

(B) **Site Selection Criteria**. An application for a commercial mobile radio service facility (CMRS) shall address each of the following site selection elements:

1. Potential for screening by existing vegetation, structures, and topographic features. **Antennas and ground equip will be screened.**
2. Compatibility with adjacent land uses. **N/a**
3. Opportunities to mitigate visual impacts. **Antennas and ground equip will be screened.**
4. Availability of suitable existing structures for antenna mounting. An applicant for a new freestanding CMRS facility shall demonstrate that a good faith effort has been made to locate its CMRS facility on existing structures including, but not limited to, existing freestanding CMRS facilities. The applicant shall demonstrate that due to physical constraints, or economic or technological infeasibility, no such location or co-location is available. The applicant shall demonstrate that contact has been made with the owners of all suitable structures within the search area of the proposed site and was denied permission to locate its CMRS facility on those structures. **Why do we need to add another facility to add wireless equipment – there is no other facility that we could use to place the equipment**
5. Search area description. **Lat/Long of search area ring: 39.688389, -104.874485 -Search area coverage range ½ mile south and ½ mile west of the latitude and longitude.**

(C) **Design Criteria**. All commercial mobile radio service facilities shall comply with the following criteria:

1. CMRS facilities shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished by using compatible architectural elements in the design, such as color, texture, scale, and character. **Antennas and ground equip will be screened.**

2. CMRS facilities shall preserve or enhance the existing character of the topography and vegetation. Existing vegetation should be preserved or improved if it is compatible. **No change to existing vegetation**

3. Roof and building mount antennae shall be screened and/or colored to match the building to which they are attached. **Antennas and ground equip will be screened.**

4. Structures sheltering accessory equipment shall be compatible with the surrounding built or natural environments. **Ground equipment will be screened.**

5. A variety of techniques should be considered to screen CMRS facilities, including, but not limited to, landscaping, berming, and fencing or combinations thereof. **Understood.**

6. Maximum height for CMRS facilities:

a. The height of any freestanding or stealth CMRS facility shall conform to the height limit of the subject zone district, unless a height waiver is granted by planning commission or city council, or the structure is to be located within a height overlay district. **N/a**

b. Whenever an antenna is attached to a building roof, the height of the antenna shall not be more than 15 feet beyond the height of the building. If the building is constructed to the height limit of the applicable zone district, an additional 15 feet of antenna height is permissible. **Will not exceed 15 feet height limitation.**

c. The height of a stealth CMRS facility in an open zone shall not exceed fifty (50) feet, unless a waiver is granted by planning commission or city council. N/a

7. Minimum setbacks for freestanding and stealth CMRS facilities:

a. Freestanding and stealth facilities located adjacent to any property zoned for residential use: one foot for every foot of tower height. N/a

b. Freestanding and stealth facilities not located adjacent to property zoned for residential use: minimum setback in the underlying zone district for buildings or structures. N/a

c. Freestanding and stealth facilities located adjacent to any existing or planned public right-of-way: one foot for every foot of tower height. N/a