



STATE OF COLORADO }
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COUNTY OF ELBERT }

At a regular meeting of the Board of County Commissioners for Elbert County, State of Colorado, held at the Ag Building on the Elbert County Fairgrounds in Kiowa on Wednesday, the 28th day of October, 2020, there were present:

Christopher Richardson	Chair
Grant Thayer	Vice Chair
Rick Pettit	Commissioner
Amanda Moore	Deputy Clerk to the Board

When the following proceedings, among others were had and done, to wit:

**APPROVE
RESOLUTION 20-32**

SU-20-0021 MATHESON TOWER SPECIAL USE BY REVIEW. A REQUEST TO ALLOW FOR THE CONSTRUCTION OF A 195’ SELF-SUPPORTING LATTICE TELECOMMUNICATIONS TOWER ON APPROXIMATELY 138 ACRES LOCATED AT 20631 COUNTY ROAD 149, MATHESON.

WHEREAS, the applicant, Kyle DeNardo with Industrial Tower West, LLC, has submitted an application (Case No. SU-20-0021) requesting approval to construct a 195’ self-supporting lattice telecommunications tower on approximately 138 acres located at 20631 County Road 149, Matheson; and

WHEREAS, the proposed project is located in part of Section 22, Township 10 South, Range 59 West of the 6th Principal Meridian in Elbert County; and

WHEREAS, the Community and Development Services Department and the Planning Commission made the following Findings related to the applications:

1. The proposal is in general conformance with the Elbert County Comprehensive Plan; and
2. The proposal meets the criteria for approval in the Elbert County Zoning Regulations; and
3. The Elbert County Subdivision Regulations are not applicable to this application; and
4. The proposed land use is compatible with existing and allowable land uses in the surrounding area; and
5. The proposed land use will not result in significant impact to the health, safety, and welfare of the residents and landowners of the surrounding area.

WHEREAS, on October 6, 2020, the Planning Commission held a public hearing on this application.

At the hearing there were presentations by Staff and the applicant, and public comment was solicited. On a vote of 6-0 the Planning Commission forwarded their recommendation of approval to the Board of County Commissioners; and

WHEREAS, on October 28, 2020, the Board of County Commissioners held a public hearing on the proposed SUR. At the hearing there were presentations by Staff and the applicant, and public comment was solicited; and

WHEREAS, the Board of County Commissioners, having found that this hearing was properly noticed, and having reviewed the recommendations of the Planning Commission, and having reviewed the documentation of the applicant, and having listened to all public comment, and being fully advised in the premise.

BE IT THEREFORE RESOLVED, the Board of County Commissioners does hereby approve SU-20-0021 MATHESON TOWER SPECIAL USE BY REVIEW with conditions of approval to include:

1. The applicant will be required to remove the Public Hearing sign(s) within seven (7) days of a decision by the Board of County Commissioners, and
2. The Special Use by Review shall not become effective until all fees are paid, conditions of approval are met, and the Special Use by Review Exhibit is recorded, and
3. Recordation of all appropriate documentation to occur within 180 days of Board of County Commissioners' approval; and
4. The existing residential driveway shall be upgraded to commercial driveway standards at least 20' back from the road; and
5. The tower owner shall provide ECCA with two 10' vertical slots on this tower at locations to be negotiated for future use for emergency communications facilities and antennas. This space is to be provided at no cost to ECCA.

Upon a motion duly made and seconded, the foregoing resolution was adopted by the following vote:


CHRISTOPHER RICHARDSON


GRANT THAYER


RICK PETTIT



ATTEST: AMANDA MOORE
DEPUTY COUNTY CLERK

BY: Amanda W Moore
Deputy Clerk to the Board

