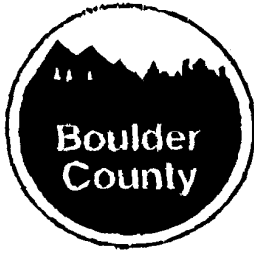


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Post Office Box 471 • Boulder, Colorado 80306

## Land Use Department

Courthouse Annex  
2045 13th Street • 13th & Spruce Streets • Boulder, Colorado 80302 • (303) 441-3930

Jefferson County Planning Commission  
c/o Susan A. Wood, Case Manager  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419-3550

December 31, 2001

RE: PTI's Proposed Amendments to its Application for Property Located at 11534 Plainview Road, Golden, CO -- Case No. 00015485RZJPI

Dear Planning Commissioners:

This letter is to confirm the unequivocal opposition of the Boulder County Commissioners and the City of Boulder to PTI's revised application for a rezoning and exemption from platting for a multi-use telecommunication site on Eldorado Mountain. Your findings of November 7<sup>th</sup> on the first application concisely articulated many of the points raised during four public hearings that revealed the applicants' failure to prove how or why Eldorado Mountain was the most appropriate site for such a facility based upon consideration of technology, land use impacts, alternatives analysis, and regulatory compatibility or mandates. We submit that the revisions before you contain nothing that should change your earlier vote.

Conspicuously missing from Pinnacles' most recent amendments is any discussion of the issues regarding access to the site or fire hazards and fire protection, this in spite of the fact that your statements made it unmistakably clear the applicants' responses to these concerns were unacceptable. The reason for this is quite simple: PTI requested that the County Commissioners not remand their revised application back to the Planning Commission because PTI had no intention of attempting to address these and other deficiencies identified by the Commission. We believe this position gets to the heart of the issue, namely that PTI made a real estate acquisition for a facility that is inappropriate to the site they purchased. It was their choice; the site was neither preapproved nor was its selection dictated to them by any Jefferson County action, regulation, zoning, policy or plan.

It takes only a cursory review of the amendments to realize that the application has changed very little. Whether the applicant constructs one tower or three, offers noise mitigations and broadcaster commitments, reduces on-site fuel storage volumes from 40,000 gallons to 25,000, or continues to assert with bias that no facility presently exists that can accommodate this multi-use telecommunication proposal, the location still fails to pass the regulatory and policy tests of Jefferson County. Prior evidence presented in the hearings has established that broadcast technologies can overcome most if not all geographic obstacles, and that every existing and potential mountain transmission site has its own particular strengths and weaknesses in that regard. Meaningful implications for the resolution of issues surrounding the existing facilities on Lookout Mountain are not advanced by this application. Siting decisions should be based on the identification and analysis of land use, environmental, aesthetic, planning and citizen concerns...the standards you applied as the basis for your November 7th decision.

Jana L. Mendez  
County Commissioner

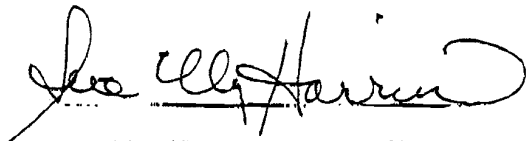
Ronald K. Stewart  
County Commissioner

Paul Danish  
County Commissioner

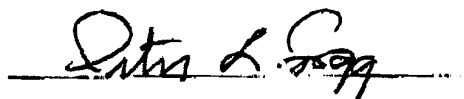
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In our view neither the Eldorado Mountain site nor PPT's application can be amended, revised, manipulated or otherwise transformed in any way that would warrant an action by Planning Commission other than to one you have already taken. We respectfully request that you reaffirm your November 7th 2001 vote for DENIAL of Case Number 00015485RZPI. Thank you for your consideration.



Sue Ellen Harrison, Assistant City Attorney  
City of Boulder



Peter L. Fogg, Long Range Planning Manager  
Boulder County