



MEMO

TO: Bill Detweiler, Development Services Director
THRU: Jeff Brauer, Parks and Recreation Director
FROM: Jeff Smullen, Assistant Parks and Recreation Director
DATE: March 13, 2018
RE: Use by Special Review Application for the Placement of a Stealth Cell Tower on a Portion of Quarry Mesa Open Space

This memorandum addresses whether or not the Use by Special Review application for placement of a stealth cell tower on a portion of the Quarry Mesa Open Space (“the Property”) has met the foundational requirements for granting such use on Town-owned property under Chapter 17.60 (Personal Wireless Service Facilities) of the Castle Rock Municipal Code. The application is not supported by the Castle Rock Parks and Recreation department for the following reasons:

➤ **The proposal does not meet the minimum requirements of 17.60.060.B.1**

17.60.060 Use of Town Property.

B. Minimum requirements. The placement of wireless telecommunication antennas or towers on Town-owned property must comply with the following requirements:

1. The antennas or tower will not interfere with the purpose for which the Town-owned property is intended.

The intended use of the Property is open space. The water tank located on the Property was in place at the time the property was dedicated to the Town as open space—this was not a new use created by the Town. Preservation of significant open space areas are also supported by the 2015 Parks, Trails and Open Space Master Plan adopted by the Town Council.

➤ **The proposal does not meet the criteria set forth in Principal D1 of the 2015 Castle Rock Parks, Trails and Open Space Master Plan**

Principal D1: Preserve Open Space properties that define and contribute to the Town of Castle Rock’s uniqueness.

a. Maintain and enhance a unique identity for the Town of Castle Rock by preserving open space buffers between it and adjacent communities.

b. Identify and preserve the important landmarks that make the Town of Castle Rock a special place to live, including significant buttes, ridgelines, rock formations, agricultural lands, and water features; scenic vistas viewed from I-25, the county's major road network and key public places.

The proposal does not preserve the intended natural conditions along the slopes of this significant butte. The proposal introduces a new, manufactured structure, creates significant cuts into the side of the property, requires construction of a paved roadway to the proposed site and creates the need for fencing and extensive retaining walls, which all affect the scenic vistas from key public locations, such as the Town right-of-way and the historic mesa.

c. Preserve lands for the benefit of wildlife through the preservation of ecosystems, habitats, and corridors.

The proposal would cause disturbance to the existing ecosystem and habitat located on the property. The construction of the tower and support facilities as well as regular maintenance access at all hours from a variety of providers will inevitably impact wildlife.

This recommendation for denial is consistent with the Town's practice of maintaining open space areas for habitat preservation and passive uses. At this time, the Town of Castle Rock has not permitted macro cell tower sites within Town-owned open space.