

COMMONWEALTH OF KENTUCKY
BEFORE THE PUBLIC SERVICE COMMISSION

In the Matter of:

APPLICATION OF SPRINTCOM, INC. FOR)	
ISSUANCE OF A CERTIFICATE OF PUBLIC)	
CONVENIENCE AND NECESSITY TO)	CASE NO.
CONSTRUCT A PERSONAL COMMUNICATIONS)	98-188
SERVICES FACILITY IN THE CINCINNATI MAJOR)	
TRADING AREA (KENSINGTON FACILITY))	

O R D E R

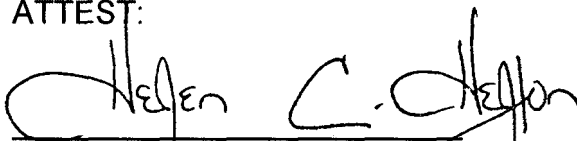
The Commission has received the attached letters regarding the proposed personal communications services facility to be located at 281 Richwood Road, Walton, Boone County, Kentucky.

IT IS THEREFORE ORDERED that:

1. SprintCom, Inc. ("SprintCom") shall respond to the concerns stated in each letter by certified mail, within 10 days from the date of this Order.
2. SprintCom shall file a copy of the certified letters and dated receipts, within 7 days of the date on the receipt.

Done at Frankfort, Kentucky, this 16th day of June, 1998.

ATTEST:



Executive Director

PUBLIC SERVICE COMMISSION



For the Commission

May 8, 1998

RECEIVED

Executive Director
Public Service Commission
730 Schenkel Lane
P.O. Box 615
Frankfort, KY 40602

MAY 13 1998

PUBLIC SERVICE
COMMISSION

RE: Case No. 98-188

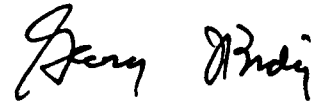
Dear Sirs:

It was with great displeasure that I read the legal notices in the *Boone County Recorder* on Thursday, May 7, 1998. In particular, case number 98-188, the proposed construction of a wireless communications Monopole at 281 Richwood Road, Walton, Boone County.

As a land owner in the area I am very displeased with the possibility of an "eyesore" of this type being erected in the area. As Boone County is primarily rural land still used for farming I must insist that this construction be prohibited. If further construction of this type is permitted in this location I fear that the area will soon become (sadly) like Florence, our neighbor to the north.

Already there is enough traffic in this area of Walton. Further development cannot be handle by the roadways and will not be tolerated by its residents.

A loyal Boone County supporter and taxpayer,



George J. Budig

1664 Richwood Road

Walton, KY 41094

Legal notices

LEGAL NOTICE: SprintCom, Inc., proposes to construct a wireless communications Monopole at 281 Richwood Road, Walton, Boone County, Kentucky. Any questions or comments should be directed to the Executive Director, Public Service Commission, 730 Schenkel Lane, P.O. Box 615, Frankfort, Kentucky 40602. Please refer to Case Number 98-188 in your correspondence.

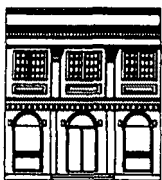
Legal Notice

The Historic Preservation Review Board will meet on Thursday, May 14, at the Boone County Agricultural Extension Service Offices, 6028 Camp Hill Road, Frankfort, KY 40602. For more information, please call Susan M. Cabot, Historic Preservation Officer, 505-2111.

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Ky, 41042.

BOONE COUNTY PLANNING COMMISSION



2995 Washington Street, Burlington, KY 41005

606-334-2196

FAX 606-334-2264

E-Mail plancom@one.net

May 22, 1998

RECEIVED

MAY 26 1998

PUBLIC SERVICE
COMMISSION

Ms. Helen Helton, Executive Director
Public Service Commission of Kentucky
P.O. Box 615
Frankfort, KY 40602

RE: Case #98-188; 190' Monopole Proposed by SprintCom, Inc. For 281 Richwood Road (Best Self Storage Site), Boone County, Kentucky

Dear Ms. Helton:

The purpose of this letter is to offer the Public Service Commission, on behalf of the Boone County Planning Commission, the following comments regarding the above referenced monopole proposal. These comments are based on our locally adopted policies as well as the overall visibility of the site in question. These comments are based on the following facts.

- A. The site is located within a Commercial Services (C-3) zone. The C-3 zone does not permit telecommunications towers and the maximum permitted building height is fifty feet (50'). The proposed monopole exceeds this limitation by four times when considering the height of the attached antenna.
- B. The immediate area where the site is located is designated for "Commercial" land uses by the 1995 Boone County Comprehensive Plan (this designation applies to the immediate frontage areas on both sides of Richwood Road near the I-75/I-71 interchange). This designation is defined as "retail, corporate and professional office, interchange commercial, indoor commercial recreation, restaurants, services, etc."

The area to the south of the Best Self Storage site is planned for "Business Park" uses (this area is currently undeveloped). This designation is defined by the Comprehensive Plan as "a mix of office warehouse, research, office and light industrial uses in a park like setting with large building setbacks, low floor area ratio, integrated pedestrian and recreation facilities, constant architectural and signage theme, extensive landscaped areas, and attractive entrance treatment." This area to the south is within an Employment Planned Development (EPD); this zone is designed to follow the direction established by the Comprehensive Plan's Business Park land use designation and requires that all development proposals receive a "plan certain" approval through a Public Hearing procedure to ensure an appropriate land use mix, that these proposals have high design standards, and to ensure that all impacts that may be created by these proposals are adequately mitigated.

The area further to the south along I-75/I-71 (immediately south of the EPD zone) is within a Suburban Residential One/Planned Development (SR-1/PD) zone. Like the EPD zone, the "Planned Development" overlay zone requires development proposal to receive a "plan certain" approval for the same basic reasons mentioned above. This approval has been granted for this site and it is currently being developed with detached, single-family residences and condominiums (this development is called "Steeplechase").

C. The Land Use Element of the 1995 Boone County Comprehensive Plan provides the following relevant statements:

- * Developments in Boone County should give consideration to the overall design of the project. Design should be a primary concern at the early stages of the development, with an emphasis on the aesthetic impact of the proposed use ("Design, Signs, and Historic Preservation," pg. 211).
- * The Richwood area should experience continued development pressure due to the extended and improved infrastructure. Commercial development around the interchange area is expected to remain and expand to serve local residents, in addition to highway-related services. Intrusive highway related services should not impact the low density residential uses on the west, and be limited to the east side of I-75. The industrial development should primarily occur on the east side of US 25, and south of the existing commercial area, as well as along Old Lexington Pike. Heavy industrial uses for Boone County should be concentrated within this area because of the distance from residential uses and the proximity to rail services. . . ("Richwood Area," pp. 229 and 230).

In contrast to all of the information stated above, the Comprehensive Plan does have a "Public/Institutional" land use category which is largely used for public institutions and utilities. This designation is not applied to the property in question or the adjoining area in general.

D. The interchange area where the monopole is proposed serves as a "gateway" of sorts to the steadily growing residential area to the west of the interchange vicinity. This interchange area is highly visible from both Richwood Road and I-75/I-71. This monopole would become the single, dominant landmark at this interchange.

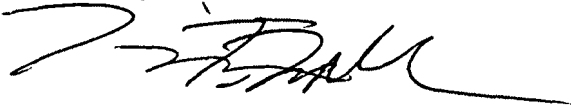
However, there are several options. The preferable option would be to locate the monopole on the east side of I-75/I-71. As mentioned above relative to industrial uses, this area is appropriate for a monopole due to the distance from residential uses, as well as the fact that the interstate highway creates a "perceptual" boundary from the residential areas on the west side of the interstate. To SprintCom's credit, I understand that they have approached several land owners in that area, however, no owner was willing to lease them

Ms. Helen Helton
May 21, 1998
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space. Another (yet less preferable) option would be to locate the monopole to the rear (west/south) of the Best Self Storage property. This option would reduce the apparent monumentality of the monopole from the adjoining roadways by siting it behind the existing mini-warehouse buildings on the site. SprintCom personnel have met with the Planning Commission's staff several times in the past few months regarding this proposal and have, to the best of my knowledge, investigated these options in lieu of the proposal currently before the PSC. We are also open to any other alternatives that the applicant may offer which would help mitigate these issues.

I understand that the monopole will be constructed in a manner which will allow co-location for up to three carriers (total). This is a desirable trait of this proposal, particularly when considering that there are no other facilities in the area - it is preferable to limit the number of monopoles/towers in the area to one if such construction is imminent. To my knowledge, SprintCom has been very cooperative in co-locating in the past with other providers in our area.

Sincerely, (

A handwritten signature in black ink, appearing to read "Kevin T. Wall", written over a horizontal line.

Kevin T. Wall, AICP CDT
Director, Zoning Services

KTW/vlm