

Huerfano County Land Use
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Huerfano County Planning Commission
12/22/2022

22-57 CUP Atlas Tower 1 LLC
Staff report

The applicant Atlas tower 1 LLC, c/o Cornelius Whitehead, is proposing to build a wireless self-supporting telecommunications facility on parcel number 21440, which is near the intersection of HWY 10 and CR 123. This facility will include a 310-foot self-supporting tower within a 2,500 sq. ft. wireless facility. According to Huerfano County Zoning Regulations section 1.06.23 A Conditional Use Permit is needed for “commercial radio and television transmitting and receiving stations, dishes, and towers including telecommunications, microwave and cellular towers, antennae and dipoles,” in all zoning districts of Huerfano County.

The purpose of this facility is to provide wireless coverage to the nearby surrounding agricultural areas and travel corridors. The tower and facility will be used for structural support of up to four wireless providers that will be able to install antennas on the ground base station equipment.

In the letter of intent, Atlas Tower 1 explains what their facility characteristics will be as well as meeting FAA/FCC Compliance, location of the tower and brief overview of the building and tower schematics.

In addition to the referral agencies and requirements listed in section 7.04.08 in the Huerfano County Areas and activities of State Interest Regulations (1041) some additional referral agencies should be considered/added as deemed necessary by the Planning Commission. Those may include but not be limited to the Historical Society, the FAA and FCC and the U.S. Department of the Interior. These agencies have been consulted in previous cell/radio tower applications.

Tower Height:

The Land Use Code does not establish maximum height requirements for cell towers; it is up to the Planning Commission to consider the impacts of the proposed height.

Setbacks:

Setbacks in the Agricultural Zoning District are a minimum of 20’ from the front and rear and 10’ from the side property line.

Planning Commission Actions:

1. Determine application completeness.
2. Determine the referral agencies that need to be notified about this CUP.
3. Determine whether height is appropriate for the site and local context.
4. Determine whether any additional studies need to be done of the area.
5. Determine whether a public hearing is required.
6. Send application to BOCC for review at a joint public hearing or public meeting.