

February 13, 2002

Testimony of Elliot Brown to the Jefferson County Planning Commission with regard to the Pinnacle Towers Rezoning Proposal

My name is Elliot Brown and I am here to testify in my capacity as a board member of Plan Jeffco.

For the record, Plan Jeffco, in effect, launched the Jefferson County Open Space (JCOS) program by organizing a successful sales tax ballot initiative to fund the program in 1972. In 1998, Plan Jeffco organized another successful ballot initiative, the Save Open Space (SOS) bond issue to provide needed acceleration of open space acquisition. Over the years Plan Jeffco has provided essential citizen oversight to the JCOS program and has been a watchdog group for the protection of the county's visual resources. Plan Jeffco reflects the views of an overwhelming majority of the county's voters that have voted for programs and issues to preserve open space as our part of the Front Range heads towards "build out". At the ballot box and in public opinion surveys Jeffco citizens consistently inform us that they want the unique land forms that define the character of our county to be preserved. In this regard, the Mountain Backdrop is a land form that truly defines our community. It appears on our car license plates, it appears in our business and sports logos. In short, it is a significant visual icon that serves to define our physical and psychic spaces as a community. Every Jefferson County Commissioner for the last 30 years has recognized the unique importance of the Mountain Backdrop.

Significant efforts have been initiated to preserve the visual integrity of the Mountain Backdrop. In the JCOS Master Plan the Mountain Backdrop is listed among the top six significant preservation areas in the county. Furthermore, it is stated in the May 1999 Final Report for the Front Range Mountain Backdrop Project: "The Front Range Mountain Backdrop is a visual anchor for the millions of residents of Colorado's Front Range ....". That report goes on to state that: "The Mountain Backdrop is imperiled." It is for this reason that Jefferson County leads a five county effort to maintain the "scenic integrity" of the Mountain Backdrop and to implement "sensitive development plans" that preserve this scenic resource. In addition, the Jefferson County Board of County Commissioners has approved the Central Mountain Community Plan to guide zoning processes.

Plan Jeffco supports and endorses the objectives of the Mountain Backdrop Project and the Central Mountain Community Plan. The Mountain Backdrop Project, in embracing the dual objectives of open space land acquisition and sensitive development in order to preserve scenic values, is therefore applicable to the rezoning proposal made by Pinnacle Towers, Inc., that is currently under consideration. The Pinnacles Towers, Inc. proposal, in any form, is inconsistent with the objective of sensitive development within the Mountain Backdrop Project area. It is an insult to all those working to

preserve the scenic beauty of our Mountain Backdrop, to those who have labored to draft the Central Mountain Community Plan and to the County Commissioners who adopted the latter.

We have heard testimony with regard to the quality of telecommunications signals and the related economic viability of various tower sites. It is our position that this natural and visual resource should not be sacrificed on behalf of a corporate bottom line. The Federal government may have mandated the production of a certain type of telecommunications signal but it did not mandate that it be obtained at the maximum possible profit and at the cost of a valuable natural resource.

Therefore, on behalf of Plan Jeffco, I respectfully request that you deny Pinnacle Towers, Inc.'s rezoning request, in any form.

A handwritten signature in black ink, appearing to read "Elliot L. Brown". The signature is fluid and cursive, with the first name "Elliot" being more prominent than the last name "Brown".

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Elliot L. Brown  
Board of Directors, Plan Jeffco