



The Town of Erie
645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2778
agonzales@erieco.gov

Planning & Development Planning

Memo

To: Jaxon Fagan, Public Service Company of Colorado/Xcel Energy
From: Audem Gonzales, Senior Planner
Date: May 24, 2019
Re: SPAA-001050-2019: Site Plan Amendment – Isabelle Substation FAN Project
SRU-001049-2019: Special Review Use – Isabelle Substation FAN Project
cc: Fred Starr, Director of Planning and Development

Comments:

Town staff has reviewed the SPAA-001050-2019: Site Plan Amendment – Isabelle Substation FAN Project and SRU-001049-2019: Special Review Use – Isabelle Substation FAN Project applications for conformance with Municipal Code, Title 10 at the May 16th, 2019 Development Review Team meeting. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant.

The next step for the SPAA-001050-2019: Site Plan Amendment – Isabelle Substation FAN Project and SRU-001049-2019: Special Review Use – Isabelle Substation FAN Project applications is revision and resubmittal for another review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies.

Paper Copies:

- 1 Copy: Written response to staff and referral comments. For distribution to: Planning
- 2 Copies: Updated written materials, 3-hole punched for notebooks. For distribution to: Planning and Public.
- 2 Copies: Updated 11x17 plans tri-folded and 3-hole punched for notebooks. For distribution to: Planning and Public.
- 1 Copy: Updated 24x36 plan set, rolled. For distribution to: Planning.
- Please bind and label materials for each entity listed above for ease of distribution to each referral.

Digital Copies:

- A PDF format of all of the submittal materials on 1 flash drive. The Town will provide the mailing envelope, address label and postage for delivery of the flash drives. The flash drives will be distributed to the following referral agencies:
 1. Town of Erie – internally distributed to: Planning

Neighborhood Meeting

The Special Review Use and Site Plan Amendment applications require the applicant to hold a neighborhood meeting. Details on the requirements of the neighborhood meeting can be found in Section 7.2 D of the Unified Development Code. The applicant is responsible for scheduling and holding the meeting, mailing notices, posting the property with meeting notice signs, submitting to the Town a meeting summary and an affidavit of posting. Please contact Planning staff with any questions on the Neighborhood Meeting process.

Planning Comments

GENERAL

1. The digital submittal should have each requested document separated out vs. combined into one large PDF file. For example: the Narrative should be one PDF on the USB, the Amended Site Plan should be one PDF on the USB, etc.
2. The graphic renderings provided only include the view from east of the church. Please provide a graphic rendering from County Line Road.

SITE PLAN AMENDMENT AND SPECIAL REVIEW USE PLAN SET

Sheet 1

3. Update the approval certificate as follows:

SPECIAL REVIEW USE SITE PLAN APPROVAL CERTIFICATE: _____

THIS SPECIAL REVIEW USE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.

PLANNING COMMISSION - CHAIRMAN _____ DATE _____

BOARD OF TRUSTEES - MAYOR _____ DATE _____

THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF HIMSELF/HERSELF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE PLAN AND IN COMPLIANCE WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND MUNICIPAL CODE.

OWNER SIGNATURE _____ OWNER NAME PRINTED _____

ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____,

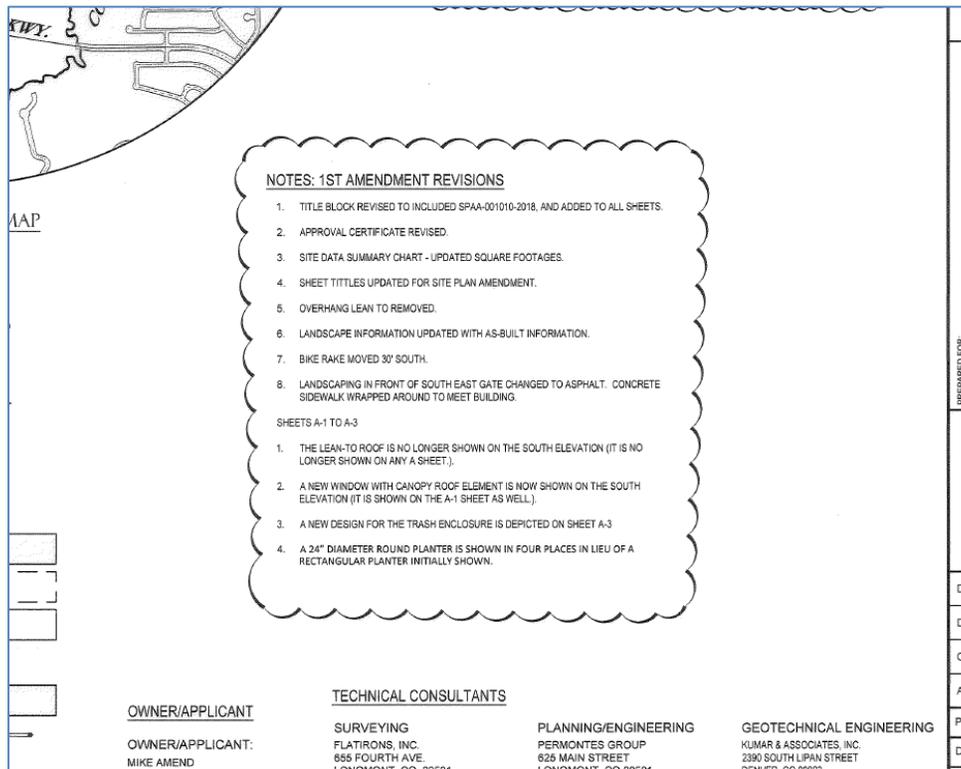
BY _____ AS _____:

WITNESS MY HAND AND SEAL:

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

4. Create a note section title as “Site Plan Amendment No. 1” and list the proposed amendments. See example:



5. Under the Site Data Summary Chart – does this new tower not affect the gross site area? If it's under 1% I think it's still worth listing under Gross Site Area as “Monopole Wireless Tower – SPAA” with the footprint SF. The narrative states there is an 8 foot wide structure placed at the base of the monopole. The new use should be listed in the Site Data Summary Chart.

Sheet 2

6. The narrative states there is an 8 foot tall by 8 foot wide structure at the base of the tower. This sheet does not reflect that. Where is the structure? This sheet lists tower and H-Frame. The H-Frame details also do not reflect an 8 foot wide structure. Please clarify what this is and add to sheet 2 and subsequent sheets or update the narrative.

Sheet 8

7. The note on the transmission tower should read as, “TRANSMISSION TOWER APPROVED AT 135 FT BUT WAS CONSTRUCTED AT 85 FT.
8. Maybe add a second note under this note stating the new FAN Tower height will be 105 feet. The small graphic scale is very hard to read. All elevations should be bubbled as they all have new information. Staff suggests labeling the FAN Tower on the bottom two graphics for clarity.

APPENDIX B – MONOPOLE STRUCTURE DRAWING

9. Sheet 1 of 4 should be included in the Site Plan Amendment Document. This shows detailed elevations and gives a detail on the H-Frame. The details can be placed on an existing detail sheet in the SP or a new sheet can be made. If a new sheet is made, include title block, page numbering to follow the sequence, etc. Update the covers sheet, sheet index if a new sheet is added.

10. The H-Frame height dimensions need to be provided. As part of Special Review, the height of this equipment will be important to know as it looks to be taller than the screening fence. Staff suggests lowering the H-Frame and associated equipment to be below the screening fence.

COLLOCATION

11. The Special Review Use allows towers to be above 75 feet in height when collocation is proposed. Since this application is not proposing collocation, staff will need to make this a discussion point with the Planning Commission and Town Board of Trustees. The BOT is the final decision maker for all Special Review Applications. The applicant has provided compelling reasons for not collocating but it will be up to the board to make the final decision based off the applicant's presentation and discussion.

The review process is a cumulative process and dependent on various criteria. We reserve the right to provide further comment(s) and request additional information. Please contact me at 303-926-2778 for further clarification or to schedule a meeting to discuss the comments

Audem Gonzales

From: LuAnn Penfold <lpenfold@mvfpd.org>
Sent: Tuesday, May 07, 2019 2:13 PM
To: Development Referral
Subject: Isabelle Substation

We have no objection to SRU-001049-2019 & SPAa-001050-2019.

Thank you,

LuAnn Penfold
Fire Prevention Specialist
Mountain View Fire Protection District
303-772-0710- Ext: 1121

www.mvfpd.org



MVFR on Facebook MVFR on Twitter

Making a difference in the lives of others.

With out action, you aren't going anywere.. Mahatma Gandhi.



Siting and Land Rights
1800 Larimer Street, 4th Floor
Denver, CO 80202

July 30, 2019

Audem Gonzales
Planner
Town of Erie Planning and Development Department
645 Holbrook Street
P.O. Box 750
Erie, CO 80516

RE: Response to Staff Review comments on the Public Service Company of Colorado (PSCo) Special Review Use and Site Plan Minor Amendment Applications for the Isabelle Substation Field Area Network Project

Public Service Company of Colorado hereby submits response to staff comments on applications SPAA-001050-2019 (Site Plan Amendment) and SRU-001049-2019 (Special Review Use) for the Isabelle Substation FAN Project in Erie.

Please call me if you have any questions, or if you need additional information.

Thank you,

Jaxon Fagan
Xcel Energy | Responsible By Nature
Agent, Siting and Land Rights
1800 Larimer St, Suite 400, Denver, CO, 80202
P: 303.571.7735 C: 541.420.8546
E: jaxon.fagan@xcelenergy.com

Planning Comments

GENERAL

1. *The digital submittal should have each requested document separated out vs. combined into one large PDF file. For example: the Narrative should be one PDF on the USB, the Amended Site Plan should be one PDF on the USB, etc.*

Response: The digital was revised per the instruction in the comment listed above.

2. *The graphic renderings provided only include the view from east of the church. Please provide a graphic rendering from County Line Road.*

Response: A graphic rendering from County Line Road is included with this submittal.

SITE PLAN AMENDMENT AND SPECIAL REVIEW USE PLAN SET

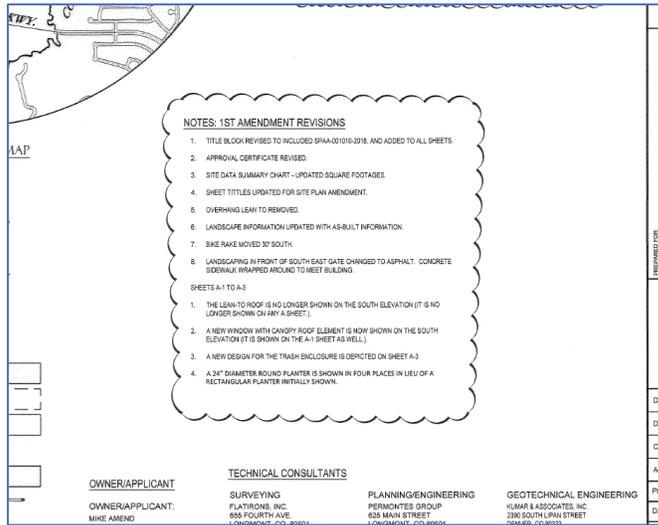
Sheet 1

3. *Update the approval certificate as follows:*

<u>SPECIAL REVIEW USE SITE PLAN APPROVAL CERTIFICATE:</u>	
THIS SPECIAL REVIEW USE PLAN HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH APPLICABLE TOWN OF ERIE REGULATIONS.	
PLANNING COMMISSION - CHAIRMAN _____	DATE _____
BOARD OF TRUSTEES - MAYOR _____	DATE _____
THE UNDERSIGNED AS THE OWNER OR OWNER'S REPRESENTATIVE OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES ON BEHALF OF HIMSELF/HERSELF, THEIR HEIRS, SUCCESSORS, AND ASSIGNS TO DEVELOP AND MAINTAIN THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH THIS APPROVED SITE PLAN AND IN COMPLIANCE WITH THE TOWN OF ERIE UNIFIED DEVELOPMENT CODE AND MUNICIPAL CODE.	
OWNER SIGNATURE _____	OWNER NAME PRINTED _____
ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____	
BY _____ AS _____.	
WITNESS MY HAND AND SEAL:	
NOTARY PUBLIC _____	
MY COMMISSION EXPIRES: _____	

Response: Sheet 1 of the Site Plan Amendment was revised to include the Approval Certificate provided by staff.

4. Create a note section title as “Site Plan Amendment No. 1” and list the proposed amendments. See example:



Response: “Site Plan Amendment No. 1” was added to Sheet 1 as referenced in the staff report.

5. Under the Site Data Summary Chart – does this new tower not affect the gross site area? If it’s under 1% I think it’s still worth listing under Gross Site Area as “Monopole Wireless Tower – SPAA” with the footprint SF. The narrative states there is an 8 foot wide structure placed at the base of the monopole. The new use should be listed in the Site Data Summary Chart.

Response: The Summary Chart on Sheet 1 was updated to include the gross area, including the Monopole Tower and the 8-foot-wide H Frame structure at the base of the monopole.

Sheet 2

6. *The narrative states there is an 8 foot tall by 8 foot wide structure at the base of the tower. This sheet does not reflect that. Where is the structure? This sheet lists tower and H-Frame. The H-Frame details also do not reflect an 8 foot wide structure. Please clarify what this is and add to sheet 2 and subsequent sheets or update the narrative.*

Response: Sheet 2 and all subsequent sheets were revised to call out the H-Frame Structure details. A photograph of an existing H-Frame structure is shown below.



Sheet 8

7. *The note on the transmission tower should read as, "TRANSMISSION TOWER APPROVED AT 135 FT BUT WAS CONSTRUCTED AT 85 FT."*

Response: The Site Plan Amendment, Sheet 8, was revised to include a note that states, "Transmission tower approved at 135 ft but was constructed at 85 ft."

8. *Maybe add a second note under this note stating the new FAN Tower height will be 105 feet. The small graphic scale is very hard to read. All elevations should be bubbled as they all have new information. Staff suggests labeling the FAN Tower on the bottom two graphics for clarity.*

Response: A note was added to note the new FAN tower height will be 105 feet. The elevations were bubbled to indicate they have new information. The FAN tower on the bottom two graphics were labeled to provide clarity.

APPENDIX B – MONOPOLE STRUCTURE DRAWING

9. *Sheet 1 of 4 should be included in the Site Plan Amendment Document. This shows detailed elevations and gives a detail on the H-Frame. The details can be placed on an existing detail sheet in the SP or a new sheet can be made. If a new sheet is made, include title block, page numbering to follow the sequence, etc. Update the covers sheet, sheet index if a new sheet is added.*

Response: Sheet 1 of 4 from Appendix B of the Special Review Application was included in the Site Plan Amendment Document on Sheet 8.

10. *The H-Frame height dimensions need to be provided. As part of Special Review, the height of this equipment will be important to know as it looks to be taller than the screening fence. Staff suggests lowering the H-Frame and associated equipment to be below the screening fence.*

Response: The H-Frame height dimensions are described on page 11 of the narrative. The height is approximately eight to 10 feet. The final design height is driven by the amount of snow in the area and how high we need to set the GPS antennas. The H-Frame cannot be lowered because the associated ice bridge portion, which is the skid grip part that acts to shadow the equipment from the sun and to protect the equipment and cabling from falling ice, must maintain the engineered height in order to offer proper working clearance to staff during maintenance. Lowering the ice bridge would place it in a zone where we increase the likelihood of head or neck injuries. The GPS antennas must also remain above the ice bridge so they have a clear view of the sky, with as much horizon as we can possibly provide.

There are trees outside of the wall that help to break up the view of the substation. The existing eight-foot-high wall will hide the H-frame that will be in public view. If any portion of the H-Frame can be seen it would likely blend into the other transmission equipment.

COLLOCATION

11. *The Special Review Use allows towers to be above 75 feet in height when collocation is proposed. Since this application is not proposing collocation, staff will need to make this a discussion point with the Planning Commission and Town Board of Trustees. The BOT is the final decision maker for all Special Review Applications. The applicant has provided compelling reasons for not collocating but it will be up to the board to make the final decision based off the applicant's presentation and discussion.*

Response: PSCo is aware of this Special Review Use requirement and can provide additional information if requested at the Hearing. As discussed in the application in detail (see response to 10.3.2.B.2.d.ii. Collocation Required), collocation would present an unacceptable risk to cyber security and physical security. Unlike commercial telecommunication operators, PSCo must consider cyber-security, performance and operation of the FAN network and how these fit with North American Electric Reliability Corporation critical infrastructure protection (NERC-CIP) federal regulations. Even if a tower owner is initially open to allow PSCo on their tower, the tower owner and other tenants will not be able to meet cyber security and physical security policies. Locating the antennas within the PSCo owned and secured Isabelle substation will provide the required cyber security and physical security protection, and the base station components must be located there.