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September 25, 2001

Jefferson County Planning Commission  
100 Jefferson County Parkway, Suite 3550  
Golden, CO 80419-3550

Re: Pinnacle Tower's Application for Rezoning for Property located at 11534 Plainview Road,  
Golden, Colorado


The City of Boulder has previously provided Jefferson County with two letters outlining its concerns regarding Pinnacle Tower's Rezoning Application. Additionally, the City is taking this opportunity to add its voice to the concerns raised by many of the groups that appeared before the Planning Commission at its hearing of September 5, 2001. Key among these concerns are the negative visual impacts associated with this proposal, diminished property values, lack of legal access to the site, as well as the inadequacy of the existing access road for emergency vehicles. There remain many unanswered questions associated with the application, including heliport impacts, electronic interference mitigation measures, the existence (or lack thereof) of proposed tower tenants and the determination of the actual tower height. In order for a meaningful analysis to occur, these outstanding issues need to be addressed.

The Jefferson County Telecommunications Plan, Zoning Resolution, and North Mountain Community Plan all state that towers and other pertinent structures should be located in the area of least visual impact. It only takes a quick glance at the photo simulations provided by the Applicant and others to get an understanding of how these proposed towers will disturb forever the mountain backdrop and greatly reduce the quality of the experience for visitors to Jefferson County Open Space, Eldorado Canyon State Park, City of Boulder Open Space, and Boulder County Open Space. The City of Boulder, Boulder County and Jefferson County have all spent millions of dollars on preserving the mountain backdrop, and these towers will destroy that mountain backdrop. In addition, if this proposal is approved, there is clearly the potential for more commercial and industrial development in this area, putting this investment further at risk.

The City recognizes that the Planning Commission reviews applications that are currently before it. But your own regulations also require that alternative sites should be carefully scrutinized. This would seem particularly appropriate when, as in this case, there are numerous problems with the proposed site. Section 15.f.1.g. of the Jefferson County Zoning Resolution requires evidence

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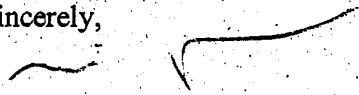
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that "the equipment for which the proposed tower is being constructed cannot be technologically or structurally accommodated on an existing *or approved* tower." Further, Jefferson County is not under any legal mandate to site telecommunication facilities within its jurisdiction. Please do not be pressured into approving this application because you believe that it is required by the FCC. It is not. Alternatives do exist. Squaw Mountain Communications, located nearby in Clear Creek County, has an approved Official Development Plan in place. This is a viable telecommunications site, with established paved access, located away from the front range backdrop and the Quiet Zone. Squaw Mountain Communications states that it is capable of handling all Digital, Analog and FM needs for the Denver Front Range Market, all without rezoning.<sup>1</sup>

The impacts associated with this proposal are enormous, not only for Jefferson County, but for all front range communities. The rezoning application submitted by Pinnacle Towers fails to meet the minimum standards and criteria established by the Jefferson County Zoning Resolution and the County's land use plans and should therefore be denied.

Thank you for your continuing attention to this critical issue.

Sincerely,



William R. Toor  
Mayor

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<sup>1</sup>In reviewing the 1999 rezoning application for the Lake Cedar Group, LLC, Jefferson County staff noted that Squaw Mountain is an existing telecommunications site, capable of accommodating High Definition Television facilities.