



PLANNING COMMISSION REGULAR MEETING

August 21, 2024 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard

Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Town Board.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

B. CONSENT CALENDAR

1. Approval of the August 7, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

C. BOARD ACTION

1. Public Hearing - Wireless Telecommunication Facility (Tower) Site location within the General (GC) Commercial Zone District, Municipal Code Section 16-5-40(k)(3) - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Cary St Onge, Windsor CAS1 LLC, property owner; and Tom Wilderson, Tower Engineering Professionals, applicant
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
2. Recommendation to Town Board - Wireless Telecommunications Facility (Tower) Site Location within the General Commercial (GC) Zone District, Municipal Code Section 16-5-40(k)(3) - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Cary St Onge, Windsor CAS1 LLC, property owner; Tom Wilkerson, Tower Engineering Professionals, applicant
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
3. Public Hearing - Request for a Conditional Use Permit (Height), Municipal Code Section 14-2-130, to allow a seventy-five-foot (75') high Wireless Telecommunication Tower within the General Commercial (GC) Zone District - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Cary St Onge, Windsor CAS1 LLC, property owner; and Tom Wilkerson, Town Engineering Professionals, applicant
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner

4. Recommendation to Town Board - Request for a Conditional Use Permit (Height), Municipal Code Section 14-2-130, to allow a seventy-five-foot (75') high Wireless Telecommunication Tower within the General Commercial (GC) Zone District - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Cary St Onge, Windsor CAS1 LLC, property owner; Tom Wilkerson, Town Engineering Professionals, applicant
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
5. Public Hearing - Lone Tree Annexation to the Town of Windsor and Establishment of Zoning - Kevin S. Woods (City Manager, City of Thornton), Owner; Jason Pierce (Thornton Water Project Director), Applicant/Representative
 - Quasi-judicial action
 - Staff presentation: Kimbelry Lambrecht, Senior Planner
6. Recommendation to Town Board - Lone Tree Annexation to the Town of Windsor and Establishment of Zoning - Kevin S. Woods (City Manager, City of Thornton), Owner; Jason Pierce (Thornton Water Project Director), Applicant/Representative
 - Quasi-judicial action
 - Staff presentation: Kimberly Lambrecht, Senior Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff

E. ADJOURN

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: August 21, 2024
To: Planning Commission
From:
Re: Approval of the August 7, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 08.07.24 PC Draft Minutes



Planning Commission Regular Meeting

August 7, 2024 - 7:00 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

Chairman Reddick called the meeting to order at 7:01 p.m.

1. Roll Call

Present:

Chairman Reddick
Vice-Chair Nader
Ben Kirch
Jordan Spight
John Neal

Absent:

Nathan Kinney
David Hassard

Also Present:

Town Board Liaison Hallett
Kim Emil, Deputy Town Attorney
Carlin Malone, Chief Planner
Kyra Mckinley, Visual Media Coordinator
Laura Richardson, Assistant Town Clerk

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

Planning Commissioner Nader moved to approve the agenda as presented, Planning Commissioner Hassard seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chairman Reddick opened the meeting up for public comment on any non-agenda item, to which there were none.

B. CONSENT CALENDAR

1. Approval of the July 17, 2024, Planning Commission Regular Meeting Minutes - K. Frawley, Town Clerk

Planning Commissioner Nader moved to approve the consent calendar, Planning Commissioner Spight seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal; Nays - None; Motion Passed.

Jason Hallett, Town Board Liaison, gave a statement to the Planning Commission.

"Mr. Chair, for the record, I would like to disclose that I am a sitting member of the Town Board and that I am here in my capacity as a nonvoting liaison to the Planning Commission. Although I will be present during all public hearings tonight, I will not be giving my opinion or participating in any of the discussions. I will not let tonight's proceedings influence or affect my review of these matters when they come before the Town Board. I will make my decision at the Town Board level based only on the

evidence presented during the Town Board public hearings."

C. BOARD ACTION

1. Public Hearing - South Gate 8th (Aims Windsor) Annexation to the Town of Windsor and Establishment of Zoning - Michael Millsapps, Aims Community College, owner representative/applicant; Megan Walter, Sunny Civil, applicant's engineer/representative

Executive Summary

Mike Millsapps of Aims Community College, owner/petitioner/applicant, represented by Megan Walter of Sunny Civil, filed a Petition to Annex 4.13 acres of property to the Town of Windsor and establish zoning of GC (General Commercial). The subject property is the last portion of unincorporated Weld County within the South Gate Business Park Subdivision area, located north of US Highway 34, south of South Gate Drive. The annexation is a logical extension of the Town Limits because it is within the Town's GMA (Growth Management Area), complies with Colorado Revised Statutes, the Town's Comprehensive Plan with its Future Land Use Plan, including the Future Land Use US Highway 34 Area Plan, and Goals and Policies; as well as the Town's Municipal Code.

Staff is recommending that the Planning Commission forward to the Town Board a recommendation of approval of the annexation and establishment of zoning, subject to any Planning Commission and staff comments being addressed.

Carlin Malone, Chief Planner, presented to the Planning Commission.

Chairman Reddick opened the meeting up for public comment, to which there were none.

Chairman Reddick opened the meeting up for Planning Commission comments and questions. Commissioner Nader requested clarification on the zoning establishment to which Carlin Malone, Chief Planner, provided.

Planning Commissioner Nader moved to close the public hearing, Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal; Nays - None; Motion Passed.

2. Recommendation to Town Board - South Gate 8th (Aims Windsor) Annexation to the Town of Windsor and Establishment of Zoning - Michael Millsapps, Aims Community College, owner representative/applicant; Megan Walter, Sunny Civil, applicant's engineer/representative

Please refer to public hearing item material.

Planning Commissioner Nader moved to forward a recommendation of approval to the Town Board of the South Gate 8th (Aims Windsor) Annexation to the Town of Windsor Including the Establishment of the General Commercial Zoning. Planning Commissioner Neal seconded the motion. Roll call on the vote resulted as follows; Yeas - Timothy Reddick, David Hassard, Maxwell Nader, Jordan Spight, John Neal; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Chairman Reddick clarified to the Planning Commission that the presentation for future agenda item regarding the cell tower would be given at the next meeting for both the Planning Commission to ask questions and public comment to be heard.

2. Communications from Town Board Liaison

Kim Emil, Deputy Town Attorney, advised that she will not be present at the next Planning Commission meeting, however, Daniel Money, Town Attorney, would be.

3. Communications from Staff

Jason Hallett, Town Board Liaison, provided an update regarding the Town Board District 4 vacancy and creation of a Charter Committee.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 7:26 p.m.

Laura Richardson, Assistant Town Clerk



MEMORANDUM

Date: August 21, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Wireless Telecommunication Facility (Tower) Site location within the General (GC) Commercial Zone District, Municipal Code Section 16-5-40(k)(3) - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Cary St Onge, Windsor CAS1 LLC, property owner; and Tom Wilderson, Tower Engineering Professionals, applicant
Item #: C.1.

Background / Discussion:

Executive Summary

The applicant, Mr. Thomas Wilkerson, on behalf of Vertical Bridge, future tower owner, has submitted two applications to the Town:

1. Telecommunication tower location (site plan)
2. Conditional Use Permit – to exceed the fifty-foot (50') height limit for a telecommunications tower.

Staff has reviewed the two applications in accordance with review criteria set forth in Section 16-5-40 of the Town's Municipal Code for the telecommunications facility location and review criteria set forth in Section 14-2-130 of the Town's Municipal Code for a Conditional Use Permit concerning the telecommunication height of a seventy-five-foot (75') telecommunications tower, which exceeds the fifty-foot (50') height limit. Both applications comply with the requirements set forth in the Land Use Code.

Therefore, staff is recommending the Planning Commission forward to the Town Board the following recommendations, also included in the recommendation section at the conclusion of this memorandum.

1. Approval of the telecommunications tower location based on the application satisfying all applicable telecommunications review criteria requirements set forth in Section 16-5-40 of the Town's Municipal Code.
2. Approval of the Conditional Use Permit based on the application satisfying all applicable conditional use permit criteria requirements set forth in Section 14-2-130 of the Town's Municipal Code, subject to the telecommunications tower location approval.

Under federal law, a local government may not "materially inhibit" the provision of wireless service, including the ability of providers to improve service or densify their network. Local governments are preempted from regulating wireless facilities based on the environmental or health effects of EMF (Electromagnet Field) or RMF (Radio Frequency) emissions. Items for review and consideration include:

- Location – Where the facility is located

- Aesthetic – What it looks like
- Height – How tall is necessary

Application

The applicant, Mr. Thomas Wilkerson, on behalf of Vertical Bridge, future tower owner, is requesting approval for the location of a new telecommunications tower on a 1,965 square foot parcel, located at 301 17th Street within Tract A, Jacoby Farm 5th filing and within the General Commercial (GC) zone district. The Town's Municipal Code, Sec. 16-5-40(a), allows for the establishment of wireless telecommunication towers, not to exceed fifty feet (50') in height, for the purpose and intent of accommodating the communication needs of the Town's residents and businesses. A new telecommunication facility requires Town Board approval.

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the construction of a seventy-five (75) foot wireless monopole telecommunications tower, and associated equipment yard. The CUP is required because the total height of the tower exceeds the fifty (50) feet maximum height allowed per the Town's municipal code, Sec. 16-5-40(e).

The application has also been reviewed by Vantage Point, the Town's wireless telecommunication consultant, for compliance with the technical information required per the Municipal Code. All outstanding items are either being addressed through the CUP process, building permit process, or will be addressed prior to site plan approval. Detailed information is provided below under the review criteria for telecommunication facilities in section three. A copy of the consultant's report has been included with this memo.

Existing Conditions

The subject site is currently undeveloped and contains several large, mature, cottonwood trees on site adjacent to the Greeley No. 2 Ditch concrete trail. On February 27th, 2024, Colorado Parks and Wildlife (CPW) conducted an on-site visit and observed nesting behavior on the nest, with an adult red-tailed hawk displaying brooding behavior. CPW recommends that no surface occupancy (beyond that which historically occurred in the area) within one-third mile radius of active Red-tailed hawk nests occurs from February 15 through July 15, or until the nest is no longer active.



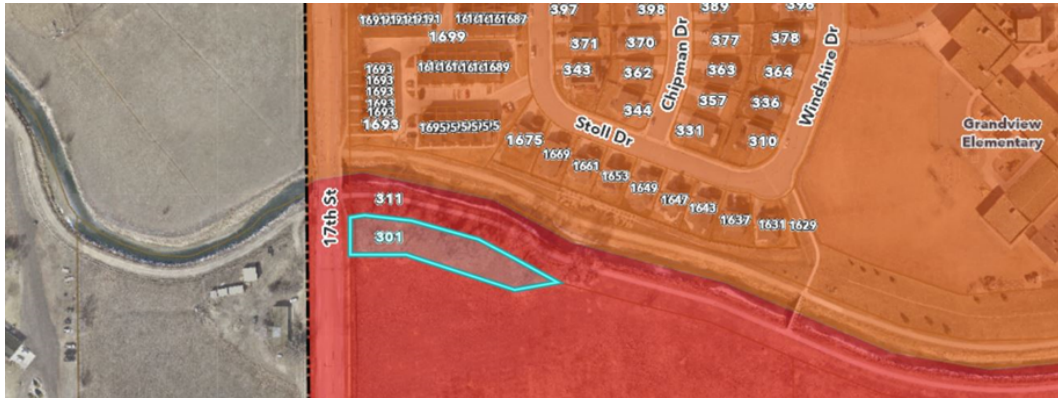
Although some individuals of this species have adapted to urbanization and may exhibit a high tolerance to human habitation and activities within 100 yards of their nest, the applicant must also abide by federal raptor buffer guidelines set forth by the US Fish and Wildlife Service.

Zoning The proposed telecommunications facility is located within the General Commercial (GC) zone district. Adjacent zoning and use are as follows:

North: RMU-1 – Jacoby Farm Subdivision – Single Family and Multi Family Residential

East: GC – Undeveloped South: GC – Undeveloped

West: AG – Unincorporated Weld County Agricultural Zoning (Single Family home)



Review Criteria for Telecommunication Facilities

Section 16-5-40(c)(1-16) of the Municipal Code outlines the requirements, location and design criteria to be evaluated prior to the approval of telecommunications facilities. Staff has evaluated and addressed the following items that are applicable to this application:

1. Applications must contain applicants name, address, telephone number and emergency telephone number.

The information has been included on the cover sheet of the Site Plan.

2. Wireless communications facilities shall be co-located with other wireless communication facilities or public utilities whenever possible.

The applicant has submitted justification as to why they are unable to locate on the existing Kyger Reservoir Verizon monopole approximately one-half mile to the west.

3. The applicant shall:

a. Demonstrate how the proposed communication site fits into the overall communication network for the community, confirming the necessity for the site.

b. To the extent that it seeks approval to address gaps in coverage, demonstrate by a preponderance of the evidence that there are no viable alternatives to remedy gaps in the applicant's existing network.

c. To the extent that the applicant provides services under a license granted by a governmental authority, that a failure to approve the application will result in the applicant's inability to provide the minimum coverage it is required to provide pursuant to its license and any applicable law.

The proposal was reviewed by the Town's consultant, Vantage Point, and found to comply with items a-c above. Please refer to the accompanying report.

4. The location and development of wireless communication facilities should, to the maximum extent possible, preserve the existing character of the site's topography and vegetation.

The development footprint of the project is small, therefore requiring minimal site disturbance. No trees are planned to be removed with this project and those trees closest to the project will have protection fencing around them during construction to protect the trees and root systems.

5. Wireless communication facilities should be designed and located to avoid dominant silhouettes and to preserve view corridors of surrounding areas to the maximum extent

possible.

The facility is designed and located to avoid dominant silhouettes and shadows and preserves the view corridor to the maximum extent possible.

6. The visual impact of wireless communication facilities shall be mitigated through the use of alternative communication facilities and compatible architectural elements such as colors, textures, surfaces, scale and character. The facilities shall be screened with vegetation, structures or topographical features. The facility should be integrated to the maximum extent possible through its location and design, into the natural setting and the structural environment of the area.

Alternative designs were considered; however, the proposed monopole design will be less impactful from both a visual and shadow perspective, as opposed to alternative tower designs that may be wider and cast larger shadows.

7. Where possible, wireless communication facilities should be concealed in accessory structures consistent with the architectural scale and character of the area.

The equipment yard is located behind a six-foot-high wooden fence, similar in character to what is typically found in residential neighborhoods.

8. Freestanding wireless communication facilities shall not be artificially lighted, unless required by the Federal Aviation Administration or other applicable governmental authority.

No lighting is proposed for this facility.

9. Towers shall be designed to allow for co-location to the maximum extent possible.

The tower has been designed to accommodate three wireless communications carriers.

10. No portion of any antenna array may extend beyond any property line.

No portion of the antenna or facility extends beyond any property line.

11. Wireless communication facilities should be screened to mitigate visual impacts to the maximum extent practicable.

The facility will be screened using a six-foot-high wooden fence on all four sides. Landscaping is proposed along the westside fence facing 17th Street and along the northside fence facing the Greeley No. 2 Ditch trail.

12. Promotion advertising purposes, including company name, phone number, banners, streamers, and balloons is prohibited.

No advertising is proposed.

13. Fencing should not be used extensively and shall be supplemented with vegetation and other barriers to screen a wireless communication facility. Security fencing shall be designed in such a fashion as to blend into the character of the existing environment.

The facility is screened using a six-foot-high wooden fence on all four sides, like the type of fencing in residential neighborhoods. Landscaping is proposed along the west side fence facing 17th Street and along the north side fence facing the Greeley No. 2 Ditch trail, thus providing additional screening, and softening the visual appearance of the fence.

14. Shall be designed, maintained, and operated by applicable FCC licenses and regulations.

An FCC compliance report has been included in the packet. The report states the site is compliant with FCC rules and regulations.

15. Every application for approval of any wireless communication facility shall be accompanied by the owner's good-faith projection of anticipated technological advances for all antennae contemplated within the application, together with the owner's good-faith plan addressing anticipated technological advances to assure that the wireless communication facility does not experience functional obsolescence over time. In the event the owner cannot provide the projection or commitment required in this Subsection, the agreement shall require the owner to submit to periodic review of wireless communication facility obsolescence by the Town as a condition of continued approval.

The application has been reviewed by the Town's telecommunication consultant for all technical data required in the Municipal code. A draft provider agreement has been prepared by the Town and will be finalized and signed prior to approval of the site plan.

In addition, Section 16-5-40(d-j & l) of the Municipal Code has been reviewed and evaluated by staff, Vantage Point, or will be addressed at the time of building permit as follows:

d. Compliance with setback requirements.

The proposed tower meets setback requirements.

e. Towers shall not exceed fifty (50) in height, as measured from the natural grade.

Conditional Use Permitting process to address the tower height.

f. Radio frequency emissions (RFEs).

Reviewed by Vantage Point and found compliant with required federal regulations. Please refer to the accompanying report.

g. Structural integrity of towers, freestanding communications facilities.

The Building Permit application/process will require a structural analysis to be provided. The structural analysis must be signed and sealed by a Professional Engineer licensed in the State of Colorado.

h. Applications fees.

Application fees have been paid.

i. Wireless communication facilities in public rights-of-way.

Not applicable.

j. Co-location.

The tower has been designed to allow for co-location of additional providers.

l. Telecommunications provider agreement.

A draft provider agreement has been prepared by Town staff and is currently under review by the applicant.

Review Criteria for Conditional Use Permits

Section 14-2-130 of the Municipal Code outlines the review criteria to be evaluated prior to granting of a conditional use.

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.

The application is consistent with the following goals and objectives of the Comprehensive Plan, specifically:

Comprehensive Plan:

Chapter 5 – Community Facilities & Infrastructure

Goal 3: Maximize the sustainability and fiscal responsibility of community services and utilities.

Policy 3:

Coordinate with private utility providers to improve delivery of service and maximize longevity of the improvements.

2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

The proposal does not create any undue or unnecessary burdens on existing public infrastructure or public improvements. This proposal does not require water or sewer connections.

3. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be

achieved through a number of methods, including but not limited to building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

The location of the monopole and fenced equipment yard has been determined by a collaborative effort between Vertical Bridge, Tower Engineering Professionals and the Town of Windsor Engineering, Planning, and Parks and Open Space to minimize the project footprint to preserve and protect the existing trees on site. The proposed tower and supporting equipment area will be located approximately one hundred ten-feet (110') south of the Greeley No. 2 Ditch and approximately fifty-two-feet (52') from the right-of-way of 17th Street.

Notifications

The Municipal Code requires a public hearing notification for a new telecommunications tower and a Conditional Use Permit. Notifications were provided as follows:

August 07, 2024 -- affidavit of letters mailed to property owners within 500 feet

August 09, 2024 – development review sign posted on the property

August 09, 2024 – legal notices posted on the Town of Windsor website

August 09, 2024 – legal ad published in the paper (Greeley Tribune)

Two public comment letters have been received by the Town on the proposals. Copies of the letters are included with the packet.

Financial Impact:

Relationship to Strategic Plan:

The application is consistent with the Strategic Plan Mission Statement:

The Town of Windsor promotes community and hometown pride through sustainable, excellent, and equitable delivery of services in a fiscally responsible manner.

Recommendation:

Wireless Telecommunications Facilities – Site Plan (Tower Location)

A local government may not "materially inhibit" the provision of wireless service, including the ability of providers to improve service or densify their network. Local governments are preempted from regulating wireless facilities based on the environmental or health effects of EMF or RF emissions.

Therefore, staff is compelled to recommend that the Planning Commission forward a recommendation of approval for the telecommunications tower location **based on the application satisfying all applicable review criteria requirements set forth in Section 16-5-40 of the Town's Municipal Code**, as presented, and subject to all remaining Planning Commission and staff comments being addressed.

CC:

Shane Hale, Town Manager

Dan Money, Town Attorney

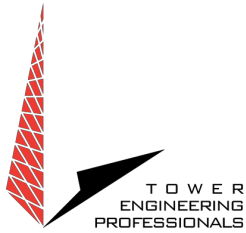
John Thornhill, Community Development Director

Scott Ballstadt, Planning Director

Tom Wilkerson, Tower Engineering Professional, applicant

Attachments:

1. Application Materials
2. Site Plan-Jacoby Farm 5th Telecom
3. Photo Simulations
4. VPS Findings-Review - April 2024
5. Public Comments (2)
6. Staff Presentation - Jacoby Farm 5th Telecom/CUP
7. Applicant Presentation- Jacoby Farm 5th Telecom/CUP



DENVER OFFICE
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
303.566.9914
WWW.TEPGROUP.NET

January 3, 2024

City of Windsor
Planning Department
301 Walnut Street
Windsor, CO 80550

Ms. Sandra Mezzetti

RE: Project narrative conditional use application 301 17th St. / US-CO-5137

This letter will provide a narrative of the previously submitted application for a wireless communication facility at 301 17th St. The application is submitted by Tower Engineering Professionals on behalf of Vertical Bridge tower company. The project has been in development for several years, and as you are aware, we have worked with City of Windsor Planning Department staff to develop a site that adheres to the City of Windsor zoning requirements.

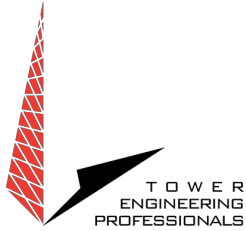
The project will consist of a seventy-five (75) foot monopole tower with a two (2) foot lighting rod. The ground-based equipment will be located within a forty-two (42) foot by twenty-four (24) foot locked wooden fence enclosure. The tower is designed to locate a total of three wireless carriers on it. The tower's anchor tenant will be T-Mobile, with Dish Wireless LLC and a third wireless also to be located on the tower as tenants.

The requirement for this tower is necessitated by T-Mobile's lack of coverage in this area, including reliable 911 coverage, as highlighted on previously submitted propagation maps. The coverage will meet the demands of the nearby residents and roaming customers within the service area of the tower. However, most importantly, it will improve access to reliable 911 coverage in the area.

In the process of development of this application, the applicant explored the possibility of collocating existing towers in the area. The closest existing tower is located approximately a quarter of a mile to the west of the proposed tower at 320 Colorado Boulevard. The tower managing company, KGI Wireless, was contacted about locating on the tower. The KGI tower is only seventy-five (75) feet in height, and the top equipment placement location is already occupied by Verizon Wireless. The next available equipment location is at the sixty (60) foot height. The placement of T-Mobile equipment at this location does not address the existing lack of coverage in the area and as highlighted in the submitted propagation maps. This lack of height would result in reduced 911 coverage and customer experience. It could possibly necessitate the requirement for an additional site in the

SITE ACQUISITION | CIVIL | GEOTECHNICAL | SURVEY | INSPECTION | STRUCTURAL | PM&E | ENVIRONMENTAL | CONSTRUCTION

Nationwide Since 1997



DENVER OFFICE
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
303.566.9914
WWW.TEPGROUP.NET

area to meet coverage requirements. Additionally, Dish Wireless LLC and the third carrier would not be able to install on this site since it would not adequately address their coverage requirement due to a lack of height for their equipment.

I can be reached by email at rgaito@tepgroup.net or by phone at (785) 259-0444. Thank you for your time and consideration. We look forward to hearing from you.

Best Regards,

Richard Gaito
Site Acquisition
rgaito@tepgroup.net
785-259-0444

WIRELESS NETWORK CONSULTING

CO-5137 / T-Mobile DN04531E
Coverage Cell Split

RF DESIGN ANALYSIS



Coverage vs Capacity

- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
 - Areas where large numbers of users are in a specific geographic areas
 - Areas where users are demanding higher data rates for services
 - Areas with a large amount of indoor users
- † **Coverage is Providing Service where service does not exist, calls drop, or “no service”.**
 - Areas where sites are farther apart
 - Areas where terrain or buildings block signals
 - Areas where indoor service is low or nonexistent

Objective of new site

Coverage

- Provide coverage to commercial area along Hwy 392 as well as the subdivisions to the North East and West of the proposed
- Provide coverage along Hwy 392 and feeder roads in the area

Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices

Proposed Site

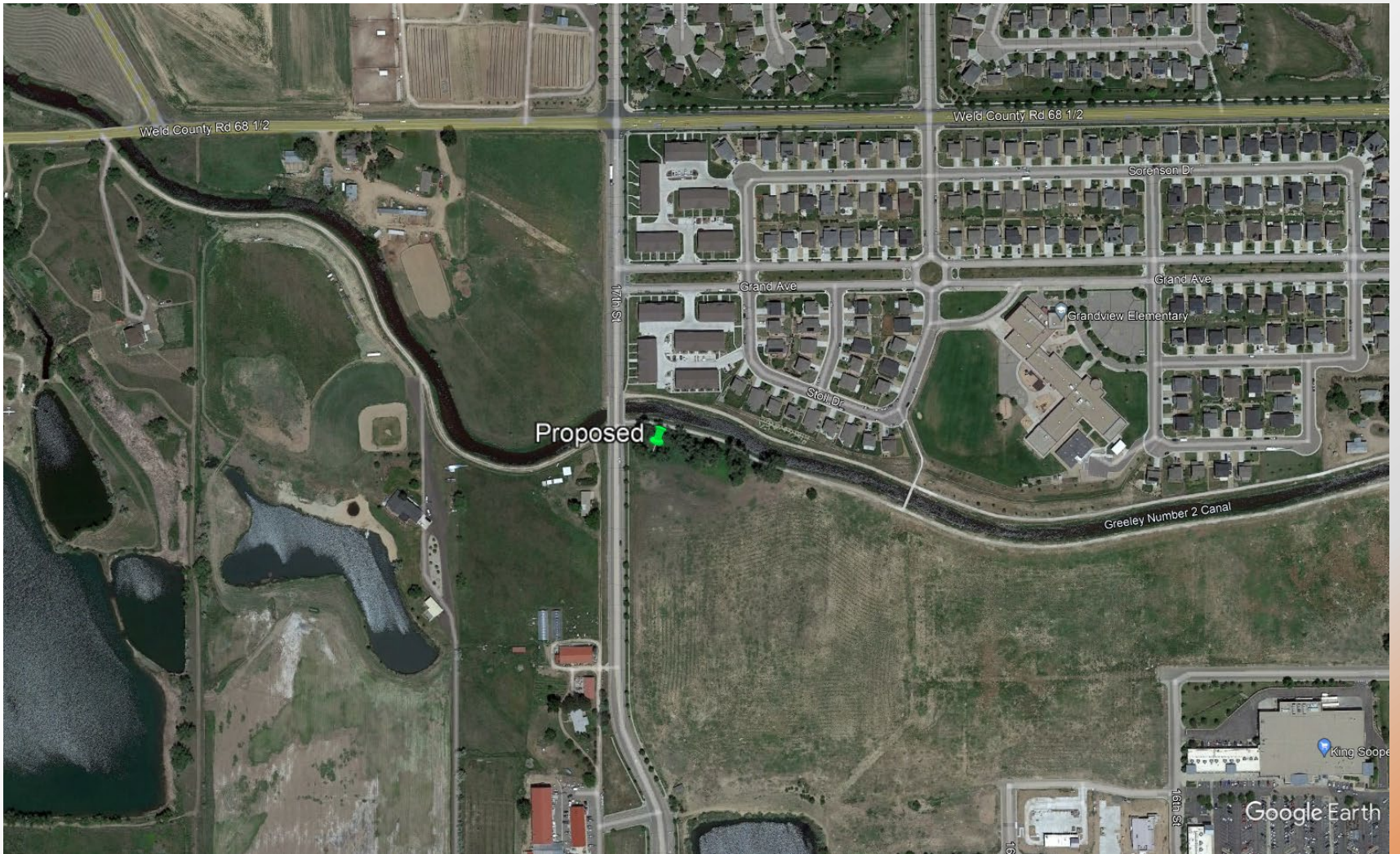
75' Monopole Tower

- With 2' lightning rod
- 301 17th Street, Windsor, CO 80550
 - Latitude: 40.483852 N (NAD83)
 - Longitude: -104.934794 W (NAD83)
 - Ground Elevation: 4805' (NAVD88)
 - Anchor tenant is T-Mobile
- Antenna Centerline at 70' AGL

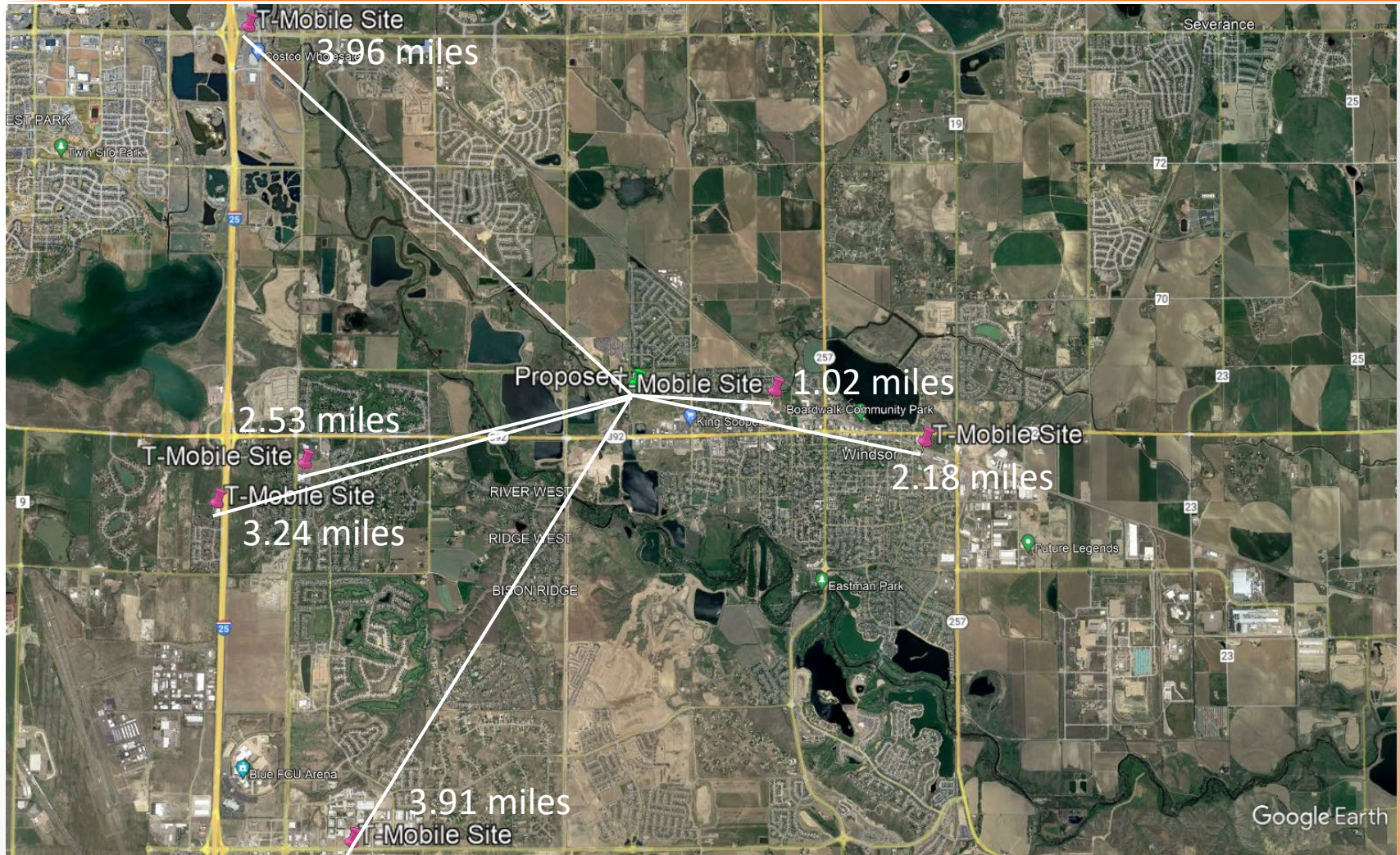
Why here?

- † Lack of coverage along Highway 392
- † Lack of indoor services in the surrounding commercial/suburban/rural area
- † Significant amount of increased network use in the suburban and rural areas of Colorado

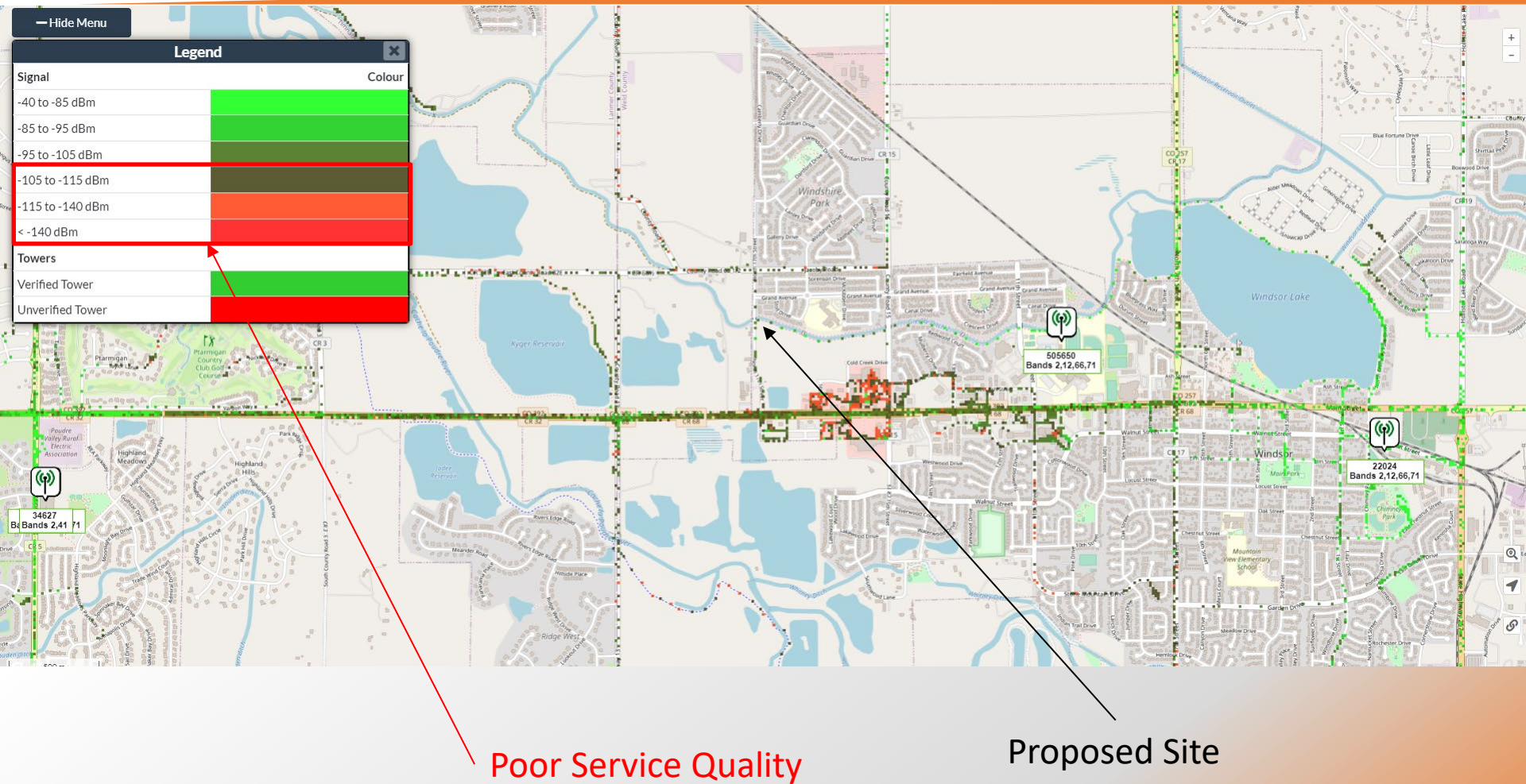
Zoom – proposed site



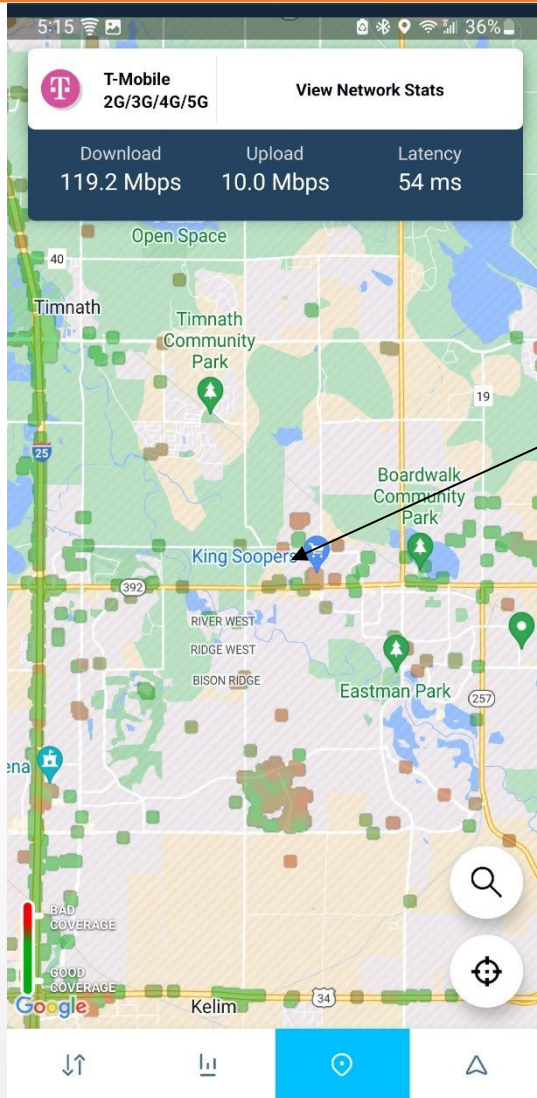
T-Mobile Sites



T-Mobile CellMapper



Open Signal T-Mobile Quality Map

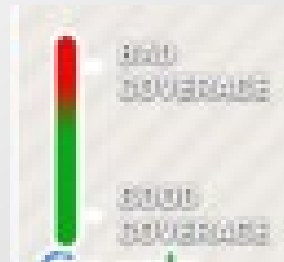


This map shows mobiles reporting quality of their connections to the network. This is crowdsource data from T-Mobile users made available by the OpenSignal App:

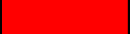
<https://www.opensignal.com/apps#section-os-app>

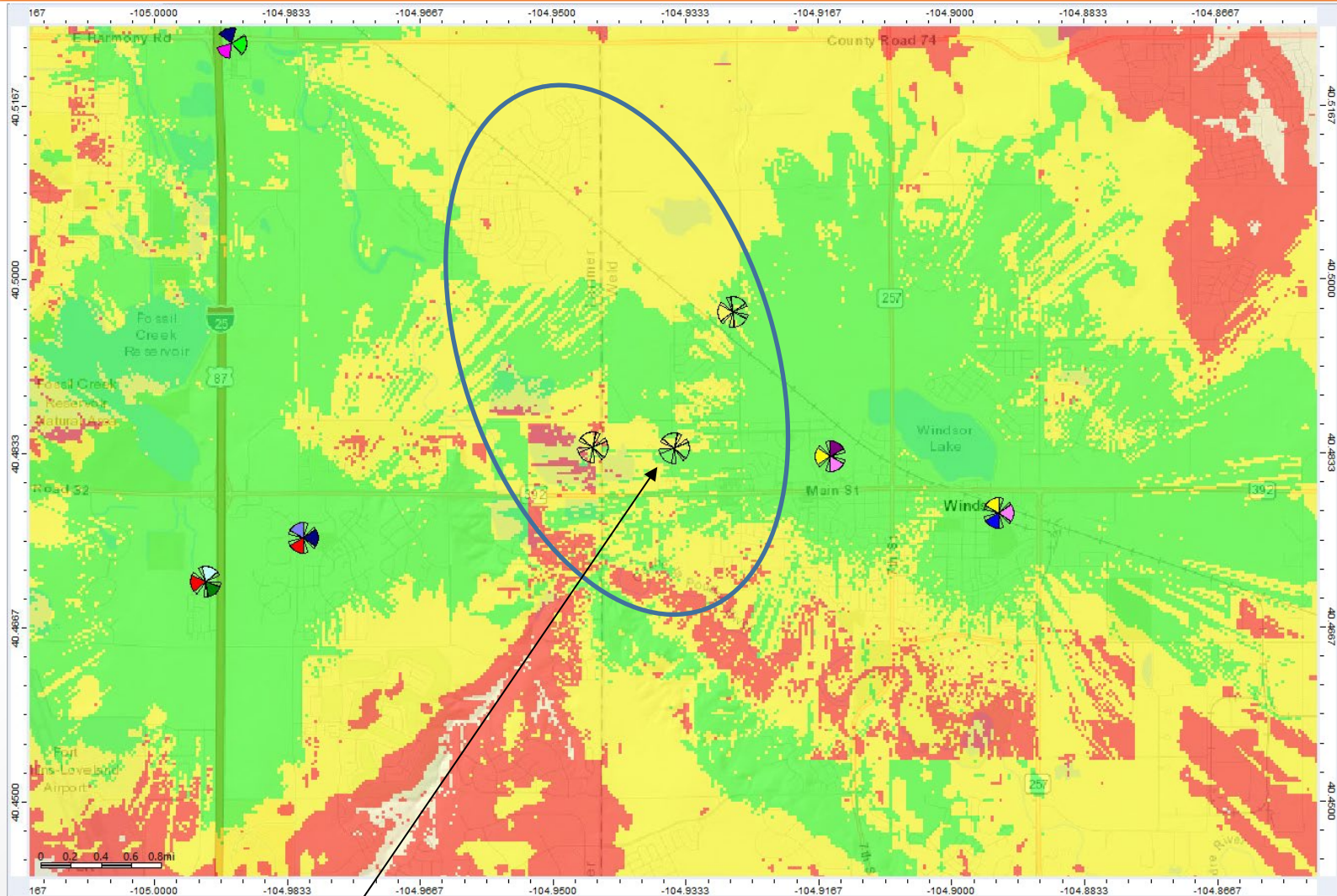
Green data points show good coverage and red data points show bad coverage and lack of data points show no coverage

Notice the amount of bad coverage points for T-Mobile users in the area around the proposed



RSRP - Current Coverage low band

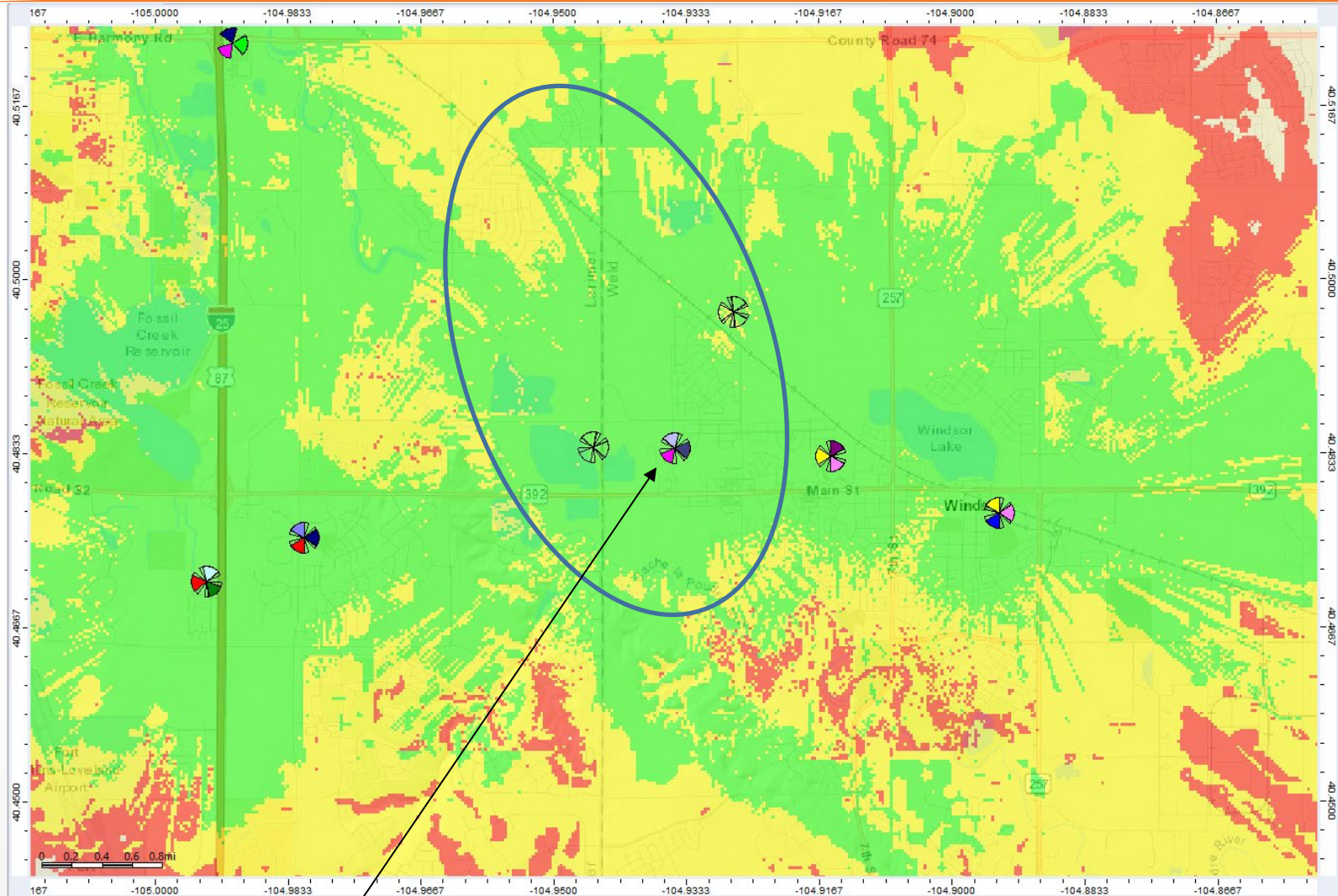
LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



Proposed Site

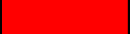
RSRP – Proposed Coverage low band

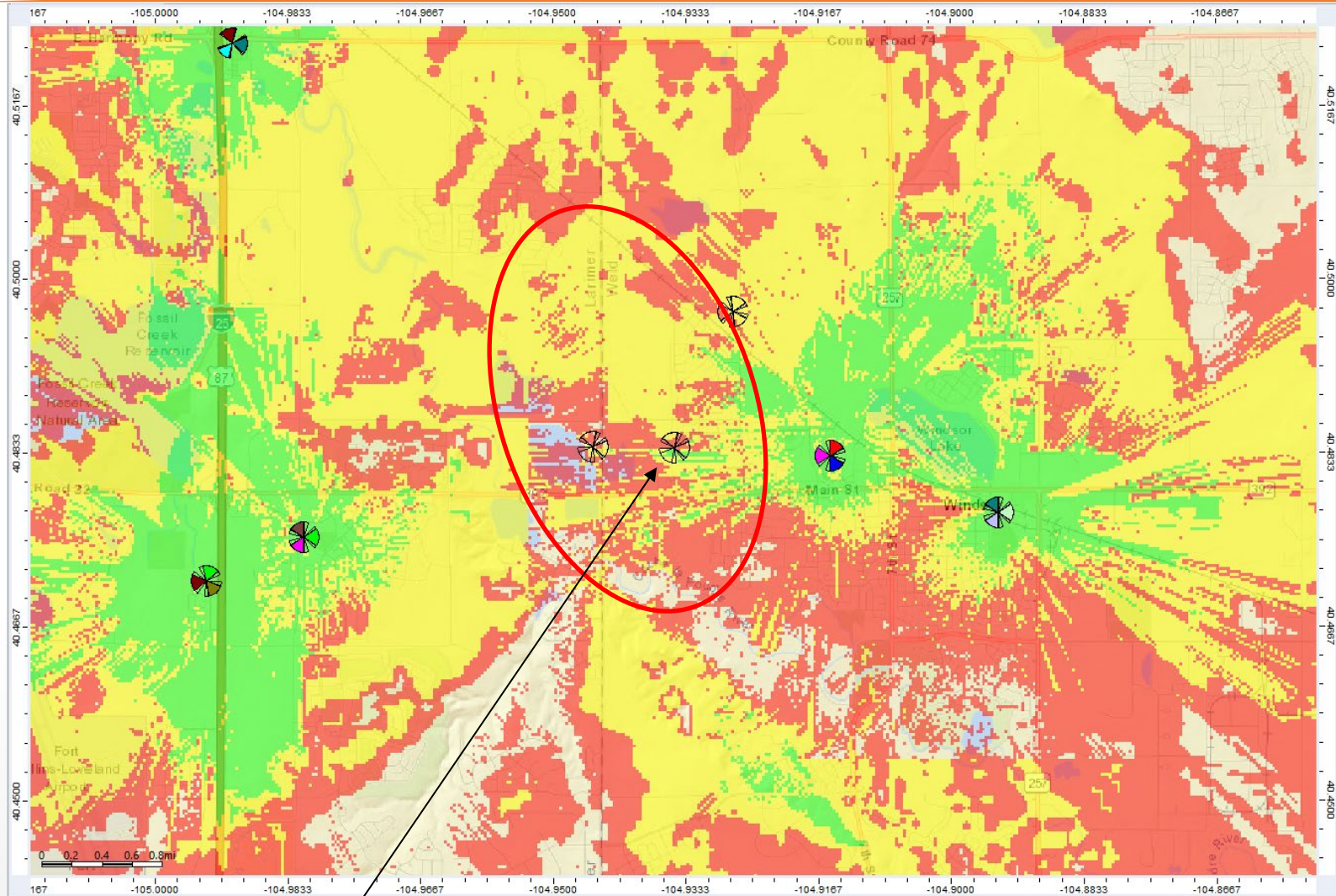
LEGEND	
	Indoor $\geq$ -85 dbm
	In-Vehicle $\geq$ -95 dbm
	On-Street $\geq$ -106 dbm



Proposed Site

RSRP - Current Coverage mid band

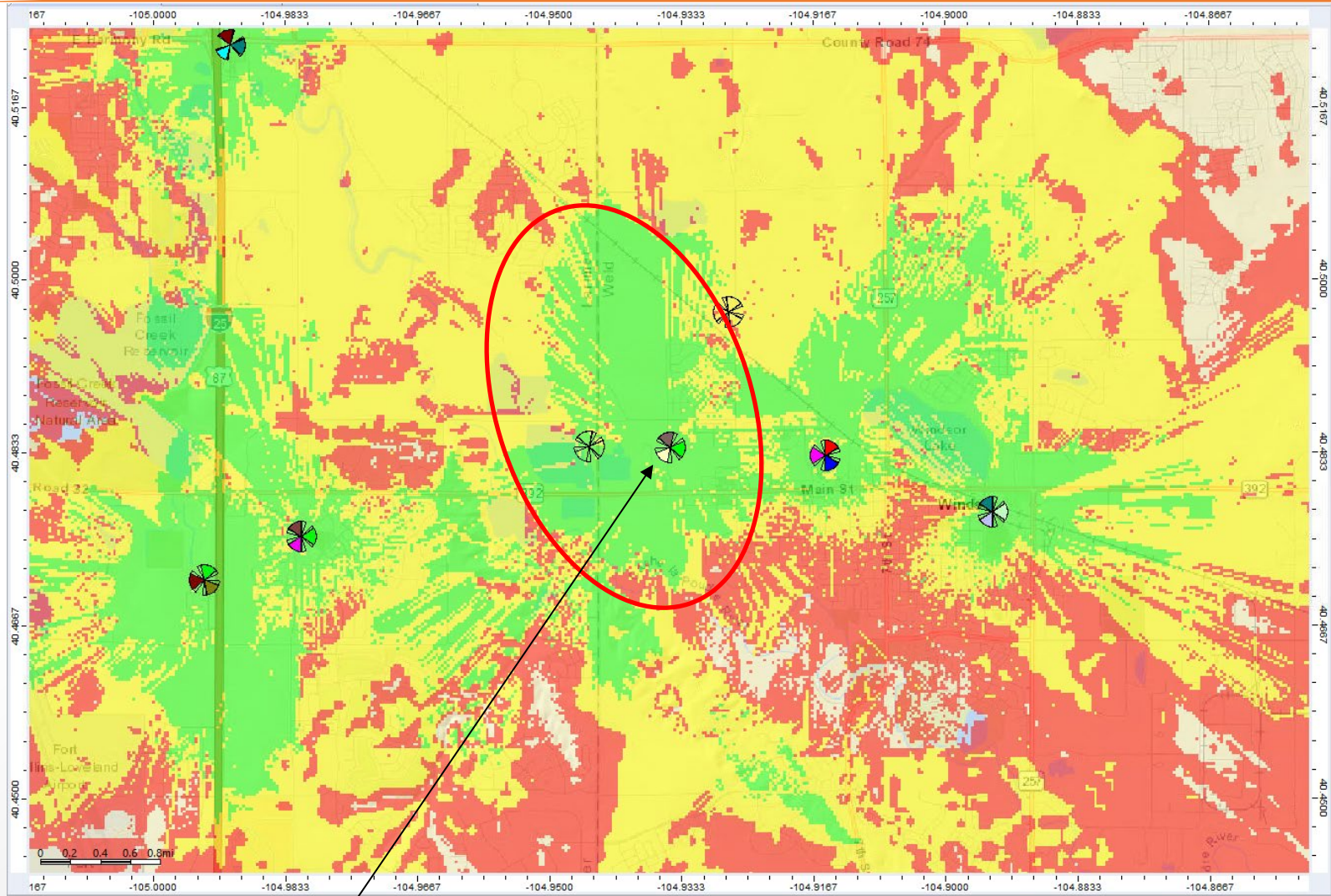
LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



Proposed Site

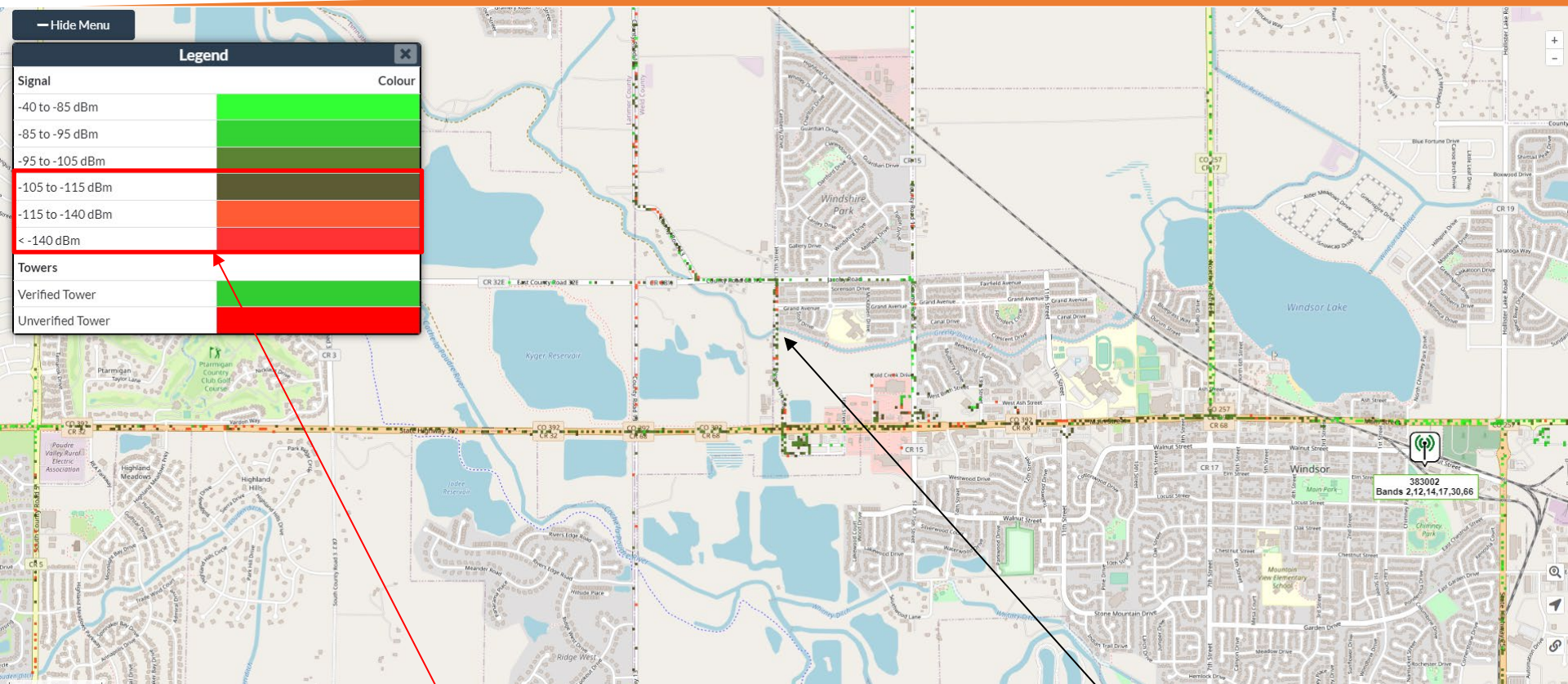
RSRP – Proposed Coverage mid band

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



Proposed Site

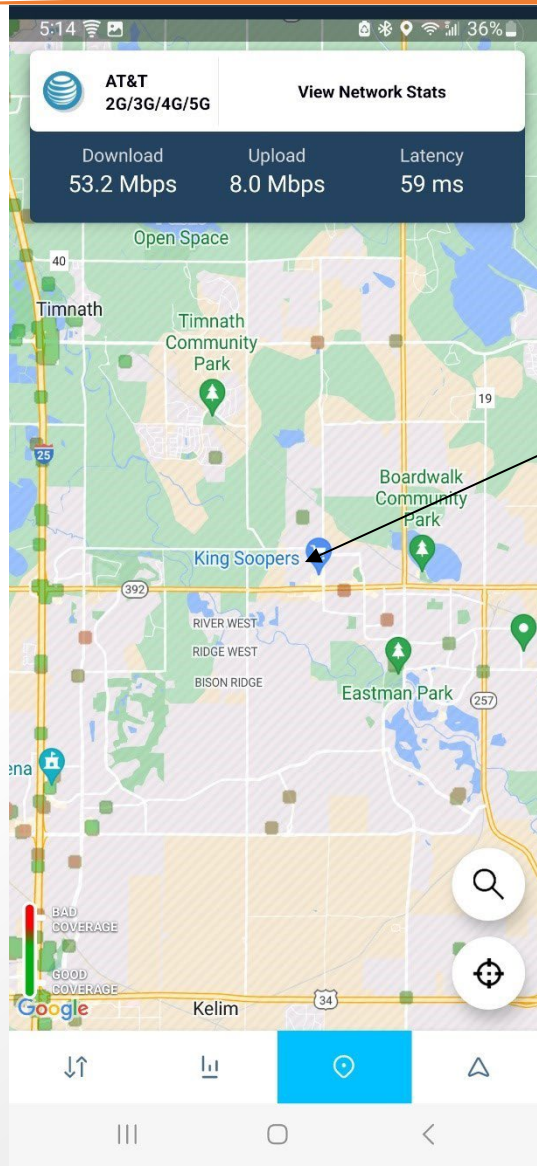
AT&T CellMapper



Poor Service Quality

Proposed Site

Open Signal AT&T Quality Map

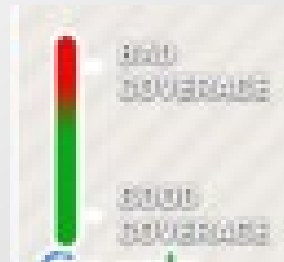


This map show mobiles reporting quality of their connections to the network. This is crowdsource data from AT&T users made available by the OpenSignal App:

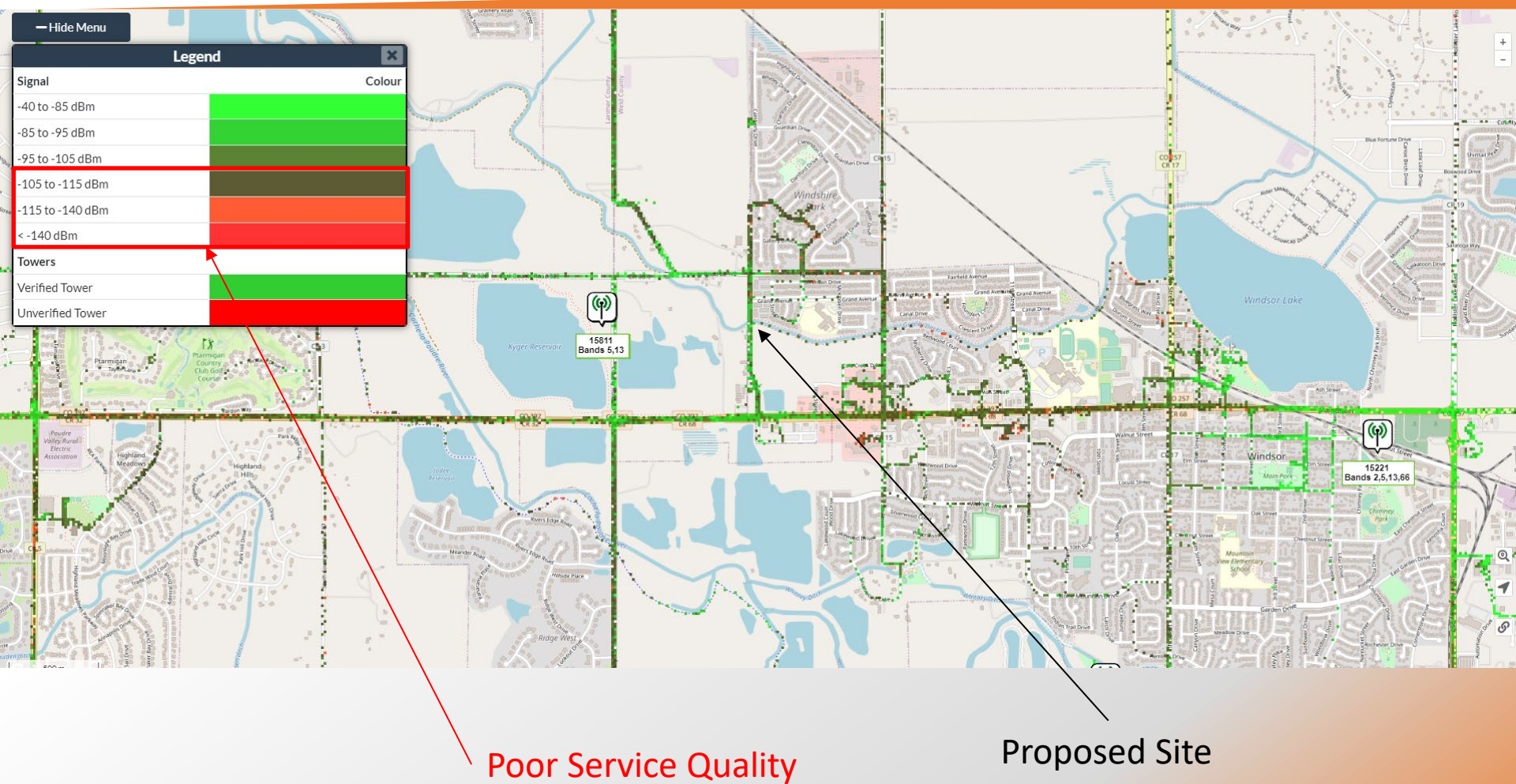
<https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and red data points show bad coverage and lack of data points show no coverage

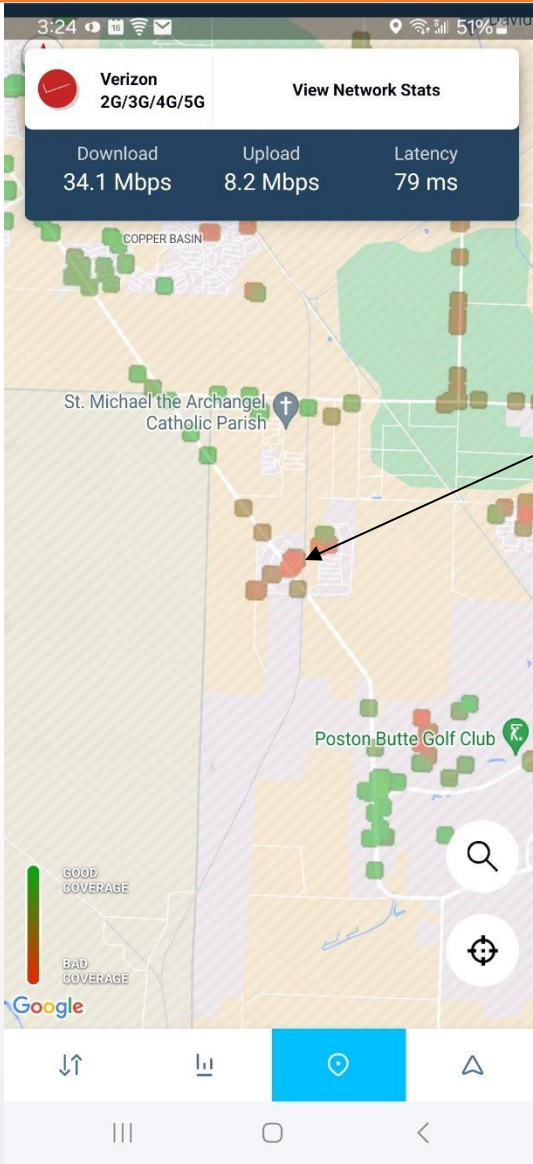
Notice the lack of data points in the area and what is in the area are showing bad coverage. This is indicative of a poor coverage area for AT&T



Verizon CellMapper



Open Signal Verizon Quality Map

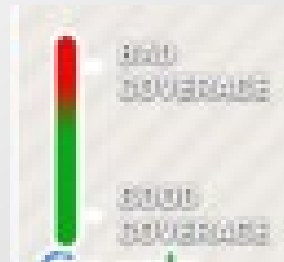


This map show mobiles reporting quality of their connections to the network. This is crowdsource data from Verizon users made available by the OpenSignal App:

<https://www.opensignal.com/apps#section-os-app>

Green data points show good coverage and red data points show bad coverage and lack of data points show no coverage

Notice the amount of bad coverage points for Verizon users in the area around the proposed



WIRELESS NETWORK CONSULTING



CO-5137 / T-Mobile PH68005B

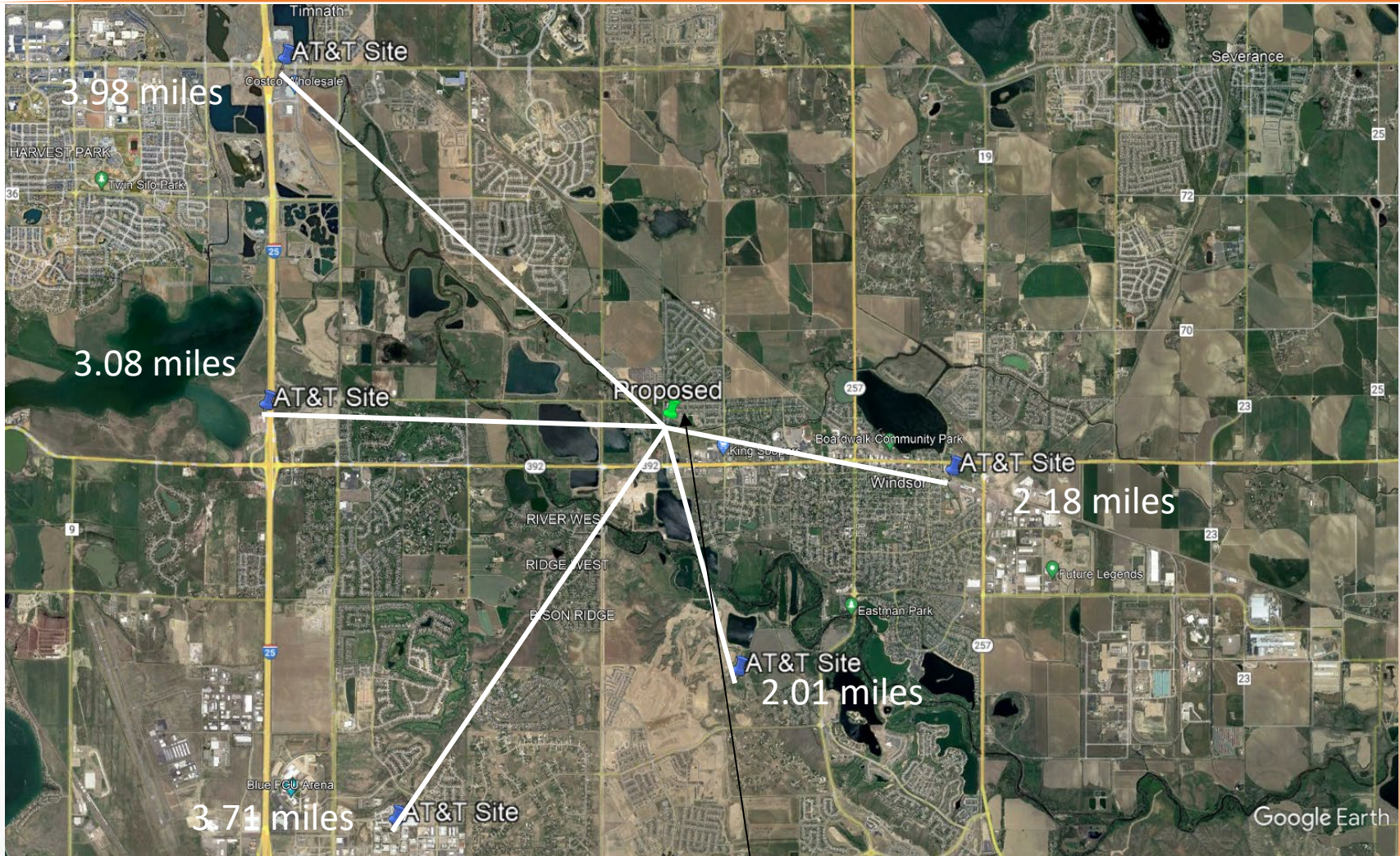
Coverage Cell Split

ALTERNATE SITE ANALYSIS

Alternate Site

- † Local Jurisdiction has requested a review of alternate tower location which has Verizon on it, instead of the proposed
- † There was (1) location evaluated
- † Propagation was completed using mid band frequencies.

AT&T Sites



Proposed Site

Severance

3.95 miles

2.58 miles

3.24 miles

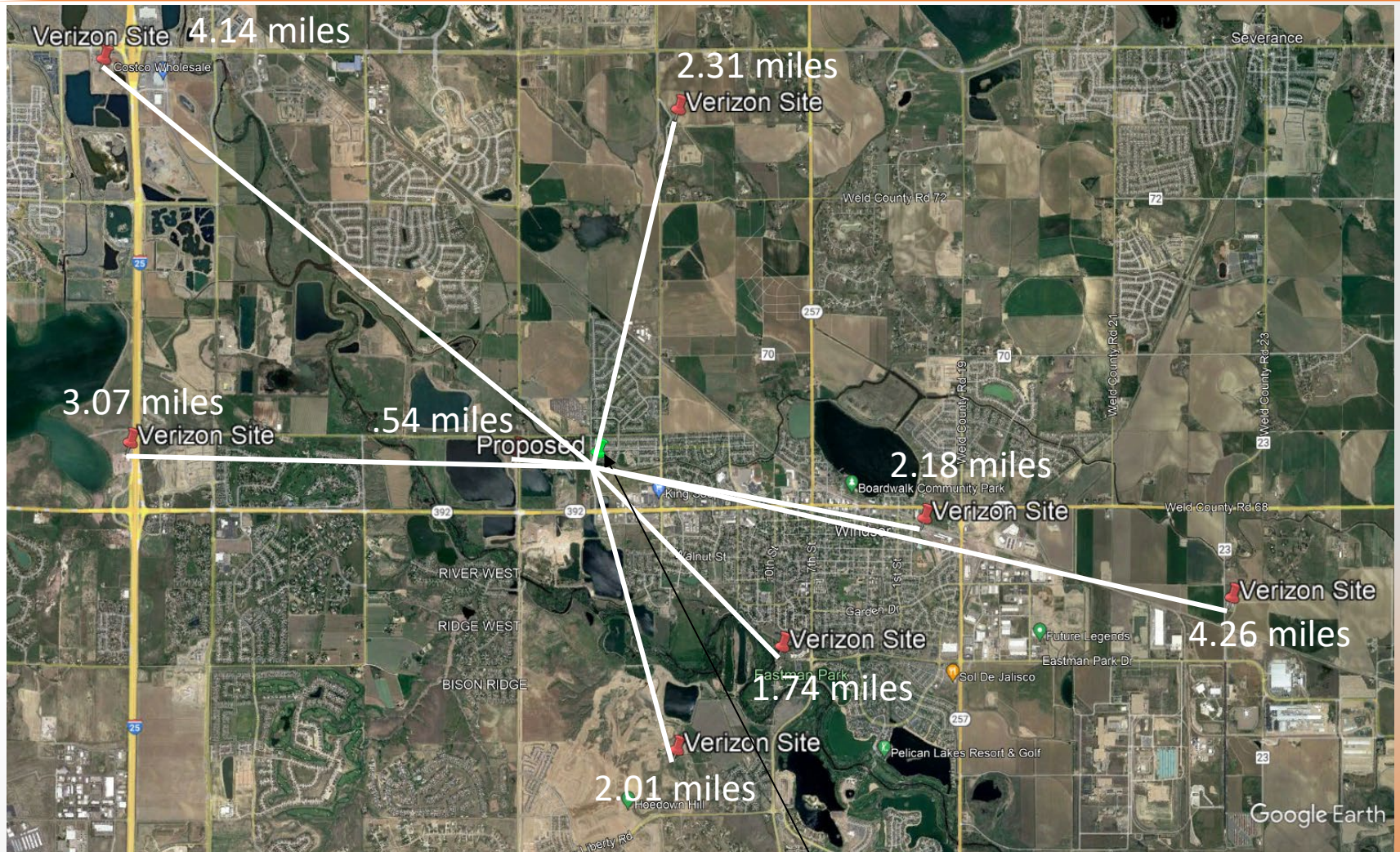
1.02 miles

2.19 miles

Google Earth

2024
Page 36 of 168

Verizon Sites



Proposed Site

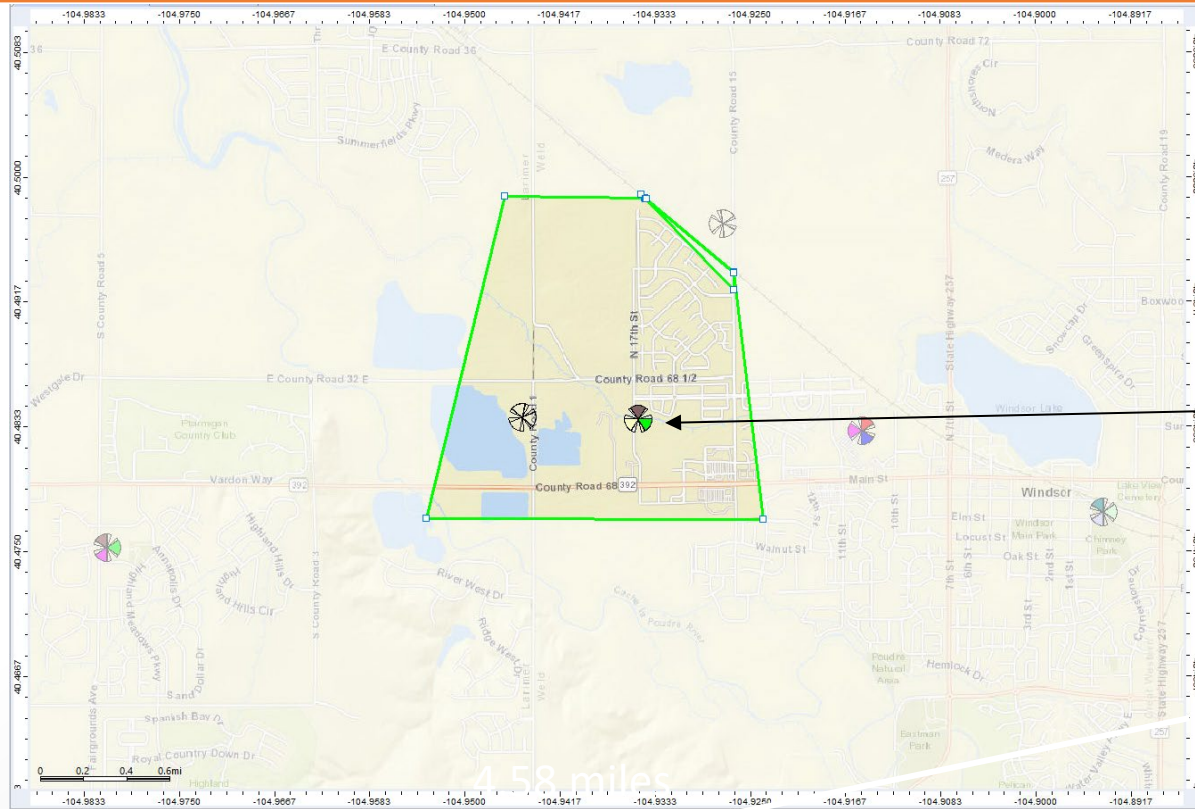
Alternate Tower

- † Verizon Tower – 65' AGL
 - 46.483852, -104.934794
 - **.54 miles away from proposed**

Analysis

- † Verizon tower has available height at 50' AGL. This site does not provide the same level of service as the proposed
- † The (1) alternate tower does not meet the coverage objective like the proposed
- † The alternate tower was analyzed against the primary objective

Focus Zone

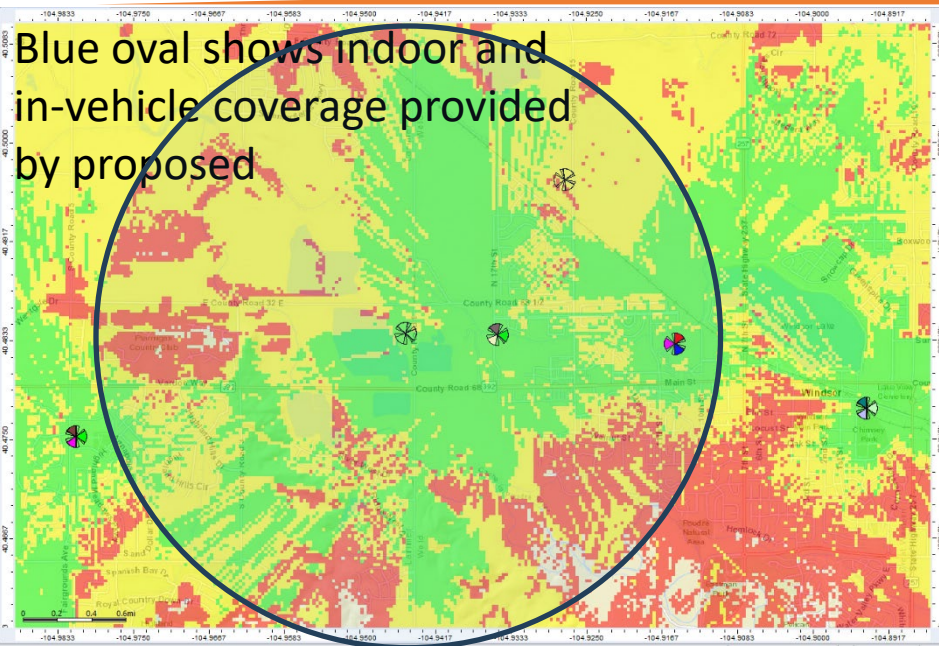


Proposed Site

Focus Zone (Inside Green Line) is set up to analyze difference in coverage between the proposed versus the (1) alternate site approximately .5 miles to the West

RSRP Coverage Mid Band Proposed vs Verizon Site (50')

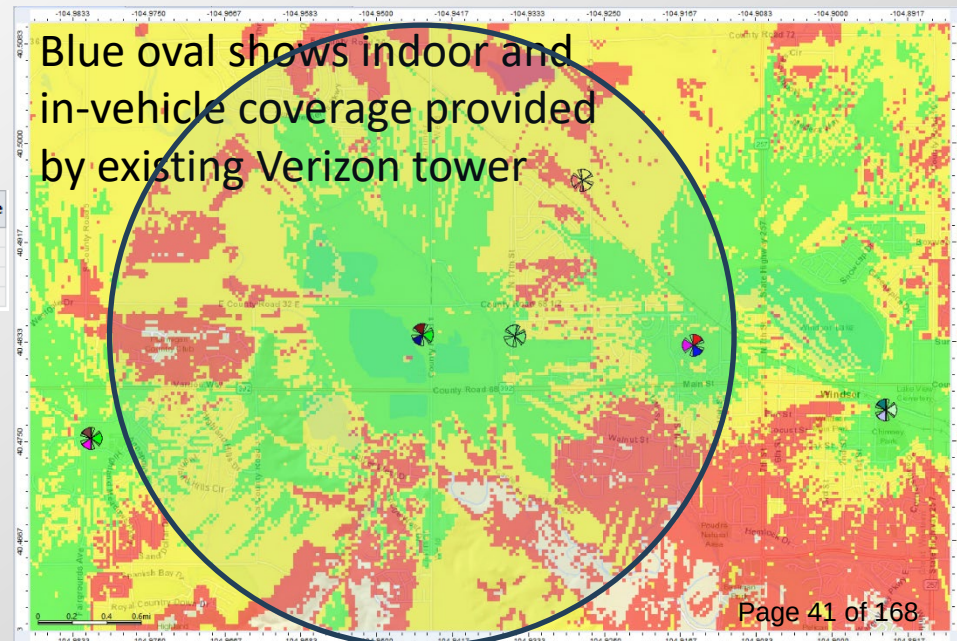
LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	LTE_NW-Mobility_RSRP-dBm (0)	RSRP Level (DL) (dBm) >= -85 RSRP Level (DL) (dBm) >= -95 RSRP Level (DL) (dBm) >= -106	4.725512	4.755599 3.8223 4.6809 4.755599	100 80.4 98.4 100	100 80.9 99.1 100

Above and left picture shows Proposed data showing 3.82 square kilometers are covered with indoor service vs Verizon tower data showing 3.10 square kilometers covered with indoor service. Approximately a 19% reduction in coverage for the objective.

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	LTE_NW-Mobility_RSRP-dBm (0)	RSRP Level (DL) (dBm) >= -85 RSRP Level (DL) (dBm) >= -95 RSRP Level (DL) (dBm) >= -106	4.725512	4.755599 3.1032 4.5252 4.755599	100 65.3 95.2 100	100 65.7 95.8 100



Analysis

- † The alternative site does not provide the same level of service as the proposed in the coverage objective
- † Analyzed with propagation modeling tool and showed that the other provides more coverage for the primary objective.
- † Mounting on the Verizon existing site shows a 19% reduction in coverage in primary objective

Recommendation

- † Recommend approval of the proposed at the height requested for T-Mobile to provide high quality service to the area



Biwabkos Consultants LLC

RF Safety and NIER Analysis Report

January 30th, 2024

Site: US-CO-5137 WELD COUNTY ROAD

WINDSOR, CO

Prepared for:

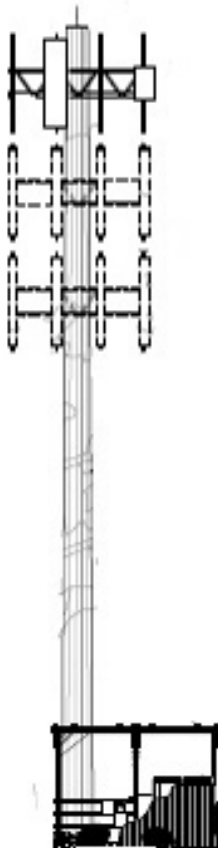


Table of Contents

1	Certification	3
2	Executive Summary	5
2.1	Conclusion and Recommendations:	5
3	Introduction.....	6
3.1	Site Description:.....	6
3.2	Site Configuration Being Modeled:	6
3.3	Assumptions:.....	7
4	Predictive Analysis Details:	8
4.1	Analysis Locations:	8
4.2	Antenna Inventory:.....	8
4.3	RF Emissions Diagram(s)- All Transmitters:	9
5	Signage/ Mitigation:.....	10
5.1	Signage/ Barrier Detail.....	10
5.2	Signage/ Barrier Diagram.....	11
6	Conclusions and Recommendations:	12
7	Appendix A: FCC Compliance and RF Safety Policies	13
8	Appendix B: Overview of RoofView® Functions and Assumptions.....	15
9	References	16
10	Limited Warranty	17

1 Certification

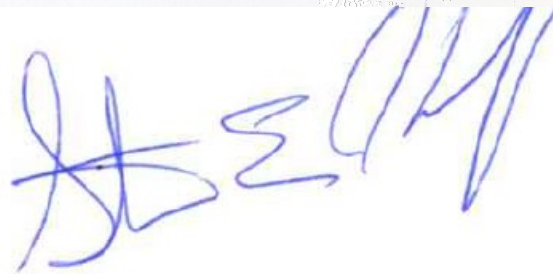
This report, prepared by Biwabkos Consultants LLC for **Vertical Bridge**, is intended to document compliance, and evaluate power density levels as outlined in the report. The computations, analysis, and resulting report and conclusions were based on applicable FCC guidelines and regulations for maximum permissible exposure to humans consistent with FCC OET 65 / OET 65 / 19-126.

Additionally, Biwabkos Consultants LLC certifies that the assumptions are valid, and that the data used within Biwabkos Consultants' control are accurate, including information collected as part of Biwabkos Consultants' field surveys (if applicable). Biwabkos Consultants LLC does not however certify the accuracy or correctness of any data provided to Biwabkos Consultants LLC for this analysis and report by Vertical Bridge.

I certify that the attached RF exposure analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:



Report Prepared By
Elizabeth Hillhouse, RF Engineer
1/30/2024



Report Reviewed By
Steven Kennedy, Engineering Manager
1/30/2024

This analysis and report were completed by Elizabeth Hillhouse an RF Engineer. The analysis and report were also peer reviewed by Steven Kennedy an RF Engineer with over 34 years of experience in Wireless Network Engineering.

I certify that the attached RF analysis and report is correct to the best of my knowledge, and all calculations, assumptions and conclusions are based on generally acceptable engineering practices:

2 Executive Summary

This report provides the results of an RF power density analysis performed for **Vertical Bridge** at site **US-CO-5137 WELD COUNTY ROAD** in accordance with the Federal Communications Commission (FCC) rules and regulations for RF emissions described in FCC OET 65 / 19-126

This report addresses RF safety for two classified groups defined by FCC OET 65 / 19-126: Occupational/ Controlled and General Population/ Uncontrolled. Based on the analysis, this site will be **Compliant** with FCC rules and regulations and Vertical Bridge Signage and Barrier Policy since the mitigation details provided in Table 1 are implemented.

Minimum Required For Compliance							
Mitigation Information							
	Notice	Caution	Warning	Guidelines	Site Info	Barrier	Marker
Access Point	X			X	X		
Alpha							
Beta							
Gamma							
Delta							
Omni							

Notes/ Additional Compliance Requirements(s):
No Mitigation Required
Adding RF Guidelines, Site Info Signs, Emergency Contact Signs on the Access Gate is recommended.

Table 1: Mitigation Requirements for Compliance

2.1 Conclusion and Recommendations:

- This report includes the anchor tenant (T-Mobile) and no other carriers antenna systems
- The results of the analysis indicate that the power density levels in the generally accessible areas on the Ground level will not exceed the FCC's MPE limit for both General Population and Occupational environment.
- **The max theoretical % MPE (Occupational) is 2.5% inside the compound which is not accessible to the General Public.**
- No mitigation is required. The site is compliant with FCC rules and regulations.

- This site will operate in general compliance with FCC OET 65 / 19-126 and Vertical Bridge's Signage and Barrier policy.

3 Introduction

The purpose of this analysis and report is to evaluate the cumulative power density levels of all non-excluded antennas located on the Monopole and identify any areas of concern that require mitigation. This report also assesses the Monopole's compliance with FCC OET 65 / 19-126 ; "Guidelines for Human Exposure to Radio-frequency Electromagnetic Fields".

The power density simulation performed for this site utilized RoofView® analysis software. All antennas were assigned an operating frequency and transmit power and were deemed to be operating at 100% of their rated output power.

3.1 Site Description:

- **Site Name:** US-CO-5137 WELD COUNTY ROAD
- **Street Address:** 301 17th Street
Windsor, CO 80550
- **Latitude:** 40° 29' 1.869" N
- **Longitude:** 104° 56' 5.257" W
- **Structure Type:** Monopole
- **Structure Height:** 75' AGL (with additional 2' lightning rod)
- **BTS Equipment Location:** Within the shelter inside the fenced-in compound.
- **Co-Locators/ Other Antennas:** Total of (1) co-locators and (6) antennas
- **Access:** Access is through a locked gate on the North side of the fenced-in compound.
- **Other Notes:** There are no other adjacent structures where the General Population would get within an unsafe distance.

3.2 Site Configuration Being Modeled:

- This site has (1) carrier with at least (3) sectors each
- There is a total of (6) antennas
- Each sector supports various LTE carriers including, but not limited to 600 MHz, 700 MHz, 850 MHz, 1900 MHz, 2100 MHz, 2500 MHz frequencies, 3700 MHz frequencies, and 3800 MHz frequencies
- All LTE supports MIMO.

3.3 Assumptions:

- The fenced-in compound will remain locked and is not accessible to the General Population.

4 Predictive Analysis Details:

For purposes of this analysis, RoofView® was configured to provide an output based on the appropriate MPE limit(s) published in the FCC's guidelines. The antenna information was loaded into RoofView®, an MPE predictive analysis tool by Richard Tell and Associates, Inc.

4.1 Analysis Locations:

Number of Elevations Analyzed: 1

- The Ground level is accessible to the General Population outside the fenced-in compound and is accessible to the Occupational population within the fenced-in compound.

4.2 Antenna Inventory:

The following table contains the technical data used to simulate the power density that may be encountered with all antennas simultaneously operating at full rated power with the exception of any excluded antennas cited in this document. If Co-Locator antennas exist and specific antenna details could not be secured, generic antennas, frequencies, and Tx powers were used for modeling. The assumptions used are based on past experience with communications carriers.

ID	Name	(MHz) Freq	Trans Power	Trans Count	Other Loss	Calc Power	Mfg	Model	(ft) X	(ft) Y	(ft) Z	Type	(ft) Aperi	dBd Gain	BWdth Pt Dir
TMA1A	N600	600	60	4	0.5	213.9002252	Commscope	FFV-65C-R3-V1	19.7	14.3	246.0022917	Octoport	7.995416667	13.85	65;100
TMA1B	L700	730	60	4	0.5	213.9002252	Commscope	FFV-65C-R3-V1	19.7	14.3	246.0022917	Octoport	7.995416667	14.15	63;100
TMA1C	L1900	1960	80	4	0.5	285.2003002	Commscope	FFV-65C-R3-V1	19.7	14.3	246.0022917	Octoport	7.995416667	15.85	65;100
TMA1D	L2100	2150	40	4	0.5	142.6001501	Commscope	FFV-65C-R3-V1	19.7	14.3	246.0022917	Octoport	7.995416667	16.45	61;100
TMB2A	N600	600	60	4	0.5	213.9002252	Commscope	FFV-65C-R3-V1	23	11.5	246.0022917	Octoport	7.995416667	13.85	65;220
TMB2B	L700	730	60	4	0.5	213.9002252	Commscope	FFV-65C-R3-V1	23	11.5	246.0022917	Octoport	7.995416667	14.15	63;220
TMB2C	L2100	2150	40	4	0.5	142.6001501	Commscope	FFV-65C-R3-V1	23	11.5	246.0022917	Octoport	7.995416667	16.45	61;220
TMB2D	L2100	2150	40	4	0.5	142.6001501	Commscope	FFV-65C-R3-V1	23	11.5	246.0022917	Octoport	7.995416667	16.45	61;220
TMC3A	N600	600	60	4	0.5	213.9002252	Commscope	FFV-65C-R3-V1	19.3	10.1	246.0022917	Octoport	7.995416667	13.85	65;340
TMC3B	L700	730	60	4	0.5	213.9002252	Commscope	FFV-65C-R3-V1	19.3	10.1	246.0022917	Octoport	7.995416667	14.15	63;340
TMC3C	L2100	2150	40	4	0.5	142.6001501	Commscope	FFV-65C-R3-V1	19.3	10.1	246.0022917	Octoport	7.995416667	16.45	61;340
TMC3D	L2100	2150	40	4	0.5	142.6001501	Commscope	FFV-65C-R3-V1	19.3	10.1	246.0022917	Octoport	7.995416667	16.45	61;340
TMA1A	N2500	2500	1.875	64	0.5	106.9501126	Nokia	AEHC	19.7	14.3	248.4087917	Multibeam	3.182416667	21.85	60;100
TMB2A	N2500	2500	1.875	64	0.5	106.9501126	Nokia	AEHC	23	11.5	248.4087917	Multibeam	3.182416667	21.85	60;220
TMC3A	N2500	2500	1.875	64	0.5	106.9501126	Nokia	AEHC	19.3	10.1	248.4087917	Multibeam	3.182416667	21.85	60;340

Table 2- Antenna Inventory

4.3 RF Emissions Diagram(s)- All Transmitters:

The following Diagram(s) represent the theoretical spatially averaged Maximum Permissible Exposure (MPE) percentages that are expected for each study's elevation from all Transmitters.

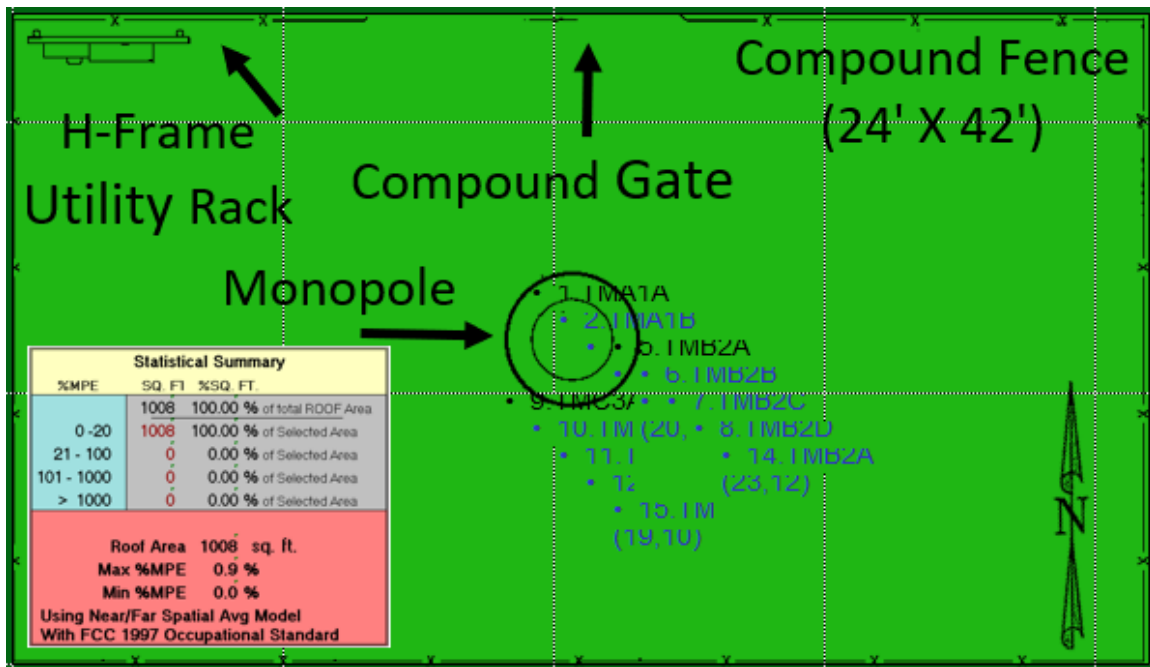


Diagram 1- MPE% (Occupational) for Ground Level

Green ≤ 20% Occupational Limit (≤ 100% General Population Limit)
 Blue > 20% through 100% Occupational Limit (> 100% General Population Limit)
 Yellow > 100% through 1000% Occupational Limit
 Red > 1000% Occupational Limit

5 Signage/ Mitigation:

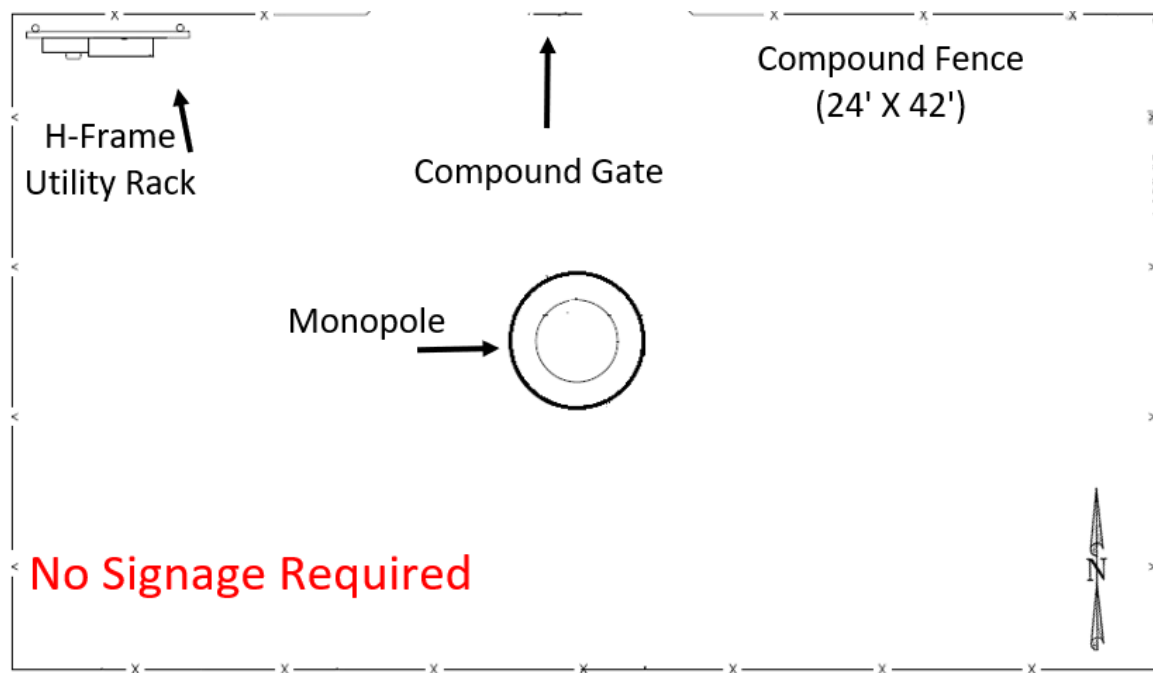
5.1 Signage/ Barrier Detail

Minimum Required For Compliance							
Mitigation Information							
	Notice	Caution	Warning	Guidelines	Site Info	Barrier	Marker
Access Point	X			X	X		
Alpha							
Beta							
Gamma							
Delta							
Omni							

Table 3-Mitigation Requirements for Compliance

Notes/ Additional Mitigation Details from Audit:
No Mitigation Required
Adding RF Guidelines, Site Info Signs, Emergency Contact Signs on the Access Gate is recommended.

5.2 Signage/ Barrier Diagram



6 Conclusions and Recommendations:

- The results of the analysis indicate that the power density levels in the generally accessible areas on the Ground level will not exceed the FCC's MPE limit for both General Population and Occupational environment.
- The max theoretical % MPE (Occupational) is 2.5% inside the compound which is not accessible to the General Public.
- No mitigation is required.
- This site will operate in general compliance with FCC OET 65 / OET 65 / 19-126 and Vertical Bridge Signage and Barrier policy.

Note: Modifications to the site; and/or increases in channel counts or power levels exceeding those listed in this report will require additional evaluation to determine compliance

7 Appendix A: FCC Compliance and RF Safety Policies

In August of 1997, the FCC published OET Bulletin 65 Edition 97-01 to regulate methods for evaluating compliance with FCC guidelines for human exposure to radiofrequency (RF) electromagnetic fields. The FCC guidelines for human exposure to RF electromagnetic fields incorporate two categories of limits; namely “Controlled” (a.k.a. Occupational) and “Uncontrolled” (a.k.a. General Public). The guidelines offer suggested methods for evaluating fixed RF transmitters to insure that the controlled and uncontrolled limits deemed safe by the FCC for human exposure are not exceeded.

OET Bulletin 65 recommended guidelines are intended to allow an applicant to “make a reasonably quick determination as to whether a proposed facility is in compliance with the limits.” In addition, the guidelines offer alternate supplementary considerations and procedures such as field measurements and more detailed analysis that should be used for multiple emitter situations.

These guidelines define RF as emissions in the frequency range of 300 kHz to 100 GHz. The FCC define Maximum Permissible Exposure (MPE) limits within this frequency range based on limits recommended by the National Council on Radiation Protection and Measurement, the Institute of Electrical and Electronics Engineers (IEEE), and by the American National Standards Institute (ANSI).

The specific MPE limits defined by the FCC are as follows:

Limits for Occupational/Controlled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ² , H ² or S [minutes]
0.3 - 3.0	614	1.63	100*	6
3.0 - 30	1842/f	4.89/f	900/f ² *	6
30 - 300	61.4	0.163	1	6
300 - 1,500	-	-	f/300	6
1,500 - 100,000	-	-	5	6

Limits for General Population/Uncontrolled Exposure				
Frequency Range [MHz]	Electric Field Strength (E) [V/m]	Magnetic Field Strength (H) [A/m]	Power Density (S) [mW/Cm ²]	Averaging Time E ² , H ² or S [minutes]
0.3 - 3.0	614	1.63	100*	30
3.0 - 30	842/f	2.19/f	180/f ² *	30
30 - 300	27.5	0.073	0.2	30
300 - 1,500	-	-	f/1500	30
1,500 - 100,000	-	-	1	30

f = frequency

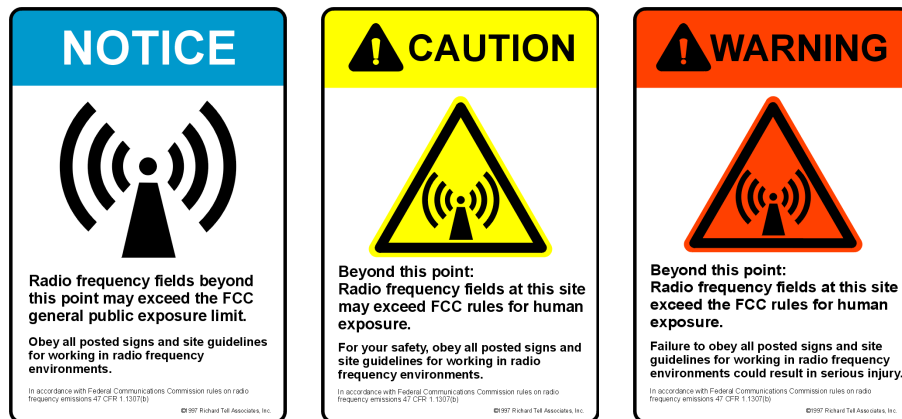
*Plane-wave equivalent power density

The FCC states that “Occupational/ Controlled limits apply in situations in which persons are exposed as a consequence of their employment provided those persons are fully aware of the potential for exposure and can exercise control over their exposure. Limits for Occupational/ Controlled exposure also apply in situations when an individual is transient through a location where Occupational/ Controlled limits apply provided he or she is made aware of the potential for exposure.”

For General Population/ Uncontrolled limits, the FCC states that “General Population/ Uncontrolled exposures apply in situations in which the general public may be exposed, or in which persons that are exposed as a consequence of their employment may not fully be aware of the potential for exposure or cannot exercise control over their exposure.”

For purposes of this analysis, all limits are evaluated against the Power Density limits.

Typical guidelines for determining whether Occupational/ Controlled limits can be applied include insuring the environment (such as a rooftop) as limited/controlled access via locked doors or physical barrier that are preferably controlled by a landlord that is aware of the situation and can inform anyone going through the locked door of the existence of the RF emissions. Such notification/awareness is typically accomplished by means of signage on the door, or other access to the area of concern, as well as signage on or near the antennas. Examples of such signs include the following:



Standards for when to use each of the above signs for Occupational situations are as follows:

No sign required: <20% of Occupational MPE
Blue Sign, Notice: 20% to <100% of MPE
Yellow Sign, Caution: 100% to <1000% of MPE
Red Sign, Warning: >1000% of MPE

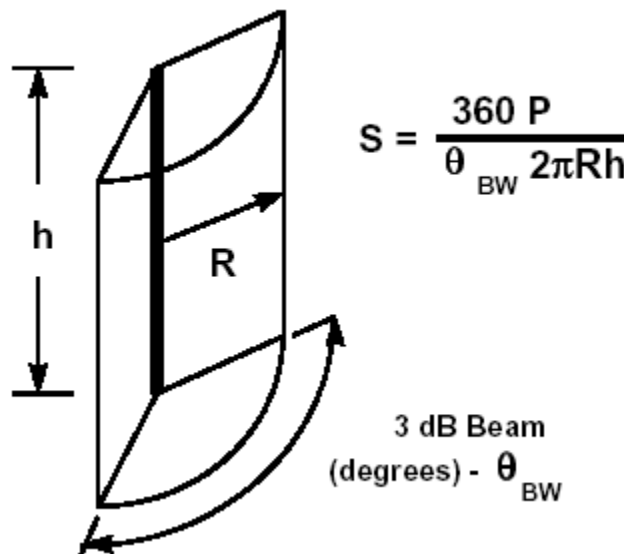
All MPE references are to the FCC Occupational limits.

8 Appendix B: Overview of RoofView® Functions and Assumptions

RoofView® is a tool developed and supported by Richard Tell Associates, Inc. to be used for analysis of RF field levels at telecommunications sites produced by antennas of the type commonly used in cellular, paging, SMR, PCS and two-way radio communications services. Although its name suggests that the tool is only for use in evaluating emissions for roof top applications, it can also be used to evaluate ground level effects of tower facilities.

RoofView® allows the user to apply near field, far field, or a combination of near and far field computational methods as desired by the user. For this analysis, near field computations are used for areas within the near field, and far field computations are used beyond the near field. Specific break points are dynamic based on the aperture of the antenna being analyzed.

The near field methodology is based on a cylindrical model that assumes the power into an antenna is distributed as a cylinder around the aperture of the antenna. Research by Richard Tell Associates, Inc. found that using such a model, along with corrections for height and antenna pattern, is very accurate, if not slightly conservative in estimating RF exposure. FCC Bulletin 65 recognizes the use of the cylindrical model for near field calculations. The following picture and corresponding equation summarizes the computations used by RoofView® on a bin-by-bin basis when the near field method is used:



Each bin's results are then also adjusted by spatially averaging the portion of a 6 foot tall human that intercepts the aperture over 6 feet. Once the antenna is completely above (or below) the height that corresponds to a 6 foot tall human, the cylindrical results are reduced

to 10% of their results and then dissipated inversely in proportion to the square of the distance.

Once bins being analyzed fall outside of the near field (as determined by a method and variable that is user-selectable; see below for method and variable used in this analysis), a far-field spatial average is calculated. Spatially averaged power density in the far-field is calculated by reducing the spatially averaged power density inversely, by the square of the distance from the antenna(s).

There are several input variables to RoofView® that can impact the results produced when evaluating specific cell sites. Those variables are summarized accordingly:

Standard

FCC 1997 Occupational (default)
FCC 1997 General Population (as applicable)

Model

Near/Far Spatial Average

Uptime

100% (vary as applicable)

Near/Far Field Transition Method

X ApHt

Near/Far Field Transition At Ht Factor

1.5

9 References

FCC (1997). “Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields”; Federal Communications Commission; Office of Engineering and Technology, OET Bulletin 65, Edition 97-01, August.

Richard Tell Associates, Inc. (2003). RoofView® User Guide Version 4.15, Richard Tell Associates, Inc., February 10, 2003.

10 Limited Warranty

Biwabkos Consultants LLC warrants that this analysis was performed in good faith using the methodologies and assumptions covered in this report and that data used for the analysis and report were obtained by Biwabkos Consultants LLC employees or representatives via site surveys or research of TMobile available information. In the event that specific third party details were not available, best efforts were made to use assumptions that are based on industry experience of various carriers' standards without violating any confidential information obtained under non-disclosure terms.

Biwabkos Consultants LLC also warrants that this analysis was performed in accordance with industry acceptable standards and methods.

There are no other warranties, express or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose, relating to this agreement or to the services rendered by Biwabkos Consultants hereunder. In no event shall Biwabkos Consultants be held liable to TMobile, or to any third party, for any indirect, special, incidental, or consequential damages, including but not limited to loss of profits, loss of data, loss of good will, and increased expenses. In no event shall Biwabkos Consultants be liable to TMobile for damages, whether based in contract, tort, negligence, strict liability, or otherwise, exceeding the amount payable hereunder for the services giving rise to such liability.

SITE NAME:

US-CO-5137 WELD COUNTY ROAD

PROJECT DESCRIPTION:

PROPOSED
TELECOMMUNICATIONS
FACILITY

TOWER TYPE:

75' MONOPOLE

SITE ADDRESS:

301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

ZONING JURISDICTION:

TOWN OF WINDSOR

AREA OF CONSTRUCTION:

1,152 ± SQ. FT.
(LEASE AREA)

ZONING:

GENERAL COMMERCIAL

PARCEL ID:

080718415008

LEGAL DESCRIPTION:

SE 1/4 SEC 18, TOWNSHIP 6
NORTH, RANGE 67 WEST

PROJECT INFORMATION

LATITUDE

N 40° 29' 1.869" *

LONGITUDE

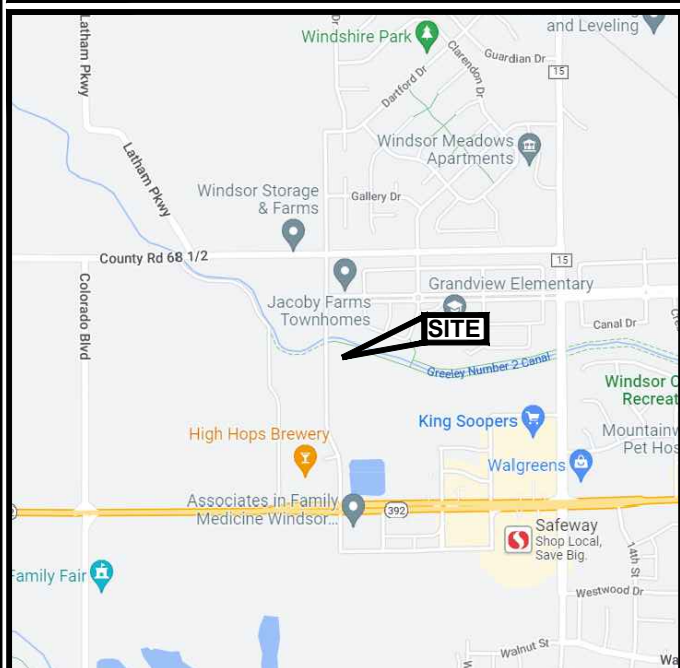
W 104° 56' 5.257" *

GROUND ELEVATION =

4805' *

*INFORMATION PROVIDED IS FROM 1-A CERTIFICATION
PROVIDED BY DALEY LAND SURVEYING, INC., DATED
DECEMBER 18, 2018

1-A COORDINATES



LOCATION MAP

FROM T-MOBILE OFFICE (18400 E 22ND AVE, AURORA, CO):
HEAD EAST ON 22ND AVE TO TOWER RD, TURN LEFT ONTO TOWER RD. TURN LEFT
ONTO E 40TH AVE, TURN RIGHT TO MERGE ONTO PENA BLVD. TAKE EXIT 6 FOR I-70,
KEEP RIGHT FOR EXIT 6B AND MERGE ONTO E-470 N. TAKE EXIT 47 TO MERGE ONTO
I-25 N. TAKE EXIT 262 TO MERGE ONTO CO-392 E/E COUNTY RD 32 TOWARD WINDSOR.
TURN LEFT ONTO 17TH ST, SITE IS ON RIGHT.

DRIVING DIRECTIONS

T Mobile

T-MOBILE SITE NAME:
DN04531E JACOBY FARM

verticalbridge

VERTICAL BRIDGE SITE NAME:
US-CO-5137 WELD COUNTY ROAD

301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

CALL FOR UNDERGROUND
UTILITIES PRIOR TO DIGGING

(800) 424-5555

EMERGENCY:
CALL 911

811

Know what's below.
Call before you dig.

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN
ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES
AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE
PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE
LATEST EDITIONS OF THE FOLLOWING:

1. INTERNATIONAL BUILDING CODE (2018 EDITION)

2. INTERNATIONAL CODE COUNCIL

3. ANSI/TIA/EIA-222-G

4. NATIONAL ELECTRIC CODE (2020 EDITION)

5. CITY/COUNTY ORDINANCES

CODE COMPLIANCE

CONSTRUCTION OF A TELECOMMUNICATION FACILITY, CONSISTING OF ANTENNAS
& ASSOCIATED APPURTENANCES ON A PROPOSED MONOPOLE TOWER, FENCED
COMPOUND & SERVICE EQUIPMENT FOR FUTURE CARRIERS. NO WATER OR
SEWER IS REQUIRED.

1. FACILITY DESIGNED IN ACCORDANCE WITH TOWN OF WINDSOR REGULATIONS.

2. THIS IS AN UNMANNED FACILITY WHICH WILL NOT REQUIRE ANY WATER OR
SEWER FACILITIES.

3. TRAFFIC WILL CONSIST ONLY OF MAINTENANCE PERSONNEL, VISITING THE SITE
APPROXIMATELY TWICE A MONTH.

PROJECT DESCRIPTION & NOTES

TOWER OWNER:

NAME: VERTICAL BRIDGE
ADDRESS: 750 PARK OF COMMERCE DR #200
CITY, STATE, ZIP: BOCA RATON, FL 33487
CONTACT: JEANETTE DAVIS
PHONE: (561) 948-6367

SURVEYOR:

NAME: DALEY LAND SURVEYING, INC.
ADDRESS: 17011 LINCOLN AVE #361
CITY, STATE, ZIP: PARKER, CO 80134
CONTACT: ROBERT DALEY, P.L.S.
PHONE: (303) 953-9841

SITE APPLICANT:

CONTACT: VERTICAL BRIDGE
ADDRESS: 750 PARK OF COMMERCE DR #200
CITY, STATE, ZIP: BOCA RATON, FL 33487
PHONE: (561) 948-6367

PROPERTY OWNER:

NAME: WINDSOR CAS 1, LLC
ADDRESS: 410 17TH ST, SUITE 2400
CITY, STATE, ZIP: DENVER, CO 80202
PHONE: TBD

CIVIL ENGINEER:

NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON RD.
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: ANDREW R. BERGLUND, P.E.
PHONE: (919) 661-6351

UTILITIES:

POWER COMPANY: XCEL ENERGY
ADDRESS: 1800 LARIMER ST, DENVER
CONTACT: BUILDERS CALL LINE
PHONE: (800) 628-2521

TELEPHONE COMPANY: TBD
CONTACT: TBD
PHONE: TBD

ELECTRICAL ENGINEER:

NAME: TOWER ENGINEERING PROFESSIONALS
ADDRESS: 326 TRYON RD.
CITY, STATE, ZIP: RALEIGH, NC 27603
CONTACT: MARK S. QUAKENBUSH, P.E.
PHONE: (919) 661-6351

24 HOUR EMERGENCY CONTACT: (877) 589-6411

CONTACT INFORMATION

GROUND SCOPE OF WORK

• INSTALL (1) MONOPOLE TOWER

• INSTALL (1) ICE BRIDGE

• INSTALL (1) HPL3 600A

• INSTALL (1) LB3 BATTERY CABINET

• INSTALL (1) HPL3 EXP

• INSTALL (2) COVP

• INSTALL (1) AAV CUBE

• INSTALL (1) 200A PPC CABINET W/ CAMLOK

• INSTALL (1) 200A SERVICE DISCONNECT

• INSTALL (1) AUTOMATIC SWITCH

• INSTALL PROPOSED H-FRAME

• INSTALL (1) PROPOSED TIME/LIGHT SWITCH

• INSTALL (1) PROPOSED OVERHEAD WORK LIGHT

TOWER SCOPE OF WORK

• INSTALL (3) SECTOR FRAME MOUNTS

• INSTALL (3) PROPOSED ANTENNAS (2 PER SECTOR)

• INSTALL (6) PROPOSED RRUS

• INSTALL (2) 15' HCS 2.0 JUMPERS

• INSTALL (10) 15' HCS 2.0 TRUNK CABLES

INDEX OF SHEETS

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	7
LS1-3	TOPOGRAPHIC SURVEY DETAILS	7
N1-2	GENERAL NOTES	7
C1	EXTENDED SITE PLAN	7
C2	SITE PLAN	7
C3	COMPOUND DETAIL	7
C4A	TOWER ELEVATON - WEST	7
C4B	TOWER ELEVATON - SOUTH	7
C5	EQUIPMENT LAYOUT PLAN	7
C6	EQUIPMENT PLAN & ELEVATIONS	7
C7	ICE BRIDGE DETAILS	7
C8	ANTENNA MOUNTING DETAILS	7
C9	FENCE DETAILS	7
C10A	SOIL EROSION CONTROL PLAN	7
C10B	ACCESS ROAD DETAIL	7
C11	EQUIPMENT PAD FOUNDATION DETAILS	7
C12	PLUMBING DIAGRAM	7
C13	HCS 2.0 SPECIFICATIONS	7
C14	ANTENNA SPECIFICATIONS	7
C15	RRH & ODU SPECIFICATIONS	7
C16	AMIA MODULE SPECIFICATIONS	7
C17	MODULE SPECIFICATIONS I	7
C18	MODULE SPECIFICATIONS II	7
C19	PPC WITH CAMLOK SPECIFICATIONS	7
C20	LANDSCAPING PLAN	7
E1	ELECTRICAL NOTES	7
E2	ONE LINE ELEVATION & POWER PANEL SCHEDULE	7
E3	POWER/TELCO ROUTING PLAN & ONE LINE DIAGRAM	7
E4	GROUNDING PLAN AND DETAILS	7
E5	SERVICE RACK DETAILS	7
E6	EQUIPMENT GROUNDING DETAILS	7
E7	ANTENNA GROUNDING DETAILS	7
E8	GROUNDING DETAILS	7

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

7	04-23-24	CONSTRUCTION
6	03-27-24	CONSTRUCTION
5	01-08-24	CONSTRUCTION
4	12-05-23	CONSTRUCTION
3	05-17-23	CONSTRUCTION
2	02-08-23	CONSTRUCTION
1	01-12-23	PRELIMINARY
0	11-16-22	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: R5

CHECKED BY: ARB

SEAL:

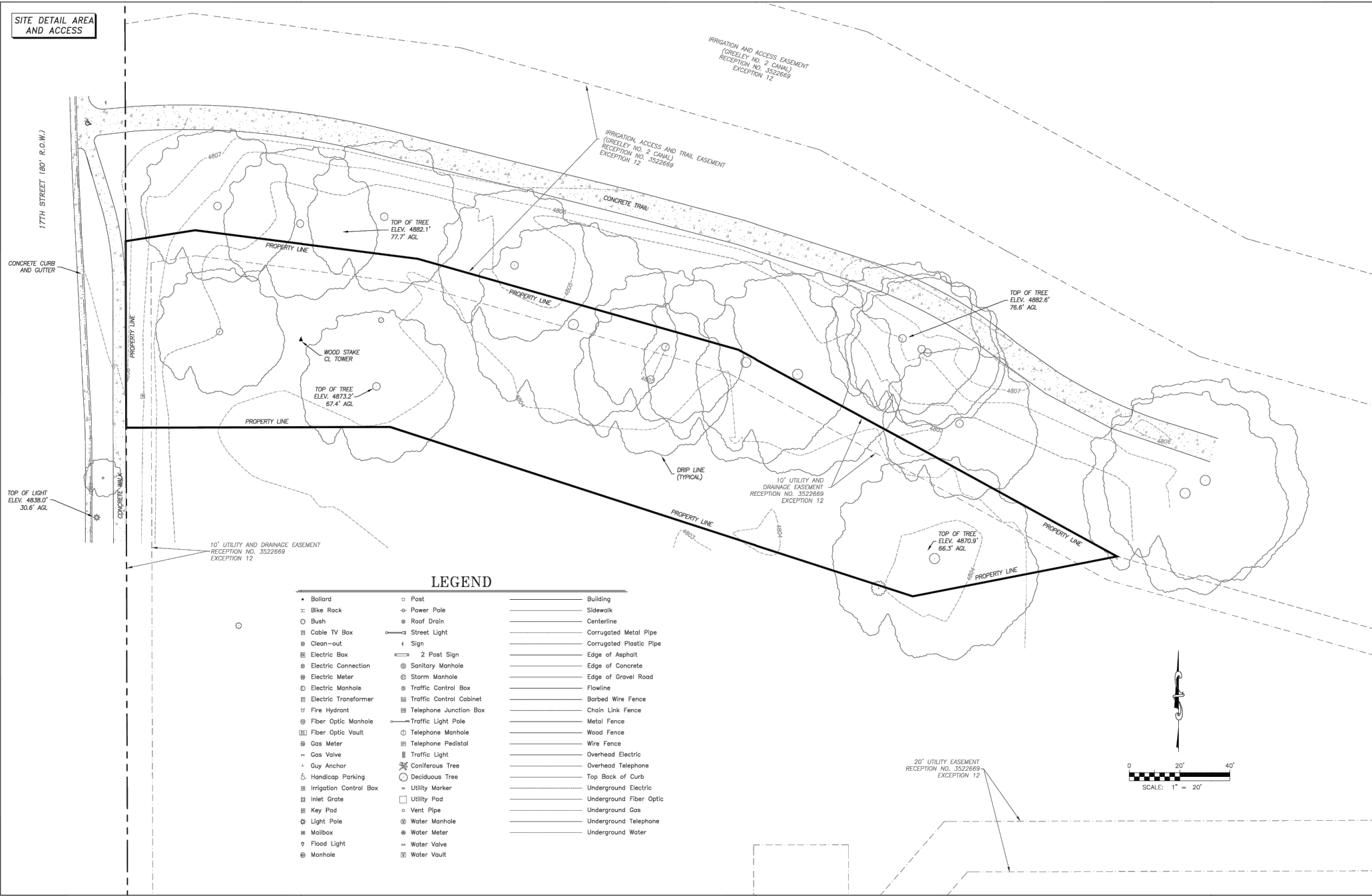
April 23, 2024

SEAL:

SHEET NUMBER:
T-1

REVISION:
7
TEP#: 303997.786504

TOPOGRAPHIC SURVEY
VB BTS II, LLC SITE US-CO-5137 - WELD COUNTY ROAD
SITUATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
COUNTY OF WELD, STATE OF COLORADO



NORTH	39'-7"
SOUTH	32'-8"
EAST	163'-8"
WEST	71'-4"

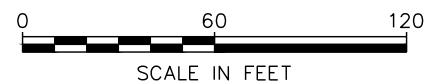
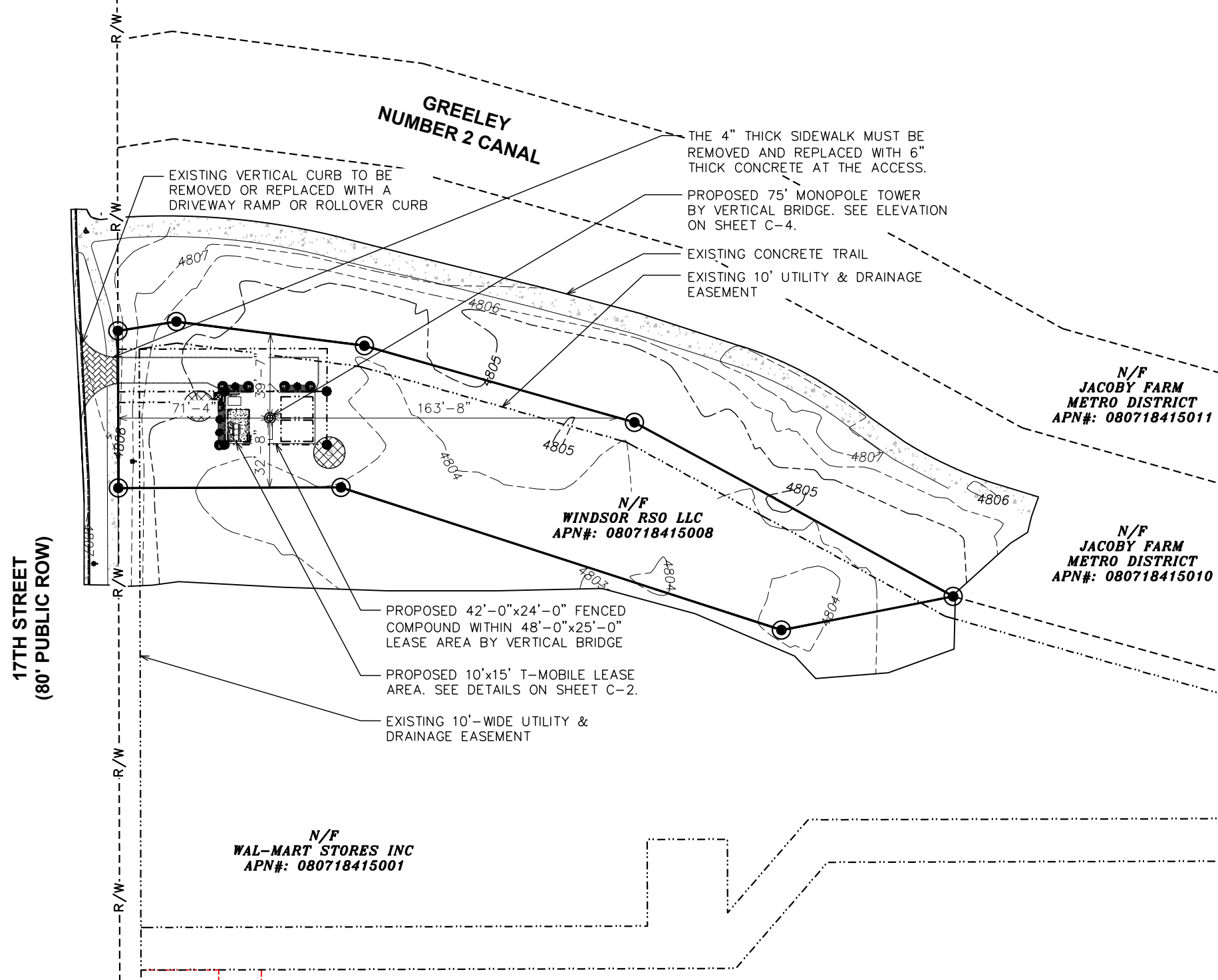
LATITUDE: N 40° 29' 1.869"
LONGITUDE: W 104° 56' 5.257"
GROUND ELEVATION: 4805'

ITEM:	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	24800 FT ²	100%
RAWLAND	23308 FT ²	93.98%
PAVED	292 FT ²	1.78%
GRAVEL	1200 FT ²	4.84%

	PARENT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT/LEASE CORNER
	EXIST. METER
	EXIST. TRANSFORMER
	EXIST. UTILITY POLE
	EXIST. TELCO PEDESTAL
	SECTION CORNER
	PROPERTY CORNER
	EXIST. CONTOUR LINE
	EDGE OF PAVEMENT
	OVERHEAD WIRE
	BURIED TELEPHONE LINE
	RIGHT-OF-WAY
	FENCE
	EXISTING TREE LINE

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE NORTH AMERICAN DATUM (NAD83).
2. VERTICAL INFORMATION SHOW IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. THE PROPOSED TOWER IS LOCATED IN FLOOD ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE OF ANNUAL FLOOD BASED UPON COMMUNITY PANEL #08123C1481E, EFFECTIVE JANUARY 20, 2016.

SCALE: 1" = 60'



7	04-23-24	CONSTRUCTION
6	03-27-24	CONSTRUCTION
5	01-08-24	CONSTRUCTION
4	12-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: RS	CHECKED BY: ARB
--------------	-----------------

SHEET TITLE:

EXTENDED SITE PLAN

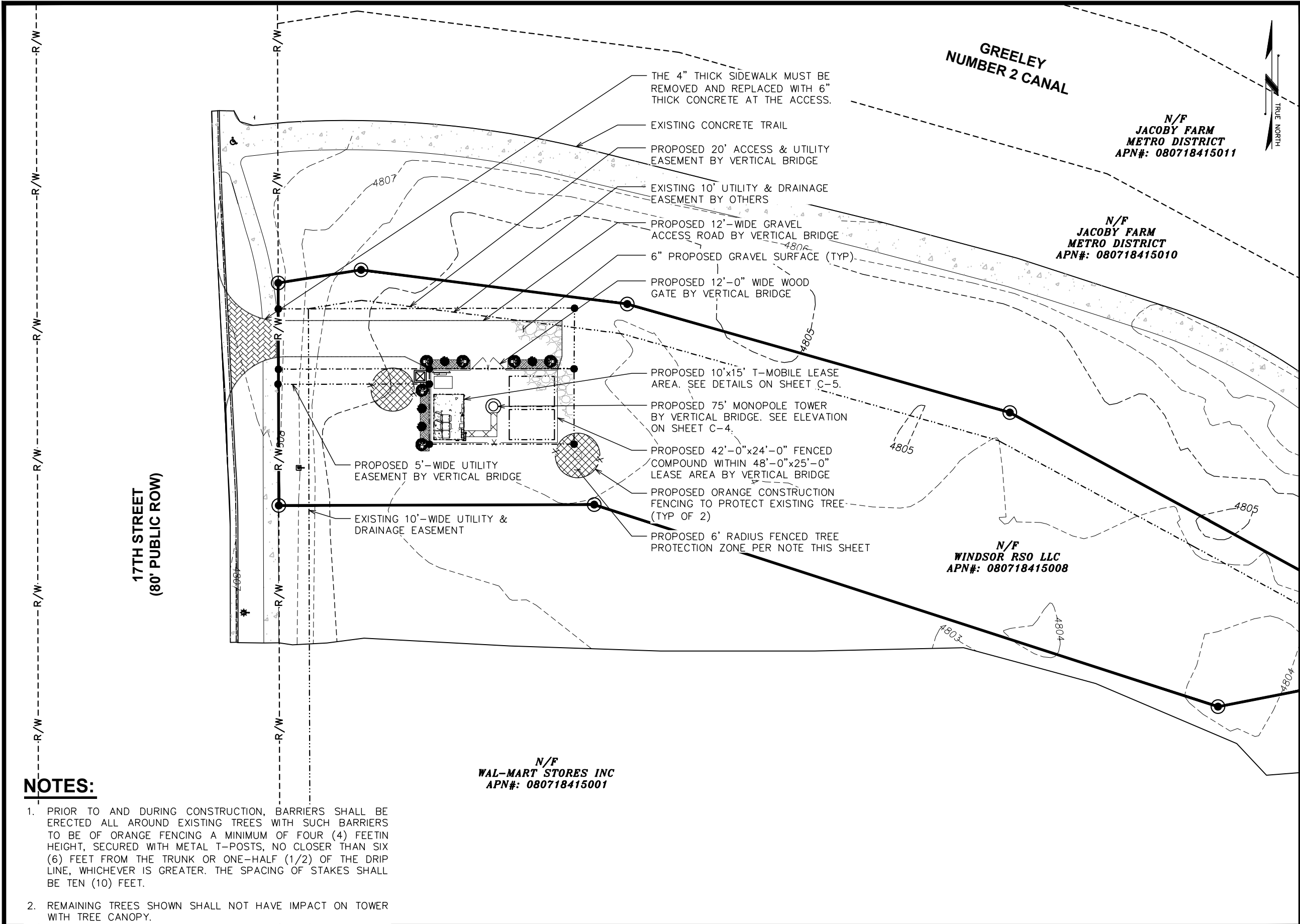
SHEET NUMBER:

C-1

REVISION:

7

TEP#: 303997.786504

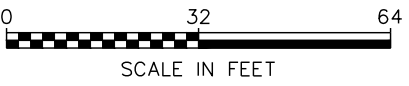


NOTES:

- 1. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED ALL AROUND EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THE SPACING OF STAKES SHALL BE TEN (10) FEET.
- 2. REMAINING TREES SHOWN SHALL NOT HAVE IMPACT ON TOWER WITH TREE CANOPY.

SITE PLAN

SCALE: 1/32" = 1'



PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:

T Mobile

verticalbridge

VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:

April 23, 2024

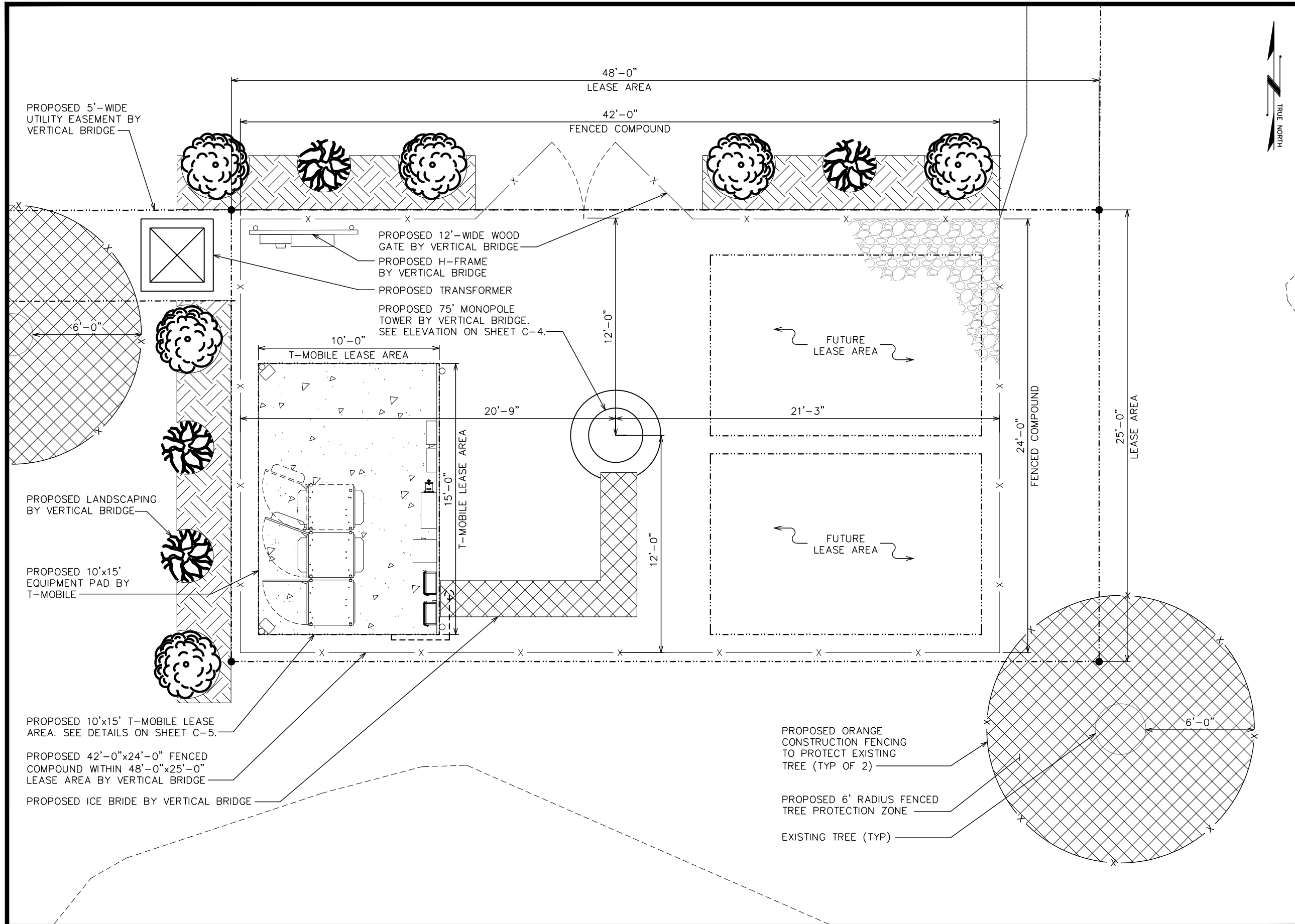
7	04-23-24	CONSTRUCTION
6	03-27-24	CONSTRUCTION
5	01-08-24	CONSTRUCTION
4	12-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: RS CHECKED BY: ARP

SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-2** REVISION: **7**
TEP#: 303997.786504



SITE PLAN

SCALE: $\frac{3}{16}" = 1'$

PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
 301 17TH ST
 WINDSOR, CO 80550
 (WELD COUNTY)

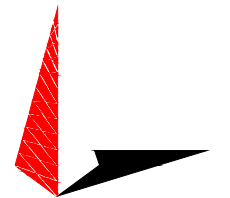
PLANS PREPARED FOR:

T Mobile

verticalbridge

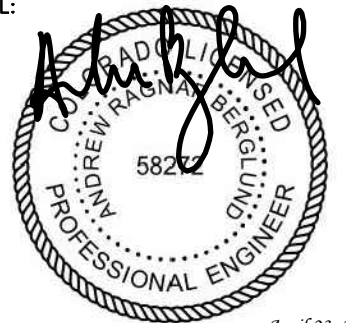
VERTICAL BRIDGE
 750 PARK OF COMMERCE DR #200
 BOCA RATON, FL 33487
 OFFICE: (561) 948-6367

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 500 E. 84TH AVE, SUITE C10
 THORNTON, CO 80229
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:



April 23, 2024

7	04-23-24	CONSTRUCTION
6	03-27-24	CONSTRUCTION
5	01-08-24	CONSTRUCTION
4	12-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: RS CHECKED BY: ARB

SHEET TITLE:

**COMPOUND
DETAIL**

SHEET NUMBER: C-3 REVISION: 7

TEP#: 303997.786504

TOWER NOTES:

- 1. TOWER SHALL REMAIN GALVANIZED.
- 2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
- 3. PROPOSED COAX TO BE ROUTED INSIDE TOWER WITH HOISTING GRIPS.
- 4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
- 5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

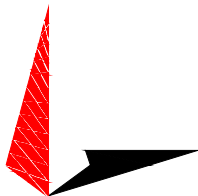
PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:



VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



April 23, 2024

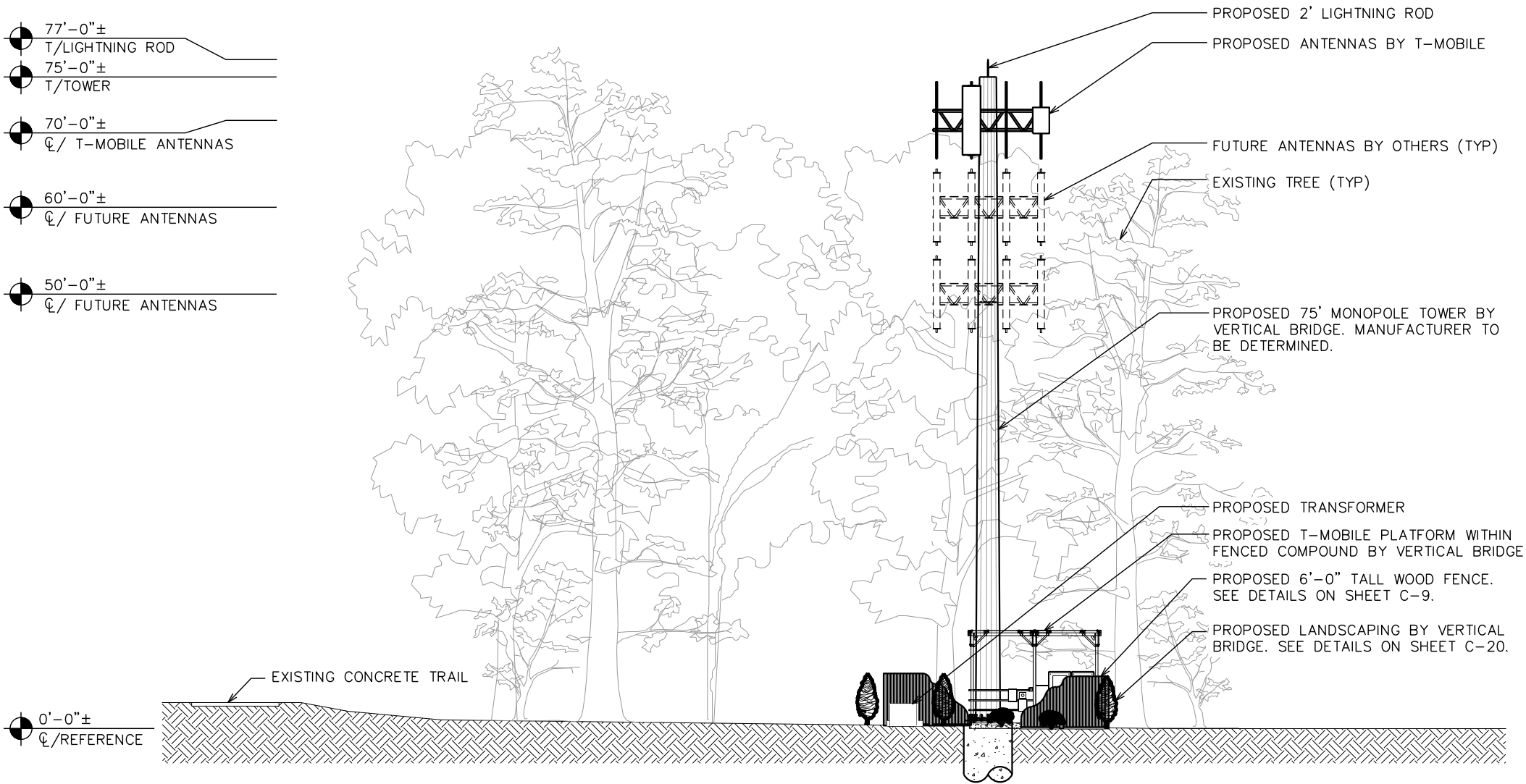
7	04-23-24	CONSTRUCTION
6	03-27-24	CONSTRUCTION
5	01-08-24	CONSTRUCTION
4	12-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: RS CHECKED BY: ARB

SHEET TITLE:

WEST TOWER ELEVATION

SHEET NUMBER:	REVISION:
C-4A	7
	TEP#: 303997.786504



TOWER ELEVATION - WEST
SCALE: 1/16" = 1'



TOWER NOTES:

- 1. TOWER SHALL REMAIN GALVANIZED.
- 2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
- 3. PROPOSED COAX TO BE ROUTED INSIDE TOWER WITH HOISTING GRIPS.
- 4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
- 5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.

PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

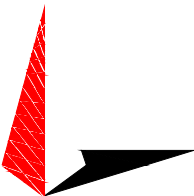
PLANS PREPARED FOR:

T Mobile

verticalbridge

VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



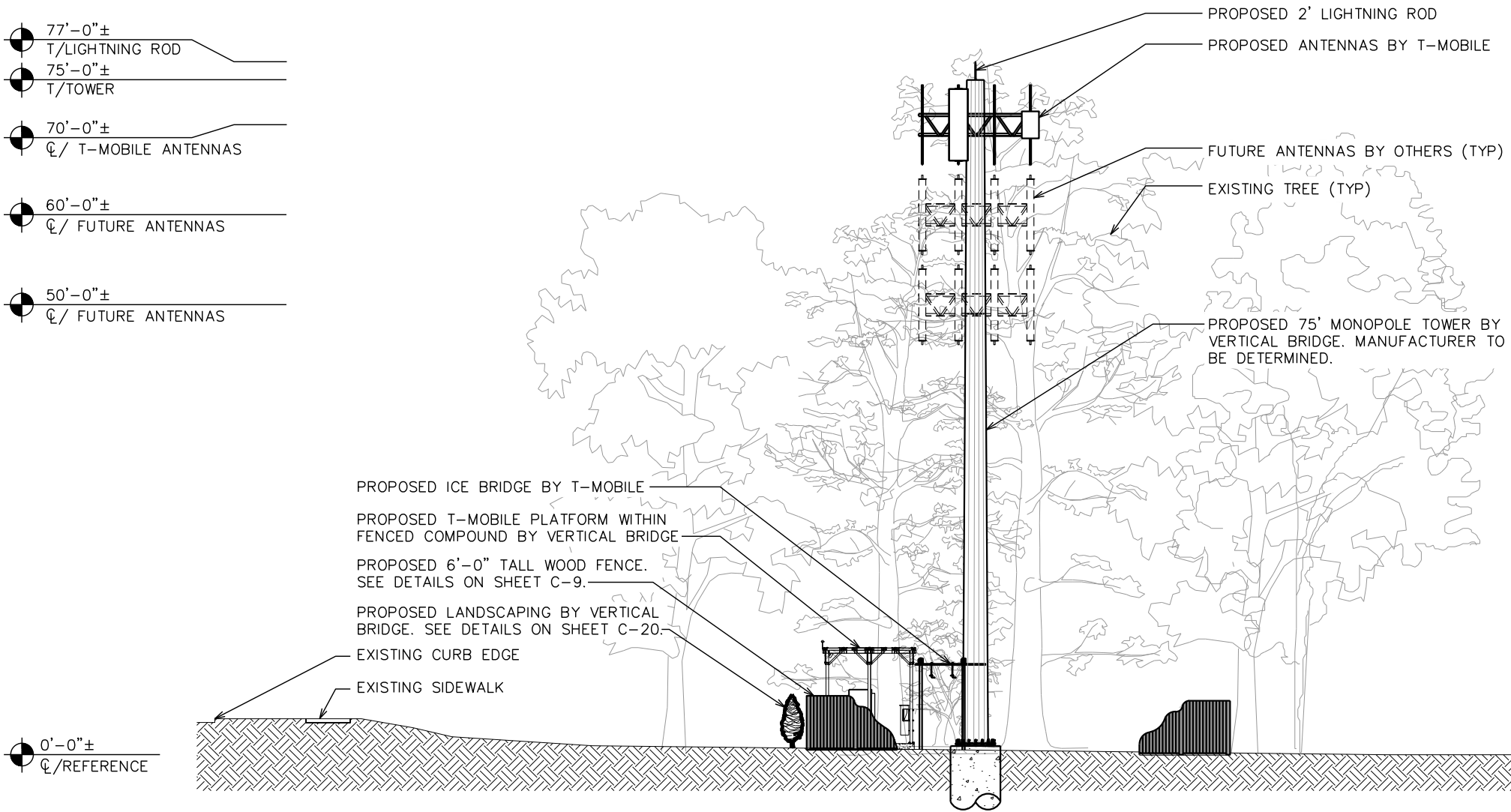
7	04-23-24	CONSTRUCTION
6	03-27-24	CONSTRUCTION
5	01-08-24	CONSTRUCTION
4	12-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: RS CHECKED BY: ARB

SHEET TITLE:

SOUTH TOWER ELEVATION

SHEET NUMBER: C-4B	REVISION: 7 TEP#: 303997.786504
------------------------------	--

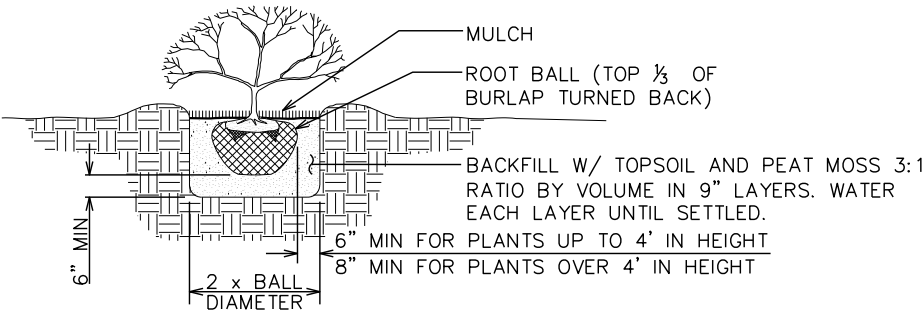


TOWER ELEVATION - SOUTH

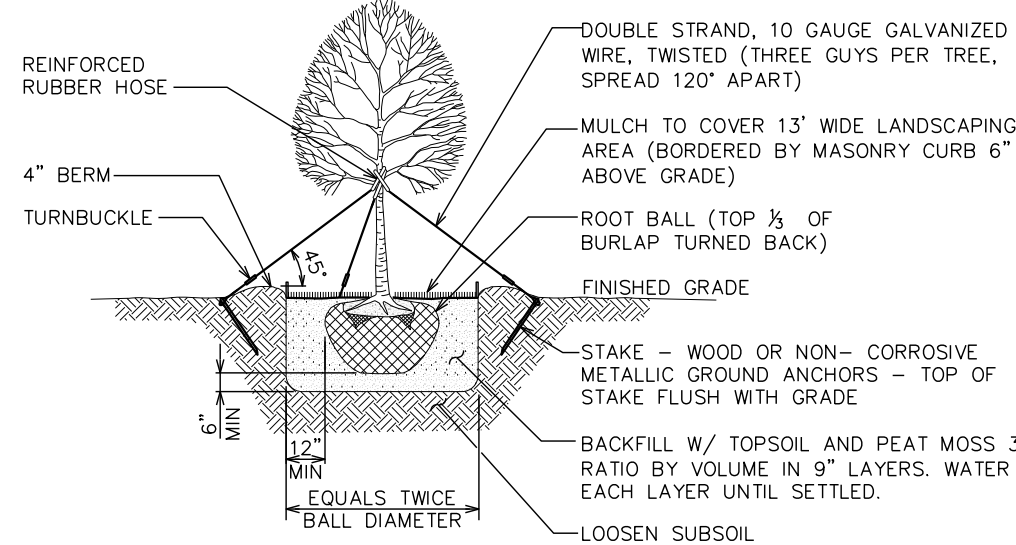
SCALE: 1/16" = 1'



SHRUB DETAILS



TREE DETAILS



GENERAL LANDSCAPING NOTES

- 1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
- 2. EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
- 3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
- 4. PLANTS SHALL CONFORM TO THE AMERICAN STANDARD OF NURSURY STOCK, ANSI Z60.1-1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
- 5. CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.

TREE PLANTING NOTES:

- 1. WHERE SEVERAL TREES WILL BE PLANTED CLOSE TOGETHER SUCH THAT THEY WILL LIKELY SHARE ROOT SPACE, TILL IN SOIL AMENDMENTS TO A DEPTH OF 4-6" OVER THE ENTIRE AREA.
- 2. FOR CONTAINER GROWN TREES, USE FINGERS OR SMALL HAND TOOLS TO PULL THE ROOTS OUT OF THE OUTER LAYER OF POTTING SOIL; THEN CUT OR PULL APART ANY ROOTS CIRCLING THE PERIMETER OF THE CONTAINER.
- 3. DURING THE DESIGN PHASE, CONFIRM THAT THE WATER DRAINS OUT OF THE SOIL; USE TOWERED PLANTING HOLE DEPTH AND DESIGN ALTERNATIVE DRAINAGE SYSTEM AS REQUIRED.
- 4. THOROUGHLY SOAK THE TREE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS UNTIL ESTABLISHED.
- 5. BEFORE PLANTING, ADD 3-4" OF WELL COMPOSTED LEAVES, RECYCLED YARD WASTE OR OTHER COMPOST AND TILL INTO 6" OF PREPARED SOIL. ADD COMPOST AT 20-35% BY VOLUME TO BACKFILL.
- 6. DO NOT WRAP TRUNK; MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND LOCATE TO THE NORTH SIDE IN THE FIELD.
- 7. AVOID PURCHASING TREES WITH TWO LEADERS OR REMOVE ONE AT PLANTING. OTHERWISE, DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS.
- 8. NO CUT OR FILL WITH GREATER THAN A 4" DEPTH SHALL OCCUR WITHIN THE DRIPLINE OR ROOT AREA OF ANY PRESERVED TREE WITHOUT EVALUATION BY A QUALIFIES ARBORIST OR FORESTER AND CITY APPROVAL OF THE CUT OR FILL.
- 9. NO CUTTING OR FILLING, NOR STORAGE OF BUILDING MATERIALS OR DEBRIS, NOR DISPOSAL OF WASTES SHALL TAKE PLACE WITHIN THE LARGER OF THE DRIPLINE OR CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- 10. NO IMPERVIOUS PAVEMENT SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- 11. THE LARGER OF THE DRIPLINE OR CRITICAL ROOT ZONE OF ALL PROTECTED TREES SHALL BE BARRICADED PRIOR TO GRADING ACTIVITIES AND SHALL REMAIN IN PLACE DURING CONSTRUCTION TO PREVENT DAMAGE TO THE TREES AND THEIR ROOTS BY CONSTRUCTION EQUIPMENT.

LANDSCAPE PLAN PROTOCOL

- 1. LANDSCAPE PLANS SHALL BE SUBMITTED AT THE EARLIEST POSSIBLE STAGE IN THE PLANNING PROCESS.
- 2. LANDSCAPE PLANS ARE REQUIRED AT THE SITE PLAN PROCESSES STAGE.
- 3. LANDSCAPE PLANS WILL BE REVIEWED ACCORDING TO ESTABLISHED STANDARDS WITH ANY AND ALL DEFICIENCIES RED-LINED IN SUBMITTAL PLANS.
- 4. CORRECTIONS MUST BE RESUBMITTED UNTIL APPROVED.
- 5. UPON APPROVAL, THE PLANNING DEPARTMENT WILL BE NOTIFIED THAT THE LANDSCAPE PLAN IS ACCEPTABLE.
- 6. AT TIME OF PLANT INSTALLATION, PHYSICAL INSPECTION IS REQUIRED BY TOWN OF WINDSOR FORESTER.
- 7. CORRECTIONS MUST BE MADE BEFORE CONTINUING TO HAVE LANDSCAPING ACCEPTED.
- 8. A VISUAL INSPECTION MUST BE MADE TO VERIFY COMPLETE INSTALLATION AS PER APPROVED PLAN BEFORE A RELEASE CAN BE MADE FOR THE CERTIFICATE OF OCCUPANCY.
- 9. PLANT MATERIAL MUST BE MAINTAINED IN PERPETUITY BY THE PROPERTY OWNER AS PER APPROVED LANDSCAPE PLAN.

PLANTING SCHEDULE								
ITEM	QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	SPREAD/ CALIPER	SPACING	REMARKS
TREES								
①	6	THUJA OCCIDENTALIS	ARBORVITAE	6'-0" (MIN)	30'-0" (MAX)	5'-7'	6'±	SHOWN AS TREE
SHRUBS								
②	4	RHUS AROMATICA TRILOBATA	THREE LEAF SUMAC	5-GAL	2'-6'	6'	6'±	SHOWN AS SHRUB
MULCH								
③	166± SQ FT	-	MULCH	-	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE IN 5' RINGS AROUND THE TREES. FOR GROUND COVER APPLY 1"-2" DEEP.

LANDSCAPING PLAN

SCALE: 3/32" = 1'-0"



PROJECT INFORMATION:
US-CO-5137 WELD COUNTY ROAD
301 17TH ST
WINDSOR, CO 80550
(WELD COUNTY)

PLANS PREPARED FOR:

T Mobile

verticalbridge

VERTICAL BRIDGE
750 PARK OF COMMERCE DR #200
BOCA RATON, FL 33487
OFFICE: (561) 948-6367

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
OFFICE: (303) 566-9914
www.tepgroup.net

SEAL:



April 23, 2024

7	04-23-24	CONSTRUCTION
6	03-27-24	CONSTRUCTION
5	01-08-24	CONSTRUCTION
4	12-05-23	CONSTRUCTION
REV	DATE	ISSUED FOR:

DRAWN BY: RS CHECKED BY: ARB

SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER: C-20	REVISION: 7 TEP#: 303997.786504
------------------------------	--

EXISTING VIEW FROM LOCATION 1

Site ID: Weld County Rd

301 17th St.
Windsor, CO 80550
(Weld County)



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

PROPOSED VIEW FROM LOCATION 1

Site ID: Weld County Rd

301 17th St.
Windsor, CO 80550
(Weld County)



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

EXISTING VIEW FROM LOCATION 2

Site ID: Weld County Rd

301 17th St.
Windsor, CO 80550
(Weld County)



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

PROPOSED VIEW FROM LOCATION 2

Site ID: Weld County Rd

301 17th St.
Windsor, CO 80550
(Weld County)



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

EXISTING VIEW FROM LOCATION 3

Site ID: Weld County Rd

301 17th St.
Windsor, CO 80550
(Weld County)



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

PROPOSED VIEW FROM LOCATION 3

Site ID: Weld County Rd

301 17th St.
Windsor, CO 80550
(Weld County)



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

EXISTING VIEW FROM LOCATION 4

Site ID: Weld County Rd

301 17th St.
Windsor, CO 80550
(Weld County)



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

PROPOSED VIEW FROM LOCATION 4

Site ID: Weld County Rd

301 17th St.
Windsor, CO 80550
(Weld County)



PHOTO RENDERING BY TOWER ENGINEERING PROFESSIONALS, INC.

Town of Windsor, Colorado

Tower Engineering Professionals, on behalf of Vertical Bridge

Site: 301 17th St. / US-CO-5137

Application Review Report - February 2024 Filing

April 2024 Construction Drawing Revision





Vantage Point Solutions Review

Proposed Facility: 301 17th St. / US-CO-5137

Overview

Vantage Point Solutions finds the February 2024 application, with the April 2024 Construction Drawing revision, has satisfied most of the application filing requirements. Noted outstanding application filing requirements are further detailed in the following section.

Remaining Items

- 16-5-40(c)(14): Applicant shows the proposed communications compound to be enclosed by a six (6) foot tall wooden fence. Supplemental vegetation and other barriers to screen the proposed wireless communication facility should be considered along the western edge (road facing) and along the northern edge (walking path facing).
 - **Per the construction drawings, a supplemental vegetation barrier has been added along the compound's western edge (road facing), however nothing has been proposed along the northern edge (walking path facing). The additional vegetation barrier facing the walking path has been addressed with the April revision of the submitted Construction Drawings.**
- 16-5-40(e): Applicant is proposing an overall tower height, including appurtenances, of seventy-seven feet (77') above ground level, exceeding the fifty feet (50') maximum height.
 - **Conditional Use Permitting process to address the tower height.**
- 16-5-40(g): Applicant has not provided a structural study that covers the items specified in this section. Also, this study must be signed and sealed by a Professional Engineer licensed in the State of Colorado.
 - **The Building Permit application/process will require a structural analysis to be provided. The structural analysis must be signed and sealed by a Professional Engineer licensed in the State of Colorado.**
- 16-5-40(l): Proof of the Applicant's existing telecommunications provider agreement was not provided at the time of this review.
 - **Was not addressed with the submitted February 2024 filing. Through previous filing efforts for this site, the applicant indicated that will be working this in parallel with the site approval process, no indication regarding this has been provided for the February 2024 filing.**

- General: Applicant submitted construction drawings, 1-CUG-SITE, are not signed and sealed by a Professional Engineer licensed in the State of Colorado, as defined by 4 CCR 730-1 A 3¹.
 - **The Building Permit application/process will require the construction drawings to be provided. The construction drawings must be signed and sealed by a Professional Engineer licensed in the State of Colorado.**

Determination

Vantage Point Solutions finds this application **incomplete** for the above reasons.

¹ <https://www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=11306&fileName=4%20CCR%20730-1>

Good Afternoon

I am asking for the Town board to carefully consider the proposed location for the cell tower in the Jacoby Farms neighborhood and to vote against this location for the tower. This location and the permit for this tower was DENIED last year.

As a resident of Windsor, I purchased and built my home in 2016 specifically in Jacoby Farms for the proximity to a great public school, local businesses, and access to bike trails. We walk to school everyday from our home in Jacoby Farms and we frequent local businesses by use of the bike trails. This is not just sticks and drywall for us, this is our home, this is our community.

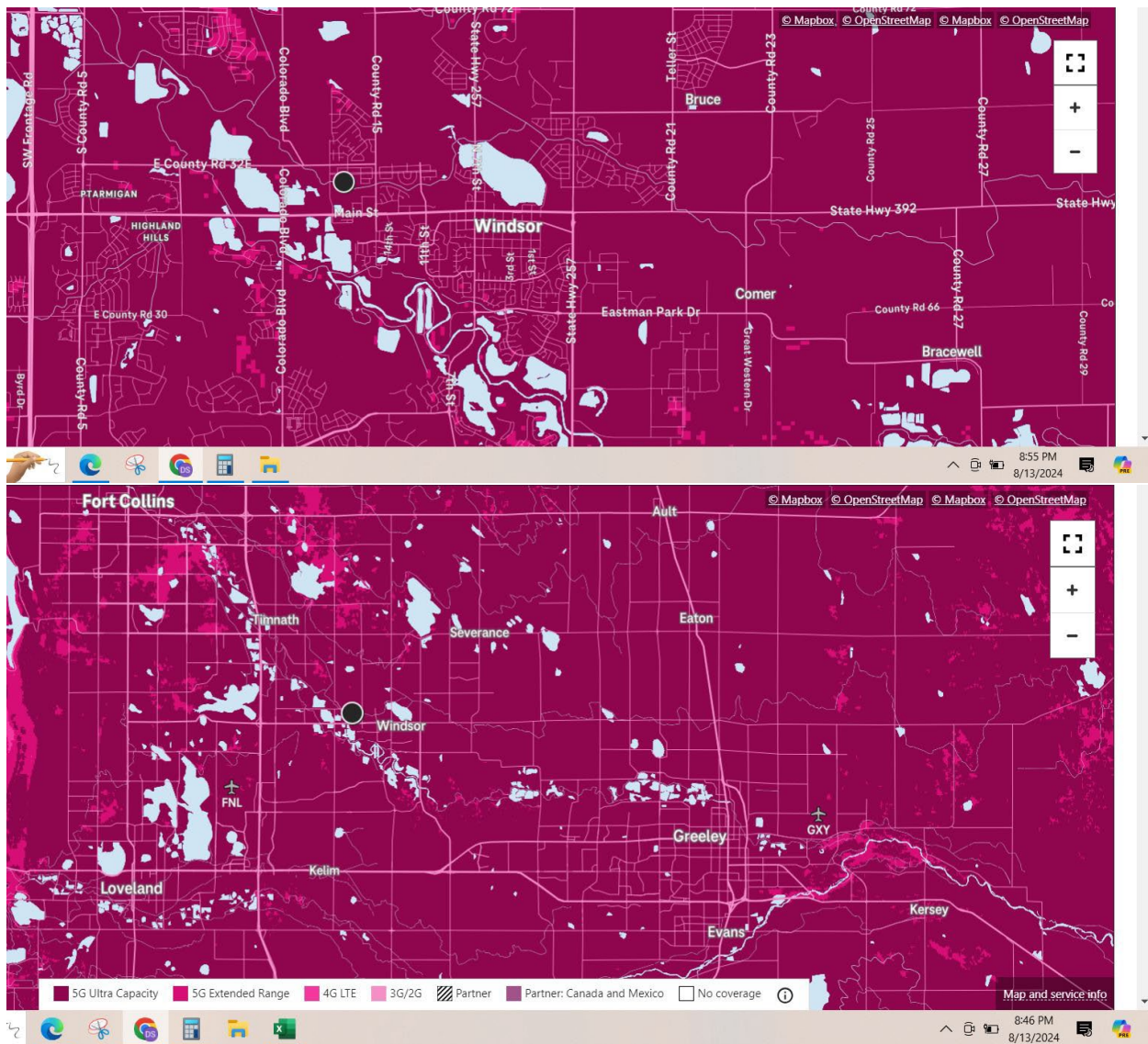
I would ask you to consider the comprehensive planning for Windsor when looking at this location for the tower. This location rests in a highly concentrated residential area as well as commercial properties, land available for commercial use, and a public school. The tower will jeopardize the quality of life, health, and property value of Windsor residents.

Homeowners of Jacoby Farms would face an immediate depreciation of real estate property. A survey conducted in June 2014 by the National Institute for Science, Law and Public Policy show home buyers and renters are less interested in properties located near cell towers and antennas. That study found that buyers would pay as much as 20% less, by a sales price analysis. Local analysis come to the same conclusion that property owners would suffer the consequences of a negative, unchangeable feature, such as a telecommunications tower.

If you look at the current T-Mobile map for coverage, which is publicly available, you will find that there are zero dead spots in Windsor for Coverage. T-Mobile is one of the carriers that this company has proposed to be contracted with. With the addition of the cell tower at the Kiser Trailhead, this tower is not necessary. The proposal for this tower last year was over 100 feet due to the cottonwood trees. I do not know what their argument is for reducing height and building in the same location with this new application.

The playground at Grandview Elementary would be 875 feet from the tower. Studies conducted throughout more than a decade indicate significant health risks of cell phone tower radiation this close in proximity. This cannot be ignored. I am also 4 months pregnant and am concerned with bringing a newborn home to a 5G Cell Tower in our backyard.

The fate of this town is in your hands. It is your responsibility to protect your community members against for profit schemes that harm community members. Although the number of members affected is small in relation to the size of Windsor, I ask that you locate the tower away from sensitive areas such as neighborhoods, schools, wildlife, and businesses, somewhere that it would not have significant environmental, health, or aesthetic impact or undue impact upon the rural character of the town.



Good Evening

I want to reiterate a lot of great points my wife brought up in her presentation.

The number one being health concerns. This isn't something that you should ignore. There are too many studies that show negative health effects and legislation needs to be put in place to restrict cell towers in residential and school areas. Because the legislation is not in place, it is your responsibility to say no.

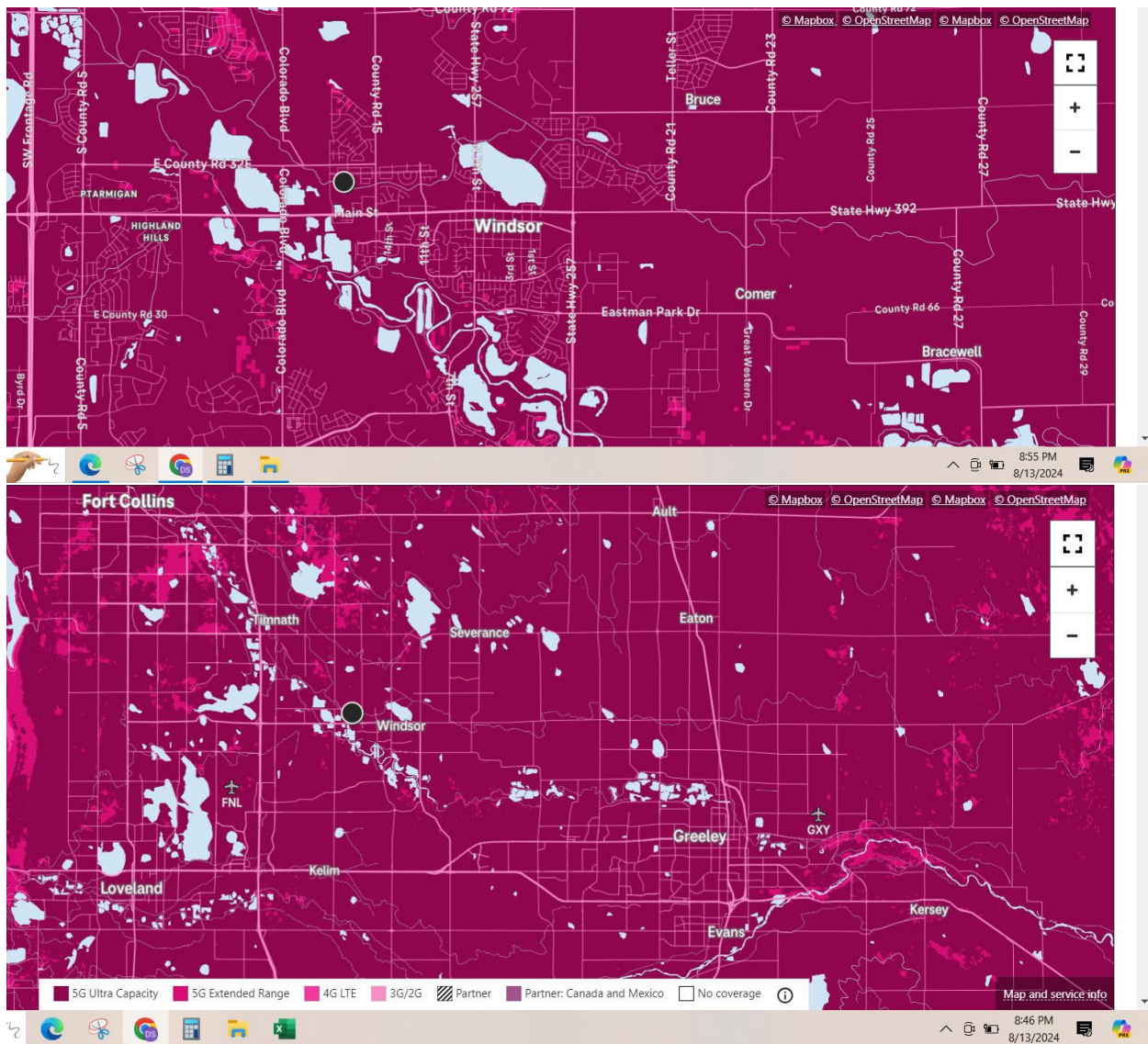
Property Values. I am very concerned with what will happen to my property value if this tower is approved. Residents of Jacoby Farms will automatically lose 20% of their homes value. This is not something that should be ignored. We built in Windsor for the Community. Not to be over run by Commercial Real Estate Owners who want to make big bucks on a cell tower.

<https://www.businesswire.com/news/home/20140703005726/en/Survey-by-the-National-Institute-for-Science-Law-Public-Policy-Indicates-Cell-Towers-and-Antennas-Negatively-Impact-Interest-in-Real-Estate-Properties>

You can see in the live coverage map from T-Mobile that there is an abundance of cell coverage here in Windsor. This cell tower is not needed, especially not in this location.

In their proposal last year, they required a 102 foot tall tower because of the cottonwood trees at this location. I would also like to point out that they are proposing a 2 foot lightning rod right next to these same trees on top of the proposed 75 foot tower. It would be incredibly devastating if these trees caught fire and so did our homes.

It is your responsibility to protect the community members of Windsor from businesses and activities that are a danger to its community members. I would ask that you deny the location and conditional use permit of this tower at this location.





**Wireless Telecommunications
Tower: Site Location
Conditional Use Permit: To allow a
new Telecommunications tower to
exceed a maximum height of 50'**

Sandra Mezzetti, Senior Planner

Planning Commission August 21, 2024



Wireless Telecommunications Facilities – Site Location

Article V of Chapter 16 of the Municipal Code outlines the purpose and procedures of the Wireless Telecommunication Facilities process, including:

Sec. 16-5-40 – Wireless Telecommunications Facilities

- (a) Purpose, intent and applicability.** *The Town of Windsor Telecommunications Land Use Code is established with the purpose and intent of accommodating the communications needs of the Town's residents and businesses, while protecting the public health, safety and general welfare of the community.*
- (k)(3) Tower Approvals.** *All applications for siting of any tower shall first be reviewed by the Director and then referred to the Planning Commission for review and recommendation. After the Planning Commission has completed its review of a tower application, the matter shall be referred to the Town Board for determination of the application with due regard to the Planning Commission's recommendation. The Town Board shall conduct a public hearing before considering any application for the construction of a tower.*



Conditional Use Permit

Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Conditional Use Permit process, including:

Sec. 14-2-130. – Conditional Use Permit

*(a) **Applicability.** The conditional use classification is intended to allow consideration of uses which are unique in nature or character and, except as otherwise specifically provided in this Code, not specifically included as uses by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Code, to prohibit the granting of conditional uses in any zone when such use is allowed as a use by right in any other zone. This process is specifically applicable to uses identified as conditional uses in particular zone districts.*



FCC Preemptions

Environmental Effect:

The FCC has completely preempted:

- ❖ EMF(Electromagnetic Field) /RF (Radio Frequency Emissions)
- ❖ Any environmental effects, including concerns related to the following:
 - Schools
 - Wildlife
 - Children

Wireless communications facilities cannot be regulated as long as the facility complies will all FCC regulations.

Items for review consideration:

- ❖ Location – Where it goes
- ❖ Aesthetics – What it looks like
- ❖ Height – How tall is necessary

Site Vicinity Map



Zoning Map



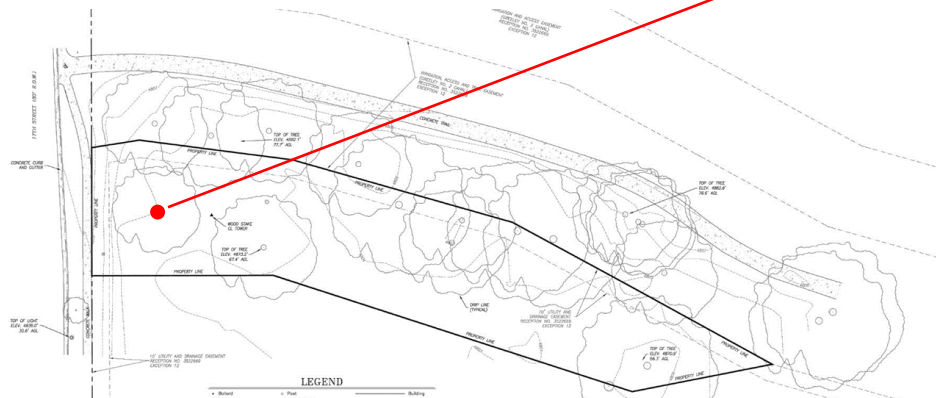


Existing Conditions

Red-Tail Hawk Nest

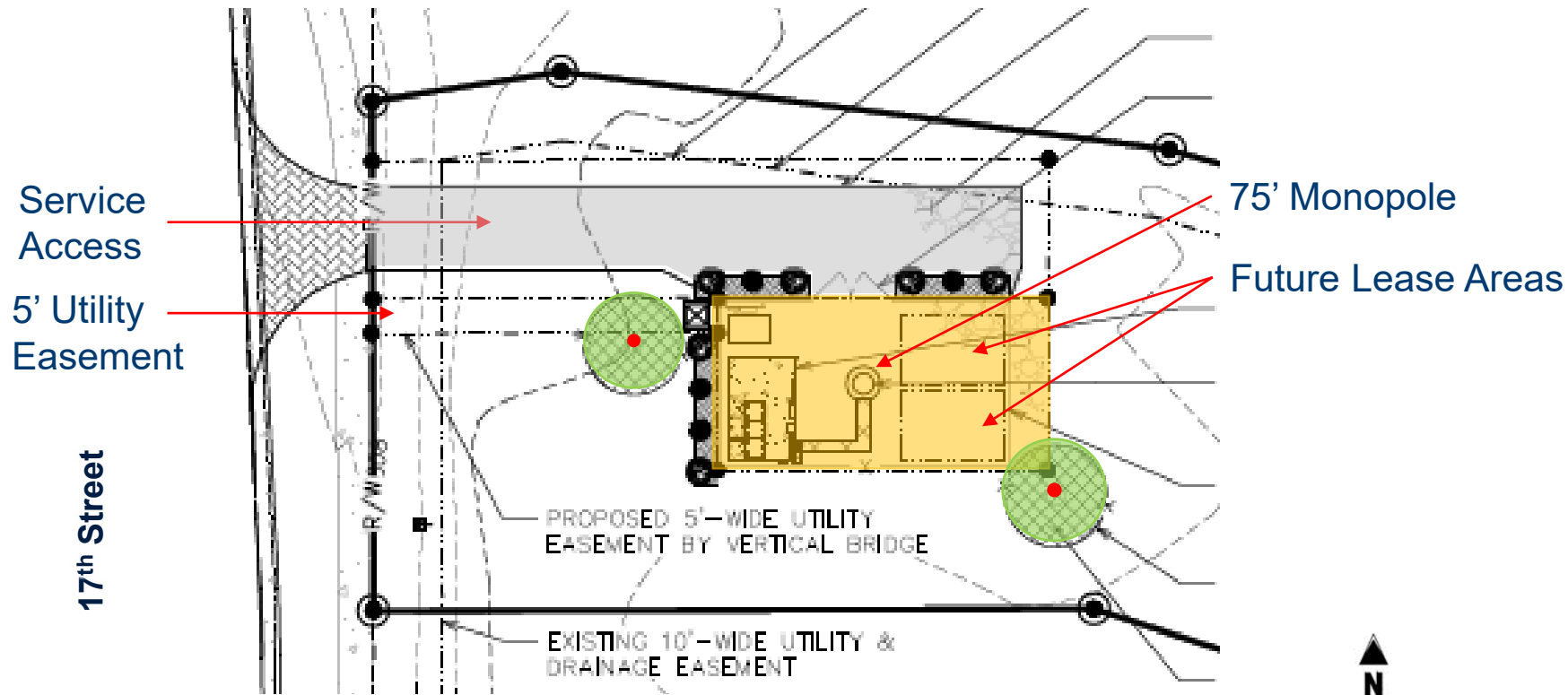
On February 27th, 2024, Colorado Parks and Wildlife conducted an on-site visit and observed nesting behavior on the nest, with an adult red-tailed hawk displaying brooding behavior.

CPW recommends that no surface occupancy within $\frac{1}{3}$ mile radius of active Red-tailed hawk nests occurs from February 15 through July 15, or until the nest is no longer active.





Enlarged Tower Site Plan



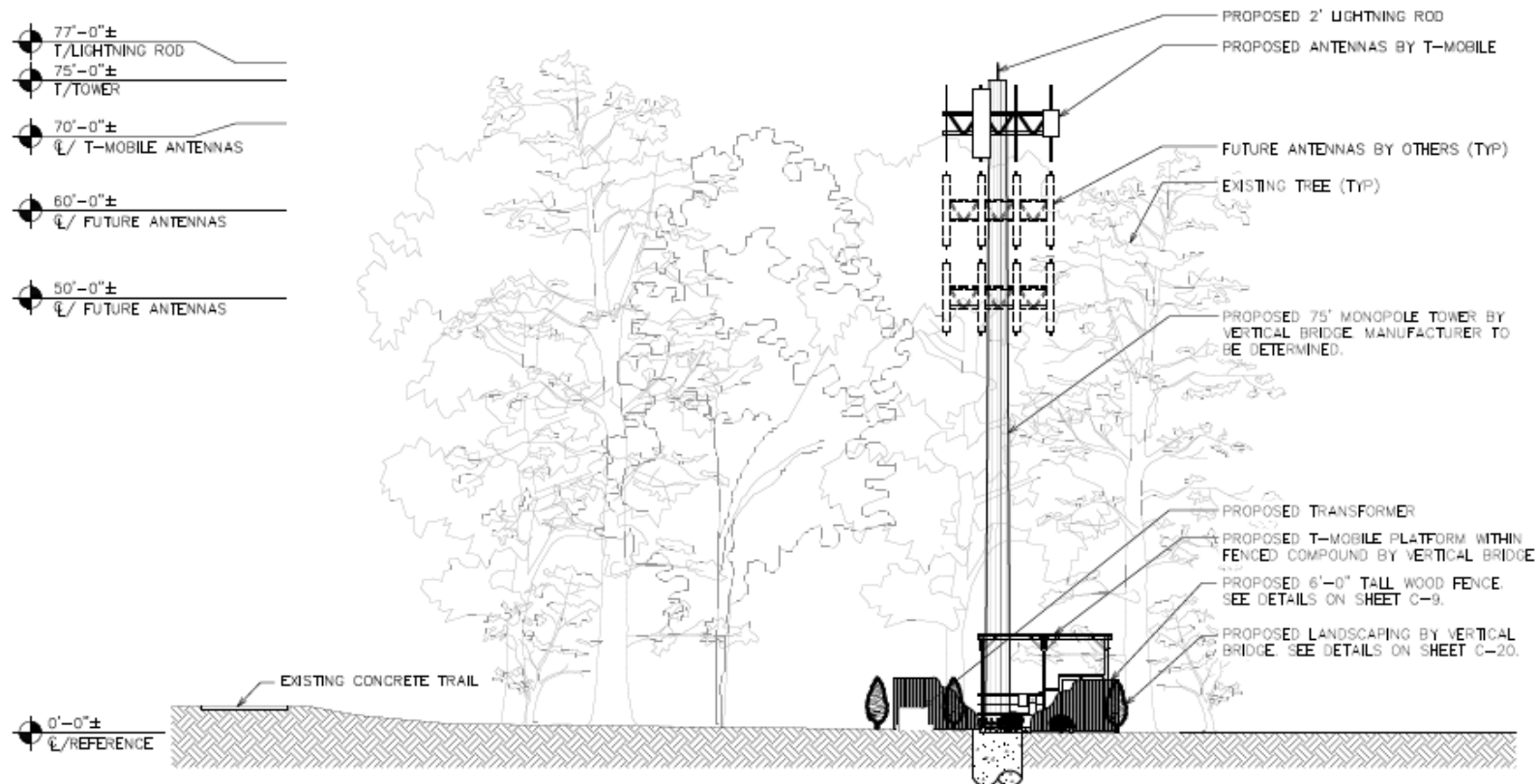


Tower Height

Sec. 16-5-40(e): Towers shall not exceed fifty (50) feet in height, as measured from the natural grade.

The Conditional Use Permit (CUP) has been requested to allow for the construction of a seventy-five (75) foot monopole wireless communications tower, which exceeds the maximum height allowed.

West Elevation



South Elevation

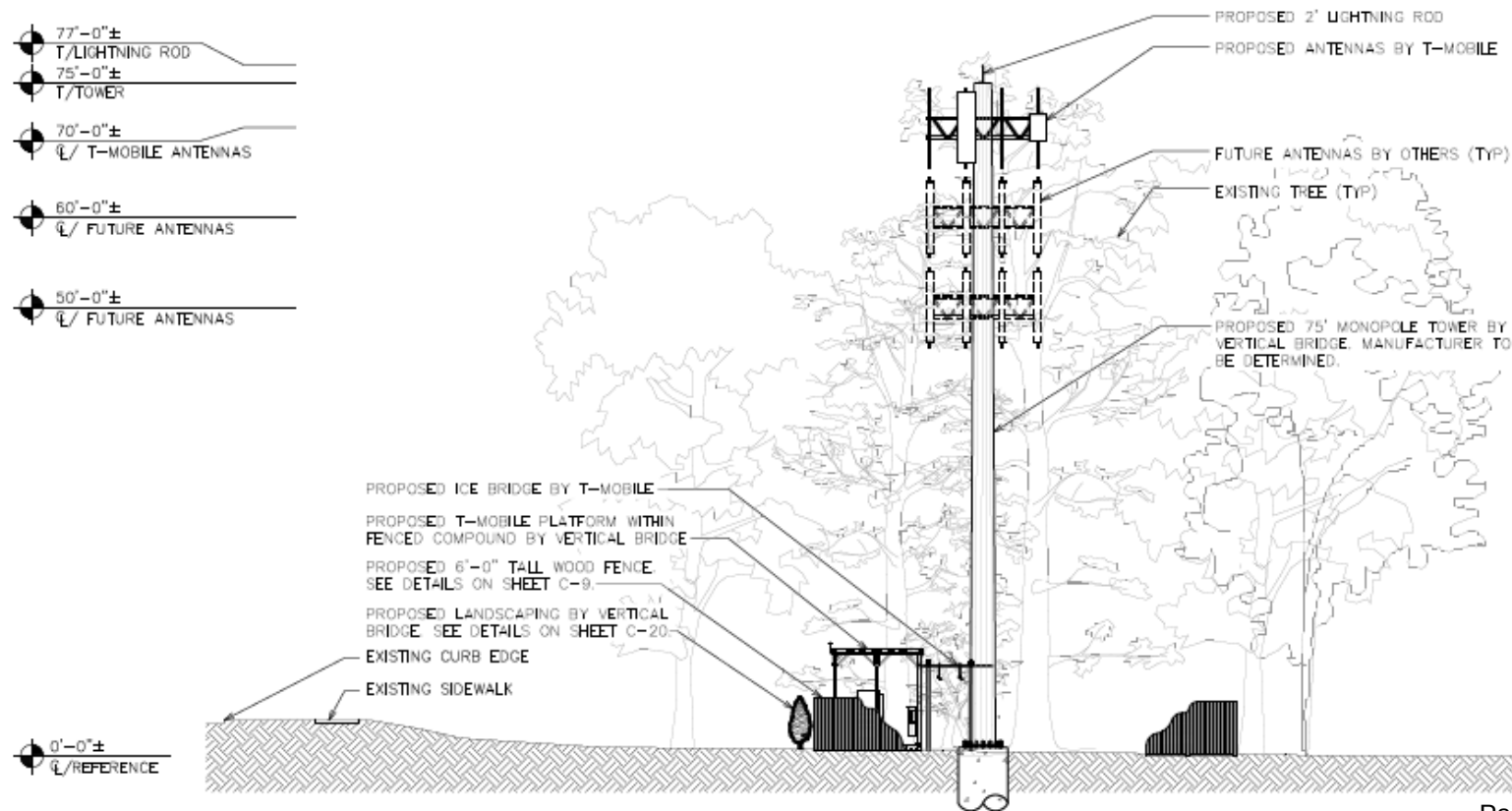
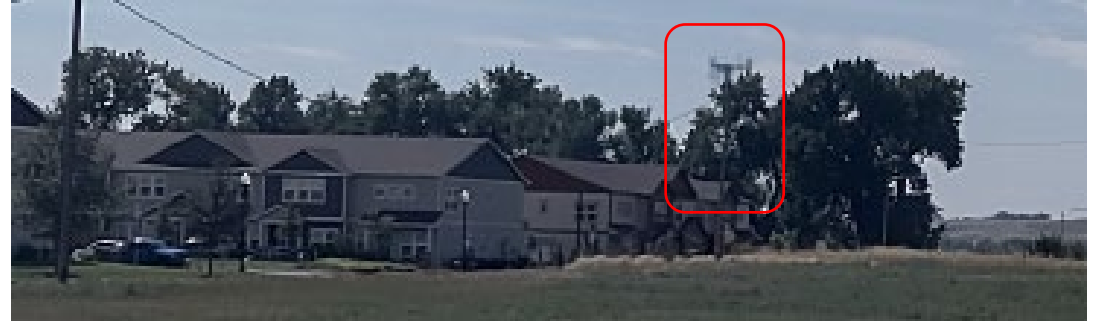


Photo Simulation



Location 1



Location 2

Photo Simulation



Location 3



Location 4

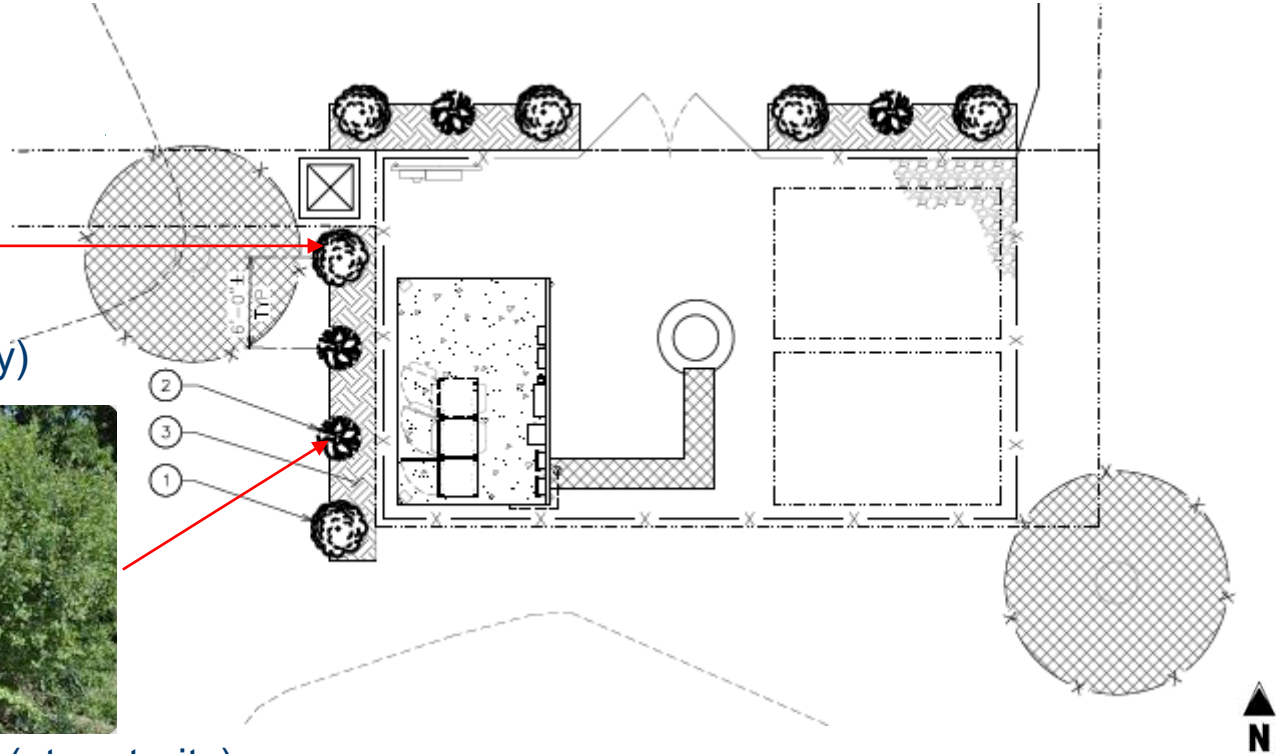
Landscape Plan



Proposed Trees (at maturity)



Proposed Shrubs (at maturity)





Analysis: Wireless Telecommunication Facilities Review Criteria

The application has been reviewed in accordance with Sec. 16-5-40 of the Municipal Code and found to be conformance with the requirements outlined for wireless telecommunication facilities.



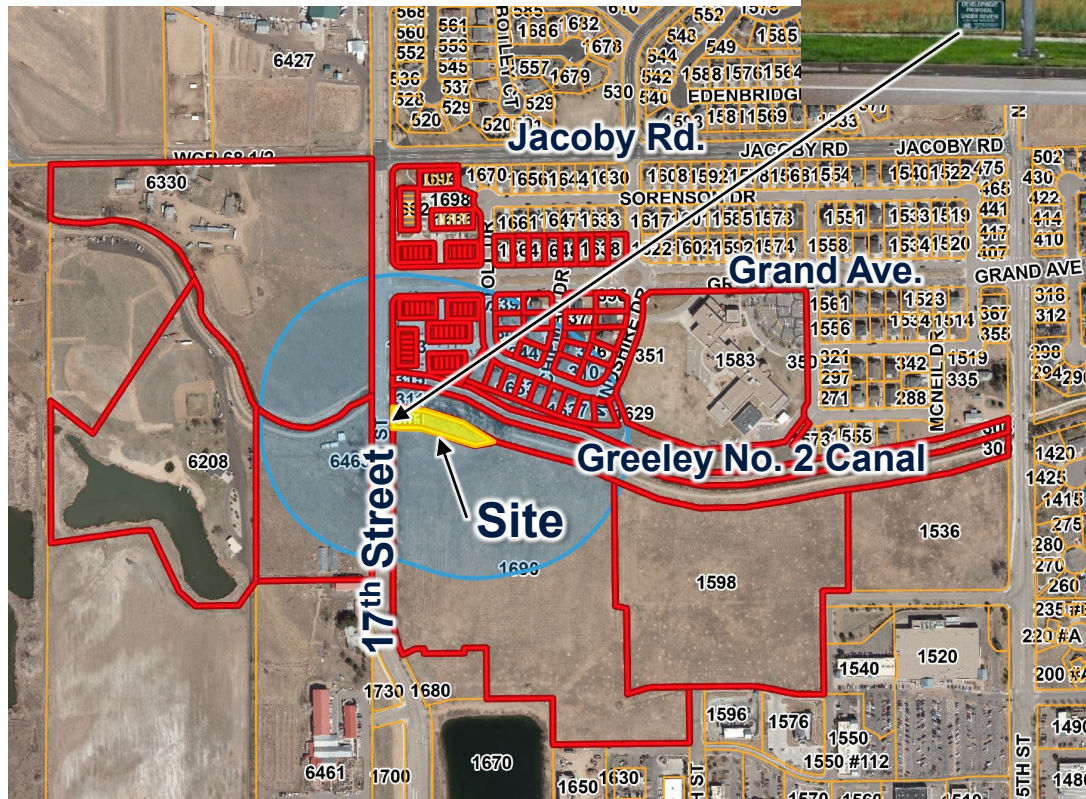
Analysis: Conditional Use Permit Review Criteria

The application has been reviewed in accordance with Sec. 14-2-130 of the Municipal Code and found to be conformance with the requirements outlined for Conditional Use Permits.

Notification Area

Notifications for this meeting were as follows:

- August 07, 2024 - Affidavit of mailing to property owners within 500 feet
- August 09, 2024 – sign posted on property
- August 09, 2024 – posted on Town's website
- August 09, 2024 – legal notice published in newspaper





Recommendation: Wireless Telecommunication Facilities - Site Location

Wireless Telecommunications Facilities – Site Plan (Tower Location)

A local government may not "materially inhibit" the provision of wireless service, including the ability of providers to improve service or densify their network. Local governments are preempted from regulating wireless facilities based on the environmental or health effects of EMF or RF emissions.

Therefore, staff is compelled to recommend that the Planning Commission forward a recommendation of approval for the telecommunications tower location **based on the application satisfying all applicable review criteria requirements set forth in Section 16-5-40 of the Town's Municipal Code**, as presented, and subject to all remaining Planning Commission and staff comments being addressed.



Recommendation: Conditional Use Permit

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Permit to Town Board **based on the application satisfying all applicable conditional use permit criteria requirements set forth in Section 14-2-130 of the Town's Municipal Code**, as presented, and subject to all remaining Planning Commission and staff comments being addressed and subject to the telecommunications tower location approval.



Record

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony received during the public hearing
- Staff recommendation for the wireless telecommunications facility location
- Staff recommendation for the Conditional Use Permit



FCC Preemptions

Environmental Effect:

The FCC has completely preempted:

- ❖ EMF(Electromagnetic Field) /RF (Radio Frequency Emissions)
- ❖ Any environmental effects, including:
 - Schools
 - Wildlife
 - Children

Wireless communications facilities **cannot** be regulated as long as the facility complies with all FCC regulations.

Items for review consideration:

- ❖ Location – Where it goes
- ❖ Aesthetics – What it looks like
- ❖ Height – How tall is necessary



Thank You

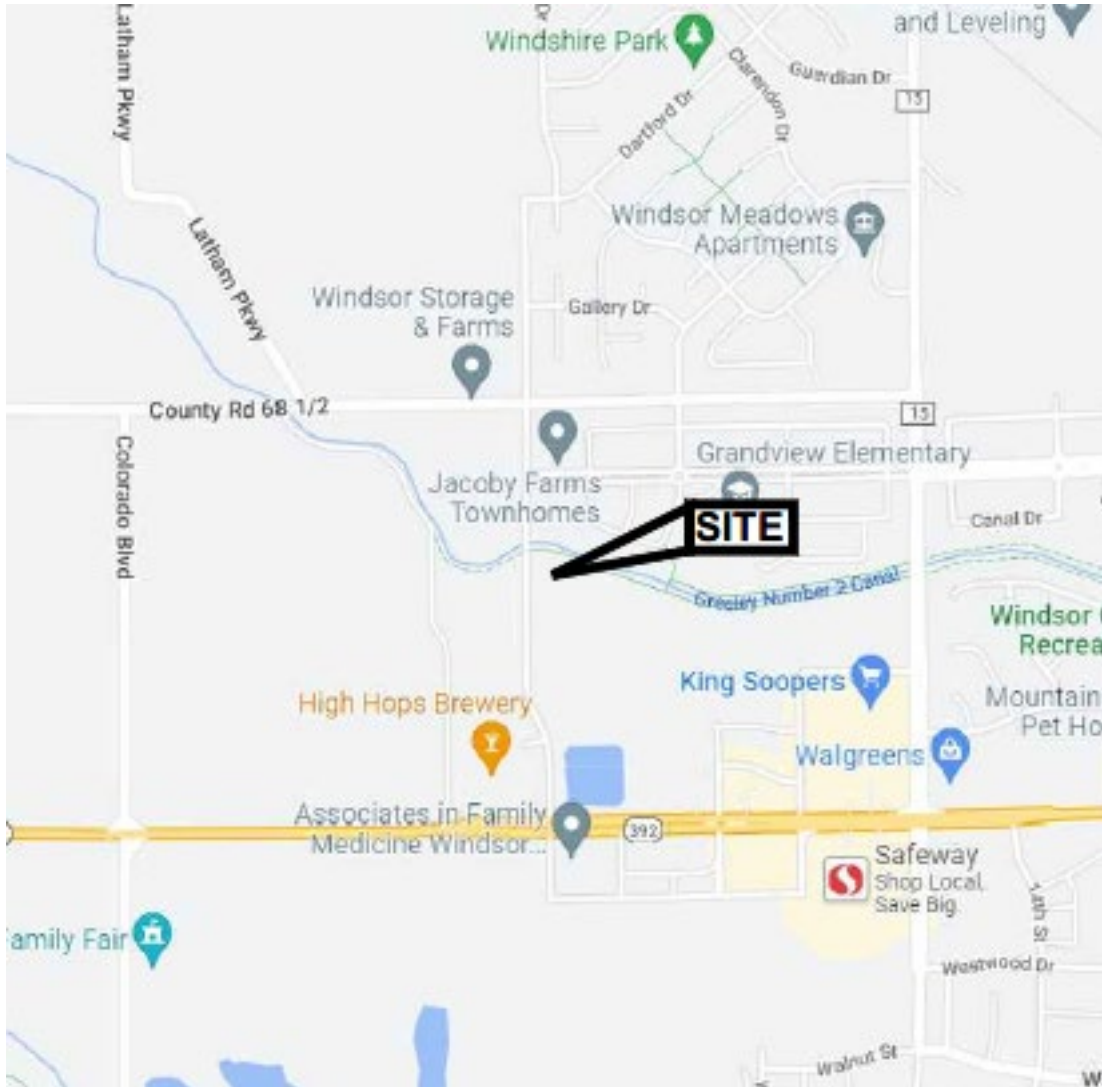
Questions

WINDSOR TOWN BOARD

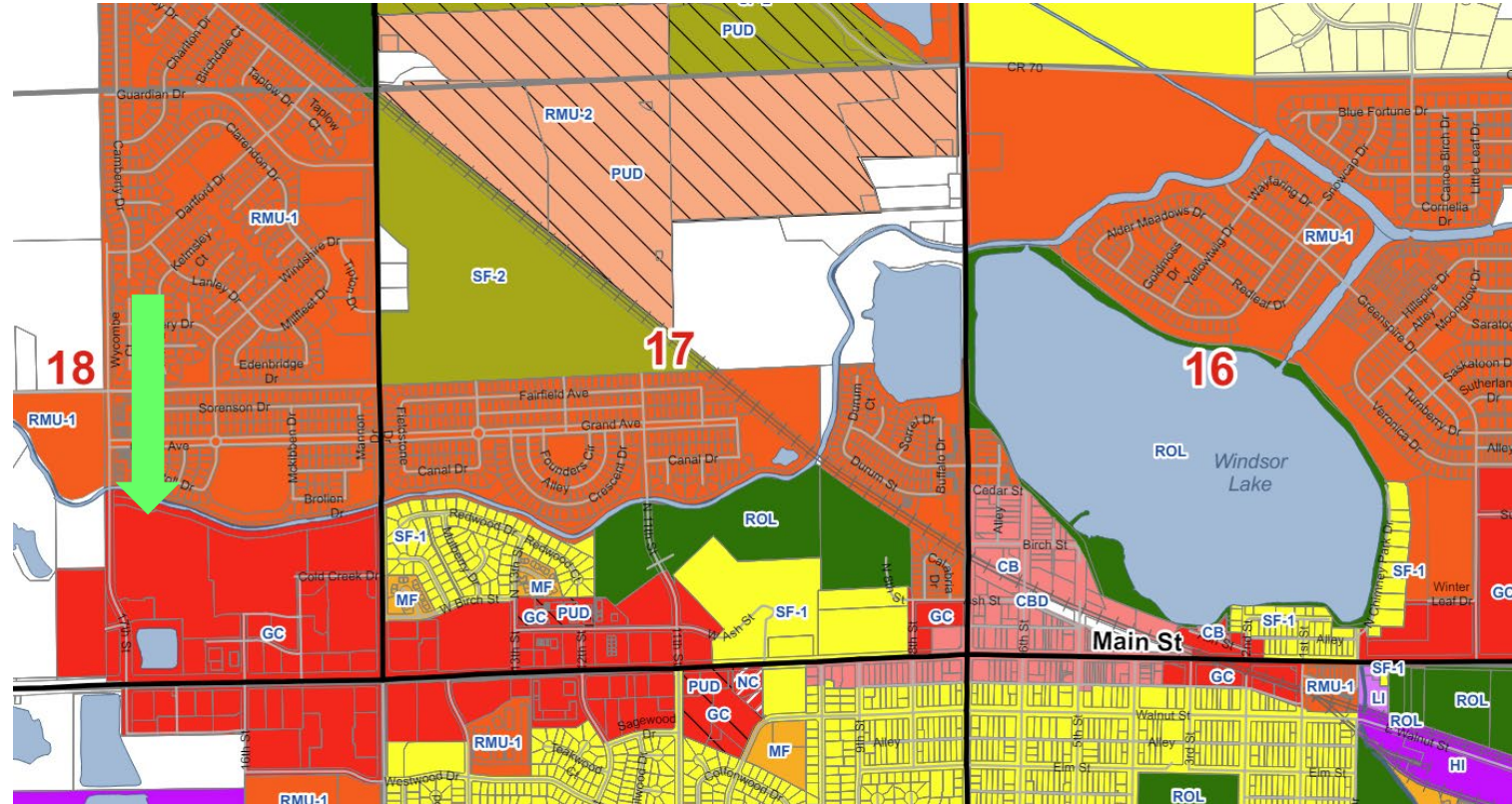
Wireless Telecommunications Facility and Conditional Use Permit Applications
301 17th Street: Jacoby Farm Subdivision 5th Filing, Tract A



Proposed Tower Location – 301 17th Street



General Commercial Zoning

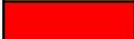


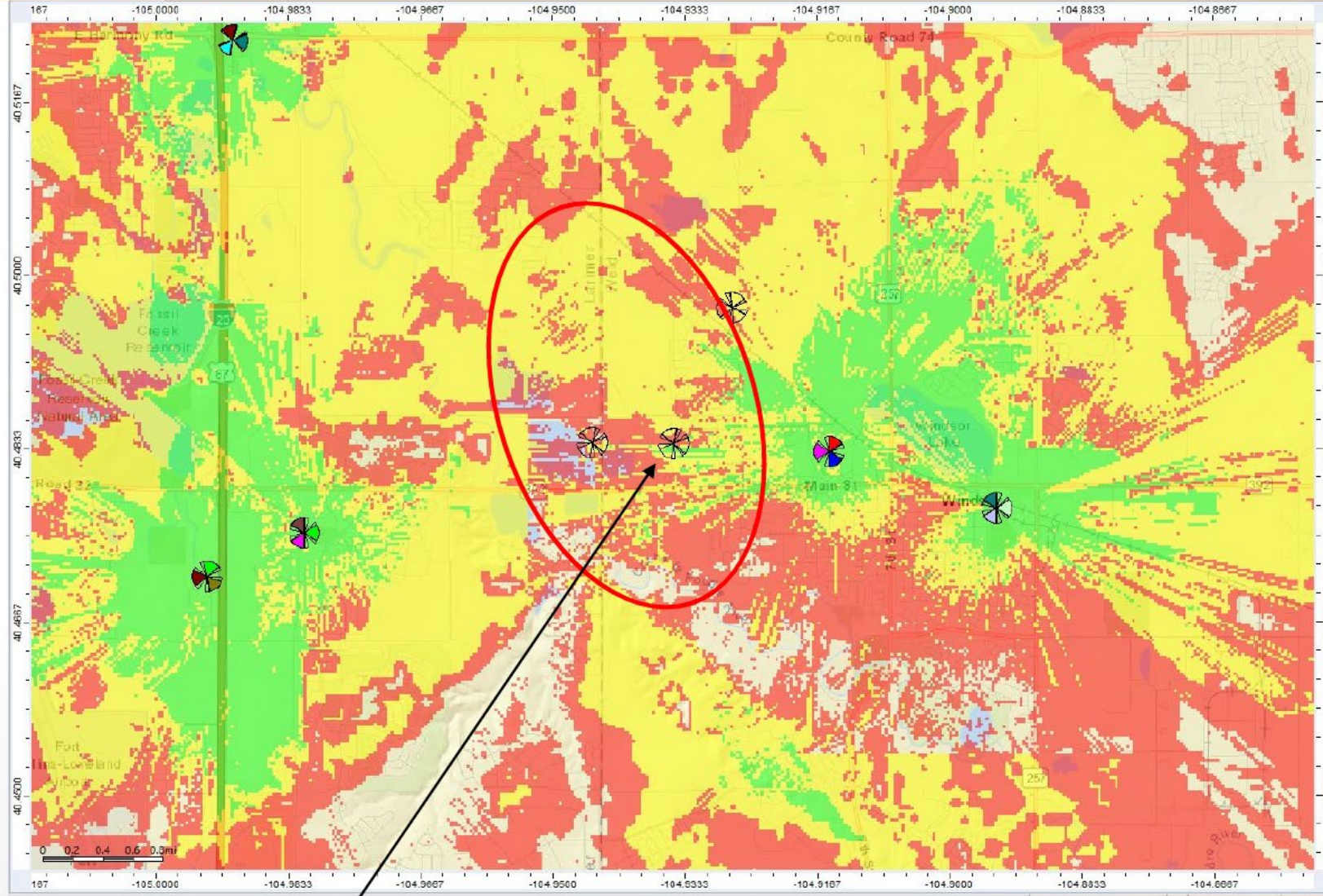
Map Data

	Planned Unit Development		Single Family Attached Residential		Residential Mixed Use-One		Central Business District		Neighborhood Commercial		Heavy Industrial
	Estate Residential		Multifamily		Residential Mixed Use-Two		Permanent Parking		General Commercial		Recreation & Open Lands
	Single Family Residential								Limited Industrial		

NEED FOR TOWER

RSRP - Current Coverage mid band

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm

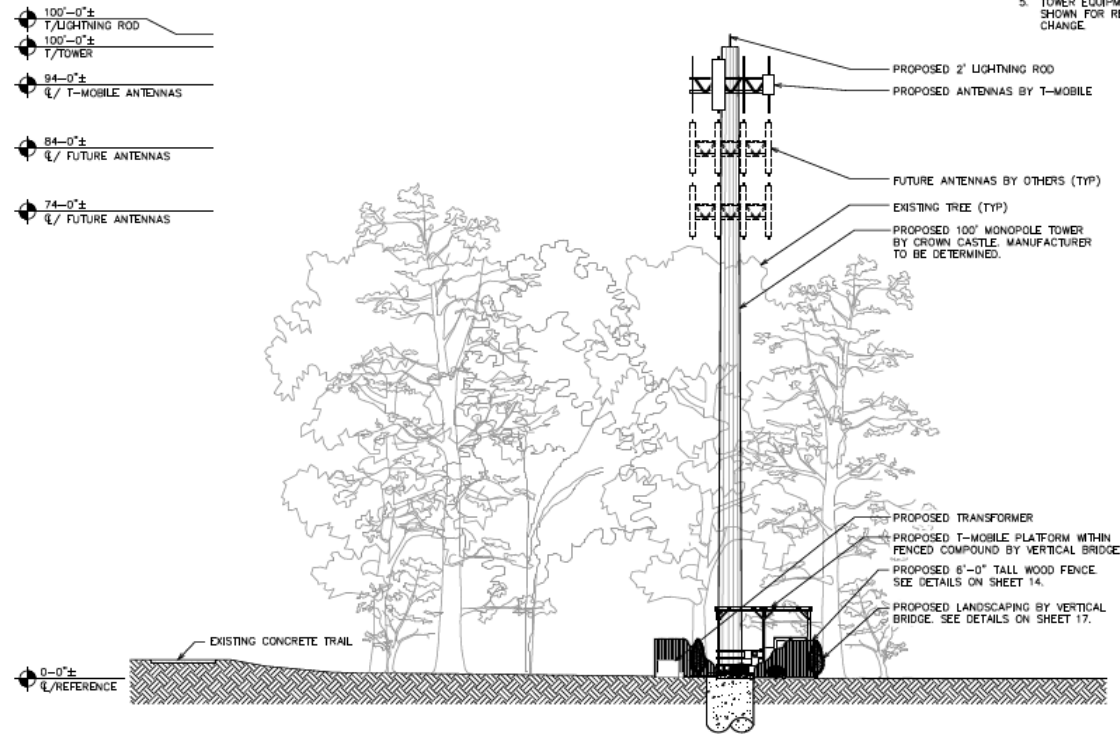


**NO LESS INTRUSIVE
ALTERNATIVE AVAILABLE**

LOWERED TOWER HEIGHT Originally 102 Feet

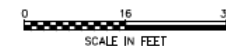
TOWER NOTES:

1. TOWER SHALL REMAIN GALVANIZED.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX TO BE ROUTED INSIDE TOWER WITH HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.



TOWER ELEVATION - WEST

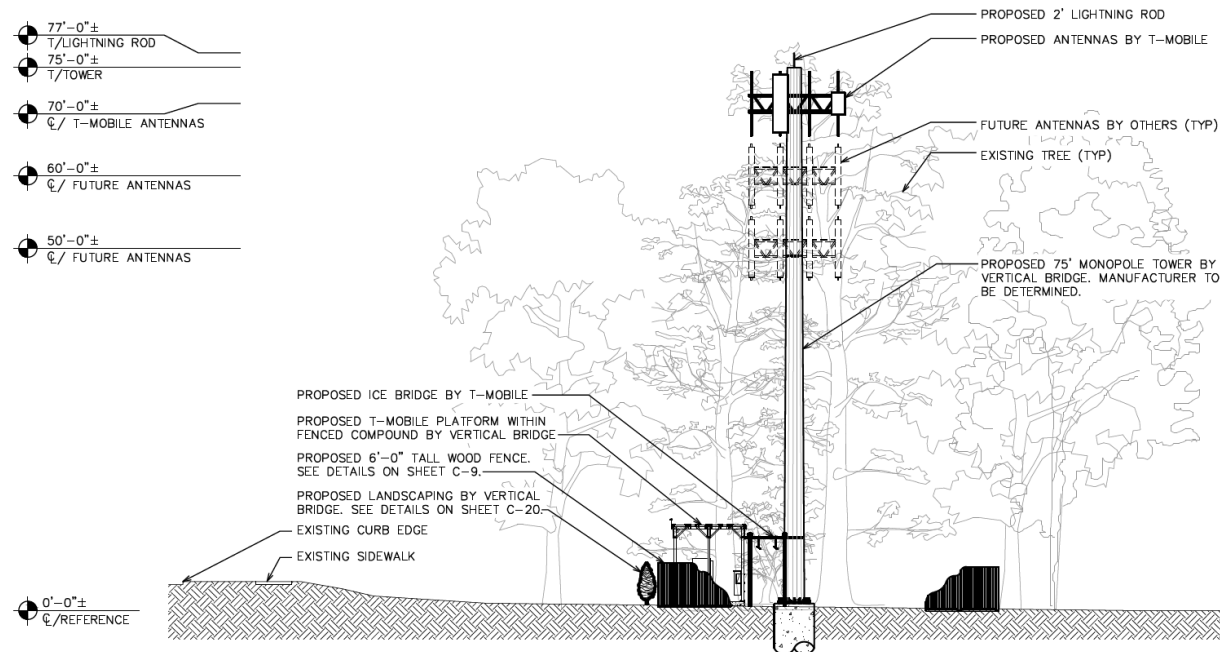
SCALE: 1/8" = 1'



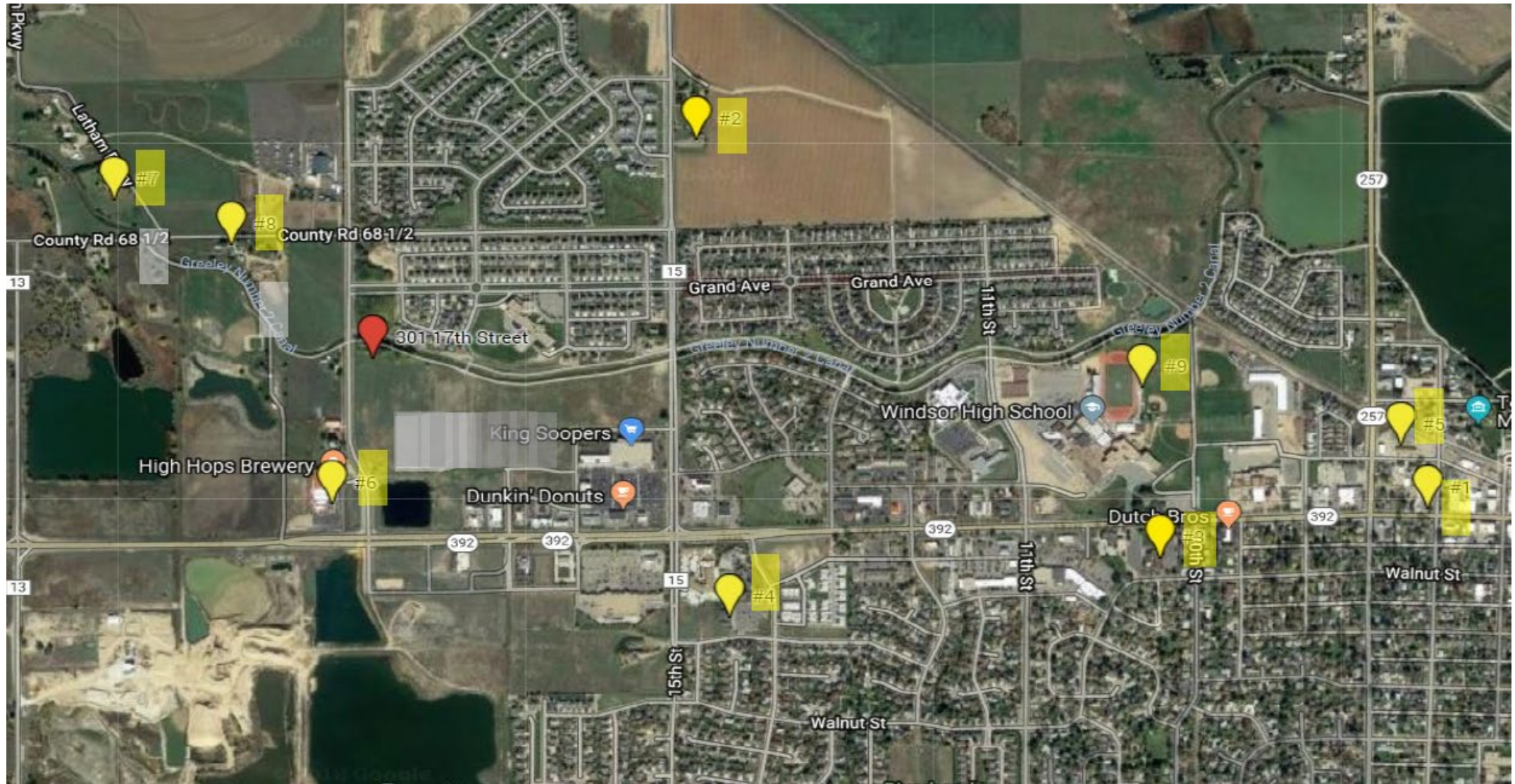
LOWERED TOWER HEIGHT Now 75 Feet

TOWER NOTES:

1. TOWER SHALL REMAIN GALVANIZED.
2. TOWER SHALL BE LIT ONLY IF REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX TO BE ROUTED INSIDE TOWER WITH HOISTING GRIPS.
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.
5. TOWER EQUIPMENT LOADING AND CENTERLINES ARE SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO CHANGE.



Previous Tower Location Candidates



ALTERNATIVES UNAVAILABLE

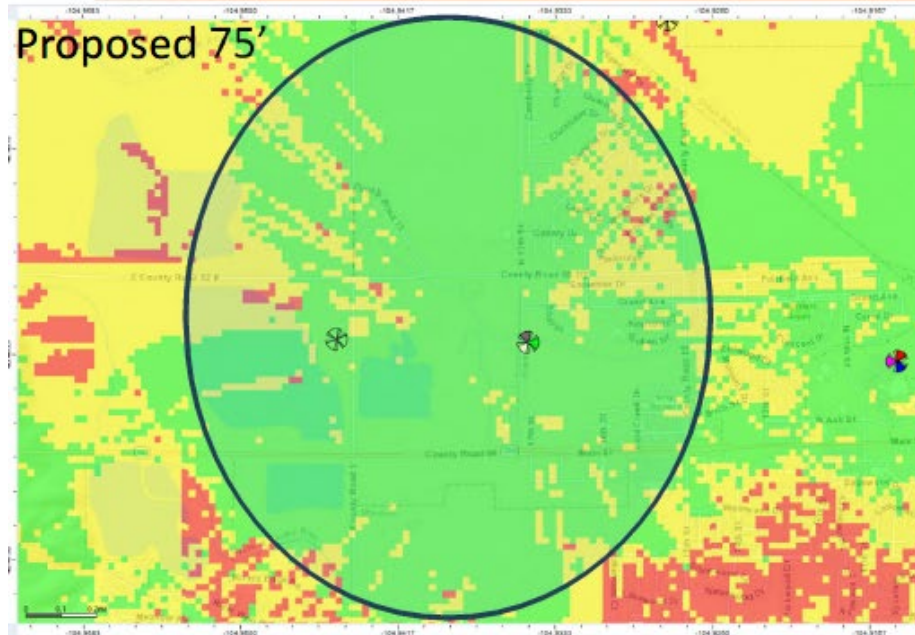
LOCATION	WHY UNAVAILABLE
1. REGENT BROADCASTING AT 600 MAIN STREET	Did not provide adequate coverage
2. PEACE COMMUNITY CHURCH	Landowner rejected placement
3. FAITH UNITED CHURCH OF CHRIST	Landowner rejected placement
4. VINEYARD CHURCH OF FORT COLLINS	Landowner unresponsive
5. AMERICAN LEGION ON ASH ST.	Landowner unresponsive
6. WEAKLAND (HIGH HOPS BREWERY)	Landowner rejected placement

ALTERNATIVES UNAVAILABLE

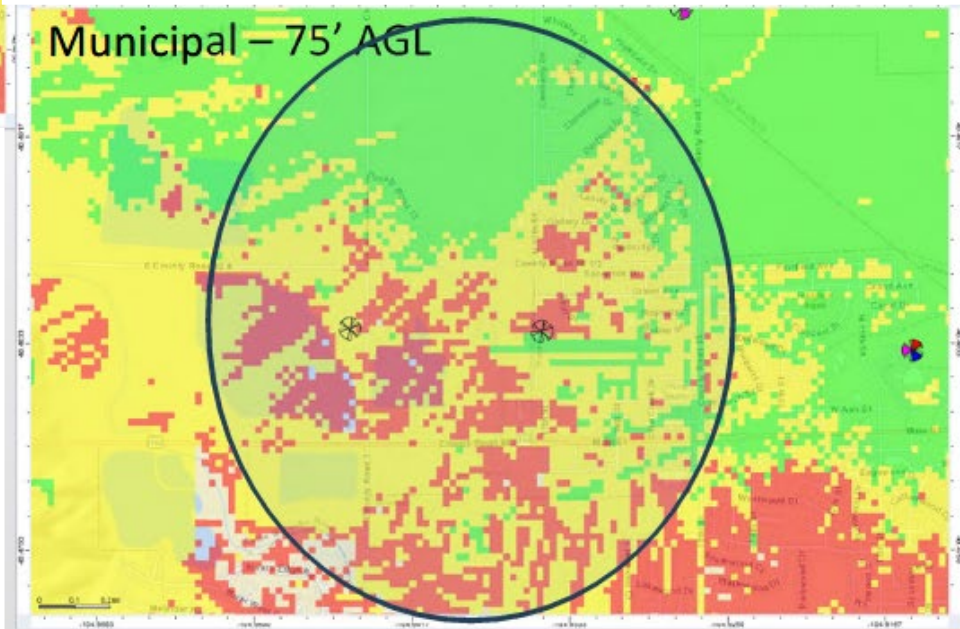
LOCATION	WHY UNAVAILABLE
7. MIRACLE PROPERTY ON COUNTY ROAD 13	Landowner rejected placement
8. HAAS PROPERTY ON CR 68 1/2	Landowner rejected placement
9. WINDSOR HS STADIUM	Landowner rejected placement after considerable discussion
10. KING SOOPERS	Landowner rejected placement

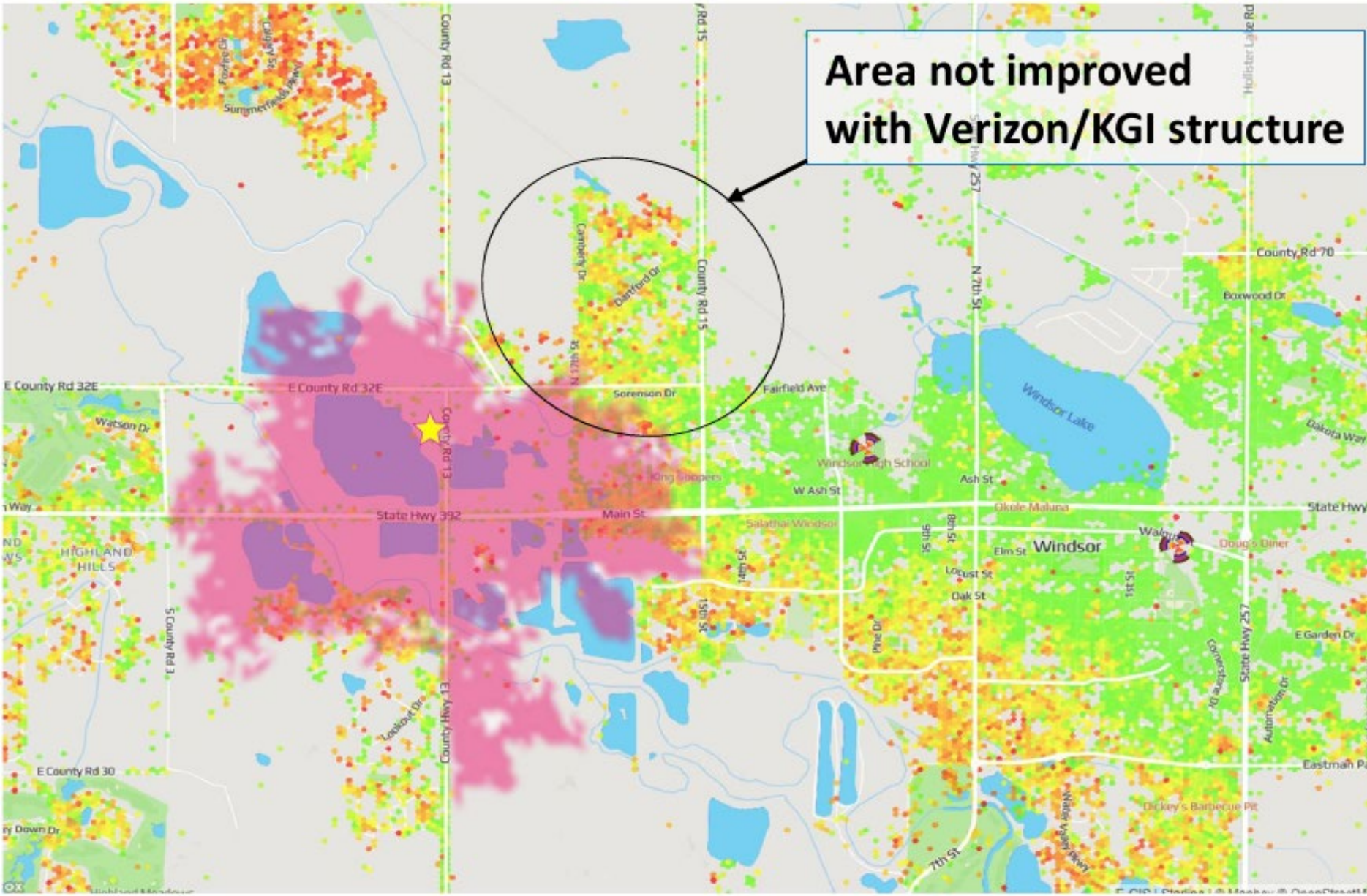
RSRP Coverage Mid Band Proposed 75' vs Municipal 75'

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



CONSIDERED MUNICIPAL LOCATION AT 75'
AT REQUEST OF TOWN: SIGNIFICANTLY
DIMINISHED COVERAGE



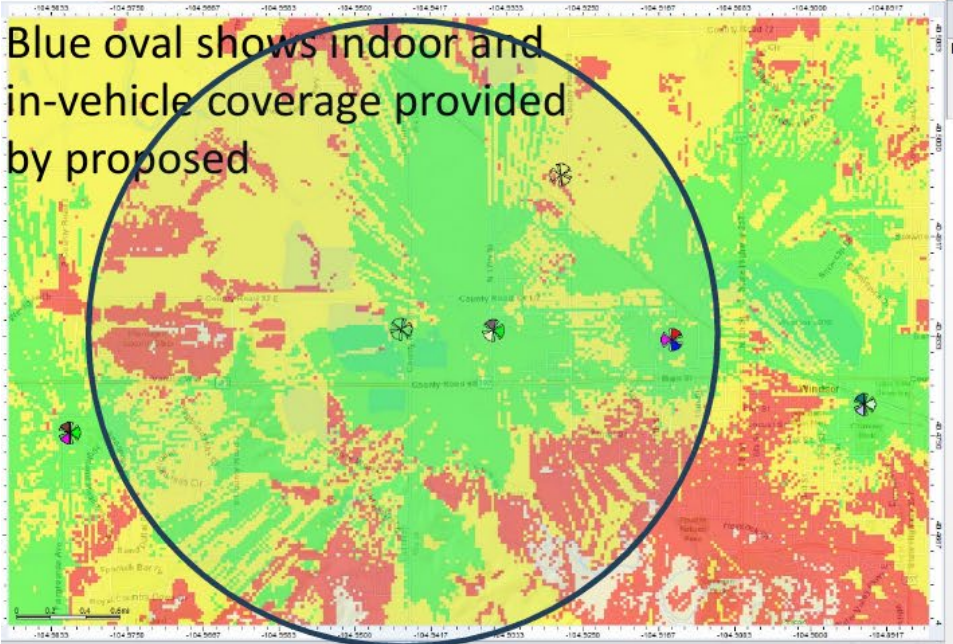


Coverage with KGI/Verizon Tower at 56'

- In-Building Commercial
- In-Building Residential
- In-Vehicle
- Outdoor
- Expected In-Building Coverage (Predicted Best LTE Carrier)

RSRP Coverage Mid Band Proposed vs Verizon Site (50')

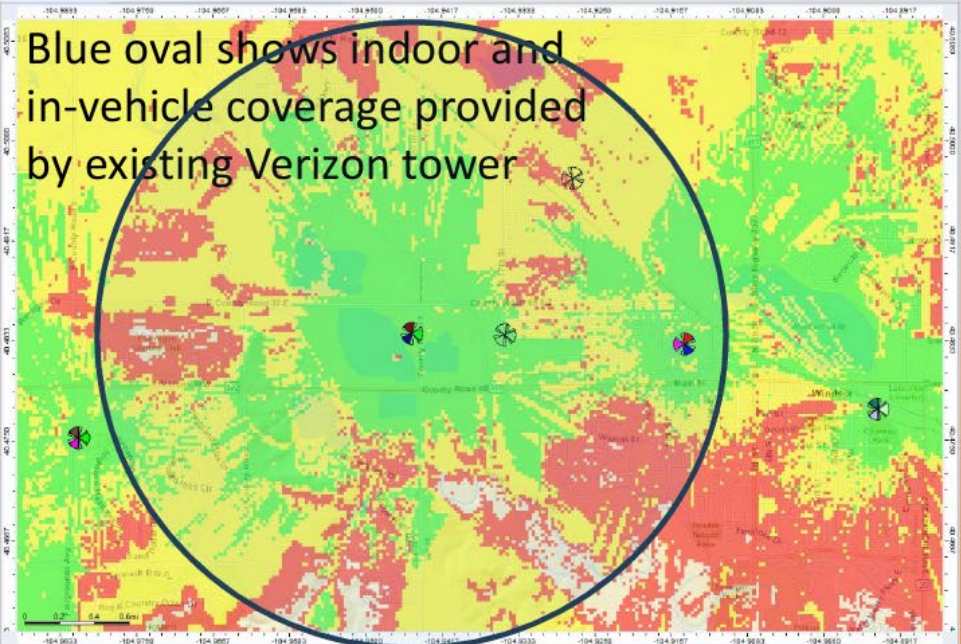
LEGEND	
	Indoor >= -85 dbm
	In-Vehicle >= -95 dbm
	On-Street >= -106 dbm



Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	LTE_NW-Mobility_RSRP-dBm (0)		4.725512	4.755599	100	100
		RSRP Level (DL) (dBm) >= -85		3.1032	65.3	65.7
		RSRP Level (DL) (dBm) >= -95		4.5252	95.2	95.8
		RSRP Level (DL) (dBm) >= -106		4.755599	100	100

Zone	Prediction	Legend	Zone Surface (km ²)	Surface (km ²)	% of Covered Area	% Focus Zone
Focus Zone	LTE_NW-Mobility_RSRP-dBm (0)		4.725512	4.755599	100	100
		RSRP Level (DL) (dBm) >= -85		3.8223	80.4	80.9
		RSRP Level (DL) (dBm) >= -95		4.6809	98.4	99.1
		RSRP Level (DL) (dBm) >= -106		4.755599	100	100

Above and left picture shows Proposed data showing 3.82 square kilometers are covered with indoor service vs Verizon tower data showing 3.10 square kilometers covered with indoor service. Approximately a 19% reduction in coverage for the objective.



CUP Criteria

- The proposal complies with the Comprehensive Plan's goals and policies
 - Chapter 5; Goal 3; Policy 3: Coordinate with private utility providers to improve delivery of service and maximize longevity of the improvements.

CUP Criteria Satisfied

- Improved coverage
- Improved access to emergency services
- Improved access to phone and internet services for work, connecting with loved ones, and entertainment
- Vertical Bridge has been working for more than a year with the Town to identify least intrusive tower placement and design to provide the improved coverage.

CUP Criteria Satisfied

- The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
 - No need for water or sewer connections
 - Unmanned—no increased traffic

CUP Criteria Satisfied

- The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.
 - The location and design of the tower and fencing has been designed in cooperation with the Town to minimize the impact of the facility, including by preserving existing trees and significantly lowering the tower height (and thus the coverage area).
 - The tower height now matches height the nearest telecommunications tower.

Telecommunications Criteria

- ✓ All application requirements have been satisfied.
- ✓ Vertical Bridge has demonstrated why co-location is not possible.
- ✓ Vertical has demonstrated the need for the proposed tower at this location to remedy gap.
- ✓ Vertical Bridge has worked with the Town to preserve existing character of the site's topography vegetation, including by preserving existing trees.
- ✓ Vertical Bridge has reduced the tower height as much as is possible and still provide coverage in the area.

Telecommunications Criteria

- ✓ Vertical Bridge has worked with the Town to best minimize visual impact of the Proposed Tower, including by screening with natural tree line.
- ✓ The Proposed Tower will not be artificially lighted.
- ✓ Co-location will be available on the Proposed Tower.
- ✓ No portion of the antenna array will extend beyond the property line.
- ✓ The Proposed Tower will not be used to display advertising.
- ✓ Vertical Bridge has worked with the Town to design unobtrusive fencing that still prevents trespassing.

Telecommunications Criteria

- ✓ Vertical Bridge has satisfied all regulatory requirements for placement of the Proposed Tower.
- ✓ The Proposed Tower is not a lattice tower.
- ✓ All setback requirements are satisfied.
- ✓ The Proposed Tower will be structurally sound.

Vertical Bridge cannot provide adequate coverage with a 50' tower. The nearest tower in the Town to the site of the Proposed Tower is also 75'.

Effective Prohibition

- Denial federal law because it has the effect of prohibiting cell service in the area.
- There is a significant gap in coverage in this area.
- There is no less intrusive way to remedy that gap.
- The law is clear—if enforcement of the local ordinances would result in a gap in coverage, the ordinances cannot be enforced.
- In other words, the zoning authority is required to approve an application to place a tower even if that tower would violate local law if the tower is needed to remedy a gap in coverage.

Discrimination Between Providers

- The Town has permitted the construction of a 75-foot tower in the same area.
- Denial would discriminate against Vertical Bridge and violate federal law.



bclplaw.com

[This document] provides a general summary and is for information/educational purposes only. It is not intended to be comprehensive, nor does it constitute legal advice. Specific legal advice should always be sought before taking or refraining from taking any action.

BCLP • Client Intelligent



MEMORANDUM

Date: August 21, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Recommendation to Town Board - Wireless Telecommunications Facility (Tower) Site Location within the General Commercial (GC) Zone District, Municipal Code Section 16-5-40(k)(3) - Jacoby Farm S subdivision 5th Filing, Tract A, 301 17th Street - Cary St Onge, Windsor CAS1 LLC, property owner; Tom Wilkerson, Tower Engineering Professionals, applicant
Item #: C.2.

Background / Discussion:

Please refer to information included with the public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Wireless Telecommunications Facilities – Site Plan (Tower Location)

A local government may not "materially inhibit" the provision of wireless service, including the ability of providers to improve service or densify their network. Local governments are preempted from regulating wireless facilities based on the environmental or health effects of EMF or RF emissions.

Therefore, staff is compelled to recommend that the Planning Commission forward a recommendation of approval for the telecommunications tower location **based on the application satisfying all applicable review criteria requirements set forth in Section 16-5-40 of the Town's Municipal Code**, as presented, and subject to all remaining Planning Commission and staff comments being addressed.

CC:

Attachments:



MEMORANDUM

Date: August 21, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Request for a Conditional Use Permit (Height), Municipal Code Section 14-2-130, to allow a seventy-five-foot (75') high Wireless Telecommunication Tower within the General Commercial (GC) Zone District - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Cary St Onge, Windsor CAS1 LLC, property owner; and Tom Wilkerson, Town Engineering Professionals, applicant
Item #: C.3.

Background / Discussion:

Please refer to information included with the public hearing item for the *Wireless Telecommunication Facility (Tower) Site Location*

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Conditional Use Permit

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Permit to Town Board **based on the application satisfying all applicable conditional use permit criteria requirements set forth in Section 14-2-130 of the Town's Municipal Code**, as presented, and subject to all remaining Planning Commission and staff comments being addressed and subject to the telecommunications tower location approval.

CC:

Attachments:



MEMORANDUM

Date: August 21, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Recommendation to Town Board - Request for a Conditional Use Permit (Height), Municipal Code Section 14-2-130, to allow a seventy-five-foot (75') high Wireless Telecommunication Tower within the General Commercial (GC) Zone District - Jacoby Farm Subdivision 5th Filing, Tract A, 301 17th Street - Cary St Onge, Windsor CAS1 LLC, property owner; Tom Wilkerson, Town Engineering Professionals, applicant
Item #: C.4.

Background / Discussion:

Please refer to information included with the public hearing item for the *Wireless Telecommunication Facility (Tower) Site Location*

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Conditional Use Permit

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Permit to Town Board **based on the application satisfying all applicable conditional use permit criteria requirements set forth in Section 14-2-130 of the Town's Municipal Code**, as presented, and subject to all remaining Planning Commission and staff comments being addressed and subject to the telecommunications tower location approval.

CC:

Attachments:



MEMORANDUM

Date: August 21, 2024
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Public Hearing - Lone Tree Annexation to the Town of Windsor and Establishment of Zoning - Kevin S. Woods (City Manager, City of Thornton), Owner; Jason Pierce (Thornton Water Project Director), Applicant/Representative
Item #: C.5.

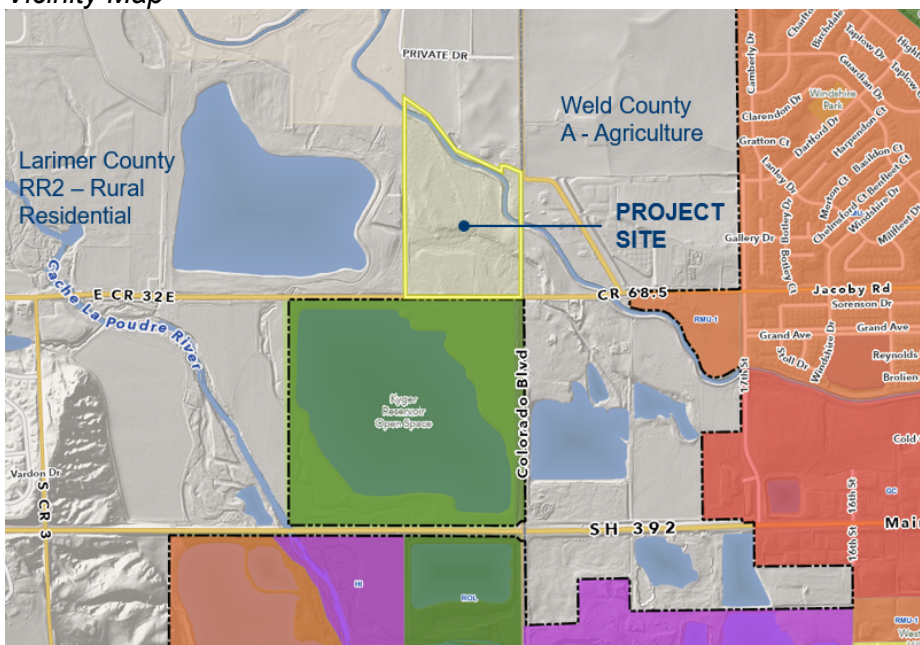
Background / Discussion:

Executive Summary

Kevin S. Woods, City Manager, City of Thornton, owner/petitioner/applicant, represented by Jason Pierce, Thornton Water Project Director, filed a Petition to Annex 51.389 acres of property (known as the Lone Tree property) to the Town of Windsor. The subject property is the topic of the 2023 Second Intergovernmental Agreement (IGA) between the City of Thornton and the Town of Windsor, which was implemented to coordinate future waterline and road improvements within the Town's Growth Management Area. The IGA set conditions and criteria for the annexation of the property, which Thornton has complied with. The designation of Recreation and Open Lands (ROL) zoning was also part of the IGA.

On May 23, 2023, the Town Clerk accepted the subject annexation petition. On June 12, 2023, the Town Board approved Resolution 2023-23 concerning the acceptance of the annexation petition, initiating the annexation proceedings (attached for reference), per Colorado Revised Statutes (C.R.S.). Subsequently, after reviewing the annexation petition, map and supporting information, and determining the application was complete, Staff forwarded a resolution to the Town Board setting public hearing dates for Planning Commission and Town Board meetings, for the annexation and establishment of zoning. Resolution 2024-46 was approved on July 8, 2024 (attached for reference).

Vicinity Map

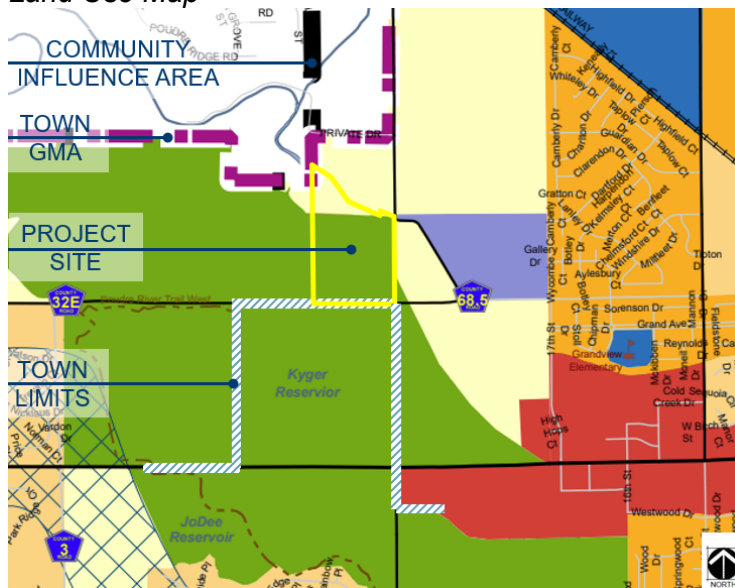


Staff is recommending that the Planning Commission forward to the Town Board a recommendation of approval of the annexation and establishment of zoning, subject to any Planning Commission and Staff comments being addressed.

Annexation Petition / Land Use Application Summary

The Lone Tree property, owned by the City of Thornton, is currently within unincorporated Larimer County. The property includes one parcel, referred to as a portion of the East 1/2 of Section 13, Township 6 North, Range 68 West of the 6th Principal Meridian, and is located adjacent to and immediately north of Larimer County Road 32E and the Kyger Reservoir property (northwest of the corner of Larimer County Road 32E and Larimer County Road 1). The property is contiguous with the Town of Windsor Corporate Limits along the Larimer County Road 32E right-of-way. The property is within the Town's Growth Management Area (GMA), meaning, the Town has anticipated this area being annexed to the Town.

Land Use Map



As directed in the May 8, 2023 Second Intergovernmental Agreement (IGA) between the City of Thornton (Thornton) and the Town of Windsor, Thornton has submitted a complete land use application for Annexation and Establishment of Zoning, and is prepared to proceed with annexation to the Town.

Per C.R.S., the perimeter of the proposed annexation must meet a one-sixth contiguity to the existing Town municipal boundary. The one-sixth linear feet contiguity requirement for this parcel is 1,104.72 linear feet. The subject parcel has 1,300.74 linear feet contiguous with the Windsor Corporate Limits, and is thus in compliance with C.R.S.

In accordance with the requirements of the Windsor Municipal Code, a resolution (Resolution No. 2023-23) making certain findings of fact determining substantial compliance with the Colorado Municipal Act of 1965 was approved on July 8, 2024. As stated above, the Town Clerk accepted the petition, and the Town Board initiated the annexation proceedings. Per C.R.S., the Town must then make certain findings of fact concerning substantial compliance with C.R.S. and establish public hearing dates. This was accomplished by a separate resolution (Resolution No. 2024-46) following Town Staff's review of the annexation land use application and the Applicant's hosting of a neighborhood meeting - both of which have been completed.

The City of Thornton facilitated the neighborhood meeting on June 27, 2024 at the Community Recreation Center. There were eight (8) neighbors in attendance, with questions and comments related to the proposed Colorado Boulevard (LCR 1/WCR 13) road realignment, and planned maintenance of the Lone Tree property.

Comprehensive Plan / Land Use Map / Transportation Master Plan:

The Town of Windsor Comprehensive Plan (Plan) was adopted in March 2024. The **Vision** outlined in the Plan noted: "As a community, we envision a safe, sustainable, and thriving Town that prioritizes a high quality of life through **thoughtful growth** and development, fostering a sense of community, and **responsible stewardship of its natural resources and open space**." The proposed zoning for the property is Recreation and Open Lands (ROL), which supports the Vision of the Plan, and is also in alignment with the designated land use of *Parks and Open Space* as shown on the Land Use Map.

The Plan brings (10) Guiding Principles to the forefront of the Town's development activities. The annexation of the Lone Tree property is supported by a majority of those Guiding Principles, speaking to the positive impacts this annexation will bring to the Town:

1: *Balanced and sustainable growth that contributes to Windsor's sense of place and enables quality of life, amenities, and services.*

2: *Neighborhoods that focus on road and trail access and high quality of life for households of all sizes and incomes.*

3: A vibrant, diverse, and resilient economy that builds upon Windsor's dynamic commercial, educational, and employment areas.

4: *A small-town character and safe environment that makes Windsor a desirable place to live, work, and play.*

5: *A safe, efficient, comfortable, and intuitive transportation system that serves all ages and abilities.*

6: *Exceptional and memorable park, recreation, open space, and trail experiences accessible to everyone, that incorporate wild landscapes and a sense of discovery.*

7: *Ease water availability limitations through robust and proactive planning for water efficiency.*

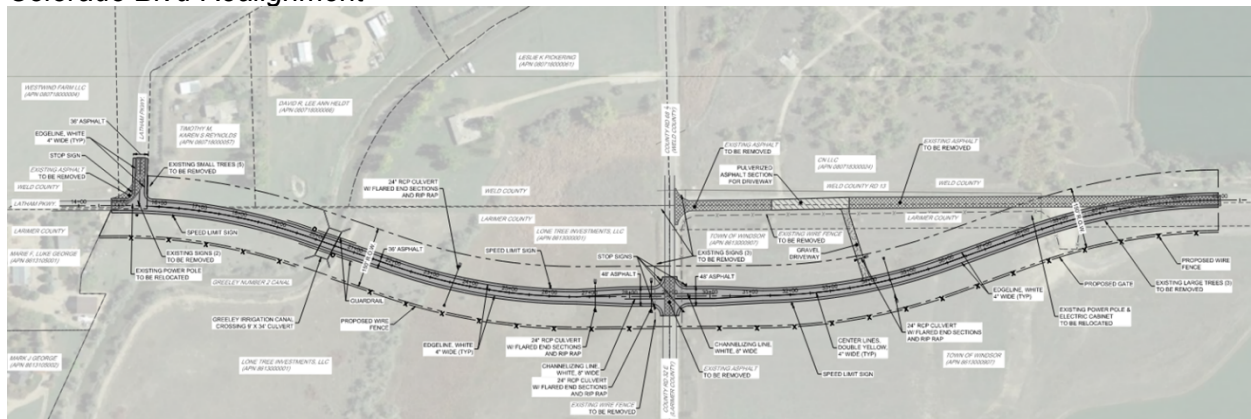
8: *Stewardship of natural resources to help preserve a healthy and thriving environment for present and future generations.*

9: A thriving community with access to high-quality public facilities and local services.

10: *A fiscally responsible community, which focuses on prioritizing local services, amenities, and high quality of life.*

This annexation will also allow the Town to begin design and construction work on a realignment of Colorado Boulevard (WCR 1/LCR 13). This will fulfill a component of the Transportation Master Plan regarding street connectivity, in order to improve traffic safety and efficiency.

Colorado Blvd Realignment



Review Criteria:

In accordance with Section 14-2-30 of the Municipal Code, paragraph (c) Review Criteria, the annexation was reviewed in accordance with the following criteria:

1. The annexation complies with the Municipal Annexation Act of 1965, as amended (C.R.S. 31-12-101 et seq.).

Staff Comment: Per C.R.S., the perimeter of the proposed annexation meets the requirement of one-sixth contiguity to the existing Town municipal boundary - as noted above. Additionally, the property is within the GMA, and is capable of tying into Town services, if and when development occurs.

2. The proposal compiles with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.

Staff Comment: The 2024 Comprehensive Plan, with its Future Land Use Plan, is the guiding document used to assess the appropriate zoning for the property. This plan depicts the subject area as primarily Parks and Open Space. The proposed zoning is Recreation and Open Lands (ROL), which is in alignment with the Land Use Plan, as well as the intent of the Parks and Open Space land use category criteria.

3. The Proposed zoning complies with the Rezoning Review Criteria in Section 14-2-70(b).

Staff Comment: The proposed zoning for the Lone Tree property is consistent with, and is an extension of the Kyger Reservoir (ROL) zoning to the south. The north, east and west property boundaries fall in unincorporated Larimer County, with future land use designations of Low Density Clustered Residential and Parks and Open Space. At such time that annexation applications for those properties are submitted, the zoning will be evaluated per the above referenced section. The criteria for the rezoning section are the same as #2 above and #4 below.

4. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

Staff Comment: At this time, no other site specific development is proposed - beyond the installation of the Thornton waterline, the realignment of Colorado Blvd, and possibly the installation of a Town waterline, nor is the property suitable for development beyond open space.

5. The applicant shall demonstrate that the proposed annexation of land is in compliance with all pertinent intergovernmental agreements to which the Town is a party.

Staff Comment: The annexation is being driven by the 2023 IGA, as noted above. Both the applicant and the Town are in compliance with the criteria outlined in the IGA, including timing on the annexation application, and consideration for Town easements and right-of way.

6. All existing and proposed streets in newly annexed territory shall be constructed in compliance with all current Town standards, unless the Town determines that the existing streets will provide appropriate access during all seasons of the year to all lots fronting on each street; and that the curbs, gutters, sidewalks, bike lanes, culverts, drains, and other structures necessary to the use of such streets or highways are satisfactory or not necessary to promote public safety.

Staff Comment: There is currently not a site-specific development plan for the property. However Thornton has provided a preliminary easement alignment for their waterline, that is in alignment with the Town's proposed Colorado Blvd. layout. These proposed infrastructure improvements are in alignment with the terms and conditions of the IGA, as well as the Municipal Code. At this time, LCR 32E is existing, and is constructed as a rural 2-lane road. At this time, there are no plans for improvements beyond those necessary at the Colorado Blvd intersection.

7. The annexation shall comply with the water rights requirements of the Town.

Staff Comment: Although unlikely, any future development of this property will comply with the water

rights requirements of the Town.

8. The property is within the Growth Management Area. No property outside of the Growth Management Area shall be considered for annexation unless the Town Board finds that, consistent with the Comprehensive Plan, the best interests of the Town would be served by annexation of such property, and a land use plan for the area proposed to be annexed is submitted together with the annexation application.

Staff Comment: The site is entirely within the Town's Growth Management Area (GMA).

9. The annexation will not limit the ability to integrate surrounding land into the Town or cause variances or exceptions to be granted if the adjacent land is annexed or developed.

Staff Comment: Annexation of this property will support the Town's efforts to add an important piece of infrastructure to the Town's transportation network, thus allowing adjacent properties opportunities to be integrated into the Town. The need for variances or exceptions for surrounding property is not anticipated.

10. Unless otherwise agreed to by the Town, the landowner has waived in writing any preexisting vested property rights as a condition of such annexation.

Staff Comment: As agreed to in the IGA, the Town did not require, nor did Thornton specifically waive, any pre-existing vested property rights.

11. Town-initiated annexations shall conform to C.R.S 31-12-106 and the annexation ordinance shall include an annexation map meeting the requirements of C.R.S. 31-12-107(1)(d).

Staff Comment: Not applicable. The annexation was initiated by the landowner.

Public Hearing Notifications:

Public Hearings for the annexation and establishment of zoning will have the following schedule:

- Planning Commission public hearing on August 21, 2024
- Town Board public hearing and first reading of the Ordinance on August 26, 2024
- Town Board second reading of the Ordinance on September 9, 2024

Public Hearing notifications, per C.R.S., require legal notice in the local newspaper (Greeley Tribune) for four consecutive weeks, the first notice being a minimum of 30 days prior to the first Town Board public hearing. Those publication dates were:

- July 19, 2024 - first consecutive legal in newspaper
- July 26, 2024 - second consecutive legal in newspaper
- August 2, 2024 - third consecutive legal in newspaper
- August 9, 2024 - fourth consecutive legal in newspaper

Additionally, the following public notices were made:

- July 18, 2024 - sign posted on site
- July 19, 2024 - applicant mailed notices to surrounding property owners
- July 19, 2024 - public hearing notice posted to Town website

At the time of publication, Staff had not received any comments specific to the annexation application. There was a comment submitted regarding maintenance of the property.

Financial Impact:

Relationship to Strategic Plan:

Town of Windsor Vision:

Windsor is the hub of Northern Colorado; a safe, unique and special community that offers diverse cultural and recreation opportunities. Windsor is recognized as a regional leader that demonstrates fiscal responsibility, environmental stewardship, and strategic excellence.

Area of Focus: Strategic Growth

- Windsor is committed to responsible and purposeful growth of the community through a ***connected transportation system***, land use policies, ***open space preservation***, services and amenities that reflect the needs of our Town, and sustainable resources.

Recommendation:

Staff recommends the Planning Commission forward a recommendation of approval to the Town Board, of the Lone Tree Annexation to the Town of Windsor and the Establishment of Zoning, subject to any outstanding Planning Commission and Staff comments being addressed.

CC:

Kim Emil, Deputy Town Attorney
Scott Ballstadt, Director of Planning
Doug Roth, Civil Engineer IV

Attachments:

1. Lone Tree Annexation - PETITION
2. Lone Tree Annexation - ANNEXATION MAP
3. Ordinance No. 2024-XXXX - Lone Tree Annexation
4. Resolution No. 2023-23 Initiating Annexations Proceedings for Lone Tree Annexation
5. Resolution No. 2024-46 - Findings for Lone Tree Annexation
6. Lone Tree Annexation - STAFF PRESENTATION - PC_8.21.2024

ANNEXATION PETITION

C.R.S. 31-12-107(1)

(I, We) the landowner(s) of more than 50% of the territory, excluding public streets and alleys, described as

A PLAT OF A PARCEL OF LAND IN THE COUNTY OF LARIMER, COLORADO, LOCATED IN THE EAST 1/2 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 20200007033 OF THE LARIMER COUNTY RECORDS TOGETHER WITH A PORTION OF LARIMER COUNTY ROAD 32E AND LARIMER COUNTY ROAD 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13;
THENCE S00°22'19"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE EXTENDED OF LARIMER COUNTY ROAD 32E ALSO BEING THE NORTHWESTERLY CORNER OF WELD COUNTY ROAD 13 ANNEXATION RECORDED AT RECEPTION NO. 4795237 OF THE WELD COUNTY RECORDS AND THE NORTHEASTERLY CORNER OF LARIMER COUNTY ROAD 1 ANNEXATION RECORDED AT RECEPTION NO. 20220003231 OF THE LARIMER COUNTY RECORDS;

THENCE N89°59'54"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE EXTENDED AND THE NORTHERLY LINE OF SAID LARIMER COUNTY ROAD 1 ANNEXATION, A DISTANCE OF 60.00 FEET TO THE NORTHEASTERLY CORNER OF KYGER ANNEXATION RECORDED AT RECEPTION NO. 20150006188 OF THE LARIMER COUNTY RECORDS AND THE NORTHWESTERLY CORNER OF SAID LARIMER COUNTY ROAD 1 ANNEXATION ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID LARIMER COUNTY ROAD 32E;

THENCE N89°59'54"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTHERLY LINE OF SAID KYGER ANNEXATION, A DISTANCE OF 1240.74 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE N00°09'40"W ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE N00°09'00"W ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2207.38 FEET TO THE SOUTHWESTERLY CORNER OF THE TREE FARM SUBDIVISION RECORDED ON AUGUST 23, 1999 AT RECEPTION NO. 99075167 AND AS MONUMENTED AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY RECORDED ON JANUARY 22, 2021 AT RECEPTION NO. 20210008386;

THENCE ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES:

1. THENCE S56°42'40"E, A DISTANCE OF 333.92;
 2. THENCE S36°44'40"E, A DISTANCE OF 503.55 FEET;
 3. THENCE S65°11'10"E, A DISTANCE OF 562.61 FEET;
 4. THENCE N00°08'20"E, A DISTANCE OF 65.34 FEET;
 5. THENCE S84°48'40"E, A DISTANCE OF 47.89 FEET;
 6. THENCE S65°03'10"E ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE EXTENDED, A DISTANCE OF 175.25 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;
- THENCE S00°21'35"E ALONG SAID EAST LINE, A DISTANCE OF 1371.64 FEET TO THE POINT OF BEGINNING.

COUNTY OF LARIMER, STATE OF COLORADO.

containing 51.389 acres more or less,

allege the following to be true and correct:

The perimeter of the proposed annexation has a distance of 6,628.32 feet, of which 1300.74 feet are contiguous to the existing TOWN limits of the TOWN OF WINDSOR. A minimum of 1/6 of the perimeter of the proposed annexation is contiguous to the TOWN OF WINDSOR.

We further allege:

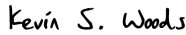
1. It is desirable and necessary that said territory be annexed to the TOWN OF WINDSOR.
2. A community of interest exists between the said territory and the TOWN OF WINDSOR.
3. Said territory is urban or will be urbanized in the near future.
4. Said territory is integrated or capable of being integrated with the TOWN OF WINDSOR.
5. No land held in identical ownership is divided into separate parcels unless the owner of said tract has consented in writing or joins in this Petition.
6. No land held in identical ownership comprises 20 acres and together with improvements had an assessed valuation in excess of \$200,000.00 in the year preceding the filing of this Petition.

7. No proceedings for annexation of the territory have been commenced for annexation to another municipality.

8. The signers hereof comprise the landowners of more than 50% of the territory proposed to be annexed exclusive of streets and alleys and are in fact owners of 100% of the hereinafter described property.

Therefore, the undersigned hereby request that the TOWN OF WINDSOR approve the annexation of the area described above and do herewith pay the required fees.

In addition to the annexation, the undersigned request the zoning of (ROL) Recreation and Open Lands for the above-described property.

Date	Owners Signature	Mailing Address
5/23/2023	DocuSigned by:  FABAA1BDFCD9428...	<u>9500 Civic Center Drive, Thornton, Co. 80229</u>

S:\D\ENGINEERING\TECH SERVICES\TWP 12-777\1 KING SURVEY\NO\33-3 - DONE - ANNEXATION\ANNEXATION.DWG\ONE TREE ANNEXATION MAP 100.DWG

LONE TREE ANNEXATION

TO THE TOWN OF WINDSOR
A PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARIMER, STATE OF COLORADO

DESCRIPTION:

A PLAT OF A PARCEL OF LAND IN THE COUNTY OF LARIMER, COLORADO, LOCATED IN THE EAST 1/2 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF THAT PARCEL OF LAND AS DESCRIBED AT RECEPTION NO. 20200007033 OF THE LARIMER COUNTY RECORDS TOGETHER WITH A PORTION OF LARIMER COUNTY ROAD 32E AND LARIMER COUNTY ROAD 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 13;
THENCE S00°22'19"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE EXTENDED OF LARIMER COUNTY ROAD 32E ALSO BEING THE NORTHWESTERLY CORNER OF WELD COUNTY ROAD 13 ANNEXATION RECORDED AT RECEPTION NO. 4795237 OF THE WELD COUNTY RECORDS AND THE NORTHEASTERLY CORNER OF LARIMER COUNTY ROAD 1 ANNEXATION RECORDED AT RECEPTION NO. 20220003231 OF THE LARIMER COUNTY RECORDS;
THENCE N89°59'54"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE EXTENDED AND THE NORTHERLY LINE OF SAID LARIMER COUNTY ROAD 1 ANNEXATION, A DISTANCE OF 60.00 FEET TO THE NORTHEASTERLY CORNER OF KYGER ANNEXATION RECORDED AT RECEPTION NO. 20150006188 OF THE LARIMER COUNTY RECORDS AND THE NORTHWESTERLY CORNER OF SAID LARIMER COUNTY ROAD 1 ANNEXATION ALSO BEING THE SOUTHERLY RIGHT OF WAY LINE OF SAID LARIMER COUNTY ROAD 32E;
THENCE N89°59'54"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTHERLY LINE OF SAID KYGER ANNEXATION, A DISTANCE OF 1240.74 FEET TO THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
THENCE N00°09'40"W ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF THE EAST ONE-HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13;
THENCE N00°09'00"W ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 2207.38 FEET TO THE SOUTHWESTERLY CORNER OF THE TREE FARM SUBDIVISION RECORDED ON AUGUST 23, 1999 AT RECEPTION NO. 99075167 AND AS MONUMENTED AS SHOWN ON THE ALTA/NSPS LAND TITLE SURVEY RECORDED ON JANUARY 22, 2021 AT RECEPTION NO. 20210008386;
THENCE ALONG THE SOUTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES:
1. THENCE S56°42'40"E, A DISTANCE OF 333.92;
2. THENCE S36°44'40"E, A DISTANCE OF 503.55 FEET;
3. THENCE S65°11'10"E, A DISTANCE OF 562.61 FEET;
4. THENCE N00°08'20"E, A DISTANCE OF 65.34 FEET;
5. THENCE S84°48'40"E, A DISTANCE OF 47.89 FEET;
6. THENCE S65°03'10"E ALONG SAID SOUTHERLY LINE AND THE SOUTHERLY LINE EXTENDED, A DISTANCE OF 175.25 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;
THENCE S00°21'35"E ALONG SAID EAST LINE, A DISTANCE OF 1371.64 FEET TO THE POINT OF BEGINNING.

COUNTY OF LARIMER, STATE OF COLORADO.

THE ABOVE PARCEL CONTAINS 2,238,488 SQUARE FEET OR 51.389 ACRES, MORE OR LESS.

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREON, HAVE CAUSED SUCH LAND TO BE ANNEXED AND MASTER PLANNED AS INDICATED ON THIS PLAT UNDER THE NAME OF LONE TREE ANNEXATION, IN COMPLIANCE WITH TOWN OF WINDSOR REGULATIONS AND BY CONTRACTUAL AGREEMENT, THE LANDOWNERS SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS THE _____ DAY OF _____, 20____

OWNER

BY: _____
KEVIN S. WOODS, CITY MANAGER,
CITY OF THORNTON, COLORADO

NOTARIAL CERTIFICATE

STATE OF COLORADO)
)ss.
COUNTY OF ADAMS)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____, THIS
_____ DAY OF _____, 20____

MY COMMISSION EXPIRES: _____
(SEAL) NOTARY PUBLIC

LEGEND

- = FOUND ALIQUOT CORNER AS NOTED
- — — = SECTION LINE
- — — — — = PROPERTY BOUNDARY
- — — — — = RIGHT OF WAY LINE
- — — — — = ADJOINING PROPERTY LINE
- = FOUND #5 REBAR WITH 2" ALUMINUM CAP, P.L.S. 9644
- ▲ = FOUND #5 REBAR WITH NO CAP
- = FOUND #4 REBAR WITH 1.25" YELLOW PLASTIC CAP, P.L.S. 38479
- = FOUND #4 REBAR WITH NO CAP

ENGINEERING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____

DEPUTY DIRECTOR OF ENGINEERING

PLANNING DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____

DIRECTOR OF PLANNING

TOWN MANAGER'S APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____

TOWN MANAGER

PUBLIC WORKS DEPARTMENT APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____

DIRECTOR OF PUBLIC WORKS

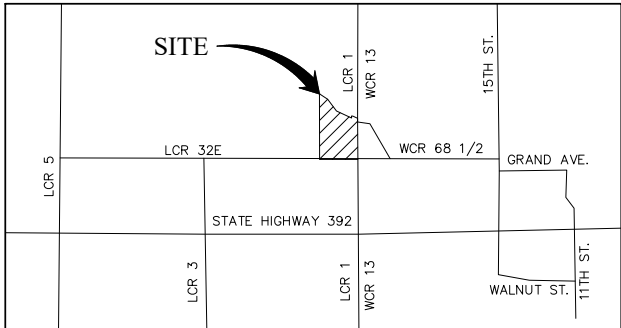
NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

CONTIGUITY STATEMENT

TOTAL PERIMETER TO BE ANNEXED = 6,628.32 FEET
ONE SIXTH TOTAL PERIMETER = 1,104.72 FEET
TOTAL BOUNDARY CONTIGUOUS TO WINDSOR CITY LIMITS = 1,300.74 FEET = 20%
TOTAL ANNEXATION ACREAGE = 51.389 ACRES, MORE OR LESS

////// DENOTES CONTIGUOUS BOUNDARY



VICINITY MAP
SCALE: 1" = 3000'

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT AN ANNEXATION MAP OF THE PROPERTY DESCRIBED HEREIN WAS APPROVED BY ORDINANCE NO. _____ OF THE TOWN OF WINDSOR PASSED AND ADOPTED ON THE _____ DAY OF _____, 20____, A.D. AND THAT THE MAYOR OF THE TOWN OF WINDSOR, AS AUTHORIZED BY SAID ORDINANCE, ON BEHALF OF THE TOWN OF WINDSOR, HEREBY ACKNOWLEDGES AND ADOPTS THE SAID ANNEXATION MAP UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

MAYOR ATTEST: _____
TOWN CLERK

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON. (13-80-105 C.R.S. 2019)
- BASIS OF BEARINGS BEING THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN AS BEARING S00°21'35"E, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2670.10 FEET, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- THIS MAP IS FOR ANNEXATION PURPOSES ONLY. THIS IS NOT A LAND SURVEY PLAT AND NO MONUMENTS WERE SET.
- THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE U.S. SURVEY FOOT.
- PROPOSED EASEMENTS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE CITY OF THORNTON TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, THE CITY OF THORNTON RELIED UPON LAND TITLE GUARANTEE COMPANY POLICY NO. OX25170660.1944567 WITH A POLICY DATE OF JANUARY 31, 2020 AT 5:00 P.M.
- FIELD WORK WAS COMPLETED JANUARY 24, 2022.
- REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF LARIMER COUNTY COLORADO WITH THE EXCEPTION OF DOCUMENTS THAT ARE IN WELD COUNTY AS DESIGNATED BY A STAR.

* = WELD COUNTY PUBLIC RECORDS

SURVEYOR'S STATEMENT

I, STEVEN A. DYNES, A COLORADO LICENSED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS MAP OF LAND TO BE ANNEXED TO THE TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID ANNEXATION, HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

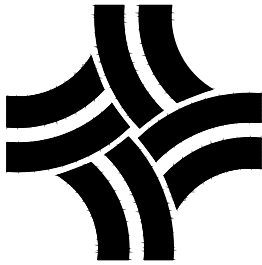
I FURTHER STATE THAT NOT LESS THAN ONE-SIXTH OF THE PERIMETER OF THE AREA PROPOSED TO BE ANNEXED IS CONTIGUOUS TO THE BOUNDARY LINE OF THE TOWN OF WINDSOR, COUNTY OF LARIMER, STATE OF COLORADO.

FOR REVIEW ONLY

FOR AND ON BEHALF OF THE CITY OF THORNTON
STEVEN A. DYNES, COLORADO REGISTERED LAND SURVEYOR #24949

SHEET INDEX

SHEET 1 - COVER
SHEET 2 - MAP



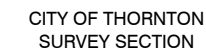
CITY OF THORNTON
SURVEY SECTION

INFRASTRUCTURE
DEPARTMENT
INFRASTRUCTURE
ENGINEERING
SECTOR
ENGINEERING SERVICES
DIVISION
12450 WASHINGTON STREET
THORNTON, COLORADO
80241
(720) 977-6210

LONE TREE ANNEXATION FOR
THE CITY OF THORNTON
9500 CIVIC CENTER DR.
THORNTON, CO 80229

REV	DATE	DESCRIPTION
CAD DWG FILE: LONE TREE ANNEXATION MAP 100.DWG		
DRAWN BY: BZ		
DATE: 5/10/2023		
CHECKED BY: SD		
DESIGNED BY:		
SHEET TITLE		
COVER		
SHEET 1 OF 2		

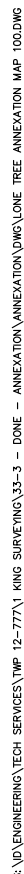
**A PART OF THE EAST 1/2 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN
COUNTY OF LARIMER, STATE OF COLORADO**



**LONE TREE ANNEXATION FOR
THE CITY OF THORNTON
9500 CIVIC CENTER DR.
THORNTON, CO 80229**

CAD DWG FILE: LONE TREE ANNEXATION MAP 100.DWG
DRAWN BY: BZ
DATE: 5/10/2023
CHECKED BY: SD
DESIGNED BY:

	SHEET TITLE
	MAP
	SHEET 2 OF 2



TOWN OF WINDSOR

ORDINANCE NO. 2024 – XXXX

AN ORDINANCE APPROVING THE LONE TREE ANNEXATION TO THE TOWN OF WINDSOR PURSUANT TO THE COLORADO MUNICIPAL ANNEXATION ACT OF 1965

WHEREAS, the Town of Windsor (“Town”) is a Colorado home rule municipality, with all powers and authority vested under Colorado law; and

WHEREAS, the Town Clerk has received a final amended Annexation Petition dated May 23, 2023, seeking annexation of certain real property described therein and proposed as the “Lone Tree Annexation to the Town of Windsor”; and

WHEREAS, the Town has complied in all respects with the requirements of law, including conducting required public hearings pursuant to statutory notice and making required findings of fact, which findings are incorporated herein by this reference; and

WHEREAS, following public hearing, the Planning Commission has recommended the approval of the Lone Tree Annexation to the Town of Windsor; and

WHEREAS, based upon the record and the findings of fact previously made, the Town Board has determined that no election is required for annexation; and

WHEREAS, the proposed Lone Tree Annexation to the Town of Windsor is depicted and legally described in the Lone Tree Annexation to the Town of Windsor Map, a reduced copy is attached and incorporated herein by this reference as Exhibit A; and

WHEREAS, the Town Board is prepared to approve the Lone Tree Annexation to the Town of Windsor as provided in Title 31, Article 12 of the Colorado Revised Statutes (“C.R.S.”).

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. The Lone Tree Annexation to the Town of Windsor, legally described in Exhibit A, is hereby approved.

Section 2. The property within the Lone Tree Annexation to the Town of Windsor is hereby given a zoning designation of Recreation and Open Lands (ROL), in accordance with Article I of Chapter 16 of the Windsor Municipal Code.

Section 3. The Town Clerk shall comply with the requirements of Sec. 31-12-113 (2) (a), C.R.S.

Introduced, passed on first reading, and ordered published this ____ day of _____, 2024.

TOWN OF WINDSOR, COLORADO

Julie Cline, Mayor

ATTEST:

Karen Frawley, Town Clerk

[Seal]

Introduced, passed on second reading, and ordered published this ____ day of _____, 2024.

TOWN OF WINDSOR, COLORADO

Julie Cline, Mayor

ATTEST:

Karen Frawley, Town Clerk

[Seal]

TOWN OF WINDSOR

RESOLUTION NO. 2023-23

A RESOLUTION INITIATING ANNEXATION PROCEEDINGS FOR THE LONE TREE ANNEXATION TO THE TOWN OF WINDSOR, COLORADO

WHEREAS, the Town Clerk has received an Annexation Petition dated May 23, 2023 ("Petition"), and an Annexation Map ("Map") both attached hereto and incorporated herein by reference, seeking annexation of certain real property described therein and proposed as the "Lone Tree Annexation" to the Town of Windsor; and

WHEREAS, the Town Board desires to accept the Petition and initiate annexation proceedings in accordance with the requirements of the *Windsor Municipal Code* and the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

The filing of the aforementioned Petition is hereby accepted, and annexation proceedings for the Lone Tree Annexation to the Town of Windsor are hereby initiated.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this 12th day of June, 2023.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk



TOWN OF WINDSOR

RESOLUTION NO. 2024-46

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT CONCERNING THE LONE TREE ANNEXATION TO THE TOWN OF WINDSOR, COLORADO; DETERMINING SUBSTANTIAL COMPLIANCE WITH SECTION 31-12-101, *ET SEQ.*, C.R.S., "THE MUNICIPAL ANNEXATION ACT OF 1965"; AND ESTABLISHING DATES FOR PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION AND THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO

WHEREAS, the Town Clerk has received an Annexation Petition dated May 23, 2023 ("Petition"), a copy of which is attached hereto and incorporated herein, seeking annexation of certain real property described therein and proposed as the "Lone Tree Annexation"; and

WHEREAS, pursuant to the Municipal Annexation Act of 1965 ("Act"), the Town Board is required to determine whether or not the Petition is in substantial compliance with the requirements of the Act; and

WHEREAS, The Town Board found substantial compliance with Section 31-12-107(1), C.R.S. when annexation proceedings were initiated on June 12, 2023, by Resolution No. 2023-23; and

WHEREAS, upon such determination, the Town Board is required to set public hearing dates in accordance with the Act's requirements.

NOW, THEREFORE, IT IS FOUND AND RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. Pursuant to Section 31-12-107, Colorado Revised Statutes ("C.R.S."), the Petition has been filed with the Town Clerk for the annexation of certain real property known as the "Lone Tree Annexation", more fully and particularly described within the Petition.

Section 2. The Town Board finds that the Petition is in substantial compliance with Section 31-12-107(1), C.R.S.

Section 3. In accordance with the Town Board's determination, public hearings shall be held before the Planning Commission and the Town Board to determine if the proposed annexation complies with Section 30 of article II of the state constitution and Sections 31-12-104 and 105, C.R.S.

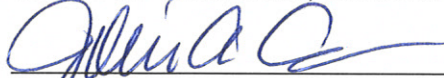
Section 4. A public hearing is hereby set before the Planning Commission at 7:00 p.m. on August 21, 2024, at Windsor Town Hall, 301 Walnut Street, Windsor, Colorado.

Section 5. A public hearing is hereby set before the Town Board at 7:00 p.m. on Monday, August 26, 2024, at Windsor Town Hall, 301 Walnut Street, Windsor, Colorado.

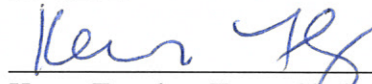
Section 6. The Town Clerk, or her designee, shall give notice of the aforesaid hearings in compliance with the Act.

Upon motion duly made, seconded, and carried, the foregoing Resolution was adopted this 8th day of July, 2024.

TOWN OF WINDSOR, COLORADO


Julie Cline, Mayor

ATTEST:


Karen Frawley, Town Clerk





Lone Tree Annexation and Establishment of Zoning

Kimberly Lambrecht, Senior Planner

Planning Commission – August 21, 2024



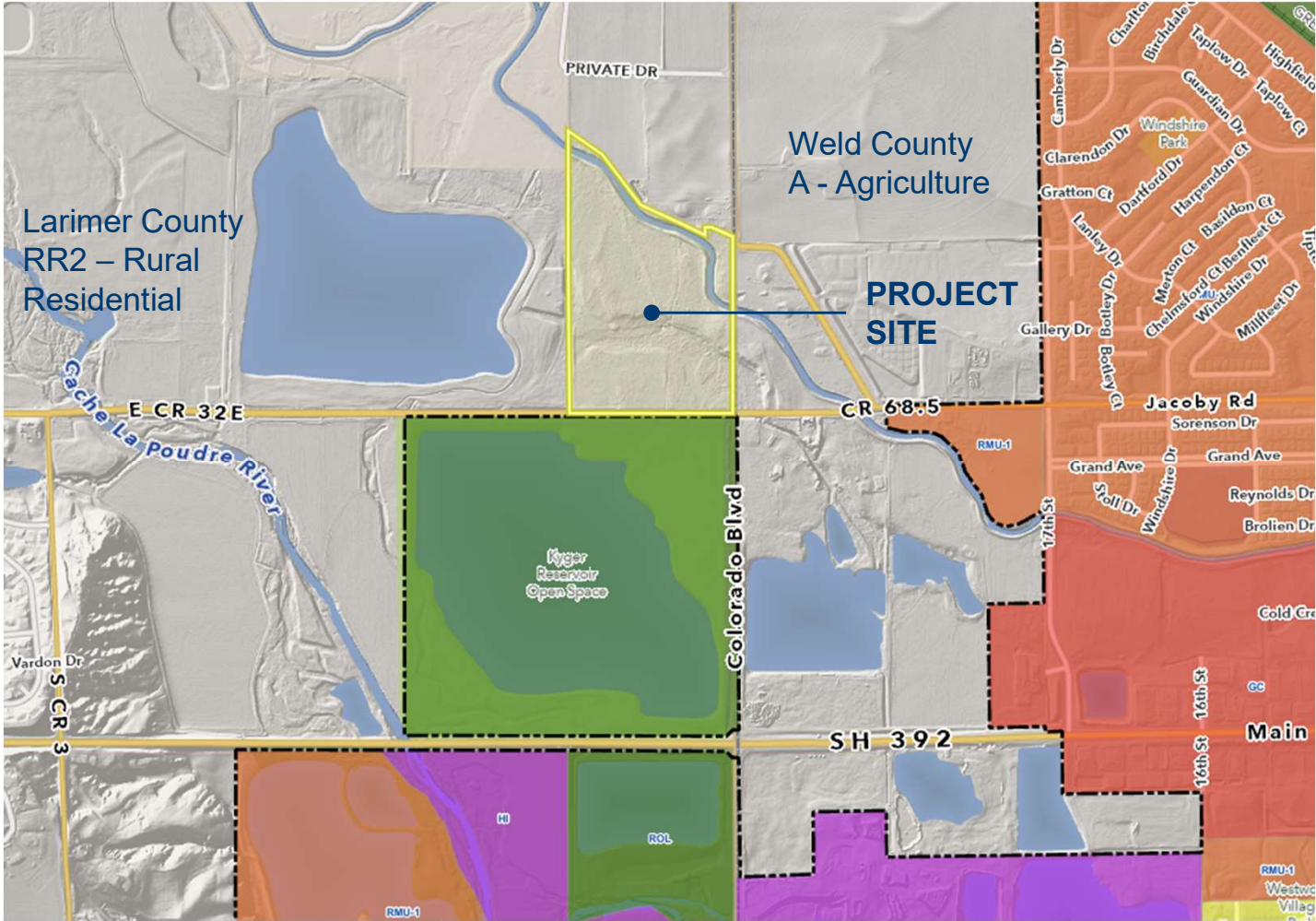
Annexation

In accordance with the Colorado Municipal Annexation Act of 1965, as amended, and **Section 14-2-30 - Annexation** of the Town of Windsor Municipal Code:

The purpose of this Article is to establish a procedure to bring land under the jurisdiction of the Town in compliance with the Colorado Municipal Annexation Act of 1965, as amended...



Vicinity Map





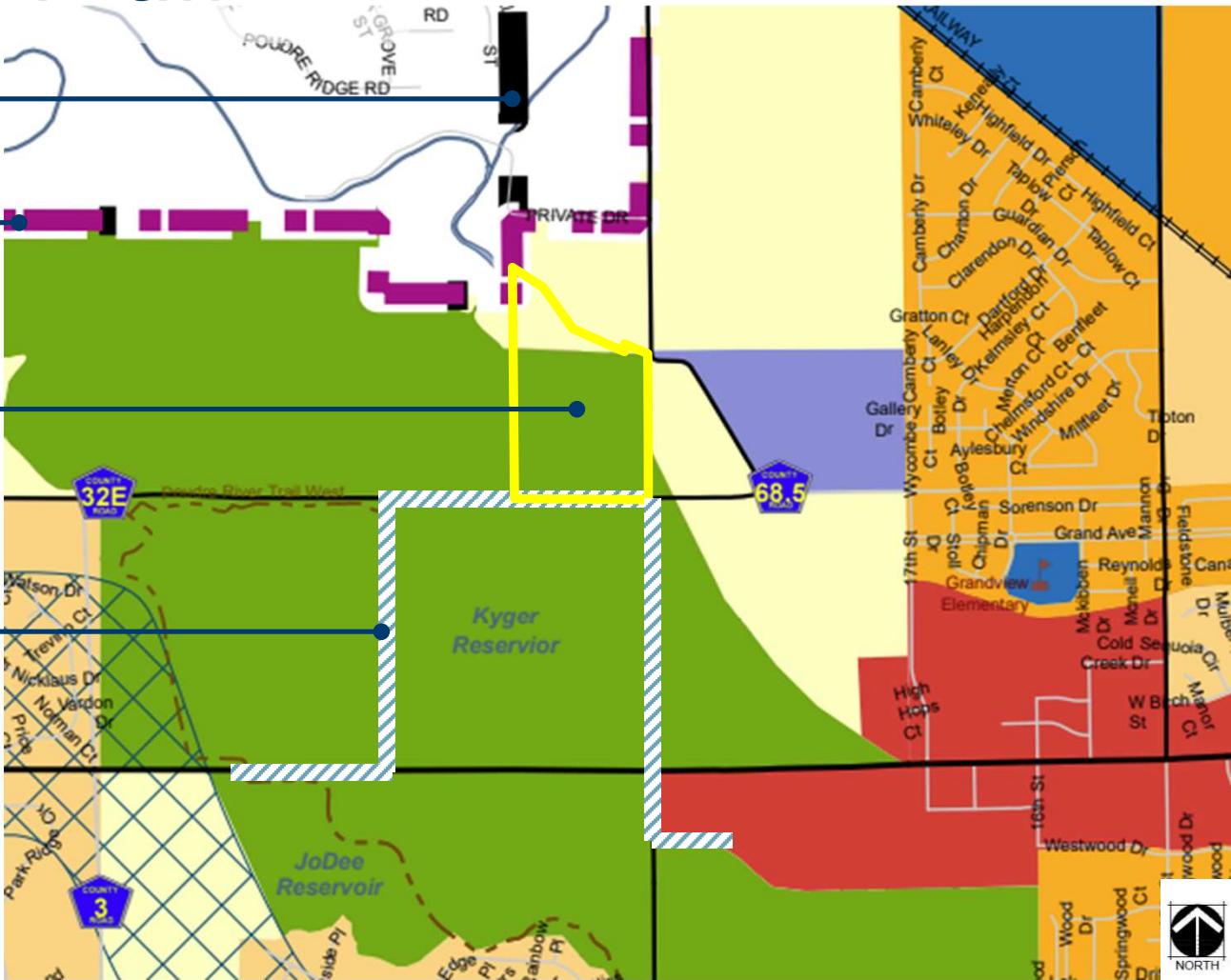
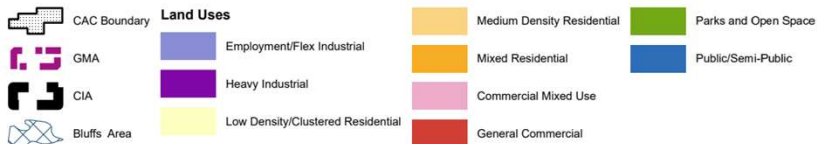
Land Use Plan

COMMUNITY
INFLUENCE AREA

TOWN
GMA

PROJECT
SITE

TOWN
LIMITS







Annexation

In accordance with the ***Colorado Municipal Annexation Act of 1965***, as amended, and ***Section 14-2-30 of the Town of Windsor Municipal Code***.

Sec. 14-2-30. Annexation.

The purpose of this Article is to establish a procedure to bring land under the jurisdiction of the Town in compliance with the Colorado Municipal Annexation Act of 1965, as amended...

Review Criteria:

- Contiguity
- Within the GMA
- Supported by Strategic Plan
- Comply with Comp Plan
- Comply with IGA
- Able to be served by Town Infrastructure

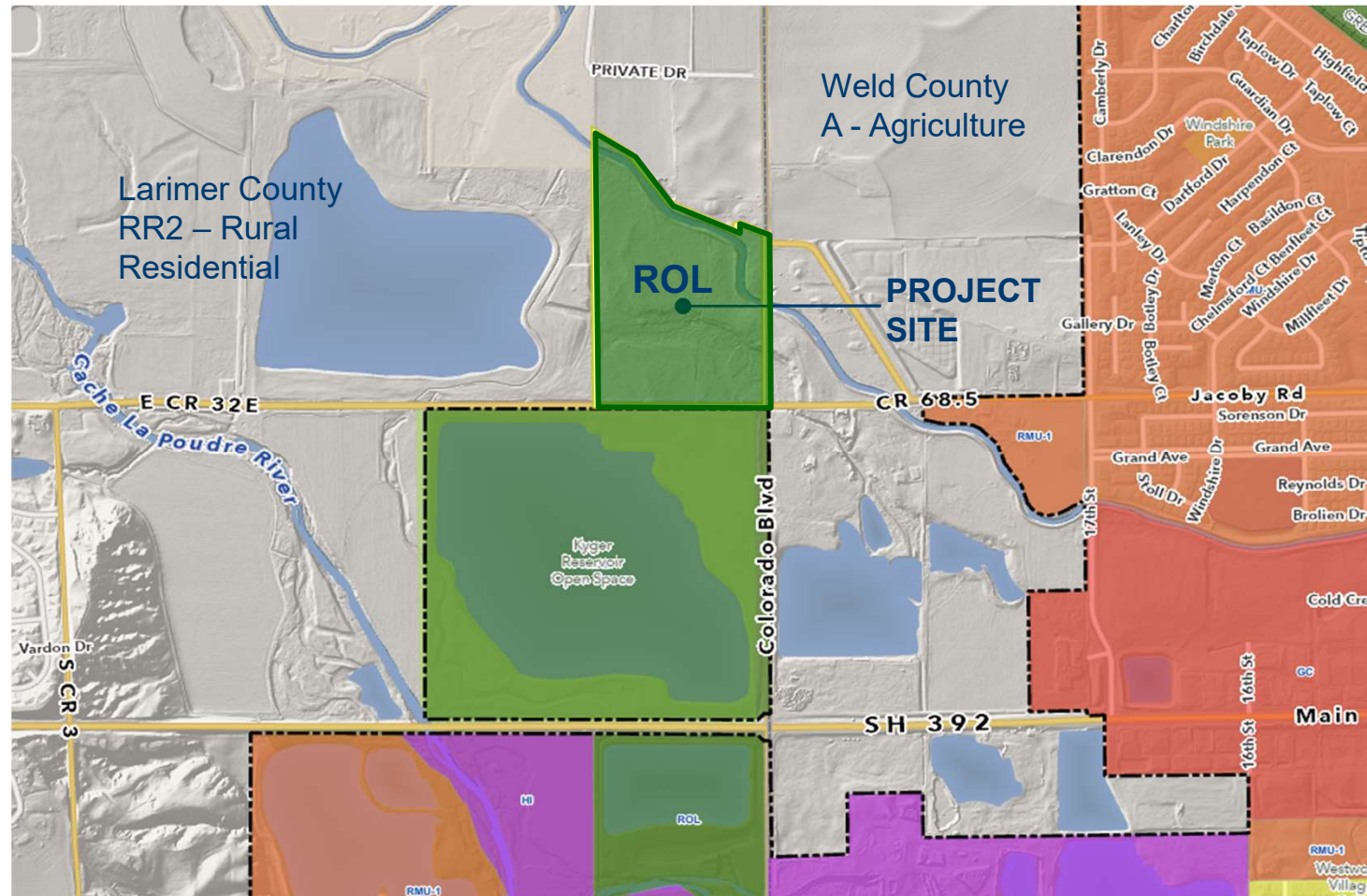


Annexation: Establishment of Zoning

Proposed Zoning: **Recreation and Open Lands (ROL)**

which is in general
accordance with the
current Land Use Map

-  ER Estate Residential
-  SF-1 Single Family Residential
-  MF Multi-Family Residential
-  RMU-1 Residential Mixed Use-One
-  CB Central Business District
-  NC Neighborhood Commercial
-  GC General Commercial
-  PUD Planned Unit Development
-  LI Limited Industrial
-  HI Heavy Industrial
-  ROL Recreation & Open Lands





Strategic Plan

TOWN OF WINDSOR STRATEGIC PLAN – 2022-2027

VISION: Windsor is the hub of Northern Colorado; a safe, unique and special community that offers diverse cultural and recreation opportunities. Windsor is recognized as a regional leader that demonstrates fiscal responsibility, environmental stewardship, and strategic excellence.

Focus Area: Strategic Growth

Windsor is committed to responsible and purposeful growth of our community through a **connected transportation system**, land use policies, **open space preservation, services and amenities** that reflect the needs of our Town, and sustainable resources.



Comprehensive Plan

TOWN OF WINDSOR COMPREHENSIVE PLAN – Adopted March 2024

VISION: As a community, we envision a safe, sustainable, and thriving Town that prioritizes a high quality of life through *thoughtful growth* and development, fostering a sense of community, and *responsible stewardship of its natural resources and open space*.

- Supported by Ten (10) Guiding Principles
- Includes a Parks and Open Space Land Use Category, which aligns with the Recreation and Open Lands (ROL) Zoning
- Transportation Plan

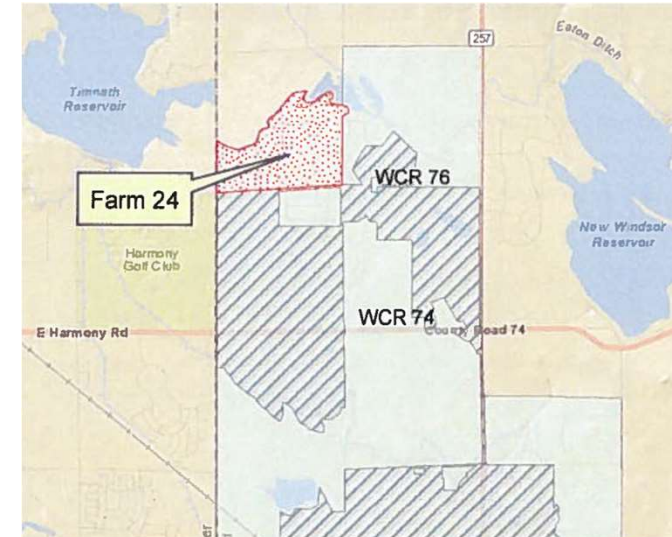
FUTURE LAND USE PLAN	
PARKS & OPEN SPACE	
KEY CHARACTERISTICS • Intended as accessible public amenities for residents and the broader community.	SUGGESTED DENSITY RANGE N/A
	ALIGNMENT WITH CURRENT ZONING Recreation and open lands (ROL)
LAND USE MIX	
RECREATIONAL • Primary uses: Active and passive recreation, sports facilities and fields, golf courses, gathering spaces associated with athletics, greenways and trails, community gardens, undeveloped natural areas, conservation easements • Secondary uses: Temporary mineral extraction sites, such as gravel mining	



Intergovernmental Agreements

2018:

The initial IGA between the City of Thornton and the Town of Windsor regarding the annexation of the Thornton Farm 24 property to the Town. This property was annexed in 2018, and is a part of the Thornton Pipeline project. The property is owned by the City of Thornton, and is zoned Residential Mixed Use One (RMU-1).



2023:

Second Intergovernmental Agreement (IGA) between the City of Thornton and the Town of Windsor dated May 8, 2023. This IGA brought the **Lone Tree** property into the discussion, and provided an opportunity to facilitate the realignment of WCR 13.



Timeline

June 12, 2023 – Resolution No. 2023-23: Initiating the Annexation Proceedings

July 8, 2024 – Resolution No. 2024-46: Findings of Fact were made, Application Complete, Set Public Hearing Dates

June 27, 2024 – Neighborhood Meeting

August 21, 2024 – Planning Commission (Public Hearing)

August 26, 2024 – Town Board First Reading (Public Hearing)

September 9, 2024 – Town Board Second Reading



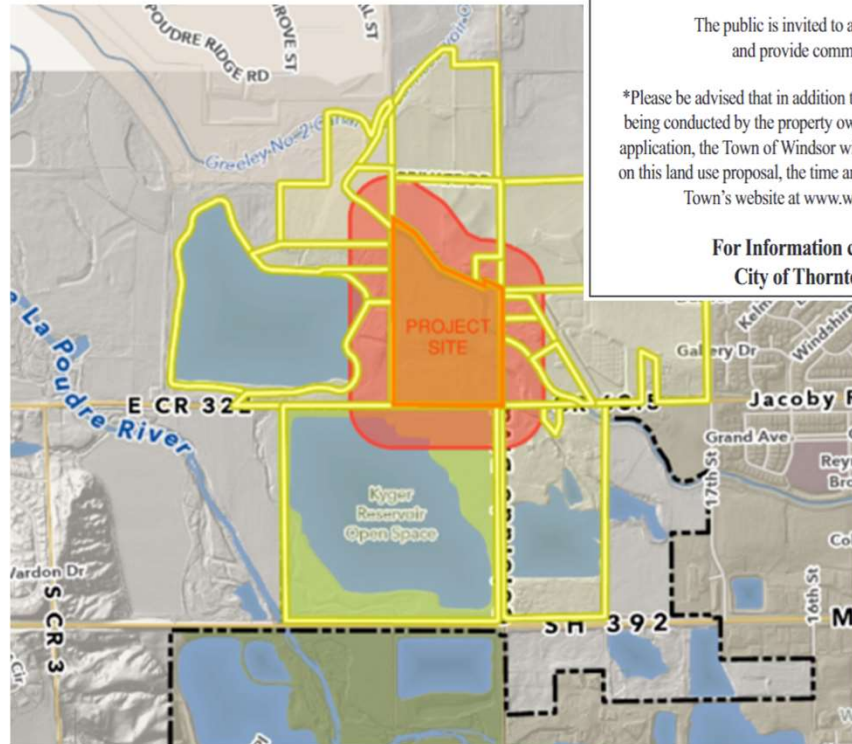
Neighborhood Meeting

June 27, 2024

Community Recreation Center:

- June 12, 2024 – Letters sent to surrounding property owners
- June 14, 2024 – Ad published in the newspaper

(8) Neighbors in attendance



Notice of Neighborhood Meeting

Presentation of:

Lone Tree Annexation to the Town of Windsor

51.389 acres located on the north side of Larimer County Road 32E, and west of where Colorado Boulevard (LCR 1/WCR 13) would extend (directly north of the Kyger Reservoir).

The meeting will be held at the

Windsor Recreation Center

Buckeye/Redwood Room

(enter through the main entrance)

250 North 11th Street, Windsor, CO 80550

Thursday, June 27, 2024 • 6:00 P.M.

The public is invited to attend, receive information, and provide comments on the proposal.

*Please be advised that in addition to this neighborhood meeting which is being conducted by the property owner/applicant of this specific land use application, the Town of Windsor will also hold at least one public hearing on this land use proposal, the time and date of which shall be posted on the Town's website at www.windsorgov.com in the future.

**For Information call: James Koehler,
City of Thornton, 720-977-6209**



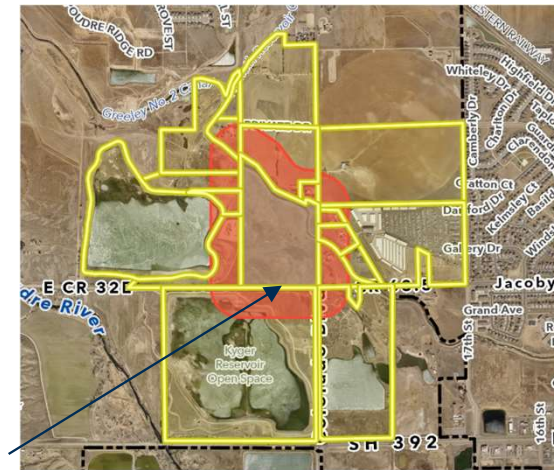
Notifications: Public Hearings

July 18, 2024 – Sign Posted on Site
July 19, 2024 – Mailed Notice to SPO
July 19, 2024 – Posted to Website



July 19, 2024 – Published Legal Notices (Greeley Tribune)
July 26, 2024 – Published Legal Notices (Greeley Tribune)
August 2, 2024 – Published Legal Notices (Greeley Tribune)
August 9, 2024 – Published Legal Notices (Greeley Tribune)

Sign Location





Recommendation

Staff recommends the Planning Commission forward a recommendation of ***approval*** to the Town Board, of the Lone Tree Annexation to the Town of Windsor and the Establishment of Zoning to Recreation and Open Lands (ROL), subject to any outstanding Planning Commission and Staff comments being addressed.



Record

Staff requests that the following be entered into the record:

- Staff Memorandum
- Annexation Petition
- Annexation Map
- Resolution Initiating Annexation
- Resolution Setting Public Hearing Dates
- Recommendation



Annexation & Establishment of Zoning Review Considerations

- Annexation is a discretionary act by the Town Board
- Show Compliance with Annexation Act of 1965
- Show Consistency with Comprehensive Plan



Lone Tree Annexation and Establishment of Zoning

Thank you!



MEMORANDUM

Date: August 21, 2024
To: Planning Commission
From: Kimberly Lambrecht, Senior Planner
Re: Recommendation to Town Board - Lone Tree Annexation to the Town of Windsor and Establishment of Zoning - Kevin S. Woods (City Manager, City of Thornton), Owner; Jason Pierce (Thornton Water Project Director), Applicant/Representative
Item #: C.6.

Background / Discussion:

Please refer to the information and attachments found in the previous Public Hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends the Planning Commission forward a recommendation of approval to the Town Board, of the Lone Tree Annexation to the Town of Windsor and the Establishment of Zoning, subject to any outstanding Planning Commission and Staff comments being addressed.

CC:

Kim Emil, Deputy Town Attorney
Scott Ballstadt, Director of Planning
Doug Roth, Civil Engineer IV

Attachments: