

## Written Confirmation and Narrative

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Complete Application. In addition to any other City application requirements, a complete application for a Telecom Facility must include the following:

- a. Photo simulations illustrating the existing and proposed views of the facility; **Attached.**
- b. Written confirmation that the application complies with the Site Selection Criteria, Preferred Telecom Facility Type standards, and Design Criteria in this Section 146-3.3.5.JJ; **Please see below.**
- c. A complete CMRS Owner's Responsibility Form; **Attached.**
- d. A Letter of Authorization from the owner of the property where the Telecom Facility is or will located if approved. **Attached. Xcel Energy has also signed the Minor Amendment Application.**

### 3.3.5. COMMERCIAL AND INDUSTRIAL USES.

**3. Site Selection Criteria.** An application for this use shall address each of the following site selection elements:

- a. Potential for screening by existing vegetation, structures, and topographic features. **The proposed Verizon Wireless (VZW) facility will be located in a well-established utility corridor adjacent to residential uses. The equipment cabinets will be contained within a fenced area at the base of the transmission tower.**
- b. Compatibility with adjacent land uses. **The proposed Verizon Wireless (VZW) facility will be located in a well-established utility corridor adjacent to residential uses. The VZW antennas will be mounted to an Xcel Energy transmission tower within the established utility corridor. The use and visual impact will be compatible with the built environment (99'-3" tall transmission towers and related infrastructure). The adjacent residential landowners are accustomed to the utility corridor, and the addition of the VZW facility will not be a discernable departure from the existing Xcel Energy improvements.**
- c. Opportunities to mitigate visual impacts. **The equipment cabinets will be contained within a fenced area at the base of the transmission tower.**
- d. Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding Telecom Facility shall demonstrate that a good faith effort has been made to locate its Telecom Facility on existing Towers or buildings including, but not limited to, existing freestanding Telecom Facilities. Evidence of good faith must include copies of correspondence with owners or operators of existing freestanding Telecom Facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its Telecom Facility on those structures. **Verizon Wireless is proposing to collocate on an existing structure and complies with this Code provision.**
- e. Search area description.

**4. Preferred Telecom Facility Type.** The City's preferred types of telecom facilities are listed below in order of preference, the City's highest preference listed first. The applicant shall choose the type of facility highest in preference that provides the type of service required, to the maximum extent practicable, and shall

demonstrate during the application process why types of telecom facilities listed as higher preferences in the list below were not selected.

- a. Roof/building mounted telecom facility. **Verizon Wireless is proposing to collocate on an existing structure.**
- b. *Freestanding stealth telecom facility.*
- c. *Freestanding unipole telecom facility.*
- d. *Freestanding monopole telecom facility.*
- e. *Freestanding tower telecom facility.*

**5. Design Criteria.** All Telecom Facilities shall comply with the following criteria:

- a. Telecom Facilities shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished by using compatible architectural elements in the design, such as color, texture, scale, and character. **The proposed Verizon Wireless (VZW) facility will be located in a well-established utility corridor adjacent to residential uses. The VZW antennas will be mounted to an Xcel Energy transmission tower within the established utility corridor. The use and visual impact will be compatible with the built environment (99'-3" tall transmission towers and related infrastructure). The adjacent residential landowners are accustomed to the utility corridor, and the addition of the VZW facility will not be a discernable departure from the existing Xcel Energy improvements.**
- b. Telecom Facilities shall preserve or enhance the existing character of the topography and vegetation, and existing compatible vegetation shall be preserved or improved, to the maximum extent practicable. **The existing topography and vegetation will be preserved.**
- c. Roof and building-mounted antennae shall be screened and/or colored to match the building to which they are attached. **Not applicable.**
- d. A variety of techniques shall be used to screen Telecom Facilities and their associated structures including but not limited to landscaping, berming, and fencing or combinations of those tools that comply with Section 146-4.7 (Landscape, Water Conservation, Storm water Management)) including but not limited to Section 146-4.7.8 (Screening of Service Areas and Equipment). **The proposed equipment cabinets will be located at the base of the transmission structure and fenced.**
- e. Every new freestanding and Tower Telecom Facility shall be designed and constructed to accommodate two Telecom providers. **Not applicable.**
- f. No Telecom Facilities are permitted on any single-family residential lot or structure. **Not applicable.**
- g. Maximum Height.
  - i. The height of any freestanding or stealth Telecom Facility shall comply with the height limit of the zone district in which the property is located, unless a Hardship Variance is approved pursuant to Section 146-5.4.4.A or a Major Adjustment is approved pursuant to Section 146-5.4.4.D, or unless the structure is to be located within a height overlay district that permits the additional height. **Not applicable.**
  - ii. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet above the height of the building. If the building is constructed to the height limit of the zone district in which the property is located, an additional 15 feet of antenna height is permissible. **Not applicable.**

iii. The height of a stealth Telecom Facility in the POS zone district shall not exceed 50 feet, unless a Hardship Variance is approved pursuant to Section 146-5.4.4.A or a Major Adjustment is approved pursuant to Section 146-5.4.4.D. **Not applicable.**

h. Minimum Setbacks.

i. Freestanding and stealth Telecom Facilities located adjacent to any property zoned for residential use shall be set back from each property zoned for residential use at least one foot for every foot of tower height. **Not applicable.**

ii. Freestanding and stealth Telecom Facilities not located adjacent to property zoned for residential use shall comply with the minimum setbacks for buildings or structures in the zone district where the property is located. **Not applicable.**

iii. Freestanding and stealth Telecom Facilities located adjacent to any existing or planned public right-of-way shall be set back from the public right-of-way at least one foot for every foot of tower height. **Not applicable.**