



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Referral Agencies
FROM: Jean (Raini) Ott, CFM, AICP, Planner II
DATE: January 15, 2020
RE: Docket SU-20-0001

Docket SU-20-0001: Atlas Tower Telecommunications Facility

Request: Special Use Review for an 85-foot mono-pine telecommunications tower for up to four wireless providers to increase coverage west of the City of Boulder.

Location: 250 Bristlecone Way, located at the terminus of Bristlecone Way approximately 1,250 feet from its intersection with Alpine Way, in Section 22, Township 1N, Range 71W.

Zoning: Forestry (F)

Applicant: Atlas Tower 1, LLC

Property Owner: Gail J. Loveman Trust

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Community Planning & Permitting Department, 2045 13th Street, Boulder, CO. If you have any questions regarding this application, please contact the Community Planning & Permitting Department office at 720-564-2271 or via email at jott@bouldercounty.org.

Please return responses to the above address by **February 19, 2020**.

☒ We have reviewed the proposal and have no conflicts.
☒ Letter is enclosed.

Signed: Scott Schiff PRINTED
Name: Scott Schiff
Agency or Address: Sect Boulder Mountain Fire Protection District

Please note that all Community Planning & Permitting Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.

Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner



BOULDER MOUNTAIN FIRE PROTECTION DISTRICT

1905 LINDEN DRIVE • BOULDER, CO 80304 • Tel: (303) 440-0235 • Fax: (303) 440-5247

February 18, 2020

Community Planning & Permitting
PO Box 471
Boulder, CO 80306

email: jott@bouldercounty.org

RE: Docket SU-20-0001: Atlas Tower Telecommunications Facility

Dear Sir or Madam:

The Board for the Boulder Mountain Fire Protection District has a conflict with this Application because there is insufficient information to do a benefit analysis. The Board requests a propagation study and commitments from one or more wireless companies to determine if the project will significantly improve wireless communication from fire officials to homeowners and between fire department personnel. The Board further believes that the Applicant has failed to address safety issues such as, but not limited to, increased risk of wildfire and interference with evacuation procedures. Without this additional information the Board cannot support this Application.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "H. Scott Schiff".

H. Scott Schiff
Secretary Boulder Mountain Fire Protection District Board

cc: Boulder Mountain Fire Protection District Board
Chief John Benson

From: [Sylvia](#)
To: [Ott, Jean](#)
Cc: [Mike Von Hatten](#); [Rob Quinn](#); [Kevin Smith](#)
Subject: Re: Docket SU-20-0001 : request for information
Date: Friday, February 14, 2020 10:40:03 AM

Hi Raini,

When we spoke recently, I mentioned the Pine Brook Hills HOA Board is taking a neutral position regarding Planning Application SU-20-0001 to erect a cell tower at 250 Bristlecone Way.

The Gail J. Loveman Trust and Atlas Tower 1, LLC ("Applicant") application was only brought to our attention on February 4, 2020 when you kindly sent me the link to the full collection of documents that make up docket SU-20-0001. The Applicant, in its application to the County, states that it has the support of the "HOA community". If Applicant defines the HOA community as the Pine Brook Hills HOA Board, it has neither our support or opposition. If Applicant is referring to a different HOA, it should specify which HOA and make that clear in the application.

If Applicant defines the HOA community as the Pine Brook Hills HOA Board, could you advise what the Pine Brook Hills HOA Board can do to clarify our position? The proposed tower site is not part of our HOA and is not bound by our covenants, thus we have no jurisdiction over the property.

That said, our HOA is comprised of circa 400 properties. There are HOA Community Members both for and against the proposed cell tower project.

I would like to reiterate that the position of the Pine Brook Hills Board and its various Committees is that the HOA is neutral on the matter. Personal views of individuals that volunteer for the HOA and its various Committees are their own.

I look forward to hearing how we can clarify our neutral position.

Kind regards,

Sylvia Andrejczuk

President, PBH HOA

303 775 7602

On Tuesday, February 4, 2020, 04:11:12 PM MST, Ott, Jean <jott@bouldercounty.org> wrote:

Hi Sylvia,

Our website was having a little trouble last week, but hopefully that is all fixed now. Here is the link to the docket page where updates are posted as the application progresses through the process and then also a link directly to

the application materials. Let me know if you have any trouble viewing either of those. I also left a voicemail for you about your public hearing question. Here are some guidelines for public hearings with the Board of County Commissioners. This docket will go before the Planning Commission at a public hearing before it is heard by the County Commissioners. The Planning Commission hearing is very similar, but I'm happy to discuss both processes in more depth if you have any questions.

Thanks!

Raini

Jean Lorraine Ott, AICP, CFM

Planner II | Development Review Team

720.564.2271 | jott@bouldercounty.org | she/her/hers

Boulder County Community Planning & Permitting

2045 13th Street | Boulder, CO | www.BoulderCounty.org

303.441.3930 | P.O. Box 471 | Boulder, CO 80306

Formerly Land Use and Transportation – We've become a new department!

From: Sylvia <sylvia9952@yahoo.com>
Sent: Monday, February 3, 2020 2:08 PM
To: Ott, Jean <jott@bouldercounty.org>
Cc: Rob Quinn <rob@colsonquinn.com>
Subject: Docket SU-20-0001 : request for information

Hi Raini,

Can you please provide me a copy of the Atlas Tower Planning Application submitted to Boulder County?

I am not able to find this document in the BoCo Land Use Records Search.

Thank you, Sylvia

303 775 7602



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February 26, 2020

TO: Jean (Raini) Ott, Planner I; Community Planning & Permitting, Zoning Development Review

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting, Engineering Development Review

SUBJECT: Docket # SU-20-0001: Atlas Tower Telecommunications Facility
250 Bristlecone Way

The Engineering Development Review Team has reviewed the above referenced docket and has revised the following comment from our February 24, 2020 referral:

1. The width of the access drive must be between 12 and 16 feet in width, **plus an additional 2 feet of clearance on each side of the main travelway**

All other comments from the February 24, 2020 referral (attached) remain the same.



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February 24, 2020

TO: Jean (Raini) Ott, Planner I; Community Planning & Permitting, Zoning Development Review

FROM: Jennifer Severson, Principal Planner; Community Planning & Permitting, Engineering Development Review

SUBJECT: Docket # SU-20-0001: Atlas Tower Telecommunications Facility
250 Bristlecone Way

The Engineering Development Review Team has reviewed the above referenced docket and has the following comments:

1. The subject property is accessed via Bristlecone Way, a paved Boulder County owned and maintained right-of-way (ROW) with a Functional Classification of Local. Legal access has been demonstrated via adjacency to this public ROW.
2. The area where the cell tower will be located will be leased by Atlas Tower from the owner of the subject property. A 20-foot-wide access and utility easement is proposed to provide maintenance access for the tower across the subject property, between Bristlecone Way and the proposed tower location. A copy of the recorded easement must be included with the building permit application.
1. The existing access drive between Bristlecone Way and the tower location must be improved to comply with the [Boulder County Multimodal Transportation Standards \("the Standards"\)](#), including without limitation:
 - a. Table 5.5.1 – Parcel Access Design Standards (1-Lane Mountain Access) *
 - b. Standard Drawings 11 & 12 – Private Access
 - c. Standard Drawing 14 – Access with Roadside Ditch **
 - d. Standard Drawing 15 – Access Profiles Detail
 - e. Standard Drawing 16 – Access Grade & Clearance
 - f. Standard Drawing 17 – Access Pullouts
 - g. Standard Drawing 19 – Typical Turnaround & Pullout Locations ***

** The existing access drive must be surfaced with 4" ABC (Class 6) or other suitable material as approved by the Transportation Department*

*** The width of the access drive must be between 12 and 16 feet in width; this includes the required 2 feet of clearance on each side of the main travelway*

**** Emergency access pullouts are required at 400-foot intervals along the access drive*

3. No habitable structures are proposed; therefore, an emergency access turnaround is not required.
4. A revised site plan must be submitted with the building permit application that shows the improved access drive complies with the Standards and includes dimensions and grades along the drive (including side clearance) and the distance of pullout(s) along the drive from Bristlecone Way.
5. Final grade cuts and fills shall not be steeper than a 1-½ to 1 slope. Grades steeper than a 1-½ to 1 slope will need to be supported by a retaining wall. Retaining walls greater than four feet in height measured from the bottom of the footer to the top of the wall require building permits for construction. Calculations shall be submitted for all retaining wall heights over 6 feet in height.
6. Appropriate erosion control measures shall be installed downslope and parallel to contours for all disturbed areas including staging areas. The location of erosion control shall be shown on the site plan submitted for building permit approval.
7. There is no evidence of an existing Access Permit. An Access Permit will be issued for the access to Bristlecone Way at the time of building permit review. No special application procedure is necessary, the Access Permit will be issued concurrently with the Building Permit.
8. An Access Improvement and Maintenance Agreement (AIMA) will be issued for the shared access drive during Building Permit review, which is an agreement for future maintenance responsibility. The AIMA will be completed by the Engineering Development Review team and approved as part of the Building Permit process.

This concludes our comments at this time.

Table 5.5.1 Parcel Access Design Standards

	One-Lane Access		Two-Lane Access	
	Plains	Mountains	Plains	Mountains
# of units	1 - 5		6 - 15	
Travelway Width (8' turnouts 8'x 55' incl. tapers - required every 400')	10'	12'	18'	18'
Surface Course	Per geotechnical report ¹		Per geotechnical report	
ROW/Easement Width (min.)	20' 28' w/turnouts		30'	
Centerline Radius (min.)	40'		40'	
Max. Grade (%)	12	12 or up to 14 for 200' max. ²	12	12 or up to 14 for 200' max.
Max. Grade through curve	6% ³		6%	
Clearance Vertical/ Horizontal	13'-6" / 14'	13'-6" / 16'	13'-6" / 22'	
Roadside Ditches	Designed and constructed to Standard Drawings. See BCSDCM and USDCM for permanent erosion control practices.		Designed and constructed to Standard Drawings. See BCSDCM and USDCM for permanent erosion control practices.	
Slope Stability	Per geotechnical recommendations to design stability and facilitate revegetation ⁴		Per geotechnical recommendations to design stability and facilitate revegetation ⁴	
Signs and Traffic Control Devices	Required signs and traffic control devices must conform with the MUTCD, latest edition		Required signs and traffic control devices must conform with the MUTCD, latest edition	
Culverts	Min. 18" or equiv. capacity RCP or CMP in public ROW per Standard Drawing Cross-culverts outside of ROW sized to maintain historic flow		Min. 18" or equiv. capacity RCP or CMP in public ROW per Standard Drawing Cross-culverts outside of ROW sized to maintain historic flow	
Sight Distances	per AASHTO recommendations		per AASHTO recommendations	
Approach to Highway	90° to centerline of highway with max. 30° variation		90° to centerline of highway with max. 30° variation	
Standard Drawings	11, 12, 13, 14, 15, 16, 17, 18, 19		11, 12, 13, 14, 15, 16, 17, 18, 19	
Overall Design Principles	See Section 5.1		See Section 5.1	

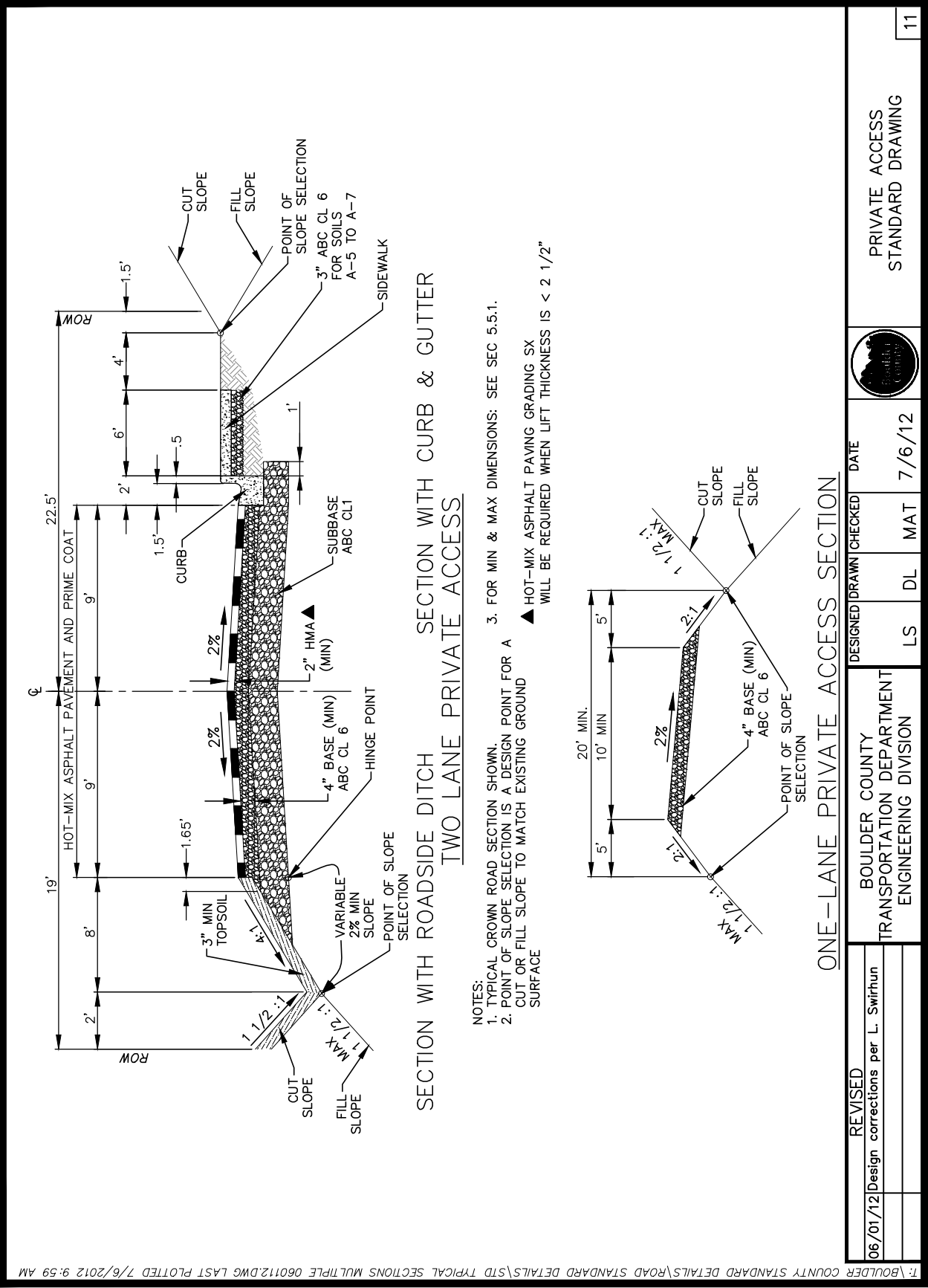
¹ Accesses serving one dwelling unit shall use 4" ABC (Class 6) or other suitable material as approved by the Transportation Department.

² Accesses serving one dwelling unit may use 16% for 200' max.

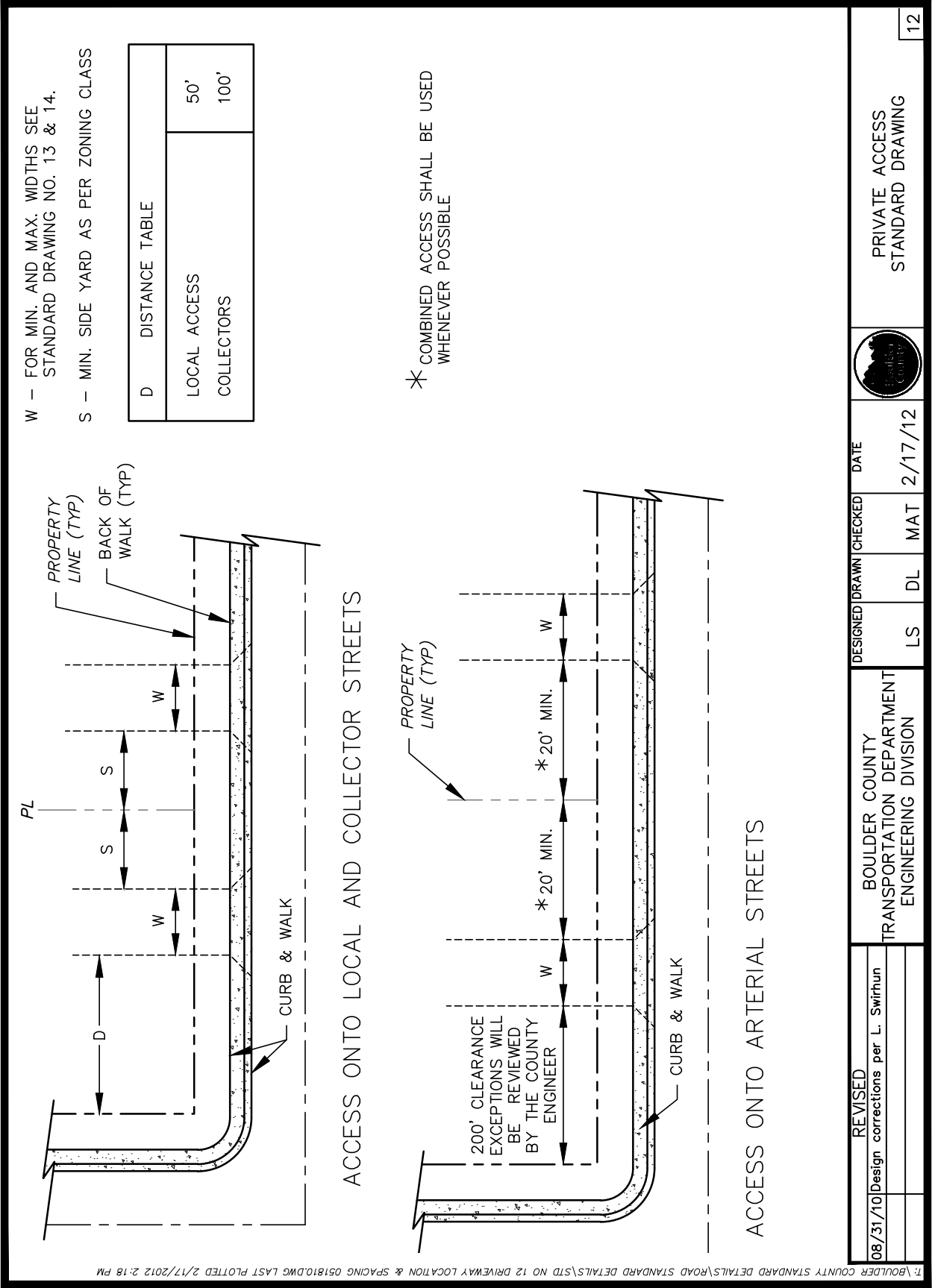
³ Accesses serving one dwelling unit may use up to 8% w/ 2' additional width.

⁴ Accesses serving one dwelling unit may use 1 ½ : 1 max. cut and fill slopes or per geotechnical recommendations to design stability and facilitate revegetation.

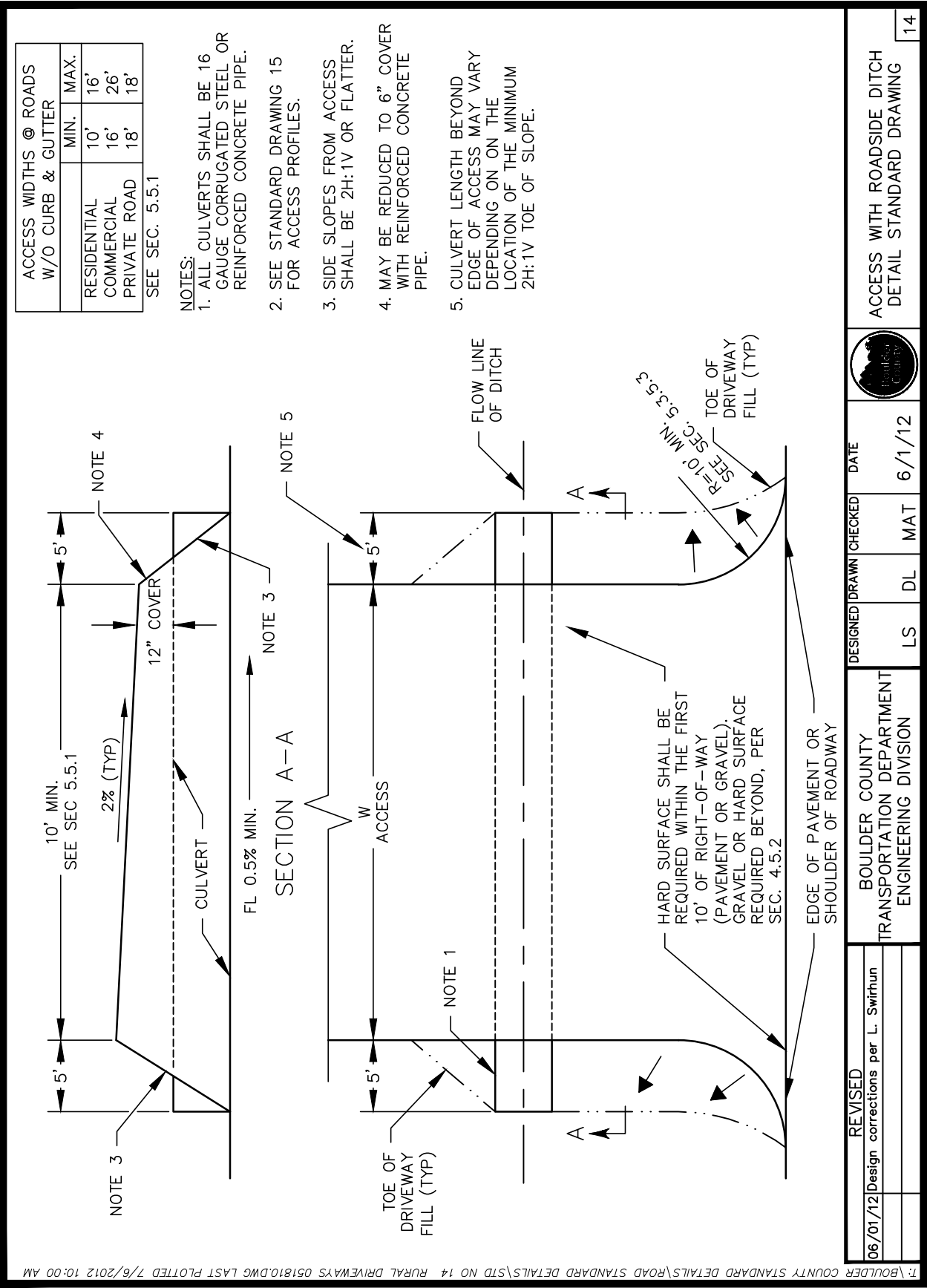
Standard Drawing 11



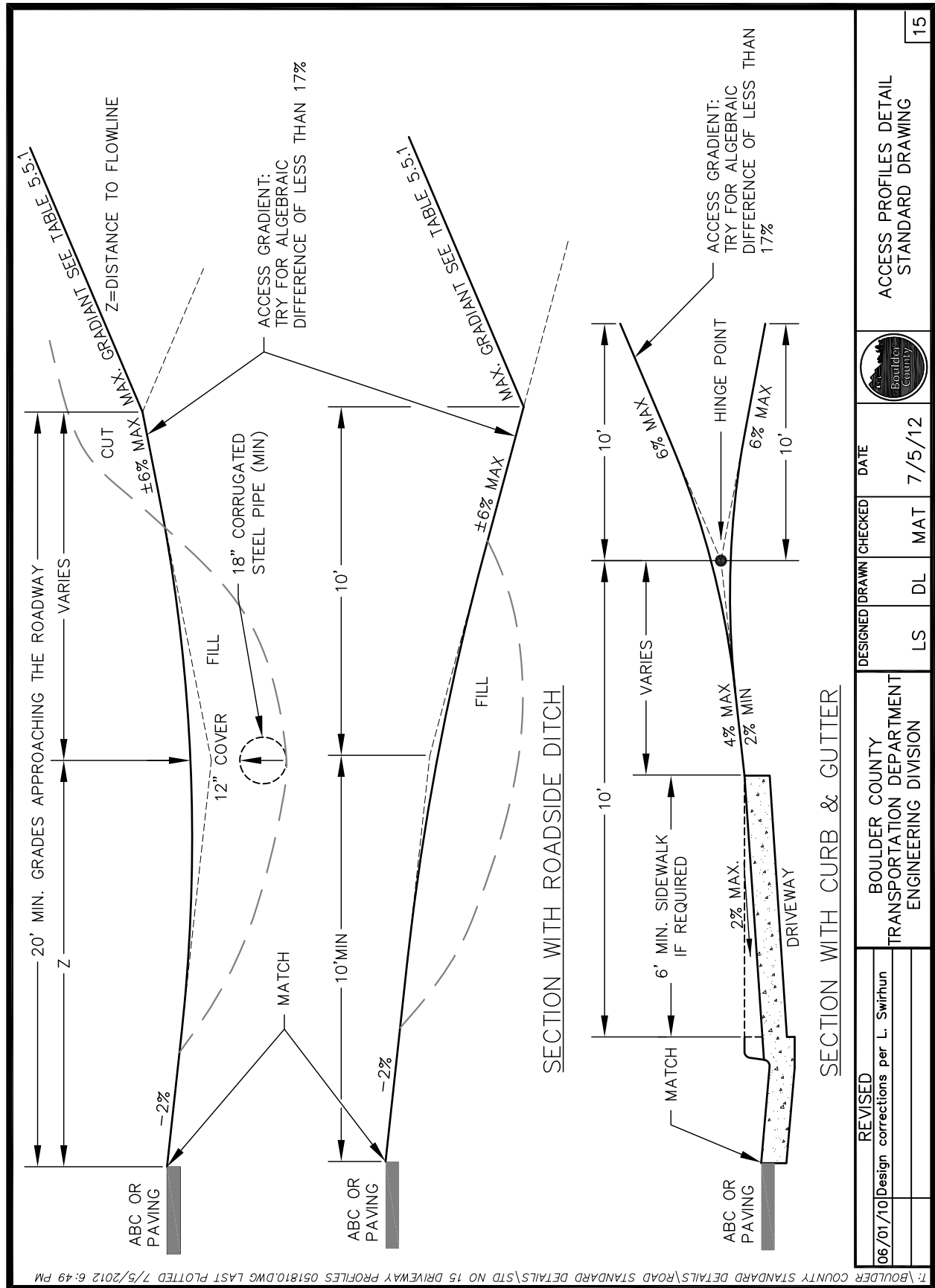
Standard Drawing 12



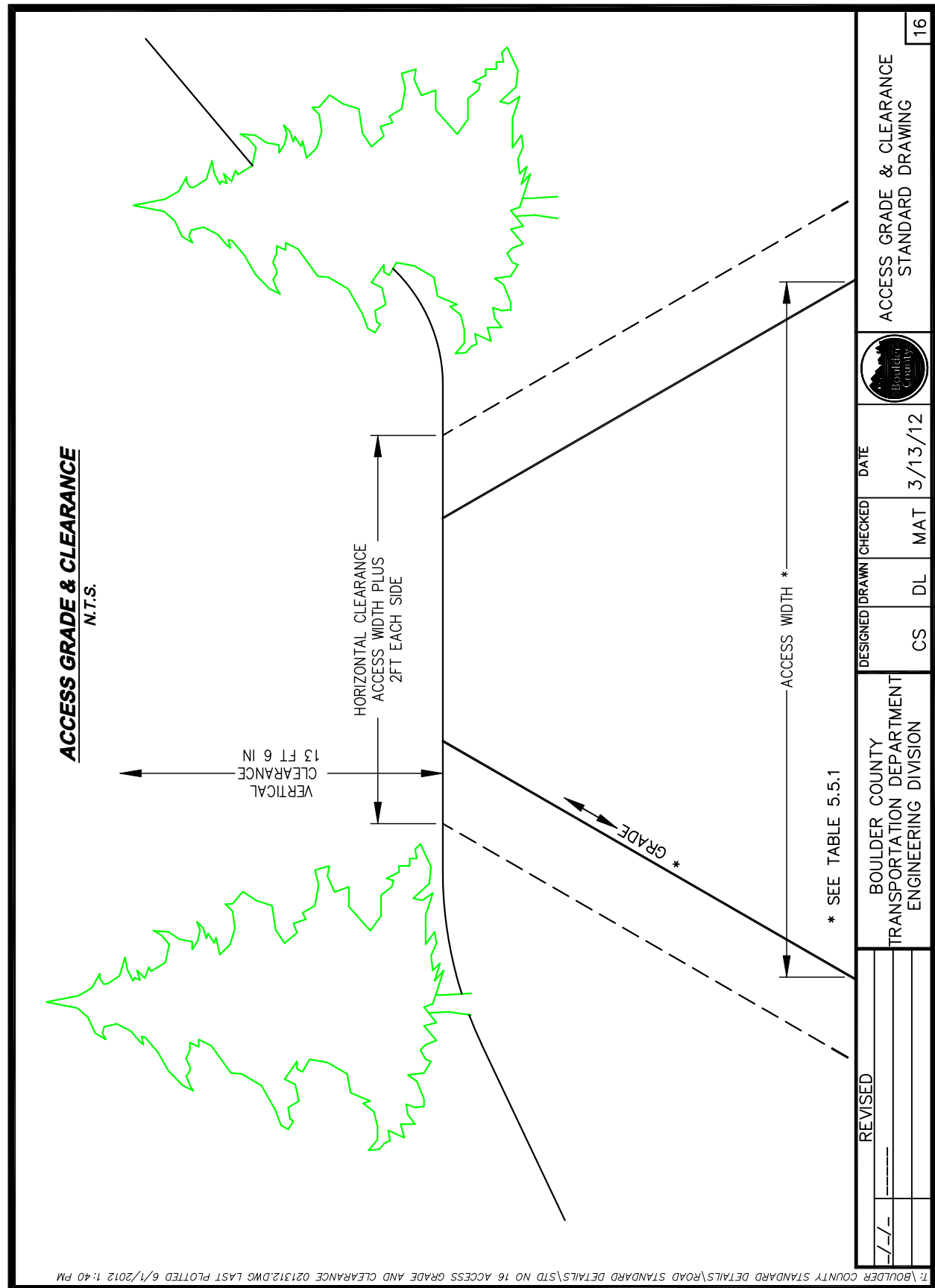
Standard Drawing 14



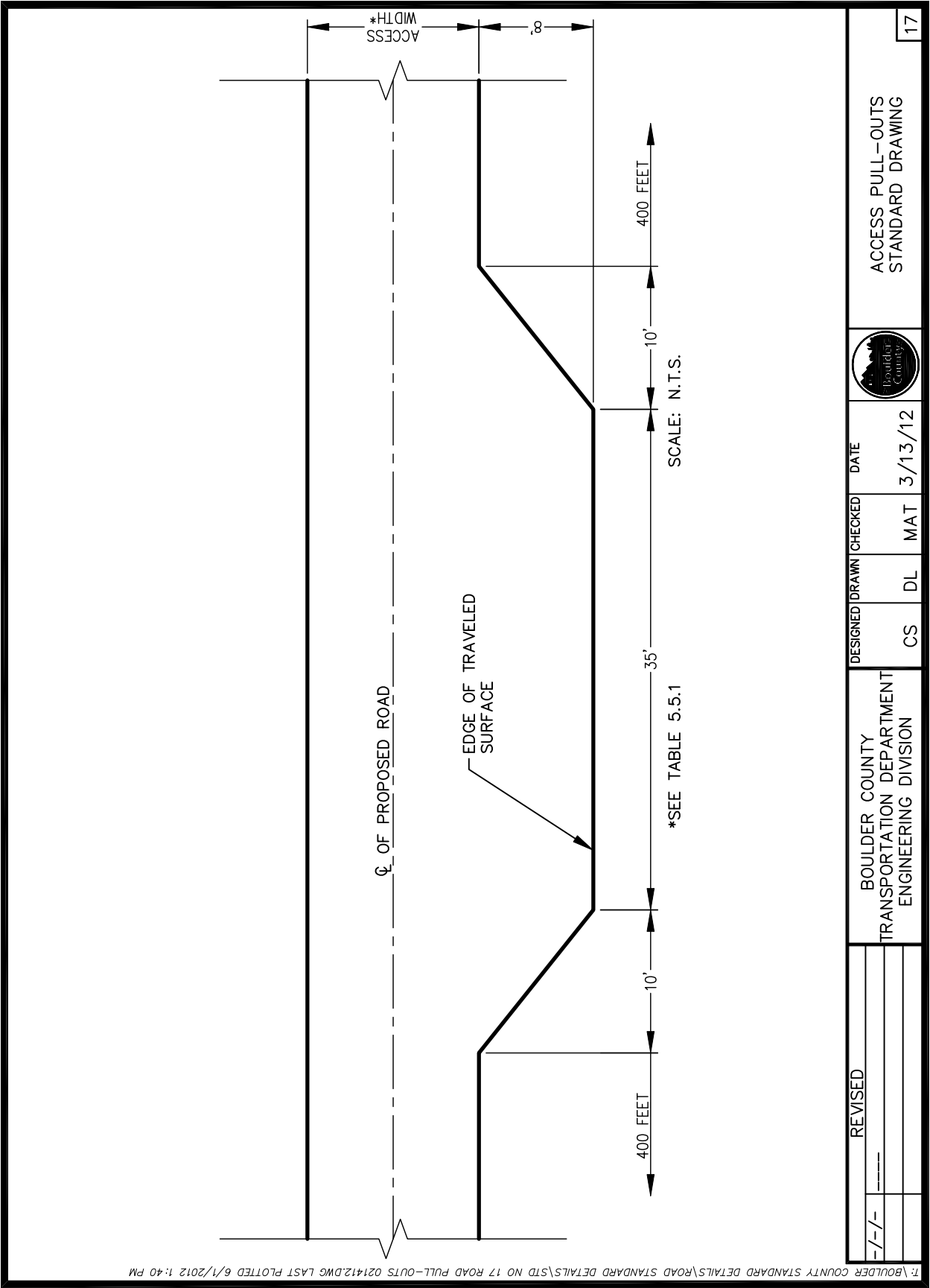
Standard Drawing 15



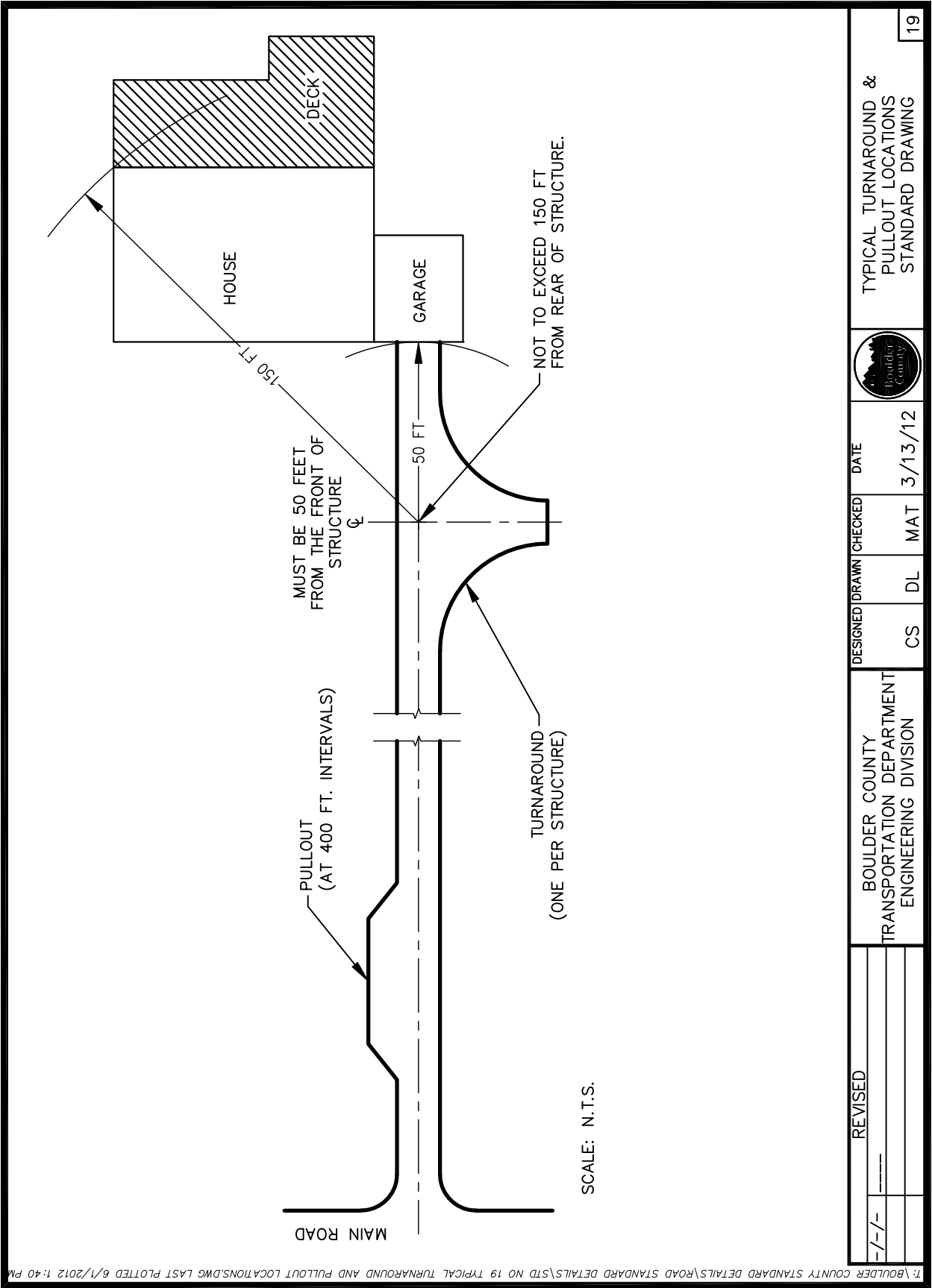
Standard Drawing 16



Standard Drawing 17



Standard Drawing 19





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Wildfire Mitigation Team

MEMO

TO: Jean (Raini) Ott, CFM, AICP, Planner II
FROM: Kyle McCatty, Wildfire Mitigation Specialist
DATE: February 3, 2020
RE: Referral packet for SU-20-0001, Atlas Tower Telecommunications Facility project at 250 Bristlecone Way

Thank you for the referral. We have the following comments for the applicants:

Decades of catastrophic wildfires, research, and case studies have shown that extreme wildfires are inevitable in the forests of Boulder County and across the Western US, but loss of life and homes does not have to be inevitable. The conditions that principally determine if a house ignites occur within 100 feet of the house, including the house itself. That is why Boulder County has such strong wildfire mitigation requirements in our Land Use and Building Code, and why Boulder County encourages all homeowners to voluntarily take responsibility to mitigate their own home's risk of igniting in a wildfire through Wildfire Partners.

If there is a structure, full defensible space is required. If there is no structure, wildfire mitigation is required to reduce spread of wildfire to and from the tower and ground support equipment under low to moderate wildfire danger conditions because of the presence of electricity and possibly other utilities. Generally, the County's wildfire mitigation requirements are composed of site location, ignition-resistant materials and construction, defensible space, and emergency water supply.

Site Location

Site location has been reviewed by a Boulder County Wildfire Mitigation Specialist as part of the Special Use Review process and no conflicts have been identified.

Ignition-Resistant Materials and Construction

Since the proposed development is located within a potentially hazardous area, all exterior building materials must be ignition-resistant construction, or better. For additional ignition-resistant construction information, please contact the Building Safety & Inspection Services Team at 303-441-3926. For specific requirements, refer to the Boulder County publication: [Building with Ignition Resistant Materials](#). All exterior materials must be clearly noted on the building plans and must be reviewed and approved as "ignition resistant" by the Building Safety & Inspection Services Team.

Defensible Space

If there is no structure, minimally effective defensible space—referred to as zones 1 & 1a (a buffer of at least 30 feet free of conifer trees and other highly combustible vegetation immediately surrounding the structure within 30 feet and a noncombustible surface over a weed barrier under

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Matt Jones County Commissioner

and extending 5 feet beyond structure, respectively)—is required around the telecommunications towers and ground support equipment.

If there is a structure, adequate defensible space is required to prevent the spread of fire to and from the structure. This requires limbing and/or removal of trees and shrubs to provide necessary vertical and horizontal fuel separation within a minimum of 100 ft. from the home and within 30 ft. along both sides of a driveway. More information can be found by referring to the Colorado State Forest Service publication [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#).

Follow the Colorado State University [FireWise Plant Materials – 6.305](#), [Fire-Resistant Landscaping – 6.303](#), and Colorado State Forest Service [Protecting Your Home from Wildfire: Creating Wildfire-Defensible Zones – 2012 Quick Guide](#) publications when choosing plants and designing revegetation and landscaping.

Emergency Water Supply

Emergency water supply is currently only required for new residential construction. No emergency water supply will be required for this application.

Emergency Vehicle Clearance

Emergency vehicle clearance is required to allow for safe ingress and egress of emergency vehicles. Emergency personnel try their best to respond to calls in a timely manner, often while negotiating difficult terrain. For specific clearance related requirements, refer to the Boulder County publication: [Driveway Access for Emergency Vehicles](#).

Timeline

After applying for, but prior to issuance of any permits, a Boulder County Wildfire Mitigation Specialist will contact you to schedule a Wildfire Partners or Regulatory Wildfire Mitigation assessment and defensible space marking. Based upon the compliance path selected, either a Wildfire Partners Assessment report or a Wildfire Mitigation Plan will be created which will describe the wildfire mitigation requirements.

Before scheduling rough framing inspections, the defensible space of the plan must be implemented and inspected by the Land Use Department. All trees marked for removal must be cut and all slash, cuttings, and debris must be removed and/or properly disposed.

At the time of final inspection, all remaining required items in the Wildfire Partners Assessment report or the Wildfire Mitigation Plan are to be fully implemented and inspected. Ground surfaces within three feet of both existing and new structures, and at least 2 feet beyond the driplines of decks, bay windows, and other eaves and overhangs, must be covered with an allowable non-combustible ground cover over a weed barrier material. The driveway vertical and horizontal vegetation clearance must be in place and conform to the Parcel Access Design Standards in the [Boulder County Multimodal Transportation Standards](#).

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum land use and building code requirements. I can be reached at 720.564.2625 or via e-mail at kmccatty@bouldercounty.org.



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Building Safety & Inspection Services Team

MEMO

TO: Jean (Raini) Ott, Staff Planner
FROM: Ron Flax, Chief Building Official
DATE: February 19, 2020

RE: Referral Response, Docket SU-20-0001: Atlas Tower Telecommunications Facility. Special Use Review for an 85-foot mono-pole telecommunications tower for up to four wireless providers to increase coverage west of the City of Boulder.

Location: 250 Bristlecone Way

Thank you for the referral. We have reviewed the proposal and have the following comments for the applicants:

1. **Building Permit.** A building permit, plan review and inspections approvals are required for the proposed telecommunications tower and associated equipment. Separate Building Permits, plan review and inspections approvals are required for each structure, fences greater than 6 feet tall, as well as for the proposed generator.

For a complete list of when building permits are required, please refer to the county's adopted 2015 editions of the International Codes and code amendments, which can be found via the internet under the link:

2015 Building Code Adoption & Amendments, at the following URL:

<http://www.bouldercounty.org/dept/landuse/pages/default.aspx>

The Commercial Plan Submittal Checklist:

<http://www.bouldercounty.org/doc/landuse/b70commercialplanchecklist.pdf>

2. **Design Wind and Snow Loads.** The current design wind and snow loads for the property are 165 mph (Vult) and 50 psf (ground), respectively.
3. **Ignition-Resistant Construction and Defensible Space.** Please refer to Section R327 of the Boulder County Building Code for wildfire hazard mitigation requirements, including ignition-resistant construction and defensible space. A separate referral response will be forthcoming from one of the county's wildfire mitigation specialists.
4. **Plan Review.** The items listed above are a general summary of some of the county's building code requirements. A much more detailed plan review will be performed at the time of building permit(s) application, when full details are available

for review, to assure that all applicable minimum building codes requirements are to be met. Building Safety forms, handouts and other publications can be found at:
<http://www.bouldercounty.org/property/build/pages/bldingdf.aspx>

If the applicants should have questions or need additional information, we'd be happy to work with them toward solutions that meet minimum building code requirements. We can be reached at (720) 564-2640 or via e-mail at building_official@bouldercounty.org.



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DATE: January 15, 2020
RE: Docket SU-20-0001

Docket SU-20-0001: Atlas Tower Telecommunications Facility

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Location: 250 Bristlecone Way, located at the terminus of Bristlecone Way approximately 1,250 feet from its intersection with Alpine Way, in Section 22, Township 1N, Range 71W.

Zoning: Forestry (F)

Applicant: Atlas Tower 1, LLC

Property Owner: Gail J. Loveman Trust

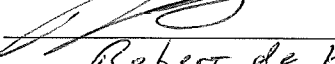
Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

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The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Community Planning & Permitting Department, 2045 13th Street, Boulder, CO. If you have any questions regarding this application, please contact the Community Planning & Permitting Department office at 720-564-2271 or via email at jott@bouldercounty.org.

Please return responses to the above address by **February 19, 2020.**

☒ We have reviewed the proposal and have no conflicts.
☒ Letter is enclosed.

Signed  PRINTED
Name Robert de Haas, Manager
Agency or Address Pine Brook Water District

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Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner



Date: January 15, 2020

To: Boulder County Land Use
Attn. Jean Ott
P.O. Box 471
Boulder, CO 80306

RE: Docket SU-20-0001 Atlas Tower Telecommunications Facility

Dear Jean,

The Pine Brook Water District would like to go on record in support of this application because of the improvement of cell phone service that would occur with the addition of this tower. This is beneficial to us as a public (special district/governmental) water utility.

It would allow us to potentially add more controls using wireless technology which currently is not possible due to the limited coverage in this area and in the handling of special events for the same reason.

Sincerely,

Robert de Haas
Manager



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 19, 2020

Boulder County Land Use
PO Box 471
Boulder, CO 80306

Attn: Raini Ott

Re: Atlas Tower Telecommunications Facility, Case # SU-20-0001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the special use plan for **Atlas Tower Telecommunications Facility**. Please be aware PSCo owns and operates existing natural gas and underground electric distribution facilities in the area of the utility route and requests that these are shown on the plans.

PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction, and to use caution and hand dig when excavating within 18-inches of each side of the marked facilities. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant/Requestor.

Should the project require any new service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



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Signed John McHugh PRINTED
Name John McHugh
Agency or Address _____

BV & L CDs

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