

Zirkel Wireless Tower
Conditional Use Permit
Project Narrative
OCT 2021



Zirkel Wireless proposes to provide improved broadband internet service to the Town of Hayden and its adjacent rural areas in Routt County by repurposing a currently obsolete radio tower site (left). The tower manufacturer/model is a 100' ROHN 45G. Its dimensions are triangular in shape measuring 16 ¾" on each side, by 100' tall. The guy wires (¼" diameter) for lateral and rotational stability project 80' from the center point off each corner to established anchors that consist of I-Beams set in concrete. The existing infrastructure is located on property belonging to the STATE OF COLORADO (Parcel 929323001).

The property is zoned Recreational Use and the decommissioned infrastructure is located at Lat/Long 40.520614, -107.29664. Access to the site is via an established gravel driveway at the end of Homesteader Lane. ZIRKEL has established a 30 year lease with the State of Colorado - State Board of Land Commissioners which establishes the right of ingress and egress for the purpose of installing and operating wireless broadband internet.

The need for improved internet service is ever growing in Routt County - specifically in rural areas in and around Hayden which is steadily growing. Providing advanced wireless broadband connectivity greatly reduces a gap referred to as "the digital divide", in which rural/suburban families and businesses often face more difficulty in providing competitive business, healthcare, and education in comparison with larger cities where modern internet accessibility is more widely available.

Benefits of advanced broadband infrastructure include but are not limited to the potential to create more jobs, increase local business' outreach and competitive ability, enhance public safety, provide better and less expensive healthcare, provide greater educational opportunities, and reduce the carbon footprint.



Site

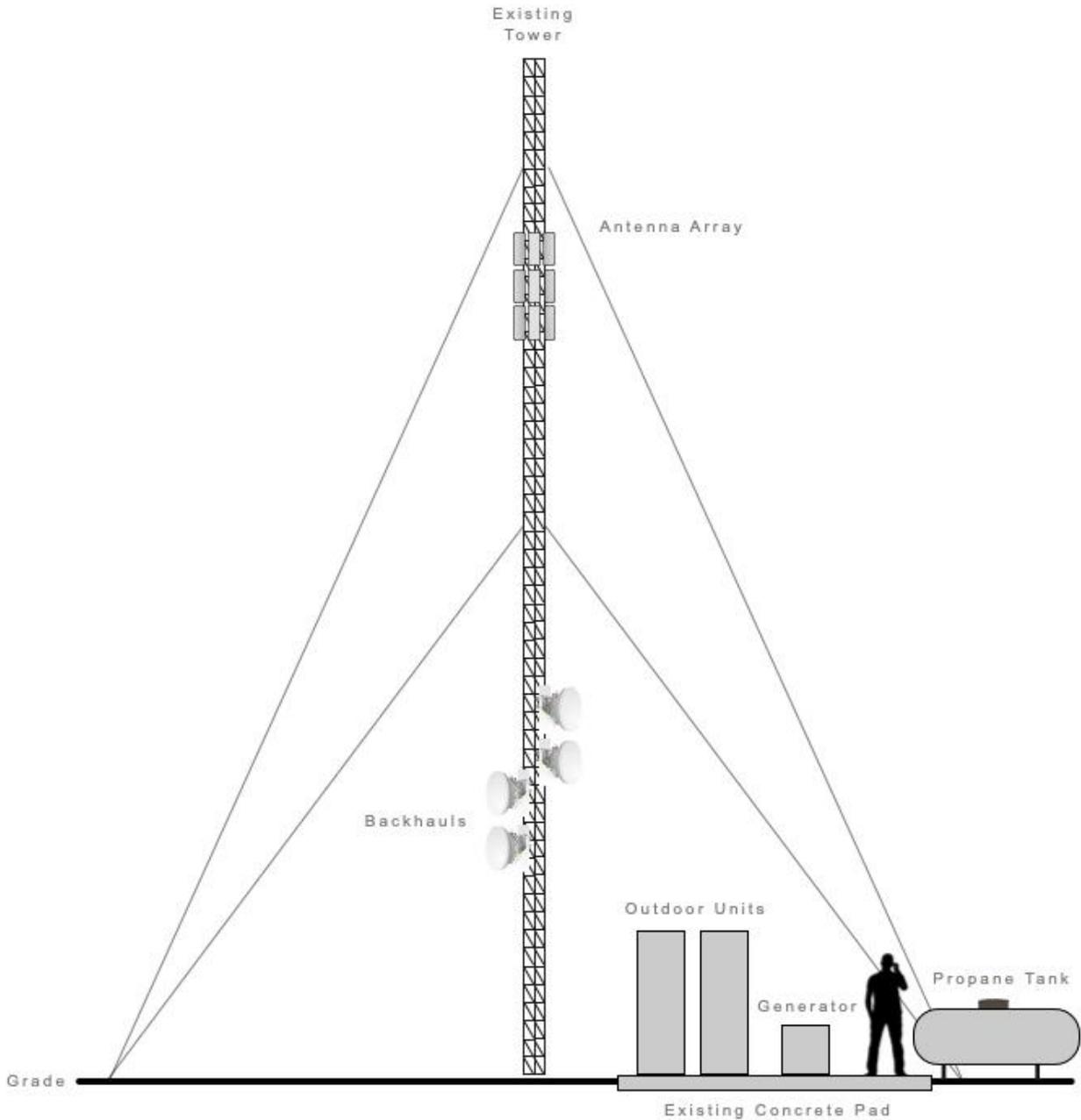
Existing on the site is a vacant tower with no current operators and a concrete pad measuring roughly 10'x20' (Left).

The existing infrastructure was established by the Routt County Television Committee in the early 1980s to provide local channels, and was abandoned when cable TV came along. The vacated infrastructure has recently been acquired from the county by ZIRKEL.

The site grade is low slope and no alterations will be made. Access and Parking is established. There is some low growth and no notable trees in the vicinity.

Site Use

ZIRKEL intends to add operating equipment primarily to the existing infrastructure, with the location of a propane tank and welded wire fence immediately adjacent. The diagram below is modeled after an existing ZIRKEL tower and illustrates the proposed outcome of the aforementioned tower.



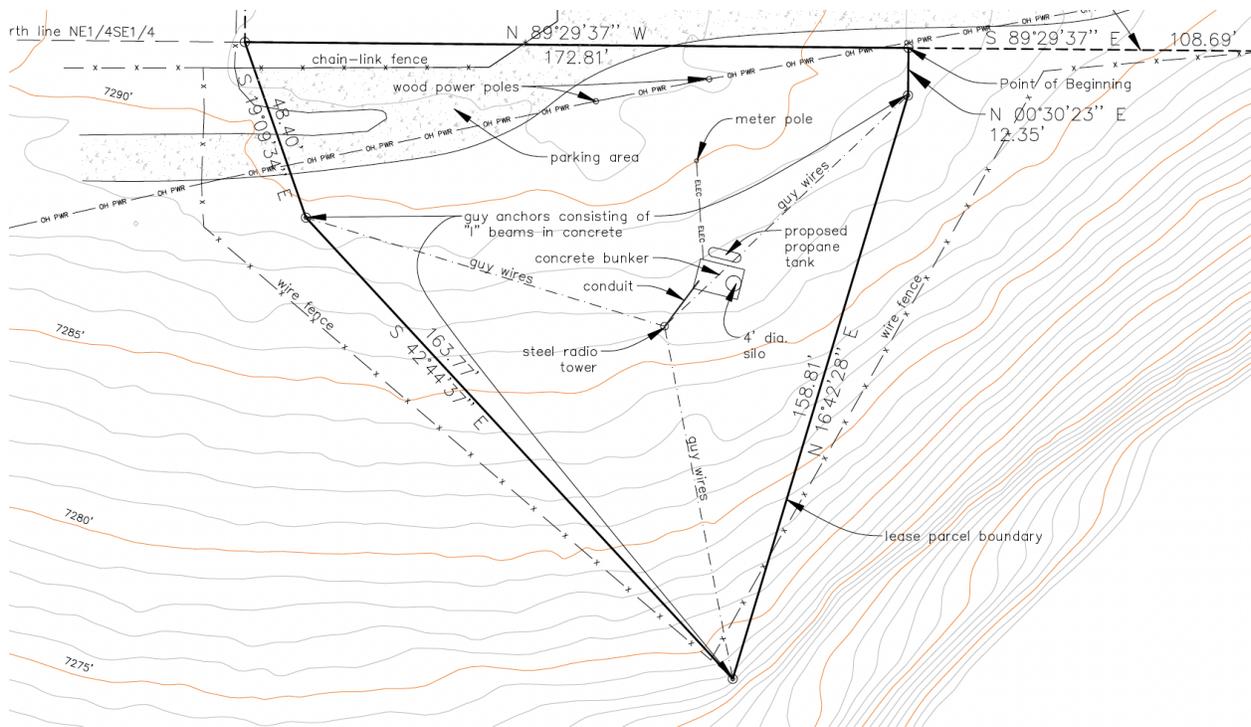
Site Use (Continued)

The existing pad will be used for placement of a generator (44" x 25" x 48") as well as two Outdoor Enclosures (68" x 26" x 36") to house networking equipment and backup power supply. A 250 Gallon Propane Tank (7'10" long, 30" diameter) will also be installed adjacent to the existing pad.

Several wooden fence posts will be sunk to establish a welded-wire fence around the immediate perimeter of the equipment on site for wildlife mitigation.

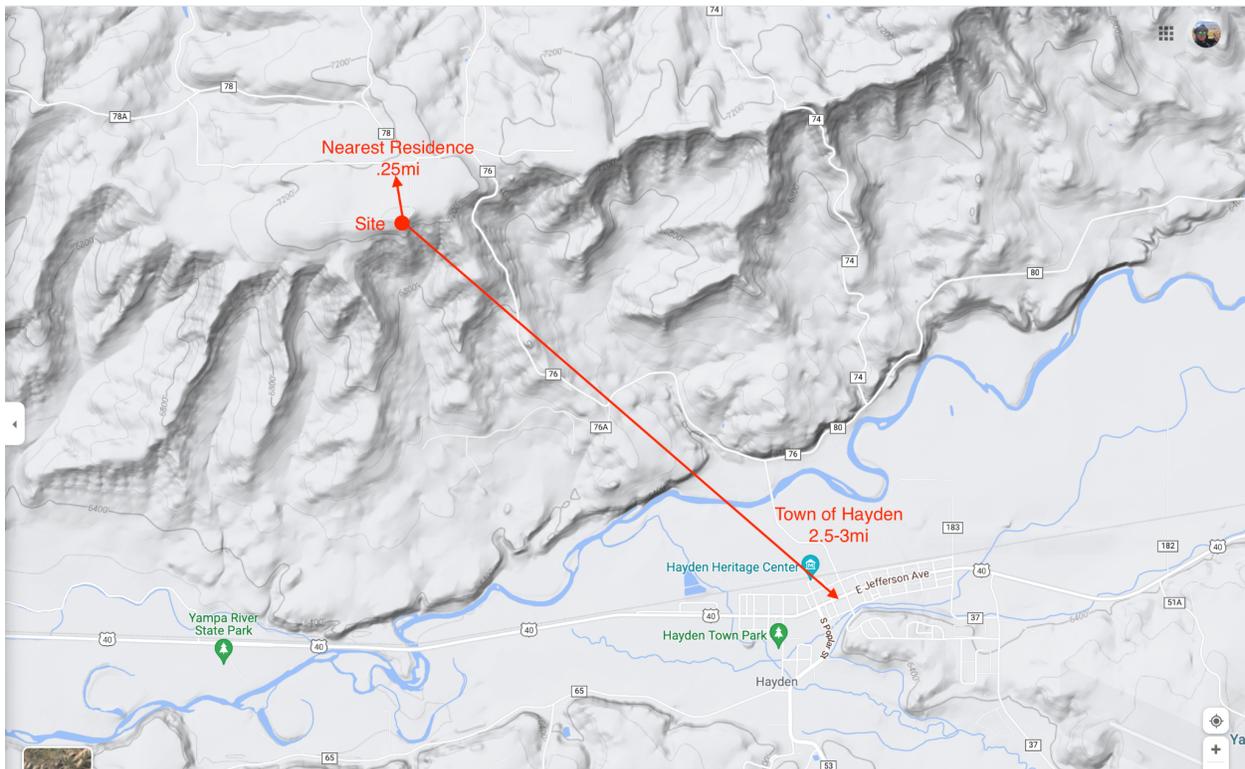
The equipment will operate year-round with 4 employees on-site only during the installation and typically 2 employees during periods of maintenance. Vehicles will be parked on the existing road with walk-to access for installation and maintenance of the equipment.

Lease Parcel Boundary and Site Plan



Impacts

Visual: The vacated tower site was established in early 1980s, thus adding equipment to said site is not a new alteration to the landscape. As for new equipment to be added - the distance to the nearest residences is ¼ mile and the ground level site equipment (ODU's, Generator, Propane tank) is visually blocked from said residence by a large berm. Distances to the Town of Hayden are on average 2-3 miles, at which distance even the larger telecommunication equipment to be added to the vacated tower become near impossible to detect with the naked eye.



Furthermore, the proposal will not change the character of the neighborhood/town, nor would it diminish the value, use or enjoyment of the adjacent properties. The improvements will not curtail desirable light, air and open space in its vicinity or town.

Wildlife/Vegetation: No destruction of habitat for installation is necessary - only addition of equipment to the existing infrastructure. A welded wire-fencing perimeter will be installed around the site to prevent any interaction or damaging of the equipment by larger mammals. There are no classified water bodies or wetlands on site.

Sound/Light: The radio equipment on the tower emits no sound. Networking equipment and temperature regulation equipment are housed in the ODU's, and emit roughly the same decibel

of sound as a modern ceiling fan. Extremely low-light LED's can be seen on some of the radios on the tower but can only be detected in close proximity.

Traffic: There will be very little traffic at this site. Once built, site visits will only occur when performing maintenance, to refill the propane tanks, and during an internet outage. Site visitation is expected to be 5 times or less per year. Access to the Property in the summer and fall will be via truck or by UTV and snowmobile during winter.

Criteria Evaluation

Applicant responses to criteria are in italics.

8.10.3 Standards for Freestanding Telecommunication Facilities

A. Shall be visually mitigated from adjacent residential development and public rights-of-way.

The proposed tower use site is virtually transparent to adjacent properties and can hardly be made out from a distance of greater than a mile.

B. Screening, landscaping and/or exterior building finishes and colors shall be compatible with the existing character of the site and adjacent properties and shall be determined as part of the review process.

All equipment on site has a neutral palette color (tan/white). Equipment on the ground is practically hidden by low-growth vegetation on the site and is significantly smaller than surrounding facilities.

Compliance with the Routt County Master Plan, Sub Area Plans and Zoning Resolution

The Routt County Master Plan, Sub Area plans and Zoning Resolution contain dozens of policies and regulations regarding land use. Section 5 of the regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties and shall apply in all Zone Districts and to all land uses unless otherwise noted. Section 6 Regulations apply to all Minor, Administrative, Conditional or Special uses allowed by permit only, PUD plans, Site plans, and Subdivisions.

A checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this type of petition. The checklist is divided into the 6 major categories below. The specific policies and regulations are not listed here (to be found in the Staff Report). The applicant's responses to each category are found in italics.

1. Public Health, Safety and Nuisances

As noted above, the proposed telecommunication facility will greatly improve public safety relative to emergency calls. Construction will comply with FAA and FCC regulations governing safe operation, including those that regulate radio frequency emissions. County GIS mapping indicates no geologic hazards on the site. There is no anticipated noise, odors or vibration expected.

2. Regulations and Standards

The proposal meets all regulations and standards except for the setback variance (see separate submittal for setback variance). The facility produces no odors, waste, or pollutants and noise from equipment is expected to be low with no residences in close proximity. The telecommunication facility will comply with strict FAA and FCC regulations governing the safe operation, best management practices, including those that regulate radio frequency emissions.

3. Community Character and Visual Issues

The vacated tower site was established in early 1980s, thus adding equipment to said site is not a new alteration to the landscape. As for new equipment to be added - the distance to the nearest residences is ¼ mile and the ground level site equipment (ODU's, Generator, Propane tank) is visually blocked from said residence by a large berm. Distances to the Town of Hayden are on average 2-3miles, at which distance even the larger telecommunication equipment to be added to the vacated tower becomes near impossible to detect with the naked eye. Furthermore, the proposal will not change the character of the neighborhood/town, nor would it diminish the value, use or enjoyment of the adjacent properties. The improvements will not curtail desirable light, air and open space in its vicinity or town.

4. Roads, Transportation and Site Design

Access is via an existing road. There will be very little traffic at this site. The equipment will operate year-round with a maximum of 4 employees on-site only during installation and maintenance. There will not be anybody stationed at this location. Once built, site visits will only occur when performing maintenance, to refill the propane tanks, and in the event of an Internet

outage. Site visitation is expected to be less than 6 times per year. Access to the Property in the summer and fall will be via truck or by UTV and snowmobile during winter.

5. Natural Environment

Regarding wildlife impacts, the equipment does not endanger or cause harm to wildlife. Telecommunications follow all FAA and FCC regulations for low power radio frequency and transmissions, which are equally safe as commonly known WiF to humans and wildlife. Food, trash and construction materials will always be collected during site visits with a strict “no trace left behind” policy. Welded-wire fencing will be installed around the site to prevent any interaction or damaging of the equipment by larger mammals. There are no classified water bodies or wetlands on site.

6. Mitigation

Mitigation measures are built into the proposal as described above.