

KAPPA CONSULTING, LLC

Kellin Communications is seeking Special Use Permit approval from El Paso County Planning & Community Development for a 120' lattice Wireless Internet Service Provider (WISP) facility to be located at 1245 Dustrude Lane, Calhan, CO 80808. The lattice tower will be located 220' from Handle Road. Both the lattice tower and single equipment cabinet will be placed within a 25' x 25' fenced compound located within a 65' x 65' lease area. A 12' gravel access drive will provide access to the facility from Handle Road.

Owner: Shelby Miller

Contact: Shelby Miller, 719-314-9365, cowgirl4h1993@aol.com

Tax Schedule Number: 2400000187

Current Zoning: A-35

5.3 STANDARDS FOR REVIEW, APPROVAL, AND ADMINISTRATION OF USES

5.3.2 Special Use, (C) Criteria

- The special use is generally consistent with the applicable Master Plan;

The Goal of the Master Plan states: The County has been experiencing rapid growth and shifting demographics. Our new Master Plan will establish priorities, projects, and recommendations to help manage these trends and make our County a more competitive place to live, work, invest, and visit.

Projected to grow to nearly one million people by 2050, an increase of nearly 250,000, El Paso County will need to accommodate growth in specific areas of the County...Responsible development is essential and will ensure that key areas grow appropriately and have adequate access to broadband and other services without the unnecessary extension of infrastructure into valued natural areas and parts of the County that cannot support development.

Calhan and surrounds are categorized as "Small Towns & Rural Communities" per the Master Plan. To better serve this population, additional commercial development should be prioritized in the unincorporated places.

Kellin Communications Response:

The proposed Kellin Communications Wireless Internet Service Provider (WISP) facility will provide Fixed Wireless Broadband service to an area that does not have access to reliable higher speed internet. The facility will provide "last mile" connectivity directly to homes and businesses where cable services are not available.

The FCC defines high-speed broadband as download speeds of up to 25 megabits per second and upload speeds of up to 3 megabits per second (25/3 Mbps). Kellin Communications currently provides speeds of up to 50 mbps and will have the technology to provide speeds of 100 mbps and above with the proposed facility.

The Master Plan makes the statement *"These technologies (Fixed Wireless) underperform the standard of service for broadband."* The technology for Kellin Communications Fixed Wireless has improved to such a point that this Master Plan statement is no longer correct. Kellin currently

provides service at double broadband rates and plans to deploy technologies allowing Kellin to compete with fiber.

This facility will have the ability to serve more than 500 potential customers in the vicinity as well as accommodate future growth.

- The special use will be in harmony with the character of the neighborhood, and will generally be compatible with the existing and allowable land uses in the surrounding area; **Per the County Master Plan, “responsible development is essential and will ensure that key areas grow appropriately and have adequate access to broadband and other services without the unnecessary extension of infrastructure... Calhan and surrounds are categorized as “Small Towns & Rural Communities” per the Master Plan. To better serve this population, additional commercial development should be prioritized in the unincorporated places”. The proposed WISP facility is compatible with the allowable land uses in the surrounding area. The facility will provide much needed Broadband service to an area with no existing infrastructure to support the height needed for the proposed antennas. The proposed facility was sited using best practices and to provide service to the greatest number of customers.**
- The impact of the special use does not overburden or exceed the capacity of public facilities and services, or, in the alternative, the special use application demonstrates that it will provide adequate public facilities in a timely and efficient manner; **The proposed special use does not overburden or exceed the capacity of public facilities and services.**
- The special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access; **The proposed special use will not create unmitigated traffic congestion or traffic hazards in the surrounding area, and has adequate, legal access.**
- The special use will comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution; **The proposed Kellin Communications facility shall comply with all applicable local, state, and federal laws and regulations regarding air, water, light, or noise pollution.**
- The special use will not otherwise be detrimental to the public health, safety and welfare of the present or future residents of El Paso County; **The proposed special use shall meet the current standards and regulations of the FCC and any other agency of the federal government with the authority to regulate Fixed Wireless Broadband.**
- The special use conforms or will conform to all other applicable County rules, regulations or ordinances. **The proposed special use will conform to all other applicable County rules, regulations or ordinances.**

The proposed use will not adversely impact adjacent properties or existing drainage patterns.

D. No TIS Required.

Vehicular Traffic:

(1) Daily vehicle trip-end generation is less than 100 or the peak hour trip generation is less than 10. **The proposed facility will have a daily vehicle trip-end generation of less than 100 and peak hour trip generation of less than 10.**

(2) There are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways. **Correct, there are no additional proposed minor or major roadway intersections on major collectors, arterials, or State Highways.**

- (3) The increase in the number of vehicular trips does not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends. **The increase in the number of vehicular trips will not exceed the existing trip generation by more than 10 peak hour trips or 100 daily trip ends.**
- (4) The change in the type of traffic to be generated does not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property. **The change in the type of traffic to be generated will not adversely affect the traffic currently planned for and accommodated within, and adjacent to, the property.**
- (5) Acceptable LOS on the adjacent public roadway, accesses, and intersections will be maintained. **LOS on the adjacent public roadway, accesses, and intersections will be maintained.**
- (6) No roadway or intersection in the immediate vicinity has a history of safety or accident problems. **No evidence found that any roadway or intersection in the immediate vicinity has a history of safety or accident problems.**
- (7) There is no change of land use with access to a State Highway. **There is no change of land use with access to a State Highway.**

Pedestrian Traffic: Paved pedestrian facilities exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new pedestrian traffic. **The proposed use will not generate any new pedestrian traffic.**

Bicycle Traffic: Paved bicycle lanes or paths exist or will be constructed on, or adjacent to, the site; or, the proposed use will not generate any new bicycle traffic. **The proposed use will not generate any new bicycle traffic.**