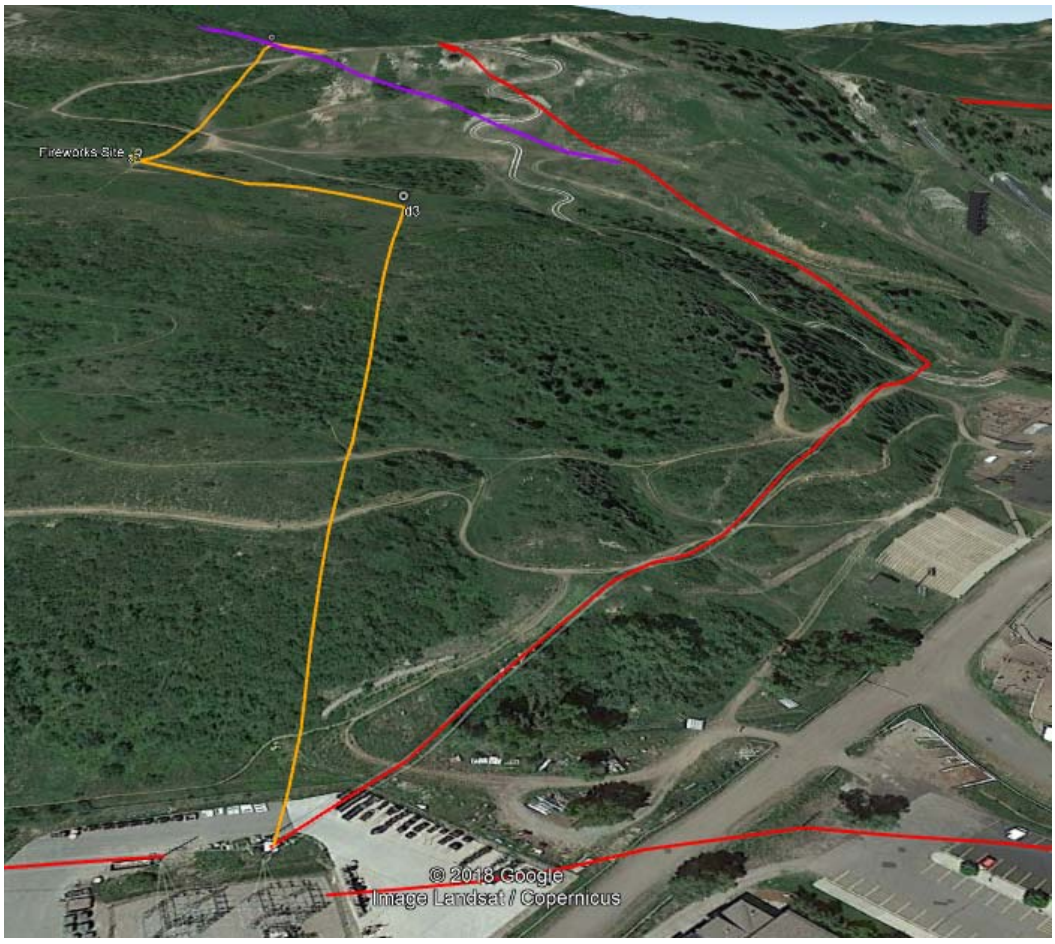
The continued sliding of the land has created an untenable situation for the continued maintenance and operation of the transmission and distribution lines and a new line is required to be built to provide primary transmission service to Brooklyn Substation and Mt. Werner Substation. These Substations provide a majority of the power delivery to the City of Steamboat Springs and associated areas in the valley.

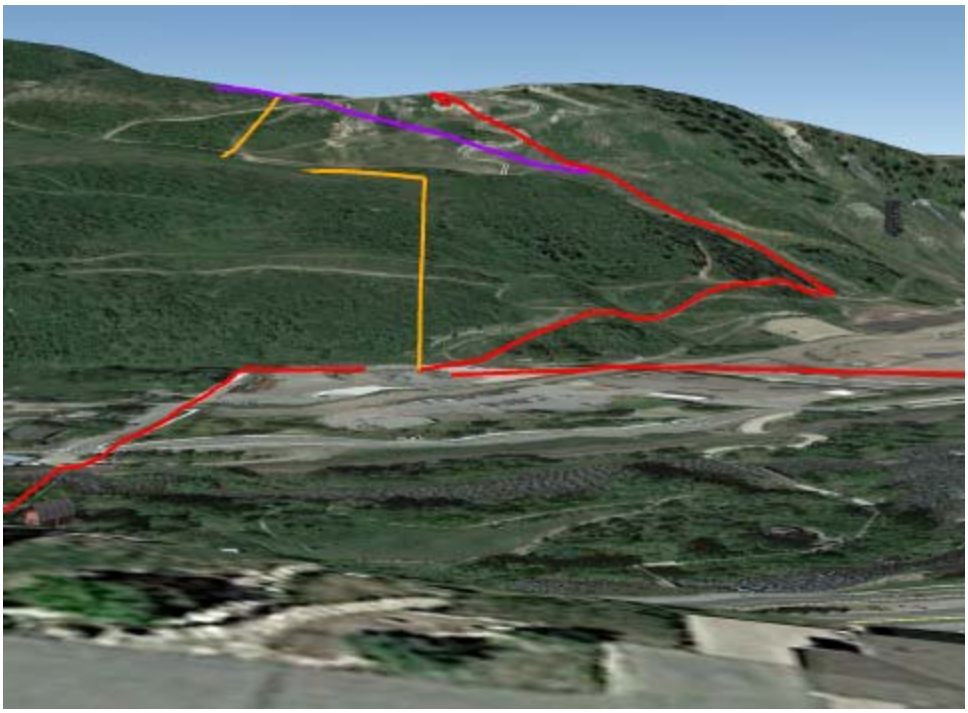
In addition to the transmission line, the 7.2kV distribution line which feeds the communications facilities on the top of Emerald Mountain and the top of Howelsen Hill is also in the slide area and continued operation of this line is in question. This line has moved rather significantly over the last couple of years and several sections of line have been spliced into the system to maintain service.

The existing transmission infrastructure includes three 69kV transmission lines that serve the two substations. Two of the lines provide primary transmission service to each substation and the third provides backup service to one or both substations in times of maintenance or failure of the other lines. Both primary feeds to the substations are on the existing double circuit transmission line from Steamboat Transfer Substation, located at 650 Critter CT, up and over Howelsen Hill to Brooklyn Substation located at 110 Agate Street.

The distribution line feeding the communications towers on the top of Emerald Mountain is currently fed from a single-phase underground distribution line to approximately half-way up Howelsen Hill at which time it rises on a distribution structure and continues up to the top of Emerald Mountain via overhead structures.

The plan for the relocation re-routes the double circuit line and distribution line to the south of the existing Howelsen slide area into more structurally sound soils. The relocation will affect parcels owned by the City of Steamboat Springs. All three lines will be located on the same structures (i.e. on the same pole) except at corners where the structures will include two poles with guy wires to maintain the tension of the lines. The below images illustrate the new line (orange) with the existing transmission line to be removed (red) and distribution line to be removed (purple).





Picture from Steamboat Ridge Townhomes

The initial route of the new double circuit line was sited to minimize the impact on the existing facilities in the area and to use existing roadways in the park to access the line for construction and maintenance. The line will be constructed with Western Red Cedar poles (same poles as existing line) of varying heights (up to 70ft tall) and will support six (6) 795 ACSR (aluminum conductor/steel reinforced) conductors and one (1) OPGW (optical ground wire) static wire for transmission and four (4) 1/0 ACSR conductors for distribution. The addition of the three-phase distribution to the top of Howelsen Hill will allow for future use by the City of Steamboat Springs for Snowmaking and future chairlift operation. Once the three phase distribution reaches the top of Howelsen Hill the single phase distribution will be re-fed and continue up to the top of Emerald Mountain.

Construction Details

Construction access will use the existing Blackmere Drive on Emerald Mountain for access to the top of Howelsen Hill and use existing roads and access points on Howelsen Hill for construction on the lower portions of the hill. The line will use TP-69G-DC and TS-5GA and TS-5A structures for the transmission pole assemblies with distribution assemblies attached to the transmission poles. Guying and Anchoring will be required at every angle pole and will extend out up to 70 feet from the structure (picture below shows guying of structure at bottom of Howelsen Hill on existing double circuit line).

The anchoring will require excavation and installation of plate anchors. All ground disturbance to place structures will be minimal however ground disturbance to set a few

the poles may require benching and ground support which will be provided by YVEA. In addition, the line will require a clearing of right of way under the transmission/distribution line of 30 feet from each side of the center line. This right of way is to prevent inadvertent contact of vegetation and the transmission conductors. Initially all vegetation will be removed to ground level and subsequent vegetation management will be to maintain heights less than 5 feet. The line was sited to minimize vegetation cutting and mostly runs in existing clear corridor. Ground disturbance will be re-vegetated after construction with grass seed. Right-of-way clearing by YVEA will be maintained for the lifespan of the transmission line.

Visual Impacts

Great care was taken to layout the new line to have the least visual impact to the valley as possible. The existing line running down Howelsen Hill and then behind the rodeo arena will be removed therefore reducing the visual impacts in this area.

The new line will be moved up the hill when it crests and then drop into a valley on the mountain that cannot be seen by a majority of the community before finally dropping into Brooklyn Substation which already has several transmission lines arriving and leaving the facility. Ground disturbance to install the line will be minimal and mostly at pole locations. Re-vegetation will be attained over a three year period with 75% occurring during the first year.

Underground Discussion

There are numerous reasons that these lines cannot be placed underground and these reasons include:

- Installation Cost
    - Cost to install underground transmission facilities exceeds 10X that of overhead facilities.
        - Trenching would for this project would be extensive and may require blasting.
        - Cable vaults would be required every 1000ft and would be at least 8’x16’x10’ large
- Operations and Maintenance Cost
    - YVEA does not currently have any 69kV underground infrastructure and the cost of the tools, machines and expertise to operate and maintain 69kV underground transmission facilities is not in the best interest of the cooperative.
- Power Losses Cost
    - Underground facilities can cause more losses on the system than overhead lines. Due to the large currents these facilities carry this would increase total losses to the YVEA system which would impact all members. The cost would be ongoing for the life of the line.

CDC Section 707 Criteria for Approval

The proposed use and addition of this project is consistent with the purpose of this zone district as the existing transmission line crosses adjacent City property with the same zone and use.

In siting of the transmission line particular care was made to reduce negative impacts to surrounding properties by avoiding multi-use areas on the mountain (i.e. snowmaking, biking/hiking trails, ski trails, fireworks sites) and siting the line to avoid visual impacts to adjacent areas.

CDC Section 709 Criteria for Approval

The new transmission line route enhances and complements the immediate vicinity as it removes the existing facilities from the snowmaking and ski facilities on the mountain. It will also provide three-phase distribution facilities to the top of the mountain for future snowmaking operations and a future chairlift.

The plan will minimize adverse impacts to the environment as the pole locations are spread out and should not impact any water quality, air quality, wildlife habitat, wetlands or natural landforms.

Currently there is adequate vehicular access to most sites where poles will be placed. Some poles may require additional development of access points but these shall be minimal at the access on the mountain is already present for a large majority of the route.

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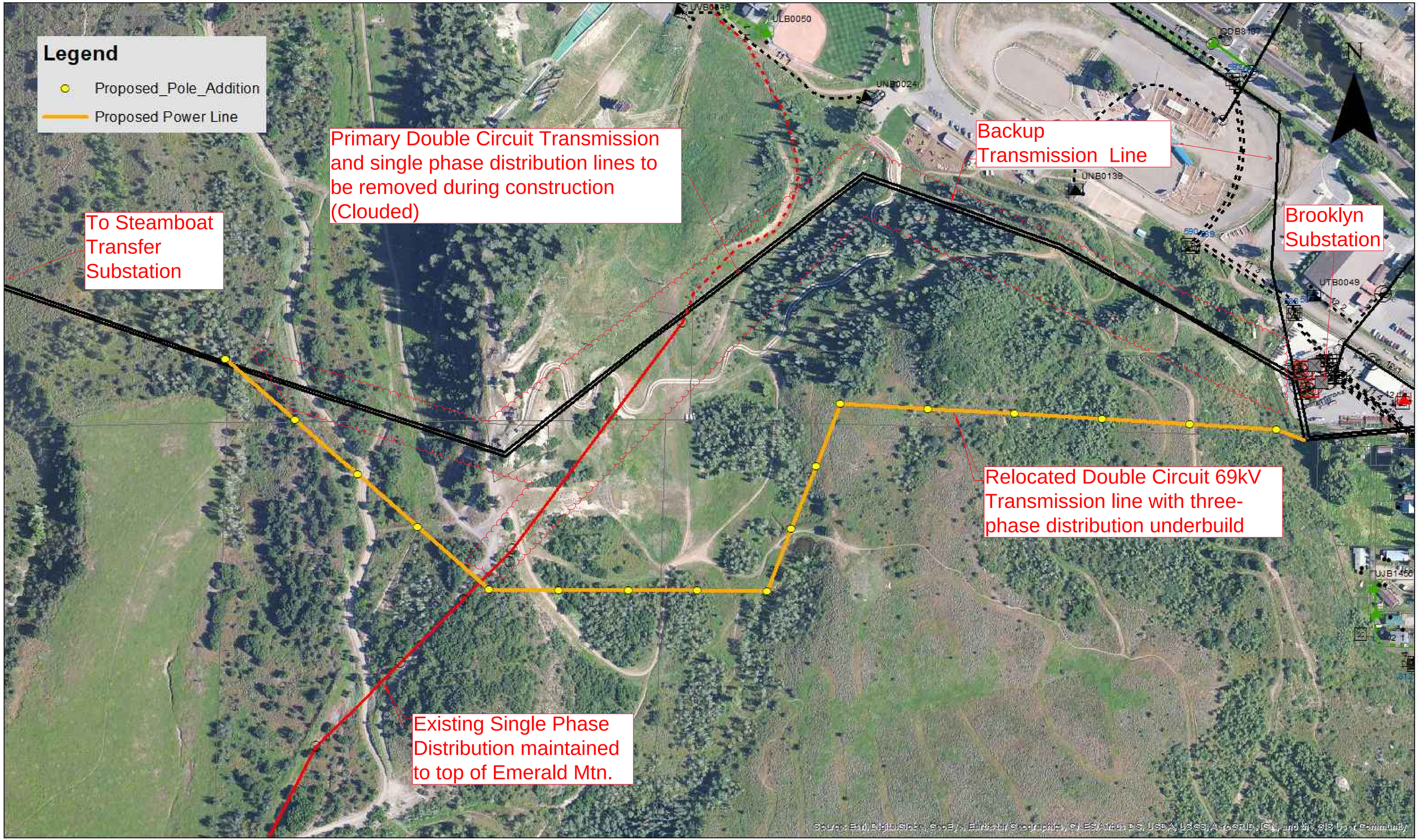
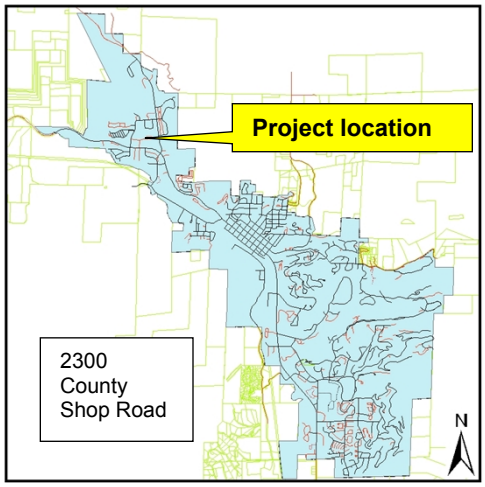
Attachment 3



YAMPA VALLEY ELECTRIC ASSOCIATION

Howelsen Hill - Double Circuit Transmission Line, Relocate

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
STAFF REPORT

PLANNING COMMISSION AGENDA ITEM		
Project Name:	2300 County Shop Road (Verizon Wireless Monopole); DPF-17-12	
Prepared By:	Bob Keenan, AICP, Senior Planner (Ext. 260)	
Through:	Tyler Gibbs, AIA, Planning Director (Ext. 244)	
Planning Commission (PC):	June 28, 2018	
City Council (CC):	July 17, 2018	
Zoning:	Industrial (I)	
Applicant:	Irene Cook, KAPPA Consulting LLC, On Behalf of Verizon Wireless	
Request:	A Conditional Use application to allow a 60' tall telecommunications monopole with a variance to the skyline development standards.	

Public Notice Requirements	
Type	**Date Accomplished**
Newspaper	06/17/2018
Mailing	06/12/2018
Posting	06/12/2018
Website	06/12/2018
Mineral	Mineral Rights Not Severed

Staff Report - Table of Contents

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I. COMMUNITY DEVELOPMENT CODE (CDC) – STAFF ANALYSIS SUMMARY

CDC - SECTION 26-65 & 66 (D): *NO DEVELOPMENT PLAN OR FINAL DEVELOPMENT PLAN SHALL BE APPROVED UNLESS THE CITY COUNCIL FIND THAT THE PLAN MEETS ALL OF THE FOLLOWING CRITERIA:*					
Subsection		**Consistent**			**Notes**
		Yes	**No**	**NA**	
1)	Compatibility with Community Plan	☼			
2)	Consistency with Surrounding Uses	☼			
3)	Conformity with building and architectural standards.	☼			
4)	Minimize Adverse Impacts	☼			
5)	Access	☼			
6)	Minimize Environmental Impacts	☼			
7)	Phasing			☼	Not applicable.
8)	Compliance With Other Standards	☼			
9)	Variance	☼			Skyline Variance
Staff Finding: Staff finds that the proposed Development Plan and Final Development Plan for a Conditional Use to allow a 60' tall telecommunications monopole with a variance to the skyline development standards is consistent with the criteria for approval with conditions.					

II. BACKGROUND

The subject property at 2300 County Shop Road is a Routt County owned property located north of Hwy 40, east of Downhill Drive, and West of Elk River Road. The property is zoned industrial and is used to support Routt County Road and Bridge operations. Routt County has a lease agreement with Verizon Wireless for the footprint of a proposed telecommunication

monopole and support building which is to be located along the eastern most side of the property. The property sits atop of a ridge which is classified as a skylined ridgeline per the City of Steamboat Springs Official Zoning Map.

This application is being processed through Steamboat Springs Revised Municipal Code Supplement 35 and not the current Community Development Code as the application was submitted August 29, 2017.

III. PROJECT DESCRIPTION

The applicant is proposing the construction of a 60' tall non-reflective grey galvanized finished telecommunication monopole with a 15' x 10' support building surrounded by a 6' tall cedar fence. These improvements are to be located within the depicted 35' x 40' lease area. The lease area is located on the northeastern part of the subject parcel. The monopole has been designed to include space for an additional telecommunications carrier as to allow for colocation of telecommunications facilities and to comply with development code requirements for colocation, a means to reduce the number of communication facilities in the City.

The applicant has provided an analysis of alternative sites that were considered prior to pursuing this particular location. They have also provided service coverage maps. The alternative site analysis along with the service coverage maps provides the applicant's rational for selection of this particular site versus other sites along the west end of Steamboat Springs. Alternative sites considered were: 2657 Jacob Circle, northeast of the proposed site and 2211 Elk River Road directly east of the proposed site. See attachments 3 and 4 for more information.

Due to the close proximity of the telecommunications monopole to the Steamboat Springs municipal airport the applicant has provided documentation from the FAA that the monopole will "not exceed obstruction standards and would not be hazard to air navigation" per Title 14 of the Code of Federal Regulations, part 77. Safety lighting is not required for this monopole. See attachment 5 for more information.

The telecommunications monopole and support building require approval through a conditional use application as well as a variance to the skyline development standards of CDC Section 26-151 as the monopole is proposed on a skylined ridgeline as identified on the official zoning map. However, per CDC Section 26-151(e)(3): *"The city council may waive the requirements of this subsection upon a finding that strict application of this subsection may interfere with other objectives of this CDC or the community plan. In waiving this requirement, the city council may also consider the relationship of existing structures, other landforms and mature vegetation which may serve to minimize the impact of the proposed development. In waiving this requirement, the city council may also consider the significance of the public vantages from which the property is skylined."*

The purpose and intent of the industrial zone district is stated in the CDC as follows:
"The industrial zone district is designed and intended to accommodate industrial uses with varying degrees of impacts. Uses allowed by right are generally those that are conducted entirely within an enclosed structure and have no negative impacts beyond the property where

the use is located. Uses with criteria are generally those that may have outdoor operations and visual or environmental impacts that can be mitigated through application of additional requirements. Conditional uses are generally those uses that may have offsite impacts and therefore require specific mitigation to minimize those impacts"

The CDC defines Conditional Uses as follows*: "Conditional uses. Conditional uses are those that are generally consistent with the purpose and intent of that zone district, yet may have more impacts to surrounding properties and the community than uses by right or uses with criteria. Such uses require approval pursuant to section 26-65, and conditions may be placed upon these uses as deemed appropriate by the approval body, in order to avoid or mitigate potential impacts. The listing of a conditional use in a particular zone district does not ensure approval of that use or any associated development plan."*

The applicant has provided a narrative describing the request for the proposed facility, the conditional use request, and compliance with other standards. See attachment 2 for more information.

Regarding the skyline standard variance request, the applicant has provided a narrative outlining compliance with the variance criteria as well as photo simulations that depict the proposed monopole from three staff identified public vantage points. See attachments 6 and 7 for more information.

IV. PRINCIPLE DISCUSSION ITEMS

Conditional Use –

As previously noted, per CDC Section 26-92 and 26-147, telecommunication facilities, such as the one proposed, require conditional use review to adequately assess potential negative impacts to the community and surrounding properties. Discussion surrounding the appropriateness of the proposed use and potential negative impacts are the primary discussion items. Commissioners should take into account the applicant's alternatives analysis, coverage maps, visual impacts, and the benefits of increased data and cellular coverage in this area. Conditions may be placed upon this use to mitigate potential impacts. However, staff is not recommending any such conditions.

Skyline Variance -

The other principal discussion item is the impact to the skyline ridgeline and the proposed variance to skyline standards. Please refer to the variance analysis below for more information.

V. PROJECT ANALYSIS

A) CRITERIA FOR APPROVAL

CDC - Section 26-65(d) and 26-66(d): No Development Plan or Final Development Plan shall be approved unless the planning commission and city council find that the plan meets all of the following criteria:

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to planning commission, city council, staff or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

CDC - Section 26-65(d)(1) Compatible with Community Plan
Staff Analysis: **Consistent.** The proposed conditional use for the telecommunication facility use is compatible with the general intent of the Community Plan and staff finds that the proposal does not conflict with any particular goal or policy. The subject parcel is identified as Industrial on the Future Land Use Map.

The following is a description of the industrial designation from the Community Plan:

Industrial

Land Uses: Light, general, and heavy industrial uses including repair shops, equipment storage, and manufacturing are appropriate in this classification. Service-oriented commercial and commercial distribution may also occur within this classification.

Locational Criteria: Industrial areas should be located away from populated areas, and traffic generated should not pass through residential areas. Industrial sites should have access to one or more major arterials.

Character: Industrial uses should be developed attractively with landscaping and buffering along key entry corridors to the community. Furthermore, development should minimize environmental impacts, including noise. Storage, loading, and work operations should be screened from view along all industrial area boundaries (when adjacent to non-industrial uses), and along all public streets.

Zone Districts: Industrial

The following are a list of Community Plan goals and policies that relate to the project:

- Goal ED-1: Steamboat Springs will have a vital, sustainable, and diverse economy
- Policy ED-1.4: Opportunities for home occupations will be expanded
- Policy ED-1.6: Promote a Sustainable, Year-round Economy
- Goal ED-2: Steamboat Springs will support the maintenance and expansion of local businesses.

- Policy ED-2.1: Support opportunities to expand and increase the number of local businesses in Steamboat Springs
- Goal ED-3: Steamboat Springs will maintain its role as a regional economic center.
- Policy CD-4.2: Protect Scenic Corridors and the community's key gateways.
    - West of Steamboat Springs gateway before the US 40/Highway 129 intersection (the curve);
    - North Steamboat Springs gateway, north of the airport; and
    - South Steamboat Springs gateway (US 40 and SH 131), south of the Haymaker golf course (see also Goal SPA-6).

CDC – Section 26-66(d)(2) Consistency with Surrounding Uses.
Staff Analysis: **Consistent.** The proposed telecommunication facility is to be located on the far eastern side of the County Shop property and approximately a ¼ mile from the closest residentially zoned lot (West End Subdivision). The proposed use is also compatible with industrial character of surrounding uses and the industrial zoning of properties to the north and east. To the south, and significantly downhill from the proposed use, are Commercial Services (CS) zoned properties which include the storage yard for Yampa Valley Electric Association, United Parcel Service, and Steamboat Motors as well as other service type uses.

CDC – Section 26-66(d)(3) Conformity with the building and architectural standards.
Staff Analysis: **Consistent.** The project conforms to telecommunication standards found in CDC Section 26-147.

CDC – Section 26-66(d)(4) Minimize Adverse Impacts.
Staff Analysis: **Consistent.** It appears that the proposed monopole has been designed to be the least impactful as possible while still achieving its purpose which is to provide signal strength and coverage to a geographic region that is lacking sufficient coverage. The applicant is proposing a monopole rather than the more visually intrusive lattice tower. The monopole is to be non-reflective with a galvanized finish and does not require safety lighting. The proposed monopole has been located on the property as to be least impactful to the West End Village residential neighborhood.

CDC – Section 26-66(d)(5) Access.
Staff Analysis: **Consistent.** Access to the site is sufficient via the existing County Shop Road.

CDC – Section 26-66(d)(6) Minimize Environmental Impacts.
Staff Analysis: **Consistent.** It does not appear that the project will have any significant environmental impacts. The applicant has provided a letter from their radio frequency engineer stating that "…that the NIER (nonionizing electromagnetic radiation) produced by the proposed site not exceed standards established by the Federal Communications Commission".

CDC – Section 26-66 (d)(7) Phasing.
Staff Analysis: **N/A.** Not applicable. No phasing proposed.

CDC – Section 26-66 (d)(8) Compliance With Other Standards.

Staff Analysis: **Consistent.** It appears that the project is consistent with all other applicable standards as administered by the City of Steamboat Springs.

CDC – Section 26-65 (d)(8) Variance criteria. Skyline Variance –
Unless waived by City Council per CDC Section 26-151(e)(3), as noted above in the project description, the proposed development on this skyline ridgeline requires approval through the variance process outlined below.

In addition to the criteria below, any development plan seeking a variation shall demonstrate that the variance will not injure or adversely impact legal conforming uses of adjacent property; or the applicant has accurately assessed the impacts of the proposed variance and has agreed to mitigate those impacts.

Staff Analysis: **Consistent.** Staff finds that by locating the telecommunication facility on the skylined ridgeline will not injure or adversely impact legal conforming uses of adjacent property.

The applicant has provided visual analysis via photo simulations of the proposed tower from the following public vantage points: the intersection of Hwy 40 and Elk River Road, the intersection of Hwy 40 and Downhill Drive, and the intersection of Downhill Drive and Elk River Road. Please see attachment 7 for these photos. The applicant has also provided narrative detailing how the proposed variance meets the criteria for approval. Please see attachment 6 for more information

Development plans seeking variation from any design, dimensional, or development standards shall provide an acceptable alternative as defined below (1-3) or shall prove a hardship as defined below (4):

1) *The applicant's alternative achieves a result that is equal to or better than the code standard to which the variance is being sought.*
2) *The intent of the code standard will not be achieved by strict application of the standard in this particular circumstance.*
3) *The application of other code standards and/or intents will be improved by varying the standard.*
4) *The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the property owner/applicant and the special circumstances are not the result of actions of the property owner/applicant.*

The applicant assumes the burden of proof to demonstrate that the objectives of the regulation are respected and that adverse impacts are either non-existent or adequately mitigated.

Staff Analysis: **Consistent.** Staff agrees with the applicant that the special circumstances (alternative 4 from above) of the subject property make the strict application of the skyline standards an unnecessary hardship to the applicant. The objective of the applicant's proposal is to provide significantly better network coverage to the west of Steamboat area. The topography of this area is such that only a handful of sites in this area are adequate in

providing such coverage. The subject property is one of the best sites to provide this coverage.

The majority of the subject property sits atop a knoll or ridgeline which is a skyline ridgeline per the City's official zoning map making this a great site for a telecommunications facility. However, what makes this a great site for communications also provides challenges with City skyline standards for structures located atop a skylined ridgeline. It is inherent in any application for a communications facility that it will be visible and staff finds that the variance is consistent with the criteria for approval.

CDC Section 26-151(i) Variance to development requirements for property on skylined ridgelines or knolls. *Notwithstanding anything elsewhere in this Code, the entities reviewing the variance request shall consider approval of the variance request if it is demonstrated that the variance will minimize the visual or environmental impacts associated with the proposed development.*

Staff Analysis: **Consistent.** Staff finds that the proposed facility will minimize the visual impacts to the greatest extent possible with the following:

- The applicant is proposing a monopole structure rather than a more visually impactful lattice tower.
- The applicant is proposing a grey galvanized finish to reduce glare and minimize visual impacts.
- The tower is designed to be only as tall as necessary to provide adequate network coverage.

B) ADDITIONAL CRITERIA FOR APPROVAL – SECTION 26-147(g)(4)

Factors considered in granting approval. The following factors shall be considered when determining whether to approve a telecommunications facility, although the city may waive or reduce the burden on the applicant or one or more criteria, if the city concludes that the goals of this section are better served thereby:

a. Height of the proposed tower;
Staff Analysis: **Consistent.** It appears that the proposed 60' height of the monopole is the minimum necessary to provide the desired network coverage.

b. Proximity of the tower to residential structures and residential district boundaries;
Staff Analysis: **Consistent.** The proposed tower is just over ¼ mile away from the closest single-family zone lot, Lot 1 West End Village which is directly west of the proposed facility. The closest residential structure appears to be the multi-family project called The Reserves which is located south east of the proposed facility by about 825'.

c. Nature of uses on adjacent and nearby properties;
Staff Analysis: **Consistent.** The area is largely characterized by industrial and commercial uses and appears to be compatible with nearby uses.

d. Surrounding topography;
Staff Analysis: **Consistent.** The subject site sits atop a knoll and is desirable location for a communications facility.

e. Surrounding tree coverage and foliage;
Staff Analysis: **Consistent.** There is no significant tree coverage and foliage surrounding the subject site.

f. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;
Staff Analysis: **Consistent.** As previously noted, the applicant is utilizing a monopole versus a lattice tower, the latter of which can be more visually obtrusive. The grey galvanized pole with help to reduce visual impacts versus other colors and finishes.

g. Proposed ingress and egress; and
Staff Analysis: **Consistent.** Proposed access is from the existing County Shop Road which is adequate.

h. Availability of suitable existing towers and other structures as discussed in subsection (j).
Staff Analysis: **Consistent.** The applicant has provided an alternatives analysis per subsection (j) and the proposed location seems appropriate per the analysis. The applicant is also proposing to allow shared facilities/colocation, per subsection (j) which would allow another carrier to use this facility. There are no known interference issues with other communications facilities.

VI. STAFF FINDING & CONDITIONS

Finding:
Staff finds that the proposed Development Plan and Final Development Plan for a Conditional Use to allow a 60' tall telecommunications monopole, with a variance to the skyline development standards, is consistent with the criteria for approval with the following conditions:

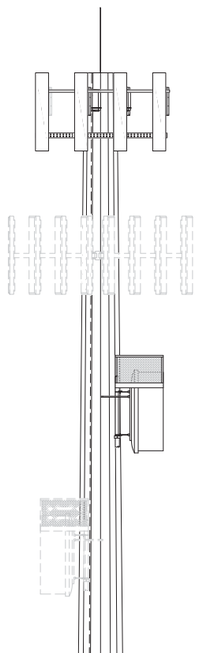
1. Prior to building permit approval, the applicant shall enter into an Agreement with the City of Steamboat Springs that includes the following:
    a. A requirement that the facility owner allow the colocation of at least one additional carrier and design the facility to promote site sharing per the Steamboat Springs Revised Municipal Code Supplement 35, Section 26-147(j), Co-located and multiple user facilities.
    b. Enforcement provisions per the Steamboat Springs Revised Municipal Code Supplement 35, Section 26-147(M).
    c. An approval term and 5 year review required per the Steamboat Springs Revised Municipal Code Supplement 35, CDC Section 26-147(i), Life of Permits.

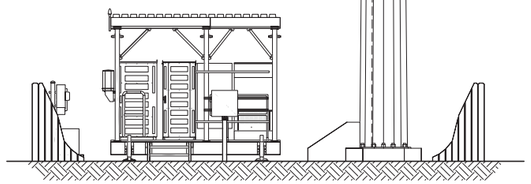
VII. ATTACHMENTS

1. Full Plan Set
2. Narrative
3. Alternatives Analysis
4. Service Area Maps
5. FAA Determination of No Hazard
6. Skyline Variance Narrative
7. Skyline Photo Simulation – Public Vantage Points
8. NEIR Exposure Letter
9. List of Nearby Telecommunication Facilities
10. Photo Simulation – Applicant Selected Points
11. Public Comment
12. Verizon Outreach Text Message Letter

BUILDING CODE SUMMARY:	
ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING APPLICABLE CODES:	
USED	**Code Year / Type: (ORDINANCE)**
X	2009 INTERNATIONAL BUILDING CODE (IBC)
X	2009 UNIFORM PLUMBING CODE (W/O CHAP. 13) (UPC).
X	2009 INTERNATIONAL FUEL GAS CODE (IFGC)
X	2009 INTERNATIONAL RESIDENTIAL CODE (IRC)
X	2009 INTERNATIONAL MECHANICAL CODE
X	2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
X	2009 INTERNATIONAL FIRE CODE (IFC)
X	2011 NATIONAL ELECTRICAL CODE (NEC).
REFER TO BUILDING PERMIT DOCUMENTS AND ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL CODE REQUIREMENTS.	

Attachment 1





CO1 STEAMBOAT AIRPORT (ALT 1)

PROJECT NO. 20141071414

PUBLIC RECORD PARCEL NO. 936063002

2300 COUNTY SHOP ROAD
STEAMBOAT SPRINGS, COLORADO 80487
ROUTT COUNTY

NEW 59'-0" MONOPOLE
(60'-0" FROM GRADE)
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE FOLLOWING: INSTALLATION • ONE (1) 59'-0" MONOPOLE (DESIGNED BY OTHERS) • ONE (1) NEW COMMSCOPE RBA72-36 CABINET MOUNTED ON GALVANIZED PLATFORM • ONE (1) NEW COMMSCOPE RBA72-30 CABINET MOUNTED ON GALVANIZED PLATFORM • ONE (1) NEW OUTDOOR GENERATOR MOUNTED ON NEW GALVANIZED PLATFORM • NEW WOOD CEDAR FENCE ENCLOSURE WITH GATE • NEW GALVANIZED DOGHOUSE • NEW COMMSCOPE 9'-4"x13'-0" GALVANIZED PLATFORM WITH CANOPY AND CONCRETE PIER FOOTING • NINE (9) NEW RRH UNITS • TWO (2) NEW MAIN OVP UNITS • TWO (2) NEW HYBRID CABLES • TWELVE (12) NEW PANEL ANTENNAS • ONE (1) NEW HP MICROWAVE • TWO (2) NEW 6"ø PVC CONDUIT PIPES FUTURE INSTALLATION • THREE (3) FUTURE RRH UNITS • ONE (1) FUTURE MICROWAVE ANTENNA • ONE (1) FUTURE ADDITIONAL CARRIER • ONE (1) FUTURE COMMSCOPE RBA72-30 CABINET MOUNTED ON GALVANIZED PLATFORM

APPROVED FOR LEASING/ZONING

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS.

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RF1	ANTENNA INFORMATION	1

PROJECT INDEX:

APPLICANT/CLIENT:
VERIZON
CONSTRUCTION DEPARTMENT
3131 VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

CONTACT: JASON SHELLEDY
PHONE: 970-646-1283
FAX: 303-873-2684

ENGINEERS/DESIGNERS:
J5 INFRASTRUCTURE PARTNERS
1745 SHEA CENTER DR. 4TH FLOOR
HIGHLANDS RANCH, CO 80129

CONTACT: STEVE HAAG
PHONE: 303-683-3194 EXT. 151

SURVEYOR:
ALTURA LAND CONSULTANTS
6551 S. REVERE PARKWAY, SUITE 165
CENTENNIAL, CO 80111

CONTACT: JESSE LUGO
PHONE: 720-488-1303

ZONING/SITE AQ:
KAPPA CONSULTING
1599 CO. RD. 5221
P.O. BOX 423
TABERNASH, CO 80478

CONTACT: IRENE C. COOKE
MOBILE: 970-531-0831
EMAIL: irene@ireneco.com

GENERAL PROJECT NOTES:

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, UNLESS INDICATED OTHERWISE.
5. NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS-BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:

OWNER:	ROUTT COUNTY P.O. BOX 773598 STEAMBOAT SPRINGS, CO 80477 CONTACT: TOM SULLIVAN, COUNTY MANAGER PHONE: 970-879-0108 CONTACT: JANET HRUBY, COUNTY ROAD & BRIDGE DIRECTOR PHONE: 970-870-5308
JURISDICTION:	CITY OF STEAMBOAT SPRINGS 137 10TH STREET STEAMBOAT SPRINGS, COLORADO 80477 CONTACT: REBECCA BESSEY, PRINCIPAL PLANNER PHONE: 970-871-8258
PUBLIC RECORD PARCEL NO:	936063002

FCC COMPLIANCE:

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

ADA COMPLIANCE:

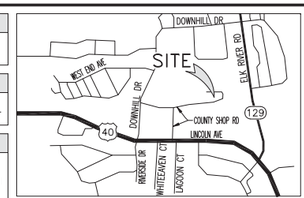
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ABBREVIATED LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 6, TWP. 6 NORTH, RANGE 84 WEST OF THE 6TH P.M. FROM WHENCE THE WEST 1/4 CORNER OF SAID SECTION 6 BEARS NORTH 0°47' EAST 235 FEET. THE LINE RUNS THENCE SOUTH 89°34' EAST 785 FEET, THENCE SOUTH 57°33' EAST, 182
FEET, THENCE SOUTH 312 FEET, THENCE SOUTH 67°24' WEST 248 FEET, THENCE NORTH 2°26' EAST 326 FEET, THENCE NORTH 89°34' WEST 736 FEET TO THE WEST LINE OF SAID SECTION 6, THENCE NORTH 0°47' EAST 191 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND IS SITUATED IN THE NW1/4 OF THE SW1/4 OF SECTION 6, TWP. 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.

TOGETHER WITH:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 6, TWP. 6 N. R. 84 W. OF THE 6TH P.M., 436 FT. SOUTH OF THE W1/4 CORNER OF SAID SECTION 6, THENCE S. 89°34' E., 736 FEET; THENCE S. 2°20' W., 326 FEET; THENCE N. 81°46' W., 401 FEET; THENCE S. 83°30' W., 331 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 305 FEET TO THE PLACE OF BEGINNING; BEING A TRACT OF GROUND LOCATED IN LOT 6 OF SECTION 6, TWP. 6 N. R. 84 W. OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO.



VICINITY MAP
SCALE: N.T.S.

NORTH

DRIVING DIRECTIONS:

FROM THE VERIZON OFFICE LOCATED AT 3131 SOUTH VAUGHN WAY, AURORA, CO: HEAD WEST ON S VAUGHN WAY TO S. PARKER RD. TURN LEFT ONTO THE COLORADO 83 N RAMP TO INTERSTATE 225. MERGE ONTO S PARKER RD; TRAVEL 1.1 MI. TURN LEFT ONTO E DARTMOUTH AVE. TURN LEFT ONTO S HAVANA ST. CONTINUE ONTO E HAMPDEN AVE FOR 2.6 MI. TAKE THE RAMP ONTO I-25 N. MERGE ONTO I-25 N; FOR 7.3 MI. TAKE EXIT 209B TO MERGE ONTO 6TH AVE TOWARD US-6 W/LAKEWOOD. CONTINUE ONTO US-6 W/6TH AVE FOR 8.3 MI. TAKE THE EXIT ONTO I-70 W TOWARD GRANT JCT FOR 55.3 MI. TAKE EXIT 205 TO MERGE ONTO CO-9 N/BLUE RIVER PKWY TOWARD SILVERTHORNE FOR 37.6 MI. TURN LEFT ONTO US-40 W/PARK AVE FOR 53.8 MI. TURN RIGHT ONTO COUNTY SHOP ROAD FOR .1 MI. TURN RIGHT TO STAY ON COUNTY SHOP RD; SITE WILL BE AHEAD TO THE LEFT (WEST).

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

C01 STEAMBOAT AIRPORT (ALT 1)
NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:

2300 COUNTY SHOP ROAD
STEAMBOAT SPRINGS, COLORADO 80487
ROUTT COUNTY

SHEET TITLE:

TITLE SHEET

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	07/06/17	BKT	–
1	REVISED PER RE COMMENTS	10/13/17	BKT	–

SAVE DATE: 10/13/2017 11:45 AM

SHEET NUMBER: T1

GENERAL PROJECT NOTES:

1.	CONTRACTOR IS RESPONSIBLE FOR ERECTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY BARRIERS AND REPAIR ALL DAMAGE TO PROPERTY ON THE SITE CAUSED BY THIS CONSTRUCTION. THE COST OF REPAIR IS THE CONTRACTOR'S RESPONSIBILITY.
2.	ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.
4.	EXCESS SOIL MATERIAL AND DEBRIS CAUSED BY THIS CONSTRUCTION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
5.	CONTRACTOR SHALL MAKE ADJUSTMENTS TO GRADING ELEVATIONS AS NECESSARY TO ENSURE A SITE FREE OF DRAINAGE PROBLEMS.
6.	CONTRACTOR SHALL COORDINATE A CONSTRUCTION LAYDOWN AREA WITH THE PROPERTY OWNER. CONSTRUCTION LAYDOWN AREA SHALL BE FENCED-IN WITH TEMPORARY (45 DAY) CONSTRUCTION FENCE. THE TEMPORARY FENCE SHALL BE CONSTRUCTED OF 6' HIGH CHAIN LINK FABRIC AND IS TO BE REMOVED AT THE END OF CONSTRUCTION. LAYDOWN AREA IS TO BE RESTORED TO ITS ORIGINAL CONDITION AFTER FENCE REMOVAL.
7.	SURVEY INFORMATION SHOWN WAS CREATED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY.
8.	THESE PLANS DO NOT ADDRESS THE SAFETY AND STABILITY OF THE STRUCTURE DURING ASSEMBLY AND ERECTION, WHICH ARE THE RESPONSIBILITY OF THE ERECTOR, BASED ON THE MEANS AND METHODS CHOSEN BY THE ERECTOR.
9.	NEW EQUIPMENT COMPOUND SHALL BE COVERED W/ 4" CRUSHED ROCK INSTALLED OVER CLIENT-APPROVED WEED BARRIER MATERIAL (IF APPLICABLE). (OR PER BUILT-UP COMPOUND SECTION.)

GENERAL CONTRACTOR NOTES:

1.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE PROJECT SCOPE OF WORK DEFINED UNDER THE REQUEST FOR PROPOSAL (RFP) FOR THIS PROJECT AND ALL ASSOCIATED ATTACHMENTS AND DOCUMENTS PROVIDED. THE RFP AND ALL ASSOCIATED DOCUMENTS SHALL DEFINE THE COMPLETE PROJECT SCOPE OF WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL DOCUMENTS AND IS SOLELY RESPONSIBLE FOR ALL WORK. ALL DOCUMENTS INCLUDED WITHIN THE PROJECT REQUEST FOR PROPOSAL ARE REQUIRED FOR THE COMPLETE PROJECT SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK (EQUIPMENT, MATERIAL, INSTALLATION, TESTING, ETC.) INDICATED IN ALL DOCUMENTS. THE RFP, VERIZON NETWORK STANDARDS AND PROJECT ADDENDUMS AND CLARIFICATIONS ARE COMPLEMENTARY TO EACH OTHER. THE FORMAT OF THE SPECIFICATIONS AND DRAWING NUMBERING PER DISCIPLINE IS NOT INTENDED TO IMPLY SEGREGATION OF SUB CONTRACTOR WORK. CONTRACTOR SHALL ASSIGN ALL SUB CONTRACTOR WORK AND VERIZON WILL NOT ACCEPT ANY CHANGE ORDERS FOR INTERNAL CONTRACTOR WORK ASSIGNMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR DISTRIBUTING ALL RFP DOCUMENTS TO THEIR SUB CONTRACTORS. ALL RFP DOCUMENTS ARE REQUIRED TO INDICATE THE PROJECT SCOPE OF WORK. PARTIAL SUB CONTRACTOR DOCUMENT PACKAGES ARE HIGHLY DISCOURAGED. IN THE EVENT OF A CONFLICT BETWEEN THE DRAWINGS, SPECIFICATIONS, REFERENCED STANDARDS, VERIZON STANDARDS, OR AGREEMENT TERMS AND CONDITIONS THE ARCHITECT/ ENGINEER SHALL BE CONTACTED FOR FORMAL INTERPRETATION OF THE REQUIREMENTS. THE CONTRACTOR SHALL BE DEEMED TO HAVE PROVIDED THE DETAILED AND EXTENSIVE INTERPRETATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECT/ ENGINEER INTERPRETATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO VERIZON.
2.	ALL ANTENNAS MUST BE PIM TESTED WITHIN 48 HOURS OF THEM BEING RECEIVED BY THE INSTALLATION CONTRACTOR. THOSE RESULTS MUST BE SENT BACK TO THE VERIZON CONSTRUCTION ENGINEER AND EQUIPMENT ENGINEER WITHIN THE SAME 48 HOURS. IF YOU MISS THE 48HR TIMELINE AND THE ANTENNAS DO NOT PASS UPON INSTALLATION, YOUR COMPANY WILL BE CHARGED FOR THE COST OF THE ANTENNAS FOR REPLACEMENT.
3.	ALL LOADS MUST BE SECURED PROPERLY TO THE VEHICLE OR TRAILER. VERIZON WILL PASS ALONG THE COST OF ANY REPLACEMENTS DUE TO DAMAGE OR LOSS WHETHER IT IS NEW OR USED.

ANTENNA, MOUNTS & HARDWARE INSTALLATION NOTES:

1.	CONTRACTOR TO INSTALL ANTENNAS, MOUNTS AND TOWER HARDWARE PER MANUFACTURER'S RECOMMENDATIONS (OR AS REQUIRED BY THE OWNER/PROVIDER).
2.	ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS (SEE STEEL NOTES).
3.	ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.
4.	ANTENNA MOUNTS SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO AN APPROVED CLIMBING POINT.
5.	SEE ALSO GENERAL ANTENNA NOTES ON SHEET RF1 (IF APPLICABLE).

STRUCTURAL DESIGN CRITERIA:

ALL LOADS DERIVED FROM REQUIREMENTS OF INTERNATIONAL BUILDING CODE 2009, ASCE 7-10, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" & ANSI TIA-222-G "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS".

BUILDING STRUCTURES:

1. WIND LOADS: IBC 2009 §1609 & ASCE 7-10 §28.5 (SIMPLIFIED METHOD)
   Vss = 90 MPH
   OCCUPANCY CAT. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS: IBC 2009 §1613 & ASCE 7-10 §12.14 (SIMPLIFIED METHOD)
   OCCUPANCY CAT. = II; SITE CLASS = D
   $V = \frac{F(SDS)W}{R}$
   F = 1.0 (SINGLE-STORY), 1.1 (TWO STORY), 1.2 (THREE STORY)
   SDS = (2/3) SMS
   R = 1.5 (ORDINARY PLAIN CONCRETE SHEARWALLS),
   6.5 (LIGHT-FRAMED WALLS W/ WOOD STRUCTURAL PANELS),
   4.0 (ORDINARY REINFORCED CONCRETE SHEARWALLS)

COMMUNICATIONS STRUCTURES:

1. WIND LOADS: IBC 2009 §1609, ASCE 7-10 §29.5 & ANSI TIA-222-G
   V = 90 MPH (3-SEC. GUST)
   V = 50 MPH (¾" RADIAL ICE)
   STRUCTURE CLASS. = II; EXPOSURE CAT. = C; IMPORTANCE FACTOR = 1.0
2. SEISMIC LOADS*: IBC 2009 §1613, ASCE 7-10 §15.6.6 & ANSI TIA-222-G
   *MAY BE IGNORED FOR STRUCTURE CLASS I AND/OR EARTHQUAKE SPECTRAL RESPONSE FOR SHORT PERIOD (Ss) ≤ 1.0
   STRUCT. CLASS. = II; OCC. CAT. = II; SITE CLASS = D; IMPORTANCE FACTOR = 1.0
   $V = \frac{S_{DS}(W)I}{R}$ (EQUIVALENT LATERAL FORCE PROCEDURE (METHOD 1))
   $V = \frac{S_{AZ}(WZ)I}{R}$ (EQUIVALENT MODAL ANALYSIS PROCEDURE (METHOD 2))

FOUNDATION NOTES:

1.	THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT (IF AVAILABLE) AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
2.	THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO THE PLACEMENT OF CONCRETE AND SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSES.
3.	THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS NECESSARY TO SUPPORT THE EXCAVATION DURING CONSTRUCTION.
4.	REBAR AT BOTTOM OF FOUNDATIONS SHALL BE BONDED TO SITE GROUNDING SYSTEM (WHEN APPLICABLE). SEE ADDITIONAL DETAILS ON GROUNDING SITE PLAN.
5.	ALL FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED, INORGANIC MATERIAL. PROOF ROLL SUB-GRADE PRIOR TO PLACING CONCRETE WHERE THE MATERIAL HAS BEEN DISTURBED BY EQUIPMENT. UNACCEPTABLE/DISTURBED MATERIAL SHALL BE OVER-EXCAVATED AND REPLACED WITH "LEAN CONCRETE FILL".
6.	STRUCTURAL BACKFILL SHALL BE GRANULAR FREE-DRAINING MATERIAL FREE OF DEBRIS, ORGANICS, REFUSE AND OTHERWISE DELETERIOUS MATERIALS. MATERIAL SHALL BE PLACED IN LIFTS NO GREATER THAN 6" IN DEPTH AND COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED PER ASTM D1557 (MODIFIED PROCTOR).

STEEL NOTES:

1.	ALL STEEL SHALL BE GALVANIZED PER ASTM A123 & CONFORM TO THE FOLLOWING MINIMUM SPECS.: HSS SHAPES (TUBE) ASTM A500, GR. B (46 KSI) HSS SHAPES (ROUND) ASTM A500, GR. B (42 KSI) W-SHAPES ASTM A992, (50 KSI) CHANNELS, ANGLES & PLATES ASTM A36
2.	ALL BOLTS SHALL BE GALVANIZED PER ASTM A153 AND CONFORM TO ASTM A325 U.N.O. ALL BOLTED CONNECTIONS SHALL BE EQUIPPED WITH AN APPROVED NUT-LOCKING DEVICE.
3.	ALL WELDING WORK SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS ONLY. WELDING ELECTRODES SHALL BE E70XX.
4.	ALL DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO AISC SPECS AND CODES, LATEST EDITION.
5.	AT HIS OWN DISCRETION, THE CONTRACTOR MAY SUBMIT DETAILED, ENGINEERED, COORDINATED AND CHECKED SHOP DRAWINGS FOR ALL STRUCTURAL STEEL TO THE ENGINEER OF RECORD TO REVIEW FOR COMPLIANCE WITH DESIGN INTENT PRIOR TO THE START OF FABRICATION AND/OR ERECTION. TOWERCOM IS ABSOLVED OF ALL LIABILITY ASSOCIATED WITH THE MISINTERPRETATION OF THE CONSTRUCTION DOCUMENTS IF CONTRACTOR CHOOSES NOT TO SUBMIT SHOP DRAWINGS.
6.	TORCH-CUTTING OF ANY KIND SHALL NOT BE PERMITTED.
7.	ALL BOLTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

CONCRETE NOTES:

1.	ALL CONCRETE SHALL BE IN ACCORDANCE WITH CHAPTER 19 OF THE IBC & ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION & HAVE THE FOLLOWING PROPERTIES: A MINIMUM 28-DAY COMPRESSIVE STRENGTH (f'c) OF 4,000 PSI. B CEMENT SHALL BE "LOW-ALKALI" TYPE IIA (MODERATE SULFATE RESISTANCE, AIR ENTRAINING) CONFORMING TO ASTM C150. C MAXIMUM WATER/CEMENT RATIO OF 0.45 AND AIR-ENTRAINED 4% TO 7%. D CONCRETE PROPORTIONING SHALL BE DESIGNED BY AN APPROVED LABORATORY. TOLERANCES IN ACCORDANCE WITH ACI 117. COPIES OF CONCRETE MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO PLACEMENT. E ALL AGGREGATE USED IN CONCRETE SHALL CONFORM TO ASTM C33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE 1½". F MAXIMUM SLUMP: 3" (FOUNDATION, FOOTING, SLAB), 4" (WALL, COLUMN, BEAM)
2.	FORMWORK FOR CONCRETE SHALL CONFORM TO ACI 347. TOLERANCES FOR FINISHED CONCRETE SURFACES SHALL MEET CLASS-C REQUIREMENTS. IN NO CASE SHALL FINISHED CONCRETE SURFACES EXCEED THE FOLLOWING VALUES AS MEASURED FROM NEAT PLAN LINES AND FINISHED GRADES: ± ¼" VERTICAL, ± 1" HORIZONTAL.
3.	CHAMFER ALL EXPOSED CORNERS AND FILLET ENTRANT ANGLES ¾" U.N.O.
4.	CONCRETE FINISHING: A FLOORS: CONCRETE FLOOR SLABS SHALL BE FINISHED IN ACCORDANCE WITH ACI 302.1 CHAPTER 8. PROVIDE CLASS 4 FINISH U.N.O. PROVIDE NON-SLIP FINISH FOR EXTERIOR SURFACES. B OTHER SURFACES: CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI 301 SECTIONS 5.3, 6.3, AND 7.3. PROVIDE ROUGH FINISH FOR ALL SURFACES NOT EXPOSED TO VIEW AND SMOOTH FINISH FOR ALL OTHERS, U.N.O.
5.	A MINIMUM OF ONE (1) SET OF CONCRETE CYLINDERS SHALL BE TAKEN (IF REQUIRED BY SPECIAL INSPECTIONS ON SHEET IN1). EACH SET SHALL CONSIST OF THREE (3) CYLINDERS. ONE (1) SHALL BE TESTED AT 7 DAYS, TWO (2) SHALL BE TESTED AT 28 DAYS. ALL CYLINDERS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM C172, C31 AND C39.

REINFORCING STEEL NOTES:

1.	ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. VERTICAL/HORIZONTAL BARS SHALL BE GRADE 60; TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. ALL REINFORCING STEEL SHALL HAVE 3" (± ⅜") OF CONCRETE COVER, U.N.O.
2.	ALL BAR BENDS, HOOKS, SPLICES AND OTHER REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ACI 315.
3.	ALL BARS SHALL BE SPLICED WITH A MINIMUM LAP OF 48 BAR DIAMETERS. LAP SPLICES OF DEFORMED BARS IN TENSION ZONES SHALL BE CLASS-B SPLICES. WELDING OF BARS IS NOT PERMITTED.
4.	AT ALL CORNERS AND WALL INTERSECTIONS, PROVIDE BENT HORIZONTAL BARS TO MATCH THE HORIZONTAL REINFORCING STEEL.
5.	PROVIDE VERTICAL DOWELS IN FOOTINGS AND AT CONSTRUCTION JOINTS TO MATCH VERTICAL REINFORCING BAR SIZE AND SPACING.
6.	ACI-APPROVED PLASTIC-COATED BAR CHAIRS OR PRECAST CONCRETE BLOCKS SHALL BE PROVIDED FOR SUPPORT OF ALL GRADE-CAST REINFORCING STEEL & SHALL BE SUFFICIENT IN NUMBER TO PREVENT SAGGING. METAL CLIPS OR SUPPORTS SHALL NOT BE PLACED IN CONTACT WITH THE FORMS OR THE SUB-GRADE.
7.	DOWELS AND ANCHOR BOLTS SHALL BE WIRED OR OTHERWISE HELD IN CORRECT POSITION PRIOR TO PLACING CONCRETE. IN NO CASE SHALL DOWELS OR ANCHOR BOLTS BE "STABBED" INTO FRESHLY-POURED CONCRETE.

INTERIOR SAFETY BOARD SPECIFICATIONS:

CONTRACTOR TO INSTALL A 4'-0"x4'-0"x¾" PLYWOOD SAFETY BOARD. SAFETY BOARD SHALL BE FASTENED TO INTERIOR WALL OF SHELTER, PAINTED "SAFETY YELLOW", AND CONTAIN THE FOLLOWING ITEMS:
EYE WASH KIT, FIRST AID KIT, SAFETY GLOVES, SAFETY APRON & EAR PROTECTION

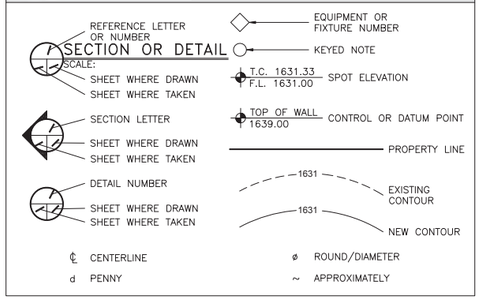
HVAC UNIT INSTALLATION NOTES:

1.	ALL HVAC UNITS SHALL BE MOUNTED WITH TAMPER PROOF HARDWARE.
2.	SECURITY CAGES SHALL BE PLACED OVER THE HVAC UNITS. ALL SECURITY CAGES SHALL BE DESIGNED IN A WAY THAT HVAC UNITS CAN BE EASILY SERVICED AND REPAIRED AND SHALL BE MOUNTED WITH TAMPER PROOF HARDWARE.

MAIN OVP, SECTOR BOX, RRH, TMA, & DIPLEXER INSTALLATION NOTES:

1.	CONTRACTOR TO INSTALL MAIN OVP, SECTOR BOXES, REMOTE RADIO HEADS, TOWER MOUNTED AMPLIFIERS, AND/OR DIPLEXERS PER MANUFACTURER'S RECOMMENDATIONS.
2.	ALL BOLTS SHALL BE TIGHTENED PER AISC REQUIREMENTS.
3.	ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED-UP WITH TWO COATS OF COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.

LEGEND OF SYMBOLS:



APPROVED FOR LEASING/ZONING

VIEW OF NEW LEASE AREA
(LOOKING WEST)

VIEW OF NEW LEASE AREA
(LOOKING EAST)

VIEW OF NEW LEASE AREA
(LOOKING NORTH)

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

C01 STEAMBOAT AIRPORT (ALT 1)
NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:

2300 COUNTY SHOP ROAD
STEAMBOAT SPRINGS, COLORADO 80487
ROUTT COUNTY

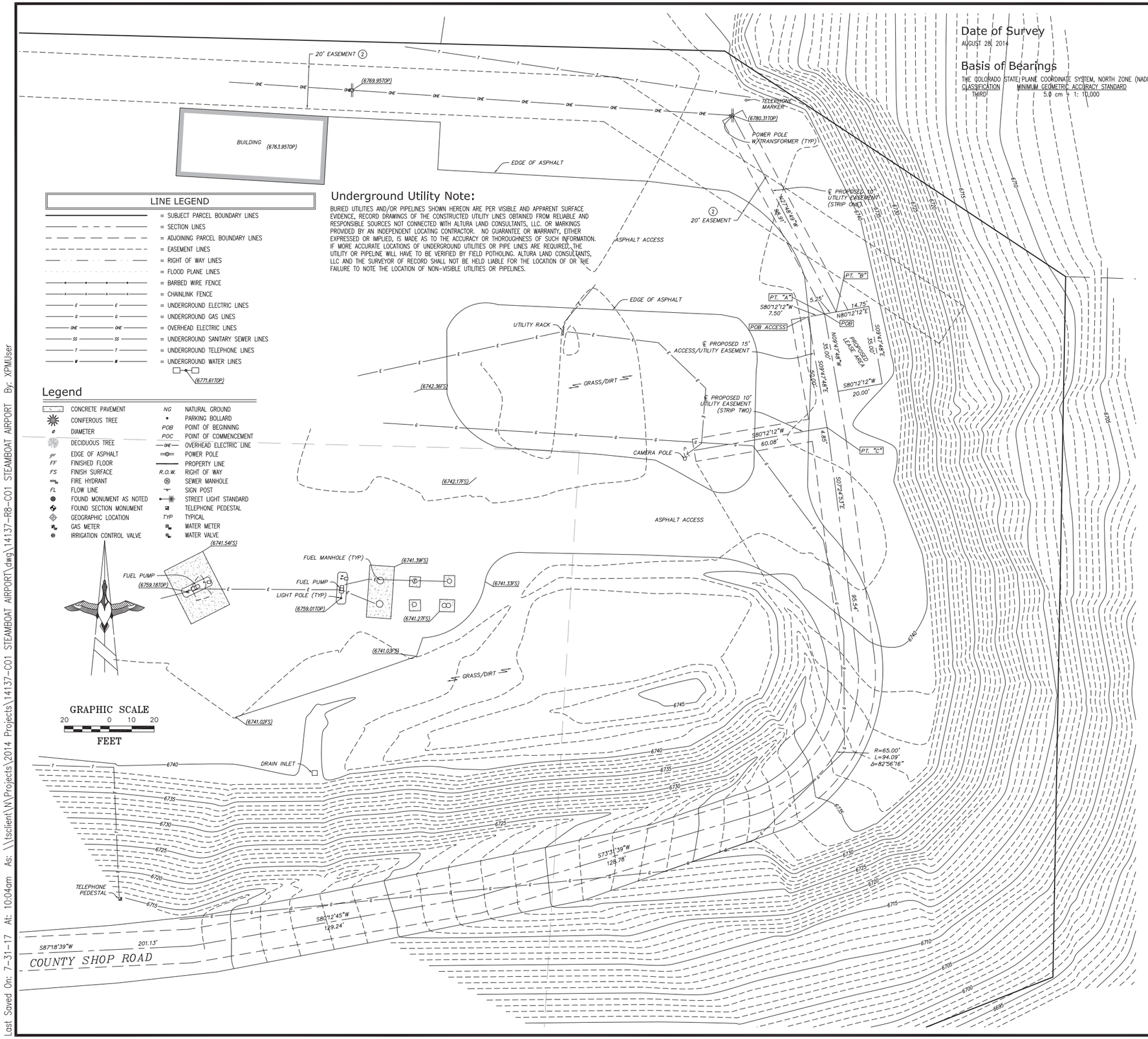
SHEET TITLE:

SPECIFICATION & PHOTO SHEET

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	07/06/17	BKT	–
1	REVISED PER RE COMMENTS	10/13/17	BKT	–

SAVE DATE: 10/13/2017 11:45 AM

SHEET NUMBER: SP1



GRAPHIC SCALE
20 0 10 20
FEET

LINE LEGEND

- = SUBJECT PARCEL BOUNDARY LINES
- = SECTION LINES
- = ADJOINING PARCEL BOUNDARY LINES
- = EASEMENT LINES
- = RIGHT OF WAY LINES
- = FLOOD PLANE LINES
- = BARBED WIRE FENCE
- = CHAINLINK FENCE
- = UNDERGROUND ELECTRIC LINES
- = UNDERGROUND GAS LINES
- = OVERHEAD ELECTRIC LINES
- = UNDERGROUND SANITARY SEWER LINES
- = UNDERGROUND TELEPHONE LINES
- = UNDERGROUND WATER LINES

(6771.61TOP)

Legend

	CONCRETE PAVEMENT	NG	NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
ø	DIAMETER	POB	POINT OF BEGINNING
	DECIDUOUS TREE	POC	POINT OF COMMENCEMENT
	EDGE OF ASPHALT	OHE	OVERHEAD ELECTRIC LINE
FF	FINISHED FLOOR		POWER POLE
FS	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT	R.O.W.	RIGHT OF WAY
FL	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION		TELEPHONE PEDESTAL
	GAS METER	TYP	TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE

Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Date of Survey

AUGUST 28, 2014

Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).

CLASSIFICATION	MINIMUM GEOMETRIC ACCURACY STANDARD
THIRD	5.0 cm ÷ 1: 10,000

Vicinity Map - N.T.S.

Title Report

PREPARED BY: LAND TITLE GUARANTEE COMPANY
ORDER NO.: LCT30016855
EFFECTIVE DATE: JUNE 13, 2014

Legal Description

SEE SHEET LS2

Assessor's Parcel No.

936063002

Easements

SEE SHEET LS2

Lease Area/Access & Utility Easements

BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID SECTION, S01°49'30"W, 345.78 FEET; THENCE S88°10'30"E, 833.13 FEET TO THE POINT OF BEGINNING AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE N80°12'12"E, 5.25 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING N80°12'12"E, 14.75; THENCE S09°47'48"E, 35.00 FEET; THENCE S80°12'12"W, 20.00 FEET; THENCE N09°47'48"W, 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 700 SQ. FT. OR 0.016 ACRES MORE OR LESS.

ACCESS/UTILITY EASEMENT

BEING A STRIP OF LAND 15.00 FEET IN WIDTH LYING WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO, LYING 7.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT POINT "A" AS DESCRIBED ABOVE; THENCE S80°12'12"W, 7.50 FEET TO THE POINT OF BEGINNING; THENCE S09°47'48"E, 50.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE CONTINUING S09°47'48"E, 4.85 FEET; THENCE S07°24'53"E, 95.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82°56'16", AN ARC LENGTH OF 94.09 FEET; THENCE S73°31'39"W, 128.78 FEET; THENCE S80°12'45"W, 129.24 FEET; THENCE S87°18'39"W, 201.13 FEET; THENCE S85°55'52"W, 109.66 FEET; THENCE S76°59'48"W, 215.31 FEET TO THE END OF SAID STRIP OF LAND.

EXCEPT ANY PORTION LYING WITHIN THE RIGHT-OF-WAY OF COUNTY SHOP ROAD.

UTILITY EASEMENTS

BEING TWO STRIPS OF LAND 10.00 FEET IN WIDTH LYING WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 84 WEST OF THE 6TH P.M., COUNTY OF ROUTT, STATE OF COLORADO, LYING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINES:

(STRIP ONE)

BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE N27°48'49"W, 98.91 FEET TO THE END OF SAID STRIP OF LAND.

(STRIP TWO)

BEGINNING AT POINT "C" AS DESCRIBED ABOVE; THENCE S80°12'12"W, 60.08 FEET TO THE END OF SAID STRIP OF LAND.

SIDELINES OF SAID STRIPS OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

Bench Mark

NGS CONTROL POINT "JUNCTION", ELEVATION = 6672 FEET (NAVD 88)

Certificate of Survey

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COLORADO REGISTERED JESUS A. LUGO 38081 7/31/17 PROFESSIONAL LAND SURVEYOR

JESUS A. LUGO, PLS 38081

THIS DOES NOT REPRESENT A MONUMENTED SURVEY.
REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER LCT30016855, ISSUED BY LAND TITLE GUARANTEE COMPANY, AND HAVING AN EFFECTIVE DATE OF JUNE 13, 2014. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY.
THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

DEPT	APPROVED	DATE
A&C		
RE		
PF		
INT		
EE\IN		
OPS		
EE\OUT		

Engineer/Consultant:
Altura Land Consultants
8301 S. Broadway, Suite 103
Littleton, CO 80122
Phone: (720) 488-1333 - Fax: (720) 488-1336
Drawn By: JT
Job No.: 14137

Architect:
INFRASTRUCTURE DESIGN GROUP
AZ - CA - CO - ID - NM - NV - TX - UT

verizonwireless
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO. 80014 PH: (303) 503-6700

C01 STEAMBOAT AIRPORT

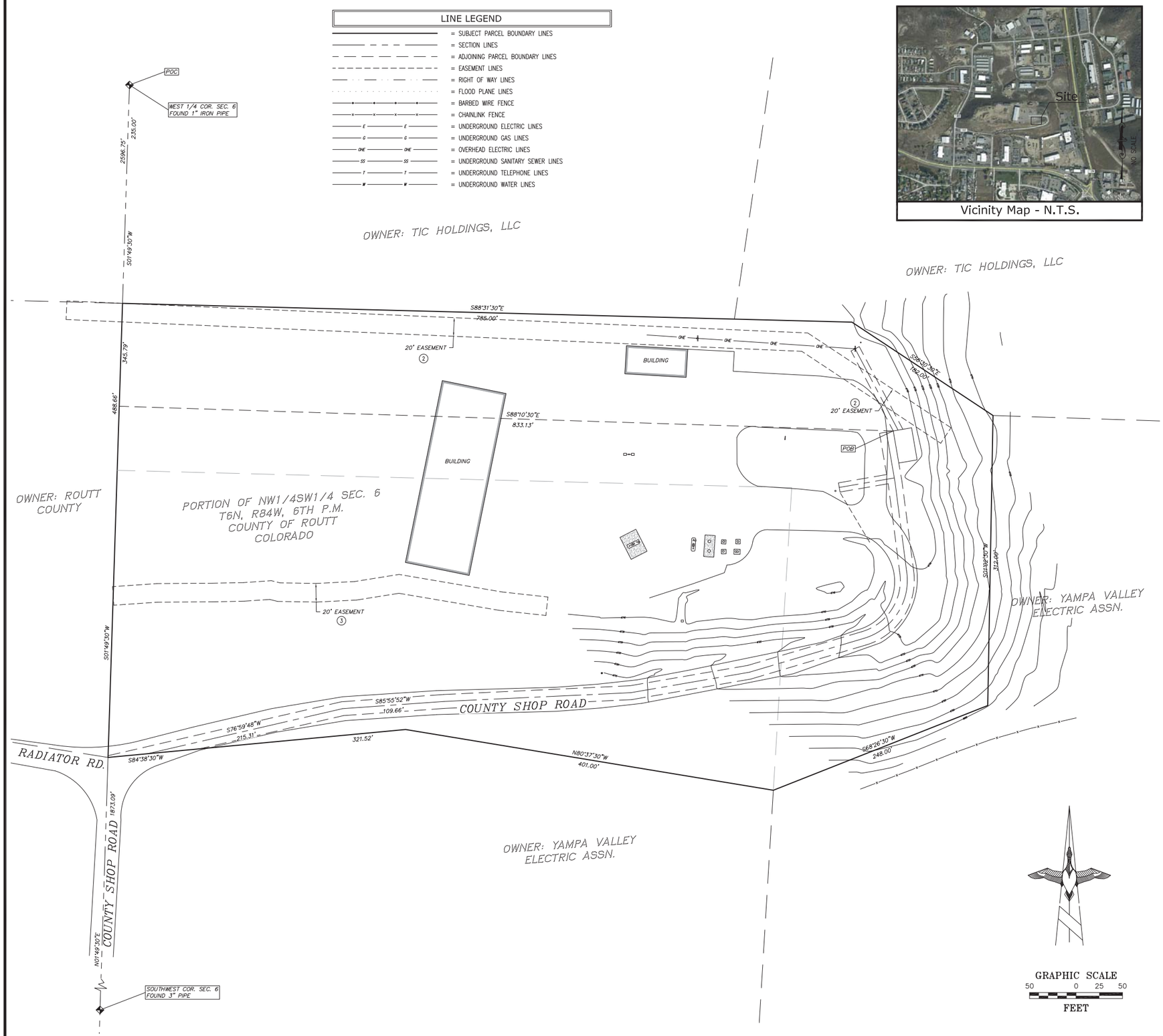
2300 COUNTY ROAD SHOP
STEAMBOAT SPRINGS, CO. 80487
COUNTY OF ROUTT

TOPOGRAPHIC SURVEY

REVISIONS		
5	5/6/16	RELOCATED LEASE AREA
	JT	
6	1/31/17	ADDED UTILITY EASEMENT
	JT	
7	7/6/17	UPDATED LEASE AREA
	JT	
8	7/27/17	UPDATED LEASE AREA
	JT	
4	5/16/16	ADDED TOPO
	JT	

Sheet:
LS 1 of 2.13

Last Saved On: 7-31-17 At: 10:04am As: \\tsclient\N\Projects\2014 Projects\14137-C01 STEAMBOAT AIRPORT\dwg\14137-R8-C01 STEAMBOAT AIRPORT By: XPMUser



Vicinity Map - N.T.S.

Title Report

PREPARED BY: LAND TITLE GUARANTEE COMPANY
ORDER NO.: LCT30016855
EFFECTIVE DATE: JUNE 13, 2014

Legal Description

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 6, TWP. 6 NORTH, RANGE 84 WEST OF THE 6TH P.M. FROM WHENCE THE WEST 1/4 CORNER OF SAID SECTION 6 BEARS NORTH 0°47' EAST 235 FEET. THE LINE RUNS THENCE SOUTH 89°34' EAST 785 FEET, THENCE SOUTH 57°33' EAST, 182 FEET, THENCE SOUTH 312 FEET, THENCE SOUTH 67°24' WEST 248 FEET, THENCE NORTH 2°26' EAST 326 FEET, THENCE NORTH 89°34' WEST 736 FEET TO THE WEST LINE OF SAID SECTION 6, THENCE NORTH 0°47' EAST 191 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED TRACT OF LAND IS SITUATED IN THE NW1/4 OF THE SW1/4 OF SECTION 6, TWP. 6 NORTH, RANGE 84 WEST OF THE 6TH P.M.

TOGETHER WITH:

BEGINNING AT A POINT ON THE WEST LINE OF SECTION 6, TWP. 6 N. R. 84 W. OF THE 6TH P.M., 436 FT. SOUTH OF THE W1/4 CORNER OF SAID SECTION 6, THENCE S. 89°34' E., 736 FEET; THENCE S. 2°20' W., 326 FEET; THENCE N. 81°46' W., 401 FEET; THENCE S. 83°30' W., 331 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 6; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 305 FEET TO THE PLACE OF BEGINNING; BEING A TRACT OF GROUND LOCATED IN LOT 6 OF SECTION 6, TWP. 6 N. R. 84 W. OF THE 6TH P.M.. COUNTY OF ROUTT STATE OF COLORADO.

Assessor's Parcel No.

936063002

Easements

1) RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED JANUARY 09, 1901, IN BOOK 28 AT PAGE 210. (AFFECTS SUBJECT PROPERTY AND IS BLANKET IN NATURE).

(2) TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY EASEMENT RECORDED OCTOBER 09, 1979 AT RECEPTION NO. 289105. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).

(3) TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT RECORDED SEPTEMBER 15, 1999 AT RECEPTION NO. 516698. (AFFECTS SUBJECT PROPERTY AND IS PLOTTED HEREON).

Lease Area/Access & Utility Easements

SEE SHEET LS1

Date of Survey

AUGUST 28, 2014

Basis of Bearings

THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).

CLASSIFICATION	MINIMUM GEOMETRIC ACCURACY STANDARD
THIRD	5.0 cm + 1: 10,000

Bench Mark

NGS CONTROL POINT "JUNCTION", ELEVATION = 6672 FEET (NAVD 88)

Legend

	CONCRETE PAVEMENT	NG	NATURAL GROUND
	CONIFEROUS TREE	•	PARKING BOLLARD
ø	DIAMETER	POB	POINT OF BEGINNING
	DECIDUOUS TREE	POC	POINT OF COMMENCEMENT
	EDGE OF ASPHALT	OHE	OVERHEAD ELECTRIC LINE
FF	FINISHED FLOOR		POWER POLE
FS	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT	R.O.W.	RIGHT OF WAY
FL	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION	TYP	TELEPHONE PEDESTAL
	GAS METER	TYP	TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE

DEPT	APPROVED	DATE
A&C		
RE		
PF		
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Engineer/Consultant:
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620 S. Romer Street, Suite 103
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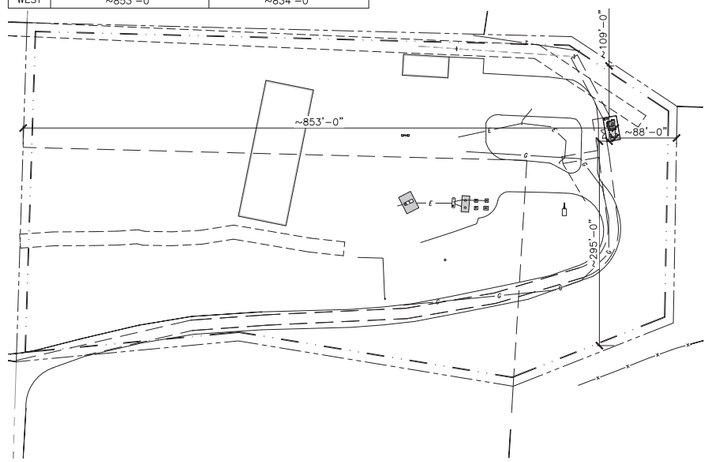
C01 STEAMBOAT AIRPORT
2300 COUNTY ROAD SHOP
STEAMBOAT SPRINGS, CO. 80487
COUNTY OF ROUTT
TOPOGRAPHIC SURVEY

REVISIONS										
5	6/6/16	JT	RELOCATED LEASE AREA							
6	1/31/17	JT	ADDED UTILITY EASEMENT							
7	7/6/17	JT	UPDATED LEASE AREA							
8	7/27/17	JT	UPDATED LEASE AREA							
4	5/16/16	JT	ADDED TOPO							

Sheet:
LS2

SETBACK TABLE:		
	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~109'-0"	~67'-0"
EAST	~88'-0"	~74'-0"
SOUTH	~295'-0"	~283'-0"
WEST	~853'-0"	~834'-0"

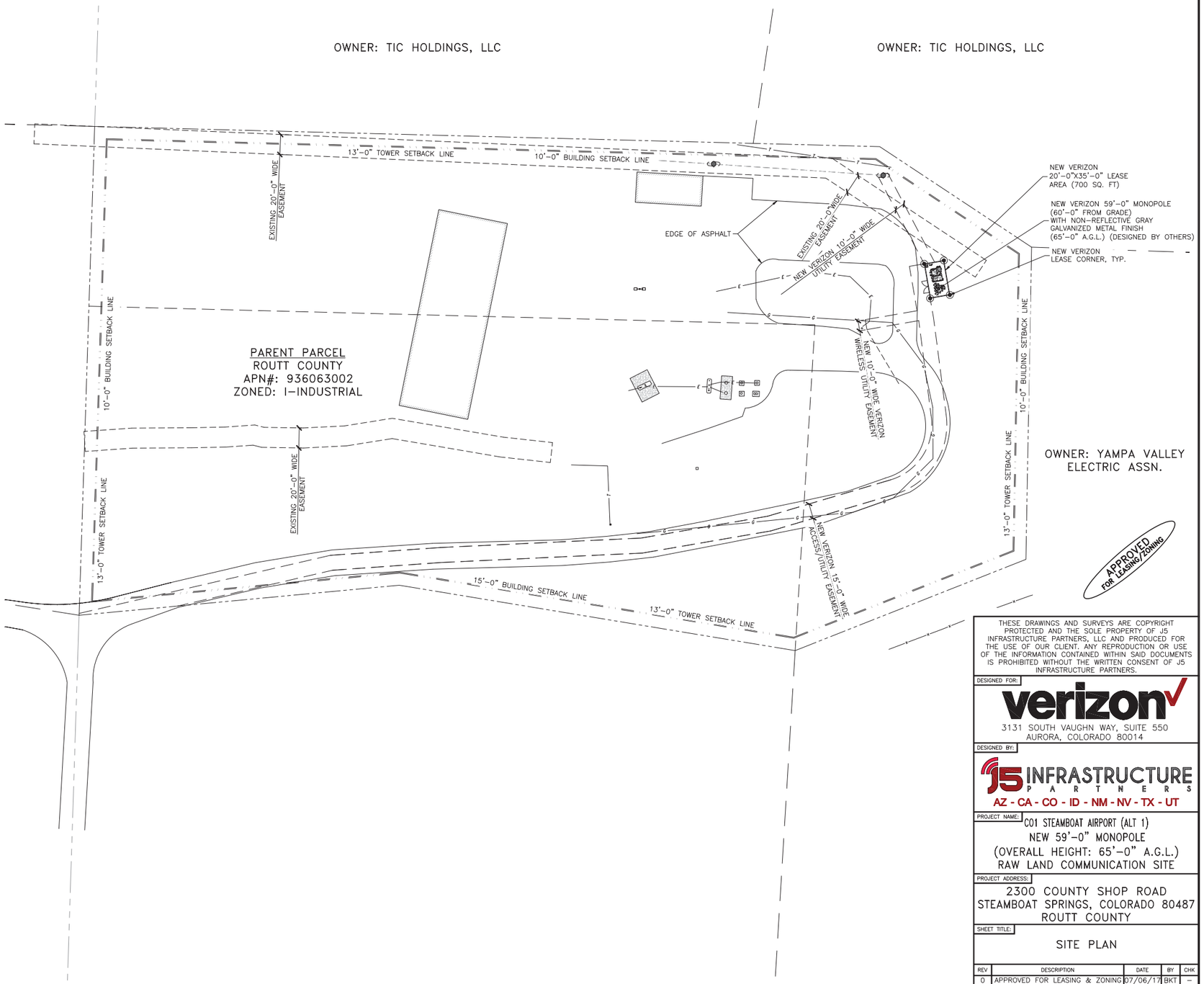


SITE SETBACK PLAN
SCALE: 1" = 1' = 100'-0"

NORTH

100'-0" 0 100'-0"
60' 20'
SCALE: 1" = 100'-0"

NOTE:
NO LEC AWARDED FROM VERIZON PER EMAIL RECEIVED FROM LLYOD MESA 06/18/15



APPROVED FOR LEASING/ZONING

SITE PLAN
SCALE: 1" = 50'-0"

NORTH

50'-0" 0 50'-0"
30' 10'
SCALE: 1" = 50'-0"

STANDARDS	ZONE DISTRICT REQUIREMENTS I-INDUSTRIAL	FINAL DEVELOPMENT PLAN
Lot Area (Entire parcel)	No minimum	9.99 acres (435,263 s.f.)
Lot Area (Lease parcel)	n/a	1,125 s.f.
Lot Coverage (New building)	60% max.	.002%
Floor Area Ratio	60% max.	n/a
New Building	n/a	n/a
Building Height	32' max.	n/a
Front Setback	15' min.	283' (S)
Side Setback	10' min.	74' (E) /834' (W)
Rear Setback	10' min.	67' (N)
Building Separation	n/a	n/a
Unit Size	n/a	n/a
Number of Units	No limit	n/a
Other bulk standards that need specification (tower setback)	20% of tower height from property line (=12' for 60' tower)	67' to nearest property line

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:
C01 STEAMBOAT AIRPORT (ALT 1)
NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
2300 COUNTY SHOP ROAD
STEAMBOAT SPRINGS, COLORADO 80487
ROUTT COUNTY

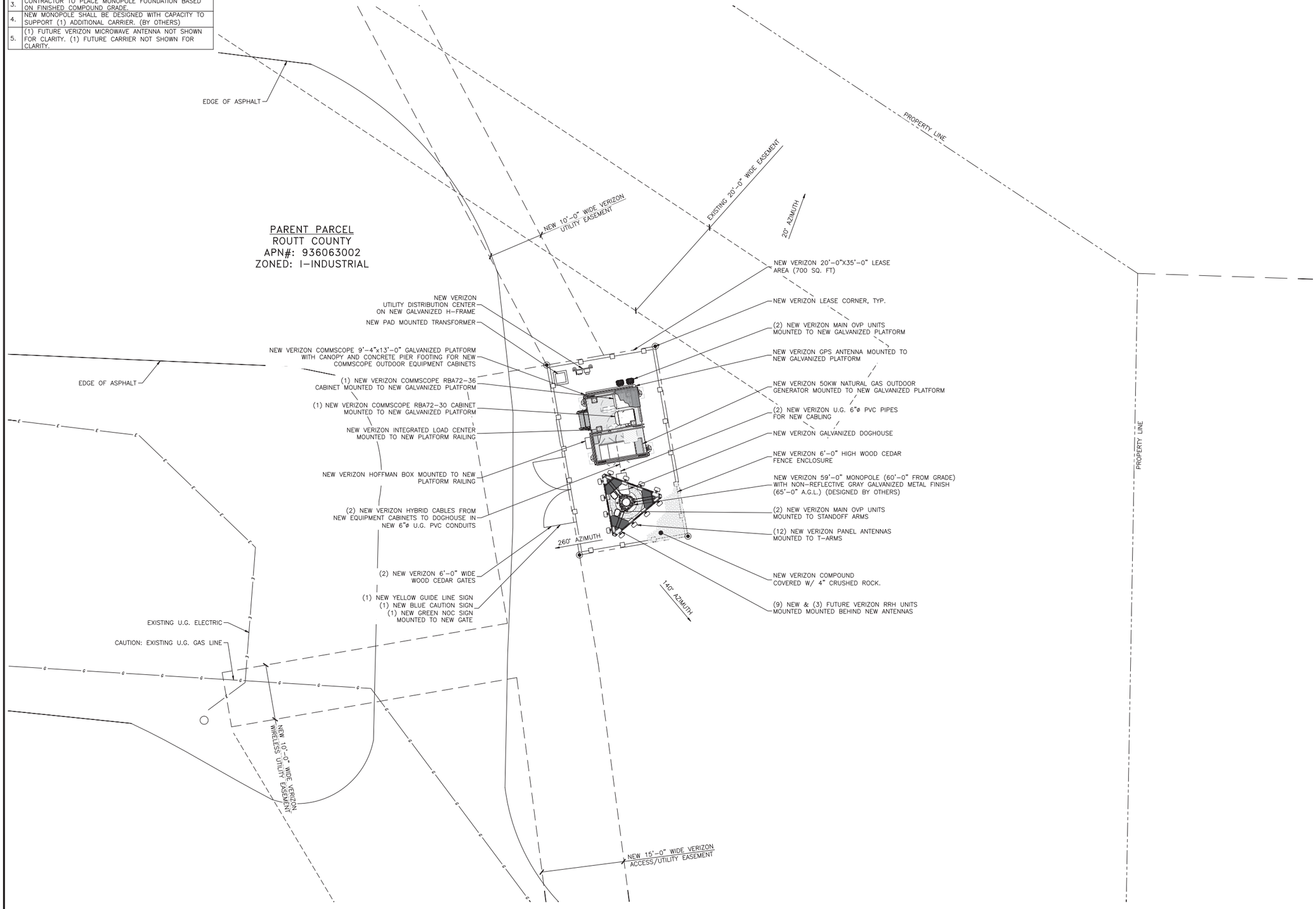
SHEET TITLE:
SITE PLAN

REV.	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	07/06/17	BKT	–
1	REVISED PER RE COMMENTS	10/13/17	BKT	–

SAVE DATE: 10/13/2017 11:45 AM

SHEET NUMBER: Z1

SITE NOTES:	
1.	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2.	GRADE ENTIRE COMPOUND UP 6" ABOVE FINISHED GRADE PRIOR TO INSTALLING 4" OF ¾" CRUSHED ROCK.
3.	CONTRACTOR TO PLACE MONOPOLE FOUNDATION BASED ON FINISHED COMPOUND GRADE.
4.	NEW MONOPOLE SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (1) ADDITIONAL CARRIER. (BY OTHERS)
5.	(1) FUTURE VERIZON MICROWAVE ANTENNA NOT SHOWN FOR CLARITY. (1) FUTURE CARRIER NOT SHOWN FOR CLARITY.



ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"

NORTH

8'-0" 0 8'-0"
6' 4' 2'
SCALE: ⅛" = 1'-0"

APPROVED FOR LEASING/ZONING

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verizon

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AURORA, COLORADO 80014

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AZ - CA - CO - ID - NM - NV - TX - UT

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NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
2300 COUNTY SHOP ROAD
STEAMBOAT SPRINGS, COLORADO 80487
ROUTT COUNTY

SHEET TITLE:
ENLARGED SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	07/06/17	BKT	–
1	REVISED PER RE COMMENTS	10/13/17	BKT	–

SAVE DATE: 10/13/2017 11:45 AM

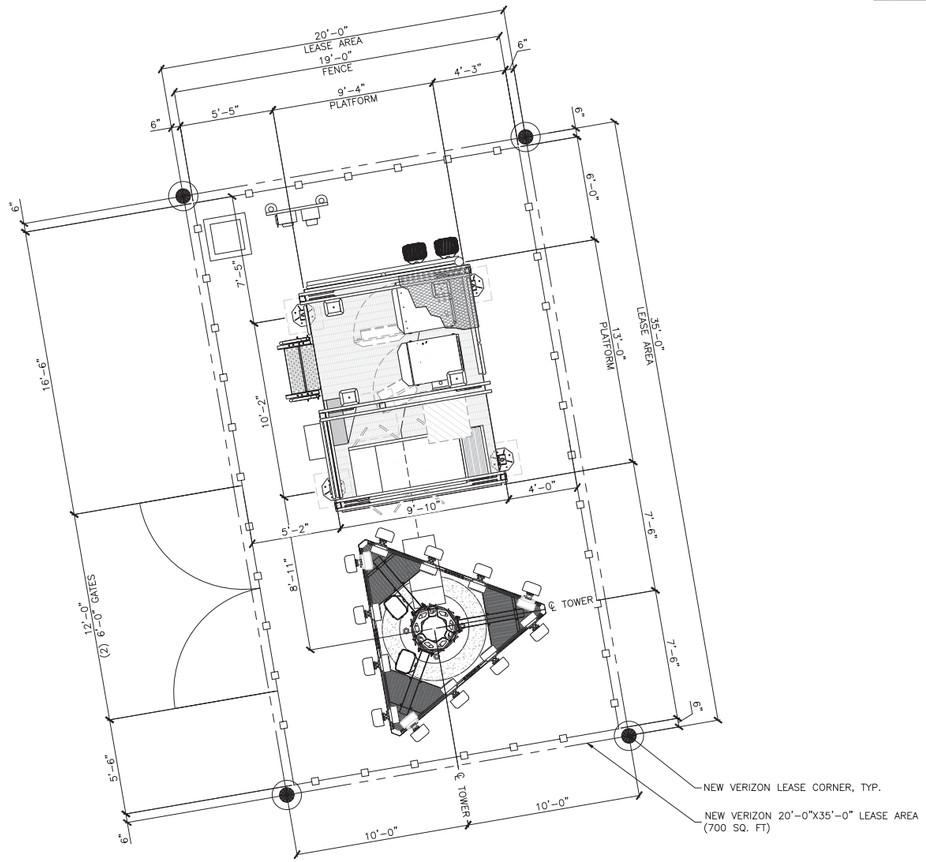
SHEET NUMBER: Z2

FAA/FCC COMPLIANCE NOTES:	
1.	CONTRACTOR MUST ENSURE THAT THE AIR TERMINAL IS CORRECTLY INSTALLED ON THE TOP OF THE TOWER AS DEPICTED, AND THAT THE LIGHTNING ROD IS THE TALLEST/HIGHEST OBJECT PROTRUDING ABOVE THE TOP OF THE STRUCTURE.
2.	CONTRACTOR MUST ENSURE THAT THE TOWER LIGHTING SYSTEM (IF REQUIRED AND DEPICTED) MUST BE PROPERLY INSTALLED AND FUNCTIONING PER FAA/FCC REGULATIONS.
3.	CONTRACTOR MUST ENSURE THAT ADDITIONAL OR MORE STRINGENT TOWER LIGHTING SYSTEMS ARE INSTALLED IF REQUIRED BY ANY SUBSEQUENT FAA STUDY.
4.	THE TOWER LIGHTING SYSTEM MUST COMPLY WITH FAA ADVISORY CIRCULAR AC70/7460.

KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

KEY:

PROPOSED MONOPOLE SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (1) ADDITIONAL CARRIERS. (BY OTHERS)



ENLARGED EQUIPMENT LAYOUT PLAN
SCALE: 1/4" = 1'-0"

NORTH

4'-0" 0 4'-0"
2'
SCALE: ¼" = 1'-0"

APPROVED FOR LEASING/ZONING

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DESIGNED FOR:

verizon

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AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

C01 STEAMBOAT AIRPORT (ALT 1)
NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:

2300 COUNTY SHOP ROAD
STEAMBOAT SPRINGS, COLORADO 80487
ROUTT COUNTY

SHEET TITLE:

ENLARGED EQUIPMENT LAYOUT PLAN

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	07/06/17	BKT	–
1	REVISED PER RE COMMENTS	10/13/17	BKT	–

SAVE DATE: 10/13/2017 11:45 AM

SHEET NUMBER: Z3

FAA/FCC COMPLIANCE NOTES:

1.	CONTRACTOR MUST ENSURE THAT THE AIR TERMINAL IS CORRECTLY INSTALLED ON THE TOP OF THE TOWER AS DEPICTED, AND THAT THE LIGHTNING ROD IS THE TALLEST/HIGHEST OBJECT PROTRUDING ABOVE THE TOP OF THE STRUCTURE.
2.	CONTRACTOR MUST ENSURE THAT THE TOWER LIGHTING SYSTEM (IF REQUIRED AND DEPICTED) MUST BE PROPERLY INSTALLED AND FUNCTIONING PER FAA/FCC REGULATIONS.
3.	CONTRACTOR MUST ENSURE THAT ADDITIONAL OR MORE STRINGENT TOWER LIGHTING SYSTEMS ARE INSTALLED IF REQUIRED BY ANY SUBSEQUENT FAA STUDY.
4.	THE TOWER LIGHTING SYSTEM MUST COMPLY WITH FAA ADVISORY CIRCULAR AC70/7460.

KEY:

C.O.R. =	CENTER OF RADIATION
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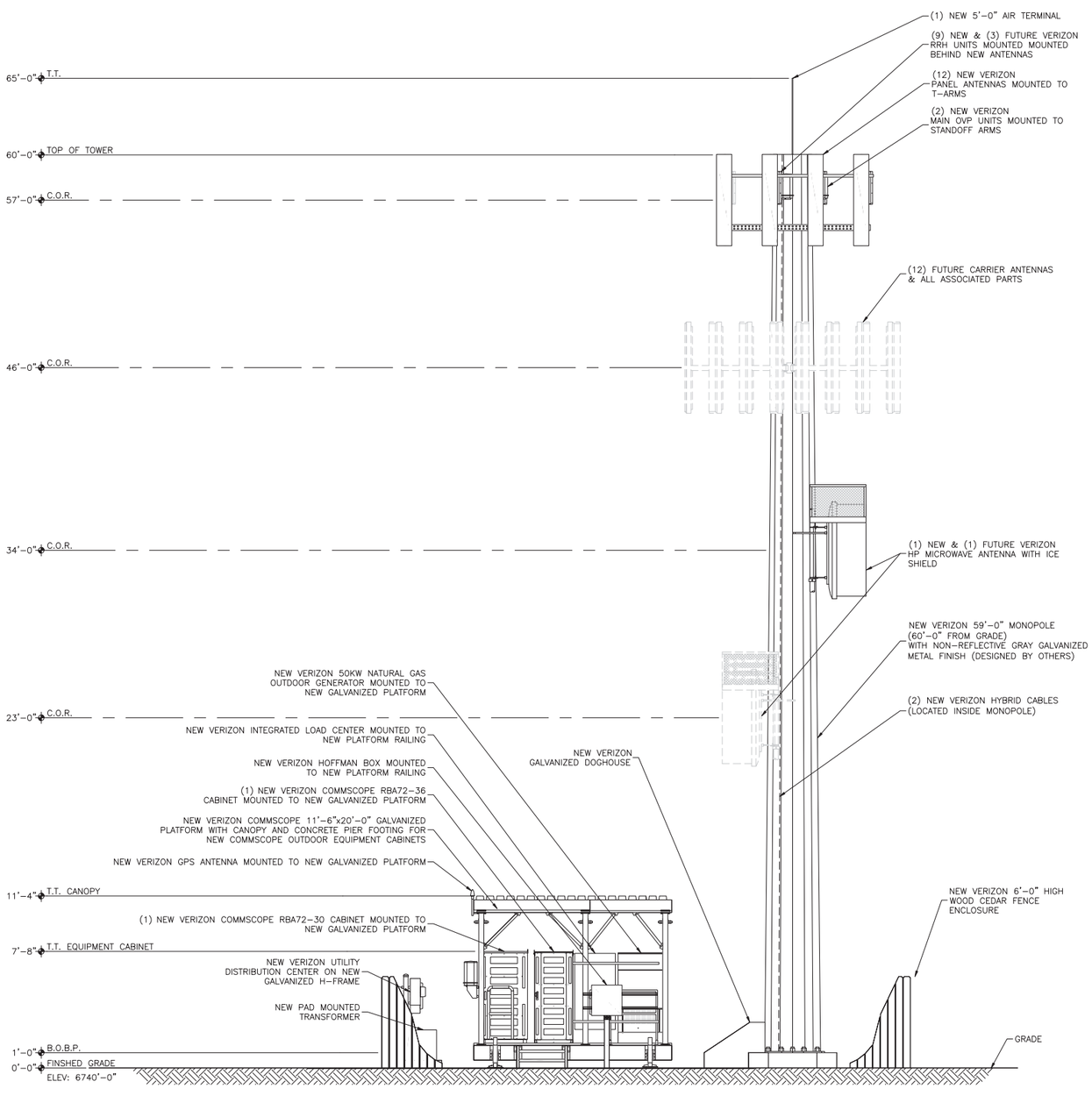
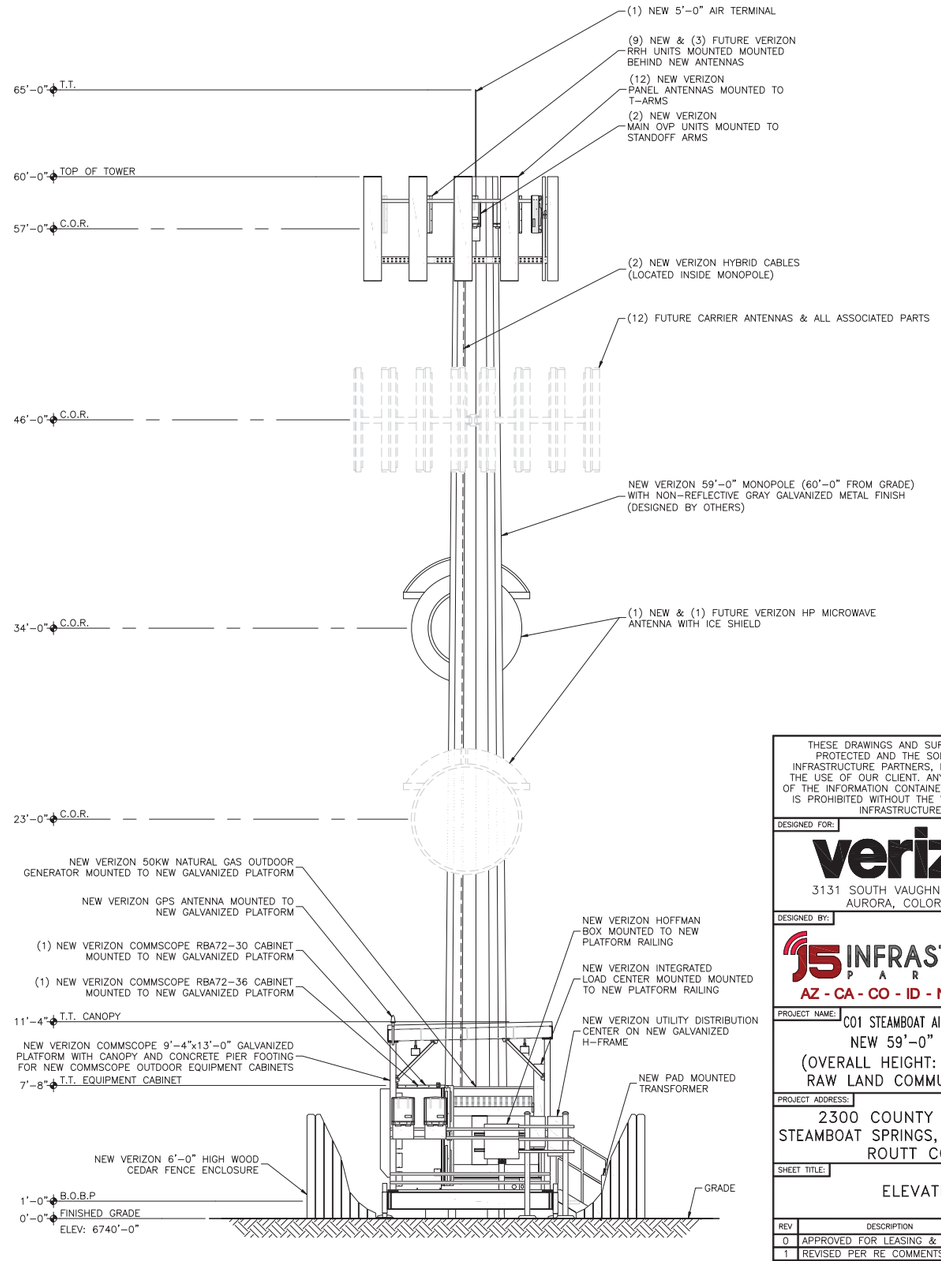
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

KEY:

PROPOSED MONOPOLE SHALL BE DESIGNED WITH CAPACITY TO SUPPORT (1) ADDITIONAL CARRIERS. (BY OTHERS)



NEW WEST ELEVATION
SCALE: 1/4" = 1'-0"



NEW NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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verizon

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DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

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NEW 59'-0" MONOPOLE
(OVERALL HEIGHT: 65'-0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:

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STEAMBOAT SPRINGS, COLORADO 80487
ROUTT COUNTY

SHEET TITLE:

ELEVATIONS

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	07/06/17	BKT	–
1	REVISED PER RE COMMENTS	10/13/17	BKT	–

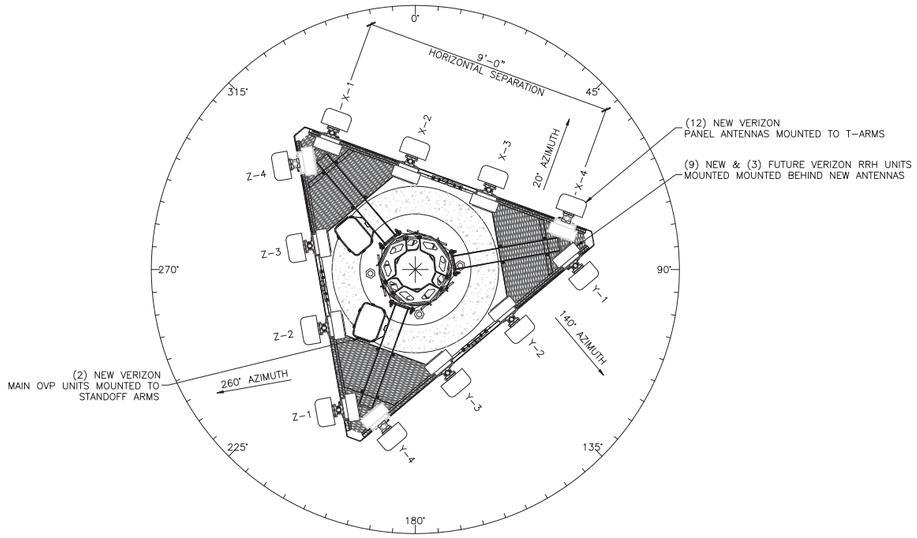
SAVE DATE: 10/13/2017 11:45 AM

SHEET NUMBER: Z4

NEW VERIZON ANTENNA SCHEDULE:

ATTACH LEVEL (COR)	AZIMUTHS (DEG., MN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	ESTIMATED COAX CABLE LENGTH	MECHANICAL DOWN TILT
57'–0"	20° 140° 260°	6' PANEL ANTENNA	12	SEE ANTENNA MOUNT SCHEDULE	(2) HYBRID CABLES (NEW)	SEE SHEET RF1 FOR COAX DESIGN	–

NOTES:
1. FOR EXACT ANTENNA INFORMATION REFER TO THE RF DESIGN.
2. ALL NEW COAX SHALL BE INSTALLED ON INSIDE OF NEW MONOPOLE.



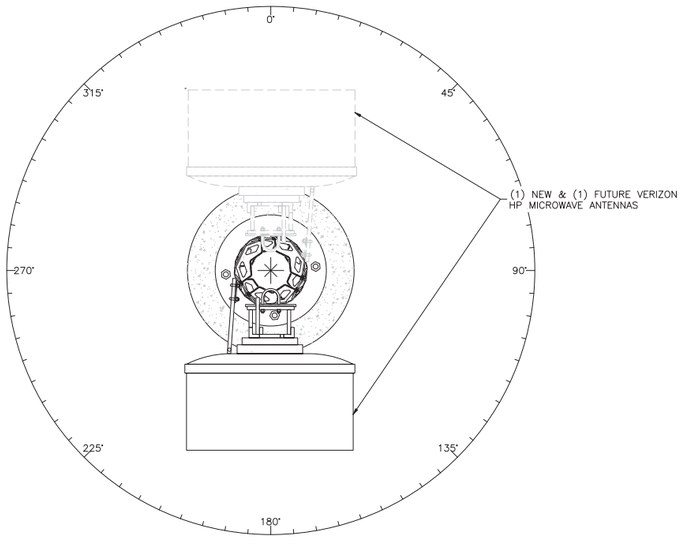
ANTENNA SECTION @ 57'–0"
SCALE: N.T.S.

NORTH

NEW VERIZON MICROWAVE SCHEDULE:

ATTACH LEVEL (COR)	AZIMUTHS (DEG., TN)	ANTENNA TYPE	ANTENNA QUANTITY	MOUNT TYPE	COAX (QUANTITY) SIZE (NOMINAL)	ESTIMATED COAX CABLE LENGTH	FACING
T.B.D.	T.B.D.	HP MICROWAVE	1	SEE ANTENNA MOUNT SCHEDULE	T.B.D.	T.B.D.	T.B.D.

NOTES:
1. FOR EXACT MICROWAVE INFORMATION REFER TO THE MICROWAVE DESIGN.



MICROWAVE SECTION @ 34'–0" & 23'–0"
SCALE: N.T.S.

NORTH

ANTENNA COLOR CODES (HELENA MARKET) (CELL SITE COAX LABELING)

ANTENNA FUNCTION	ANTENNA SECTOR X		Y		Z	
	FIRST STRIPE	SECOND STRIPE	FIRST STRIPE	SECOND STRIPE	FIRST STRIPE	SECOND STRIPE
800 VOICE	WHITE/RED	WHITE/YELLOW	BLUE/RED	BLUE/YELLOW	GREEN/RED	GREEN/YELLOW
800 EVDO	WHITE/2 RED	WHITE/2 YELLOW	BLUE/2 RED	BLUE/2 YELLOW	GREEN/2 RED	GREEN/2 YELLOW
800 LTE	WHITE/3 RED	WHITE/3 YELLOW	BLUE/3 RED	BLUE/3 YELLOW	GREEN/3 RED	GREEN/3 YELLOW
1900 EVDO	PURPLE/RED	PURPLE/YELLOW	ORANGE/RED	ORANGE/YELLOW	BROWN/RED	BROWN/YELLOW
1900 VOICE	PURPLE/2 RED	PURPLE/2 YELLOW	ORANGE/2 RED	ORANGE/2 YELLOW	BROWN/2 RED	BROWN/2 YELLOW

ANTENNA COLOR CODE:

ANTENNA FUNCTION	COLOR
CDMA–800 B–BAND	RED
CDMA–800 A–BAND	WHITE
PCS–1900	YELLOW
LTE–700	PURPLE
ANTENNA SECTOR	
X	GREEN
Y	ORANGE
Z	BROWN

ANTENNA MOUNT SCHEDULE:

QUANTITY	DESCRIPTION	PART NUMBER(S)
1	10' LOW PROFILE PLATFORM KIT • 10"–40" TRI COLLAR BRACKET	C10–851–001 C10–112–300
1	MICROWAVE MOUNT ASSEMBLY • (1) TRI–COLLAR BRACKET • (1) MONOPOLE DISH MOUNT	C10–112 C10–899
12	ANTENNA MOUNTING PIPES	C10–981–206

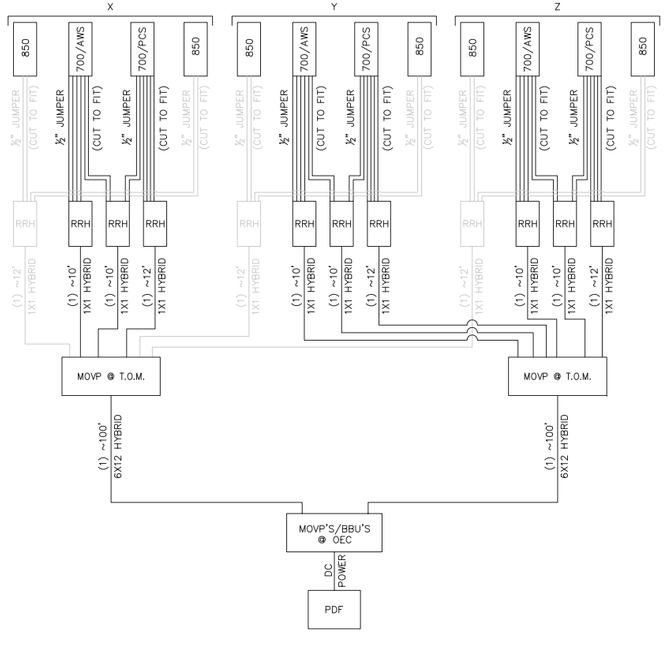
NOTE: ALL PRODUCTS ARE FROM "SABRE SITE SOLUTIONS"
PHONE: (866) 428–6937 / (712) 293–1964
WWW.SABRESITESOLUTIONS.COM

GENERAL ANTENNA NOTES:

1. DUAL POLAR ANTENNAS REQUIRE TWO RUNS OF COAX PER ANTENNA.
2. LENGTHS GIVEN ON THIS CHART ARE ESTIMATED FROM AVAILABLE INFORMATION.
3. TYPES AND SIZES OF THE ANTENNA CABLES ARE BASED ON THE ESTIMATED LENGTH OF THE CABLES. CONTRACTOR TO VERIFY ALL ACTUAL LENGTHS IN FIELD PRIOR TO INSTALLATION AND NOTIFY THE FIELD ENGINEER FOR VERIFICATION OF SIZES OF CABLES.
4. CONTRACTOR TO PROVIDE AS BUILT FOR THE LENGTH OF CABLES UPON COMPLETION OF INSTALLATION.
5. CONTRACTOR TO PROVIDE FINAL CABLE LENGTHS AND RETURN LOSSES FOR ALL CABLES.
6. ALL AZIMUTHS REFERENCE TRUE NORTH. CONSULT REQUIRED QUADRANGLE MAP FOR NECESSARY MECHANICAL DECLINATION.

NOTICE:

1. CONTRACTOR SHALL NOT SUBMIT BIDS OR PERFORM CONSTRUCTION WORK ON THIS PROJECT WITHOUT ACCESS TO THE CURRENT COMPLETE SET OF DRAWINGS LISTED IN THE TITLE–SHEET INDEX.



RRH HYBRID CABLE DIAGRAM AND CHART
SCALE: N.T.S.

DIAGRAM ABBREVIATIONS:

T.O.M.=	TOP OF MONOPOLE
ES=	EQUIPMENT SHELTER
RRH=	REMOTE RADIO HEAD
PDF=	POWER DISTRIBUTION FRAME
LTE=	LTE PANEL ANTENNA
AWS=	AWS PANEL ANTENNA
PCS=	PCS PANEL ANTENNA

NEW HYBRID CABLE LENGTHS:

	SECTOR	CABLE/COAX SIZE (NOMINAL)	CABLE/COAX (QUANTITY)	ESTIMATED CABLE/COAX LENGTH
FROM (MAIN OVP) TO (MAIN OVP)				
MAIN TRUNK	–	HYB 6X12	2	~100'
FROM (MAIN OVP) TO (RRH)				
RRH JUMPERS	X	HYB 1X1	1	~12'
		HYB 1X1	1	~10'
		HYB 1X1	1	~10'
		HYB 1X1	1	~12'
	Y	HYB 1X1	1	~12'
		HYB 1X1	1	~10'
		HYB 1X1	1	~10'
		HYB 1X1	1	~12'
	Z	HYB 1X1	1	~12'
		HYB 1X1	1	~10'
		HYB 1X1	1	~10'
		HYB 1X1	1	~12'
FROM (RRH) TO (ANTENNAS)				
ANTENNA JUMPERS	X	½"ø	12	CUT TO FIT
		½"ø	4	CUT TO FIT
	Y	½"ø	12	CUT TO FIT
		½"ø	4	CUT TO FIT
	Z	½"ø	12	CUT TO FIT
		½"ø	4	CUT TO FIT

APPROVED FOR LEASING/ZONING

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verizon
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AURORA, COLORADO 80014

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AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:
C01 STEAMBOAT AIRPORT (ALT 1)
NEW 59'–0" MONOPOLE
(OVERALL HEIGHT: 65'–0" A.G.L.)
RAW LAND COMMUNICATION SITE

PROJECT ADDRESS:
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STEAMBOAT SPRINGS, COLORADO 80487
ROUTT COUNTY

SHEET TITLE:
ANTENNA INFORMATION

REV	DESCRIPTION	DATE	BY	CHK
0	APPROVED FOR LEASING & ZONING	07/06/17	BKT	–
1	REVISED PER RE COMMENTS	10/13/17	BKT	–

SAVE DATE: 10/13/2017 11:45 AM
SHEET NUMBER: RF1

CELLULAR INC. NETWORK CORP. d/b/a VERIZON WIRELESS
APPLICATION FOR FINAL DEVELOPMENT PLAN
RESUBMITTAL IN RESPONSE TO
TECHNICAL ADVISORY COMMENTS
REVISION DATE: MAY 17, 2018

PROJECT INFORMATION:

Applicant Information: Cellular Inc. Network Corp. d/b/a/ Verizon Wireless, 3131 South Vaughn Way, Aurora, CO 80014

Applicant's Agent: Leasing and Zoning Consultant, Kappa Consulting LLC; Contact: Irene Cooke, 800 Pearl Street #907, Denver, CO 80203; (970) 531-0831

Land Owner Information: Routt County, Contact: Tom Sullivan, County Manager, 522 Lincoln Avenue, Steamboat Springs, CO 80477; (970) 879-0108

Engineering Firm Preparing Site Plan: J5 Infrastructure Partners; Contact: Steve Haag, 1745 Shea Center Drive, Highlands Ranch, CO 80129; (303) 683-3194

Name of Project: Verizon Wireless CO1 STEAMBOAT AIRPORT

Address of Project: 2300 County Shop Road, Steamboat Springs, CO

ATTACHMENTS:

Many of the following items were included with earlier submittals of this application; however, they are attached to this resubmittal, along with more recently requested items for convenience of the reviewer:

- Master Application Form, signed by Owner and Applicant's Agent with legal description;
- Site Plan: One (1) full size copy (24" x 36") and one (1) reduced size copy (11" x 17") of the revised drawings, including survey, site plan and elevations (revised plan set);
- Geographic coordinates confirmed in 1A Certification;
- Visual Analysis: Photosimulations dated 2018 from three (3) locations as requested by TAC, in addition to Photosimulations dated 2014;
- Coverage Maps including: a) Service Area Map: "Before" and "After" illustrations of coverage in the service area; b) Network Map: All existing VZW sites in Steamboat Springs; and (c) Master Plan Map: Existing and currently proposed VZW sites in Steamboat Springs;
- Request for Variance;
- Alternate Site Analysis with Propagation Maps;
- FAA Determination of No Hazard to Air Navigation;
- List of Nearby Telecommunication Facilities;
- NIER Information: Letter from Verizon Wireless RF engineer;
- Title Commitment, deeds and access easement information; and
- Mineral Rights Owner Notification Affidavit.

RESPONSE TO TECHNICAL ADVISORY COMMITTEE LETTER

The following items have been provided in response to the September 25, 2017, TAC Letter; additional items have been provided in response to subsequent emails from City Staff, dated February 16, 2018, February 20, 2018, February 21, 2018, March 1, 2018 and May 17, 2018:

Minimum Applications Requirements:

1. Network maps, alternative site analysis and master plan for all related facilities have been provided, attached.

General:

1. Height of tower: site plans have been revised to clarify tower height. Please note that the tower structure (steel only) will be 59 ft. tall with 1 ft. of foundation extending above ground for a total of 60 ft. height. The required lightning rod will extend 5 ft. above the tower.
2. Height - Sec. 26-147(k)(4): Measurements have been provided on revised site plans as requested.
3. City Registration – Sec.26-147(e): Verizon Wireless will complete any registration forms provided by the City. To date, applicant is not aware of a registration form that is available for this purpose.
4. FAA Notice – Sec. 26-147(h)(4): FAA Notice of No Hazard to Air Navigation has been provided, attached.
5. Lighting – Sec. 26-147(k)(4): No lighting is required, per the FAA report. Tower will not be illuminated in any way.
6. Draft agreement – Sec. 26-147(m): County Attorney and Verizon Wireless Attorney will work with City Attorney to address this. An agreement acceptable to the City will be provided prior to approval of the project.
7. Compliance with Sec. 26-147(k)(11): Updated Narrative has been provided, below, addressing all CDC requirements including statement of compliance with Sec. 26-147(k)(11), all elements of Sec. 26-92, Sec. 26-65 and Sec. 26-151.

Skyline Standards:

1. Please see Narrative below at pages 9-10 and separate Request for Variance, attached.

Collocation:

1. Please see Narrative under Sec. 26-147(j), page 11 below, describing collocation potential on the proposed tower.
2. The County Attorney and Verizon Wireless Attorney will work with City Attorney to address the agreement requirement. An agreement acceptable to the City will be provided prior to approval of the project.

Alternative Analysis:

1. Please see Alternative Site Analysis, attached as a separate document, addressing requirements of Sec. 26-147(j) and Sec. 25-147(k)(3)(b).

2. As noted in the Narrative below, it is not commercially feasible to develop multiple towers to serve the proposed coverage area when one tower would be sufficient.

Conditions of Approval:

1. The subdivision plat referenced in this comment has now been recorded.
2. Applicant understands that the term of approval and 5 year review are required per Sec. 26-147(i).
3. Applicant understands that collocation will be a condition of approval.

Airport Manager Comments:

1. FAA Notice of No Hazard to Air Navigation has been provided, attached.
2. Coordinates of the tower have been provided (40°30'19.27", -106°51'30.12"; ground elevation 6740 ft.; per 1A Certification, attached).

Building Department Comments:

1. Applicant understands that a building permit will be required for this project.

UPDATED NARRATIVE

PROJECT DESCRIPTION:

Verizon Wireless, the nation's largest wireless telecommunications provider with over 109 million subscribers, has, through extensive testing and customer complaints, determined that delivery of wireless coverage and capacity in the vicinity of the proposed tower is not optimal. Particularly during the busy tourist seasons, there is a notable depletion of capacity. Why is this happening? The short answer is that usage of smartphones and tablet devices has grown exponentially in the past few years. These devices require large amounts of data to transmit the videos, photos, emails, downloaded "apps" and other uses that have become such a part of daily life. In North America, the average household has multiple connected devices, with smartphones outnumbering tablets 6 to 1. When those households travel to Steamboat Springs for vacations, the devices go with them!

More than half of U. S. households are now wireless only, with no landline. With the increased popularity of smartphones and tablet devices, there is an increased demand for capacity; existing sites can no longer adequately provide data service needed for the new devices. In 2016, mobile data usage was 35 times that of data usage in 2010. In 2015, average data usage was 3.76 GB per device; by 2021, average data usage is expected to increase to 22 GB per device. Verizon Wireless must plan ahead to meet the projected demands. Thus, it has become necessary to provide additional sites to provide the required capacity.

To address the demand for increased capacity, Verizon Wireless proposes to develop a new telecommunications site at the Routt County Road and Bridge Maintenance Facility at 2300 County Shop Road. The purpose of the proposed site is to improve capacity for 4G-LTE voice and data service in the area with a center near the intersection of U. S. Highway 40 and Colorado Highway 129 (aka Elk River Road). The new City-County shared law enforcement facility is

located in the area to be served by the proposed tower and improved service is critical to operations of that facility. Verizon Wireless is committed to serving its customers and the community as a whole by providing the optimum level of service as mandated by the FCC for the benefit of the public good. This mandate requires the development of communication sites to provide the service. Adequate service to the residents and visitors in this vicinity cannot be maintained without the proposed facility.

The proposed site will include a 60-ft. monopole with 5-ft. lightning rod, twelve (12) 6-ft. panel antennas and various radio equipment, metal cabinets for electronic equipment associated with the antennas, and a natural gas generator for backup power in case of prolonged power outage emergency, in a 20-ft. x 35-ft. lease area, enclosed in a 6-ft. tall cedar fence. Access will be via the existing County Shop Road. This is an unmanned site and, after construction is complete, will generate no appreciable traffic. One technician in a pickup truck will visit the site occasionally, approximately once per month, for routine maintenance and monitoring. No water or sewer service is needed.

All Verizon Wireless sites are operated in strict compliance with local, State and Federal rules, regulations and standards. The tower will meet or exceed current standards of the FAA and FCC.

The proposed site is in compliance with all zoning setbacks: Setbacks for towers are 20% of tower height, which for a 60-ft. tower would be 12-ft.; setbacks for the I-Industrial Zone District are 15-ft. from front and 10-ft. from side property lines. The proposed tower setbacks from property lines are shown on the table on Sheet Z1: From North: 109 ft.; From South: 295 ft.; From East: 88 ft.; From West: 853 ft.

ZONING REGULATIONS:

This application was originally submitted pursuant to Section 26-147 of the City of Steamboat Springs Community Development Code, Personal Communications Services and Cellular Telephone Service Facility Design Standards, prior to code revisions. Requirements of additional applicable CDC Sections are also addressed below, including Section 26-65, Section 26-92 and Section 26-151. The following is Applicant's response to the requirements of these Sections:

SECTION 26-147 PERSONAL COMMUNICATIONS SERVICES AND CELLULAR TELEPHONE SERVICE FACILITY DESIGN STANDARDS:

SECTION 26-147(a) PURPOSE AND APPLICABILITY:

Section 26-147(a): The Regulations are intended to accomplish the following:

(1) Ensure against creation of visual blight within or along City's scenic corridors: **Applicant Response:** The proposed tower is a monopole, intended to have the least visual impact, in compliance with Sec. 26-147(k)(2)(b).

(2) Protect inhabitants from adverse health effects in excess of NIER standards: **Applicant Response:** Verizon Wireless facilities are operated in strict compliance with all FCC regulations and standards. Please see letter from Verizon Wireless RF engineer.

(3) Ensure that a competitive and broad range of telecommunications services and high quality telecommunications infrastructure are provided to the community and emergency response network: **Applicant Response:** The proposed site will provide much needed 4G-LTE capacity on Elk River Road and Highway 40 for residents, visitors and emergency services personnel. As noted in Project Description above, the new shared law enforcement facility is located in the proposed coverage area. Nationwide, 76% of 911 calls are made from cell phones, since more than half of the population no longer has a land line. The need for improved capacity for 4G-LTE service in this area of the City cannot be overstated.

(4) Simplify and shorten the process for obtaining necessary permits for telecommunication facilities while protecting interests of citizens: **Applicant Response:** In response to comments from the Technical Advisory Committee, Applicant submits this revised application narrative. Verizon Wireless would request the City to approve this application within 150 days of resubmittal.

SECTION 26-147(b) APPLICABILITY: **Applicant Response:** The proposed site is in the City of Steamboat Springs.

SECTION 26-147(c) GENERAL REQUIREMENTS:

Section 26-147(c): Applicant Response: The proposed site will be in compliance with all applicable goals, standards, guidelines, requirements and regulations of local, state and federal agencies.

SECTION 26-147(d) EXEMPTIONS:

Section 26-147(d): Applicant Response: Not applicable

SECTION 26-147(e) REGISTRATION:

Section 26-147(e): Applicant Response: Applicant will comply with all registration requirements on forms provided by the City. To date, we have not been made aware of a registration form and it is unclear how the Applicant should register. However, Applicant will comply with registration requirements upon notice from the City.

SECTION 26-147(f) PROHIBITED FACILITIES:

Section 26-147(f): Applicant Response: Not applicable; the proposed tower is in the Industrial Zone District.

SECTION 26-147(g) PERMITS:

Section 26-147(g)(1)-(g)(3): Applicant Response: Applicant understands that a Conditional Use Permit review is required.

Section 26-147(g)(4) Factors considered in granting approval include:

a. **Height of proposed tower: Applicant Response:** The proposed 60 ft. height is the minimum height required to achieve the objectives for coverage and capacity in this area. Please note that the tower will be structurally capable of supporting antennas for at least one additional "future carrier," as depicted on the site plans. Staff comments indicated some confusion about tower height. The metal tower itself will be 59 ft. tall with a base extending 1 ft. above grade, for a total of 60 ft. above ground level. Labels on drawings have been revised to clarify this. Site plans show the required lightning rod, which extends 5 ft. above the top of the tower.

b. **Proximity of the tower to residential structures and residential district boundaries: Applicant Response:** The proposed tower will be located in the Industrial Zone District on a parcel used for Routt County Road and Bridge Maintenance Shop. This property is surrounded by other properties zoned Industrial and Commercial Services. The proposed tower will be 853 ft. from the west property line of the industrial-zoned parcel and more than 1,550 ft. from the nearest residential parcel in West End Village Subdivision, west of Downhill Drive.

c. **Nature of uses on adjacent and nearby properties: Applicant Response:** The properties adjacent to the subject parcel are zoned Industrial and Commercial Services, as illustrated on the zoning map below, Figure 1.

Figure 1

d. **Surrounding topography: Applicant Response:** The surrounding topography is extremely challenging for radio frequency propagation. Terrain presents the potential to block radio frequency signals and, unless a site is properly located, service to critical areas may be blocked by the terrain. The subject parcel is on a hill above the highways to the east and south which makes it ideal for this site. No other available location near the intersection of Elk River Road and Highway 40 would allow the same coverage provided by this site, as the topography could block the signal in one direction or the other. The

proposed tower site is high enough to provide coverage for the nearby highways, while being low enough to avoid interference with air traffic at the airport to the north. Please see the FAA Determination of No Hazard to Air Navigation, attached, which indicates that the proposed tower will not be a hazard to the airport operations.

e. **Surrounding tree coverage and foliage: Applicant Response:** The subject parcel is a maintenance facility and has no significant vegetation, due to the industrial character of the existing use, as well as operations and safety considerations. The Routt County Road and Bridge Department is very concerned about the prudent use of ground space on this property. To maintain sufficient space for current and future uses, as well as snow storage, there are no trees or foliage in the area of the proposed tower.

f. **Design of the tower: Applicant Response:** The proposed tower will be a monopole, which has the least visual impact possible. Height of the tower was limited to 60 ft. in an attempt to minimize visual impact. The design proposed is a monopole, which has the least possible mass to support the proposed antennas. This is consistent with Sec. 26-147(k)(2) which provides that, with some exceptions, all towers shall be self-supporting monopoles. Also consistent with Subsection (k), the proposed tower and equipment cabinets will be constructed of non-reflective metal. Other possible designs would have included a "monopine" (stealth tree design) or a self-support (lattice) tower. Both of those designs would have had considerably more visual impact than the proposed monopole. The proposed location was selected to provide coverage both on Highway 40 and Elk River Road and is on a ridge above those roads. There are no existing structures with sufficient height for rooftop collocation and a monopole was the only feasible alternative with the least possible visual obtrusiveness.

g. **Proposed ingress and egress: Applicant Response:** Access to the site will be via the existing County Shop Road access to the Routt County Maintenance facility. This is an established access; no new access will be required and there will be no impact on traffic. It should be noted that, after construction, the proposed site will be visited only approximately once per month by a technician in a pickup truck for routine maintenance and monitoring, with no impact on traffic.

h. **Availability of suitable existing towers and other structures: Applicant Response:** There are no existing towers in the required service area available for collocation. In addition, there are no buildings with sufficient height for collocation. Please note that the proposed tower drawings show "future carrier antennas" for collocation by at least one additional wireless provider, thus minimizing the number of towers required in this area.

SECTION 26-147(h) APPLICATION REQUIREMENTS:

Section 26-147(h) provides the following information is required to be submitted with the application:

Section 26-147(h)(1): Applicant Response:

a) Supplemental project information forms: Application form signed by Routt County, owner, and Applicant has been provided.

b) Silhouette illustration of the facility: Please see Elevations sheets in site plans, attached.
c) Service area map: Please see attached Service Area Map.
d) Network map: Please see attached Network Map.
e) Alternative site analysis: Please see attached Alternative Site Analysis;
f) NIER exposure studies: Please see attached letter from Verizon Wireless RF engineer.
g) Title reports identifying legal access: Applicant previously provided title work, vesting deeds and access easement. Verizon Wireless is working with the Routt County Attorney to complete the site lease agreement which will provide legal access.
h) Security considerations: The proposed facility will be designed and operated to minimize the risk of igniting a fire or intensifying one that otherwise occurs. No new equipment building is proposed; outdoor metal cabinets will enclose the electronic equipment associated with the antennas. All Verizon Wireless sites are monitored remotely 24 hours every day via sensitive electronic equipment. Any disruption in normal operations would be immediately noted and addressed swiftly by trained personnel. The proposed site will be enclosed in a 6-ft. high cedar fence. It will be located on the grounds of the County Maintenance Facility which has limited access.
i) Lists of other nearby telecommunication facilities: Please see attached List of Nearby Verizon Wireless Telecommunication Facilities. Please note that Verizon Wireless has 4 existing sites in the City of Steamboat Springs. All 4 of these sites are collocations on existing structures. The proposed facility is the only tower that Verizon Wireless would have in the City limits.
j) Master plan for all related facilities within the city limits and within one-quarter mile therefrom: Please see attached Master Plan Map.
k) Facility design alternatives to the proposal: The tower will be a self-supporting monopole, in compliance with this section. A monopole has the least possible mass to support the proposed antennas. In the required service area, there are no tall buildings on which to collocate either roof-mounted or façade-mounted antennas. Other possible designs would have included a "monopine" (stealth tree design) or a self-support (lattice) tower. Monopine: In addition to the considerable mass of the faux branches on a "monopine," this design requires additional height. That is, additional "branches" are needed above the branches which conceal the antennas to make the profile more accurately resemble a tree. The most appropriate location for the monopine design is in an area with other existing coniferous trees. The subject property has little existing vegetation and no coniferous trees, so that a monopine design would not be desirable. Lattice Tower: A lattice tower has a larger base, with the pyramid shape of a traditional tower. The most appropriate use of a lattice tower design is in a remote area where heights of 200-ft. or more are required. Both the "monopine" and lattice tower would have had considerably more visual impact than the proposed monopole. Applicant understands that deposits for peer review may be required.

Section 26-147(h)(2): Applicant Response: Visual analysis is attached, including views requested in the Staff email dated February 21, 2018. In response to this request, Applicant hired

a lift, fitted with red flag at 60 ft. and parked the lift at the location of the proposed tower. Please see Figure 3, below, illustrating the equipment used.

Figure 2

Photos of this equipment were taken from the requested vantage points and used to provide reference for photosimulations. Please see photosimulations in the 2018 Visual Analysis document provided in a separate attachment. The following is a description of the views in the 2018 Visual Analysis:

Page 1: Existing view from Elk River Road and Downhill Drive/Copper Ridge Drive: The blue lift is barely visible in this view.
Page 2: Proposed view from Elk River Road and Downhill Drive/Copper Ridge Drive: The proposed tower is barely visible in this view; it is located to the left of the tallest conifer near the center of the photo.
Page 3: Zoomed version of Page 1, Existing view from Elk River Road and Downhill Drive/Copper Ridge Drive: Blue lift arm is visible to the left of the tallest conifer near the center of the photo.
Page 4: Zoomed version of Page 2, Proposed view from Elk River Road and Downhill Drive/Copper Ridge Drive: Tower and antenna image is outlined in black to make the image more visible for purposes of review. Please note that the tower does not extend into the sky above the ridge to the south.

Page 5: Existing view from Intersection of Lincoln Avenue/Hwy. 40 and Elk River Road: Blue lift arm is barely visible above the white roofed building near center of photo.
Page 6: Proposed view from Intersection of Lincoln Avenue/Hwy. 40 and Elk River Road: Proposed tower is visible above the white roofed building near the center of the photo. This is the only vantage point from which the tower is "skylined." It should be noted that this area is an extremely busy commercial intersection, which is one of the primary reasons that the tower is needed in this location. The streetlights, stoplights, road signs, traffic and industrial structures surrounding this intersection all serve to minimize the visual impact of the tower.
Page 7: Existing view from Intersection of Lincoln Avenue/Hwy. 40 and Downhill Drive/Riverside Drive: The blue lift is barely visible from this location. Please note that, although the photosimulation request was for the view from Downhill Drive, the lift was not visible from Downhill Drive north of Lincoln Avenue/Hwy. 40. Therefore, the photo was taken from the southeast corner of the intersection where the street name is Riverside Drive.
Page 8: Proposed view from Intersection of Lincoln Avenue/Hwy. 40 and Downhill Drive/Riverside Drive: Proposed tower is barely visible from this location; therefore, a zoomed view was provided (see pages 9-10).
Page 9: Zoomed version of Page 7, Existing view from Intersection of Lincoln Avenue/Hwy. 40 and Downhill Drive/Riverside Drive: The blue lift is visible near the center of the photo.
Page 10: Zoomed version of Page 8, Proposed view from Intersection of Lincoln Avenue/Hwy. 40 and Downhill Drive/Riverside Drive: Proposed tower is barely visible near the center of the photo. It does not extend into the sky above the ridge to the northeast.

Also attached is the 2014 Visual Analysis that was submitted with the initial application. This includes views from Copper Ridge Business Park on Elk River Road, from the intersection of Elk River Road and Lincoln Avenue-Highway 40 and from West End Subdivision. The Proposed views from the business park and from the residential subdivision show that the proposed tower is not skylined, due to an existing landform/mountain ridge in the background. The Proposed view from the intersection of Lincoln Avenue-Highway 40 and Elk River Road does show the skylined tower. However, as in the Proposed view on page 6 of the 2018 Visual Analysis, the visual impact is minimized by the existing streetlights, stoplights, road signs, traffic and industrial structures around this busy intersection.

Section 26-147(h)(3): Applicant Response: Applicant acknowledges possible liability for costs of independent technical review per this section.

SECTION 26-147(i) LIFE OF PERMITS:

Section 26-147(i): Applicant Response: Applicant understands that the conditional use permit is subject to review every 5 years. Applicant acknowledges that the permit may expire upon cessation of use for more than one year and one day; further acknowledges that all improvements shall be removed and site restored to its natural condition.

SECTION 26-147(j) CO-LOCATED AND MULTIPLE-USER FACILITIES:

Section 26-147(j):

(1) Alternatives analysis: **Applicant Response:** The purpose of the proposed site is to improve 4G-LTE capacity in the vicinity of U. S Highway 40, east and west, and State Highway 129 to the north of the site. There are no existing buildings or towers with sufficient height available for collocation in the desired service area. Applicant proposed locating this tower on property on Elk River Road owned by Yampa Valley Electric Association (YVEA). However, after extended consideration by the YVEA staff and board of directors, the proposal was rejected. Site selection in the desired service area is complicated by the fact that topography in this area is very challenging. Although it is possible that the coverage objectives could be met with multiple towers on Elk River Road and Hwy. 40, it is not commercially feasible to build two or three sites when one site would be sufficient. In addition, the single site proposed will result in fewer and less severe development impacts than any feasible alternative. The proposed tower will have sufficient capacity for collocation of at least 1 additional carrier. Due to visual impact considerations, Applicant limited the tower height to 60 ft., which limits the potential for collocation of numerous other carriers. ***Please see Alternative Site Analysis, attached.***

(2) Facility and site sharing: **Applicant Response:** The proposed tower will be structurally capable of supporting antennas for at least one additional carrier. It is doubtful that more than one additional carrier would be interested in collocating on this tower, given the relatively short height of 60 ft.; however, it is possible that a third carrier could collocate on the tower in the future, in the event that fiber-optic lines were available at the site, making it unnecessary to have microwave dishes on the tower. The parent parcel is owned by Routt County and a carrier wishing to collocate on the tower would need to obtain a land lease from Routt County for ground space for equipment associated with the antennas.

(3) Co-location: **Applicant Response:** As noted above, the tower will accommodate at least one additional carrier. Verizon Wireless understands that collocation must be granted to other carriers to the extent possible, given the height and structural capacity of the tower. Verizon Wireless further understands that a collocation requirement may be a condition of the City's approval for the project.

(4) Interference: **Applicant Response:** Verizon Wireless operates on frequencies specifically licensed by the FCC; it is extremely unlikely that any interference will be caused by the proposed site. The land lease between Routt County and Verizon Wireless will also include interference provisions to protect the operations of the County Road and Bridge facility.

SECTION 26-147(k) STRUCTURAL, DESIGN AND ENVIRONMENTAL STANDARDS:

Section 26-147(k)(1): Applicant Response: Applicant understands that a building permit will be required for this project.

Section 26-147(k)(2): Applicant Response: The application is in compliance with the following:

(a) The tower will be constructed of metal;

(b) The tower will be a self-supporting monopole, in compliance with this section. A monopole has the least possible mass to support the proposed antennas. In the required service area, there are no tall buildings on which to collocate either roof-mounted or façade-mounted antennas. Other possible designs would have included a "monopine" (stealth tree design) or a self-support (lattice) tower. Monopine: In addition to the considerable mass of the faux branches on a "monopine," this design requires additional height. That is, additional "branches" are needed above the branches which conceal the antennas to make the profile more accurately resemble a tree. The most appropriate location for the monopine design is in an area with other existing coniferous trees. The subject property has little existing vegetation and no coniferous trees, so that a monopine design would not be desirable. Lattice Tower: A lattice tower has a larger base, with the pyramid shape of a traditional tower. The most appropriate use of a lattice tower design is in a remote area where heights of 200-ft. or more are required. Both the "monopine" and lattice tower would have had considerably more visual impact than the proposed monopole.

(c) No satellite dish is proposed; only the proposed microwave dish is shown on site plans. The microwave dish is required because there is no fiber-optic line serving this property.

(d) No equipment shelter is proposed; outdoor equipment cabinets will be made of non-reflective material; Due to occupational safety and climate considerations at this site, it is not feasible to locate equipment in underground vaults.

(e) Support facility (outdoor equipment cabinets) does not exceed 15 ft. in height; the cabinets are designed to minimize visibility, as they are located at the County Maintenance Shop facility and in character with the industrial nature of the property.

(f) All components of the facility will have a "flat" non-reflective surface finish.

(g) Applicant understands that the City has authority to require special design when findings of particular sensitivity are made.

Section 26-147(k)(3): Applicant Response: The location of this site will minimize impacts by utilizing an existing industrial property, owned by a governmental entity.

(a) Applicant would request that the City Council waive skylining requirements, pursuant to Sec. 26-151(e)(3). This section provides that Council may find that strict application of the skyline overlay standards may interfere with other objectives of the CDC or community plan. In waiving the requirement, the Council may consider the significance of the public vantages from which the property is skylined. The intersection of Lincoln Avenue-Highway 40 and Elk River Road is the only vantage point from which the tower is skylined. It should be noted that this area is an extremely busy commercial intersection, which is one of the primary reasons that the tower is needed in this location. Sec. 26-151(e)(3) provides that the City Council may consider the relationship of existing structures and other landforms which may serve to minimize the impact of the proposed development. For example: The streetlights, stoplights, road signs, traffic and industrial structures surrounding this intersection all serve to minimize the visual impact of the tower. As noted in the Alternative Site Analysis, Applicant was unable to locate the site on a non-skylined

parcel. Applicant would respectfully request the City Council to waive the requirement pursuant to Sec. 26-151(e)(3). ***Please see Request for Variance, attached***.

(b) The fact that the proposed tower is located on a site that is already developed with a public use, i.e., the County Road and Bridge Maintenance facility, mitigates the prohibition that the proposed facility is visible from off-site. In addition, Verizon Wireless has provided technical evidence that there is a clear need for this facility and has demonstrated the lack of a feasible alternative location. ***Please see Alternative Site Analysis, attached.***

(c) The proposed tower is set back at least 20 percent of tower height from all property lines, as indicated on the setback table on Sheet Z-1 of the site plans.

Sec. 26-147(k)4): Applicant Response: The top height of the tower will be 60 ft. above ground level. The tower itself (steel portion of tower) will be 59 ft. with a base that extends 1 ft. above ground. Site plans show the required lightning rod, which extends 5 ft. above the top of the tower.

Sec. 26-147(k)(5): Applicant Response: The proposed facility will be unlit except when authorized personnel are on site at night.

Sec. 26-147(k)(6): Applicant Response: The proposed facility will be served by the existing County Shop Road.

Sec. 26-147(k)(7): Applicant Response: No landscaping is proposed due to the nature of the existing use on the property, i.e., the County Road and Bridge Maintenance Facility. Adding vegetation to this site would diminish the area available for County use and would be incompatible with the current use.

Sec. 26-147(k)(8): Applicant Response: The proposed facility will be designed and operated to minimize the risk of igniting a fire or intensifying one that otherwise occurs. No new equipment building is proposed; outdoor metal cabinets will enclose the electronic equipment associated with the antennas. All Verizon Wireless sites are monitored remotely 24 hours every day via sensitive electronic equipment. Any disruption in normal operations would be immediately noted and addressed swiftly by trained personnel. The proposed site will be enclosed in a 6-ft. high cedar fence. It will be located on the grounds of the County Maintenance Facility which has limited access.

Section 26-147(k)(9): Applicant Response: There will be no impact on environmental resources. All Verizon Wireless sites are operated in strict compliance with all local, state and federal regulations. In addition, environmental considerations are addressed in the ground lease between Verizon Wireless and Routt County.

Section 26-147(k)(10): Applicant Response: The site will generate no noise or traffic. Once constructed, it will be visited approximately once per month by a technician in one vehicle. The backup generator will operate only during power outages and for testing and maintenance purposes. The unit will not be within 100 ft. of any residential unit.

Section 26-147(k)(11): Applicant Response: The facility structures and equipment are located to blend with the existing industrial surroundings. The tower height is limited to 60 ft. to minimize visual impact. This is the minimum tower height feasible to provide the desired coverage while allowing for potential future collocation by other carriers. Applicant acknowledges that the subject parcel is designated as a "skylined" property; however, Applicant believes that there is sufficient

justification to allow for approval of the tower. ***Please see Narrative addressing Section 26-147(k)(3), above, as well as the attached Request for Variance and Alternate Site Analysis.***

SECTION 26-147(l) NIER EXPOSURE:

Section 26-147(l): Applicant Response: All Verizon Wireless facilities are operated in strict compliance with all applicable FCC regulations concerning NIER exposure. In fact, studies show that NIER levels at these facilities are hundreds, if not thousands of times lower than allowable limits. Please see attached letter regarding NIER standards from Verizon Wireless RF Engineer.

ARTICLE IV ZONE DISTRICTS AND PERMITTED USES

SECTION 26-91 GENERAL: **Section 26-91(c)(1)(o)** provides that the purpose of the Industrial Zone District is "…to accommodate industrial uses with varying degrees of impacts.

SECTION 26-92 USE CLASSIFICATIONS: **Section 26-92(b)(3)** provides that conditional uses require approval pursuant to Section 26-65 Development Plan. **Section 26-92(d)** provides that Telecommunication Facilities are a use allowed by conditional use permit. This application is submitted pursuant to Section 26-65, requesting approval for a conditional use permit for the proposed tower site.

CONDITIONAL USE PERMIT UNDER SECTION 26-65 DEVELOPMENT PLAN

Section 26-65(d) outlines criteria for review and approval of a Development Plan:

(1) Compatible with community plan. Applicant Response: Several sections of the community plan are applicable to this analysis including the following:

a) Land Use Goals: (i) LU-2 addresses infill and development of core areas. The land use goal supports intensification of land uses on appropriate infill areas including the intersection Hwy. 40-Lincoln Avenue and Elk River Road. (ii) Goal LU-4 promotes development of commercial activity nodes including the vicinity of the Hwy. 40-Lincoln Avenue and Elk River Road intersection. To support the development and infill in this area, adequate telecommunications infrastructure is critical.

b) Natural and Scenic Area Goals: (i) Goal NS-4 calls for protection of important view corridors including the Yampa River View, First View of Ski Area and Town and Yampa Valley View. These areas are illustrated in Appendix A and it should be noted that the subject property is not in any of these important view corridor areas.

(c) Economic Development Goals: (i) Goal ED-1 emphasizes the importance of a sustainable, diverse year round economy. This includes promoting green industry and home occupations, which rely on effective wireless telecommunications services. (ii) Goal ED-2 calls for support and expansion of local businesses, which need reliable telecommunications services. (iii) Goal ED-3 emphasizes the need to maintain the City's role as a regional economic center. A strong regional

economic center requires up-to-date wireless communications services to succeed in the 21st century.
(d) Capital Facilities and Utilities Goals: (i) Goal CF-1 recognizes the need to provide infrastructure and public services in an efficient and equitable manner. Since more than half of U. S. households are "wireless-only," meaning they no longer have a land line for telephone service, it is critical to provide adequate wireless infrastructure. The Background and Intent introduction to the Capital Facilities and Utilities section recognizes telecommunications as one of the elements "essential to a community and its ability to sustain itself in the future as well as facilities that enhance the quality of life for residents."
In summary, the proposed facility is compatible with the Community Plan.

(2) Consistency with surrounding uses. Applicant Response: The character of the immediate vicinity of the parcel proposed for development is industrial and commercial, therefore consistent with the proposed telecommunications site use. The proposed tower will enhance the existing uses and activities in the immediate vicinity by providing improved capacity for 4G-LTE service in the busy commercial and industrial area.

(3) Minimize adverse impacts. Applicant Response: The proposed site will not cause adverse impacts to surrounding uses. In fact, it will provide an important service to the surrounding industrial and commercial uses by improving the 4G-LTE capacity in this area. The site will not emit odors, noise, smoke or dust; it will not cause glare, vibrations or shadows. Visual impact will be minimized by the monopole design. Applicant has submitted a visual analysis from three vantage points identified by the City: 1) the intersection of Elk River Road and Downhill Drive; 2) the intersection of Lincoln Avenue-Highway 40 and Downhill Drive/Riverside Drive; and 3) the intersection of Lincoln Avenue-Highway 40 and Elk River Road. From the first two vantage points, the tower will be barely visible, since it will not extend above the mountain ridges in the background. From the third vantage point, the tower is visible on the ridge above a very busy intersection in a commercial/industrial area. The streetlights, stoplights, road signs, traffic and industrial structures surrounding this intersection all serve to minimize the visual impact of the tower.

(4) Access. Applicant Response: Access to the proposed site will be via an existing road, County Shop Road. This road terminates at the Routt County Road and Bridge maintenance facility where the proposed site will be located. Access to the maintenance facility is restricted and minimal traffic is present on the road. Once constructed, the site will be visited only occasionally by a technician in a pickup truck; therefore, the site will not generate any significant traffic and will not interfere with capacity of adjacent streets or intersections.

(5) Minimize environmental impacts. Applicant Response: The proposed site will have no adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands and natural landforms. The site will be located on an industrial zoned parcel

used as the County Road and Bridge maintenance facility. The site will not generate wastewater or air pollution. There is minimal vegetation at the property and there are no wetlands on the property.

(6) Phasing. Applicant Response: Not applicable; no phasing is proposed.

(7) Compliance with other standards. Applicant Response: The proposed site will be developed in compliance with all requirements of the CDC, state and federal law.

(8) Variance. Applicant Response: ***Please see separate Request for Variance, attached.***

SECTION 26-151 SKYLINE OVERLAY STANDARDS

Sec. 26-151 (a) provides that the purpose of the skyline overlay zone is to establish appropriate standards for development of property containing a visually significant skyline as viewed from designated public vantage points and identified on the official zoning map.

Although the subject parcel is included in the skyline overlay on the zoning map, the parcel and the surrounding properties are zoned commercial and industrial. Applicant has submitted a separate document for a Request for Variance from this standard. ***Please see separate Request for Variance, attached.***

Sec. 26-151(e)(3) provides that the City Council may consider the significance of the public vantages from which the property is skylined. As noted above, the subject property is not in one of the three designated important view corridors (Yampa River View, First View of Ski Area and Town and Yampa Valley View). This section further provides that the City Council may consider the relationship of existing structures and landforms which may serve to minimize the impact of the proposed development. Photosimulations provided with this application illustrate proposed views from several vantage points identified by City staff, including: 1) the intersection of Elk River Road and Downhill Drive; 2) the intersection of Lincoln Avenue/Hwy. 40 and Downhill Drive/Riverside Drive; and 3) the intersection of Lincoln Avenue/Hwy. 40 and Elk River Road. From the first two vantage points, existing landforms, i.e., mountain ridges in the background, serve to minimize the visual impact. The only vantage point from which the proposed tower is skylined is the intersection of Lincoln Avenue/Hwy. 40 and Elk River Road. This is a very busy commercial/industrial area where the existing street lights, stoplights, road signs, traffic and industrial structures surrounding this intersection all serve to minimize the visual impact of the tower. It is not a location where the general public, an ordinary motorist or pedestrian would expect an uninterrupted scenic view. Applicant submits that this public vantage is less significant than most other skyline vantage points in the City. The benefit of the tower to public safety and convenience clearly outweighs the significance of the visual impact.

A Visual Analysis dated 2014 was submitted with the initial application. That analysis includes views from Copper Ridge Business Park on Elk River Road; from the intersection of Lincoln Avenue-Highway 40 and Elk River Road and from West End Village, the residential subdivision to the west of the proposed site. The views of the proposed site from the business park and residential subdivision show that the tower is not skylined since there are existing landforms/mountain ridges in the background. As in the 2018 Visual Analysis, the view from the intersection of Lincoln Avenue-Highway 40 and Elk River Road does show skylining. However, as noted above, the existing street lights, stoplights, road signs, traffic and industrial structures surrounding this intersection all serve to minimize the visual impact of the tower.

Sec. 26-151(e)(3) further provides that the City Council may waive skylining requirements if it finds that strict application of the subsection may interfere with other objectives of the CDC or community plan. In this situation, strict application of the subsection would interfere with several objectives of the CDC as noted below, by preventing development of a critically needed communications facility.

Various Purposes of the CDC which apply to this analysis include:
Purpose Number 1: Promote the health, safety, convenience, order, aesthetics and visual qualities, prosperity and general welfare of present and future inhabitants of the city. The proposed site is needed to serve the health, safety, convenience and general welfare of present and future residents of the city as well as visitors. More than half of the U. S. population is "wireless only," meaning that they no longer have a land line for telephone service and Emergency 911 calls must be made from cell phones. In 2017, 76% of Emergency 911 calls in the U. S. were made from cell phones and it is important to have adequate capacity for these calls. Further, the City of Steamboat Springs law enforcement uses Verizon Wireless for their communications services. It is important to have reliable 4G-LTE service for public safety.

Purpose Number 3: Ensure adequate infrastructure: Although wireless communications facilities are not public utilities, wireless infrastructure is critical to public safety and the local economy. The proposed site would ensure adequate infrastructure for wireless communications in the proposed coverage area. Since more than half of the U. S. population is "wireless only," infrastructure for wireless communications service is now as important as telephone poles and lines were 50 years ago.

Purpose Number 8: Protect the tax base of the city: Tourism is an important part of the city's tax base. The proposed site will provide wireless service, supporting tourism by allowing visitors to access various mobile applications which enhance their visitor experience. Visitors and residents have become accustomed to using mobile applications for navigation, social media, etc. and the increased use of these applications has resulted in the need for increased capacity that can only be provided with new telecommunications sites.

Purpose Number 16: Foster the city's resort, business and other economic bases: Superior wireless communications service is critical to the success of resorts, businesses and other economic bases. Wireless applications requiring 4G-LTE capacity support local economic development, for example, mobile access to business websites, navigation tools to assist travelers, and various social media are important to small businesses and large resorts.

Purpose Number 17: Encourage the most appropriate and efficient use of land: The County Road and Bridge Shop property is the best location for the proposed site. This is a publicly owned parcel, already developed and separate from the surrounding commercial/industrial uses. By placing the proposed site on this parcel, no other commercial parcels will be encumbered with the communications site use, and therefore more available for income producing uses.

In summary, many Purposes of the CDC would be served by allowing the proposed facility.

Section 26-151(i) provides that review of the variance request shall consider approval if it demonstrated that the variance will minimize the visual or environmental impacts associated with the proposed development. In this case, the proposed site minimizes environmental impacts by locating the facility on an already-developed property with a current industrial use. ***Please see separate Request for Variance, attached.***

4G-LTE SITE

Please note that this will be a 4G LTE site, which means voice calls will be carried over our LTE network. THIS IS A CHANGE AND WILL REQUIRE CUSTOMERS TO HAVE A DEVICE CAPABLE OF ADVANCED CALLING. A Verizon 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VoLTE or Voice Over Long Term Evolution technology through a service Verizon calls Advanced Calling 1.0. Advanced Calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers' phones must be capable of Advanced Calling and that feature must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service. It must be noted that customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service.

CONCLUSION:

Verizon Wireless respectfully requests the City of Steamboat Springs to grant approval for the above described project, including approval of a conditional use permit and a variance from skylining provisions. The proposed site will be part of a comprehensive wireless network and approval of this application will allow Verizon Wireless to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.

VERIZON WIRELESS

CO1 STEAMBOAT AIRPORT

ALTERNATIVE SITE ANALYSIS

The proposed site was selected based on sophisticated computer modeling by experienced Verizon Wireless radio frequency ("RF") engineers. Topography in the vicinity of this site is extremely challenging. The mountainous terrain that makes Steamboat Springs such a popular tourist destination also makes radio frequency propagation difficult.

In 2013, Verizon Wireless RF engineers determined that within a few years, 4G-LTE capacity in the area within a certain radius of the Highway 40-Elk River Road intersection would need to be increased to meet the demand for service. As noted in the Community Plan, this intersection is a "Commercial Activity Node" where intensification of land uses is expected. Based on computer modeling of existing sites in Steamboat Springs, the engineers determined the best area for a new site to improve this service would be the vicinity of the County Road and Bridge Shop on County Shop Road. Existing sites were becoming overloaded with demands for capacity and would no longer be able to provide adequate service in the area to be served by the new site. The search then began for a property in that vicinity that would be suitable for a new communications site. There were very few properties identified in the limited area identified by the RF engineers.

In researching properties for a new communications site, there are several issues to consider: First, a property must be located in a zone district that allows communications facilities; second, the parcel must be of sufficient size to accommodate the communications facility; and third, the owner of the property must be willing to allow this use on the parcel and enter into a long term lease with Verizon Wireless. Many of the properties in the vicinity of the Copper Ridge Business Park development were not suitable due to size of the parcels, as well as parking and traffic flow considerations. In addition to the County Road and Bridge property, Applicant considered two additional adjacent properties.

The first alternate property was a parcel located northeast of the Road and Bridge property at 2657 Jacob Circle (PIN 121200001). In 2013-2014, when the search began for a property on which to locate the proposed site, this was vacant land owned by TIC Industries. The parcel is still vacant land. In 2013-2014, the owners did not respond to repeated attempts to contact them, leading to the conclusion that they were not interested in leasing space to Verizon Wireless. Verizon Wireless RF engineers determined that this property would be less desirable, as a site located there would have a much weaker signal in the town south of the site and west on Highway 40. The property was sold to new owners in 2016, long after plans for the Road and Bridge parcel had been developed. Applicant has not contacted the new owners because a) planning for the site at the Road and Bridge facility was already in progress and b) RF engineers had concerns that this location would not provide optimal coverage south of Highway 40 in the vicinity of the new combined law enforcement facility.

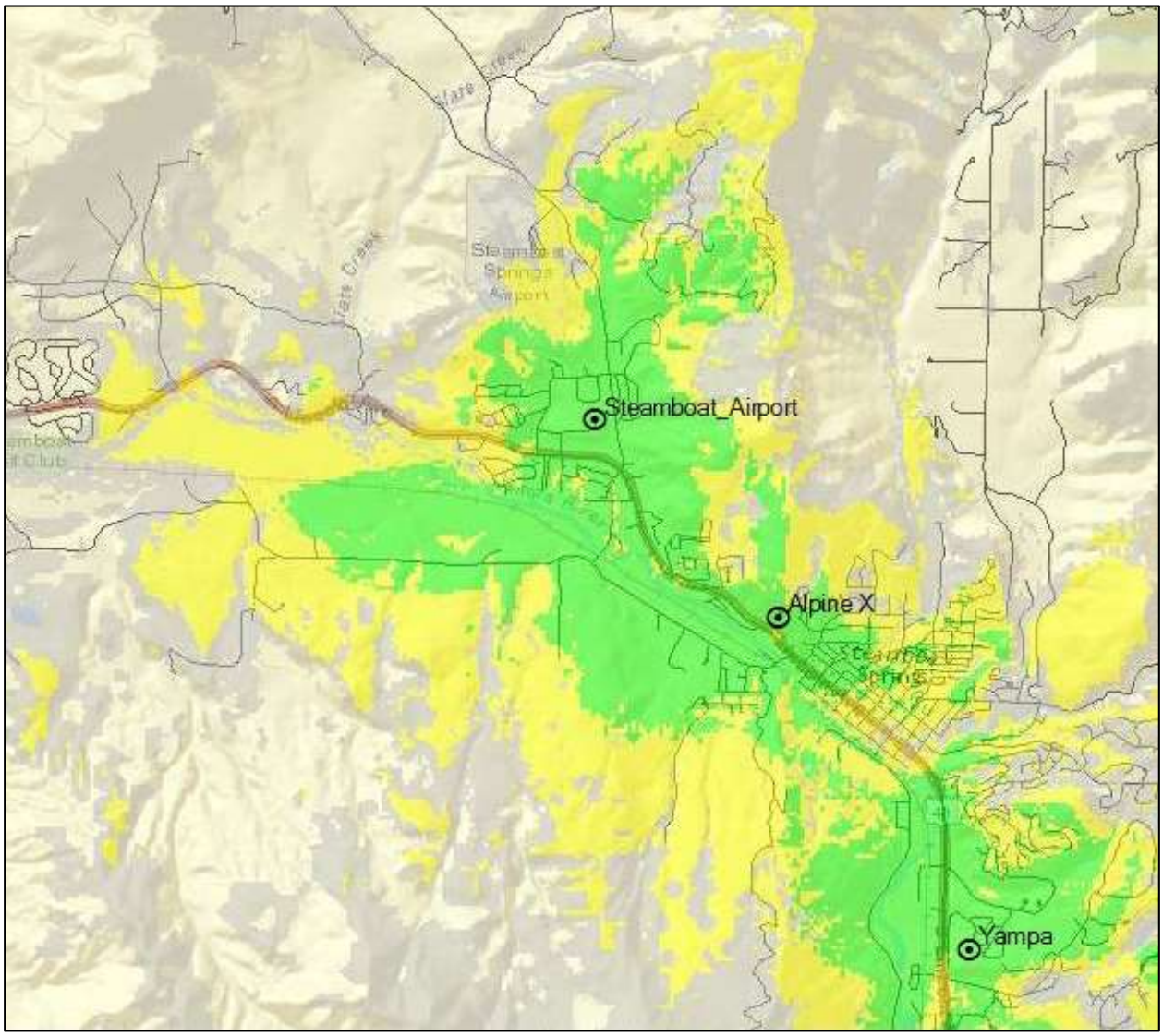
The second property considered was the parcel east of the Road and Bridge property (PIN305400001), owned by Yampa Valley Electric Association, Inc. ("YVEA"). Verizon Wireless RF engineers determined that a site on this property would provide weaker signal strength north on Elk River Road, especially around Copper Ridge Circle and Game Trails Drive. However, service in the vicinity of Highway 40 would be acceptable. This property was a suitable alternative to the currently proposed location. However, as noted above, a property owner must be willing to enter into a long term lease with Verizon Wireless.

The YVEA campus is a controlled entry facility and security is a concern due to the heightened level of security for public utility facilities. In addition, YVEA was concerned that a long term lease with Verizon Wireless would limit future development potential on the property. After lengthy consideration by board and staff, YVEA management determined that they would not be willing to enter into a lease with Verizon Wireless for this site.

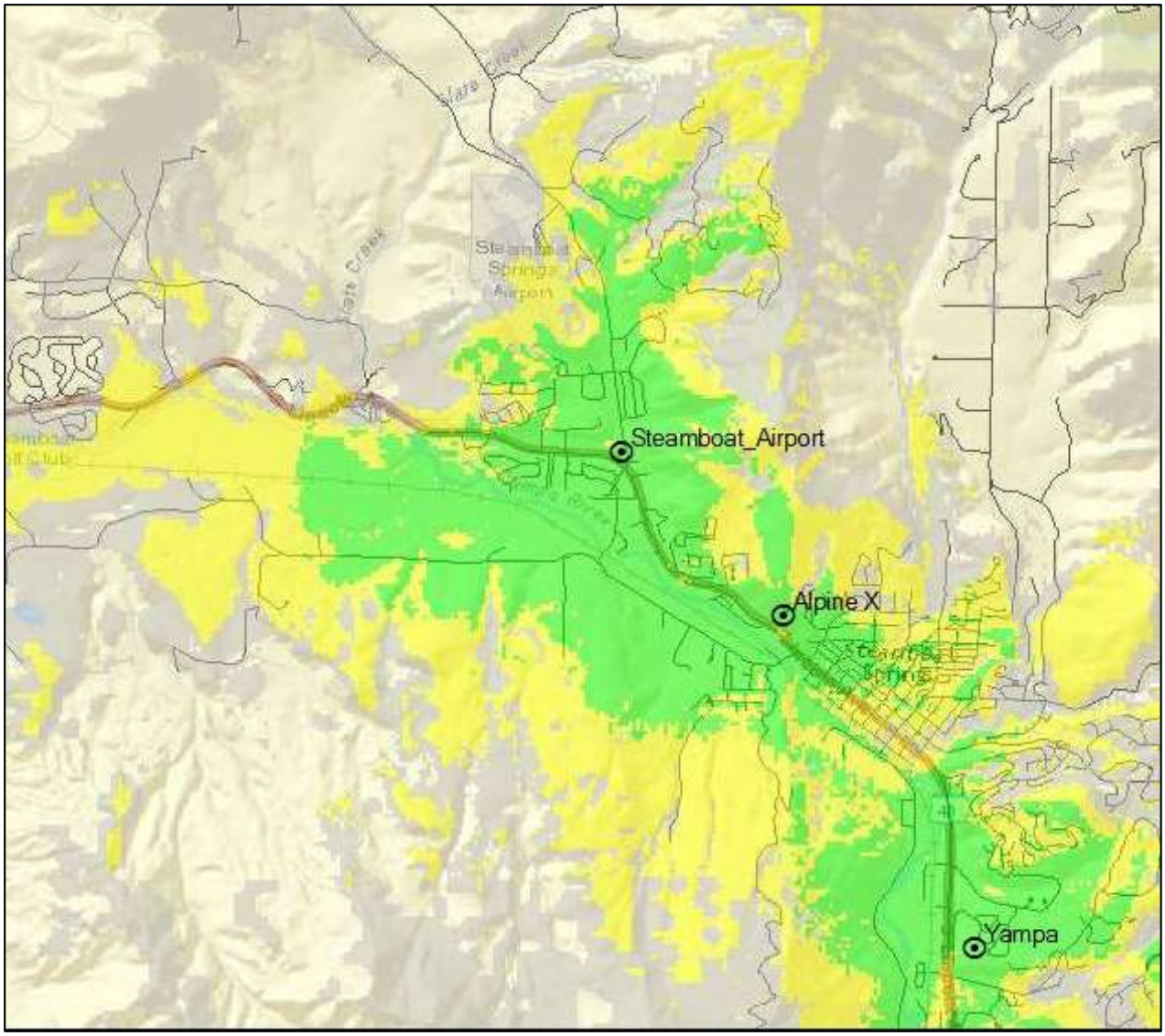
Applicant has provided copies of propagation maps showing the coverage provided by each of the 3 locations discussed. RF engineers have confirmed that the Road and Bridge Shop property is the best possible location for the new site. Please see Attachment with Propagation Maps, attached.

CONCLUSION: The location proposed at the Road and Bridge Shop parcel is the best candidate available for the new site. It will provide superior coverage on both Highway 129 and Highway 40. The proposed site will help improve coverage near the airport and surrounding areas where there is an increase in new development and commercial establishments. The proposed site will provide improved service south of Highway 40 in the vicinity of the new combined law enforcement facility. The need for this site cannot be overstated.

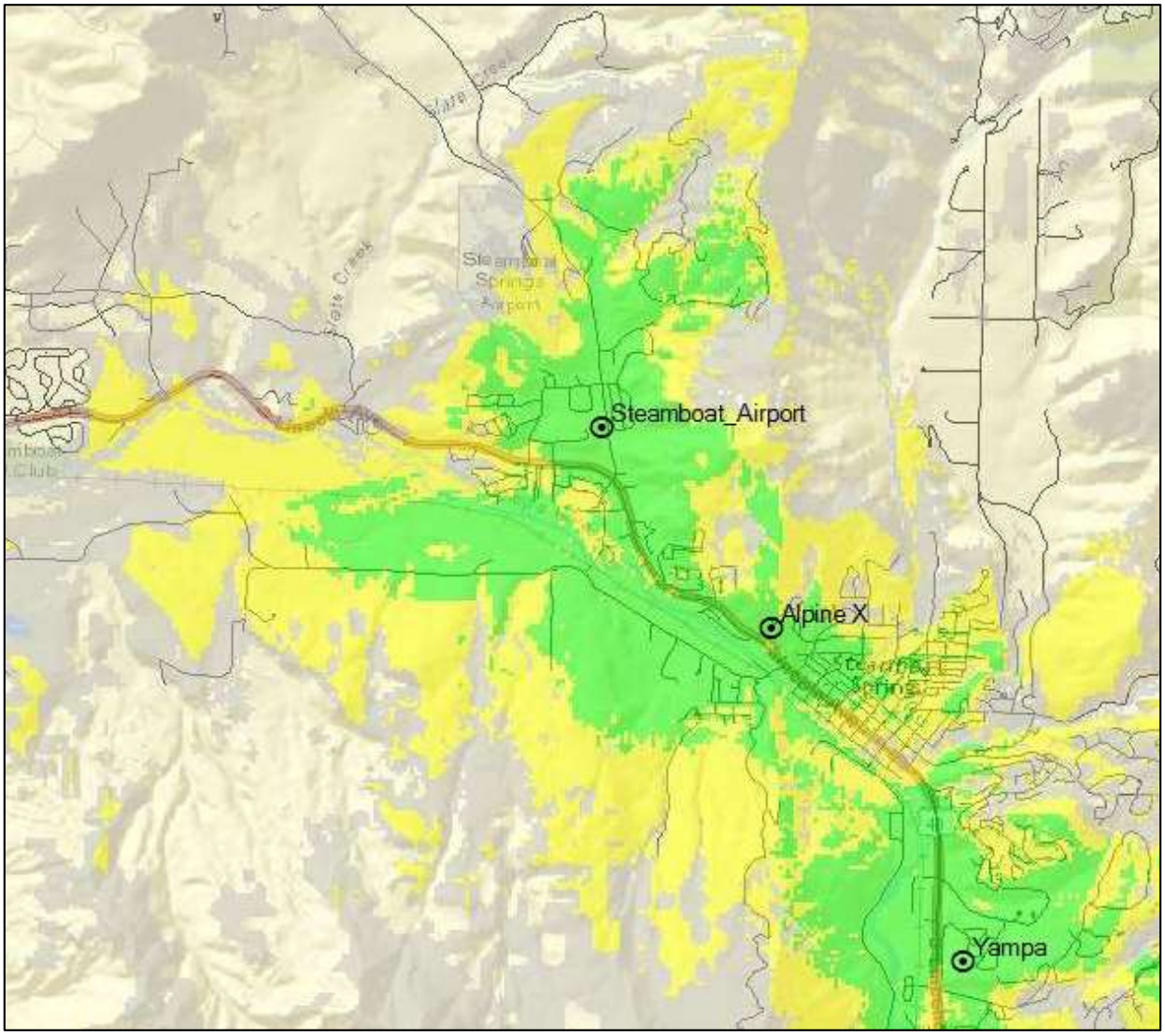
ALTERNATIVE SITE ANALYSIS
ATTACHMENT:
PROPAGATION MAPS SHOWING
COMPARISON OF COVERAGE FROM ALTERNATE SITES



Coverage from Proposed Location



Coverage from YVEA Location
(Please note: this property is NOT available.)

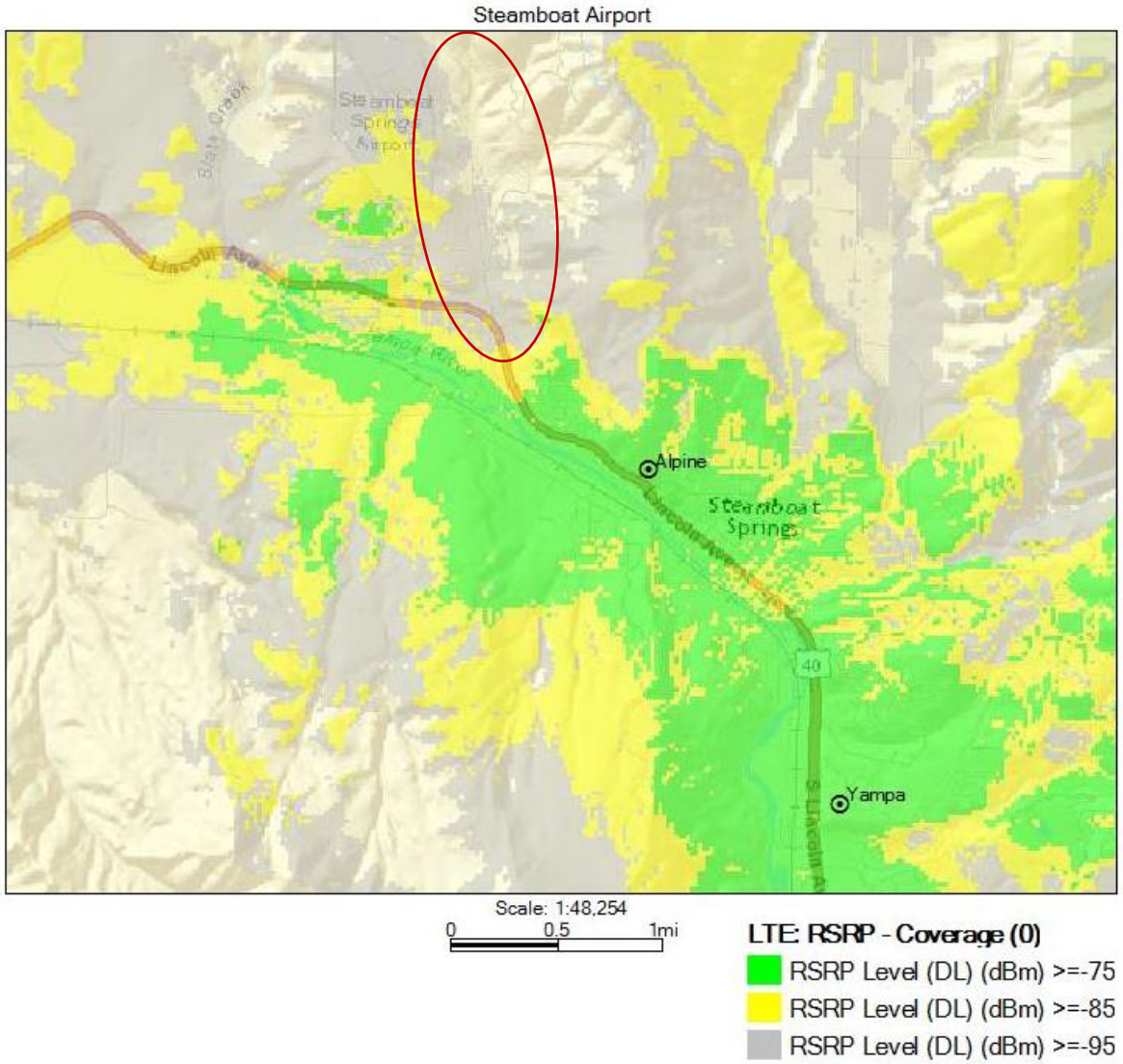


Coverage from Jacob Circle Parcel
(Please note: less coverage in critical area south of Highway 40.)

SERVICE AREA MAPS

VERIZON WIRELESS

CO1 STEAMBOAT AIRPORT



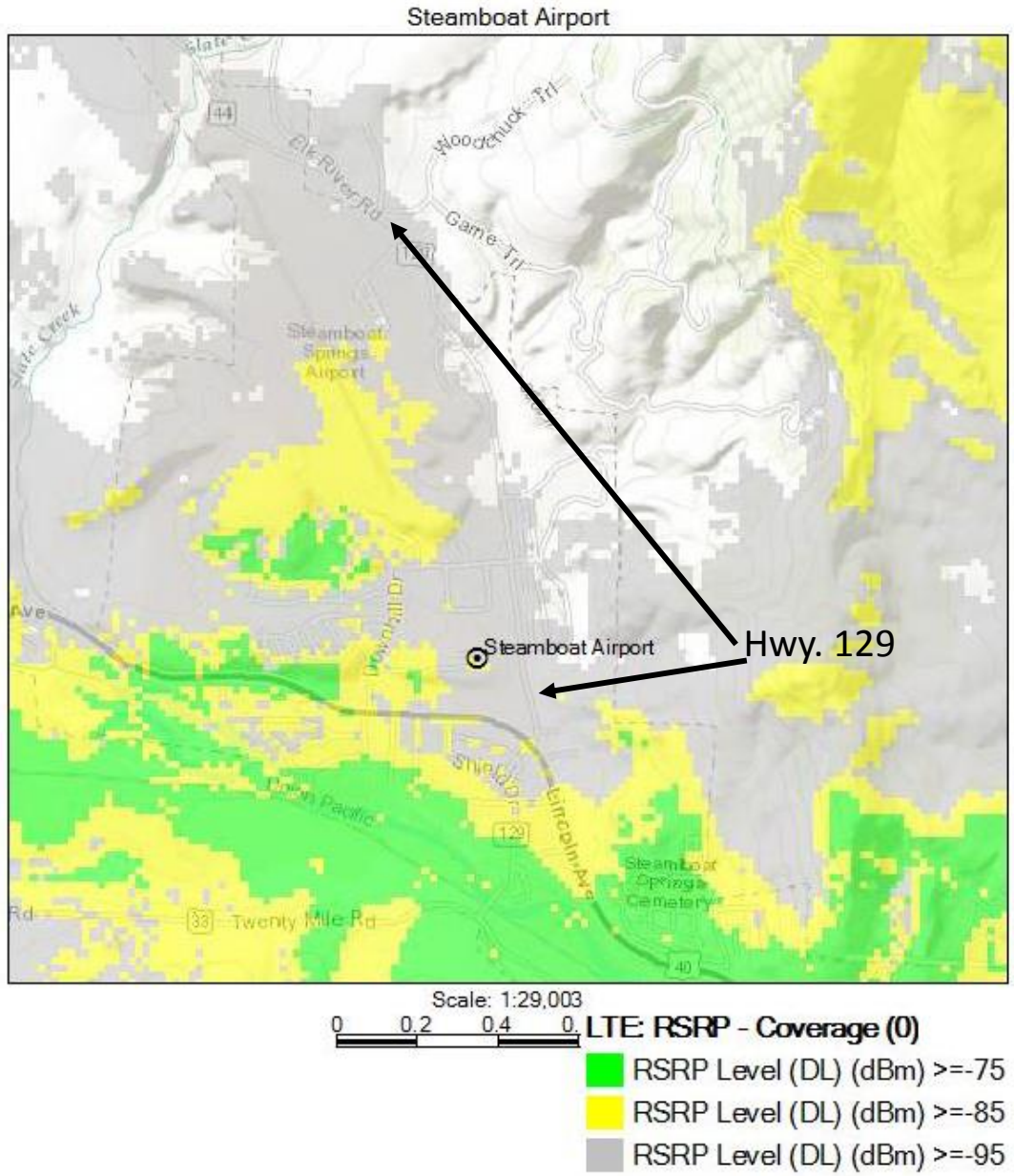
CURRENT COVERAGE

Green areas show optimal coverage.

Yellow and Gray areas show lesser level of coverage.

Existing site, CO1 Alpine, provides some coverage on Hwy. 40 but this does not extend north of Hwy. 49 to Hwy. 129.

Hwy. 129 north of Highway 40 has no optimal coverage as indicated with red circle.



CURRENT COVERAGE

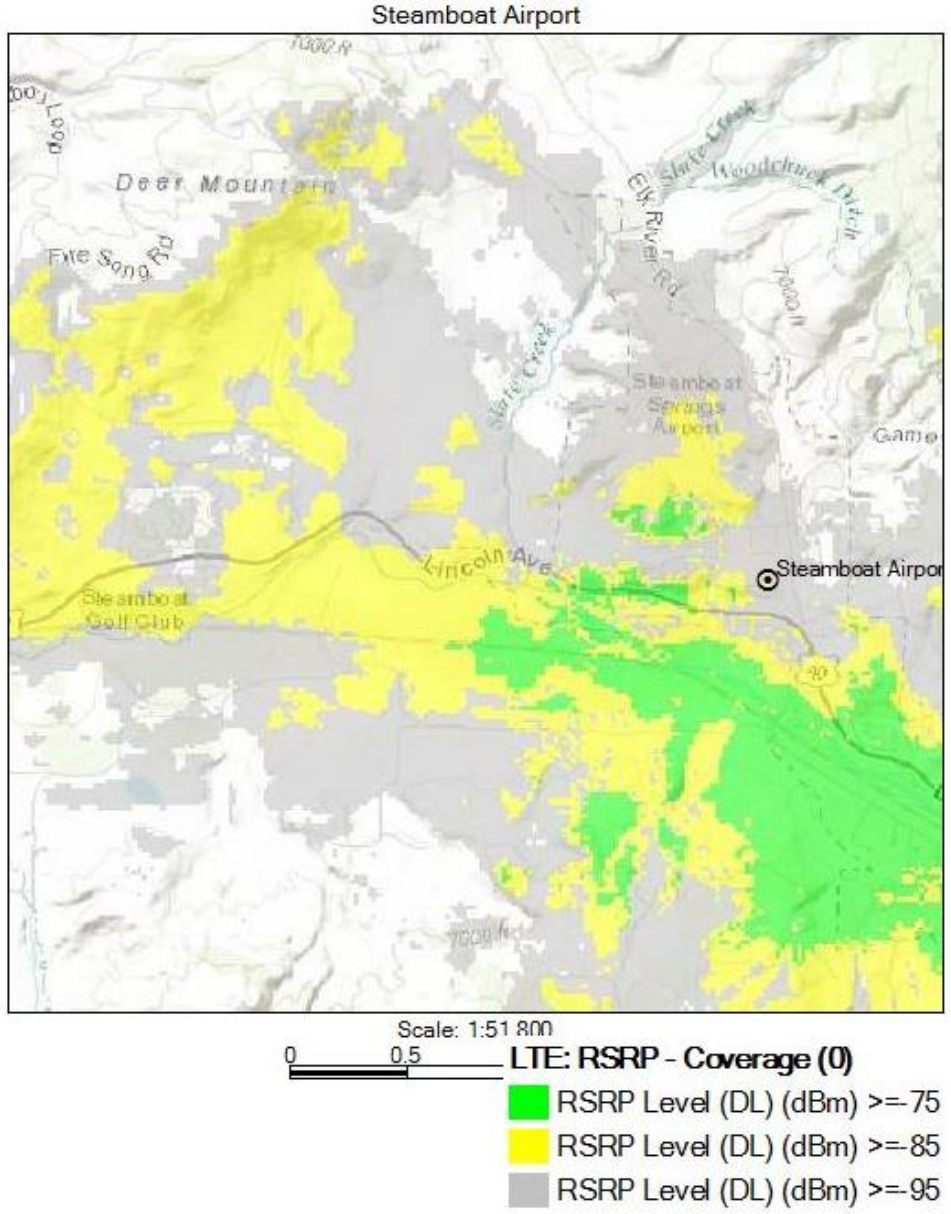
Close-up View - East

Green areas show optimal coverage

Yellow and Gray areas show lesser level of coverage

Highway 129 has no optimal coverage

Shield Drive location of Shared Law Enforcement Facility has poor coverage



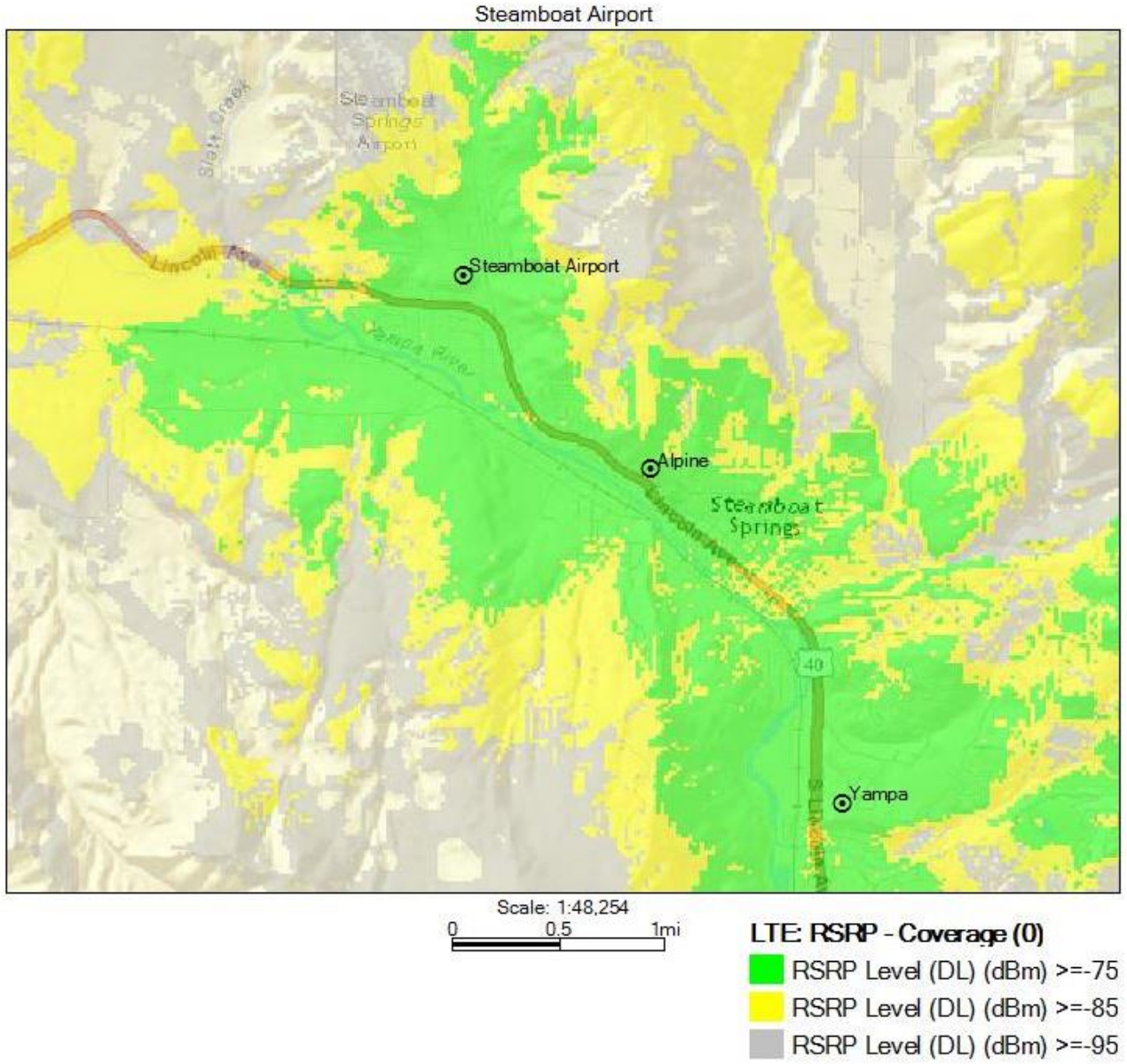
CURRENT COVERAGE

Close-up View - West

Green areas show optimal coverage

Yellow and Gray areas show lesser level of coverage

Existing coverage provided by CO1 Alpine

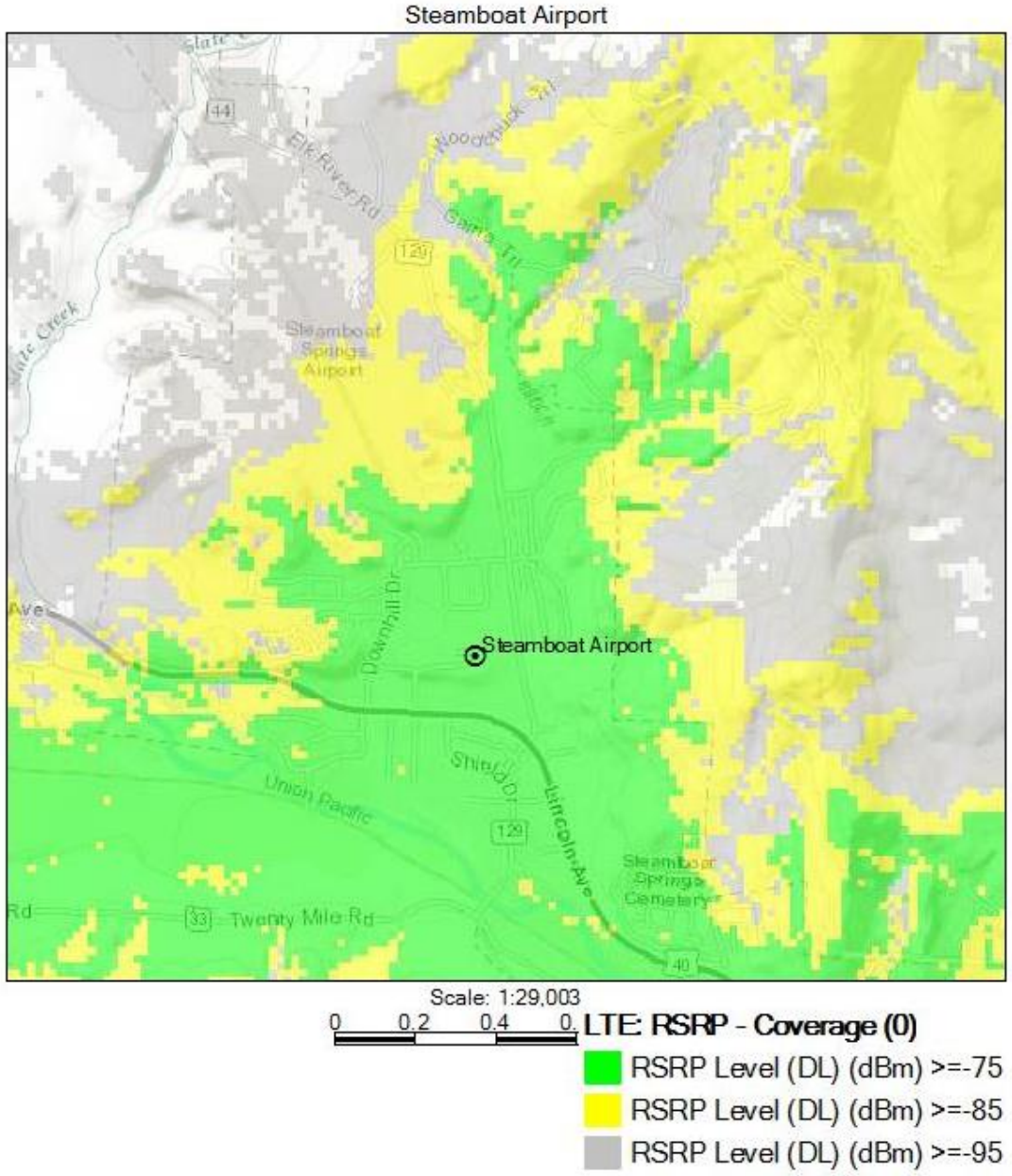


PROPOSED COVERAGE

Green areas show optimal coverage

Yellow and Gray areas show lesser level of coverage

CO1 Steamboat Airport provides improved coverage on Hwy. 40 and Hwy. 129



PROPOSED COVERAGE

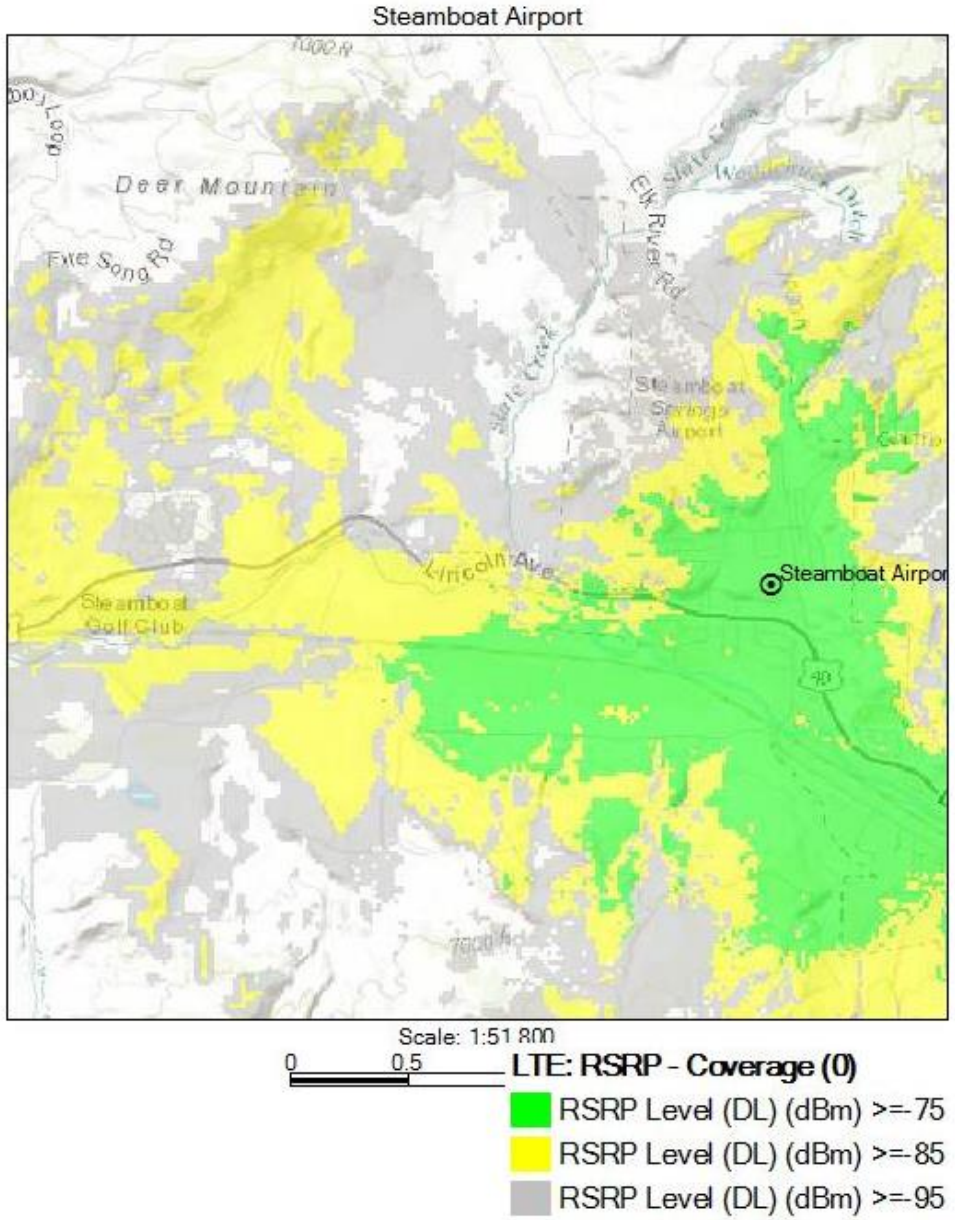
Close-up View - East

Green areas show optimal coverage

Yellow and Gray areas show lesser level of coverage

Highway 129 has optimal coverage for several miles to the north

Shield Drive location of Shared Law Enforcement Facility has excellent coverage



PROPOSED COVERAGE

Close-up View - West

Green areas show optimal coverage

Yellow and Gray areas show lesser level of coverage

Improved coverage in West Steamboat

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-ANM-4258-OE

Issued Date: 11/07/2017

Network Regulatory
Cellular Inc. Network Corporation
5055 North Point Pkwy
NP2NE Network Engineering
Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole STEAMBOAT AIRPORT
Location:	Steamboat Springs, CO
Latitude:	40-30-19.11N NAD 83
Longitude:	106-51-30.06W
Heights:	6740 feet site elevation (SE)
	65 feet above ground level (AGL)
	6805 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 05/07/2019 unless:

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

2.50

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination does not constitute authority to transmit on the frequency(ies) identified in this study. The proponent is required to obtain a formal frequency transmit license from the Federal Communications Commission (FCC) or National Telecommunications and Information Administration (NTIA), prior to on-air operations of these frequency(ies).

This determination of No Hazard is granted provided the following conditional statement is included in the proponent's construction permit or license to radiate:

Upon receipt of notification from the Federal Communications Commission that harmful interference is being caused by the licencee's (permittee's) transmitter, the licensee (permittee) shall either immediately reduce the power to the point of no interference, cease operation, or take such immediate corrective action as is necessary to eliminate the harmful interference. This condition expires after 1 year of interference-free operation.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (202) 267-0105, or j.garver@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ANM-4258-OE.

Signature Control No: 345711227-348554893 (DNE)
Jay Garver
Specialist

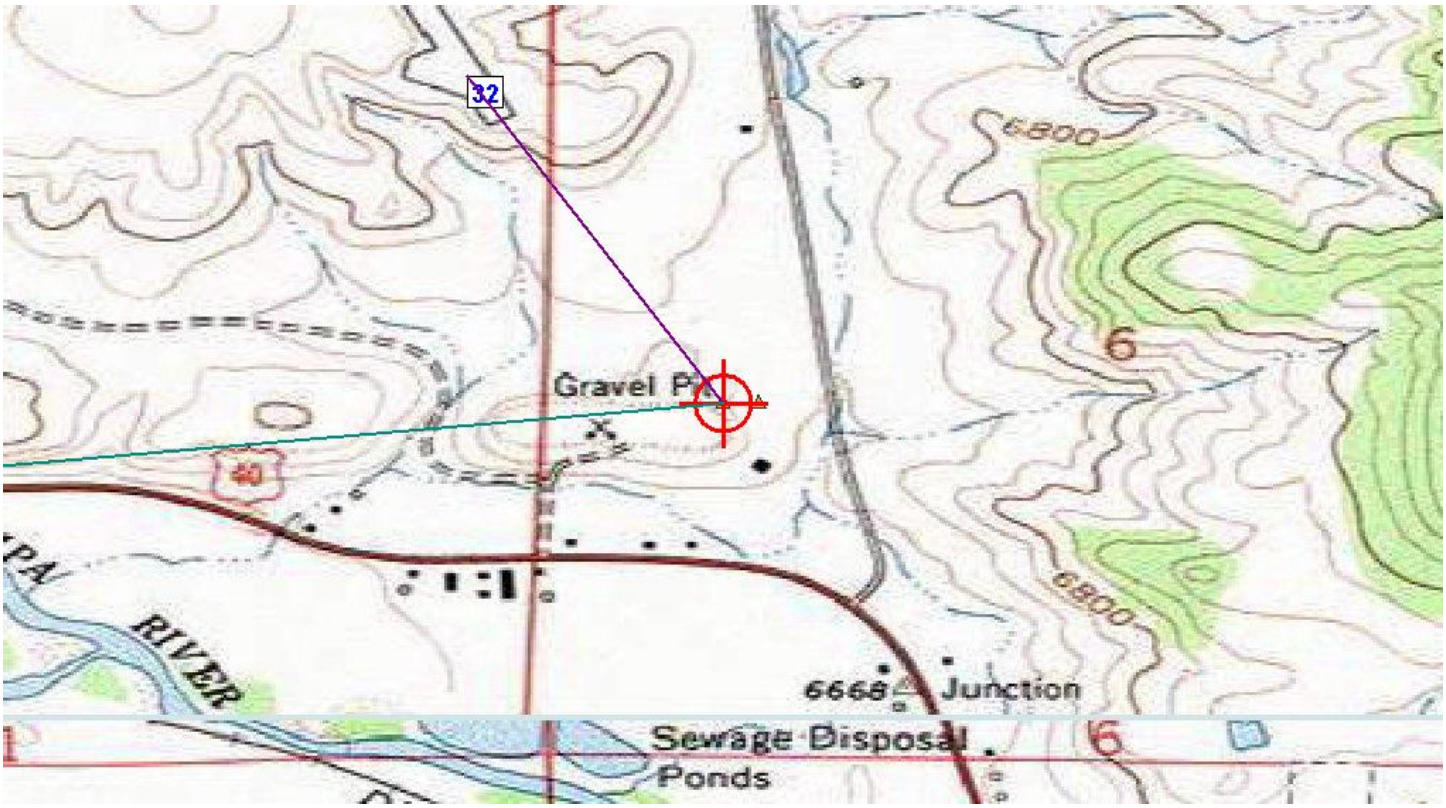
Attachment(s)
Frequency Data

Map(s)

cc: FCC

Frequency Data for ASN 2017-ANM-4258-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W


32
6800
6
Gravel Pit
40
RIVER
6800
6666
Junction
Sewage Disposal
Ponds
6

2.54

CELLULAR INC. NETWORK CORP. d/b/a VERIZON WIRELESS
CO1 STEAMBOAT AIRPORT
APPLICATION FOR FINAL DEVELOPMENT PLAN

REQUEST FOR VARIANCE

This Request for Variance is submitted pursuant to Section 26-65(d)(8) of the CDC. Applicant would respectfully request a variance from the skylining standards in Section 26-151 and offers the following in support of this request.

SECTION 26-65 (d)

As noted in the narrative accompanying the revised application, Applicant has addressed the criteria in **Subsections 26-65 (d)(1)-(7)** as follows:

(1) Compatible with community plan. Applicant Response: Several sections of the community plan are applicable to this analysis including the following:

a) Land Use Goals: (i) LU-2 addresses infill and development of core areas. The land use goal supports intensification of land uses on appropriate infill areas including the intersection Hwy. 40/Elk River Road. (ii) Goal LU-4 promotes development of commercial activity nodes including the vicinity of the Lincoln Avenue-Highway 40 and Elk River Road intersection. To support the development and infill in this area, adequate telecommunications infrastructure is critical.

b) Natural and Scenic Area Goals: (i) Goal NS-4 calls for protection of important view corridors including the Yampa River View, First View of Ski Area and Town and Yampa Valley View. These areas are illustrated in Appendix A and it should be noted that the subject property is not near any of these areas.

(c) Economic Development Goals: (i) Goal ED-1 emphasizes the importance of a sustainable, diverse year round economy. This includes promoting green industry and home occupations, which rely on effective wireless telecommunications services. (ii) Goal ED-2 calls for support and expansion of local businesses, which need reliable telecommunications services. (iii) Goal ED-3 emphasizes the need to maintain the City's role as a regional economic center. A strong regional economic center requires up-to-date wireless communications services to succeed in the 21st century.

(d) Capital Facilities and Utilities Goals: (i) Goal CF-1 recognizes the need to provide infrastructure and public services in an efficient and equitable manner. Since more than half of U. S. households are "wireless-only," meaning they no longer have a land line for telephone service, it is critical to provide adequate wireless infrastructure. The Background and Intent introduction to the Capital Facilities and Utilities section recognizes telecommunications as one of the elements "essential to a community and its ability to sustain itself in the future as well as facilities that enhance the quality of life for residents."

In summary, the proposed facility is compatible with the Community Plan.

(2) Consistency with surrounding uses. Applicant Response: The character of the immediate vicinity of the parcel proposed for development is industrial and commercial, therefore consistent with the proposed telecommunications site use. The proposed tower will enhance the existing uses and activities in the immediate vicinity by providing improved capacity for 4G-LTE service in the busy commercial and industrial area.

(3) Minimize adverse impacts. Applicant Response: The proposed site will not cause adverse impacts to surrounding uses. The existing uses surrounding the proposed site include the Yampa Valley Electric Association, Inc. ("YVEA") facility, an auto dealership, an industrial/commercial business park, various small industrial/commercial properties and a residential subdivision one-quarter mile to the west. The site will not emit odors, noise, smoke or dust; it will not cause glare, vibrations or shadows. Visual impact will be minimized by the monopole design. Applicant has submitted a new Visual Analysis (dated 2018) from three vantage points identified by the City: 1) the intersection of Elk River Road and Downhill Drive; 2) the intersection of Lincoln Avenue-Highway 40 and Downhill Drive/Riverside Drive; and 3) the intersection of Lincoln Avenue-Highway 40 and Elk River Road. From the first two vantage points, the tower will be barely visible, since it will not extend above the mountain ridges in the background. From the third vantage point, the tower is visible on the ridge above a very busy intersection in a commercial/industrial area. The streetlights, stoplights, road signs, traffic and industrial structures surrounding this intersection all serve to minimize the visual impact of the tower. West End Village, a residential subdivision, is located approximately one-quarter mile west of the proposed tower. The Visual Analysis dated 2014 which was submitted with the initial application includes a view of the proposed tower from this subdivision on page 7. The tower is not skylined from that vantage point because there is an existing mountain ridge in the background.

(4) Access. Applicant Response: Access to the proposed site will be via an existing road, County Shop Road. This road terminates at the Routt County Road and Bridge maintenance facility where the proposed site will be located. Once constructed, the site will be visited only occasionally by a technician in a pickup truck; therefore, the site will not generate any significant traffic and will not interfere with capacity of adjacent streets or intersections.

(5) Minimize environmental impacts. Applicant Response: The proposed site will have no adverse impacts on the natural environment, including water quality, air quality, wildlife habitat, vegetation, wetlands and natural landforms. The site will be located on an industrial zoned parcel used as the County Road and Bridge maintenance facility. The site will not generate wastewater or air pollution. There is minimal vegetation at the property and there are no wetlands on the property.

(6) Phasing. Applicant Response. Applicant Response: Not applicable; no phasing is proposed.

(7) Compliance with other standards. **Applicant Response:** The proposed site will be developed in compliance with all requirements of the CDC, state and federal law.

Subsection 26-65(d)(8) includes a requirement that the variance will not injure or adversely impact legal conforming uses of adjacent property. Although the subject parcel is included in the skyline overlay on the zoning map, Applicant would note that the parcel and the surrounding properties are zoned commercial and industrial. The surrounding uses are industrial and commercial, including the local rural electrical association, an industrial park and an automobile sales lot. The subject parcel is the maintenance facility of Routt County Road and Bridge Department. West End Village, a residential subdivision, is located approximately one-quarter mile west of the proposed tower. The Visual Analysis dated 2014 includes a view of the proposed tower from this subdivision. The tower is not skylined because there is an existing landform/mountain ridge in the background. None of the existing uses or any other legal conforming uses of adjacent property will be adversely affected by the proposed tower; in fact, these properties will benefit from the improved 4G-LTE capacity provided by the new facility.

Subsection 26-65(d)(8) also provides that, in addition to meeting the criteria found in subsections (d)(1)-(7), the variance shall meet one or more of certain criteria for approval. **Criterion 4** applies to the proposed situation: The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the property owner/applicant and the special circumstances are not the result of actions of the property owner/applicant.

The special circumstances in this case include the challenges outlined in the Alternative Site Analysis, attached. Topography in the vicinity of this site is extremely challenging. The mountainous terrain that makes Steamboat Springs such a popular tourist destination also makes radio frequency propagation difficult.

In 2013, Verizon Wireless RF engineers determined that within a few years, 4G-LTE capacity in the area within a certain radius of the Highway 40-Elk River Road intersection would need to be increased to meet the demand for service. As noted in the Community Plan, this intersection is a "Commercial Activity Node" where intensification of land uses is expected. Based on computer modeling of existing sites in Steamboat Springs, the engineers determined the best area for a new site to improve this service would be the vicinity of the County Road and Bridge Shop on County Shop Road. Existing sites were becoming overloaded with demands for capacity and would no longer be able to provide adequate service in the subject area. The search began for a property in that vicinity that would be suitable for a new communications site. There were very few properties identified in the limited area identified by the RF engineers.

In researching properties for a new communications site, there are several issues to consider: First, a property must be located in a zone district that allows communications facilities; second, the parcel must be of sufficient size to accommodate the communications facility; and third, the owner

of the property must be willing to allow this use on the parcel and enter into a long term lease with Verizon Wireless. In addition to the County Road and Bridge property, Applicant researched two additional adjacent properties.

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SECTION 26-151 SKYLINE OVERLAY STANDARDS

Sec. 26-151 (a) provides that the purpose of the skyline overlay zone is to establish appropriate standards for development of property containing a visually significant skyline as viewed from designated public vantage points and identified on the official zoning map. Although the subject parcel is part of the skyline overlay on the zoning map, it is not in one of the three designated important view corridors (Yampa River View, First View of Ski Area and Town and Yampa Valley View).

Sec. 26-151(e)(3) provides that the City Council may consider the significance of the public vantages from which the property is skylined. As noted above, the subject property is not in one of the three designated important view corridors (Yampa River View, First View of Ski Area and Town and Yampa Valley View). This section further provides that the City Council may consider the relationship of existing structures and landforms which may serve to minimize the impact of the proposed development. Photosimulations in the Visual Analysis dated 2018, provided with this application, illustrate proposed views from several vantage points identified by City staff, including: 1) the intersection of Elk River Road and Downhill Drive; 2) the intersection of Lincoln Avenue/Hwy. 40 and Downhill Drive/Riverside Drive; and 3) the intersection of Lincoln Avenue/Hwy. 40 and Elk River Road. From the first two vantage points, existing landforms, i.e., mountain ridges in the background, serve to minimize the visual impact.

The only vantage point from which the proposed tower is skylined is the intersection of Lincoln Avenue/Hwy. 40 and Elk River Road. This is a very busy commercial/industrial area where the existing street lights, stoplights, road signs, traffic and industrial structures surrounding this intersection all serve to minimize the visual impact of the tower. It is not a location where the general public, an ordinary motorist or pedestrian would expect an uninterrupted scenic view. Applicant submits that this public vantage is less significant than most other skyline vantage points in the City. The benefit of the tower to public safety and convenience clearly outweighs the significance of the visual impact.

A Visual Analysis dated 2014 was submitted with the initial application. That analysis includes views from Copper Ridge Business Park on Elk River Road; from the intersection of Lincoln Avenue-Highway 40 and Elk River Road and from West End Village, the residential subdivision to the west of the proposed site. The views of the proposed site from the business park and residential subdivision show that the tower is not skylined since there are existing landforms/mountain ridges in the background. As in the 2018 Visual Analysis, the view from the intersection of Lincoln Avenue-Highway 40 and Elk River Road does show skylining. However, as noted above, the existing street lights, stoplights, road signs, traffic and industrial structures surrounding this intersection all serve to minimize the visual impact of the tower.

Sec. 26-151(e)(3) further provides that the City Council may waive skylining requirements if it finds that strict application of the subsection may interfere with other objectives of the CDC or community plan. In this situation, strict application of the subsection would interfere with several objectives of the CDC as noted below, by preventing development of a critically needed communications facility. Various Purposes of the CDC which apply to this analysis include:

Purpose Number 1: Promote the health, safety, convenience, order, aesthetics and visual qualities, prosperity and general welfare of present and future inhabitants of the city. The proposed site is needed to serve the health, safety, convenience and general welfare of present and future residents of the city as well as visitors. More than half of the U. S. population is "wireless only," meaning that they no longer have a land line for telephone service and Emergency 911 calls must be made from cell phones. In 2017, 76% of Emergency 911 calls in the U. S. were made from cell phones and it is important to have adequate capacity for these calls. Further, the City of Steamboat Springs law enforcement uses Verizon Wireless for their communications services. It is important to have reliable 4G-LTE service for public safety.

Purpose Number 3: Ensure adequate infrastructure: Although wireless communications facilities are not public utilities, wireless infrastructure is critical to public safety and the local economy. The proposed site would ensure adequate infrastructure for wireless communications in the proposed coverage area. Since more than half of the U. S. population is "wireless only," infrastructure for wireless communications service is now as important as telephone poles and lines were 50 years ago.

Purpose Number 8: Protect the tax base of the city: Tourism is an important part of the city's tax base. The proposed site will provide wireless service, supporting tourism by allowing visitors to access various mobile applications which enhance their visitor experience. Visitors and residents have become accustomed to using mobile applications for navigation, social media, etc. and the increased use of these applications has resulted in the need for increased capacity that can only be provided with new telecommunications sites.

Purpose Number 16: Foster the city's resort, business and other economic bases: Superior wireless communications service is critical to the success of resorts, businesses and other economic bases. Wireless applications requiring 4G-LTE capacity support local economic development, for example, mobile access to business websites, navigation tools to assist travelers, and various social media are important to small businesses and large resorts.

Purpose Number 17: Encourage the most appropriate and efficient use of land: The County Road and Bridge Shop property is the best location for the proposed site. This is a publicly owned parcel, already developed and separate from the surrounding commercial/industrial uses. By placing the

proposed site on this parcel, no other commercial parcels will be encumbered with the communications site use, and therefore more available for income producing uses.
In summary, many Purposes of the CDC are served by allowing the proposed facility.

Section 26-151(i) provides that review of the variance request shall consider approval if it demonstrated that the variance will minimize the visual or environmental impacts associated with the proposed development. In this case, the proposed site minimizes environmental impacts by locating the facility on an already-developed property with a current industrial use. Existing utilities are available to serve the proposed site and minimal land disturbance will be required.

CONCLUSION: Applicant submits that the criteria for approval of the variance have been satisfied as follows:

1. **Applicant has satisfied the standards of Subsections 26-65 (d)(1)-(7):**
   (1) Proposal is compatible with community plan;
   (2) Proposal is consistent with surrounding uses;
   (3) Proposal minimizes adverse impacts;
   (4) Proposal does not raise access concerns;
   (5) Proposal minimizes environmental impacts;
   (6) Phasing (not applicable); and
   (7) Proposal complies with all other standards.

2. **Applicant has satisfied the standards of Subsection 26-65(d)(8):**
   - The proposed variance will not injure or adversely impact legal conforming uses of adjacent property.
   - Criterion 4 applies to the proposed situation: The special circumstances of the subject property make the strict application of the standard an unnecessary hardship to the property owner/applicant and the special circumstances are not the result of actions of the property owner/applicant.

3. **Applicant has satisfied the standards of Section 26-151:**
   - Subsection (e)(3): City Council may waive skylining requirements upon finding that strict application of subsection may interfere with other objectives of the CDC;
   - Subsection (e)(3): City Council may consider relationship of existing structures and landforms which may serve to minimize the impact of proposed development;
   - Subsectoin (e)(3): City Council may consider the significance of the public vantages from which the property is skylined;

- Subsection (i): Entities reviewing the variance request shall consider approval of the variance request if it is demonstrated that the variance will minimize the visual or environmental impacts associated with the proposed development.

Applicant respectfully requests approval of the variance from Section 26-151 skylining requirements. Approval of the proposed communications site will benefit public health and safety, economic development, and the general welfare and convenience of residents and visitors to the City of Steamboat Springs.

verizon

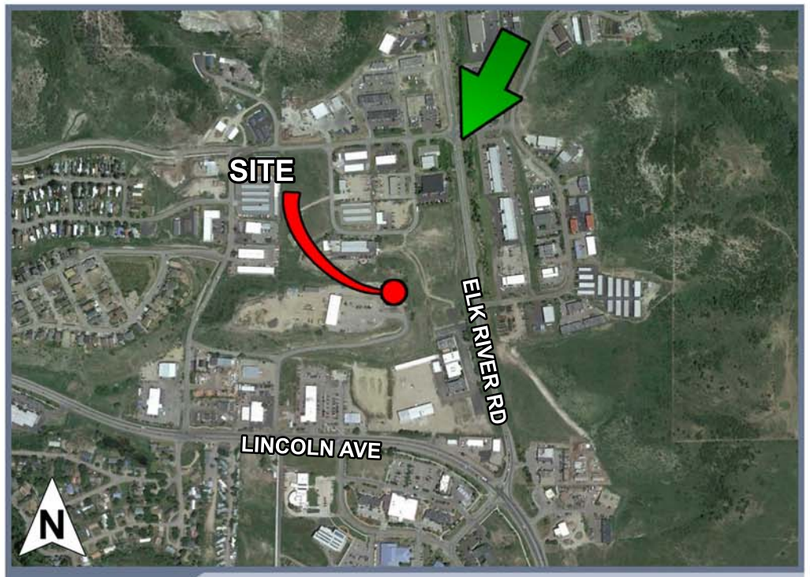
3131 SOUTH VAUGHN WAY, SUITE 550.
AURORA, CO 80014

CO1 STEAMBOAT AIRPORT (ALT 1)

RAW LAND COMMUNICATION SITE

2300 COUNTY SHOP ROAD STEAMBOAT SPRINGS, CO. 80487

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT
767 N STAR ROAD STAR, ID 83669



LOCATION 40° 30' 19" N 106° 51' 30" W © 2017 GOOGLE MAPS

EXISTING NORTHEAST ELEVATION (LOOKING SOUTHWEST)

Disclaimer: These photographic simulations have been provided to aid in visualizing how the proposed wireless telecommunications facility shown herein would appear if constructed. While these renderings are not an exact science, they have been prepared diligently to accurately reflect dimensions, scale, depth, coloring, texture, and other important elements in the proposed design insofar as the digital medium allows. Taken together with the engineering drawings and other materials submitted with the application, they are fair and reasonable visual depictions of how the proposed site would appear.

verizon

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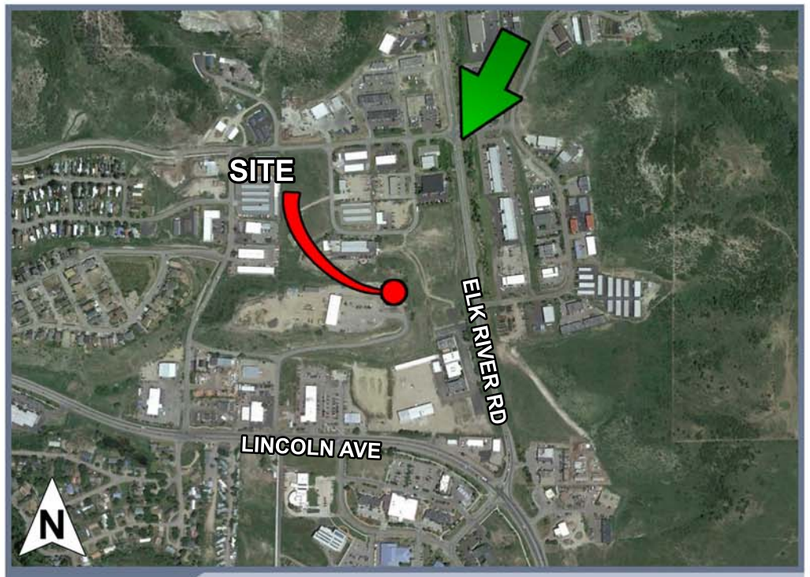

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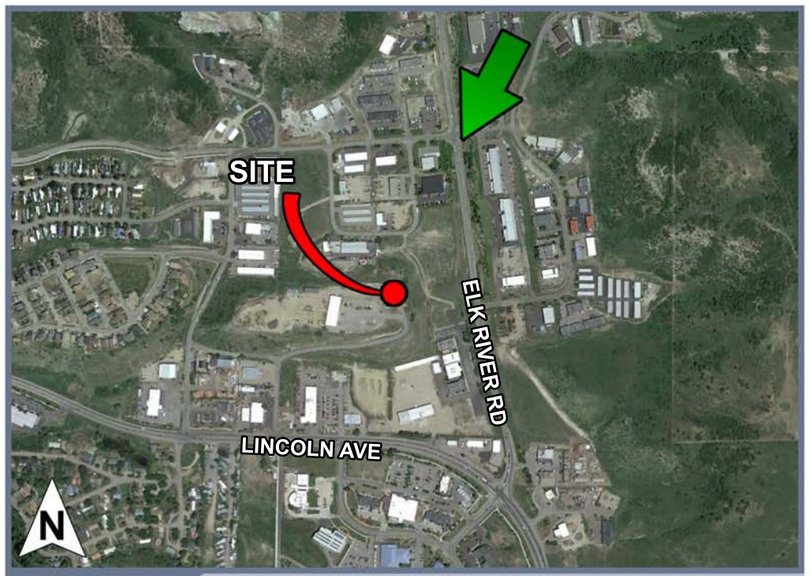

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EXISTING NORTHEAST ELEVATION ZOOMED IN VIEW (LOOKING SOUTHWEST)

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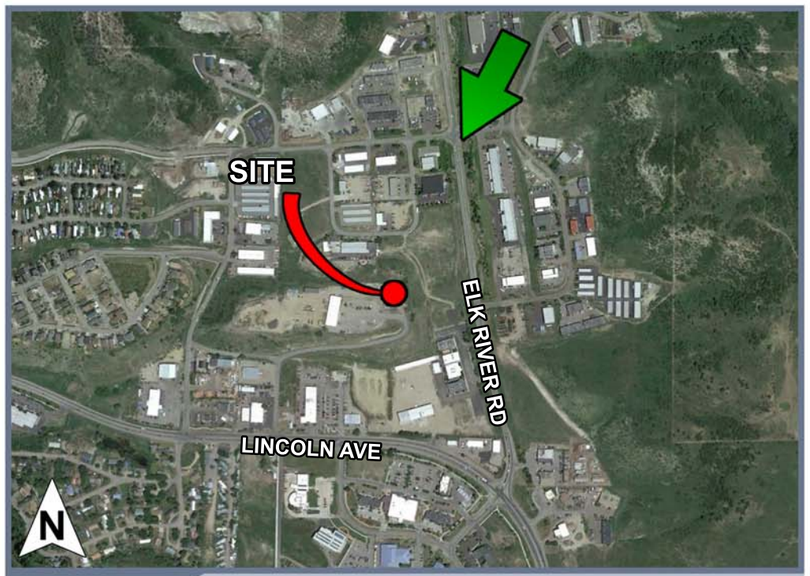

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767 N STAR ROAD STAR, ID 83669

LOCATION 40° 30' 19" N 106° 51' 30" W © 2017 GOOGLE MAPS

EXISTING SOUTHEAST ELEVATION (LOOKING NORTHWEST)

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verizon
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RAW LAND COMMUNICATION SITE

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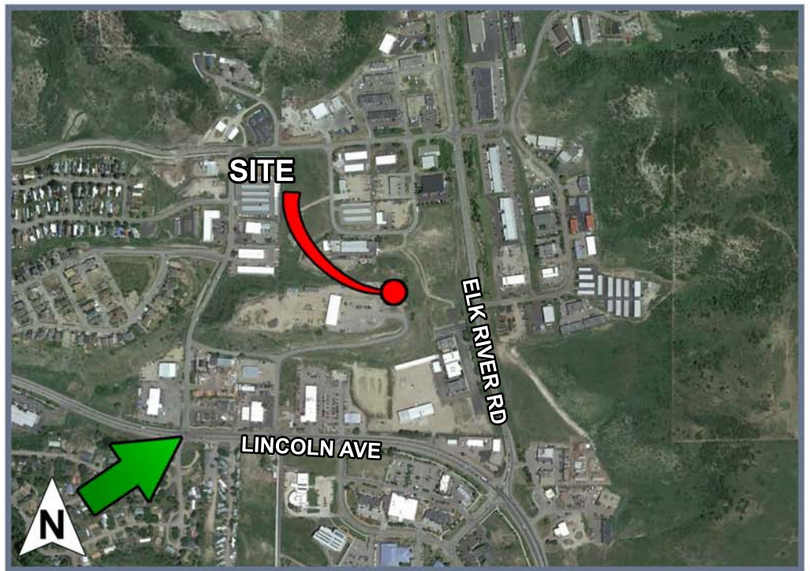

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EXISTING SOUTHWEST ELEVATION (LOOKING NORTHEAST)

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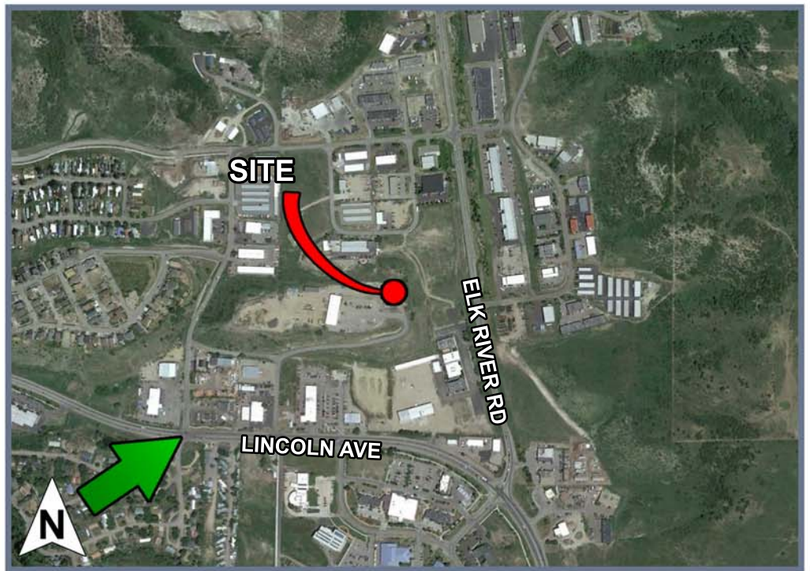

LOCATION 40° 30' 19" N 106° 51' 30" W © 2017 GOOGLE MAPS

PROPOSED SOUTHWEST ELEVATION (LOOKING NORTHEAST)

2.70

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RAW LAND COMMUNICATION SITE

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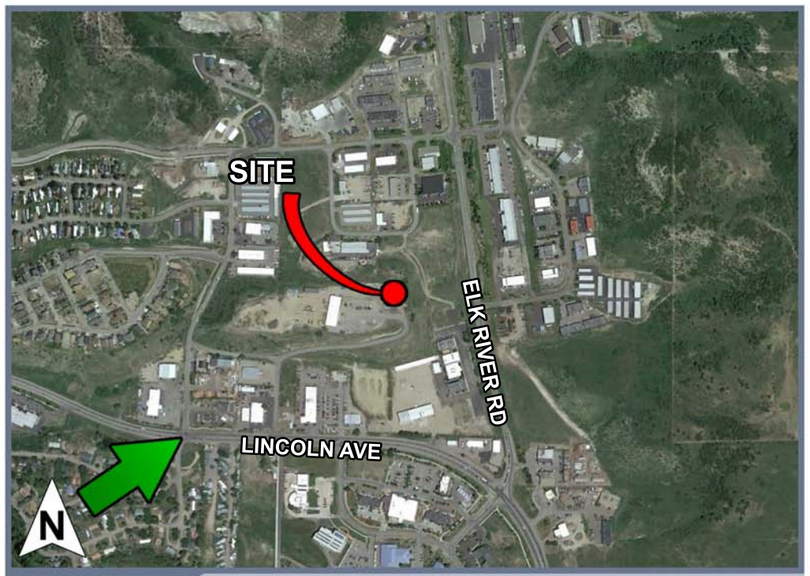

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EXISTING SOUTHWEST ELEVATION ZOOMED IN VIEW (LOOKING NORTHEAST)

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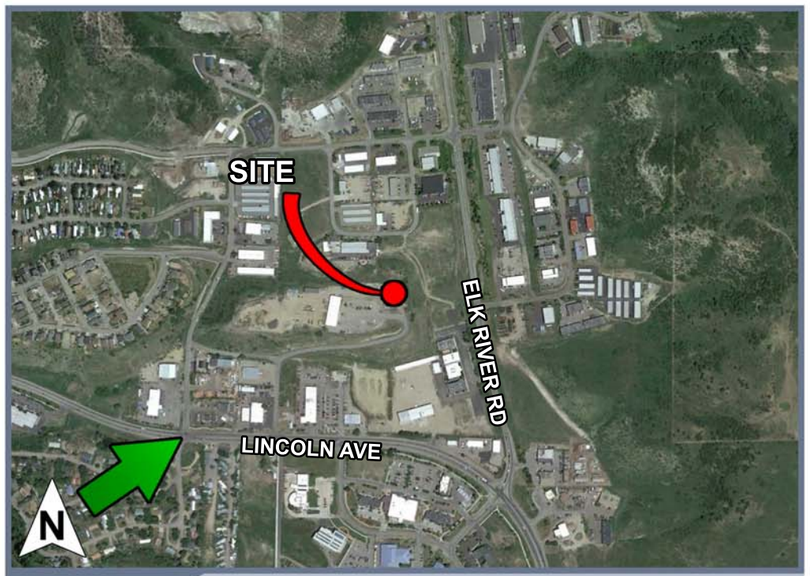

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verizonwireless

MEMORANDUM

TO: City of Steamboat Springs

RE: Zoning Application for CO1 Steamboat Airport

DATE: April 30, 2017

Pursuant to the City of Steamboat Springs Land Use Code Section 26-147 (h)(1), this letter will confirm that the NIER (nonionizing electromagnetic radiation) produced by the proposed site will not exceed standards established by the Federal Communications Commission. Verizon Wireless facilities operate in strict complicance with all State, Federal and Local regulations.

Respectfully submitted,

Ram Nandiraju
Radio Frequency Engineer
Verizon Wireless
3131 South Vaughn Way #550
Aurora, CO 80014
Telephone:

CELLULAR INC. NETWORK CORP. d/b/a VERIZON WIRELESS

APPLICATION FOR FINAL DEVELOPMENT PLAN

RESUBMITTAL IN RESPONSE TO

TECHNICAL ADVISORY COMMENTS

LIST OF NEARBY/RELATED TELECOMMUNICATION FACILITIES:

Verizon Wireless has three (3) existing sites in the City of Steamboat Springs and within a quarter mile therefrom:

1) CO1 Alpine: 1370 Bob Adams Drive, a collocation on the campus of Colorado Mountain College;

2) CO1 Yampa: 1000 Highpoint Drive, a collocation on a condominium building.

3) CO1 Steamboat Springs: a collocation on the Thunderhead Lodge at the top of the Steamboat Ski & Resort gondola lift.

Verizon Wireless has three (3) sites being developed in the City of Steamboat Springs and within a quarter mile therefrom:

1) CO1 Telemark: This new site is at the Steamboat Ski & Resort gondola base. It is a collocation with the AT&T "DAS" system, i.e., Verizon Wireless and AT&T share existing antennas mounted to the façade of the gondola base building.

2) CO1 Walmart Steamboat Springs SC: This is a new small cell installation at the WalMart on Central Park Drive near Highway 40.

3) CO1 Steamboat Airport: The subject of this application.

Other Verizon Wireless sites in Routt County include:

1) CO1 Rabbit Ears, serving U. S. Highway 40 on Rabbit Ears Pass, and

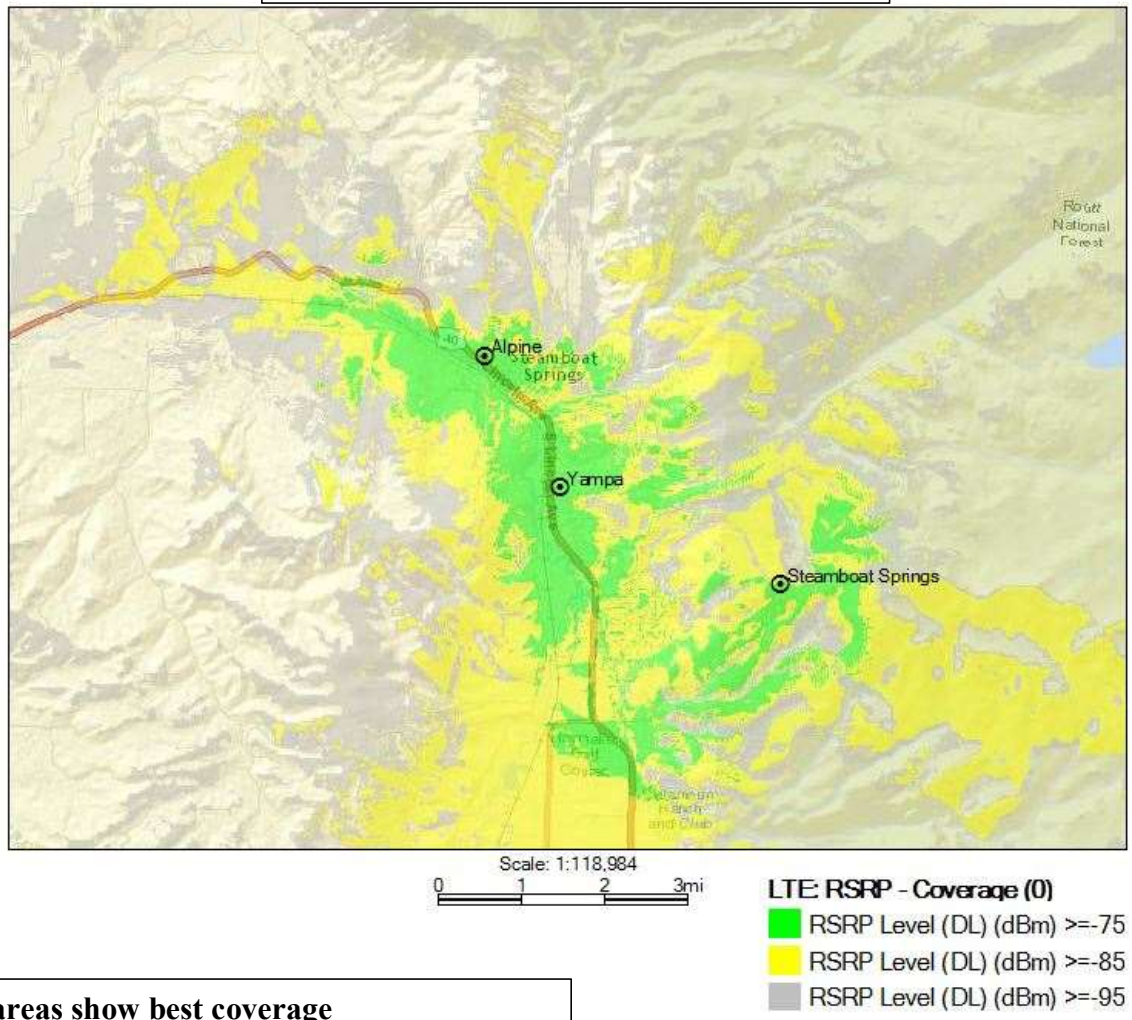
2) CO1 Catamount, serving the Catamount Resort south of Steamboat Springs.

Please Note: It is difficult to determine precisely where sites of other carriers are located. Applicant can be certain of only the locations of Verizon Wireless facilities.

NETWORK MAP:

EXISTING VERIZON WIRELESS SITES

IN STEAMBOAT SPRINGS



Green shaded areas show best coverage

Yellow and Grey areas show less than optimal coverage

CO1 STEAMBOAT AIRPORT

PHOTO SIMULATION
SEPTEMBER 25, 2014

SITE ADDRESS:

2300 COUNTY SHOP ROAD
STEAMBOAT SPRINGS, COLORADO
ROUTT COUNTY

COORDINATES:

LAT: 40°30'18.19"N
LONG: 106°51'31.26"W

CONTENTS:

PS1: COVER
PS2: EXISTING NORTHEAST ELEVATION
PS3: NORTHEAST ELEVATION SIMULATION
PS4: EXISTING SOUTHEAST ELEVATION
PS5: SOUTHEAST ELEVATION SIMULATION
PS6: EXISTING WEST ELEVATION
PS7: WEST ELEVATION SIMULATION

TOWERCOM TECHNOLOGIES, LLC
767 N. Star Road Star, ID 83669 (208) 286-0266
Albuquerque, NM • Boise, ID • El Paso, TX • Las Vegas, NV • Denver, CO

2.76

verizonwireless
CO1 STEAMBOAT AIRPORT
SITE PHOTO
EXISTING NORTHEAST ELEVATION
SEPTEMBER 25, 2014
TowerCom TECHNOLOGIES
277

NEW 60' MONOPOLE WITH
VERIZON WIRELESS ANTENNAS
verizonwireless
CO1 STEAMBOAT AIRPORT
SITE PHOTO
NORTHEAST ELEVATION SIMULATION
SEPTEMBER 25, 2014
TowerCom TECHNOLOGIES

verizonwireless

CO1 STEAMBOAT AIRPORT
SITE PHOTO
EXISTING SOUTHEAST ELEVATION
SEPTEMBER 25, 2014

TowerCom TECHNOLOGIES

NEW 60' MONOPOLE WITH
VERIZON WIRELESS ANTENNAS
Yampa Valley
Regional Airport
Bob Adams
Airport
Steamboat Lake
Pearl Lake
State Parks
verizonwireless
CO1 STEAMBOAT AIRPORT
SITE PHOTO
SOUTHEAST ELEVATION SIMULATION
SEPTEMBER 25, 2014
TowerCom
TECHNOLOGIES
2.80

PS5

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CO1 STEAMBOAT AIRPORT
SITE PHOTO
EXISTING WEST ELEVATION
SEPTEMBER 25, 2014
TowerCom TECHNOLOGIES

NEW 60' MONOPOLE WITH
VERIZON WIRELESS ANTENNAS
verizonwireless
CO1 STEAMBOAT AIRPORT
SITE PHOTO
WEST ELEVATION SIMULATION
SEPTEMBER 25, 2014
TowerCom TECHNOLOGIES

Bob Keenan

From: Orren Welch
Sent: Tuesday, June 12, 2018 3:58 PM
To: Bob Keenan
Subject: Telecommunications Tower

Bob
I am the owner of High Country Truck and Car Accessories at 2550 S Copper Frontage #118 here in Steamboat. I understand that a notice of development application has been submitted for a public hearing to discuss the issues and needs of the businesses on this end of town. I would like to go on record that this is passed and the city council understands that businesses exist here that are hindered by terrible cell coverage. My business has a booster that helps... but just last week there was a massive power outage at this end of town and I was out of commission for about 4 hours. Boosters work off of power. If I would have had decent cell coverage my systems could have been switched over to work of cell for that time.

Thanks for listening and let me know if there is anything I need to do to help this cause?
Orren Welch

verizon
Verizon Wireless
15505 Sand Canyon Ave, Bldg. D
Irvine, CA 92618

June 20, 2018

Planning Commission
City of Steamboat Springs
124 10th Street
Steamboat Springs, Colorado 80487

Re: 293 Supporters for Verizon Wireless Facility
2300 County Shop Road

To Whom It May Concern:

I am the Verizon Wireless Marketing Director over the team that maintains and manages all data and information messages that are sent to Verizon Wireless customers in Colorado. In connection with the application referred to above, Verizon Wireless arranged for a text message to be sent to customers with billing addresses within ZIP code 80487 in the Steamboat Springs area. The entire text message sent reads as follows:

> Free Verizon Message: Reply YES to this text to show your support for improved Verizon Wireless service in Steamboat along Hwy. 40 and Elk River Road. Add a message to tell the City that you support a wireless facility at 2300 County Shop Road. Include your email address for updates.

The text message above was sent on June 13, 2018. As of June 19, 2018, we have received 293 affirmative text message responses indicating support for the proposed facility and five respondents opposed. Text messages received confirmed the need to provide improved Verizon Wireless service in the Steamboat Springs area. Samples of the text messages of support received from Verizon Wireless customers appear on the attached pages.

I am available to verify the above information as you may require.

Sincerely,

Jeremy McCarty
Director
Customer Relationship Management

Attachment

Sample Text Messages of Support
Verizon Wireless Facility
2300 County Shop Road

&Yes, need improved wireless service along elk river road especially

I support a wireless facility at 2300 County Shop Road and believe wireless service

I support the improvement.

YES I SUPPORT A NEW WIRELESS FACILITY at 2300 COUNTY SHOP RD!!!!!

YES - I support better coverage!

Yes , it's needed I work on the west side of town service is spotty and slow

Yes I did I've that road every day

YES I support a Verizon wireless facility at 2300 County Shop Road in Steamboat Springs, CO

Yes I support a wireless facility at 2300 county shop road

Yes Please do this to improve the north Routt reception.&:

Yes that area is a problem

Yes we need that tower!!!!

Yes yes yes yes yes!

YES! Good cell signal has been a big problem for all the tenants and customers of 2550 South Copper Frontage.

YES! I support a wireless facility at 2300 County Shop Rd. cell phone coverage is not the greatest in steamboat II.

Yes, and I hope it will fet better in the steamboat 2 neighborhood

YES, I support the location for a wireless facility on County Shop Road.

Yes, we need it especially to cover all the businesses and their clients in Copper Ridge Industrial area

YES. I support a wireless facility at 2300 County Shop Road.

YES. I support a wireless facility at 2300 County Shop Road.

YES. Support a new wireless facility at 2300 County Shop Road.

Yes. The cell service on the west side of town is abysmal and hurts businesses. Please improve.

Yes.We need better Verizon wireless service in Steamboat particularly on ranches along highway 40 and Elk River Rd.

Staff Report

Department of Planning & Community Development

Project Overview

Project Name	Original Town of SS, Blk. 19, Lots 8-10 (424 Lincoln Avenue)
Project Code	CU-18-07
Project Type	Conditional Use
Project Description	The applicant is requesting conditional use approval for 3-year temporary dormitory use.
Applicant	420 Lincoln, LLC C/O Chris Paoli
Zoning	Commercial Old Town (CO)
Report Prepared By	Bob Keenan, AICP Senior Planner
Through	Tyler Gibbs, AIA Director of Planning & Community Development
Planning Commission	June 28, 2018
City Council	July 17, 2018

Project Location

Background

The subject site is zoned Commercial Old Town (CO) and contains a two-story building that formerly housed the Alpiner Lodge hotel. The building includes 34 sleeping rooms and a common kitchen area. There are 28 parking spaces on the site.

Dormitories are not typically permitted in the CO zone district; however, Temporary Uses may be permitted in all zone districts as Conditional Uses. A Temporary Use is defined in the CDC as follows*: A use that is established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.*

On March 17, 2015, City Council approved an application for Conditional Use to allow for the Temporary Use of the existing building as a Dormitory subject to the following conditions:

1. The term of the Conditional Use approval for Temporary Use as a Dormitory shall expire on April 30, 2016.
2. Required sidewalk repair shall be completed by May 31, 2015.

On June 21, 2016, City Council approved an application for Conditional Use to allow for the Temporary Use of the existing building as a Dormitory subject to the following conditions:

1. The term of this Conditional Use approval for the Temporary Use as a Dormitory shall expire on June 30, 2018 subject to compliance with the deadline contained in condition 2.
2. The applicant shall apply for and obtain all necessary permits from the Routt County Regional Building Department for all previously completed, unpermitted work and any proposed/required additional improvements to the structure. All work shall be completed, inspected, and found to be satisfactory on or before October 31, 2016 or the Conditional Use approval shall immediately be revoked. The applicant is responsible for obtaining all necessary permits and inspections to comply with this condition.

The applicant has satisfied the requirements of condition #2 above.

Project Description

The applicant is requesting Conditional Use approval for an additional 3-year time period, June 30, 2021, for Temporary Use as a Dormitory for local resort business employee housing. As previously approved, the Dormitory use includes 30 rooms with a total occupancy of up to 50 people. Onsite and offsite management is provided.

The applicant states in their narrative that they are working with a developer and the Yampa Valley Housing Authority on a project to remodel the facility and turn it into income deed restricted apartments.

Parking Standards Overview	STANDARD	PROPOSED
Parking		
Number of Parking Spaces	1/4 residences or 9 spaces required	28

Project Analysis

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to Planning Commission, City Council, Staff or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

Principal Discussion Items

Section 300.D.3 of the CDC states: "Conditional Uses are uses that may be consistent with the purpose of the zone district and may further the preferred direction and policies of the Community Plan; however, Conditional Uses may have greater impacts to surrounding properties and the community than By-Right and Limited Uses. Conditions and additional standards may be imposed through the Conditional Use process to avoid or minimize specific impacts."

Is it appropriate to locate a dormitory at this location for a temporary time period?

Dormitories are not permitted in the CO zone district. In addition, multiple family residential uses are typically only permitted on upper floors downtown. Long-term residential uses differ from short-term accommodation uses such as hotels and lodges in that long-term uses are likely to contribute less to the overall vitality of the district. The application materials indicate that the dormitory is to provide housing for local resort businesses in need of options for housing their employees. Staff would not likely support a downtown dormitory as a long-term solution to provide local resort employee housing, as dormitories are not compatible with the intent of the CO zone district. However, if approved for a specific temporary time period, such a use could be acceptable at this location.

Is the requested time period acceptable?

The CDC defines Temporary Uses as uses intended to be terminated within a specified time period. The applicant's previous approval terminates June 30, 2018 and was for an approximate time period of 2 years. The CDC does not explicitly permit or prohibit multiple approvals of a Temporary Use. The applicant is proposing an additional time period of 3 years from the date of approval.

While staff has some concern over multiple, continued approvals of a Temporary Use not otherwise permitted within a zone district, we understand the need for housing as well as the potential for temporary reuse of the existing building. Temporary Use approval for a specified time period may be appropriate as long as the applicant demonstrates compliance with conditions of approval.

Criteria for Approval: Conditional Use

Approval Criteria Summary	CONSISTENT? YES	NO	NA
Compatible with the direction and policies in the Community Plan		✓	
Consistent with the zone district		✓	
Mitigates negative impacts	✓		
Complies with requirements of CDC	✓		

CDC Section 707.C – Conditional Uses shall be approved upon findings that the following criteria are met:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

   INCONSISTENT

   The goals and policies of the Steamboat Springs Area Community Plan emphasize retail, restaurant, and other uses involving active or frequent interaction with the public on the ground floor in the Old Town Commercial area. Residential uses are encouraged downtown, but such uses should be located on upper floors. Specifically, Table LU-4 Land Use Summary recommends the following for the Old Town Commercial area:

   Primary uses: Commercial uses, including retail, office, restaurant, hotel/motel and other commercial uses involving active or frequent interaction with the public.

   Secondary uses: Residential uses and offices on upper stories of buildings encouraged.

   While the hotel existed and operated downtown for many years, and while a Lodge use was approved for the property in 2014, the proposed use as a Dormitory differs from a hotel or lodge. The proposed use is a long-term residential use, not a short-term, temporary accommodation use with frequent turnover of guests. Residential uses are typically only permitted in the CO zone district on upper floors. While the proposed use is inconsistent with this criterion for approval, limiting the use to a very specific temporary time period may be acceptable.

2. The proposed use is consistent with the purpose of the zone district.

   INCONSISTENT

   The proposed use of dormitory is inconsistent with the purpose of the CO zone district as defined below. The proposed use does not provide for an active commercial use along the pedestrian level nor is the dormitory use "complementary to and supportive of an active streetscape".

   217.A Purpose
   The Commercial Old Town zone district is intended to provide for commercial uses and development complementary to and compatible with the traditional character of the downtown area in terms of scale, streetscape, and pedestrian orientation. Commercial Old Town is a mixed-use district that emphasizes active commercial uses on the pedestrian level, such as retail, service, restaurants, and lodging, as well as accommodating office and residential uses that are complementary to and supportive of the active streetscape.

3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

   CONSISTENT

   The operating characteristics of the proposed temporary dormitory use should not have any adverse impacts on surrounding uses. There should be no excessive odors, noise, or smoke from the proposed use. While a dormitory is not a preferred use in the CO zone district and does little to add vitality to the streetscape, the use on a temporary basis

should not adversely impact surrounding uses any more than the hotel building remaining vacant.

4. The proposed use complies with all other applicable requirements of this CDC.

CONSISTENT

It appears that the proposed temporary use complies with all other applicable standards of the CDC.

Staff Findings

Staff finds that the Conditional Use for the proposed Temporary Use as a Dormitory in the Alpiner Lodge at 424 Lincoln Avenue (Original Town SS, Block 19, Lots 8-10; #CU-18-07) is INCONSISTENT with the Criteria for Approval for a Conditional Use.

While the proposed use is inconsistent with the criteria for approval, limiting the use to a very specific temporary time period may be acceptable.

Recommended Motion

Planning Commission recommends denial of the Conditional Use for the proposed Temporary Use as a Dormitory in the Alpiner Lodge at 424 Lincoln Avenue (Original Town SS, Block 19, Lots 8-10; #CU-18-07).

If approved, Staff recommends the following minimum conditions be placed on the Temporary Use:

1. The term of this Conditional Use approval for the Temporary Use as a Dormitory shall expire on June 30, 2021.

Attachments

Attachment 1 – Project Timeline
Attachment 2 – Site Plan
Attachment 3 – Narrative
Attachment 4 – Support Letters

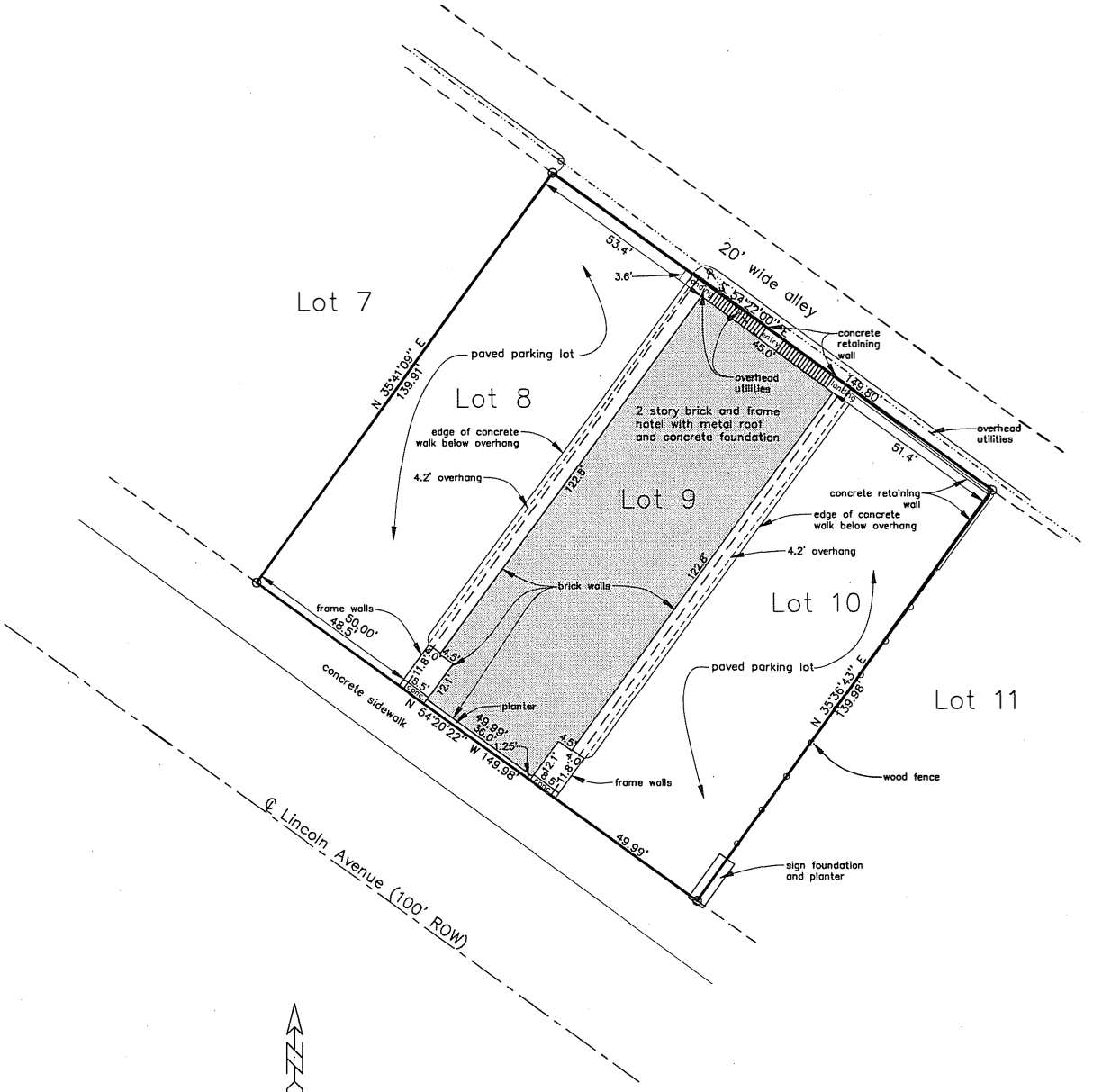
Project Timeline

Project Code: CU-18-07
Project Name: Original Town of SS, Blk. 19, Lots 8-10 (424 Lincoln Avenue)

	DATES	NOTES
Pre-Submittal Meeting	04/17/2018	
Application Submitted	05/11/2018	
TECHNICAL ADVISORY COMMITTEE REVIEW		
TAC Letter	N/A	No TAC Comments
PUBLIC NOTICE		
Newspaper Notice	06/17/2018	
Mailed Notice	06/13/2018	
Property Posting	06/13/2018	
Mineral Notice	N/A	Mineral Rights Not Severed
PUBLIC HEARINGS		
Planning Commission	06/28/2018	
City Council	07/17/2018	

NOTES

IMPROVEMENT LOCATION CERTIFICATE



30 0 30 60 90

Scale 1" = 30'

This certificate does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding easements, rights-of-way or title of record, E&F Associates relied upon – Final plat of the Original Town of Steamboat Springs.

I hereby certify that this improvement location certificate was prepared for the mortgage lender and the title insurance company, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, August 24, 2005 , except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

By: _____ Drawn by: TE Date: 8-29-05
Thomas H. Effinger Jr.
Colorado Professional Land Surveyor #17651 Surveyed by: TE

E&F Associates
P.O. Box 771965 Steamboat Springs, CO.80477 970-879-5977

Legal Description

Lots 8, 9 and 10, Block 19
Original Town of Steamboat Springs,
Routt County, Colorado.

424 Lincoln Avenue

o Indicates a property corner found & used.

May 1, 2018

Ms. Rebecca Bessey
City of Steamboat Springs Planning Department
City of Steamboat Springs
124 10th Street
Steamboat Springs, CO 80477

RE: Alpiner Conditional Use Application

Dear Rebecca:

The Alpiner Lodge located at 424 Lincoln Avenue is currently operating as a dormitory based on a Conditional Use/Development Plan approval. This approval was granted on June 27, 2016 and expires on June 30, 2018. The Resort Group has leased the property for the previous two years to provide housing for seasonal workers. The Apliner is currently operating as a dormitory with 34 rooms and a communal kitchen located in the former office space. The communal kitchen is located directly on Lincoln Avenue.

The owners of the property are currently partnering with SW Development Group and the Yampa Valley Housing Authority on a project to remodel the current seasonal employer housing units in the Alpiner into 34 income-restricted apartments with kitchenettes.

The proposed plan depends on the project successfully acquiring state and federal tax credits from the Colorado Housing Finance Authority in 2018 or 2019 with construction following the next year.

Based on this, the project is requesting a Conditional Use approval for a 3-year temporary dormitory use from the expiration of the current approval until June 30, 2021.

Below is a description of how the proposed Conditional Use meets the criteria for approval. Additionally, please find photos of the building, an Improvement Location Certificate prepared by E&F Associates, property ownership information, and letters of support from surrounding property and business owners attached for your review.

Per the Community Development Code, Conditional Uses shall be approved upon a finding that the following criteria are met:

1. *The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.*

The Routt County Community Housing Steering Committee Final Report, December 13, 2016 identified a need for 34 new seasonal beds per year to meet growth in demand. Coincidently, the project as currently functioning provides 34 beds of seasonal housing.

Goal LU-1 of the Community Plan identifies promoting "a functional compact, and mixed-use pattern that ingrates and balances resident and non-residential use lands uses." It goes on to recommend "a mix of land uses and to keep residential and non-residential lands in balance for a variety of reasons including: to promote housing affordability" and "to lessen commuter traffic". Using the Alpiner as a dormitory to provide seasonal workforce housing does just this.

Goad LU-2.1(b) of the Community plan suggest that "infill and redevelopment projects should include a mix of complementary uses, such as residential, office, restaurants, and retail". While vertical mixed use is preferred, horizontal mixed use provides the same urban planning benefits. The use of Alpiner as a dormitory provides housing not otherwise available in Downtown Steamboat and unlikely to be provided in the near future.

Goal LU-5.1 promotes mixed uses and residential nodes that are dense enough to support transit. Most of the existing residents at the Alpiner use employer transit and/or the City transit system and do not own their own cars.

2. *The proposed use is consistent with the purpose of the zone district*.

The Community Development Code defines the purpose of the Commercial Old Town zone as "intended to provide for commercial uses and development complementary to and compatible with the traditional character of the downtown area in terms of scale, streetscape, and pedestrian orientation. Commercial Old Town is a **mixed-use** district that emphasizes active commercial uses on the pedestrian level, such as retail, service, restaurants, and **lodging**, as well as accommodating office and **residential uses** that are complementary to and supportive of the active streetscape."

Even though the Alpiner is functioning as a dormitory, it appears as a lodging business on the exterior based on its historic use a motel. The building's scale and character is consistent with other buildings in the direct vicinity.

The residential use contributes to a horizontal mixed-use neighborhood and complements the surrounding businesses. And the communal kitchen in the former office space, activates the front of the building similar to a commercial business.

3. *The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.*

The proposed dormitory use has a minimal impact on the neighbors. Most of the residents don't have cars and use public transportation or employer provided shuttles. Additionally, the majority of the residents work long hours in the hospitality and property management business and spend the majority of their time at the Alpiner sleeping.

During its use as a dormitory, the property owners are unaware of any negative impacts to the surrounding properties.

4. The proposed use complies with all other applicable requirements of this CDC.

To our knowledge, the proposed conditional use complies with all of the requirements of the CDC.

If after reviewing our submittal, you have any questions or need any additional information please do not hesitate to call.

Sincerely,
Landmark Consultants, Inc

On behalf of
Chris Paoli
Managing Director
420 Lincoln LLC

Alpiner
LODGE

OFFICE

Four Points Funding LLC

May 3, 2018

I am a director at Four Points Funding LLC. We are active in investing in Steamboat area private companies and have deep ties to the community. We regularly meet with companies based in Steamboat and one of the biggest challenges we consistently hear about from local business owners is the lack of affordable workforce housing.

As a business leader in town with an office just down Lincoln from the Alpiner I am writing to voice my support for allowing the Apliner to continue its current use providing workforce housing. Steamboat, like many of the towns we invest in has a significant lack of affordable housing. It's my understanding that the Alpiner has served this role well for several years now. I strongly endorse the continued use of the Apliner for workforce housing and hope that the city will see fit to renew the permit that allows the Apliner to continue to fulfill this vital need.

Sincerely,

Shawn Bertini
Four Points Funding LLC
970-367-6151

From: acompos@gmail.com <acompos@gmail.com>
Sent: Wednesday, May 2, 2018 9:29 PM
To: Chris Paoli <Chris@streamsidepartners.com>
Subject: Re: Alpiner

Hey Chris

Just wanted you to know that the latest tenants at the Alpiner have been much better. Haven't noticed any strange happenings or seen the police.

Thanks for checking in with us!

Al Compos

From: Josh Kagan [mailto:josh@yampavalleymortgage.com]
Sent: Tuesday, May 1, 2018 3:46 PM
To: 'Jon Wade In Steamboat' <jonwade@gmail.com>
Subject: Alpiner

How's this? Let me know your thoughts and who I should send it to.

To The City of Steamboat Springs Planning Department:

I understand that the permit allowing the Alpiner to be used as workforce housing is coming up for renewal. As both a Downtown property owner of 326 Oak Street and business owner (Cornerstone Home Lending) I support for the renewal of the permit.

Retaining reliable employees is one of the biggest challenges for small businesses in our community. Affordable housing for those employees is perhaps the main reason for that challenge. The Alpiner provides the necessary housing for the employees that keep our small business open that provide services for our residents and visitors alike. In addition, workers living in the town which they work helps sustain a dynamic, vibrant, economically and socially diverse community for us all to enjoy. I see continuing to allow workforce housing at the Alpiner as a win-win result for our business owners and downtown community.

Sincerely,

Josh Kagan
970.846.5319

NCM ACQUISITIONS LLC

CHRIS MONTGOMERY
CHRIS@TXINVESTOR.COM

May 3, 2018

PO BOX 770740
STEAMBOAT SPRINGS, CO 80477
T: 512.507.4843

I am the owner of NCM Acquisitions LLC located at 345 Lincoln Avenue, Suite 206. I run a real estate investing company which owns residential rental property in Steamboat and through Western Colorado. As such, I am acutely aware of the lack of available affordable housing in Steamboat, particularly for workforce housing.

I am writing this letter in support of the continued use of the Alpiner for workforce housing. The Alpiner has been used for this type of housing for several years now and fills a crucial gap in the Steamboat housing market. I walk past the Alpiner multiple times per week and have never had a problem arise based on it's current use. It is my strong hope that the city will see fit to continue to allow this type of use for the property.

Regards,

Chris Montgomery

Chris Montgomery
NCM Acquisitions LLC
512-507-4843

-----Original Message-----
From: Kim Romick <kimromick@gmail.com>
Sent: Thursday, May 3, 2018 8:22 AM
To: chris@mybrokers.com
Subject: The Alpiner

We have been neighbors of the The Alpiner Hotel for 12 years now. I have witnessed it's many uses over the years. The current use, as housing has proven to be a non issue for us and hasn't caused problems.

Best,
Kim Ladehoff

From: Harry Martin
Date: May 5, 2018 at 2:06:37 PM EDT
To: Jon Wade
Subject: Alpiner

To city of Steamboat Springs.
From: Harry F Martin 111, Owner of Steamboat Ski and Bike kare

I am in full support of the Alpiner Being used as workforce housing. We have not had any problems with the people living there. It would be a sham to lose any workforce housing in town.
If you have any questions feel free to give me a call (970) 879-9144

Harry F Martin 111
Steamboat Ski and Bike Kare 970 879-9144

From: Josh Kagan [mailto:josh@yampavalleymortgage.com]
Sent: Tuesday, May 1, 2018 3:46 PM
To: 'Jon Wade In Steamboat' <jonwade@gmail.com>
Subject: Alpiner
From: Tom Sharp <tom@tomsharp.com>
Sent: Tuesday, April 17, 2018 7:47 PM
To: Chris Paoli <Chris@streamsidepartners.com>
Subject: Alpiner Use

Chris:

I understand you or a firm in which you are involved acts as an agent or manager for the former Alpiner Motel which is located between 4th and 5th Street on Lincoln Avenue across from my law building and the Restaurant Building at 401 and 425 Lincoln Avenue.

The Alpiner Motel has been operated to the best of my knowledge as employee housing for several years, after closing as a motel.

The Alpiner's current use for employee housing over the past 2 years has not provided any negative impact to my law building or my Restaurant Building or to the parking on my parking area across the alley and behind the law building.

Sincerely,

Thomas R. Sharp

Thomas R. Sharp
Sharp, Steinke, Sherman & Engle, LLC
401 Lincoln Avenue
PO Box 774608
Steamboat Springs, CO 80477
Office: (970) 879-7600 ex 1
Fax: (970) 879-8162
Cell: (970) 846-8179
tom@tomsharp.com

Staff Report

Department of Planning & Community Development

Project Overview

Project Name	2090 Snow Bowl Plaza
Project Code	CU-18-09
Project Type	Conditional Use
Project Description	A request to utilize two temporary storage shipping containers for two years.
Applicant	Brian Pesch
Zoning	Commercial Services (CS)
Report Prepared By	Kelly Z. Douglas City Planner
Through	Tyler Gibbs, AIA Director of Planning & Community Development
Planning Commission	June 28, 2018
City Council	July 17, 2018

Project Location

Background

The subject property is commonly known as the Snow Bowl Bowling Alley. It is zoned Commercial Services (CS) and the lot is 1.25 acres or 54,450 square feet. It is located to the west of Riverside Plaza and accessed off Lincoln Avenue.

Project Description

The Applicant is proposing to utilize two temporary shipping containers for storage for a duration not to exceed two years. The need for this temporary storage solution is attributed to the Applicant's larger redevelopment plans for the site. One storage container will be used for dry storage and the other will be used for refrigerated storage while significant renovations to the kitchen are underway. The dimensions of the containers are 8' x20'; that equals 160 square feet each, or 320 square feet total. At the time of writing this report, Development Plan – Public Hearing and Preliminary Plat applications are under review for the full build out of the site.

Project Analysis

The following section provides staff analysis of the application as it relates to key sections of the CDC. It is intended to highlight those areas that may be of interest or concern to Planning Commission, City Council, Staff or the public. For a comprehensive list of standards and requirements applicable to this proposal please refer to the CDC or contact the staff planner.

Criteria for Approval: Conditional Use

Approval Criteria Summary	CONSISTENT? YES	NO	NA
Compatible with the direction and policies in the Community Plan	✓		
Consistent with the zone district	✓		
Mitigates negative impacts	✓		
Complies with requirements of CDC	✓		

CDC Section 707.C – Conditional Uses shall be approved upon findings that the following criteria are met:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

   CONSISTENT

   The Future Land Use classification for the subject site is Community Commercial which emphasizes retail, office, cultural and entertainment uses. The proposed temporary shipping containers for storage are compatible with the direction outlined in the Community Plan because they will allow an existing entertainment use to be brought up to current standards.

2. The proposed use is consistent with the purpose of the zone district.

   CONSISTENT

   The CS zone district is intended to provide areas for higher intensity community-wide commercial uses. This zone district accommodates automobile-oriented uses but also

emphasizes pedestrian-friendly development and multi-modal access. The proposed temporary storage shipping containers are consistent with the purpose of the zone district because they will allow an intermediate step during construction to an existing use that accommodates both automobile and pedestrian travelers while it is being brought up to current standards.

3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

   CONSISTENT

   The proposed temporary storage shipping containers should not have any adverse impacts on the surrounding properties or the community. There should be not be any off-site impacts attributed to the proposed temporary use.

4. The proposed use complies with all other applicable requirements of this CDC.

   CONSISTENT

   The proposed use complies with all other applicable use and development standards.

Staff Findings

Staff finds that the Conditional Use, CU-18-09 for two temporary storage shipping containers, is CONSISTENT with the Criteria for Approval for a Conditional Use.

Recommended Motion

Planning Commission recommends approval of CU-18-09, a Conditional Use application to allow two temporary storage shipping containers at 2090 Snow Bowl Plaza, with the following conditions:

1. Temporary structures shall be removed prior to approval of a Certificate of Occupancy or Certificate of Approval for the principal structure.
2. Temporary structures are approved to be on the subject property for up to, but not to exceed, two years from the date of approval.

Attachments

Attachment 1 – Project Timeline
Attachment 2 – Applicant Narrative
Attachment 3 – Plan Set

Project Timeline

Project Code: CU-18-09
Project Name: 2090 Snow Bowl Plaza

	DATES	NOTES
Pre-Submittal Meeting	05/17/2018	
Application Submitted	05/25/2018	
TECHNICAL ADVISORY COMMITTEE REVIEW		
TAC Letter	06/14/2018	
PUBLIC NOTICE		
Newspaper Notice	06/17/2018	
Mailed Notice	06/14/2018	
Property Posting	06/14/2018	
Mineral Notice	06/14/2018	
PUBLIC HEARINGS		
Planning Commission	06/28/2018	
City Council	07/17/2018	

NOTES

Introduction:

The applicant is the owner and operator of Snow Bowl, purchased in October 2017, and is currently processing a Minor Modification (PS-18-0014) to allow for renovations to the bowling center in 2018. In addition, the applicant is processing a preliminary and final plat application that will allow for a building addition in excess of 1,500 square feet for a new commercial kitchen and dining area. The applicant anticipates submittal of the preliminary plat application in early June 2018.

Part of the current application for the minor modification PS-18-0014 is to install two temporary storage containers for use as dry storage and refrigerated storage at the property together with an outdoor bar next to the patio. These shipping containers are each 8x20 feet, 160 square feet each in size, 320 square feet total. During the TAC review of PS-18-0014 the City has indicated the outdoor bar container was different enough to be allowed as a temporary structure however the two storage containers do not meet the requirements of the Community Development Code and design standards. Several options were presented to the applicant for the City to approve these storage containers.

As a result, the applicant has removed the two containers from application PS-18-0014 and is applying for this Conditional Use Application to approve the dry storage and refrigerated storage containers.

The applicant feels that the use of the containers is supported in this zone district and the look and feel is compatible on a temporary basis.

707.C Criteria for Approval

Conditional Uses shall be approved upon a finding that the following criteria are met:

1. The proposed use is compatible with the preferred direction and policies outlined in the Community Plan and other applicable adopted plans.

The storage containers are temporary structures for use by the business while the plat application is being processedand until the business complete an addition to the building. The Community plan allows the City and staff flexibility in applying the standards of the City in certain situations. Given that this is a temporary use while the plating process is being processed the applicant feels that this request is reasonable and meets the intent of the Community Plan.

This application is requesting that the two shipping containers not meet the design criteria in terms of roof form and siding materials. Shipping containers in their native form do not comply with the design standards but are compatible in the zone district and the surrounding architecture and building types. The improvements being proposed in PS-18-0014 are improving the appearance of the building and making it "more compatible" with the Community Plan.

Shipping containers were selected because they are ideal temporary structures and allow for the easy installation and removal of these structures. The applicant believes that the incremental improvements to the site and building outlined in PS-18-0014 are necessary while the plat application is being processed. It is anticipated that the platting process may take 11-12 months. These shipping containers are necessary to meet the operation needs of the business during this interim phase.

2. The proposed use is consistent with the purpose of the zone district.

The property is zoned Commercial Services. This zone district is intended to provide areas for higher intensity communitywide commercial uses. This zone district accommodates automobile-oriented uses but also emphasizes pedestrian-friendly development and multi-modal access.

The bowling use with an accessory use of a bar and restaurant is an allowed use in this zone district. This conditional use application is being applied for since the architecture of the shipping containers does not meet the CDC. The use is allowed and consistent with the CDC.

3. The proposed use will mitigate any negative impacts to surrounding properties and the community, considering factors such as hours of operation and the potential for off-site impacts such as odors, noise, smoke, dust, glare, vibrations, shadows, and visual impacts.

The shipping containers being proposed are single use containers that will be new in appearance and will be modified to serve as dry storage of kitchen and bar supplies and a cold storage container. They will be painted to match the exterior of the building. This application does not change the hours of operation or create any odors, noise, smoke, dust glare, vibrations or shadows. The only visual impact will be that the roof form is flat and does not comply with the design standards.

4. The proposed use complies with all other applicable requirements of this CDC.

The Applicant feels that the balance of the project does comply with all other aspects of the CDC.

707.D Conditions

Reasonable conditions may be imposed on a Conditional Use approval in order to ensure the use is compatible with the zone district and surrounding properties, to mitigate anticipated negative impacts of the use, and to ensure compliance with the purpose and intent of specific standards. 707.

707.E Term and Effect of Approval

1. Approval of a Conditional Use shall be final on the date of the City Council resolution approving the use.

2. The term and effect of approval of a Conditional Use, that is approved concurrently with a Conceptual Development Plan or Development Plan, shall be the same as the concurrent Conceptual Development Plan or Development Plan approval.

3. Approval of a Conditional Use, that is not approved concurrently with a Conceptual Development Plan or Development Plan, shall remain effective for three years from the date of approval. If the use does not commence within the three-year period, the Conditional Use approval shall be considered expired.

4. Once the proposed use has commenced within the approval period, the Conditional Use approval shall remain in effect for perpetuity unless otherwise approved for a specific timeframe, or until amended or the use ceases to operate for 12 consecutive months.

Project Team

OWNER:
SNOW BOWL RE PARTNERS, LLC
10555 E DARTMOUTH AVE, SUITE 360
AURORA, CO 80014
PHONE – 303.306.1000

TENANT:
SNOW BOWL
2090 SNOW BOWL PLAZA
STEAMBOAT SPRINGS, CO 80487

ARCHITECT:
MASTERBUILD ARCHITECTS, LLC
JIM SCHNECK
PO BOX 11214
DENVER, CO 80211
PHONE – 720.495.2129
MASTERBUILD@COMCAST.NET

GENERAL CONTRACTOR:
TBD

MPE:
EWAS CONSULTING
JOHN KIRKMAN, PE
10019 ELM ST
DENVER, CO 80260
303.404.9459
EWAS-CONSULTING@COMCAST.NET

CIVIL:
BASELINE ENGINEERING
419 OAK STREET
STEAMBOAT SPRINGS, CO 80477
PHONE – 970.879.1825

STRUCTURAL:
CANYON CREEK ENGINEERING
7424 E EASTER LANE
CENTENNIAL, CO 80112
PHONE – 719.839.0842

ROOFING CONTRACTOR:
TURNER MORRIS
5054 MARSHALL ST
ARVADA, CO 80002
PHONE – (303) 431-1300

Drawing Index

ARCHITECTURAL:
A0.0 – COVER SHEET
L1.0 – SITE PLAN
L2.0 – SITE PLAN DETAILS
A1.2 – REFERENCE FFE PLAN
L3.0 – REFERENCE UTILITY SITE PLAN
A1.3 – ROOF PLAN
A2.0 – EXTERIOR BUILDING ELEVATIONS
A2.1 – BUILDING SECTIONS & DETAILS

Attachment 3

Scope of Work

OVERVIEW:

THIS IS A PRE-SUBMITTAL FOR AN ADDITION AND CHANGE OF USE AT AN EXISTING BOWLING ALLEY. THE EXISTING ALLEY ITSELF WILL BE EXTENSIVELY REMODELED. AS WELL, AN ADDITION WILL HOUSE A BAR AND RESTAURANT. THIS IS BOTH A CHANGE OF OCCUPANY AND USE.

Governing Agencies

STEAMBOAT SPRINGS PLANNING/COMMUNITY DEVELOPMENT
P.O. BOX 775088
124 10TH STREET
STEAMBOAT SPRINGS, CO 80477
PH: (970) 871-8258
TYLER GIBBS
TGIBBS@STEAMBOATSPRINGS.NET

ROUTT COUNTY BUILDING & HEALTH DEPTS
ROUTT COUNTY COURTHOUSE ANNEX
136 6TH ST. SUITE 201
STEAMBOAT SPRINGS, CO 80477
PH: (970) 870-5566
BLDG PLAN REVIEW: TODD CARR
ENVT'L HEALTH: RICHARD MELZER

Regulations

APPLICABLE CODES:

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2017 NATIONAL ELECTRICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE
2015 INTERNATIONAL FIRE CODE

2009 ICC/ANSI A117.1 ACCESSIBLE USABLE BUILDINGS AND FACILITIES
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

Legal Description

TR IN N2SW4 A/K/A PARCEL 5 & .02A TR IN PARCEL 6 ON BOUNDARY MAP SEC 1-6-85 TOTAL 1.25A.

Energy Code Analysis

CLIMATE ZONE: 7
ROOF: R35 WHEN ENTIRELY ABOVE ROOF DECK, R49 @ ATTIC
WALLS: R20
FIXED FENESTRATION: U .29
ENTRANCE DOORS: U .77

Zoning Code Analysis

ROUTT COUNTY PARCEL NO. 937013003
EXISTING ZONING: CS (COMMERCIAL SERVICES)
EXISTING USE: BOWLING ALLEY
26-69 b(4)
ADDITIONS LESS THAN 1500 SF REQUIRE MINOR EXTERIOR MODIFICATION
4.38.K.1 BUILDING & DESIGN STANDARDS
ROOFTOP EQPT SHALL BE SHIELDED, TRASH ENCLOSURES SHALL MIMIC MTLS OF BLDG 3 SIDES, 6' MIN
26-137 LANDSCAPING & VEGETATION
NOT APPLICABLE. EXISTING TO REMAIN, NO PARKING RQ'D

26-139 PARKING RQMTS
NOT APPLICABLE. EXISTING TO REMAIN, NO PARKING RQ'D

26-144 SNOW STORAGE
NOT APPLICABLE. THIS IS A TEMPORARY USE PENDING DESIGN OF A FUTURE ADDITION.

SNOW BOWL

1 A0.0 VICINITY PLAN
SCALE: NTS

N

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04.06.2018 DRAWN BY: JRS

REVISIONS

1 ZONING COMMENTS
05.18.2018

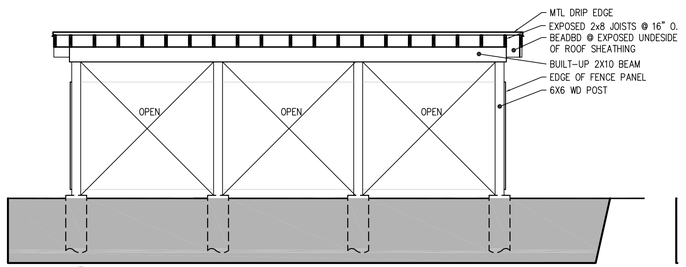
PROJECT NO: 2003.

COVER SHEET
A0.0

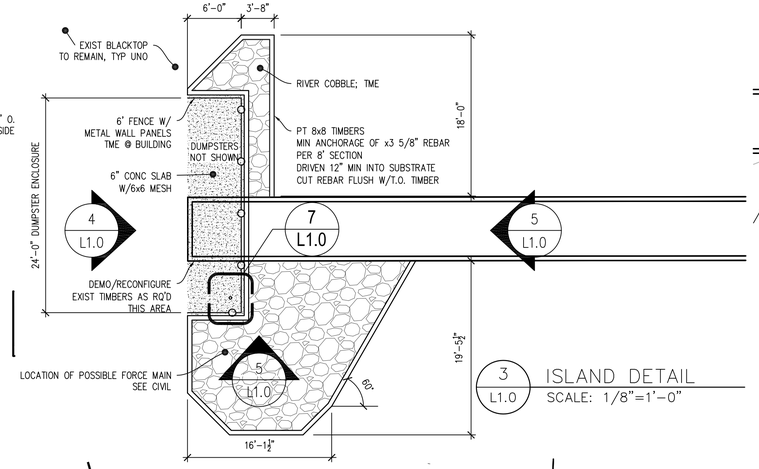
PARKING ANALYSIS

26-139

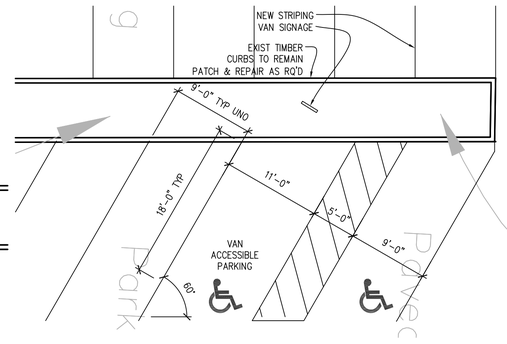
AREA	PARKING REQUIREMENT	SQUARE FOOTAGE	# SPACES
BOWLING ALLEY	2/LANE	8 LANES	16
RESTAURANT	1/ 150	2000	14
TOTAL			30
NO PARKING REQUIRED FOR THIS PROPERTY			



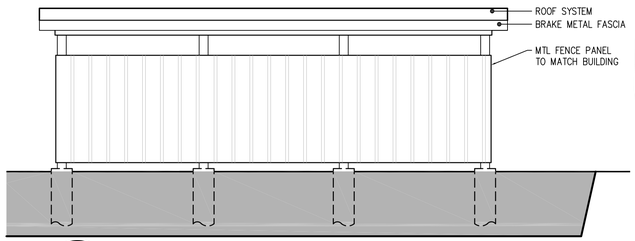
4 L1.0 TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4"=1'-0"



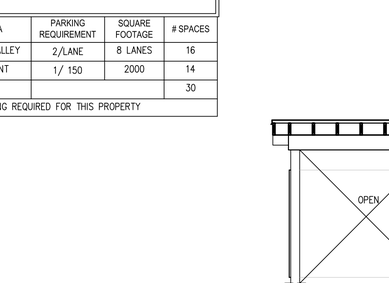
3 L1.0 ISLAND DETAIL
SCALE: 1/8"=1'-0"



2 L1.0 STRIPING DETAILS
SCALE: 1/8"=1'-0"

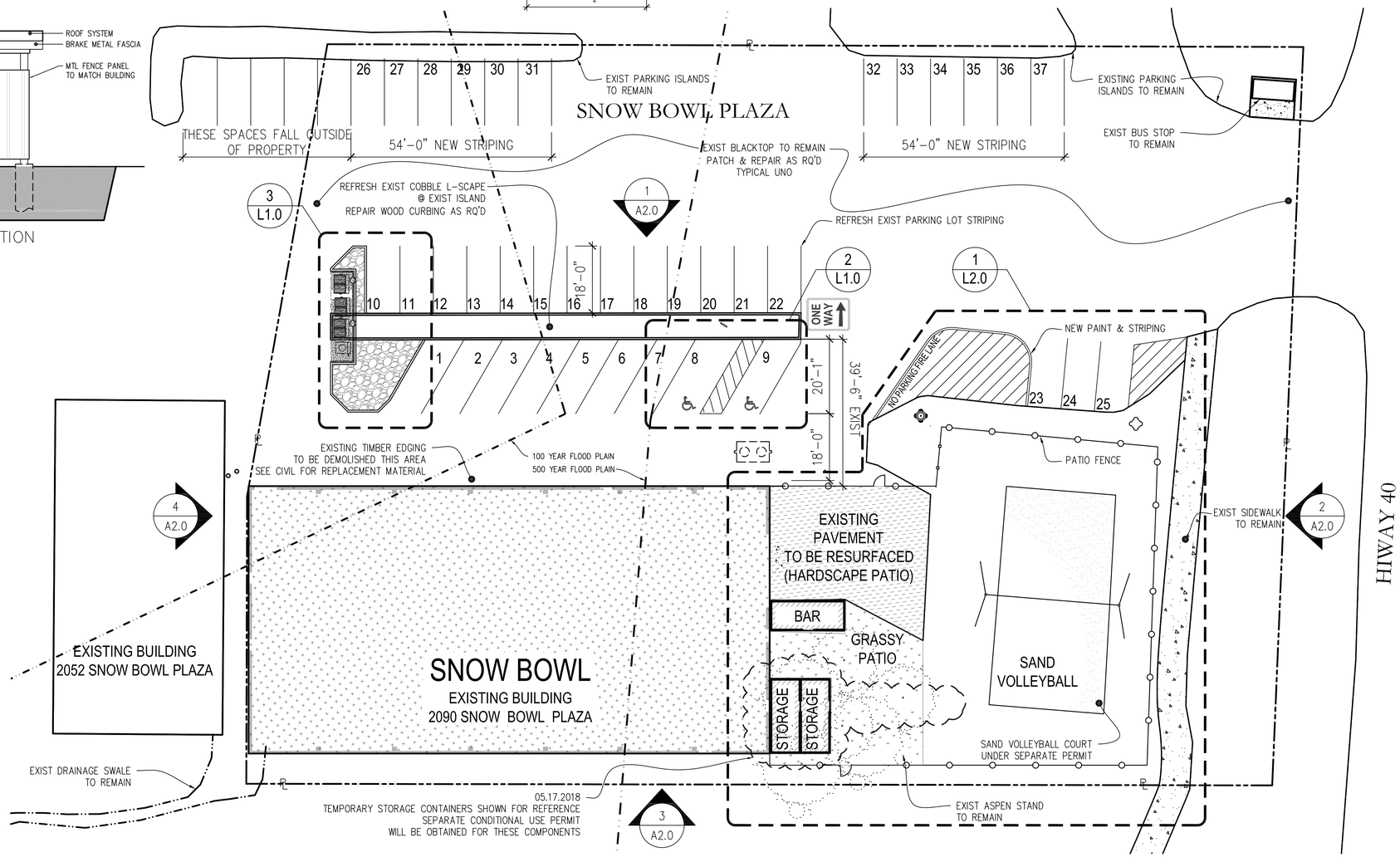


5 L1.0 TRASH ENCLOSURE REAR ELEVATION
SCALE: 1/4"=1'-0"



6 L1.0 SIDE ELEVATION
SCALE: 1/4"=1'-0"

7 L1.0 FLOOD TETHER
SCALE: 1 1/2"=1'-0"



1 L1.0 SITE PLAN
SCALE: 1/16"=1'-0"

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04.06.2018 DRAWN BY: JRS

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1 ZONING COMMENTS 05.18.2018

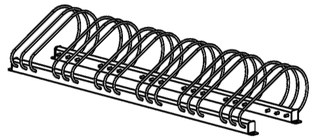
PROJECT NO: 2003.

SITE PLAN & DETAILS
L1.0

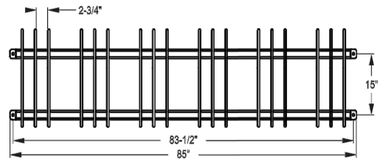
BELSON OUTDOORS
111 North River Road
North Aurora, IL 60542
Phone: (800) 323-5684
Fax: (630) 897-0573
sales@belson.com

Model # BR12 — **Dimension Sheet**

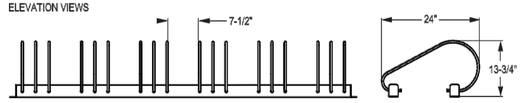
GROUND LOOP BIKE RACK | 12 BIKES



MATERIALS:
Rails & Mounting Plates: 11 GA
Loops: 1/2" Dia. Rod

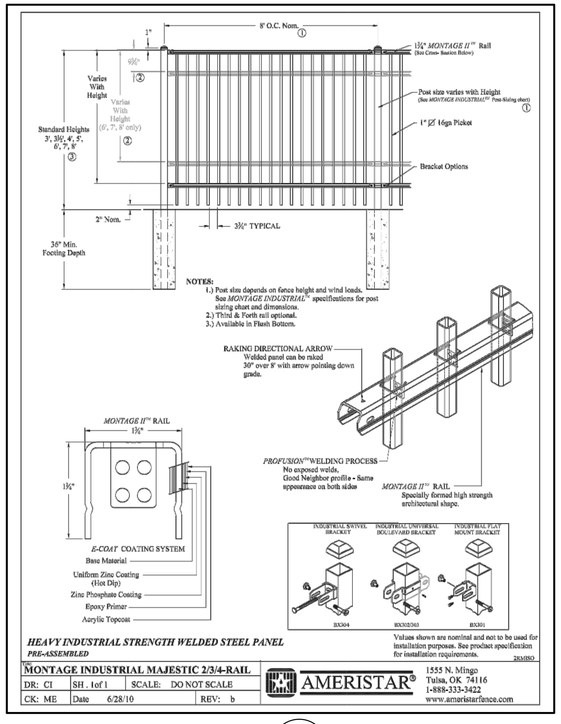


ELEVATION VIEWS



www.belson.com

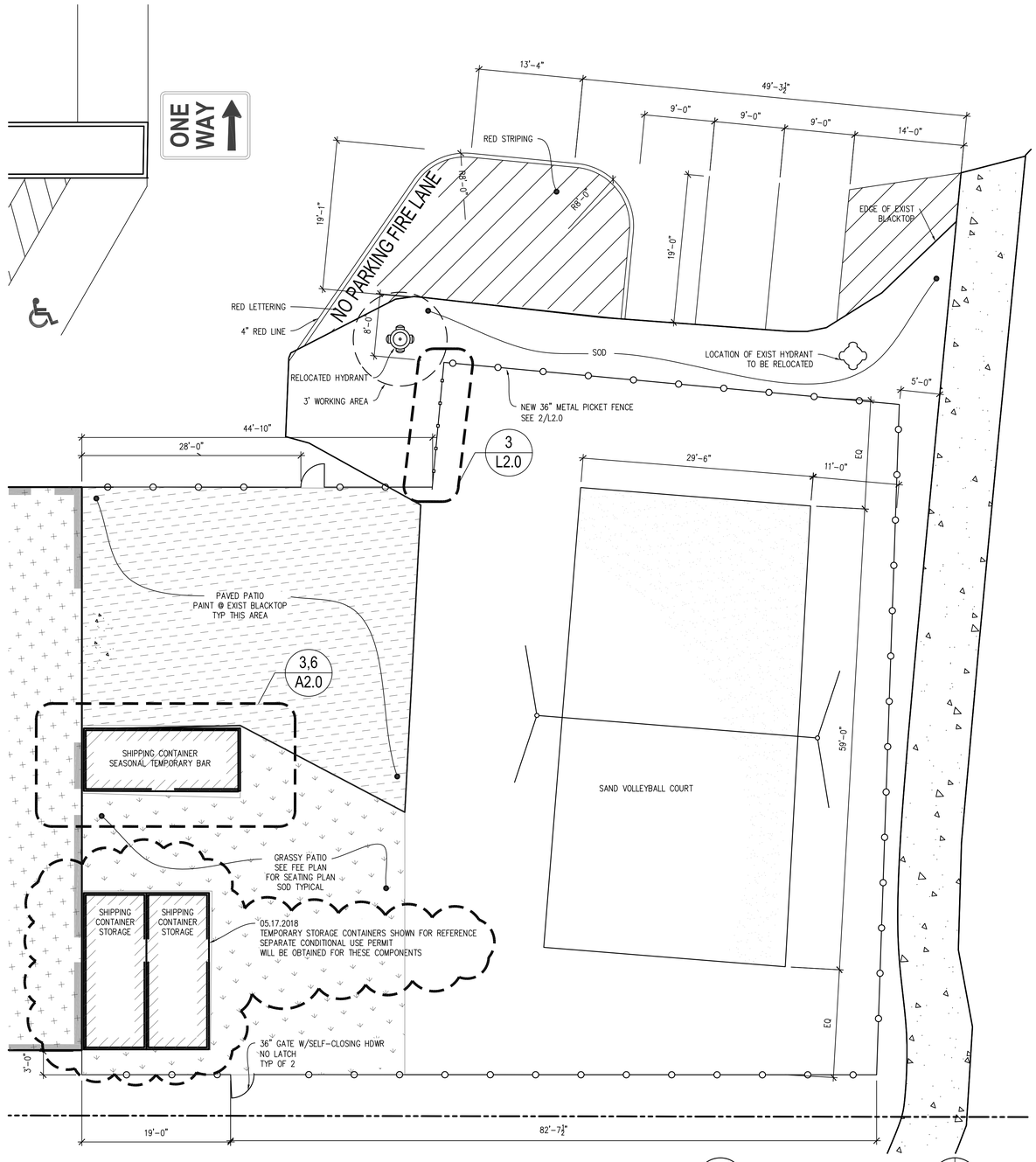
3 / L2.0 BIKE RACK DETAIL
SCALE: 1/8"=1'-0"



MONTAGE INDUSTRIAL MAJESTIC 2/3/4-RAIL			
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/28/10	REV: b	

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

2 / L2.0 FENCE DETAIL
SCALE: 1/8"=1'-0"



1 / L2.0 SITE PLAN DETAIL
SCALE: 1/8"=1'-0"

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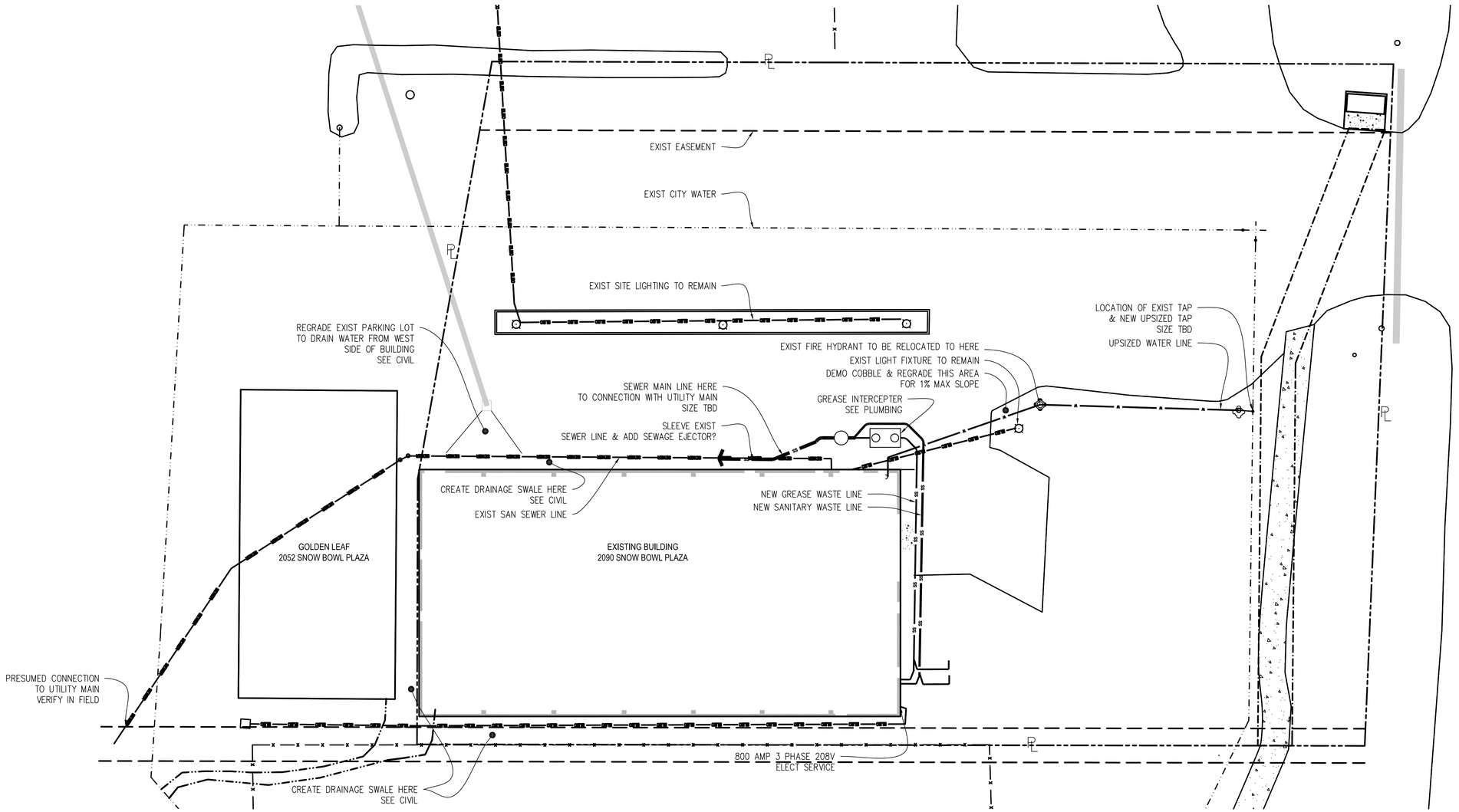
SITE PLAN DETAILS
L2.0



1 L3.0 REFERENCE UTILITY SITE PLAN
SCALE: 1/16"=1'-0"

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1 ZONING COMMENTS
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REFERENCE UTILITY SITE PLAN
L3.0

ARCHITECTURAL SYMBOLS SCHEDULE

EXIST WALLS TO REMAIN

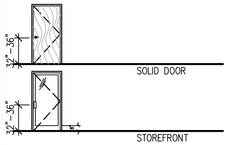
DEMOLITION WALLS

NEW WALLS SEE WALL LEGEND

NEW PARTIAL HT WALLS
SEE ELEVATIONS

NEW OR RELOCATED DOOR

EXISTING DOOR TO REMAIN



DOOR SCHEDULE

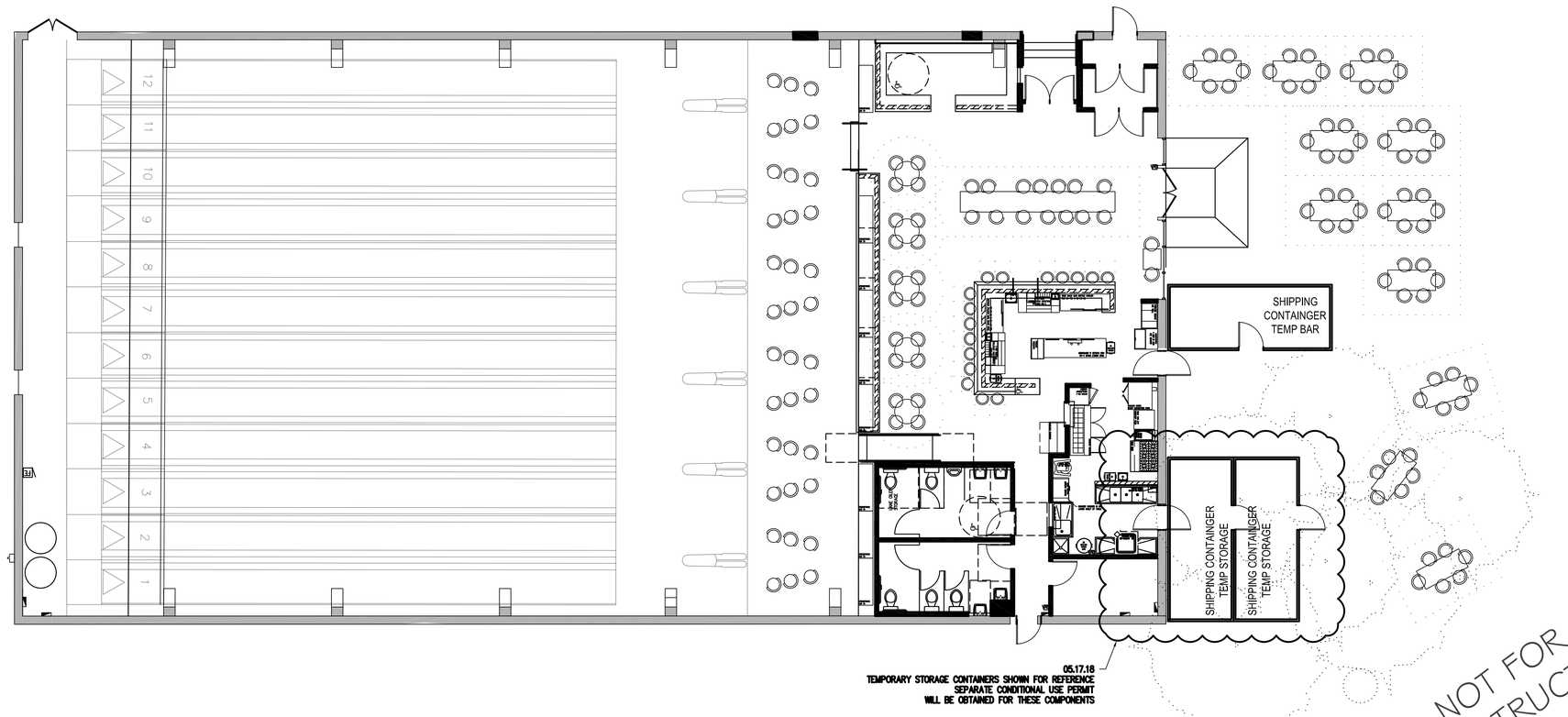
DOOR	SIZE	TYPE	HDWR	CLOSER	COMMENTS
1	6-0x6-8	STOREFRONT	KEYED	YES	KEYED OUTSIDE, PUSH PADDLE INSIDE ADA-COMPLIANT THRESHOLD
2	6-0x6-8	STOREFRONT	PASSAGE	YES	
3	6-0x6-8	STOREFRONT	KEYED	YES	KEYED OUTSIDE, PUSH PADDLE, ADA THRESHOL
4	3-0x6-8	SOLID METAL	KEYED	YES	KEYED FROM OUTSIDE, HOLD-OPEN
5	3-0x6-8	SOLID METAL		YES	BLANK EXTERIOR, PANIC HDWR @ INTERIOR
6	3-0x6-8	SOLID METAL	PANIC	YES	KEYED FROM OUTSIDE
7	3-0x6-8	SOLID METAL	KEYED	YES	KEYED FROM OUTSIDE, HOLD-OPEN WITH SCREEN DOOR
8	8-0x8-0	OVERHEAD	KEYED	OPENER	5 PANEL, FULLY GLAZED, INSULATED
9	8-0x4-6	OVERHEAD	KEYED	OPENER	5 PANEL, FULLY GLAZED, INSULATED
10	3-0x6-8	SC WOOD	KEYED	NO	KEYED FROM PUBLIC SIDE
11	3-0x6-8	SC WOOD	KEYED	NO	KEYED FROM PUBLIC SIDE
12	3-0x6-8	SC WOOD	KEYED	NO	KEYED FROM PUBLIC SIDE
13	3-0x6-8	SC WOOD	PASSAGE	YES	PUSH BAR OUTSIDE, PULL BAR INSIDE
14	3-0x6-8	SC WOOD	PASSAGE	YES	PUSH BAR OUTSIDE, PULL BAR INSIDE
15	EXIST				

FINISH LEGEND

MATERIAL	MANUFACTURER	COLOR/STYLE	COMMENTS
PAINT 1	BEHR	SAILCLOTH N300-1	FLAT
PAINT 2	BEHR	COTTAGE WHITE 13	EGGSHELL
PAINT 3	BEHR	SHIPYARD S500-6	FLAT
PAINT 4	BEHR	LAGOON MOSS N330-6	FLAT
CEILING GRID	ARMSTRONG	PRELUDE PLUS XL	15/16" WHITE EXPOSED TEE
SAT 1	ARMSTRONG	1729A MINERAL FIBER	WHITE, FINE FISSURED HIGH NRC, SQUARE
SAT 2	ARMSTRONG	KITCHEN ZONE	
VCT / FLOOR TILE	ARMSTRONG	EXCELON 51977	KALEIDOSCOPE WHITE
WALL FIELD TILE	DALTILE	WHITE 0100 4"X4"	SIMPLE GRID PATTERN
COVE BASE TILE	DALTILE	WHITE 0100 6" COVE	6"X6" OR 8"X6" ACCEPTABLE
BULLNOSE TILE	DALTILE	WHITE 0100	6" OR 8" ACCEPTABLE
VINYL BASE	ARMSTRONG	8471	MID-GRAY
DOOR FRAMES	TIMELY	BROWN	
DOORS	MASONITE	HONEY FINISH ON BIRCH	SEE DOOR SCHEDULE

GENERAL FINISH NOTES

ALL FLOORING FINISHES TO TERMINATE AT CENTER OF DOOR
ALL SHEET GOOD FLOORING SEAMS TO BE HEAT WELDED, UNO



05.17.18
TEMPORARY STORAGE CONTAINERS SHOWN FOR REFERENCE
SEPARATE CONDITIONAL USE PERMIT
WILL BE OBTAINED FOR THESE COMPONENTS

1 / A1.2 REFERENCE FFE PLAN
SCALE: 1/8"=1'-0"

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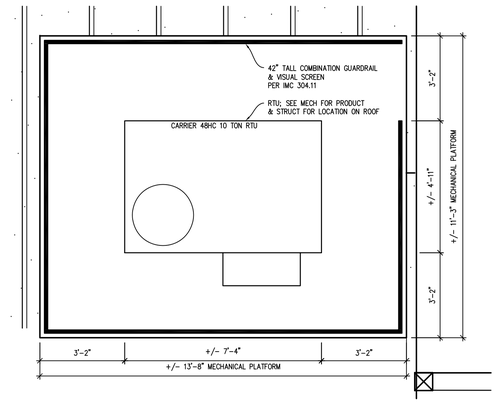
FINAL CLIENT REVIEW
05.11.2018

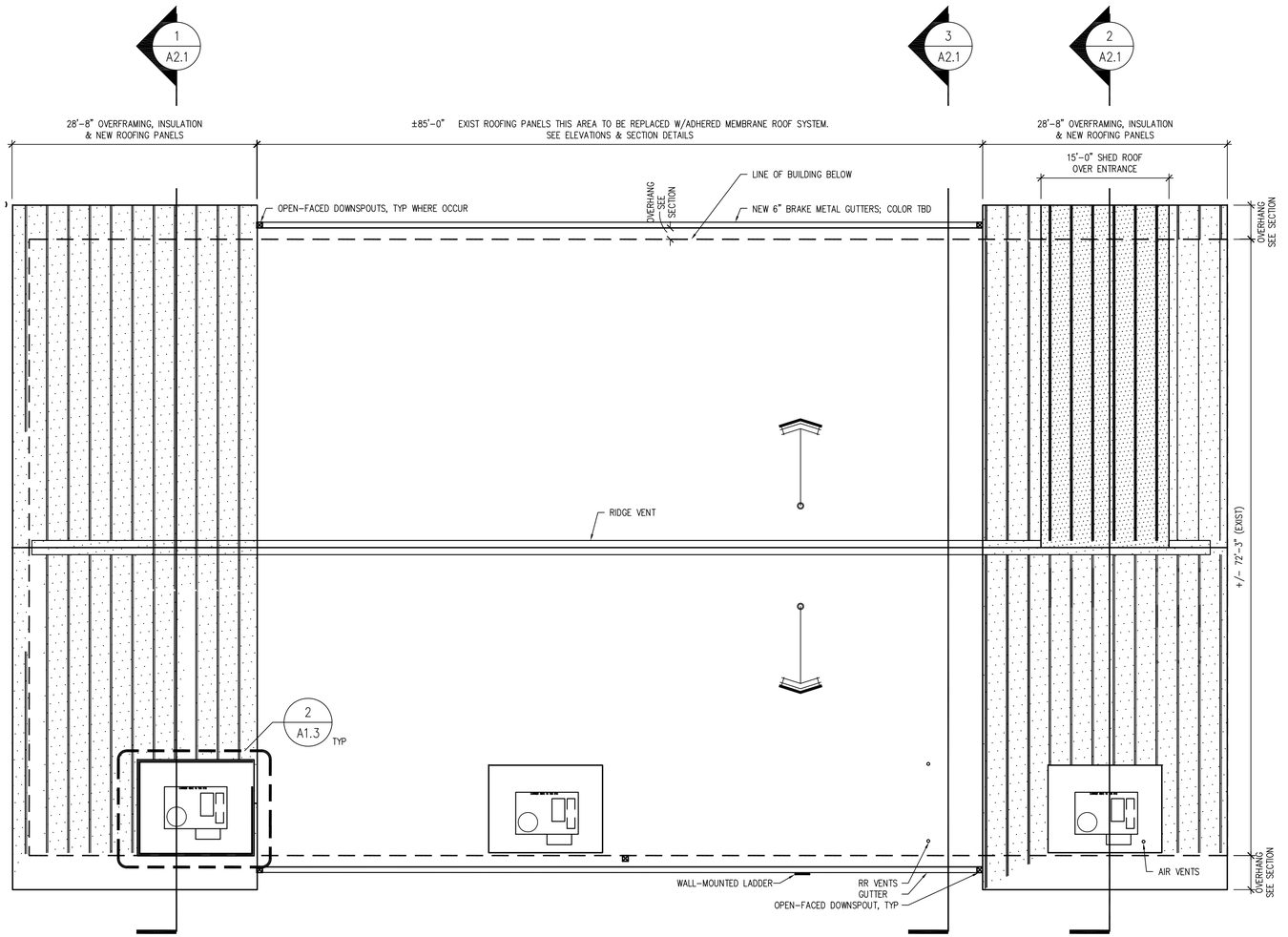
REVISIONS

PROJECT NO: 2003.

REFERENCE FIXTURES FITTINGS & EQUIPMENT PLAN
A1.2



2 A1.3 MECHANICAL PLATFORM
SCALE: 3/8"=1'-0"



1 A1.3 ROOF PLAN
SCALE: 1/8"=1'-0"

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05.18.2018

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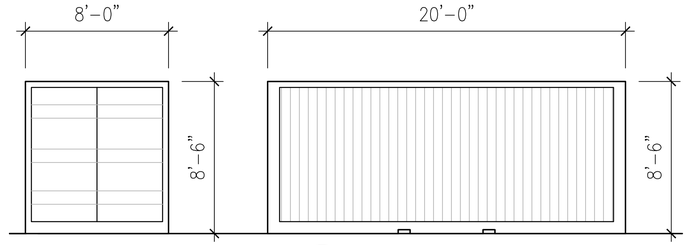
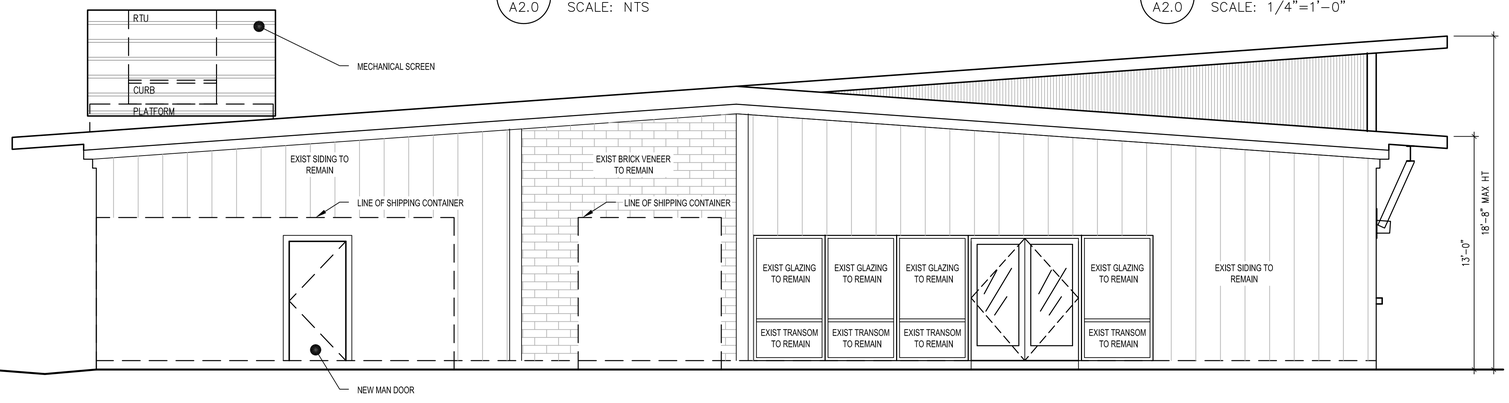
ROOF PLAN
A1.3

6 A2.0 SHIPPING CONTAINER EXAMPLE
SCALE: NTS

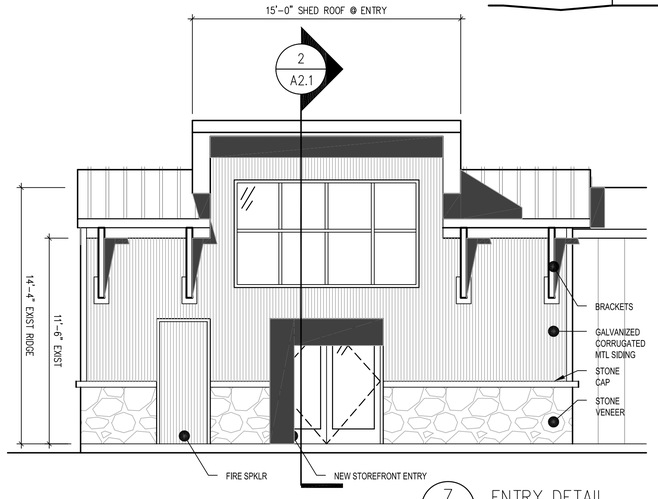
5 A2.0 EXISTING FACADE
SCALE: NTS



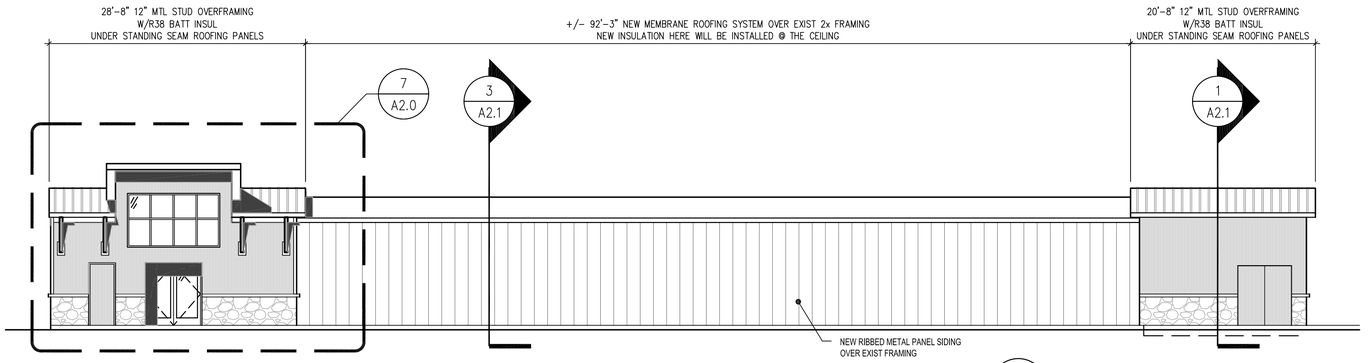
3 A2.0 SHIPPING CONTAINER ELEVATIONS
SCALE: 1/4"=1'-0"



2 A2.0 NORTH ELEVATION
SCALE: 1/4"=1'-0"



7 A2.0 ENTRY DETAIL
SCALE: 1/8"=1'-0"



1 A2.0 WEST ELEVATION
SCALE: 1/8"=1'-0"

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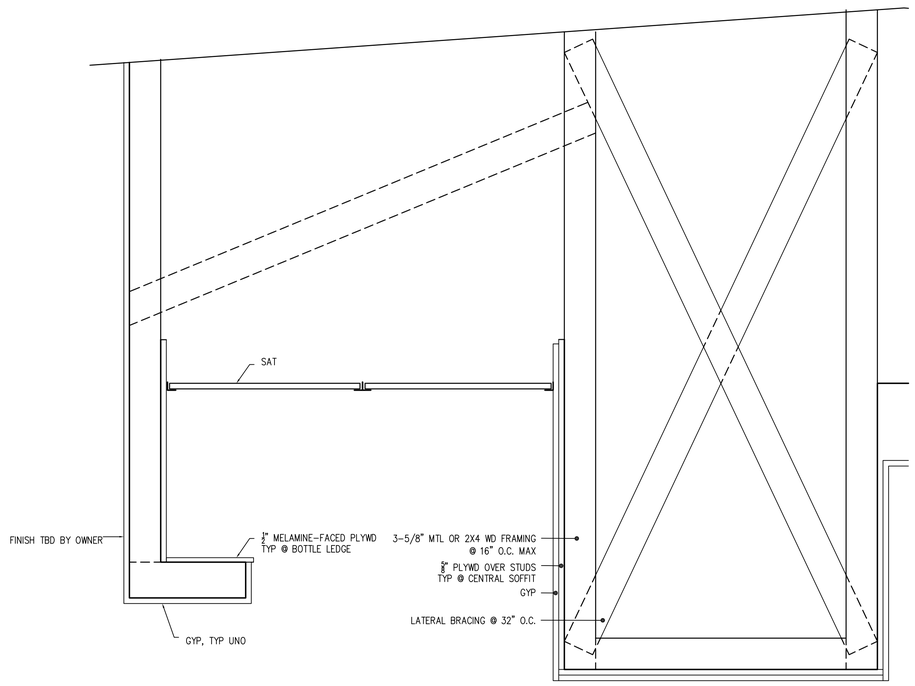
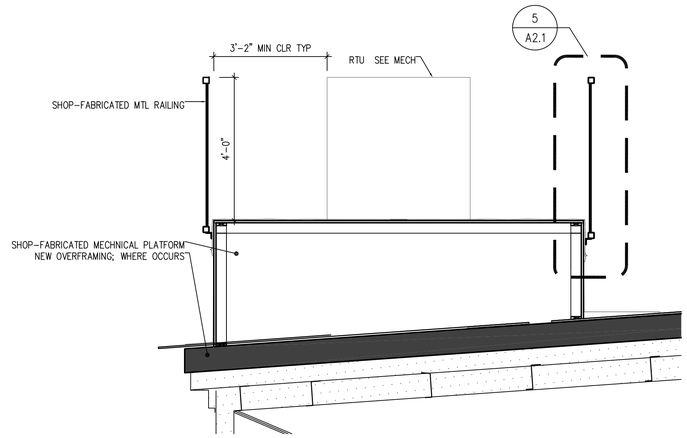
05.18.2018

PROJECT NO: 2003.

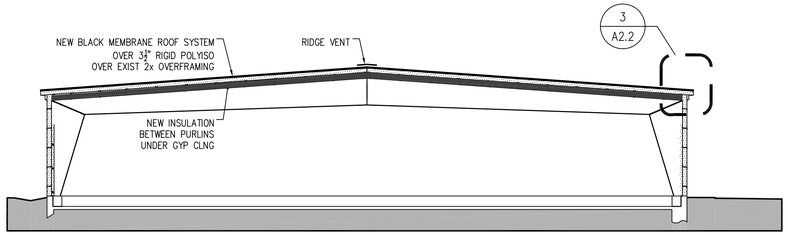
EXTERIOR BUILDING ELEVATIONS
A2.0



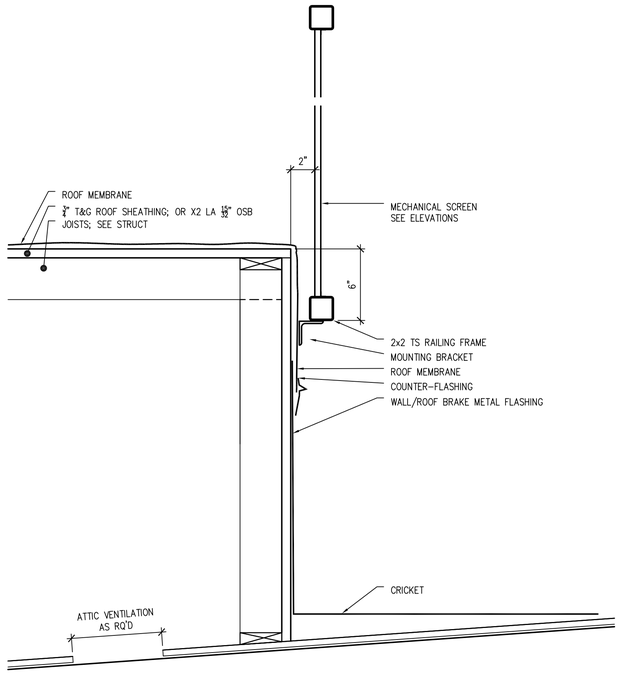
6 A2.1 BAR SOFFIT
SCALE: 1 1/2"=1'-0"



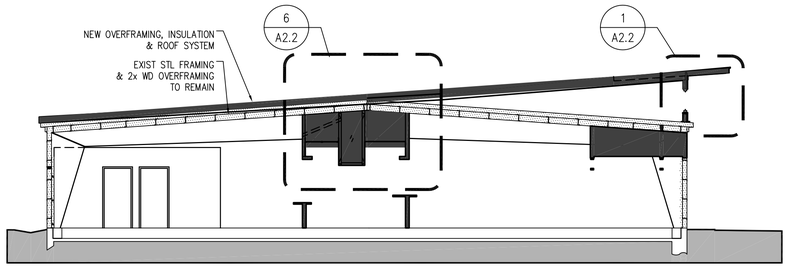
4 A2.1 MECH PLATFORM BASE MODEL
SCALE: 1/2"=1'-0"



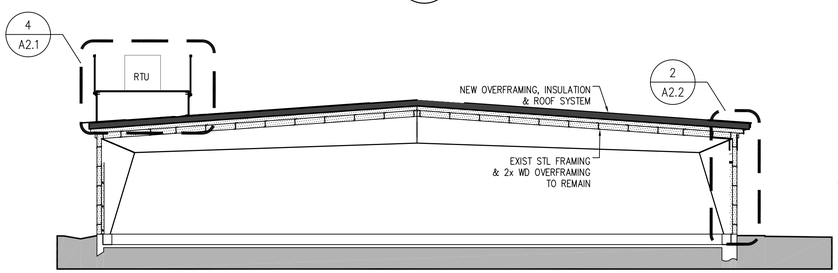
3 A2.1 BUILDING SECTION
SCALE: 1/8"=1'-0"



5 A2.1 MECH PLATFORM RAILING
SCALE: 6"=1'-0"



2 A2.1 BUILDING SECTION
SCALE: 1/8"=1'-0"



1 A2.1 BUILDING SECTION
SCALE: 1/8"=1'-0"

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04.06.2018
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SNOW BOWL OUTDOOR BAR & PATIO

2090 SNOW BOWL PLAZA
STEAMBOAT SPRINGS, CO 80487

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ZONING REVIEW
04.06.2018 DRAWN BY: JRS

REVISIONS

ZONING COMMENTS
05.11.2018

PROJECT NO: 2003.

SECTIONS & DETAILS
A2.1

BERRIDGE MANUFACTURING COMPANY
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METAL WALL PANELS TRIM, FLASHING, GUTTERS & DOWNSPOUTS

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Berridge metallic colors are premium finishes which require a nominal surcharge.

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Berridge Acrylic-Coated Galvalume® is a coated sheet product that combines the corrosion resistance of Galvalume® steel sheet with a clear, organic resin applied to the top side and bottom side of Galvalume® substrate.

Please consult the BMC Technical department at Technical@Berridge.com for LEED and Energy Star compliance information.
Due to limitations in the printing process, please request actual color chips for accurate color viewing.

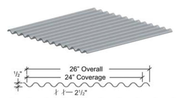
ENERGY STAR PARTNER

Energy Star is only valid in the United States.

http://www.berridge.com/wp-content/uploads/2018/02/2018-Berridge-Color-Card-1-791x1... 5/18/2018

2½ Corrugated

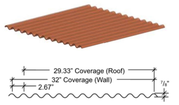
ABC recognizes the importance of reliability and structural security when choosing metal panels for your project. Designed with bold curves and uncompromised strength, the 2 ½ Corrugated panel provides a traditional metal roof and wall aesthetic.



Applications: Roof and Wall
Coverage Widths: 24"
Rib Spacing: 2½" on center
Rib Height: ½"
Minimum Slope: 3:12
Panel Attachment: Exposed Fastening System
Gauges: 26 and 29
Coatings: Galvalume Plus®
Paint System: Not Applicable

Rustic Trail

The Rustic Trail panel features the vintage appearance of weathered steel that deepens in color over time while providing superior protection to your home or building. Designed to naturally oxidize, Rustic Trail panels provide a picturesque southwestern aesthetic that homeowners and businesses have come to love.

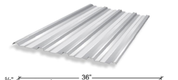


Applications: Roof and Wall
Coverage Widths: 32" wall, 29.33" roof
Rib Spacing: 2.67"
Rib Height: 7/8"
Minimum Slope: 3:12
Panel Attachment: Exposed Fastening System
Gauges: 22
Coatings: Unpainted and uncoated cold rolled steel
Paint System: Not Applicable

WEATHERING CORRUGATED METAL SIDING

Monarch Rib®

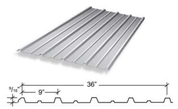
ABC knows that rural settings require an economical and durable roof solution, which is why we offer the Monarch Rib® panel. Monarch Rib provides agricultural professionals with the quality and performance they require.



Applications: Roof
Coverage Width: 36"
Rib Spacing: 9"
Rib Height: ¾"
Minimum Slope: 3:12
Panel Attachment: Exposed Fastening System
Gauges: 26, 29 and 30
Coatings: Galvalume Plus®, Signature® 200, Galvanized
Paint System: Premium, Select40, Econo20, Commodity

Rugged Rib®

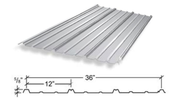
Named for the strength and resilience it provides, the Rugged Rib® metal panel offers limitless design potential and adds value to your structure with optimal performance year after year.



Applications: Roof and Wall
Coverage Width: 36"
Rib Spacing: 9"
Rib Height: 9/16"
Minimum Slope: 3:12
Panel Attachment: Exposed Fastening System
Gauges: 26, 29 and 30
Coatings: Galvalume Plus®, Signature® 200, Galvanized
Paint System: Premium, Select40, Econo20, Commodity

Regal Rib®

Structural stability and consistent performance is the standard with ABC's Regal Rib® metal panel. Known for its aesthetic elegance, Regal Rib provides impressive lasting capabilities while maintaining the dependable strength needed in rural environments.



Applications: Roof
Coverage Width: 36"
Rib Spacing: 12"
Rib Height: ¾"
Minimum Slope: 3:12
Panel Attachment: Exposed Fastening System
Gauges: 26, 29 and 30
Coatings: Galvalume Plus®, Signature® 200, Galvanized
Paint System: Premium, Select40, Econo20, Commodity

ELDORADO STONE

Eldorado Stone

Mountain Ledge Panels

STONE VENEER

Mountain Ledge Panels are shaped like Eldorado's Mountain Ledge stones but they are precast as a panel system to facilitate ease of installation where larger stones are needed for a greater expanse or height. Available in blends of silver, auburn and sage, the 8" to 20" long panels retain the appearance and precision of individual Mountain Ledge stones hand-laid and dry-stack together.

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http://www.eldoradostone.com/products/mountain-ledge-panels/russet/ 5/18/2018

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	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION SPECIFICATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A41 / AA-M45C22A41	Architectural Class I (.7 mils minimum)
	#17	CLEAR	AA-M10C21A31	Architectural Class II (.4 mils minimum)
	#18	CHAMPAGNE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#26	LIGHT BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#28	MEDIUM BRONZE	AA-M10C21A44	Architectural Class I (.7 mils minimum)
	#40	DARK BRONZE	AA-M10C21A44 / AA-M45C22A44	Architectural Class I (.7 mils minimum)
	#29	BLACK	AA-M10C21A44	Architectural Class I (.7 mils minimum)

STOREFRONT FRAMES

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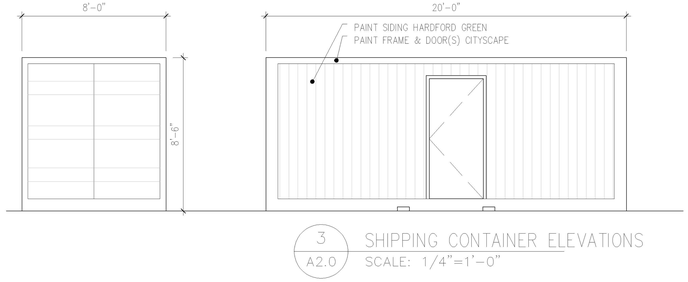
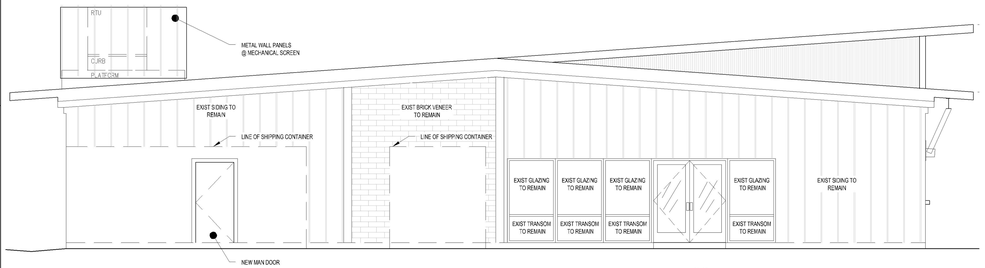
Rev. 2017-06-22



3 A2.0 SHIPPING CONTAINER ELEVATIONS
SCALE: 1/4"=1'-0"



2 A2.2 NORTH ELEVATION
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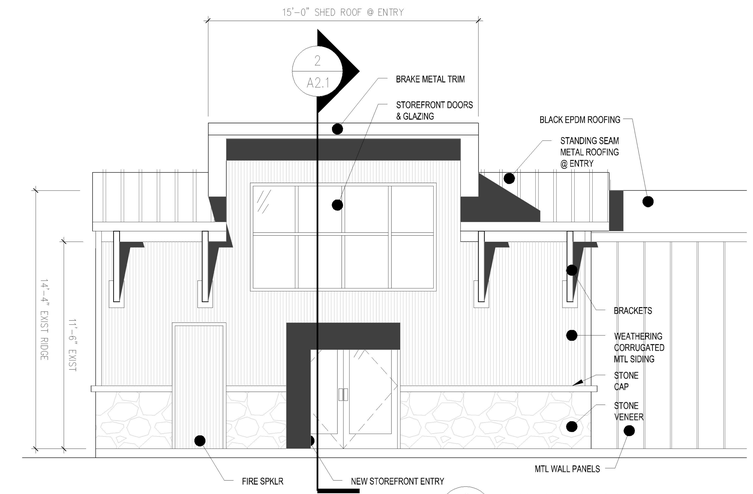

1 A2.2 ENTRY DETAIL
SCALE: 1/8"=1'-0"

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STATE OF COLORADO
JAMES R SCHNOEBELEN
05.18.2018
20855
LICENCED ARCHITECT

NOT VALID WITHOUT SIGNATURE & DATE

WESTERN CENTERS, INC.

SNOW BOWL OUTDOOR BAR & PATIO

2090 SNOW BOWL PLAZA
STEAMBOAT SPRINGS, CO 80487

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ZONING REVIEW
04.06.2018 DRAWN BY: JRS

REVISIONS

1 ZONING COMMENTS 05.18.2018

PROJECT NO: 2003.

EXTERIOR BUILDING ELEVATIONS

A2.2

STEAMBOAT SPRINGS PLANNING COMMISSION
PUBLIC WORK SESSION MINUTES
June 4, 2018

The regularly scheduled work session of the Steamboat Springs Planning Commission was initiated at approximately 12:00 p.m. on Monday, June 4, 2018, in Rooms 113-114, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Planning Commission members in attendance were:
Vice-Chair Brian Adams, Michael Buccino, Martyn Kingston, George Eck, Tom Ptach and alternate Paul Weese.
Absent: Calihan, Levy
Staff Members present included staff planner Kelly Douglas, Principal Planner Rebecca Bessey and Planning Director Tyler Gibbs.

#1: FDP-17-08, Riverview Subzone C

Rebecca Bessey:
This is a final development plan for the Riverview subzone C duplexes. They are proposing six duplexes on six lots. The proposed FDP would be subject to or contingent on the PUD amendment as well as the preliminary and final plat approvals.

We have reviewed this based on the proposed PUD amendment and find it to be consistent with the criteria for approval subject to the suggested conditions. They are asking for an extended vesting period of ten years, so that condition #2 is drafted. If you feel comfortable with that request, or something less, you can potentially revise that condition based on the findings that you make. Any extended vesting would require a development agreement. The standard vesting period for an FDP would be three years, and then there's the potential per the code that they could ask for an administrative extension for two to three more years based on certain conditions that may or may not be met at that time.

Ptach confirmed that only one administrative extension is possible.

Adams: Has the applicant stated why the ten years instead of the standard three? There was just a sentence about lots of construction to build. Can you elaborate on that?

Bessey: I can't elaborate; the requests just say they are asking for ten given that they anticipate these duplexes will not be constructed at one time. But I think that's something you could ask the applicant to address on Thursday.

Eck: On the extended vesting, is the idea that you have a vesting period so that if there's changes to the code that they don't get in ten years later and do that?

Bessey: There's some vesting so that if a project doesn't happen, at some point that approval expires. Codes or conditions in the area may change that might impact a future development plan approval.

Eck confirmed that the PUD zoning does not expire.

Eck: What could change in the next ten years that would affect them? Design standards?

Bessey: The PUD created the subzone and created specific dimensional standards for the subzone. It also modified slightly the uses that were permitted and some of the development and subdivision standards. Anything that's not modified by the PUD specifically defaults to the code. So anything that the PUD didn't modify there's potential that we could decide on a broader scale city wide that we would tweak some standards in the code that could apply to this PUD. For example, landscaping standards were not modified by the PUD, so we would apply those based on the code; if we changed those, those changes would apply.

Eck: Six over ten is fairly long.

Adams: So the question is why do they need to do all six and what benefit is the applicant gaining that they would not just wait.

Eck: I think we've seen stuff before when people say we have six, and our capacity is we do one a year.

Adams: So clearly they don't want to do that.

Eck: Or they want to leave their options open.

Bessey: So there's six duplexes, twelve units total. I think the concept of the development of these duplexes has always been that they be a cohesive project and that they're not coming in for separate, lot-by-lot approvals.

Eck confirmed that the development agreement would specify the ten-year vesting period because it would be different than the code.

Eck: One of the lots is proposing 34% lot coverage, which doesn't meet the minimum. I saw you had a few conditions in there: Development of lot C5 shall comply with the minimum 35% lot coverage.
How are they going to comply when they're putting forth a development plan that has a building that doesn't meet it?

Bessey: The architects felt they could adjust the particular building plan for that site with pretty minor revisions to get either that or the lot area. They felt that it was very much achievable to meet that standard; they're not asking for a variance. We would not be able to sign a building permit for a building that did not meet those standards.

Eck: We're potentially on Thursday approving a development plan that has a building that doesn't meet it, and we're saying you have to meet it. Obviously, that will be a different building. So we don't have to do another development plan; you'll approve it administratively?

Bessey: I think we would be comfortable approving it administratively as long as we felt it was in substantial conformance with this application. They didn't think that the changes would be so substantial that it wouldn't look and feel like the same building on the site.

Adams confirmed that this would occur during the building permit phase.

Bessey: Just to keep in mind, the original plat that came forward had two C lots, so C1-C4 were one lot and C5-C6 were another lot. The project as a whole does meet the 35% lot coverage. I've noted that. That's not how we're looking at lot coverage, so I should clarify that. I'm not saying that it meets that standard, because that C5 lot needs some revision, but I did think that their overall concept based on their original plat approval would have met it.

Buccino: Is the river access in front of those going to be waiting until they actually build it? Or is that going to be done as part of the full development PUD?

Bessey: The soft-surface trail, the road, the hard-surface trail, all of the infrastructure that was identified in the preliminary plat as the initial phase is tied to the plat approval. So that will all have to be constructed prior to any CO being issued for any lot. The soft-surface trail is not part of the FDP; it's being approved through our Civil Construction Plan review and is a requirement of the plat itself. So even if they don't ever pull a building permit for these homes, that infrastructure and those amenities will have to be constructed.

Weese: For this project, I'm concerned about having a conflict of interest in the sense that I have started working with the broker who Riverview works with as well – not with Riverview but a separate listing agreement. I think I can be impartial, but I don't want to get the city or the Council into a situation that three years from now ends up being a nightmare for the applicant and for the city.

Buccino: What's your professional capacity right now?

Weese: I am co-brokering a large Stagecoach listing with the broker who works with Riverview.

Buccino: Doesn't that happen all the time?

Eck: We all do business with people who are doing business with other folks in town.

Buccino: Unless it was a direct contract you had with them on Riverview, then it would be a conflict of interest. But I appreciate you bringing it up to us.

Weese: So what you're all saying is that there's nothing there.

Buccino: No. If we all started doing that, we would never have enough people to vote.

Commissioners agreed that this would not be a conflict of interest.

Kingston: It seems like the vesting extension is tied to the way they propose to finance these units. I think they're going to build-sell, build-sell, self-finance and lower the cost of capital. We're hearing that the concept is one concept, and there's going to be no change in design standards if they take more than 3-4 years. I'm just trying to figure out why they would want something quite that long.

Eck: Last time they got approved, they went underwater because it was 2007-2008. Everyone is worried about that; I don't know if there's anything special about this.

Adams asked if staff supports the vesting.

Bessey: We didn't really have a strong preference either way. I think we need to hear the applicant's case.

Weese asked if these buildings were required to be differentiated as with Fox Creek Condos; Bessey said that since these are duplexes and not multi-family units, they have their own design standards which the applicant has met.

Planning Commissioner Updates

Adams said he would be absent on Thursday and Commissioner Levy will probably not be able to attend. He said Commissioner Eck had expressed interest in chairing the meeting.

Commissioners determined that there will be a quorum.

Staff Updates

None.

ADJOURNMENT

The meeting adjourned at approximately 12:24 p.m.

STEAMBOAT SPRINGS PLANNING COMMISSION
PUBLIC HEARING MINUTES
June 7, 2018

The regularly scheduled public hearing of the Steamboat Springs Planning Commission was called to order at approximately 5:00p.m. on Thursday, June 7, 2018, in the Citizens' Meeting Room, Centennial Hall, 124 10th Street, Steamboat Springs, Colorado.

Planning Commission members in attendance were:
Chair Rich levy, Lee Calihan, Martyn Kingston, George Eck, Michael Buccino, Tom Ptach and alternate Paul Weese.
Absent: Adams

Staff members present were Principal Planner Rebecca Bessey and Planning Director Tyler Gibbs.

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA
None.

#1: FDP-17-08, Riverview Subzone C
STAFF PRESENTATION

Rebecca Bessey:
This is a final development plan application for six duplexes on Riverview C lots, C1-C6. We reviewed this application under the old code as well as against the major amendment to the PUD that you all heard at your last meeting. If this is to be approved, it would be contingent upon approval of the second reading of that PUD amendment.

We found that the proposal complies with the PUD standards as proposed to be amended with the exception of Lot C5 just falling short of the minimum lot coverage requirement. We've added a condition of approval that indicates that prior to building permit on that lot they would have to demonstrate that they could meet that lot coverage standard. As long as they were still in substantial conformance with the final development plan before you tonight, we felt that would be an appropriate way to move forward on that standard for that particular lot.

The applicant is requesting a ten-year vesting period. The standard vesting period for a final development plan is three years with the potential for an administrative extension of either two or three years. If the ten-year proposal is approved, that would be subject to a development agreement that would lay out that vesting period, and there would be no administrative extensions of that ten-year period.

Staff is recommending approval of the project subject to the conditions in the packet.

APPLICANT PRESENTATION

Mark Scully, Applicant:

Scully introduced his team, including Bob Weiss, Ryan Spaustat and Lu Beaker.

Lu Beaker, Applicant Representative:
We did have some good conversations with staff that helped guide us through the city codes and processes trying to find the right fit for this project that met both the PUD guidelines and requirements on a prescriptive basis but also met the qualitative standards within this very strategic site.

This particular site has another benefit in addition to being in walking distance of everything downtown offers in that it's got about 900 feet of the Yampa. So you have the feel of an urban environment but can quickly detach from that and be in a pastoral river frontage. So these duplexes have obligations to satisfy both the character of a river home as well as an urban setting.

We do a lot of work in the mountains and resort communities but also in authentic communities – not just Vail and Aspen but places that grew up out of a heritage and rustic culture that's embedded in this place. What is attractive about Steamboat in many ways to me is that rustic character in that things feel worn and they age graceful, and it's not too precious. The buildings here and the spirit of downtown is very much celebrating an active lifestyle. This idea of refined is to me emerging, but I really embrace that kind of rustic character that you all have.

Architecture downtown I think is rich and vibrant and walkable and pedestrian. Tectonically, it's diverse with wood and stone/masonry buildings. The new buildings are still reflective of history maybe a bit reinterpreted, but they still have that walkable scale and pedestrian focus. But there are anomalies with buildings that are eclectic and forward-looking in this community. There's a lot of rehab and construction downtown. The Olympian has more of a mountain heritage with timber and glass and starts to be more grand and open to the views. The fire station is being embraced and built upon and celebrated, as well as some of the more residential and transition scale as you move closer to the river frontage with both the material palates and forms and composition of form. I think it's neat to think of what the emerging character of downtown Steamboat is.

Looking at more of the mass and scale, the buildings along Lincoln are bigger and more urban, and the character of buildings along Yampa start to break down and become more residential and scattered with the green spaces and river views coming through. In the overall Riverview PUD there was a lot of conversation about creating public access along 5th and 4th to the river frontage. That was something we used as a launch point when we started thinking about duplex designs was could we create an architecture that also started to break apart with six duplexes and a total of twelve residences versus a single multi-family type of thing that would group those together. Could we create these view corridors and start to bring the greenscape up and through the buildings to activate the loop road and give visual access through the site much like you were doing with the PUD requirements of public access along the edges.

The loop road has an urban character, and it is public access so people will be traversing back and forth. The character of the site and the landscape from street trees and the things that are within city standards of the intervals, plantings and snow storage exists along that. But as one moves from the loop road to the river frontage, the landscape transitions from a more structured area to a more organic and wild with the cottonwoods and willows all the way to the Yampa and aspens and transitioning landscapes and these

green fingers between the duplexes. It's important to me that the overall built environment isn't just architecture but contributes to the public realm in a significant way as well.

As part of the Duplex Standards, buildings should architecturally represent a single-family structure, and the dwellings shall not mirror each other. Mirroring was a big conversation we had. What strategies in architecture, both in materials and forms and detail, could we incorporate in the actual architecture to start to offset this idea that buildings should not be a mirror of each other. The criteria in the code talks about duplex garages must be set back, so the ground floor garages are set back from the upper floors by a minimum of five feet to create more car storage on the driveway but also create that offset.
Each front entrance must include a porch and covered entry. It's not just an entry that comes through a garage door, but visitors could come up to your front door and ring the bell like a regular home.
Each side of the duplex must differ in at least two of the six design elements. The first way of satisfying that was that there's actually two types of duplexes: a Riverview Model A, which is a little bit shallower and a little wider, and a Model B which is a little skinnier and deeper. Those came out of the site constraints and looking at the way the site flared and bowed with the river frontage.

One of the criteria that allow the duplexes not to read as a mirror image is the silhouette of the roof lines. Each half of the duplex has a planned shift of 3.5 feet down the centerline of the buildings. That allows the shadow lines in the roof to pull forward, and then as the buildings get closer to the gap between the units, they start to step back. So what we're trying to do is not to create a smooth line of that silhouette but actually break that up to create more vertical proportion and architectural silhouetting at the top line. Secondarily, you'll see the step between the ground floor, step-back at the garage, the middle floor mass, and in Model A, a third-floor step-back that erodes the corner to further articulate a secondary roof line and break that up as one moves along the loop road frontage.

Another criteria in the Duplex Design Criteria is massing and building projections. I found inspiration in a building that already exists downtown of that garage step-back and pulling lines forward to create both shadow and that idea of the loft or that projected bay. So one half of the duplex projects forward, and the second half is recessed back in Model B.

One of the duplexes starts to create more of that two-story vertical expression that then does that significant step-back at the third floor; the second duplex type starts to really stair-step the building even further away from the river frontage along the living room bays and then has a center mass. The goal of this is to create a lot more of a built-upon or stacked effect versus just the smooth facades that are uninterrupted.

Entry was a criteria that should be considered as creating individuality. So within each type of duplex, one half of the duplex would be the entry doors coming in where the doorbell is. They would be rendered in a glass and more transparent way with a frosted glass garage door. The duplex on the other half would have the front door and garage door rendered in solid materials with different pattern. Secondarily, we would hope that property owners would start to personalize spaces with landscaping and planters and get that pride of ownership that you would have at your typical front door.

The duplex criteria suggests that the buildings should be read as a single kind of material but a variety in terms of the textures and colors and patterns of how those materials are applied. For Duplex A, this is a cement board – very eco material – durable, fireproof, mold/mildew, doesn't fade. Very appropriate for

alpine mountain climates; rendered in a darker wood tone and then a lighter tone for the other half. As the third floor steps back, start to break those materials to further create that articulation. The exterior material palate is finished with some residential-grade Sierra Pacific aluminum-clad wood windows, very appropriate for the amount of sunshine in an alpine climate; metal, flat roof with snow storage on the roof versus shedding snow onto public ways or shoveling; designing roofs that can hold snow versus sloughing it off into the gaps between the buildings or onto areas where pedestrians are walking; using a lot of low-slope roofs and standing seam; the underside of the roofs would be wood to create some of that warm glow of materials.

It renders a little naked when you just look at the buildings and think about just a couple little bushes along the front edge of the loop road, but it's important to also understand that in the package we've submitted as part of the FDP we have landscape planting plans and hardscape plans that include the character and variety of color and different vegetation from ash along the loop road, to the front-yard trees which would be aspen, and then the myriad of perennials and the different colors along the loop road frontage. So our hope is that this still feels rich and textural appropriate to the river frontage. Along the river, standing up on a raft in the river, the architecture starts to be fairly transparent with some different massing and the lifted roof forms on the top floor. Equally important to that is that the landscaping that exists to really foreground between the river and these residences does a lot to actually obscure the architecture from the river frontage. So I think that it doesn't become as abrupt as you imagine traversing along the river frontage when you filter it with the views of the vegetation, which also adds to that level of privacy and richness.

Scully: I was at the Monday session, so I thought I'd proactively speak to the vesting. Why ten years? I would submit the following five points:
While it's six duplex structures, it is twelve homes. They are more expensive homes; they're going to sell slower; I think more than five years would be anyone's bet.
Just as importantly is the architectural integrity of what we're trying to do along the river, which is to create that variability but also that consistency and integrity that I think will be a beautiful presentation along the river.
The seasonality here just slows you down.
If there's a recession, it's easy to lose three years in that window, especially when you have a phased project like this.
We just finished selling out Howelsen Place and Alpenglow; unfortunately, they were built ten years ago; obviously, the recession dictated five of those years.
Of course, we'll meet all current building codes; fire/life safety; whatever is in place at that point in time. It's really just the architectural integrity we want to have stand the test of time.

QUESTIONS FROM COMMISSIONERS

Commissioner Eck:
All we got in the packet was that longer vesting may be approved through a development agreement. Do we have criteria to consider this, or it's just whatever?

Bessey: The code establishes the standard vesting period; it says a longer vesting period may be requested and approved through a development agreement. That request is required to come in with the

development plan; they can't come in later and ask for it. But there are no criteria, so it's really based on the applicant's reason for the request and if you feel that's appropriate.

Commissioner Kingston:
What was the rationale behind the three years in the code?

Bessey: I think many years ago there was no specific time period in the code. Prior to 2001, I believe there was lifetime vesting. That became problematic, so in 2001 when the CDC was rewritten there were these specific timeframes included with the potential that Council and Planning Commission could approve a longer period for specific reasons. Why we landed on three years versus two or four, I don't know.

Eck: Can one side of a duplex get a CO with the other side being incomplete?

Bessey: They'll construct an entire duplex at one time.

Beaker: To get a CO we require all the life safety conformance and all that for the full building, so we couldn't leave the other half that's not completed in a condition that is unsafe.

Bessey: I believe it requires two building permits, but Lu is correct that the Building Department has minimum requirements that would have to be met in order to sign off on a CO for one side.

Eck: Does staff feel that the condition regarding the 35% for that one lot is sufficient? I was asking about that on Monday because in reading that, I was confused about what needed to happen following this.

Bessey: They're at 34 on that site. In speaking with the architects, they felt that there were some pretty minimal changes to the footprint of that building that they could make in order to bring that lot into compliance. Often times we see slight changes to a building when it comes through for building permit, because once they get their development plan approved they go to construction drawings, and sometimes things are tweaked. We have a review that we do when a building permit comes through, and we look at it to make sure that the permit meets our code. In addition to that, we look at what's proposed in the building permit application and compare it to what was approved in the development plan to make sure that it's in substantial conformance and that they don't come back with something drastically different and out of conformance with what Planning Commission and City Council approved.
In talking with the applicant's team, we felt that with that condition we are making it clear that we expect that the lot will comply with the standards and fall within substantial conformance.

Commissioner Ptach:
Does staff have a position on the ten-year vesting?

Bessey: We didn't take a strong stand on that one way or the other. I think we heard more tonight from the applicant regarding their reasoning for their request.

Kingston: Is there a precedent on ten-year vesting up front when it's more than330% more than what's stipulated in the code? That's an exceptionally-large jump from three years to ten years. Given that

applicants can request extensions in the context of a recession or a change in the market, why are we doing this if there is no precedent historically for a 330% increase in the vesting period?

Bessey: I think that there have been projects that have been approved for longer periods of time up to ten years.

Commissioner Levy:
Any this small, though? I think they were all much larger, more complex projects to be honest.

Bessey: I hesitate to speak to that because I can't say definitively offhand, but I thought that The Crawford project had an extending vesting period – it was five units, I think.

Ptach: Is your crystal ball clear enough that this design is going to stand the test of ten years, or if you get four of them built, will you be looking for an amendment to the approved plan for something?

Scully: We're kind of making that bet now. We're also setting HOA Design Standards for all of Riverview, which is big. It will be consistent with what you see here, and if it is to change, we would have to go through that amendment process. So we are comfortable with that.

Ptach: I think this is certainly what the market is looking for these days, but as you know, in ten years markets can change rather drastically.

Scully: Yes. But there's so many scenarios where ten years would be relevant to this piece of this puzzle, because it is a big puzzle. I could see the right half getting done first; God willing a hotel behind it coming second; and then the balance coming thereafter. It really is putting this whole thing together that will govern how these are built. That's why we asked for ten years.

Bob Weiss, Applicant Representative:
I've been dealing with this issue for four decades. At one point the city's process was to allow one-year extensions indefinitely. There were projects I remember that I got 20 extensions. I can't recall that anyone ever built one, but it was used as a hammer. The applicant would come in and say: This was approved 20 years ago; nobody liked it; we've been getting these single-year extensions for 20 years. If you don't approve this, we're going to build this because we don't have any other choice.
There was a reaction to that when the code was revised.
The other thing that happened was one generation of code said: If you finish the first phase, you have an indefinitely vested project.
That was deemed to be inappropriate.
So what we ended up with was this three years business but the allowance to go to ten. I think with the expectation that given the complexity of the project, the expectation of the price point, market conditions as they might evolve, that Planning Commission and City Council could allow up to ten years. It's not really 330% because you can extend by application up to six. The three-year extension is generally granted in my experience. So we're really going from six to ten. I think the reason this is important to this applicant is because the certainty is important if you're dealing with other people that might buy lots,that might be interested in building here, you want to have a plan in place that will dictate what's going to be built so you have architectural consistency. If this plan expires, there's no approval on the site and you have a subdivided duplex lot. That means somebody could come in and struggle with

a design that's inappropriate. So I think from the city's standpoint and the developer's standpoint as well, it's better to have the extended vesting period so everybody knows what's going to be built on this property in a reasonable timeframe that the market can absorb.

Buccino: What kind of price point are you talking about for these?

Scully: With current construction pricing, about 900 per foot, 3300 square feet per townhome, you're about $2.85 million with a two-car garage. So 2.5-$3 million I would say.

Levy: I think for the most part the reason for vesting is in case our plans and our vision change. That way the development plan doesn't outlast or overlap a new vision. But with a PUD, what would a new vision actually affect? Aren't all the architectural standards already in place? If we were to change our whole vision for downtown, their PUD is vested indefinitely, is it not?

Bessey: It is. There's potential to amend PUD's, but I think that's a fair point to make. The infrastructure that's going to serve these lots is going to be completed as part of their plat and PUD requirements. So even if some of our infrastructure requirements changed, it wouldn't impact a future development plan on these sites significantly. Most of their standards are included in the PUD, but there are a number of standards such as the duplex and landscape standards that do fall back to our code. So there's some potential that some of those could change.
In listening to some of the comments from the applicant just now and hearing the question about other vesting extensions for other larger projects, some thoughts that came to my mind:
It is only six duplexes, but if you think of that, it's six separate buildings. When you have a multi-family project, once you decide to build you're building -- a building with a larger number of units in it at one time; they're all built, whether they're all sold up front or not. Just seeing how these aren't likely going to be built until they're sold, and we have six different buildings that have to go at different times, I do think that that's something to consider.
I think it's our vision as well as the applicants that this whole Subzone C was going to develop as one cohesive development. I don't think anyone envisioned that these would develop as completely separate lots with very different-looking duplexes on them but that they are developed as one cohesive development; it may just take more time for that to be completed.

Kingston: I just worry about having a semi-finished construction project that's so high profile at that point in town stretching out over ten years.

Bessey: I don't think a shorter vesting period is going to make them build these faster; I think what you would potentially see is that they don't all sell and get built within a shorter period, and they have to come back with something else, which has the potential to be different.

Levy: Besides the Duplex Standards, can you think of other city codes or standards that might change that are not covered by the PUD?

Bessey: No, not anything that I think would drastically impact…

Beaker: That was a question that we wrestled with. I think building codes and energy codes do change, whether it's coming from a municipality or at a state or federal level. These are designed robustly to be

above and beyond minimum code standards, but Denver is going through a Green Roofs Initiative for flat roofs; 50% of your flat roof has to be PB or Green Roof. That could come to some of the big duplexes later. I would think that we would have to fall under those guidelines at that time we would be intending to go for building permit for that chunk of duplexes. Energy code is one that moves fairly rapidly and keeps us on our toes.

Levy: If they were to break ground in year nine, how does that affect the overall timing of the project?

Bessey: All of the buildings would have to have a building permit pulled within the vesting period.

Levy: And the building permit would only last a certain amount of time as well, correct?

Bessey: Correct.

Scully: The Metro District will be doing substantial landscaping and public space improvement before we do anything. You won't see an ugly presentation on the river, even when it's not built. We're spending $2.5 million to make it look great, which benefits all of us as we bring other investors to the site.

Kingston confirmed that if they go through the PUD amendment process five years from now, the vesting period associated with that proposal would supersede the period approved with this proposal.

PUBLIC COMMENT

None.

COMMISSIONER DELIBERATION/MOTION

Commissioner Ptach moved to approve FDP-17-08 with conditions 1-8 as stated with a period of ten years of vesting as specified in Condition #2.
Commissioner Eck seconded the motion.

DISCUSSION ON MOTION
Kingston asked about the public access to the river during the ten-year period.

Bessey: As a condition of both the PUD and the preliminary plat, the applicants are going to be developing a soft-surface trail that will connect the two river access points at the terminus of 3rd Street and 4th Street. That infrastructure and the landscaping in the riparian buffer area will all be completed separate from this application.

Kingston: When is that period of time?

Bessey: All of those infrastructure requirements that were identified as the initial phase, including the trail and the riparian buffer as well as the river access points, will have to be completed prior to issuance of a CO for any of these duplexes.

Kingston asked whether that public access would be affected by construction.

Bessey: There are some provisions I believe in the easement agreements that we're still finalizing that would allow for some temporary closures potentially to some of the public access during construction. But it's based on approval by the city, so it wouldn't be shutting down the trail for ten years. But if there's a circumstance where one unit was under construction and the trail needed to be closed for safety purposes for a short period of time,that would be allowable.

Eck: Ten years for six duplexes I think is a lot. What got me here is it's a PUD; it's not going to change. Some things might change like landscaping, but their landscaping design is well above anything we could conceivably require in the next ten years. So if it wasn't a PUD I don't think I'd be supporting it, but I think it's appropriate here.

Ptach: Looking at the price point of these and knowing the market, it's taking anything over 1.5-$2 million at least a year to sell. This is new product; it may move quicker; but at 2.5-$3 million, it's not unreasonable to think that these things will take 8-10 years to fully sell out.

Buccino: I disagree. I think that they have it priced reasonable. There's not many places in Colorado that are on a river, so they have a very, very unique property. They only need twelve people to buy them; I don't think you're going to need ten years at all. If it wasn't a PUD, I probably would not agree with ten years because I don't want to start setting precedent for it. I think three years with a two or three year extension is sufficient; I think they'll sell by then. It's not going to take ten years.

Weese: I would say that it could easily take ten years. These units are not that easy to build. If there is weather involved, there could be a really large issue overall with having to wait to get these things constructed. I can see the first several units having a lot of interest and possibly selling. Irrespective of that, the applicant is right. We have market changes that are imminent; we just don't know the timing of it. Overall, it's a great project and it's going to take time to build out. Will it take ten years to sell them all? I don't know. Will it take ten years to build them all? Possibly.
Overall, I think ten years is a realistic request, especially because they're not going to come back and ask for anything else regarding the vesting period.

Levy: I tend to agree with the PUD comments. I think that overrules any future changes that might affect this property. So I don't have a problem with ten years at this time.

Kingston: I agree with the PUD comments. I've been struggling with the vesting period, but I think if the first couple units sell there's going to be incentive to build and sell the next one and the next one. If that doesn't occur as quickly, then obviously the ten-year vesting period makes some sense. I'm just concerned that this beautiful project get created from start to finish as quickly as possible. If the units sell, there's going to be no reason for you to not build the next unit to sell it, right? So I think that line of logic tells me that if you do need the ten years, it's probably for a good reason.

VOTE

The motion carried unanimously.

 FINAL MINUTES

#2: Approval of Minutes: May 24 Public Hearing

Commissioner Eck moved to approve the May 24, 2018 meeting minutes; Commissioner Buccino seconded the motion.

The motion carried unanimously.

Director's Report

Gibbs: The Downtown Working Group will meet again next week to review the public comment and survey results. We got 634 individual responses; we were very pleased with that. We're planning a second round of public open houses on July 12.

Adjournment

Commissioner Buccino moved to adjourn the meeting at 5:50 p.m.
Commissioner Eck seconded the motion.
The motion carried unanimously.