

**Staff Report**  
**Town of Collbran Communications Tower & Support Facilities**  
**Special Use Application**  
**Town of Collbran**  
**Board of Trustees Public Hearing**  
**Tuesday, April 16, 2024**

Report Date: 3/27/2024.

<b>Name of applicant.</b>	Town of Collbran
<b>Applicant Representative</b>	Melonie Matarozzo
<b>Address.</b>	1010 High St, Collbran, CO 81624
<b>Phone Number.</b>	970-487-3751 Telephone
<b>Property Owner.</b>	Town of Collbran
<b>Address.</b>	1010 High St, PO Box 387, Collbran, CO 81624
<b>Phone.</b>	970-487-3751 Telephone
<b>Location of property.</b>	5800 Peninsula Rd., Collbran, Colorado
<b>Zoning.</b>	P-Public
<b>Surrounding Zoning.</b>	<b>North</b> - Residential-1, <b>East</b> – Residential-1 & AFT - Unincorporated Mesa County, <b>South</b> – AFT - Unincorporated Mesa County, <b>West</b> – Residential-1
<b>Surrounding Land Uses.</b>	<b>North</b> – Residential, <b>East</b> – Residential, <b>South</b> - Road & Residential, <b>West</b> - Residential.
<b>Existing Use of Property.</b>	Park, Communications Facilities, Storage & Water Tank Site.
<b>Proposed Use of Property.</b>	Continuation of existing uses and addition of freestanding 40-foot communications tower, remodel of existing utility building, and installation of a backup generator. Existing guy-wire supported lattice tower to be removed.
<b>Existing Floor Square Footage.</b>	90 Sq. Ft..
<b>Required Off-street Parking.</b>	One and one-tenth (1 1/10) spaces. <b>Industrial Facilities.</b> One (1) space for every one thousand square feet (1,000 sq. ft.) of floor area or one and one-tenth (1 1/10) spaces per employee whichever results in more parking spaces.

<b>Parking Proposed.</b>	Existing area that has adequate room for at least one 9'x22' parking space.
<b>Minimum Required Lot Size.</b>	None
<b>Lot Size.</b>	6.61 Acres
<b>Maximum Building Height</b>	35 feet
<b>Required Setbacks.</b>	<b>Side Yard - 10 ft., Front - 20 ft., Rear - 20 ft.</b>
<b>Proposed Setbacks.</b>	<b>Front Yard – 524', Side Yard – 83' &amp; 430', Rear Yard – 40'</b>

**I. Vicinity Map**



**II. Description of the request**

The applicant is requesting a Special Use to construct a new free-standing 40-foot steel communications tower that will replace an existing on-site 35-40 feet high guy-wire supported steel tower. The present tower and guy-wires will be removed. Equipment on the existing tower will be relocated to the new tower. The current building will be remodeled as a support facility

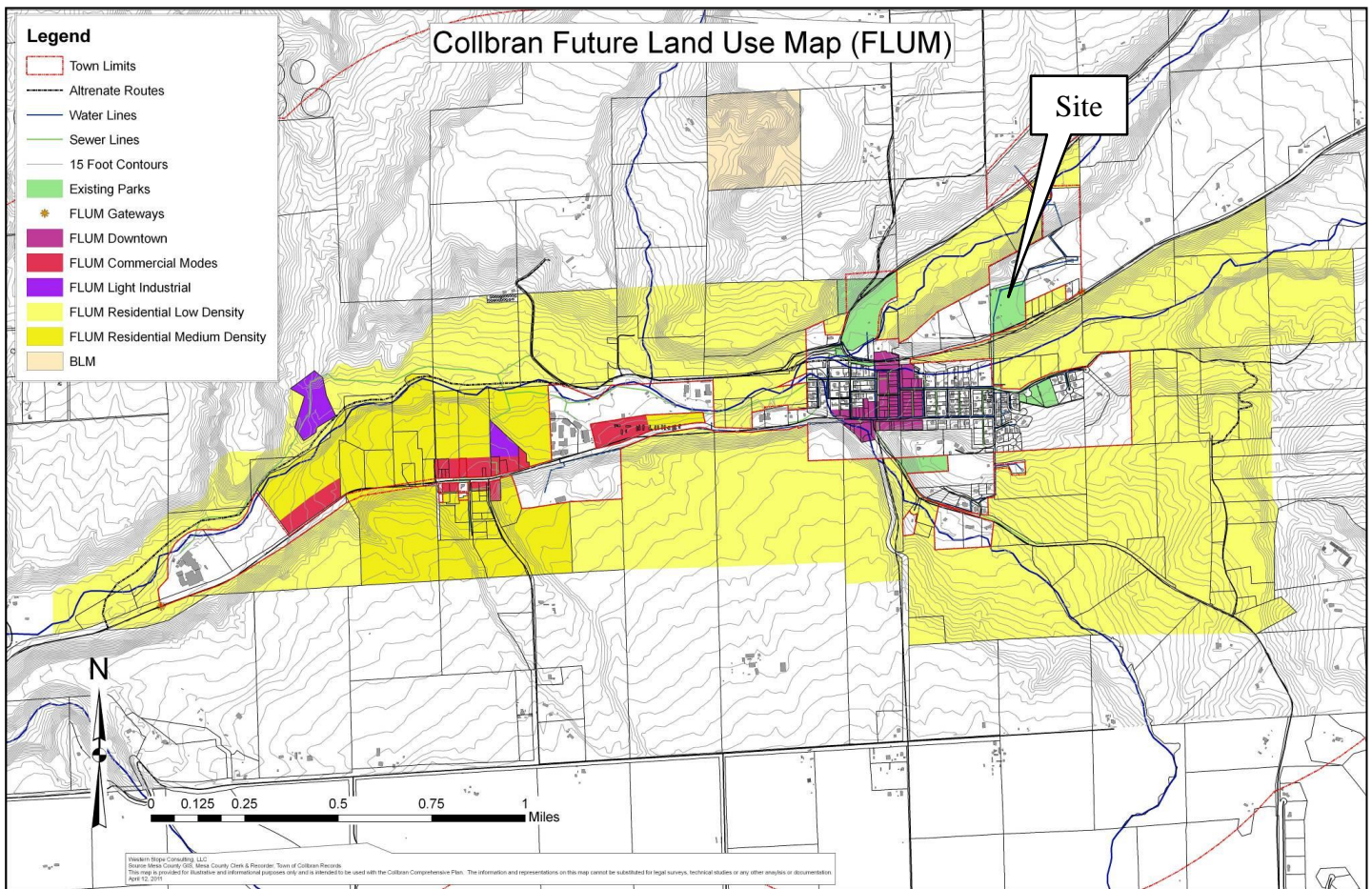
and will include installation of a back-up generator. No additional parking will be required because the tower and building are unmanned facilities. Periodically, employees will visit the site to perform routine maintenance and repairs. There is adequate parking available on the property adjacent to the tower and building available for communications facility maintenance personnel. Outdoor lighting for the building and the site will be directed to the point of use and will be kept to a minimum. Outdoor lighting will be downcast and will utilize motion sensor activation and not use “dusk to dawn sensors” so the facility will not be illuminated when personnel are not present. The FAA does not require tower lighting. The new tower is self-supporting and no support cables are necessary. There is an existing chain-link fence surrounding the building and tower location. At a future date, Collbran plans to expand the fence to surround the larger site, including the water tank to secure the location. An all-weather surface exists around the tower location and structure to minimize maintenance. The current gravel road serves as access to the facility. Existing power serves the site. No water or sewer service is required.

**III. Definition of Special Use.**

Section 15.02.020 Special Use. - Uses designated as Special Uses are contingent uses, which may or may not be appropriate in a particular location depending on the nature of the proposed use, its relationship to surrounding land uses and its impact on traffic capacities, potential environmental effects, and compatibility with the neighborhood. It is the intent of these Regulations to provide a review of Special Uses so that the community is assured that any proposed Special Uses are suitable for the proposed location and are compatible with the surrounding land uses. The Board of Trustees must consider a Special Use at a public hearing.



#### IV. Relationship to the Comprehensive Plan.



The subject property is shown on the Collbran Future Land-Use Map as “Existing Parks” and it is located within town limits and no change is proposed to the existing Public Zoning.

The following information comes from the Collbran comprehensive plan and includes only those sections relevant to this application.

### *Land Use*

#### **Vision**

The small compact community of Collbran desires to grow from the core outward in logical steps. Support for a compatible mix of land-use types helps build a vital community with a diversity of housing and sense of place for existing and new residents. Well-planned parks, open spaces and trails maintain quality of life and retain the community’s rural character. Carefully considered annexations in conformance with the Comprehensive Plan support managed cost-effective future growth.

Goal LU-7: New development should pay for all of its impact costs and not place a fiscal burden on the existing residents.

Policy LU-7B: New development should pay for all impact costs generated by the project including both on-site and off-site improvements.

Policy LU-7C: New development shall not decrease quantified existing levels of service and as necessary shall financially offset additional service costs generated by the development.

Policy LU-7D: Development will be required pay all costs necessary to extend and properly size utilities, roads and other infrastructure necessary to serve the project and extend infrastructure to property boundaries for future connections.

## ***Environment/Aesthetics***

### **Vision**

Protection of air, water, environmental quality and the scenic vistas in Collbran is an important objective for the Town and area residents. Ongoing efforts to maintain and improve these qualities include riparian corridor preservation, watershed protection, conservation of wildlife habitat and education about the benefits of all of these community assets.

Goal EA-4: Protect important ridgelines and viewsheds.

Policy EA-4A: Identify key ridgelines and viewsheds for protection.

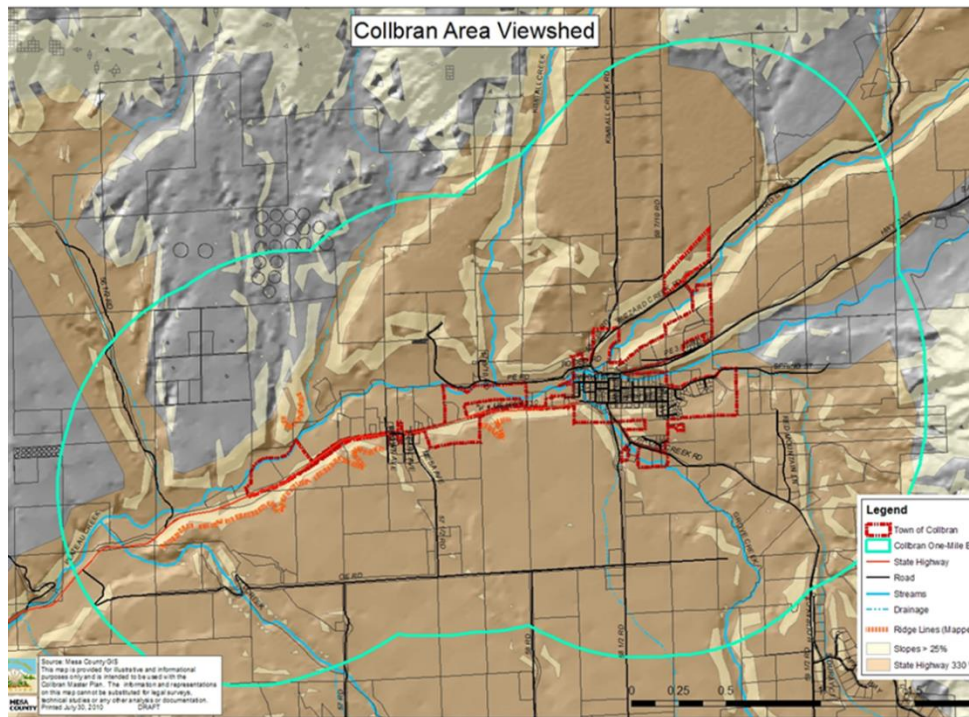
Policy EA-4B: Require setbacks from key ridgelines and in viewsheds to prevent visual impacts at those locations.

Policy EA-4C: Collbran will utilize standards for analysis and protection of ridgeline & viewsheds as part of the land-use review process.

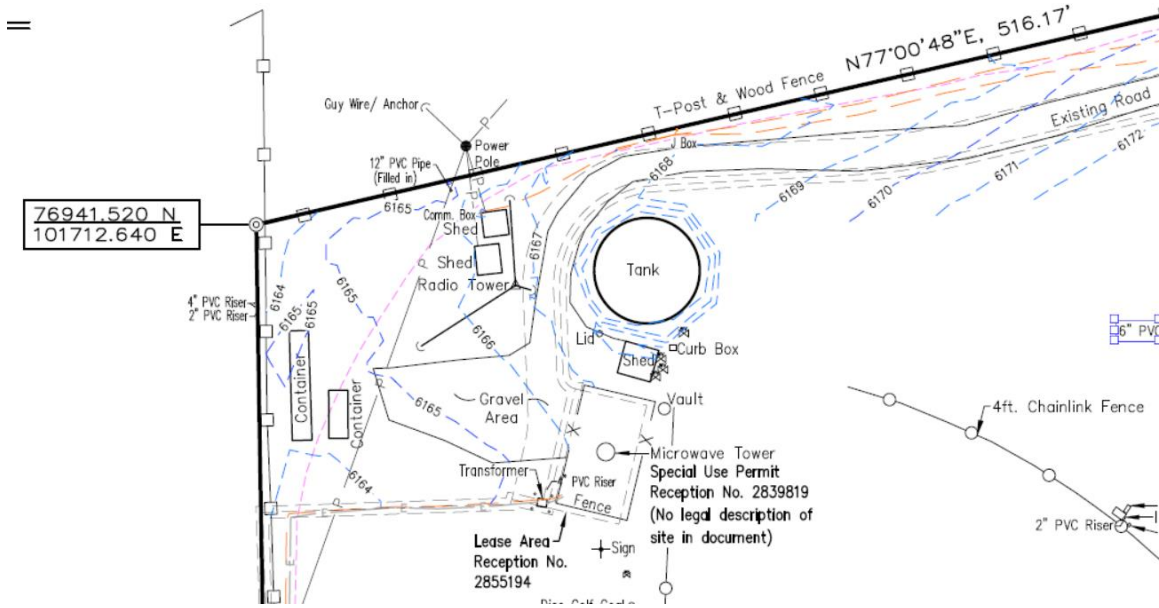
Policy EA-4D: Collbran may work with Mesa County on ridgeline and viewshed protection analysis and utilize available County mapping of sensitive ridgelines and/or view sheds.



**Site Images**



**Tower Area Site Plan**

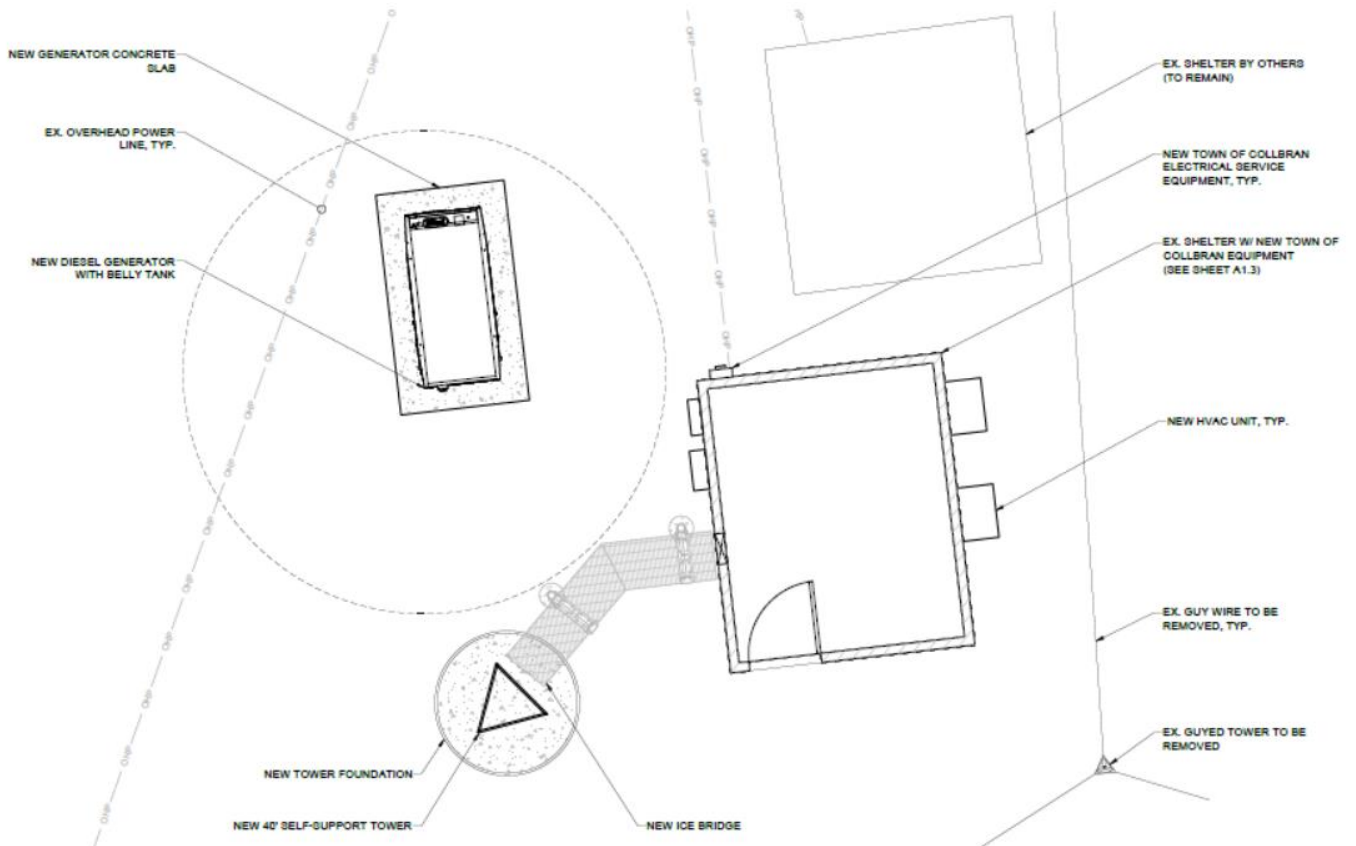
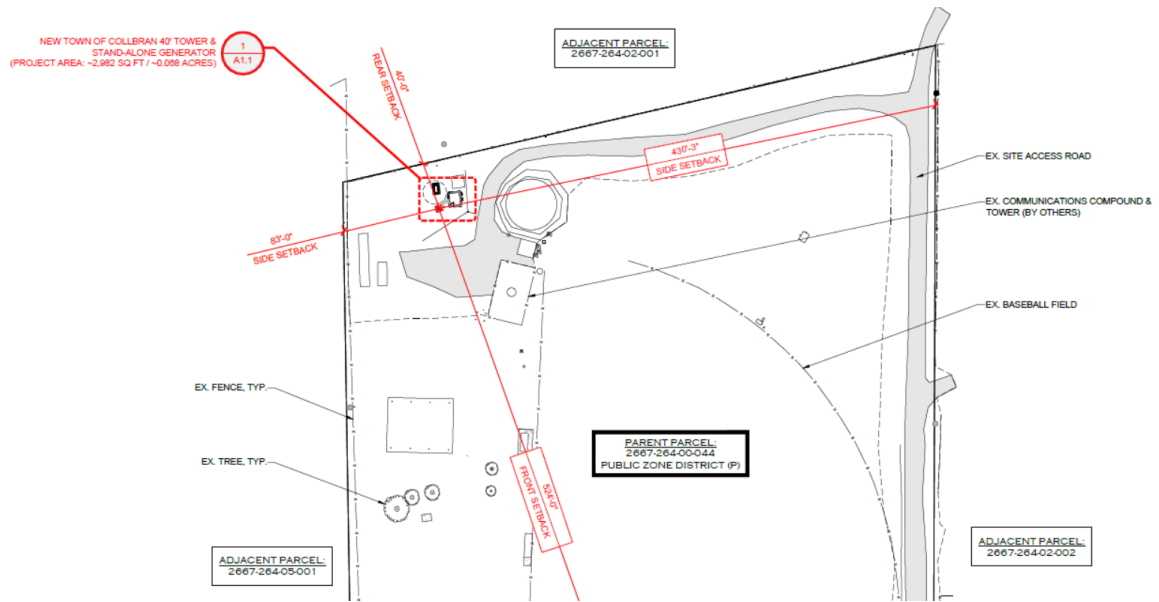


**View of Location**



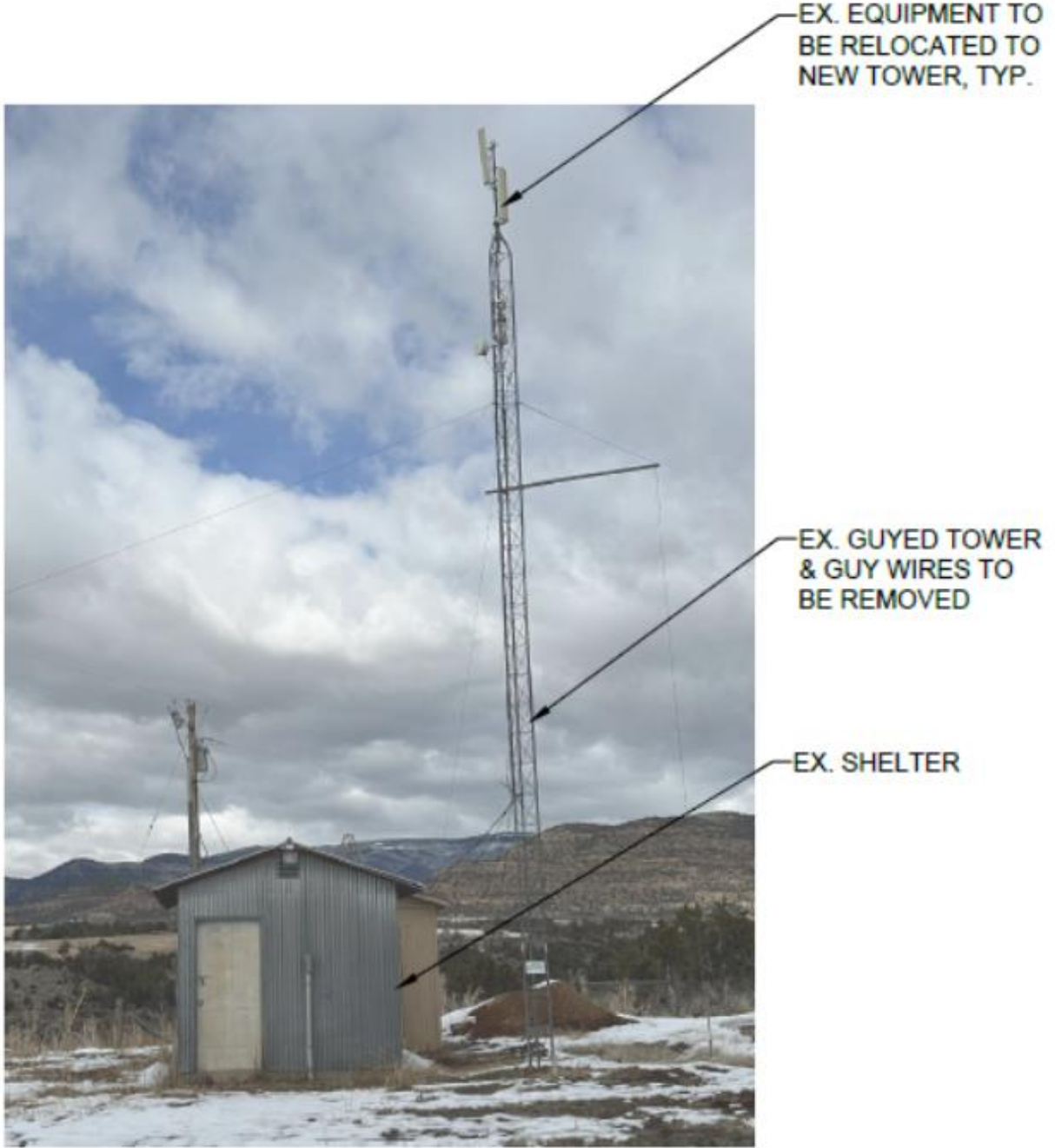


**Setbacks & Site Plan** – (Note: A Detailed Site Plan is Included Under Separate Cover)





Existing Facilities On Site



EX. EQUIPMENT TO  
BE RELOCATED TO  
NEW TOWER, TYP.

EX. GUYED TOWER  
& GUY WIRES TO  
BE REMOVED

EX. SHELTER

'A'

EX. SHELTER & TOWER PHOTO

#### IV. Review Comments:

##### Special Use Application

*Ingress and egress to the property.*

**Staff Comment** - Access is off County Road 330 into Gandhi Park on an existing roadway and is adequate for the proposed use. It is anticipated that the site will be visited periodically by a maintenance person. Very few vehicle trips will be generated by the proposed use.

*Off-street parking and loading areas.*

**Staff Comment** – Minimal parking is required for the proposed infrequent service/maintenance use. The municipal regulations require 1.1 parking spaces. The existing parking on site is more than adequate to accommodate current and future parking needs for the facility.

*Refuse and service areas.*

**Staff Comment** - The proposed facility will not require a refuse area. The applicant will have adequate refuse facilities for waste that might be generated during servicing/maintenance of the tower. The existing service building is self-contained and does not require any separate service area.

*Utilities.*

**Staff Comment** - Existing on-site utilities are adequate to serve the proposed communications tower. No additional utility services are proposed.

*Screening and buffering.*

**Staff Comment** - Screening of the tower is difficult, but the new self-supported tower will replace a current similar sized guy-wire supported structure. Removing the guy-wires will reduce the visual impacts to the view-shed. Use of a non-specular (reflective) surface on the new tower and attached equipment/antennas will minimize or eliminate reflection by sunlight or other light sources off the tower.

*Signs and Lighting.*

**Staff Comment** - The proposed tower will not be lit. Illumination is not required by the FAA. It is recommended that exterior lighting utilize motion sensor activation, is down-cast and directed to the point of use so that lighting serves the needs of the maintenance staff when they are there and will not remain on continuously during nighttime hours.

*Required yards and other open spaces.*

**Staff Comment** - The setbacks conform to the Public Zone District requirements.

*General compatibility with adjacent property and other property in the district.*

**Staff Comment** - The uses surrounding the subject property include the following:

- North - Residential.
- East - Residential.
- South - County Rd 330 & Residential.
- West - Residential.

The use will have a visual impact but replaces an existing guy-wire supported tower of similar size. Nearby the proposed new 40-foot tower is an existing 120-foot tower with a 10-foot lightning rod used by T-Mobile. Placement of the new tower on the northerly portion of the field will minimize visual impacts. It is recommended that all surfaces of the tower be non-reflective

including all antenna apparatus. As noted previously, the tower will not be lit so it will not be visible after dark.

*Drainage.*

**Staff Comment** - No significant change to the drainage in the area will be created by the proposed use.

**VI. Property Owners Within 200 feet of Subject Property (Obtained from Mesa County Assessor 3/27/24)**

Randel E. and Sharon E. White Living Trust  
5874 PE 3/10 Road  
Collbran, CO 81624

Glen M and Charlotte L Denton  
58850 PE 3/10 Road  
Collbran, CO 81624

Lori A Bruton  
588838 PE 3/10 Road  
Collbran, CO 81624

Michael Schenkelberg and Julie Mathias  
2111 Rodeo Road  
Collbran, CO 81624

Randall and Deborah Pettes  
58840 PE 3/10 Road  
Collbran, CO 81624

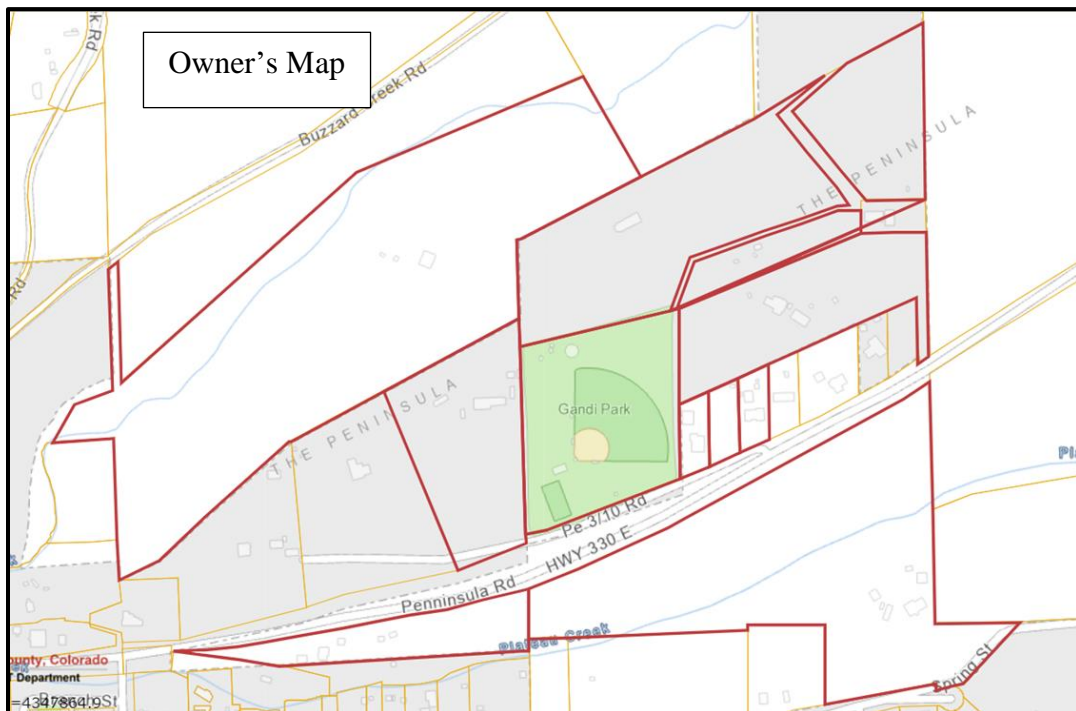
Thomas A and Julia A Cox  
59050 Spring Street  
Collbran, CO 81624

Kent and Tammy Hill  
58589 Highway 330 E.  
Collbran, CO 81624-9613

Mesa County Administration  
PO Box 20000  
Grand Junction, CO 81502-5001

John D and James W et al. Shiflett  
PO Box 162  
Rifle, CO 81650

Optimus Communications (leaseholder)  
288 28 Road  
Grand Junction, CO 81503





**VII. Review Agency Comments.**

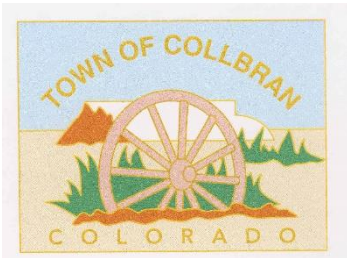
**Public Works.** - No comments received.

**Police Department.** - No comments received.

**VIII. Staff Recommendations.**

Staff recommends **APPROVAL** of the Town of Collbran Communications Tower Special Use application with the following conditions:

1. The tower and attached antennas shall have a non-specular dulled dark finish that will minimize or eliminate reflection. The color and type of matte/dulled surface shall be subject to approval of town staff prior to tower construction.
2. Exterior lighting shall utilize motion activated lighting, be down-cast and directed to the point of use to minimize lighting impacts while still allowing adequate lighting for security and support staff. Building and lighting plans shall be submitted to town staff for review and approval prior to construction.
3. The tower shall not be illuminated.
4. All representations made by the applicant in the application submittal and verbally before the Board of Trustees and identified in the meeting minutes are considered part of the application and binding on the applicant.



## Town of Collbran

1010 High Street  
PO Box 387  
Collbran, CO 81624

Phone: 970-487-3751  
Fax: 970-487-3380

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### NOTICE OF PUBLIC HEARING

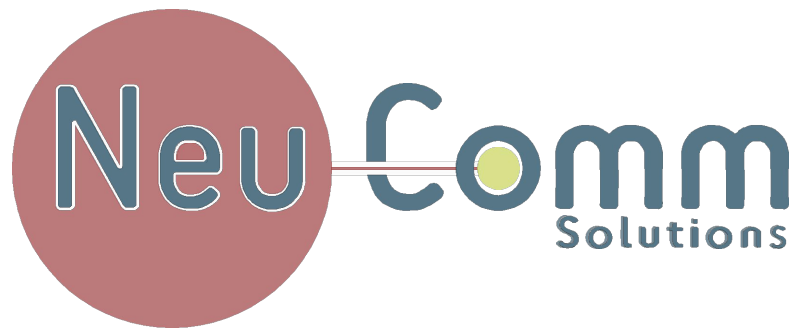
TAKE NOTICE that, pursuant to Chapter 15 of the Town of Collbran Municipal Code, the Town of Collbran Board of Trustees (the "Board") will hold a **Public Hearing** to consider **Special Use Permit Application** submitted by the **Town of Collbran** for a **40-foot communications tower** to be located at Gandi Park, 5800 Peninsula Road, Collbran, Colorado. This request is submitted pursuant to Chapter 15 of the Collbran Municipal Code as a Special Use in the Public Zone District.

ALL PERSONS AFFECTED by the proposed application are invited to appear and state their views, protests or support about the application verbally, in writing or both. If you cannot appear personally at such hearing, then you are urged to state your views by letter to the Board of Trustees for consideration in their decision to approve, conditionally approve or deny the request. The application may be reviewed at the Collbran Town Hall located at 1010 High Street, Collbran, Colorado during regular business hours, Monday through Friday, 9:00 a.m. to 5:00 p.m.

A PUBLIC HEARING on this application has been scheduled for the 16th day of April 2024 at 6:00 p.m., in the Collbran Town Hall, 1010 High Street, Collbran, Colorado.

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Melonie Matarozzo, Town Clerk



927 SALIDA WAY  
AURORA, CO 80011  
303.343.6544

ZONING  
NOT FOR CONSTRUCTION

# SITE NAME: TOWN OF COLLBRAN

**PROJECT:** GANDI PARK BROADBAND TOWER

**ADDRESS:** 5800 PENINSULA RD  
COLLBRAN, CO 81624

**SITE CONTACT:**

MELONIE MATOROZZO  
TOWN OF COLLBRAN  
970.487.3751  
TOWNMANAGER@TOWNOFCOLLBRAN.US

**PROJECT DESCRIPTION:**

INSTALLATION OF A NEW TOWN OF  
COLLBRAN OWNED 40' RADIO TOWER &  
STAND-ALONE GENERATOR.

**SITE ACCESS:**

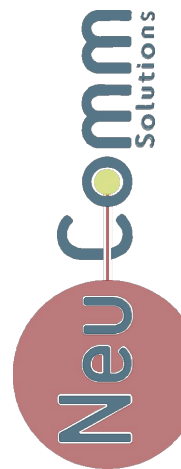
MUST SCHEDULE SITE VISITS, PRIOR TO  
ACCESSING SITE.

**PROJECT DATA:**

COUNTY:	MESA COUNTY
JURISDICTION:	TOWN OF COLLBRAN
PARCEL NUMBER:	2667-264-00-044
PROPERTY OWNER:	TOWN OF COLLBRAN 1010 HIGH ST. PO BOX 387 COLLBRAN, CO 81624
ADDRESS:	
ZONING DISTRICT:	PUBLIC
ACREAGE:	6.61
LEGAL DESCRIPTION:	BEG 365FT N OF SW COR SE4SE4 SEC 26 9S 95W N 598.19FT N 78DEG08' E 517.78FT S 01DEG16' W 5 41.9FT S 70DEG40' W 453.1FT S 79DEG05' W 68.27FT TO BEG
OCCUPANCY TYPE:	U
NUMBER OF STORIES:	1
GOVERNING CODES:	2018 IBC, 2023 NEC

**SHEET LIST:**

T1	TITLE SHEET
1 OF 1	SURVEY
A1.0	OVERALL SITE PLAN
A1.1	DETAILED SITE PLAN
A1.2	DIMENSIONED SITE PLAN
A2.1	EXISTING & NEW NORTH ELEVATIONS
A2.2	EXISTING & NEW EAST ELEVATIONS

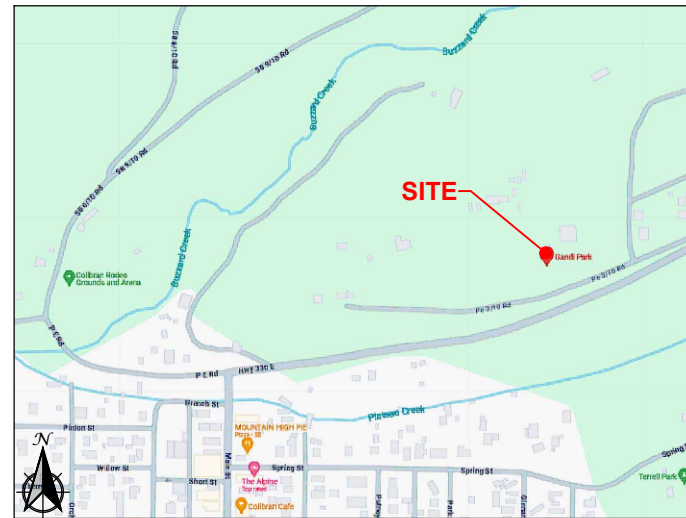


18168 EAST WEAVER DRIVE  
AURORA, CO 80016

**SITE PHOTO:**



**SITE MAP:**



**PROJECT TEAM:**

**CONSTRUCTION MANAGER:**

KAREN DIACK  
NEUCOMM SOLUTIONS  
303.829.0023  
KAREN@NEUCOMMSOLUTIONS.COM

**A&E MANAGER:**

ADAM DAILEY  
MOUNTAIN WIRELESS  
720.255.6089  
ADAILEY@MOUNTAINWIRELESS.COM

**SITE NAME:**

TOWN OF COLLBRAN

**SITE ADDRESS:**

5800 PENINSULA RD  
COLLBRAN, CO 81624

**PROJECT:**

GANDI PARK BROADBAND  
TOWER

**ISSUE PHASE:**

REVISION B

**ISSUE DATE:**

03.04.2024

**TITLE SHEET**

**T1**

SCALE SET FOR 24"X36" SHEET  
USE 1/2 SCALE FOR 11"X17" SHEET







NEW TOWN OF COLLBRAN 40' TOWER &  
STAND-ALONE GENERATOR  
(PROJECT AREA: ~2,982 SQ FT / ~0.068 ACRES)

1  
A1.1

ADJACENT PARCEL:  
2667-264-02-001

PARENT PARCEL:  
2667-264-00-044  
PUBLIC ZONE DISTRICT (P)

ADJACENT PARCEL:  
2667-264-02-002

ADJACENT PARCEL:  
2667-264-05-001

PARENT PARCEL LINE  
EX. RECREATIONAL FACILITIES

EX. FENCE, TYP.  
EX. TREE, TYP.

REAR SETBACK  
40'-0"

83'-0"  
SIDE SETBACK

430'-3"  
SIDE SETBACK

FRONT SETBACK  
524'-0"

EX. SITE ACCESS ROAD  
EX. COMMUNICATIONS COMPOUND &  
TOWER (BY OTHERS)  
EX. BASEBALL FIELD

PE 3/10 ROAD

**TOWN OF COLLBRAN SETBACKS**

LAND USE: P (PUBLIC)	
1. FRONT YARD:	20 FEET
2. REAR YARD:	20 FEET
3. SIDE YARD:	10 FEET

**MOUNTAIN WIRELESS**  
an ONVIMITY company  
927 SALIDA WAY  
AURORA, CO 80011  
303.343.6544

ZONING  
NOT FOR CONSTRUCTION

**NeuComm Solutions**  
18168 EAST WEAVER DRIVE  
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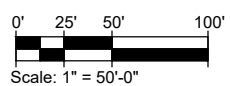
OVERALL SITE PLAN

A1.0

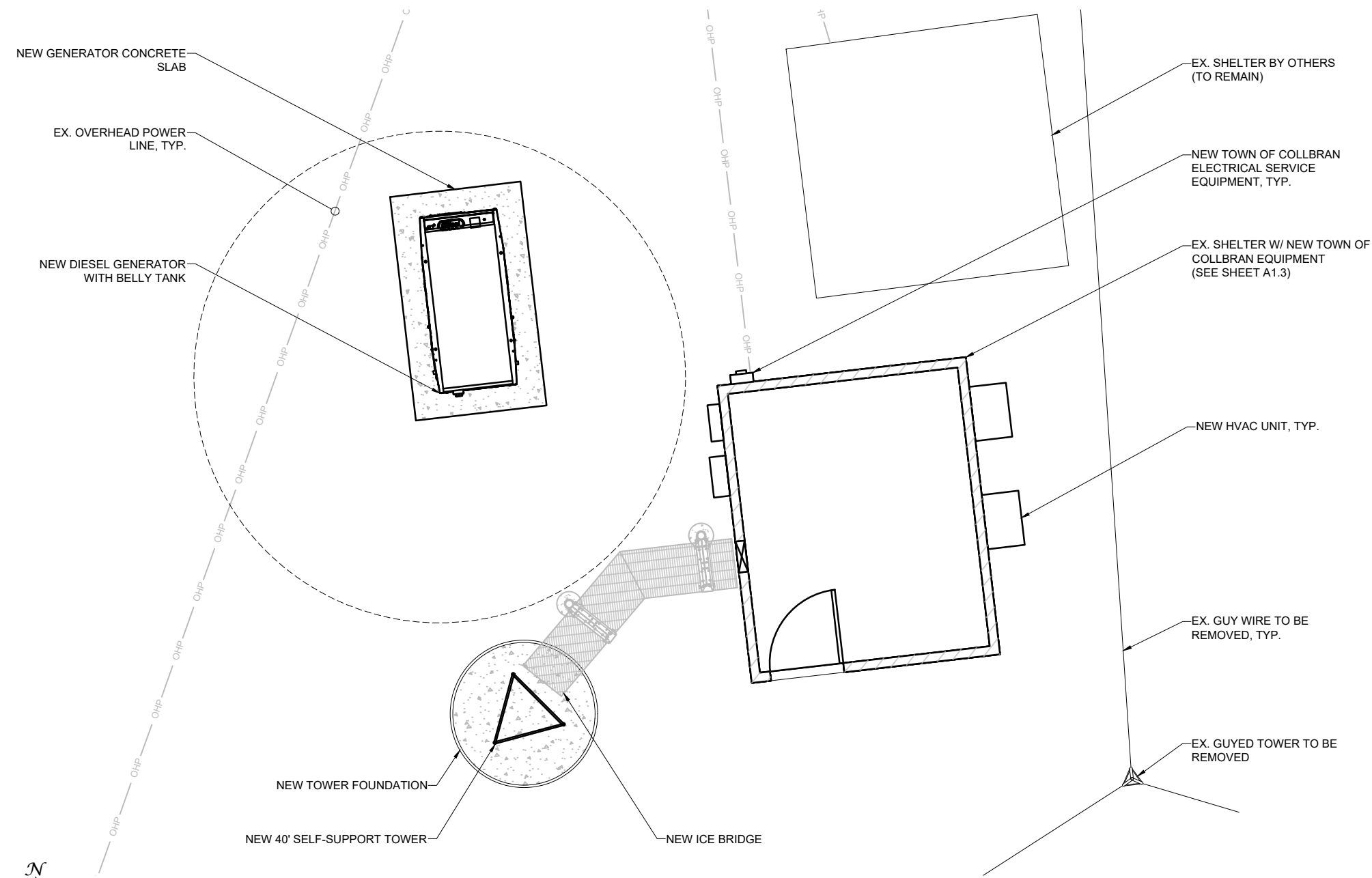
SCALE SET FOR 24"x36" SHEET  
USE 1/2 SCALE FOR 11"x17" SHEET



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



Scale: 1" = 50'-0"



'A'  
EX. SHELTER & TOWER PHOTO

EX. EQUIPMENT TO BE RELOCATED TO NEW TOWER, TYP.

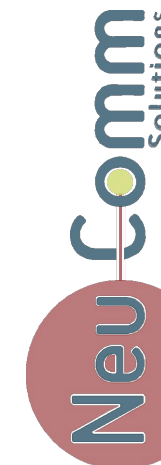
EX. GUYED TOWER & GUY WIRES TO BE REMOVED

EX. SHELTER



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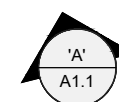
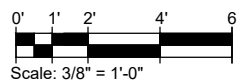
DETAILED SITE  
PLAN

**A1.1**

SCALE SET FOR 24"x36" SHEET  
USE 1/2 SCALE FOR 11"x17" SHEET

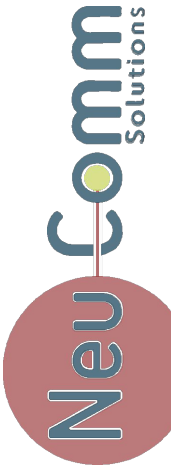


**1** DETAILED SITE PLAN  
SCALE: 3/8" = 1'-0"





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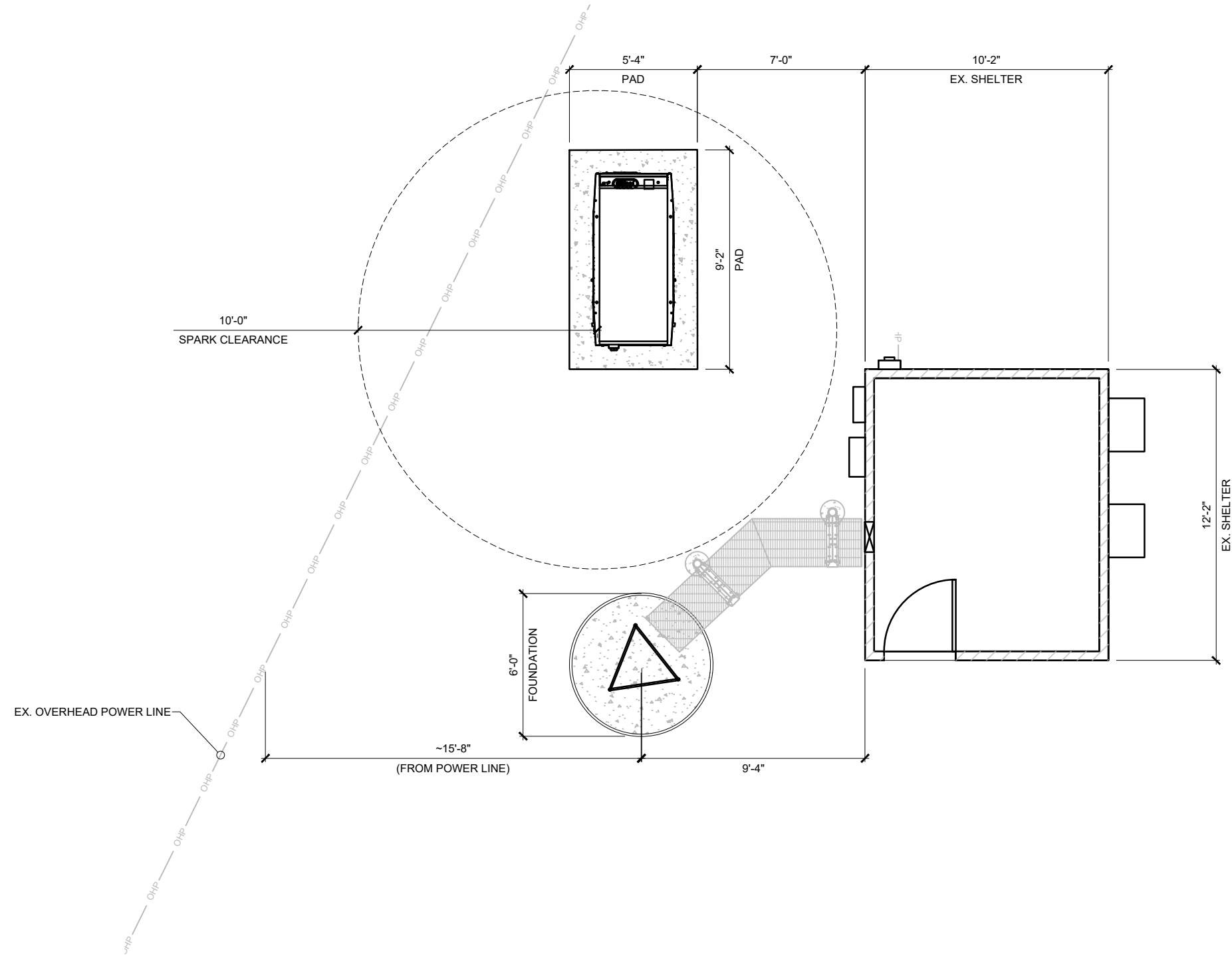
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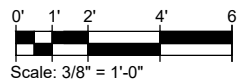
**DIMENSIONED SITE PLAN**

**A1.2**

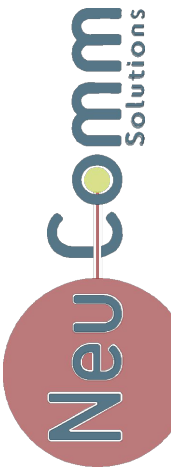
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USE 1/2 SCALE FOR 11"x17" SHEET



**1** DIMENSIONED SITE PLAN  
SCALE: 3/8" = 1'-0"



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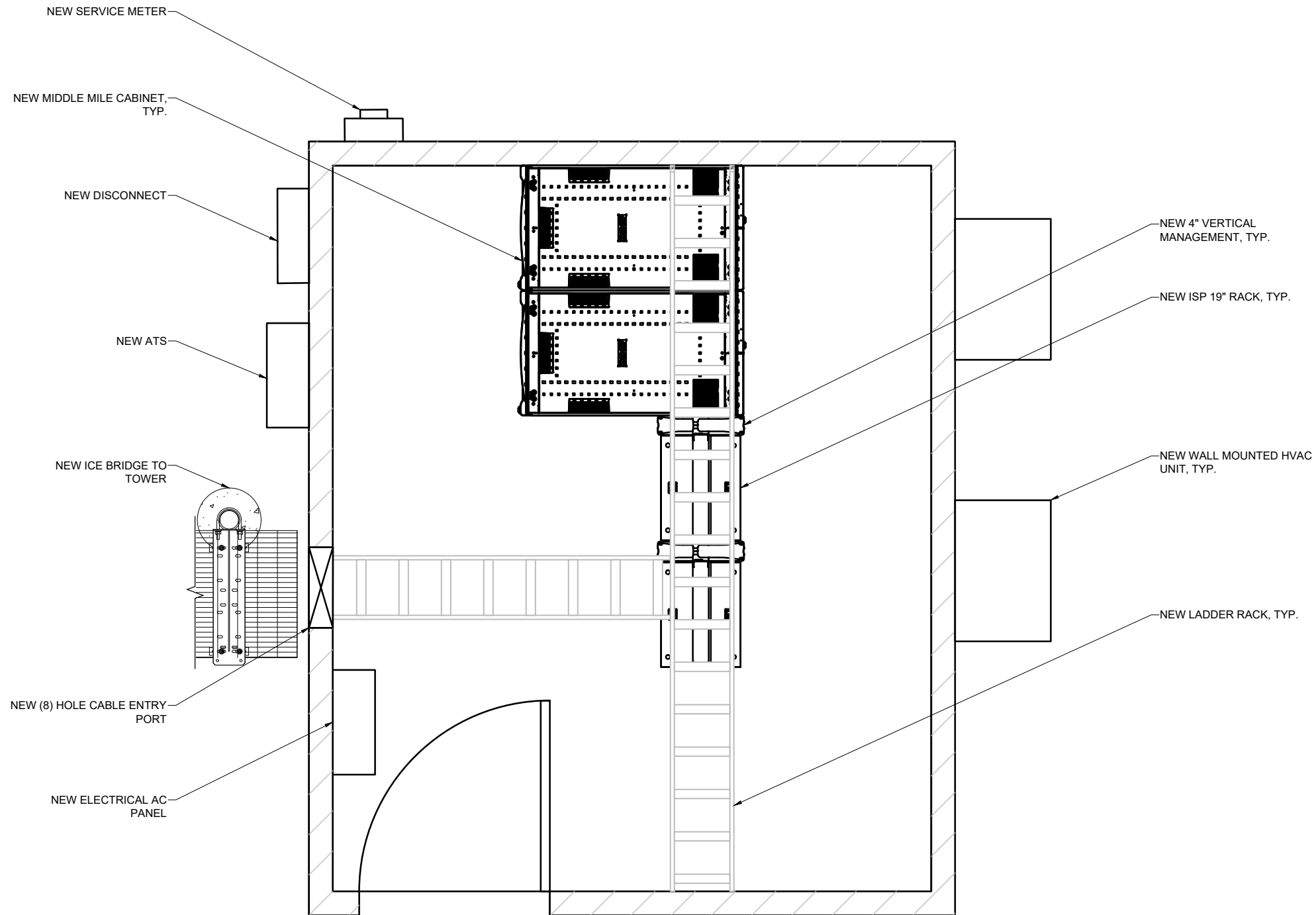
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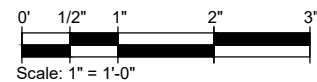
SHELTER LAYOUT

**A1.3**

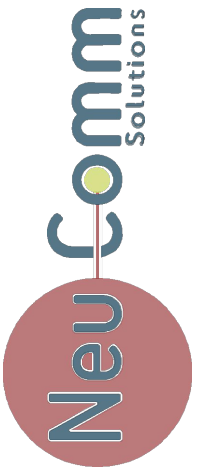
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**1 SHELTER LAYOUT**  
SCALE: 1" = 1'-0"



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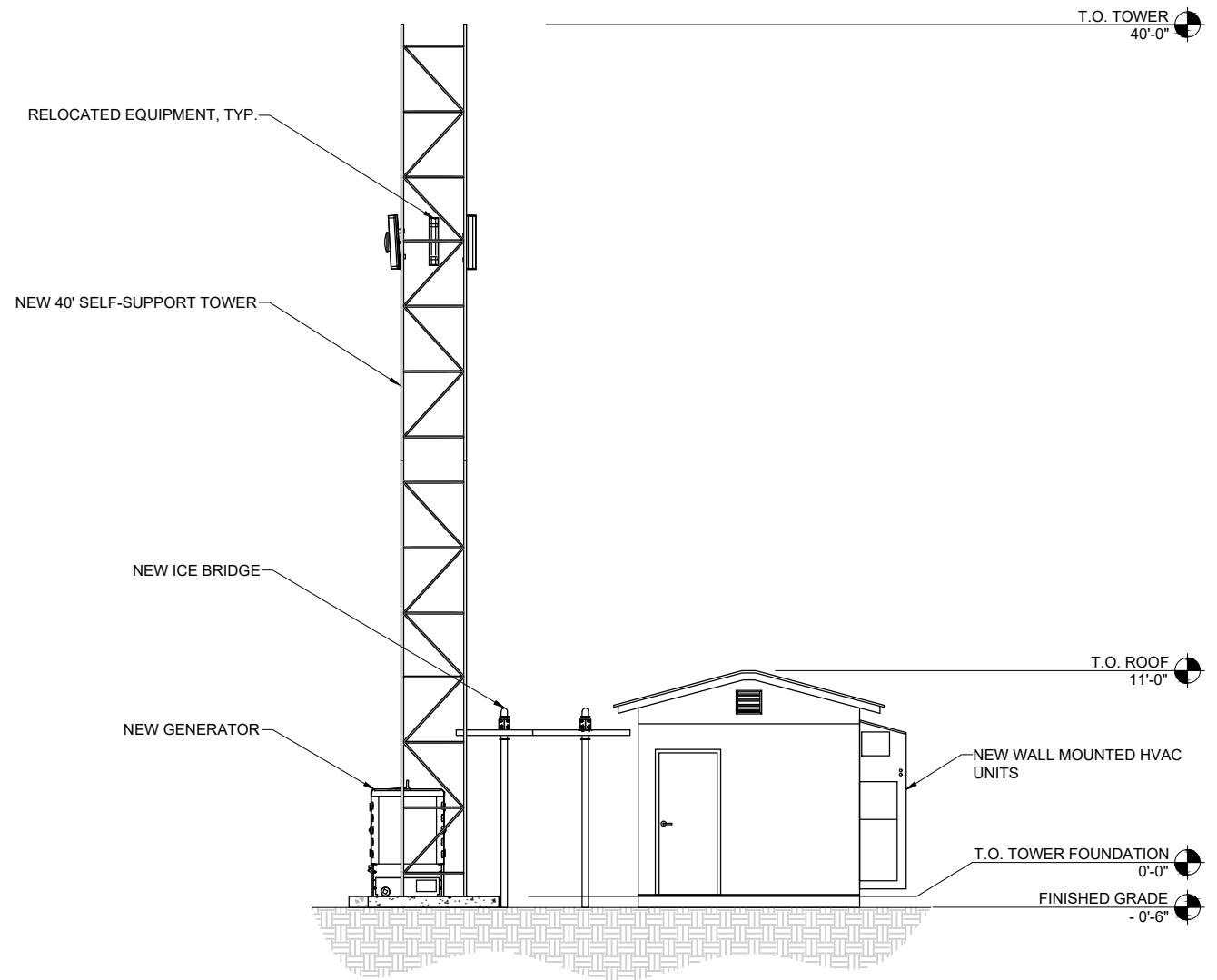
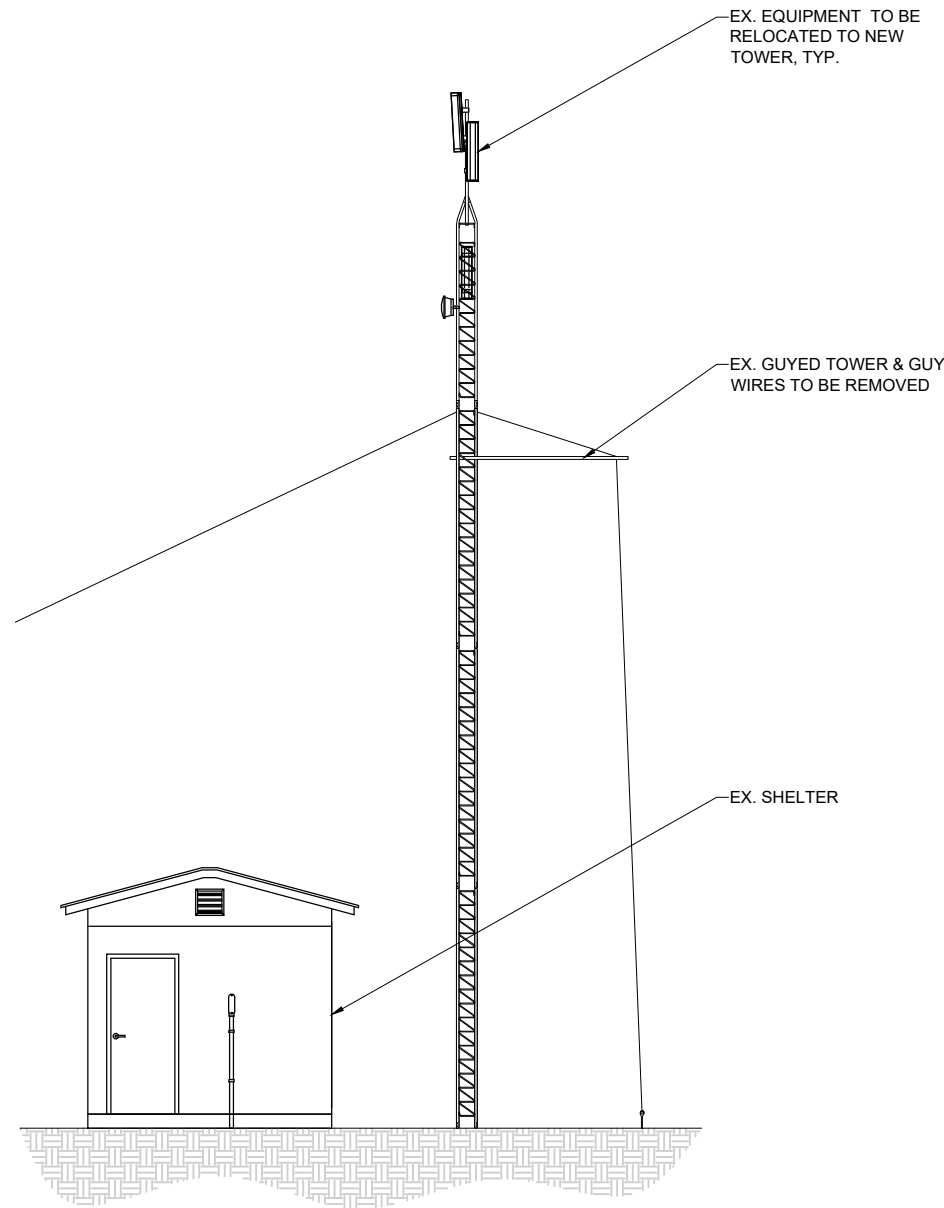
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EXISTING & NEW  
NORTH  
ELEVATIONS

**A2.1**

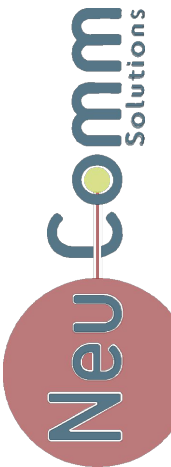
SCALE SET FOR 24"x36" SHEET  
USE 1/2 SCALE FOR 11"x17" SHEET



**1 EX. NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

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

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NOT FOR CONSTRUCTION



18168 EAST WEAVER DRIVE  
AURORA, CO 80016

**SITE NAME:**  
TOWN OF COLLBRAN

**SITE ADDRESS:**  
5800 PENINSULA RD  
COLLBRAN, CO 81624

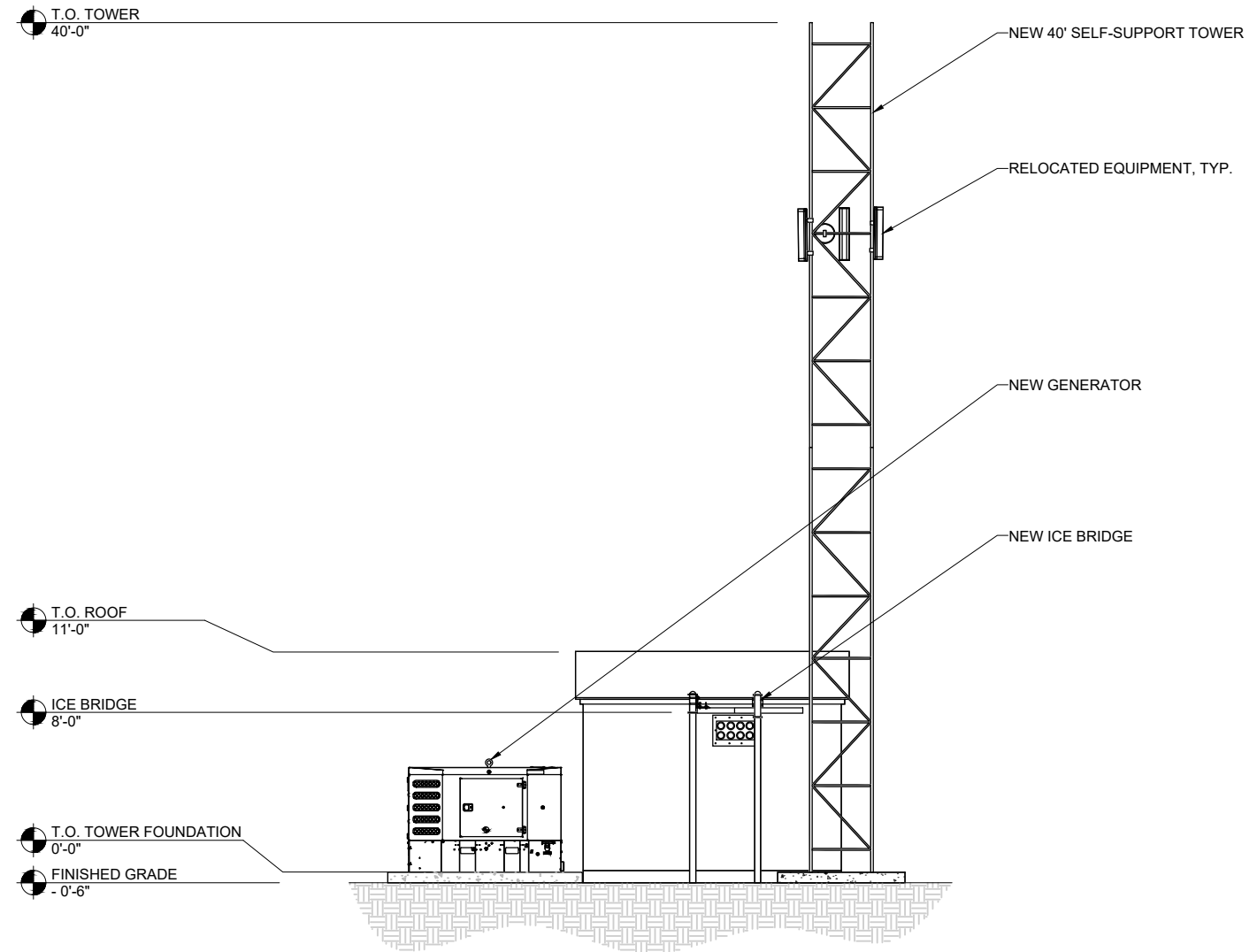
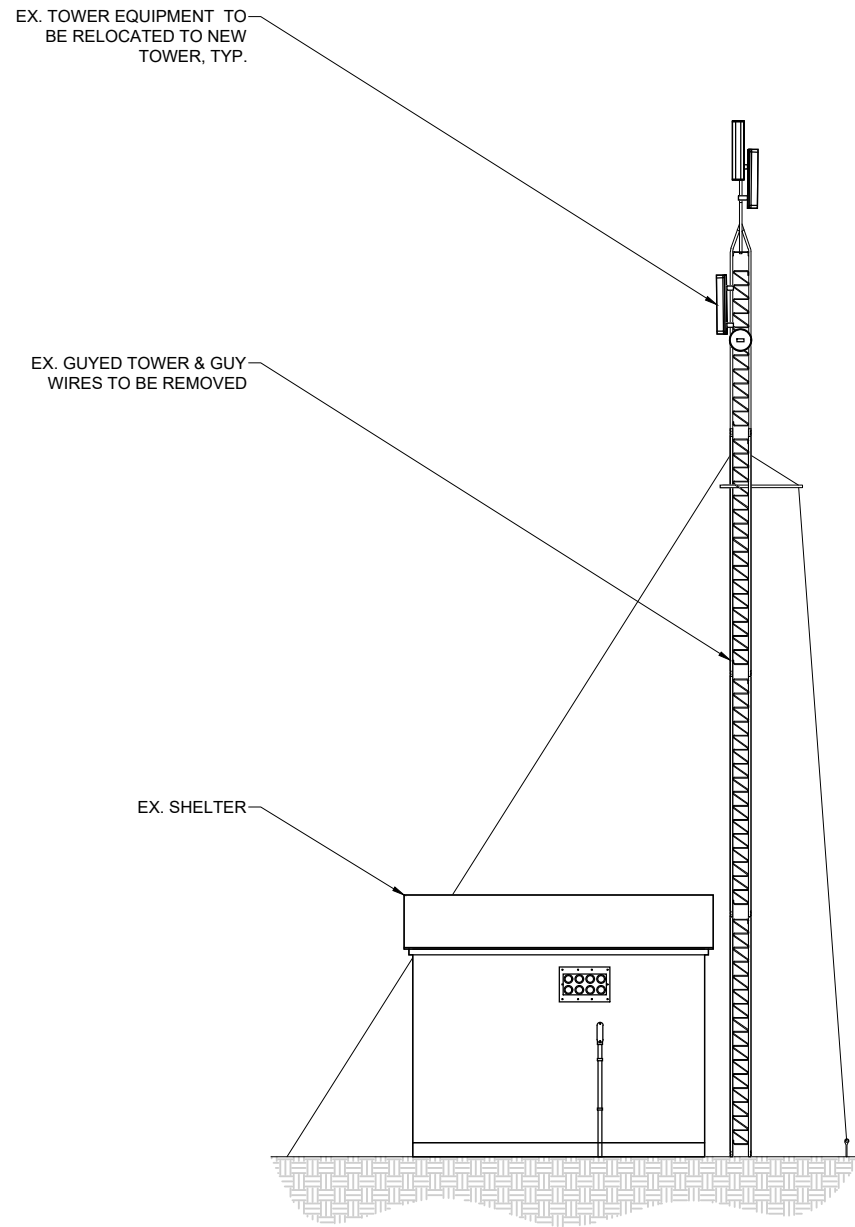
**PROJECT:**  
GANDI PARK BROADBAND  
TOWER

**ISSUE PHASE:**  
REVISION B

**ISSUE DATE:**  
03.04.2024

EXISTING & NEW  
EAST ELEVATIONS

**A2.2**



**1 EX. EAST ELEVATION**  
SCALE: 1/4" = 1'-0"  
0' 2' 4' 8'  
Scale: 1/4" = 1'-0"

**2 NEW EAST ELEVATION**  
SCALE: 1/4" = 1'-0"