

Submitted by:
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AGENDA MATERIAL
DATE 8-11-25 ITEM NO. RAIS

Greetings.

I specifically built in DBR on CR-1 land because it would be free from above ground utilities and it not allow manufactured homes, or trailers.

Now I find myself living with 60 trailer camps in my immediate neighborhood and multiple utility projects changing the entire nature of the community.

A plan to build one of the tallest towers in the region right on the edge of our development. Not your typical large tower of 30 to 60ft., but a 150ft. Monstrosity that will require bright flashing lighting day and night for the safety of general aviation.

There are also miles of planned above ground power transmission lines and a 5800 acre solar farm that are threatening us and have apparently been negotiated without any notification to the residents of the area. (See a pattern?)

We had to complain after the plans were made and are probably barking at the moon. Buckets of cash have most likely already changed hands and listening to us is just a formality. Excuse the cynicism, it's not my first rodeo....

Here is what the CR-1 code states:

Pima County CR-1 Building Code regarding underground utilities.

The code that mandates **underground utilities** in the **CR-1 Single Residence Zone of Pima County, AZ** is **Section 18.78.030 Development Standards**.

Specifically, subsection (f) of this section states: "**Utilities shall be underground.** Utility plans shall be coordinated and consistent with development and landscape plans." This requirement applies to development within the county, including areas zoned as CR-1.

Based on the **Pima County Code**, specifically **Section 18.07.030** and related development standards, the exceptions and waivers to the **underground utility rule** include:

1. Scenic Route Waivers

For properties located on designated **scenic routes**, a waiver may be granted to allow utility poles in the right-of-way under **A.R.S. § 11-1803(C)**. The Zoning Inspector may permit this if:

- The proposed pole is within **20 feet** of an existing utility pole, street light, or similar structure.
- The proposed pole is **no higher** than the existing nearby structure.

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Historically, cell phone routes follow highways and in this case a few small towers along Sasabi Highway would serve the immediate area and allow future linear procession down the highway should development require it.

A quick query stated this:

Cell phone towers are strategically located along highways to ensure continuous connectivity for mobile users, as carriers must place antennas at intervals to support the "handoff" process when devices move between cells.

Reasons for Highway Placement:

- Demand Density:** Demand for service is significantly higher along major highways and interstates compared to rural roads, necessitating greater antenna density in these areas.
- Signal Continuity:** Towers are spaced to allow phones to pass from one cell to the next without dropping calls.
- Infrastructure Access:** Most cell towers are connected directly to fiber optic networks, which frequently run along state highways, railroads, and interstates, making these corridors logical sites for tower construction.
- Coverage Gaps:** In rural stretches, towers are spread further apart due to lower population density and cost considerations, which can sometimes result in weaker service or frequent tower switching for drivers.

I am not opposed to progress, but it doesn't have to come at the expense of the wonderful views which make this area desirable. These encroachments will definitely lower property value, trigger years of ongoing class action law suits and the ruin quality of life which brought us here in the first place.

Please consider this and alter the plans accordingly.

There are many alternative methods for expanding the cell network.

M.Mech