



**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

THURSDAY, SEPTEMBER 8, 2016 at or after 6:00 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 AUGUST 1, 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 (CONTINUATION FROM AUGUST 1ST MEETING): 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. PLANNING & BUILDING DIRECTOR'S REPORT

8. PLANNING COMMISSIONERS ANNOUNCEMENTS AND REPORTS

9. FUTURE AGENDA ITEMS

10. ADJOURNMENT

**PLANNING & ZONING COMMISSION MEETING
MEETING MINUTES
AUGUST 1, 2016**

1. CALL TO ORDER

Meeting was called to order at 6:30 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

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

Vice Chair Reilly made the motion to accept minutes as presented; Commissioner Barrett 2nd the motion.

MOTION CARRIED 5:0

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 request for a Type III Conditional Use Permit for a 78-foot tall monopine wireless communication facility at 18105 S. I-19 Frontage Road. The project includes a new wireless communication 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)

Chairman Trosper opened the public hearing.

Planning and Building Planner, Dylan Parry, gave a presentation and presented his staff report for the proposed application mentioned above.

Rob Jones with SBA/Wavelength Management, on behalf of Verizon Wireless, made a presentation to the Commission and noted that he was willing to answer all questions from the Commission and public.

Vice Chair Reilly expressed concern over the waiver request to not have the required landscaping. Applicant, Mr. Jones, stated that the waiver was requested because the surrounding property to the tower is vacant and didn't see the need to fill in the area. The applicant then stated that they were fine with cancelling the waivers and would put in the landscaping and reduce the height.

Commissioner Cornelison questioned if other carriers' antennas would camouflage or stand out on the tower and if the additional antennas would interfere with items in neighboring resident's homes. Mr. Jones

responded that he has seen antennas that camouflage very well and do not stand out. Mr. Jones also referenced that all aspects of the proposed tower are within the allowable ratings of the Federal Communications Commission.

Commissioner Maghran asked if any sound would be emitted from the tower. Mr. Jones responded that there would be no sound. A generator and an air conditioning unit will be located on site as part of the tower equipment, and the sound emitted from those items is very quiet and not noticeable.

Vice Chair Reilly asked about the upkeep of the landscaping and who would be responsible. Director More responded that the Town Code does require installation of an irrigation system and property maintenance for the landscaping. If any of the landscaping were to die, replacement of the landscaping would be required like for like.

Chair Trosper invited the public to speak at this time.

Jack Walls, resident in the Valle Verde del Norte subdivision, who spoke in opposition of the tower, was concerned where the water for the irrigation would come from. Mr. Walls asked if the applicant would build a well. Mr. Walls shared some insight on a health article on cell phone towers and is personally against the tower and also against the appearance of the tower in the specified location.

Sherry McGriff, resident in the Valle Verde del Norte subdivision, spoke in opposition to the tower and shared her concern that the property would not be kept up to the standards. Surrounding properties don't keep up with their property maintenance and with no one on site to maintain the property, Ms. McGriff feels that the tower will add an eyesore to the area. Ms. McGriff also shared that health concerns and not enough information on how they affect our health make her feel uneasy and brought print outs of some articles she found online. Ms. McGriff also brought two letters from two fellow residents from the Valle Verde del Norte subdivision in opposition to the cell phone tower placement.

David Smith-Zanin, property owner of the property east of the proposed tower site, spoke in opposition of the tower and her concern is the irrigation needed for the landscaping. Ms. Smith-Zanin is 1/12 well rights owner and on the well water board for the shared well amongst the surrounding parcels. The proposed site is extremely overdue on payments and access to the water has been disconnected. Ms. Smith-Zanin has not been contacted regarding water use for the proposed tower. Ms. Smith Zanin currently rents her property and feels that the tower will create an eyesore. Her feeling is that this eyesore could possibly hinder her future plans to sell the property.

Charlene Fleck, resident of Valle Verde del Norte, spoke in opposition of the tower and her concern is the height of the tower and how stable it would be in the case that it fell over and cause the only entrance in and out of the neighborhood to be inaccessible.

Becky Place, resident of Valle Verde del Norte, spoke in opposition of the tower and quoted section LU 4.3 of the General Plan: "Promote new development that is compatible with existing land uses..." The area is residential and not commercial.

Chairman Trosper asked the applicant if he would like to address the water and tower stability issues.

Mr. Jones addressed the public's questions and concerns. Mr. Jones stated that the water bill would be paid for the irrigation usage. With respect to the health concerns, Mr. Jones stated that the tower is within the allowed FCC frequencies and power ratings. Addressing the stability of the tower, Mr. Jones stated that the tower would go through the proper permitting practices and has sufficient engineering. He also stated that towers are required to meet strenuous tests.

Chairman Trosper asked the applicant if a neighborhood meeting was conducted or if the neighborhood was informed in any other way.

Mr. Jones stated that the required signage was posted and would meet with the neighbors and try to work to ease their concerns. After speaking with his client, Mr. Jones stated that they would like to cancel the waiver request and abide by the landscape design standards and height requirement in order to move forward.

The applicant was asked if other locations were looked at for possible tower sites. Mr. Jones stated that this area was essential and provided the best service.

Chairman Trosper suggested a few other sites around Town, but the applicant stated that those areas were already serviced by other towers or the suggested areas would not provide the full amount of frequency and not serve the areas well.

Ms. McGiff asked if the Parque los Arroyos wasn't a considered location. Mr. Jones stated that a previous research showed that the park location did not work and was also not allowed by the Parks Department. Director More responded that the Parks and Recreation department is not opposed to cell towers and policy is that they have to be incorporated into structures at the park. It might have been a possibility that there were no usable structures at the park for the cell tower.

The applicant was asked about the length of construction time and if it would block the only entrance to the neighborhood. Mr. Jones responded that the estimated build time is 45 days and would not obstruct the entrance. The tower would be an unmanned facility and technicians stop by twice a month for a few minutes at a time to monitor the site.

Chairman Trosper stated that the staff report has the request of two waivers and mentioned nothing of a continuance or written withdrawal of waiver requests.

Vice Chair Reilly made the motion for a continuance to the September meeting so the applicant can conduct a neighborhood meeting and revise or change any of the proposed request. Commissioner Maghran 2nd the motion. MOTION CARRIED 4:1, Chairman Trosper opposed.

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.

All present Commissioners were in agreement with the meeting start time of 6:00 P.M. A note prior to the meeting was received from Commissioner Woodward in support of the time change.

MOTION CARRIED 6:0

8. **PLANNING & BUILDING DIRECTOR'S REPORT**

Planning and Zoning Manager, Anna Casadei, is working on the overall editing to the sign code.

Three plats were approved by Council in June.

Three plats currently in review.

Circle K in building plan review

American Southwest Credit Union building next to Safeway.

Bank of American remodeling bathrooms for ADA compliance.

The Corner at Rancho Sahuarita is in development plan review for 5-6 commercial buildings.

The Mayor and Council continued the electronic message sign amendment for clarification of one sentence in the code.

9. **PLANNING COMMISSIONERS ANNOUNCEMENTS AND REPORTS**

None

10. FUTURE AGENDA ITEMS

None

11. ADJOURNMENT

Meeting was adjourned at 7:45 P.M.

DRAFT

Planning & Zoning Commission
Supplemental Staff Report
(to be read with the original 8/1/2016 report)

Case No. SA9-16-00001

Commission Meeting Date: September 8, 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:

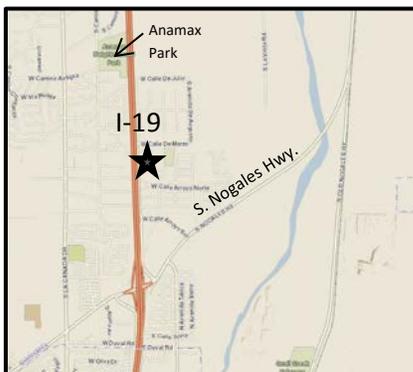
1. Denial of the Type 3 Conditional Use Permit for a new wireless tower;
2. Denial of the Type 3 Conditional Use Permit for Waiver Request 1 – a waiver of the maximum height allowed in a residential area and for a monopine; and
3. Denial of the Type 3 Conditional Use Permit for Waiver Request 2 – a waiver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

SUBJECT: Continuation of the Public Hearing from August 1: 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:

This application was originally brought to the Planning and Zoning Commission for a public hearing on August 1, 2016. During the public hearing, several nearby residents spoke in opposition to the application. No resident spoke in favor of the application. Concerns voiced by these individuals included aesthetic concerns, property value concerns, safety concerns related to the pole potentially blocking the single access to the neighborhood, and health concerns related to potential RF emissions from the wireless use. It is important to note that federal law provides a limit for RF emissions, and disallows local jurisdictions from imposing a more stringent limit.

At the August 1st meeting, the Town of Sahuarita Planning and Zoning Commission voted to continue the meeting until September 8th in order to allow the applicant time to hold a neighborhood meeting and work through the design and location issues.

For additional background information, please see the staff report from August 1st (Attachment 1).

CHANGES SINCE LAST MEETING:

The applicant held a neighborhood meeting on site on August 15th. There were two attendees at the meeting and the applicant stated that both were in favor of the project. None of the residents who attended the August 1st Planning and Zoning Commission attended this meeting. The majority of them were not notified since they live outside of the 600 foot radius. Those who attended the August 1st meeting had not provided their contact information to staff or the applicant. The Town has received 8 emails in opposition of the proposed tower since the August 1st meeting. Please see the map showing those property owners in opposition and those supporting the project (attachment 4).

The applicant researched the possibility of locating the Tower at Anamax Park but determined it did not work well for them. They provided an email stating that the Anamax Park location does not work well because the majority of the data traffic will be on one antenna.

The applicant has submitted new technical drawings showing a 70 foot tall Eucalyptus tree with two 20-foot tall eucalyptus trees being planted on site. However, the applicant has not prepared a revised application or viewshed analysis supporting the proposed changes to the request.

DISCUSSION:

The applicant has not provided a complete revision to their application therefore staff cannot analyze the proposed changes to the design of the tower. Although new technical drawings were provided, the justification and viewshed analysis have not been updated and still relate to the proposal that was presented on August 1st. Therefore staff does not have anything formally stating that the waiver requests have been removed from the application.

The applicant did research locating the Tower at Anamax Park but there was not a detailed analysis provided explaining why the Anamax Park site was not a good location and why the proposed location is significantly better. Anamax Park has existing light towers that would allow for cell tower location with administrative approval.

The applicant did not meet with those residents expressing opposition to the Tower and only notified those property owners included in the Town's mailing list. That mailing list included all property owners within 600 feet, while the majority of those property owners who spoke at the Commission meeting live outside the 600 feet. Following the neighborhood meeting, many of the opposed neighbors emailed Town staff with written opposition to the request and included their contact information. Staff recommended that the applicant request a continuance in order to schedule another neighborhood meeting including those outside the 600-foot radius. The applicant opted not to do so.

Due to the fact that the application revisions are incomplete and the applicant has not resolved any of the opposition voiced at the August public hearing, staff has not made any changes to the recommended motions.

For additional discussion please see the staff report from August 1st (Attachment 1).

REQUIRED ACTION:

Hold the continued 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.

SUPPORTING DOCUMENTS ATTACHED:

1. August 1st Planning and Zoning Commission Staff Report
 - Application Packet
 - Preliminary Development Plan (reduction)
2. Map showing opposition and support
3. Letters of opposition from neighbors

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 Casadej, Planning and Zoning Manager

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

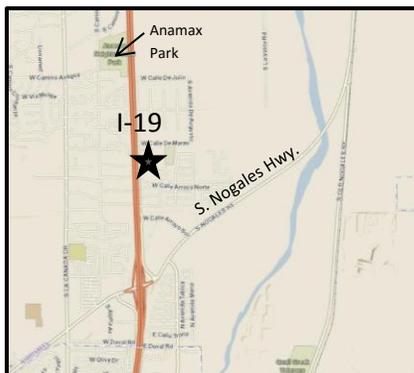
1. Denial of the Type 3 Conditional Use Permit for a new wireless tower;
2. Denial of the Type 3 Conditional Use Permit for Waiver Request 1 – a waiver of the maximum height allowed in a residential area and for a monopine; and
3. Denial of the Type 3 Conditional Use Permit for Waiver Request 2 – a waiver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

- A. *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;*
- B. *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 I19 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

RECEIVED

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 Sherrif’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.



SD030
2.4 Liter Level 2A

Octave Band Sound Data SD030 2.4 Liter Diesel

Test Date	3/14/2013	Engine Firing Frequency	60
Test Request #	A-2-3738A-T12	Alt Fan Frequency	480
Generator Model	SD030 2.4 Liter	Cooling Fan Frequency	416
Enclosure	Level 2 A Verizon	Test Conditions	Sunny
Unit Dimensions		Temp ° F	58
Engine	2.4 Liter Generac Diesel	Barometric Pres	30.65
Alternator	30 kW 380 mm 240V 1 Ø	Wind Speed mph	2-4
Engine Speed	1800	Muffler	Standard
Test Location	Waukegan	Fuel	#2 Diesel
Instrument	TES1356		

Test Load: 0 kW

240 Volt

Distance 7 Meters

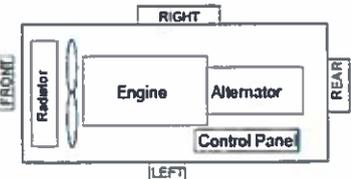
MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY									dB _A
	31.5	63	125	250	500	1000	2000	4000	8000	
FRONT	34.9	50.0	55.5	49.8	55.1	47.5	45.7	41.5	33.9	61.2
RIGHT	25.8	32.0	55.5	50.5	56.5	49.2	50.4	42.3	34.4	61.8
REAR	28.8	47.4	52.5	52.1	56.5	51.5	48.3	44.8	35.8	62
LEFT	24.0	43.4	54.8	48.0	57.2	48.8	48.7	43.8	36.9	61.8
Average	28.7	48.2	54.5	50.8	56.3	48.4	47.8	43.9	38.3	61.7

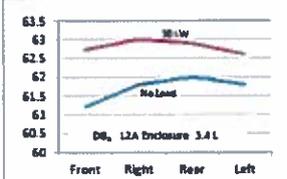
Test Load: 30 kW

240 Volt

Distance 7 Meters

MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY									dB _A
	31.5	63	125	250	500	1000	2000	4000	8000	
FRONT	21.7	59.7	54.3	49.1	58.1	47.5	48.5	42.1	34.5	62.7
RIGHT	21.3	58.5	58.4	52.5	55.4	50.7	53.0	44.2	38.8	63.0
REAR	24.1	55.9	51.9	53.1	58.7	52.8	48.8	45.0	34.8	62.9
LEFT	28.8	47.7	53.5	48.8	57.5	47.2	48.1	43.4	37.4	62.8
Average	23.4	55.5	54.0	50.9	56.4	49.4	49.1	43.7	38.4	62.8





1. All positions at 23 feet (7 meters) from side faces of generator set.
 2. Test conducted on a 100 foot diameter asphalt surface.
 3. Data subject to change without notice

GENERAC POWER SYSTEMS, INC

Rev 0

Print 3/12

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.I.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:

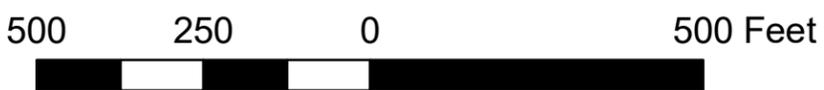
1. One (1) carrier w/ 250 sqft EPA at the 66' level, with twenty-four (24) 1-5/8" lines
2. One (1) carrier w/ 200 sqft EPA at the 56' level, with twelve (12) 1-5/8" lines
3. Three (3) 8' Dishes w/ Radomes at the 41' level, with three (3) 1-5/8" lines
4. Pine tree branches from the 20' elevation to an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

If you have any questions, please contact the undersigned.

Sincerely,

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





Legend

- Proposed Site
- Opposed
- Not opposed



Dylan Parry

From: RDauber <r23d@cox.net>
Sent: Wednesday, August 17, 2016 3:35 PM
To: Dylan Parry
Subject: proposed cell tower

Hello, my name is Rob Dauber and I live in Valle Verde del Norte. I want to vote NO on the cell tower near the entrance to our neighborhood. We only have one way in and out of here and the tower would be a negative for all of us to drive by everyday. In addition, I don't think a cell tower is an appropriate use of a residential lot.

Thank you

Dylan Parry

From: Paul Bacina <p.bacina@att.net>
Sent: Wednesday, August 17, 2016 4:24 PM
To: Dylan Parry
Subject: Cell Phone Tower - Opposed being sited so near residents.
Attachments: tower letter.pdf

Cell Phone Tower - Opposed being sited so near residents.

Mr. Parry,

Please see my attached PDF. There are other desert areas near this location that better suited.

Paul Bacina
P.Bacina@att.net
N8DLT@arrl.net
734-420-6975 home
734-516-7452 cell
520-495-5408 Tucson
866-513-8411 Fax

TOMORROW:

One of the greatest labor saving devices especially when you are retired.

From: Aznative75@aol.com
To: [Dylan Parry](#)
Subject: Cell phone tower
Date: Friday, August 19, 2016 1:32:57 PM

Dear Mr. Parry,

I was given your name and email to write to you because I'm extremely opposed to the cell phone tower that has been proposed on the I-19 Frontage Road. I'm also unhappy because we were told there would be a neighborhood meeting for those of us that live in the Valle Verde del Norte subdivision. We were not advised and hear that there was another meeting.

Please add me to the list of those opposed.

Thank you,

Deborah Walls
17920 S. Avenida de Augusto
Green Valley, AZ 85614

Dylan Parry

From: Jwalls5472@aol.com
Sent: Thursday, August 18, 2016 5:45 AM
To: Dylan Parry
Subject: tower

Good morning Dylan, This E-mail is regarding the proposed cell phone tower to be located south of the VVDN neighborhood. I have owned a house in this neighborhood since 2001. I have a few concerns regarding this tower. Dr Andrew Weil on staff at the University of Arizona has been asked what are the health effects regarding cell phone towers. The Dr. states: even though we have had cell phones for quite a number of years the technology is still quite new in relative terms. The bottom line is we really don't know. Several countries in Europe have done studies and concluded that there are ill effects tied to these Towers including learning disabilities in young children and fertility issues. Verizon, AT&T, etc all state that are within government requirements. Do you totally trust the government? I am not convinced.

The contractor stated if this tower is not constructed we could have Data issues in the future due to more people moving to the area. That being said: the surrounding area of the proposed Tower is at least 90% built out. VVDN, Los Arroyos and Santo Tomas Villas. Possibly the Contractor is referring to the proposed Farmers Development. If that is the case , then maybe the Tower would be better positioned East on Farmers Investment Property.

To conclude I am against the proposed Tower and its location. Thank You, Respectfully Jack Walls 17920 S, Avenida De Augusto

From: [Becky Place](#)
To: [Dylan Parry](#)
Subject: Cell phone tower
Date: Tuesday, August 23, 2016 9:32:12 AM

re: Proposed cell phone tower on Frontage Rd.

As longtime residents of Valle Verde del Norte, we are opposed to the construction of a cell phone tower on the Frontage Road leading south out of our community. As evidenced by the numerous members of our neighborhood present at the August 1st meeting of the Town of Sahuarita Planning and Zoning Commission, our neighborhood has a strong negative opinion in regards to this tower and feels that the Town of Sahuarita should consider our neighborhood's opinion in the debate over this tower. The gentleman representing the parties interested in constructing this tower that was present at the August 1st meeting was strongly urged by the P&Z commissioners to have a neighborhood meeting to discuss his plans. Apparently this meeting was conducted, but he did not notify anyone in the Valle Verde del Norte neighborhood. To us, this appears an underhanded way to push his agenda past the P&Z committee.

A 75' cell phone tower does not belong in a residential neighborhood. Perhaps an existing light pole at Anamax Park would be a more appropriate location and is only a short distance (maybe 1/2 mile) from the currently proposed location.

Sincerely,

Paul and Rebecca Place
18002 S. Avenida de Augusto

From: [Sherrie McGriff](#)
To: [Dylan Parry](#)
Subject: Cell Tower Proposal
Date: Thursday, August 18, 2016 7:53:50 AM

Sherrie McGriff
17821 S. Placita Junio
8/18/16

This letter is to serve as my official stand in opposition to the proposed 75' cell tower planned to be erected near the entrance to my subdivision; Valle Verde Del Norte. I do not want to drive by this tower every day coming and going from my neighborhood as this road is our only way in and out. Making it look like a palm tree, a eucalyptus tree or any other type of camouflage will not convince me. A neighborhood meeting will not convince me. **This is a residential area, and cell towers do not belong here.**

Hearing that U.S. government agencies claim these towers to be safe and without health risks will not convince me as I have read many scientific studies to the contrary by several other countries.

I ask that you vote to deny this proposal for a cell tower at this location.

Thank you,
Sherrie McGriff

From: [Marsha Lichtenhan](#)
To: [Dylan Parry](#)
Subject: Cell Tower VVDN Frontage Road
Date: Thursday, August 18, 2016 7:21:51 AM

Dylan Parry
Sahuarita Planning and Zoning

Dylan,

My name is Marsha Lichtenhan and I live in Valle Verde del Norte and have done so since 1984. I have seen many changes over the years including the wild cat subdivision that the property being considered for the cell phone tower is located.

I have looked at the changes being proposed but still have concerns. My main concern is health issues. You can find information on both sides of the safety issue so for me, I don't feel it is 100 % safe.

The proposed sight is a neighborhood and not that far from a city park. Since I live in Valle Verde del Norte I would need to drive by the tower every time I leave and return from my property. I feel there are better locations, vacant land not in neighborhoods, for cell towers.

If you look at the history of this property you will see it has had some issues. In the new proposal trees are to be planted, where will the water come from? Who will be responsible for the water? It is my understanding that this area has it's own well. I just have concerns.

I am opposed to the cell tower being proposed for the Valle Verde del Norte Frontage Road.

Marsha Lichtenhan
17822 S Avenida de Augusto
Green Valley, AZ 85614

