

**CITY OF FORT COLLINS
ADMINISTRATIVE HEARING OFFICER
TYPE I ADMINISTRATIVE HEARING
FINDINGS, CONCLUSIONS AND DECISION**

HEARING OFFICER:

Joe Frank
Advance Planning Director

PROJECT NAME:

Wireless Telecommunication Facility
4620 South College Avenue

CASE NUMBER:

11-97E

APPLICANT:

U.S. West Corporation
C/O Bob Pryzbylo
S.B.A. - Wireless Solutions
7600 E. Arapahoe Road, Suite 315
Englewood, CO 80112

PROJECT DESCRIPTION:

Request to construct wireless telecommunications facility in the form of a 60 feet high monopole tower. The tower would feature nine antennas mounted in three arrays of three. Future capability for one additional set of nine antennas is also provided on the tower at a lower height. The tower also features a small Global Positioning Unit.

SUMMARY OF RECOMMENDATION AND DECISION:

Staff recommendation: Approval

Hearing Officer Decision: Approval

ZONING DISTRICT:

C, Commercial

NOTICE OF PUBLIC HEARING: Notice of public hearing was made on May 27, 1997 by mailing to property owners within 500 feet of the subject property.

The public hearing was advertised in the Coloradoan on May 29, 1997.

PUBLIC HEARING

After reviewing the Staff Report and recommendation, a public hearing was held on the subject application at 1:30 PM on June 10, 1997. The hearing was held in the main conference room at 281 North College Avenue, Fort Collins, Colorado.

HEARING TESTIMONY, WRITTEN COMMENTS AND OTHER EVIDENCE:

The following is a list of those who spoke at the meeting:

From the City:

Ted Shepard, Senior City Planner

From the applicant:

Bob Pryzbylo, S.B.A. - Wireless Solutions

From the Community:

None

Written Comments:

None

Community Concerns:

None

BACKGROUND

The Land Use Code defines "wireless telecommunications services facility" as any freestanding facility, building, pole, tower or structure used to provide only wireless telecommunication services, and which consists of, without limitation antennae, equipment and storage and other accessory structures used to provide wireless

telecommunication services. Section 3.8.13 of the Land Use Code provides the standards for wireless telecommunication equipment and facilities. The standards which apply to the subject application are as follows:

- 3.8.13(C)(1) - Setbacks.
- 3.8.13(C)(2) - Compatibility
- 3.8.13(C)(4) - Landscaping
- 3.8.13(C)(5) - Fencing.
- 3.8.13(C)(7) - Irrigation
- 3.8.13(C)(8) - Color
- 3.8.13(C)(9) - Lighting
- 3.8.13(C)(10) - Interference

A neighborhood information meeting was held on April 30, 1997. No concerns were raised at this meeting.

FINDINGS, CONCLUSIONS AND DECISION

FINDINGS AND CONCLUSIONS

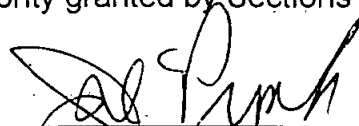
After reviewing the staff report and the record of the public hearing, the Hearing Officer makes the following findings and conclusions:

1. The proposed facility meet the Land Use Code definition of wireless telecommunication facility.
2. Wireless telecommunication facility is a permitted use in the C, Commercial District, subject to administrative review.
3. The application meets all applicable requirements of the Land Use Code.

DECISION

Based on the findings and conclusions, the request to construct wireless telecommunication facility in the form of a 60 feet high monopole tower, file #11-97E, is approved.

Dated this 16th day of June 1997, per authority granted by Sections 1.4.9(E) and 2.1 of the Land Use Code.



Joe Frank
Advance Planning Director