



**TOWN OF SAHUARITA
PLANNING & ZONING COMMISSION MEETING**

Pursuant to A.R.S. § 38-431.02 notice is hereby given to the public that the Sahuarita Planning & Zoning Commission will hold a regular meeting at the date and time specified below at the Sahuarita Town Hall Council Chambers, 375 West Sahuarita Center Way, Sahuarita, Arizona.

To better serve our community, the Council Chambers is wheelchair accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk's Office at 520-822-8801. Requests should be made no later than three (3) working days prior to the meeting to arrange the accommodation.

**REGULAR MEETING AGENDA
AUGUST 1, 2016 at or after 6:30 P.M.**

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

_____ Chair Tim Trosper
_____ Vice Chair Jenna Reilly
_____ Commissioner Michael Hernandez
_____ Commissioner Nathan Barrett
_____ Commissioner Lee Cornelison
_____ Commissioner Cathy Maghran
_____ Commissioner Ken Woodward

4. APPROVAL OF THE MINUTES FOR PLANNING & ZONING COMMISSION MEETING OF MAY 2, 2016.

5. CALL TO THE AUDIENCE

At this time, any member of the public is allowed to address the Commission on any issue ***not already on tonight's agenda***. Pursuant to the Arizona Meeting Law, the speaker's comments may not be considered, discussed or even answered by the Commission at this meeting, but may, at the discretion of the Commission, be placed on a future agenda for discussion/action.

6. PUBLIC HEARING: A request for a Type III Conditional Use permit for a 78 foot tall monopine wireless communications facility at 18105 S. I-19 Frontage Road. The project includes a new wireless communications tower camouflaged to look like a pine tree and ground equipment that will be housed within a 6 foot tall masonry wall enclosure. The request also includes two waiver requests which would allow the Tower to exceed the maximum height allowed in a residential zone and to not have to provide the required landscaping. (SA9-16-00001)

7. MEETING START TIME: The Commission will determine whether to approve a proposal to start Planning and Zoning Commission regular meetings at 6:00 pm.

8. PLANNING & BUILDING DIRECTOR'S REPORT

9. PLANNING COMMISSIONERS ANNOUNCEMENTS AND REPORTS

10. FUTURE AGENDA ITEMS

11. ADJOURNMENT

**PLANNING & ZONING COMMISSION
MEETING MINUTES
MAY 2, 2016**

1. CALL TO ORDER

Meeting called to order at 6:30 PM

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present Chair Tim Trosper
Present Vice Chair Jenna Reilly
Present Commissioner Michael Hernandez
Present Commissioner Nathan Barrett
Present Commissioner Lee Cornelison
Present Commissioner Ronald Darrah
Absent Commissioner Ken Woodward

4. APPROVAL OF THE MINUTES FOR PLANNING & ZONING COMMISSION MEETING OF MARCH 7, 2016.

Commissioner Cornelison made the motion to accept minutes as presented; Vice Chair Reilly 2nd the motion. **MOTION CARRIED 6:0**

5. CALL TO THE AUDIENCE

At this time, any member of the public is allowed to address the Commission on any issue ***not already on tonight's agenda***. Pursuant to the Arizona Meeting Law, the speaker's comments may not be considered, discussed or even answered by the Commission at this meeting, but may, at the discretion of the Commission, be placed on a future agenda for discussion/action.

No one came forward.

6. PUBLIC HEARING: A zoning code text amendment to Sahuarita Town Code Chapter 18.79 (Sign Standards), sections 18.79.030 (General Development Standards), 18.79.040 (Prohibitions), 18.79.100 (Permitted Signs by Zone), and 18.79.240 (Electronic Message Sign), the purpose of which amendment is to allow electronic message signs and providing development standards and review processes related to such signs. (Case No. SA8-15-00001).

Planning and Building Director, Sarah S. More, gave a presentation of the proposed amendment mentioned above and highlighted the changes from the December Commission public hearing. Director More requested that Commission forward a recommendation for approval.

Chair Trosper opened the public hearing.

Vice Chair Reilly was concerned that the businesses would use the signs to advertise products and/or vendors. Director More assured the Commission that no billboards will be allowed and all signs must be on site. Businesses can display the products on sale that day.

Vice Chair Reilly questioned if there were any limits placed on the transitions of messages. Director More stated that there were no restriction on the message transitions but if concern were to arise, Staff would bring the item back for amendment.

Chair Troser asked that if this amendment is approved and adopted, will the signs be allowed in Conditional Use Permit areas. Director More responded that it would include these areas as long as Industrial and Commercial. Churches, small businesses, or medical offices with in a residential zone will be limited to residential zoning provisions of the lighting code. These include a smaller maximum of sign square footage and a Conditional Use Permit, which will need Commission approval.

David Stowell, Pastor of The Assembly of God Church on La Canada, gave a handout to the Commission and staff that was in reference to any astronomical concerns. Mr. Stowell also expressed that the square footage of the allowable area of illumination on the signs is not a large area. Mr. Stowell continued to say that the signs aren't inexpensive and are an investment of about twenty thousand dollars. Mr. Stowell thanked the commission for reconsidering the issue.

Chair Troser closed the public hearing and asked for a motion.

Commissioner Darrah made the motion to accept the amendment as presented by staff and forward a recommendation to Council; Commissioner Barrett 2nd the motion. **MOTION CARRIED 6:0**

7. PLANNING & BUILDING DIRECTOR'S REPORT

1. Anna has begun working on the Content Neutral Sign amendment.
2. Four Commissioner's terms are expiring in June.

8. PLANNING COMMISSIONERS ANNOUNCEMENTS AND REPORTS

None.

9. FUTURE AGENDA ITEMS

None.

10. ADJOURNMENT

Meeting adjourned at 7:17 pm.

**Planning & Zoning Commission
Staff Report**

Case No. SA9-16-00001

Commission Meeting Date: August 1, 2016 **Agenda Item No.** 6

PREPARED BY: Dylan Parry, Planner

REVIEWED BY: Anna Casadei, Planning and Zoning Manager

RECOMMENDATION: Staff recommends that the Planning and Zoning Commission forward the following recommendations to the Town Council:

1. Denial of the Type 3 Conditional Use Permit for a new wireless tower;
2. Denial of the Type 3 Conditional Use Permit for Waiver Request 1 – a waiver of the maximum height allowed in a residential area and for a monopine; and
3. Denial of the Type 3 Conditional Use Permit for Waiver Request 2 – a waiver of the landscaping requirement for two natural pine trees.

SUBJECT: Public Hearing: Type 3 Conditional Use Permit for a new wireless tower and two related waiver requests

PARCEL SIZE: 0.98 acres

LOCATION: 18105 S. I-19 Frontage Road (south of Calle de Marzo)

APPLICANT: Wavelength Management on behalf of Verizon Wireless



BACKGROUND:

The Town of Sahuarita wireless communication facilities standards were amended in February 2016, combining regulations for most wireless facilities into Chapter 18.60. The new standards require a Type 3 Conditional Use Permit for all new wireless facilities located on rural or residentially-zoned parcels of less than 10 acres, and also require the towers to be camouflaged. A Type 3 Conditional Use Permit requires a public hearing before the Planning and Zoning Commission and then a public hearing before the Town Council who will make a decision on whether or not to approve the Conditional Use.

The code allows for the applicant to request a waiver from any requirement of the wireless chapter through a Type 3 Conditional Use Permit process and establishes guidelines for granting the waiver requests.

The 2016 amendment also created Chapter 18.62 for Eligible Wireless Facilities Modifications in response to section 6409(a) of the federal "Spectrum Act." Section 6409(a) of the Spectrum Act generally states that local governments must approve a wireless facility collocation or modification that does not constitute a "substantial change" to an existing wireless communication facility. These federal regulations have been incorporated into Town Code as Chapter 18.62. Although this request does not qualify as an Eligible Wireless Facility Modification, it is important to keep these regulations in mind in approving any new wireless facility, as the Spectrum Act requires staff to administratively approve certain increases in height without any additional public process.

DISCUSSION:

The applicant is proposing to develop a 78-foot tall camouflaged wireless communication tower and ground-mounted equipment on a 0.98 acre site located at 18105 S. I-19 Frontage Road, south of Calle de Marzo. The tower will be camouflaged as a pine tree and will be located within a 30 foot by 30 foot lease area on the property. The applicant has indicated that the new tower is necessary to keep up with data demand and that the Tower will improve data capacity in the area.

In addition, the applicant is asking for two waivers from code requirements:

- Waiver Request 1 is a waiver from the maximum height requirement to allow the proposed Tower to be 78 feet tall; the code limits the height of monopines, (towers camouflaged as pine trees), and towers in residential areas to 70 feet.
- Waiver request 2 is a waiver from a requirement that two real pine trees be planted on site when using a monopine design.

ANALYSIS:

As described above, this is a three-part request for a wireless tower and two related waivers. The Commission will be asked to make three separate recommendations on this three-part request. Each part of the request is analyzed separately below on its own merits.

Surrounding Zoning and Land Use

The property is zoned GR-1 (Rural Residential). The site is bordered to the west by the I-19 Frontage Road. The table below lists the other properties immediately adjacent to the site along with their zoning designations and land uses.

Direction	Zoning	Use
North	GR-1	Vacant
South	GR-1	Residential
East	GR-1	Residential
West	GR-1	I-19 freeway

Applicable General Plan Policies

The General Plan contains the following applicable policy:

LU-4.3: Promote new development that is compatible with existing land uses, ensuring that future development continues to promote the character, identity and sense of place that makes Sahuarita a distinct community.

Staff finds that the request with the two proposed waivers is not supported by this General Plan policy.

Conditional Use Permit for a New Wireless Communication Facility

Compatibility with surrounding area:

The tower’s proposed location is in a residential area. The applicant states that this location is the least intrusive means to provide service to the area because the proposed location and immediate neighboring properties are all lower density than the surrounding neighborhoods. The applicant also states that a stealth tree design is the best solution due to the presence of several pine trees on a parcel south of the proposed location.

The site is located in a residential neighborhood about a half mile north of the closest commercially zoned property. The applicant explained that this location would be more efficient than moving the tower south to the commercial area, which would be closer to their existing tower, or moving it further north. This location would provide the best distribution over the antennas avoiding overburdening some antennas while underutilizing others. However, as the photo simulation provided by the applicant shows, there will be significant visual impact for residents in the area.

In reviewing Conditional Use Permit applications for wireless facilities, the Town Code establishes three ways that the visual impact on the proposed site and adjacent sites is evaluated:

- *How well the tower is camouflaged from view from roadways and residential districts*

The wireless code provides different options for camouflaging the tower including palm trees, saguaros and pine trees. Other camouflage methods are also allowed per the code, including vertical architectural elements (clock towers, bell towers, etc.). Applicants may also propose other camouflage methods to the Planning and Building Director for consideration.

The pine tree option has a taller maximum height than the palm tree and saguaro options. The few pine trees on the property near the proposed tower location are much smaller and are not very noticeable so will have very little impact on helping the tower blend in. The proposed landscaping will help to hide the ground equipment from adjacent sites, but as the photo simulation provided by the applicant shows, the tower will be very noticeable from the I-19 freeway and surrounding residential neighborhoods. The applicant is also proposing a waiver from the requirement that they plant two natural pine trees, which would help the monopine to blend in.

Staff has asked for a photo simulation of a bell tower to compare the visual impact of an architectural element versus the proposed monopine. Bell towers are usually an architectural element of a larger development; that type of camouflage may also not fit in the neighborhood. As of the date of this writing, the bell tower simulation has not been received.

- *Compatibility with surrounding landscape and/or buildings in terms of materials, color, scale, shape and height.*

The tower will be taller than the surrounding landscape and buildings. Wireless towers generally need to be taller than the surrounding landscape in order to increase the efficiency of the antennas. The color and shape will be compatible with the surrounding landscape with the

tower being camouflaged as a tree. However, a 78 foot monopine tower will be clearly visible and stand out from the surrounding properties even with the presence of pine trees in the area.

- *Proximity to significant views, natural features, scenic routes and existing or proposed major transportation corridors.*

The proposed tower location borders I-19 to its west. As such, the tower will not have a significant impact on views of the Santa Rita Mountains from the immediately surrounding neighborhood. Properties immediately northwest of the site across the freeway are platted for single-family residential uses and are currently vacant; it will impact the view of the Santa Ritas for future residences on that site and other properties west of the freeway.

Collocation and other possible sites

The Town Code states that new communication facilities shall not be permitted unless the applicant demonstrates that there are no existing towers or structures that can accommodate the proposed antenna.

The applicant states that they were unable to find property zoned commercial or industrial or any existing towers or structures that would allow the antennas to reach their intended area. The applicant also indicates that they approached the Town about locating at Parque los Arroyos but were told that this location would not work because it is a small neighborhood park surrounded by residential uses and does not have any existing light poles on which antennas could be placed. The proposed location is in the center of the applicant's search area, and according to the application is the most efficient location to handle the capacity for the surrounding area. The proposed tower is also centrally located in a residential area of Town, increasing the number of people who the tower will serve. The fact that the proposed location is in an area with 1-acre lots and not a more dense residential area to some degree reduces the impact by reducing the number of properties directly impacted. Moving the tower south would bring it closer to their existing tower and reduce the efficiency of the tower.

Waiver request 1: Height

STC 18.60.060K sets the maximum height in rural or residential zones as 70 feet, and the maximum height for a monopine is limited to 70 feet in STC 18.60.060.I.1.b. The applicant is requesting a waiver to allow the proposed monopine tower to be 78 feet tall in order to allow Verizon to install their antennas at 66 feet. The applicant has stated that without the height waiver Verizon would not have the height to effectively propagate their signal, which could lead

to the need for additional towers. The applicant also stated that it could make the site less compatible for collocation of other carriers.

Section 18.60.070 establishes criteria by which a waiver request shall be reviewed:

- *Is it in the best interest of the Town as a whole.*

The increased height might help with cell service in the areas of the Town that this wireless tower will reach, but the increased height will also increase the visual impact to a wider area of Town.

- *Will not jeopardize public health, safety, or welfare.*

The increased height will not jeopardize public health, safety or welfare.

- *Will either ameliorate the adverse impacts of wireless communication facility proliferation or the adverse impact of requiring new construction of communication facilities.*

The applicant has pointed out that increasing the height to 78 feet would allow Verizon to meet their goal for distribution, thereby reducing proliferation of towers. Staff finds that although this may be true, the applicant has not submitted any supporting information demonstrating that the signal would not serve their intended customer base at 70 feet in height.

The applicant also states that not allowing the height increase could potentially lead to the proliferation of towers as the reduced height may not be good for providers trying to co-locate on the tower. Staff notes that STC 18.62.040.A and the "Spectrum Act" would allow an increase in height without public process in order to collocate additional antenna arrays, as long as the tower did not need to be replaced in order to do so.

- *Will better serve the purposes of this chapter.*

The purpose of Chapter 18.60 includes the following objectives:

- Encourage collocation of wireless communication facilities and location on existing structures to the greatest extent possible in order to reduce cumulative negative impact on the town;*
- Encourage providers of wireless communication services to locate facilities, to the extent possible, in areas where adverse impact on the community is minimal;*

...

Chapter 18.60 establishes a maximum height of 70 feet for wireless towers in a residential zone in order to reduce the impact on surrounding properties. As discussed earlier in this report there is already the potential to increase the height without notifying the neighbors. Staff finds that approval of this waiver request would not minimize adverse impact on the community. The applicant has also not adequately demonstrated that approval of this waiver request will encourage collocation, and therefore this request does not better serve the purposes of this chapter.

Waiver request 2: Landscaping

Sahuarita Town Code Section 18.60.060 requires that when the monopine design is used on a site where pine trees are not present, two pine trees must be planted on the site. The applicant has requested that the two pine trees be waived as they believe the pine trees will potentially interfere with their antennas and potentially with the antennas of another carrier who may collocate on the tower in the future. Section 18.60.070 establishes criteria by which a waiver request shall be reviewed:

- *Is it in the best interest of the Town as a whole.*

Eliminating the two pine trees will make the tower stand out even more and make it appear that much more unnatural. The code requirement was established in order to help the tower to blend in. The applicant has expressed concern that the trees could eventually interfere with the signal from the antennas. However staff feels that the aesthetic impact of the trees outweighs the possible future interference of the signal.

- *Will not jeopardize public health, safety, or welfare.*

Eliminating the trees will not jeopardize public health, safety or welfare.

- *Will either ameliorate the adverse impacts of wireless communication facility proliferation or the adverse impact of requiring new construction of communication facilities.*

Staff does not believe that this request will ameliorate the adverse impacts of wireless proliferation or adversely impact requiring new construction of communication facilities.

- *Will better serve the purposes of this chapter.*

This request will negatively affect the visual impact of the tower by making it stand out more and make it more visible to Town residents.

PUBLIC INPUT:

Notice was sent to all property owners within 600 feet (the code requires a 300-foot notification radius), the sites were posted, and a legal ad was published in the Green Valley News on July 17, 2016. No public comments have been received to date. Staff also suggested that the applicant hold a neighborhood meeting but is not aware that any meeting has taken place to date.

REQUIRED ACTION:

Conduct a public hearing to determine whether the Type 3 Conditional Use Permit and the two waiver requests are in the best interest of the Town of Sahuarita.

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission forward the following recommendations to the Town Council:

1. Denial of the Type 3 Conditional Use Permit for a new wireless tower;
2. Denial of the Type 3 Conditional Use Permit for Waiver Request 1 – a waiver of the maximum height allowed in a residential area and for a monopine; and
3. Denial of the Type 3 Conditional Use Permit for Waiver Request 2 – a waiver of the landscaping requirement for two natural pine trees.

REASONS FOR RECOMMENDATION:

Tower Request:

Staff recommends denial of the Type 3 Conditional Use for the wireless tower as the proposed location will have a significant visual impact on the surrounding residential area. Although the site does offer some reduction to the direct impacts to adjacent property owners when compared to other potential sites within that residential area, it will still have too large of an impact on the residential neighborhood.

Waiver request 1:

Staff recommends denial of the waiver to the maximum height requirement for the following reasons:

- The code establishes a 70 foot maximum height for a residential zone and for a monopine to help reduce the impact on surrounding properties, and although an 8 foot increase would not likely make a significant difference in the tower's visual impact, there is the potential for it to be increased again without any opportunity for neighborhood input per Section 6409(a) of the "Spectrum Act" and Chapter 18.62 of the Town Code.
- The applicant has not adequately demonstrated that the waiver request is necessary to encourage collocation and prevent proliferation of towers.

Waiver request 2:

Staff recommends denial of the waiver to the requirement to plant two pine trees on the site for the following reasons:

- The pine tree requirement is in the code to help make the monopine tree look more natural, and by eliminating the trees from the site the monopine will stand out even more, thereby increasing adverse impacts on the neighborhood.
- The applicant has not submitted any evidence showing that the natural pine trees will grow tall enough to impact the antennas' signal propagation.

SUGGESTED MOTIONS:

Because this item is a three-part request, three motions will be necessary to ensure clarity of the decisions being made. Staff recommends the following motions:

1. I move to forward a recommendation of denial to the Town Council for a Type 3 Conditional Use Permit for a new wireless communication tower monopine.
2. I move to forward a recommendation of denial to the Town Council for a waiver request to allow the wireless tower to exceed the maximum height requirement to allow for a 78 foot tall monopine tower.
3. I move to forward a recommendation of denial to the Town Council for a waiver request to the landscaping requirement for two natural pine trees to be planted on site.

ALTERNATIVE MOTIONS:

If the Commission wishes to approve the request(s), the following alternative motions are offered. If the Commission chooses to recommend approval of the CUP, it may recommend approval or denial of either or both waiver requests. Approval of the waivers is not required in order to approve the tower use itself. Staff suggests that the Commission state reasons for recommending approval for the record.

Conditional Use Permit for a new Wireless Communication Facility:

- I move to forward a recommendation of approval to the Town Council for a Type 3 Conditional Use Permit for a new wireless communication tower monopine with the following conditions of approval:
 - Condition 1: A development plan must be approved within 12 months of the date of approval of the Type 3 Conditional Use.
 - Condition 2: Any and all landscaping required for this tower shall be included within the lease area for this wireless communication facility. The lease area as shown on the Preliminary Development Plan may be increased to accommodate this landscaping; however the structures as shown on the plans may not be moved without prior approval.

Waiver Request 1: Height

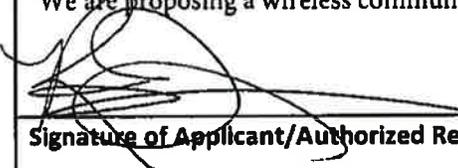
- I move to forward a recommendation of approval to the Town Council for a waiver request to allow the wireless tower to exceed the maximum height requirement to allow for a 78 foot tall monopine tower in a residential zone.

Waiver Request 2: Landscaping

- I move to forward a recommendation of approval to the Town Council for a waiver request to the landscaping requirement for two natural pine trees to be planted on site to allow for the monopine tower to be constructed without two natural pine trees on site.

SUPPORTING DOCUMENTS ATTACHED:

1. Application Packet
2. Preliminary Development Plan (reduction)

Town of Sahuarita Planning & Building Department 375 W. Sahuarita Center Way Sahuarita, Arizona 85629 Phone: 520 822-8855 Fax: 520 822-8876		 Town of Sahuarita APR 06 2016
CONDITIONAL USE PERMIT APPLICATION		Planning & Zoning Dept. Check Attached Documents: <input checked="" type="checkbox"/> Legal description of the property <input checked="" type="checkbox"/> Letter of Authorization from owner <input checked="" type="checkbox"/> A list by name and title of all ownership in the property <input checked="" type="checkbox"/> Applicable Fees <input checked="" type="checkbox"/> Preliminary Development Plan <input checked="" type="checkbox"/> Written response to the findings <input type="checkbox"/> Floor Plan Detail
Property Address: 18105 S 119 Frontage Rd.		
Assessor's Parcel # 303-47-193D		
Zoning: GR-1		
Applicant: Wavelength Mangement on behalf of SBA and Verizon Wireless		
Address: 2200 E. Williams Field Rd., Suite 200		
City/Zip Code: Gilbert, AZ 85295		
Phone #: (480) 205-0070	Fax #:	
Email address: rob@wavmgt.com		
Owner: Actionline Inc.		
Owner's Mailing Address: 3400 E. Speedway Blvd.		
City/Zip Code: Tucson, AZ 85716		
Phone #: (520) 318-1775	Fax #:	
Email address: mikebrown@allstate.com		
Type of use proposed for property: We are proposing a wireless communication facility on the parcel.		
Signature of Applicant/Authorized Representative 	Date: 03/28/2016	

SUBMITTED



**WAVELENGTH
MANAGEMENT**

Site Name: TUC Santiago

18105 S I19 Frontage Rd.
Sahuarita, AZ 85614
APN: 303-47-193D

R E C E I V E D

JUL 16 2013

TOWN OF SAHUARITA
PLANNING AND ZONING DEPARTMENT



Wavelength Management
2200 E. Williams Field Rd.
Suite 200
Gilbert, AZ 85295

Purpose of Request

Wavelength Management, on behalf of SBA and Verizon Wireless is requesting a Conditional Use Permit to install a wireless communication facility (WCF). The proposed facility will provide wireless services, as required by Verizon Wireless' FCC license, to fill a significant "Gap in Service". This site is necessary due to:

- technological advancements
- growing number of customers
- increased usage of data
- increased voice calls

Description of Proposal

SBA is proposing to develop a wireless communications facility within a parcel that is owned by Actionline Inc. and zoned General Rural (GR-1). The proposed location is on a .98-acre vacant lot. The development will include a new 78' tall (top of tree) camouflaged tower (monopine), within a thirty-foot by thirty-foot lease area. The lease area will also consist of outdoor equipment and space for future wireless users. The lease area will be enclosed within a new eight foot-six-inch-tall concrete masonry unit wall. The textures and colors of the site will mimic the surrounding area to reduce the visibility of the facility.

This site is necessary due to a "Gap in Service". This facility is needed to improve coverage and data capacity in the area. Because of Verizon's large customer base and the increase in use of data among their users the existing WCF's are being exhausted. This site will not only assist consumers in this vicinity, but will offload adjacent WCF's to better handle traffic in those areas. This Wireless Communication Facility uses Federal licensed frequencies. The facility is in full compliance with the Federal Communication Commission.

Relationship to Surrounding Properties and Neighborhood Impact

	Parcel	Zoned	Current Use	Setback
North	303-47-193E	GR-1	Vacant Residential	78'+
South	303-47-194G	GR-1	Residential	110'+
East	303-47-193G	GR-1	Residential	150'+
West		ROW	Right of Way	N/A

The primary areas that will improve are residents, Interstate 19, and commercial plazas to the South and West adjacent to the proposed facility. Additionally, this site will provide critical improvements in voice and data for:

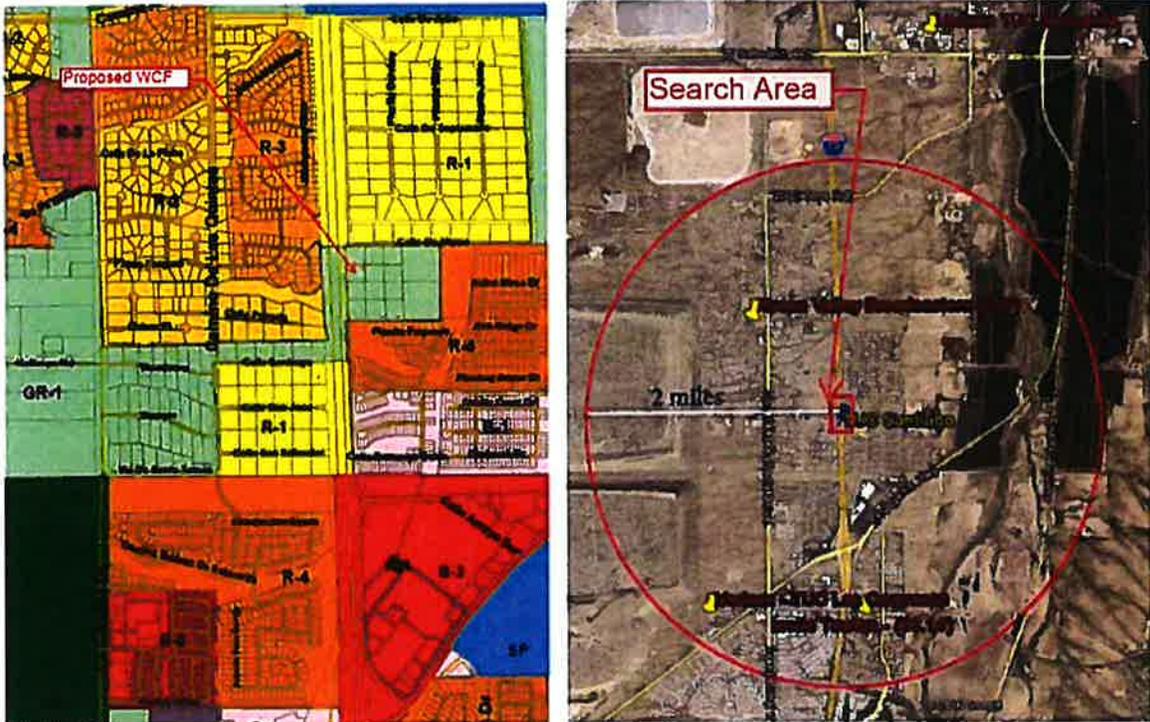
- Commuters
- students
- business owners and employees
- first responders
 - Pima County Sheriff's
 - Arizona Department of Public Safety
 - Border Patrol
 - And many more...

Alternative Site Review

Substantial research was completed to find a site that fits best with the Sahuarita Municipal Code. The search area does not consist of any B-1, B-2, MX, Industrial, MR or NC zoned parcels. Additionally, the area does not contain any existing towers or vertical structures that will allow the antennas to reach the intended areas. Wavelength Management reviewed a City Park to the East (Parque Los Arroyos); it was expressed by the City that this location was not acceptable. The closest B-2 property is .5 miles to the South. This location is too close to an existing WCF that Verizon is currently using. The property directly to the North was also reviewed for a

potential WCF proposed location. The owner's phone was disconnected. All remaining properties surrounding the area are located in greater residential density areas. The property selected provides the least intrusive means to provide service in this area.

As you can see in the diagram below left, the proposed location is surrounded by higher density uses to the North, East, South and West. This area has a lot of residents and their demand on the network is high. By placing the tower in the middle, allows the site to most efficiently handle the capacity of the surrounding areas. Moving the site to the South, closer to the existing Verizon site, TUC Las Camranas, (shown in the diagram below right), will overwork the antennas facing to the North, West and East. The antennas facing south will be underworked as well as the antennas to the North on Las Comranas. If the site were proposed further to the North the antennas facing to the East, South and West would be overburdened and the North facing antennas would not have much of a load on it. This would also create the North facing antennas on Las Comranas to be overworked. The objective is to center the site so all the antennas can provide equal service and handle the greatest amount of capacity. The site, as it is situated is the best location to provide the capacity relief necessary.



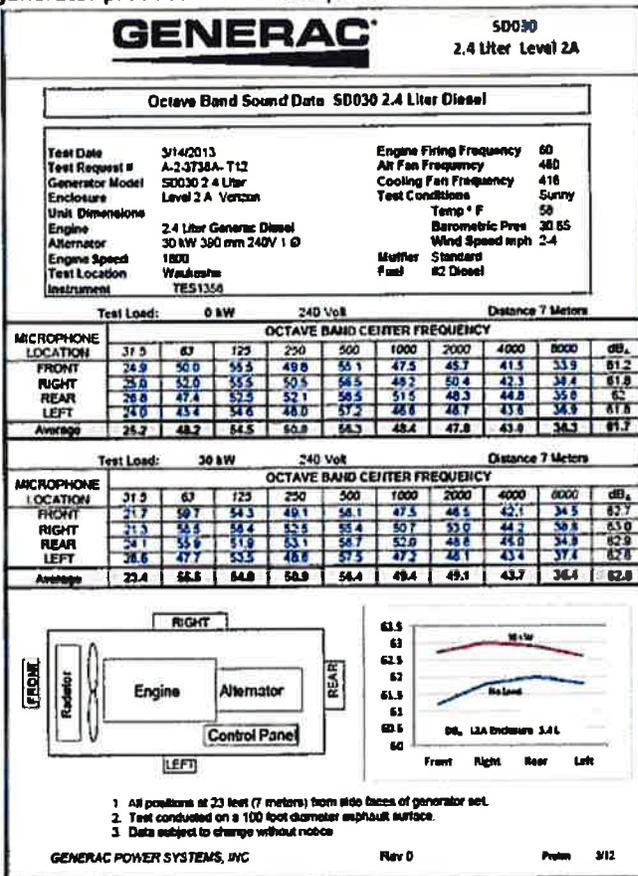
Verizon has proposed a monopine for this development. Other alternatives available consist of broadleaf trees, palm trees, monopole, water tower and bell tower. Due to the surrounding area consisting of low density rural-residential and greater amounts of foliage, a stealth tree was the best solution. One parcel to the South has several pine trees helping this proposal to blend best with the surroundings.

HOURS OF OPERATION/CIRCULATION SYSTEM

The site will operate twenty-four hours a day, seven days a week, but is an unmanned facility with no personnel or regular hours of operation. This development will not increase traffic. Ingress and egress to the site are provided from the right of way to the East.

NOISE, LIGHT, NUISANCES AND OTHER ENVIRONMENTAL CONSIDERATIONS

The proposed wireless communications facility will not use any water or generate any wastewater or solid waste. The proposed facility will not generate any noxious odors; sounds glare or vibrations affecting existing uses or surrounding areas. The site is unmanned with no loading or unloading of supplies or materials storage. The only noise generated will be the operation of standard cooling unit fans and infrequent use of a backup generator. While the generator is running it will produce sound within the range of 63dBA on full load from 23 feet away (diagram below). This volume can be compared with a Trane 4-ton AC unit. The sound is further mitigated due to the fact it will be enclosed within an 8-foot-tall block wall and a considerable distance from adjacent residents. The generator will run during a loss of local utility power to maintain wireless service in the area. Otherwise, the generator will cycle an average of twice per month as part of maintenance. The odor the generator produces can be compared to a diesel truck.



Development Schedule (phasing)

The overall development of the site will take approximately 45 days with the bulk of the work being accomplished in the first 4 weeks. The work will be accomplished during regular business hours and will require the use of standard grading equipment. During this time there may be multiple vehicles and laborers performing the work.

After the completion of development the site will only require general maintenance. Verizon anticipates the site will be visited on average a few times a month. General maintenance usually requires one work vehicle and can be accomplished 24/7.

Findings

1. The conditional use complies with the objectives of the General Plan by providing critical wireless service and E911 for the health and safety of the City's residents and visitors.
2. The conditional use conforms to the zoning regulations in Sahuarita's Municipal Code. The proposal meets the height limitations and setbacks required by the code.
3. The conditional use does not adversely impact adjacent properties or the surrounding neighborhood area. The proposed facility utilizes a camouflaged tower and is sited adjacent to the I19.
4. The conditional use is for a WCF. This is an unmanned facility and will not increase vehicular or foot traffic to the area. The proposal has access to the facility provided from the public right of way and parking for one vehicle.
5. The conditional use shall be served public utilities from a utility pole adjacent to the parcel. The facility will only need power and telephone.
6. The conditional use will not create noise, smoke, glare or heat, odors, vibrations, fly ash, dust, fumes, vapors, gases and other forms of air pollution, liquids, and solid wastes detrimental to the adjacent properties.
7. The facility will run 24/7 but is an unmanned facility.

Waivers

Height Limit

Sahuarita has a height limit for monopines set at 70 feet. Wavelength Management is requesting that the height limit be waived to allow for a 78' monopine. The extra height is needed to allow Verizon to install their antennas at 66 feet. This height is necessary to achieve their RF objective. Additionally, the added height will allow one future carrier to install their antennas at 56'. The letter from the Tower Engineer showing the tower capacity is below.

Landscaping

SBA is requesting a waiver for the addition of two pine trees (18.60.060.1.1.b.(13)). We are proposing a structure that allows collocation and the addition of the pine trees may cause interference to the antenna signal. Any location within the branch area of the tree may be used for network antennas or microwave service. Additionally, the proposed monopine was chosen because there are already mature pine trees in the vicinity.

May 20, 2016

Ms. Andrea Gassner
Construction Project Manager– New Builds
SBA Network Services, Inc.
5900 Broken Sound Parkway, NW
Boca Raton, FL 33487

Re: 73' monopine (78' Top of Branches) for Santiago, AZ (Sabre Proposal #16-5778-CJP-R2)

Dear Ms. Gassner,

Upon receipt of order, we propose to supply a 73' monopine for the above referenced site. The monopine and foundations are designed for 90 mph without ice, Structure Class II, Exposure Category C and Topographic Category 1, in accordance with ANSI/TIA/EIA 222-G. The monopine and foundation were designed to support the following:

1. One (1) carrier w/ 250 sqft EPA at the 66' level, with twenty-four (24) 1-5/8" lines
2. One (1) carrier w/ 200 sqft EPA at the 56' level, with twelve (12) 1-5/8" lines
3. Three (3) 8' Dishes w/ Radomes at the 41' level, with three (3) 1-5/8" lines
4. Pine tree branches from the 20' elevation to an overall height of 78'

If you have any questions, please contact the undersigned.

Sincerely,

Amy R. Herbst, P.E.
Senior Design Engineer



PROJECT SUMMARY

SITE NAME: TUC SANTIAGO
SITE ADDRESS: 18105 S. I-19 FRONTAGE ROAD SAHAURITA, AZ 85629
JURISDICTION: PIMA COUNTY
COUNTY: PIMA COUNTY
ZONING: TBD
PROPERTY OWNER: HUGH MORRISON
PHONE: (520) 662-4277
APPLICANT: SBA TOWERS, INC. 5900 BROWN SOUND PARKWAY BOCA RATON, FL 33487-2797
PHONE: (561) 226-9523
FAX: (561) 226-9572
GLENN BAILY (961) 226-9499
SITE COORDINATES: 76.71A
LATITUDE: 31° 55' 14.4" N (NAD 83)
LONGITUDE: 110° 59' 07.7" W (NAD 83)
ELEVATION: #28469' (AMSL) (NAD 83)
OCCUPANCY: UNMANNED
CONSTRUCTION TYPE: RAW LAND

CONSULTING TEAM

ARCHITECTURAL - ENGINEERING FIRM: SINO DESIGN, LLC
 18616 EAST PAULSDES BOULEVARD SUITE #102 FOUNTAIN HILLS, ARIZONA, 85268
CONTACT: CHRIS O'NEAL, N. SIMO, MS. PUP
PHONE: (480) 836-1701
FAX: (480) 836-1094
2-DRAWING FIRM: 410 EAST SOUTHERN AVENUE
 TUCSON, ARIZONA 85701
CONTACT: MATTHEW FORD
PHONE: (602) 463-0472
ELECTRICAL ENGINEER: WEST ENGINEERING
 4327 NORTH 13TH STREET SUITE #105 PHOENIX, AZ 85016
CONTACT: MANNY ESCOBAR
OFFICE: (602) 287-0300 x229
OWNER COMPANY: TUCSON ELECTRIC POWER
TELEPHONE COMPANY: CENTURION

PROJECT DESCRIPTION

INSTALLATION OF NEW 78' TALL MONOPINE WITH ANTENNA ARRAYS, A 4' DIAMETER MAST AND 12 NEW CHARLES CAMELBA AND A 30KW DIESEL BACK-UP GENERATOR WITH A 50X250 CHD WIND COMP-OUT.

SPECIAL INSPECTIONS REQUIRED

DRILLED CASTON: YES (PERIODIC)
YES (CONTINUOUS)
CONCRETE: YES (CONTINUOUS)
MASONRY CONSTRUCTION: YES (PERIODIC)
STEEL CONSTRUCTION: N/A



BUILDING BETTER WIRELESS®

SITE NAME: TUC SANTIAGO
SITE I.D.: AZ17721-B
18105 S. I-19 FRONTAGE ROAD SAHAURITA, AZ 85629
PROJECT TYPE: PROJECT NOT TO EXCEED 78' 73' MONOPINE, HEIGHT NOT TO EXCEED 78'

VICINITY MAP



DRIVING DIRECTIONS

FROM LOCAL CITY OF MARICOPA MARICOPA JURISDICTION:
 DEPART 136 W GARDNER DR. TRAVEL EAST 8593A ON W GARDNER DR. TURN LEFT ONTO S. ASH AVE. TURN RIGHT ONTO W QUADALUPA RD. TAKE THE 1ST RIGHT ONTO S. YACONTE RD. TURN RIGHT ONTO W GARDNER PKWAY. TURN RIGHT ONTO W ELIOT RD. USE 2 LEFT LANES TO MERGE ONTO I-10 TOWARD TUCSON. MERGE ONTO I-10 E. TAKE EXIT 260 FOR I-19 S TOWARD NOGALES. TAKE EXIT 69 FOR DUAL LANE RD. TURN LEFT ONTO I-19 BUS. TURN LEFT ONTO W CALLE PAROTO SUR. W CALLE PAROTO SUR BECOMES S AVENIDA VALLE VERDE FRONTAGE RD/219 (DESTINATION WILL BE ON THE RIGHT)

CODE COMPLIANCE

ALL WIRE AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. THESE PLANS IS TO BE CONSIDERED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
 • 2012 INTERNATIONAL BUILDING CODE (IBC)
 • ANSIS/EIA-222-G STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES & ANTENNAS
 • 2011 NATIONAL ELECTRICAL CODE (NEC)

SHEET INDEX

NO.	DESCRIPTION
T-1	TITLE SHEET
T-2	ABREVIATIONS & SYMBOLS
GN-1	GENERAL NOTES
LS-1	SITE SURVEY
C-1	OVERALL SITE PLAN
C-2	SITE GRADING PLAN
C-3	ENLARGED SITE PLAN
C-4	ANTENNA CONFIGURATION
C-5	ELEVATIONS
C-6	CONSTRUCTION DETAILS
C-7	CONSTRUCTION DETAILS
C-8	CONSTRUCTION DETAILS
E-1	UTILITY SITE PLAN
E-2	ENLARGED POWER PLAN
E-3	UTILITY DETAILS
E-4	SINGLE-LINE DIAGRAM & PANEL SCHEDULE
EG-1	GROUNDING PLAN & NOTES
EG-2	GROUNDING DETAILS

STATE COUNTY MAP



ENGINEER'S LICENSE

I CERTIFY THAT THESE DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH THE REQUIREMENTS OF THE MICHIGAN BUILDING CODE, 2012 EDITION.
 LICENSED ENGINEER - STATE OF ARIZONA

APPROVALS

DATE	NAME
2012	

ACCESS DISCLAIMER

THE NEW PROJECT IS AN UNOCCUPIED LOT. THE EXISTING UTILITY LINES ARE NOT ACCESSED BY THE CURRENT PUBLIC. THIS FACILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS PER IBC 1103.2 9 LISTED AS AN EQUIPMENT SPACE.

BLUE STAKE!

Two working days before you dig, call for the BLUE STAKE!
 1 (602) 263-1100 or
 1 (800) STAKE-IT (782-5348)
 9 LISTED AS AN EQUIPMENT SPACE (OUTSIDE MARICOPA COUNTY)



BUILDING BETTER WIRELESS®
 SBA TOWERS, INC.
 5900 BROWN SOUND PARKWAY
 BOCA RATON, FL 33487-2797
 TEL: (561) 226-9523
 FAX: (561) 226-9572



18616 EAST PAULSDES BLVD.
 FOUNTAIN HILLS, ARIZONA 85268
 PHONE: (480) 836-1701
 FAX: (480) 836-1004
 www.sinodesign.com

THE INFORMATION CONTAINED IN THESE DRAWINGS IS THE PROPERTY OF SINO DESIGN. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DATE PROJECT #: TBD
DRAWN BY: JM
CHECKED BY: YL

REVISIONS

NO.	DATE	DESCRIPTION
C	03/02/12	UPDATE CLIENT
B	02/27/12	ISSUE FOR PERMITS
A	12/18/11	ISSUE FOR PERMITS

PROJECT NO: TBD

SITE NAME: TUC SANTIAGO

SITE NUMBER: AZ17721-B

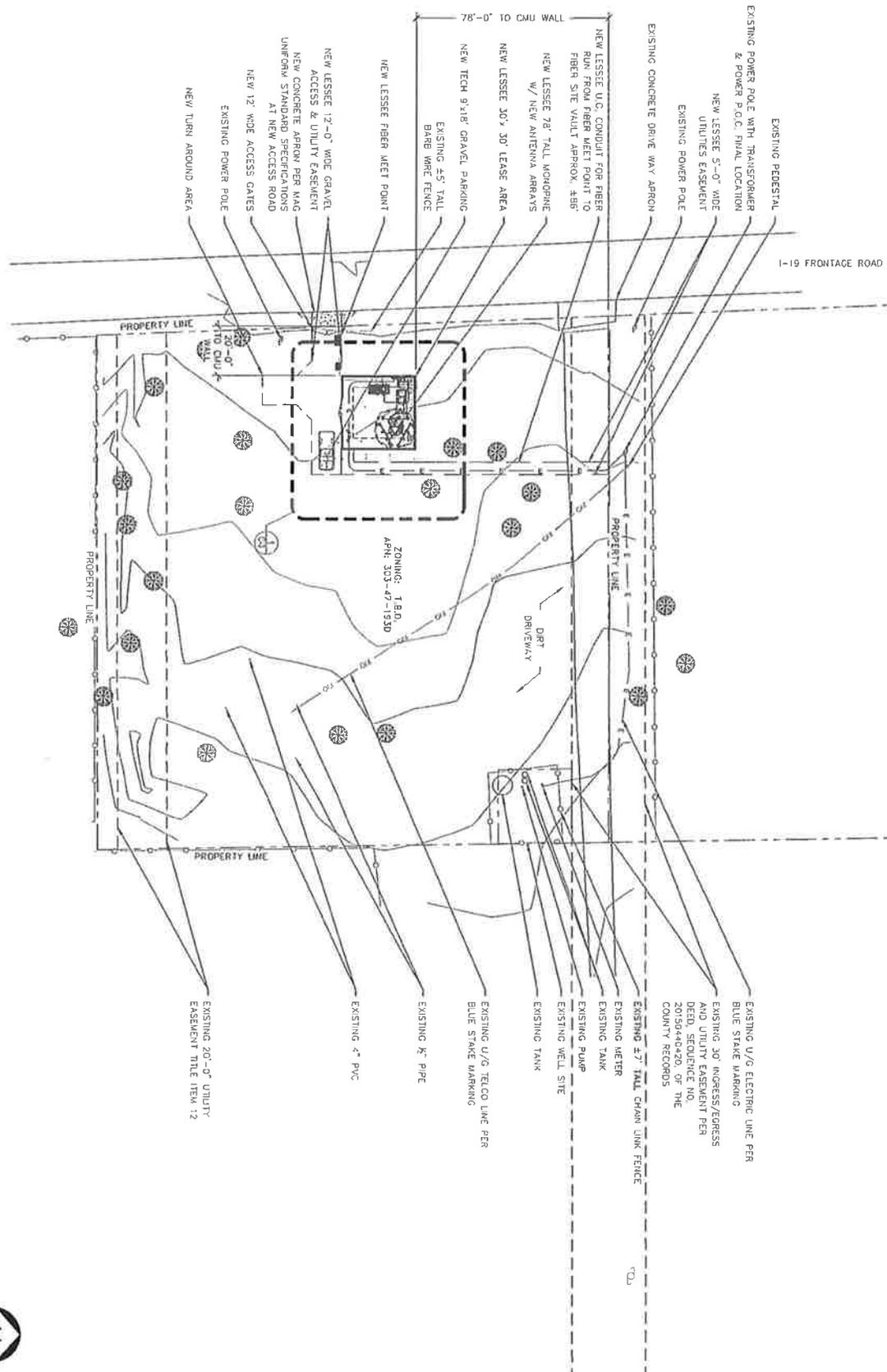
SITE ADDRESS: 18105 S. I-19 FRONTAGE ROAD SAHAURITA, AZ 85629

DESIGN TYPE: RAW LAND

SHEET TITLE: TITLE SHEET

SHEET NO.: T-1
REVISION: 0

1 OVERALL SITE PLAN

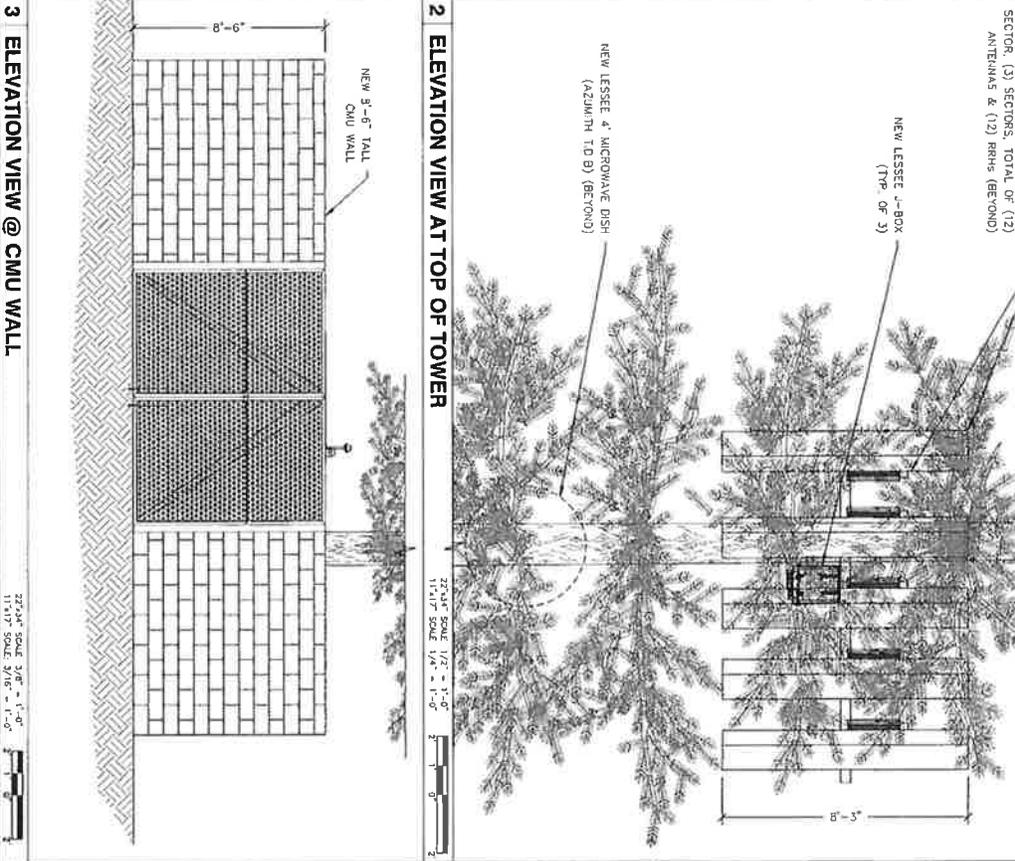
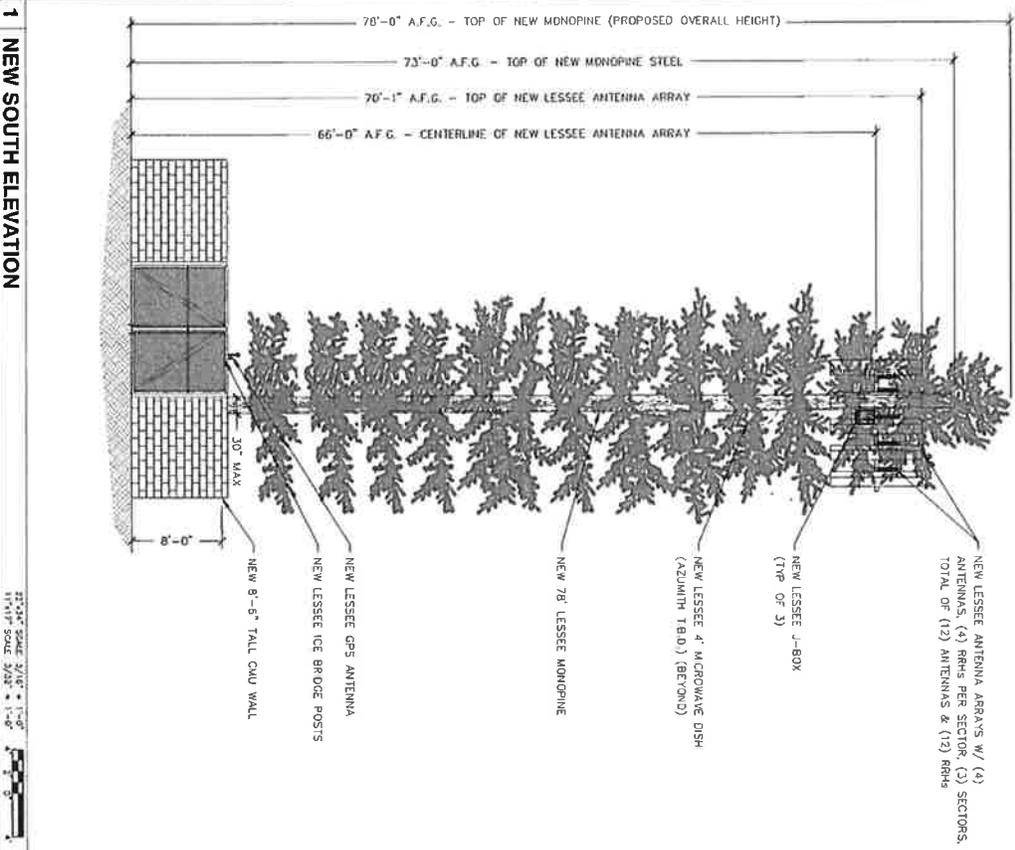


SCALE: 1" = 40'-0"
 11'-0" 20'-0" 30'-0" 40'-0"



 <p>SBA BUILDING BETTER W/ BUSINESS*</p>	<p>SBA, TOWERS, INC. 5900 BROKEN SOUND PKWY, NW BOCA RATON, FL 33433 TEL: (561) 226-9523 FAX: (561) 226-9368</p>	 <p>SinoDesign</p>	<p>16616 EAST PAISADES BLVD. SUITE 400 FOUNTAIN HILLS, ARIZONA, 85268 PHONE: (480) 635-1701 FAX: (480) 635-1004 www.sinodesign.com</p>	<p>THIS INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS THE PROPERTY OF SINO DESIGN. ANY REUSE OR REPRODUCTION OF ANY INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF SINO DESIGN IS STRICTLY PROHIBITED.</p>	<p>DATE PROJECT: TBD DRAWING: 21 CHECKED BY: YJ</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>02/22/18</td> <td>ISSUE FOR PERMIT</td> </tr> <tr> <td>2</td> <td>02/22/18</td> <td>REVISED</td> </tr> <tr> <td>3</td> <td>02/22/18</td> <td>REVISED</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	02/22/18	ISSUE FOR PERMIT	2	02/22/18	REVISED	3	02/22/18	REVISED	<p>PROJECT NO.: TBD SITE NAME: TUC SANTIAGO SITE NUMBER: AZ17721-B SITE ADDRESS: 18105 S. I-19 FRONTAGE ROAD SAN RAFAEL, AZ 85629 DESIGN TITLE: RAW LAND</p>	<p>SHEET NO.: C-1 REVISION: 0</p>
NO.	DATE	DESCRIPTION																		
1	02/22/18	ISSUE FOR PERMIT																		
2	02/22/18	REVISED																		
3	02/22/18	REVISED																		

- NOTES**
1. THE STRUCTURAL ANALYSIS AND DESIGN OF NEW MONOPINE IS PROVIDED BY OTHERS. CONTRACTOR TO REFER TO TOWER STRUCTURAL DRAWINGS FOR DIMENSIONS AND CONSTRUCTION AND APPROVAL OF STRUCTURAL ENGINEER.
 2. NEW LESSEE HYBRID FLEX CABLE ROUTED INSIDE NEW MONOPINE.
 3. NEW MICROVAIVE DISH AZMUTH TO BE DETERMINED.



SBA
BUILDING BETTER WIRELESS®

SBA TOWERS, INC.
5900 BROKEN SOUND PKWY, NW
BOCA RATON, FL 33487-7977
PHONE: (561) 226-9368
FAX: (561) 226-9368

SD SimoDesign

18616 EAST PALM SPRINGS BLVD,
FOUNTAIN HILLS, ARIZONA 85288
PHONE: (480) 335-1704
FAX: (480) 635-1004
www.simoDesign.com

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPERTY OF SIMO DESIGN. ANY REUSE OR REPRODUCTION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF SIMO DESIGN IS STRICTLY PROHIBITED.

DATE PROJECTED: TBD
DRAWN BY: JN
CHECKED BY: VJ

REVISIONS

NO	DATE	DESCRIPTION
C	02/20/18	UPDATE CLIENT
B	02/20/18	POD
A	1/4/18	ISSUE FOR PERMIT

PROJECT No: TBD

TITLE: TUC SANTIAGO

SITE NUMBER: AZ17721-B

SITE ADDRESS: 18105 S. I-19 FRONTAGE ROAD, SAHAJURTA, AZ 85229

DESIGN TYPE: RAW LAND

SHEET TITLE: SITE ELEVATIONS

SHEET NO: C-5 REVISION: 0